

# January Meeting

**When:** 7:00 pm  
Monday, January 6, 2020

**Where:** Griffin School  
5001 Evans Avenue

*Note: HPNA meetings usually take place on the first Monday of each month...*

## HPNA General Meeting Agenda for January

- Welcome
- Vote: ASH Resolution
- Vote: 2020 Budget
- Possible Vote: LDC Petitions
- Discussion: Planning and Alternative Mapping
- Announcements

**You Are Invited**  
to

### An Open House at Baker School

Wednesday, January 15  
5–7 pm

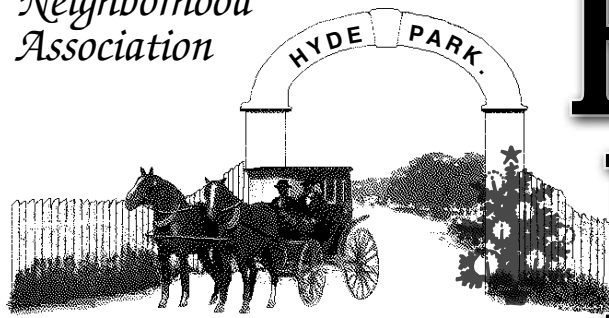
Enjoy coffee, cookies, wine  
and a tour of the newly refurbished  
Baker School building!

Hosted by Alamo Draffhouse



A Wish on the Wish Tree at the Ney. Photo by Dave Matthis.

*The Hyde Park  
Neighborhood  
Association*



# Pecan Press

January 2020 • National Register District Neighborhood • Vol. 46, No. 01

## HPNA Year in Review

During the past year, while responding to the city's proposed land development code (LDC) emerged as a membership priority, HPNA continued to engage with the city to improve residents' quality of life on other issues. The free monthly *Pecan Press* kept over 2000 households updated on neighborhood activities, from the progress of the Shipe Pool renovation to Flag Day and Halloween celebrations. HPNA salutes the many volunteers whose efforts throughout 2019 have benefited our neighborhood and contributed to Hyde Park being recognized by *Money Magazine* as one of the Best Places to Live in 2019. All residents, whether HPNA members or not, are invited to attend our monthly meetings, meet their neighbors, and discuss issues of common concern.

### Community-Building Events

- HPNA events included the annual Fire Station Festival, the 42<sup>nd</sup> Historic Homes Tour, and the Holiday Party. Many local businesses donated funds and services to make these events among the most successful ever. Both the Fire Station Festival and the Holiday Party collected donations for local charities.
- HPNA co-sponsored It's My Park Day clean-up in March and special events like Polkapocalypse at the Ney Museum. Volunteers staffed a fueling station for the city's Bike to Work Day in May.
- HPNA and Hancock Neighborhood Association partnered to maintain the Huffstickler Green pocket park.
- To highlight good works and volunteer opportunities in Hyde Park, representatives of the Hope Food Pantry and Austin Clubhouse, which services adults experiencing mental health issues, spoke at HPNA monthly meetings. HPNA was a volunteer partner in a neighborhood clean-up with Helping Hand Home.
- Annual Shipe Park events such as the spring Egg Scramble, the summer Pool Party, and the August Ice Cream Social were canceled this year but are expected to return in 2020 with the opening of the newly renovated pool.

### Neighborhood Preservation

- After AISD announced a plan to close Ridgetop Elementary School, membership passed a November resolution opposing the decision. AISD has announced a delay in its decision to close Ridgetop.
- The Executive Director of Preservation Texas spoke at the November HPNA meeting about the planned demolition of historic structures on the ASH campus to make way for the new Austin State Hospital, which broke ground in October. He highlighted the threats to

Continued on page 18



January is a time for reflection and resolutions, gratitude and action.

Reflecting on 2019, we are grateful for all the people who diligently helped transform Shipe Park and realize the long-awaited completion of an amazingly beautiful new pool. Thanks to everyone at Parks and Recreation Department and the Friends of Shipe Park who led the project, and a special call out to Jack and Jill Nokes, Adam Wilson, and Alison Young for staying the course with purpose and grace.

As highlighted in Susan Marshall's year-end review, HPNA was very active in 2019, hosting and sponsoring community-building festivals and events, leading beautification projects, publishing a monthly newsletter, collaborating with the city on community events, and organizing public forums about important topics like the proposed land development code. Thanks to the many people, too numerous to mention, who donated their valuable time: our heartfelt gratitude.

As in 2019, we are resolved to reach out to neighbors with a wide variety of perspectives and to promote positive neighborhood discourse in 2020. It would be easy to vilify individuals whose positions we oppose and resort to the same negative tactics used against us on social media, including name-calling and personal attacks, but it's counterproductive to the community-building mission of HPNA. Many new people are getting involved with HPNA special events and meetings, and we are committed to further increasing our membership rolls in 2020.

The land development code rewrite will continue to consume everyone's time in 2020. In fact, we will discuss the rezoning of our NCCDs, our ability to petition, and how the process of alternative mapping might work at the January 6 HPNA meeting. That said, we don't want to lose sight of other concerns for the neighborhood and the greater Austin area. For example, at the January 6 HPNA meeting, the Steering Committee is bringing forth a resolution to encourage the creation of temporary

housing at ASH for individuals who are experiencing both mental health issues and homelessness. This is an important missing component in the continuum of care for Austin's growing homeless population and one that could be addressed, with advance planning and local support, at the ASH campus.

Please join us to discuss these and other issues on Monday, January 6 at 7 pm at Griffin School, 5001 Evans. As always, you don't have to be a member to attend.

– Betsy Clubine & Sarah Cook  
Co-Presidents, HPNA



## Hyde Park Neighborhood Association

P. O. Box 49427 • Austin, TX 78765  
[www.austinhypark.org](http://www.austinhypark.org)

– HPNA Officers & Steering Committee –

### Co-Presidents

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### Acting Co-Secretary

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- Lorre Weidlich.....lweidlich@grandecom.net

### Additional Steering Committee Members:

- Joan Burnham • Margo Carrico • Sumit Guha • Kathy Jackson • Ben Reid • Dorothy Richter • Phil Seibert

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Alley Coordinator • vacant

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## Pecan Press

The *Pecan Press* is published monthly by the Hyde Park Neighborhood Association in Austin, Texas. Advertising deadline: 15th of the month preceding publication.

Editorial deadline: 10th of the month preceding publication.

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# City Council LDC Public Hearing

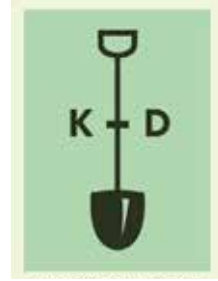
There were many new faces at City Hall on December 7, 2019, including many from Hyde Park, when City Council held a public hearing on the proposed new land development code. According to the *Austin Monitor*, 700 people signed up to express their opinions. Of those, 485 (almost 70%) were opposed, 158 (almost 23%) were in support, and 57 were neutral. The meeting began at 10 am and lasted over 10 hours, and 392 people actually spoke. Speakers from Hyde Park included Frank Carrico, Susan Moffat, Karen McGraw, Margo Carrico, Ann Graham, and Lorre Weidlich. Other Hyde Parkers signed up to speak but ended up leaving due to the lengthy waiting period. Still others signed in just to make their opinions known to City Council or to donate minutes.

The HPNA thanks everyone who took the time to attend, sign in, and either speak or register a position.

# ASH Transitional Housing Resolution

*Editor's Note: The HPNA membership will have the opportunity to vote on the following resolution at its meeting on January 6, 2020.*

The Hyde Park Neighborhood Association supports the creation of transitional housing on the Austin State Hospital campus for persons with serious mental health issues who are also experiencing homelessness.



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### Membership Information

- Membership in HPNA is open to all residents 18 years or older residing within the boundaries of Hyde Park or within 300 feet of its boundaries.
- All memberships expire on September 30th of each year.
- New members and members who lapse in dues for over six months are eligible to vote at HPNA meetings 30 days after receipt of dues.
- Membership dues can be paid in several ways: By signing up at an HPNA meeting or event, by mailing in the membership form, or by joining online using PayPal. To pay online, go to [www.austinhypark.org](http://www.austinhypark.org) and click on the **Join Now** button. Dues paid online are \$6.

### Submission Information

- Send your articles, letters, and photos by the 10th of each month to Lorre Weidlich at [lweidlich@mail2sevens.com](mailto:lweidlich@mail2sevens.com).  
*Opinion articles & letters to the editor must not exceed 500 words.*
- Send your poems to Charlotte Herzele at [herzele@gmail.com](mailto:herzele@gmail.com).  
*All poems, even if written under a pen name, must include a name and contact information for identification and verification purposes.*

### Hyde Park Neighborhood Association Membership Form

Name \_\_\_\_\_ Phone \_\_\_\_\_

Address \_\_\_\_\_

Notify me by email of HPNA meetings & events \_\_\_\_\_

Dues per Person     Standard - \$5/yr.     Check  
                            Senior - \$1/yr.         Cash

New Member            Date \_\_\_\_\_  
 Renewing Member      Amount \_\_\_\_\_

Mailing Address:  
 HPNA Membership  
 P.O. Box 49427  
 Austin, Texas 78765  
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Sam Archer, Juice Real Estate Group  
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## Hyde Park Area: Year in Review

	2017	2018	2019 (YTD)
Number of Homes Sold	27	25	18
Avg. Sales Price	\$602,463	\$700,920	\$793,949
Avg. Square Feet	1,714 SF	1,817 SF	2,022 SF
Max Price Sold	\$1,200,000	\$1,185,000	\$1,220,000
Median Days on Market	14 Days	14 Days	25 Days

For more detailed market information about your home contact Sam Archer, Broker Associate.  
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All YTD data is pulled from Austin MLS for single family residences.



# Hyde Park Haunts Quack's

Nearly every weekend morning, my 12-year-olds bombard me with requests to walk to Quack's for breakfast. Looking at their decorated cookies is like a new entertainment every week, and I've filled too many facebook posts with pictures of shortbread diplomas at graduation time, ladybugs in the spring, shortbread deathstars when a new Star Wars movie comes out, little yellow school buses at back-to-school time or gay pride flag cookies or Cinco De Mayo cookie beer bottles...it never ends. Due to my expanding waistline, it took me nearly a year to get over my addiction to their cheese Danish – which I call “Death by Cheese Danish.” Now I only get them on special occasions, like “It's Monday.” So I moved to the salted oatmeal cookies. My doctor was not impressed.

Quack's is an original. It's funky and used and neighborhoody, a far cry from antiseptic bakeries in newer strip malls with vast parking lots that stretch ever farther from town. You see people you know. You smell familiar bakery smells. You are annoyed that your favorite table is taken by some toddler getting a spit-soaked half eaten cookie mostly on the floor. You dread the line that snakes forever around the table area on weekend mornings, until the line moves you in front of the glass cabinets that display fresh baked goods like some grand finale of a musical about desserts.

Captain Quackenbush's Intergalactic Dessert Company and Espresso Café is an only-in-Austin kind of name, and it originated on the Drag. There are now three locations, including Lady Quackenbush's Cakery in Mueller and a new Captain Quackenbush's Coffeeshouse soon to open in South Austin. But there is only one Quack's in my heart. And it seems to be an epicenter of Hyde Park. And hopefully it will be a frequent stop this summer on the bike with my kids as we head off to the new Shipe Park pool.

I sat down with Heather O'Connor, Chief Operation Officer of Quack's, to get her take on the relationship between Quack's and Hyde Park. Heather has a great story. A baker from Chicago, she researched unique, original bakeries in the Austin area before moving here. She came to Quack's about eight years ago, focusing on increasing community awareness and customer service. She is all about improving the bond between Quack's and the neighbors who live here.

We had barely sat down to talk when my fascination with the decorated cookies just boiled over. Who designs these? Where do they come from?

Quack's staffer Ashley (or “Shortcake” as the staff refers to her) has done the cookies for the past eight years. A local mom and “a firecracker of a person,” she and other staff members sit down and come up

with designs quarterly. The goal is to switch out the case every two weeks. Quack's has 1900 cookie cutters – and they are always buying more. Ashley then does sample cookies, with an actual icing color chart, so that her two assistants can replicate en masse. Because one of Quack's fundamental values is to sell baked goods inexpensively, designs must remain relatively simple. Ashley works out of Quack's second location: Lady Quackenbush's Cakery in Mueller, where you can watch the decorators work (and throw the kids birthday parties).

When Obama came through town, Quack's designed a cookie with the Obama “O” logo and yes, he had one. Apparently there was an ensuing speech Obama delivered with noticeable blue icing on his face. But fear not, red-staters, Quack's does 600 to 700 cookies for the Texas Governor's Mansion Christmas and Easter parties every year. There are lots and lots of events and wholesale cookie production – look for Quack's cookies at Thinkery events – all spawned by the Hyde Park Fire Station Festival where Quack's did their first cookie-decorating table. There was a staff debate about whether to do a “Make America Gay Again” cookie on a rainbow flag for gay pride. And while the Cinco de Mayo beer bottle cookies were popular, Heather and staff are more interested in making cookies dive deeper and do something more clever and creative. Look for cookies with Lizzo lyric phrases in 2020.

Quack's is in the middle of opening a third location. Four years ago they wanted to get into custom cakes at a time when neighborhood bakeries were actually getting out of the cake business. Quack's wanted a custom cake and tasting room and space to expand their wholesale business. They currently sell cookies to 47 other businesses in Austin and – no news to anyone in the neighborhood – their current Hyde Park space is pretty darn cramped. When the old Hyde Park

**Continued on page 7**

# Location Matters

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# Hyde Park Haunts...

...cont'd from page 5

Laundry next door became vacant last year, Quack's seriously considered an expansion but the remodeling necessary (the old laundry mat facility was not in ANY way ready to become a food-service facility - ick) and the city permit process made it unfeasible.

So, in a former Strange Brew location at 5326 Menchaca Rd, Quack's found opportunity and will be opening Captain Quackenbush's Coffeehouse. It will be a coffeehouse and bakery and also a music venue with a beer and wine service. The name is a salute to the original Quack's, which owner Art Silver started on the Drag in 1983. His dream was a grab-and-go espresso and cookie place. Initially inspired by grab-and-go bakery and espresso places in far-off lands like Brooklyn and San Francisco, Silver soon found that Texans wanted to hang out leisurely with their cookies. He founded the Hyde Park location in 1997 to start selling affordable bakery goods made from scratch and natural ingredients in contrast to the vast amount of pre-packaged industrialized bakery goods he found around Austin at that time.

Which brings us back to our Hyde Park hangout. Despite the decision not to expand into the old laundry mat, some great changes are in store for Quack's 43rd Street. Although city permit processes and timelines make it difficult to pin down actual dates, Quack's is reducing the 43rd Street kitchen on the back length of the building to create an outside climate-controlled customer seating area. The kitchen will be remodeled and modernized. The location is unique - they can legally have open-flame cooking like a hamburger shop so they can do fryer items like doughnuts and chorros.

Heather can't say enough great things about Hyde Park. This neighborhood, through its frequent patronage and generous tipping, has enabled Quack's success, expansion, and remodeling. Strong advocacy by the Hyde Park Neighborhood Association and the Austin Independent Business Alliance has helped leverage city rules to get what the neighbors want. The neighborhood's support also enables Quack's to pay a livable wage to their employees - another key value. Work-life balance is a company policy - once people hit 39 hours in a week they are told to go home! A lot of students work there and it can be their only source of income. Quack's encourages the "Keep Austin Weird" element: Heather loves to be able to give bakers and creators autonomy to do their most delicious and creative work.

While frequent attendance at Quack's is clearly not good for my waistline, the bakery focuses on being natural: hand cracked eggs, real butter, natural ingredients, banana butter instead of lard in piecrusts, real fruit in pies (not canned). Local coffee roasters are used. All donations from Quack's go to local (that is, neighborhood) organizations.

## Monthly Calendar January

- 3 — Recycling Pickup
- 4 — Drawing Salon Series at Ney Museum
- 6 — HPNA Meeting
- 9 — DRC Meeting
- 11 — Drawing Salon Series at Ney Museum
- 13 — Steering Committee Meeting
- 15 — Baker School Open House
- 17 — Recycling Pickup
- 18 — Drawing Salon Series at Ney Museum
- 18 — Paradise show opens at Ney Museum
- 25 — Drawing Salon Series at Ney Museum
- 31 — Recycling Pickup

Heather has seen lots of changes in Hyde Park the past eight years she has been here. Obvious to everyone, there has been a lot of urban growth. When she first started there were more college students and renters in the area - homes were more affordable and there were more artists, bartenders, and musicians around. A lot of those folks started their own families. Now she sees fewer renters and more young professionals. Quack's is now a bit more of a destination; and the staff sees way more people visiting from out of town who were told to visit. She worries CodeNEXT or other city planning initiatives will add density to the neighborhood, adding more cars and reducing parking.

I'm looking forward to new evolutions of Quack's. It's time for a celebration - anyone down for a Death by Cheese Danish?

*About the author: I'm a temporary stay-at-home dad of twin 12-year-olds. I crash landed in Hyde Park after a quick move from California to help my aging in-laws. Amazed and intrigued by this funky neighborhood, I get to spend some time hanging out here. I'm constantly fascinated by the people, places, and stories that make this such a unique corner of such a unique city.*

- Troy Gilbert



### Pecan Press Advertising Rates


(Effective September, 2015)

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1/12 Page.....	(3.63" X 1.63")	50.00

**Senator Watson Recognized by Texas Sierra Club.** The Lone Star Chapter of the Sierra Club released its 2019 Texas Legislative Scorecard on December 20, 2019, ranking every member of the Texas House of Representatives and the Texas Senate on their environmental voting record in the 86th Texas Legislature. State Senator and Hyde Park resident Kirk Watson, along with two other Senators and eight Representatives, received a perfect score of 100%. The Scorecard assigned weights to votes on environmental bills based on two factors, how high the stakes were and how difficult it was to secure votes for the pro-environment position for the bill; and it adjusted some lawmakers' scores based on special efforts or circumstances. The average for the Texas Senate was 53.3%. See <https://www.sierraclub.org/texas/blog/2019/12/sierra-club-releases-2019-texas-legislative-scorecard>.



**Marathon Coming to Hyde Park.** On January 19, the 3M Half Marathon begins at 7:30 at Stonelake Boulevard and makes its way south. The first runners are expected to hit W. 45th Street at 8:20 am and continue east on Speedway to Red River, where they turn south and continue on Red River to Medical Arts Street. They are expected to be clear of Red River by 11:12 am. If you're planning a trip that morning, keep in mind that streets will be closed to accommodate the runners. See <http://3mhalfmarathon.com/traffic/>.

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## Fall, Fall

Rapidly turning  
Green Brown Red  
Waiting on the transition  
Not really a decision  
Japanese maples  
Two thirds of November passed  
Countdown is beginning  
The leaves will turn bright red  
So bright, dancing red,  
And then, they'll dance right off  
Floating to the earth  
Beautiful falling, beautiful fall  
Right before my eyes.

— *Herzele*  
11/19/2019

## Who? Who? Who?

“Who? Who? Who?” says the Great Horned Owl  
Who has taken up residence in my yard,  
“Thank you, you, you,” say I to Mr. Great Horn  
Who has kept the mice and rats at bay,  
I love the sound the owl makes,  
A soothing question it would seem,  
Who? Who? Who?  
I wonder, now.

— *Herzele*  
09/16/2019

## Haiku

The day opens up  
Like a book, about mint, doves, spring  
Let us drink it in

— *Paulette Delahoussaye*



## A Farmhouse in the Woods

Whose woods are these;  
 I think I know,  
 I'll paint the place I want to go;  
 This place is hidden  
 Well from view  
 A little farmhouse, in the woods,  
 But these are not your grandma's woods  
 These are woods of a different hue,  
 I made a palette from the wheel,  
 Support from colors will reveal  
 The little shed that's hidden there  
 In the place I want to be,  
 It may be red and it may glow  
 I'll have to paint before I know.

— *Herzele*  
 10/22/19



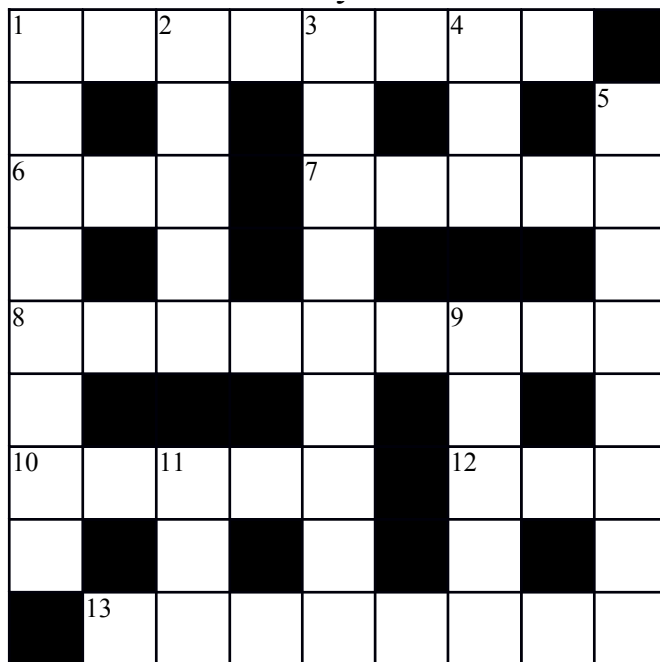
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### Crossword Puzzle

by der Brat  
 January 2020



#### ACROSS

1. Where to get the Pecan Press. (2 words)
6. Stooge with a bowl cut.
7. Your sister's daughter.
8. Dog spotted in Croatia.
10. If you're this, you may be shy.
11. Gerund ending.
13. This sort of stay might be your next deed. (anagram)

#### DOWN

1. When you're hot it might really be due to this.
2. What you do in the house where you live.
3. Place in a state where you might get a grip.
4. Just fish eggs.
5. One characteristic of those ninja turtles.
9. Story of Troy.
11. Planck or Born or Ernst.

Answers on page 19



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**Lettuce Recycle!**

by Dena Houston



**What's in Your Trash Can?**

Even though most of us try hard to compost and recycle, there are still items that need to go into our trash cans and ultimately into the landfill.

**Need Your Input!**

Below is a list of some of the items that should go into the trash can. The items in this list cannot be recycled or composted in the Austin market. If any of my readers have any suggestions on how to reuse, replace, or recycle anything in the list below, please email me your suggestions at [recycling@hpubwana.org](mailto:recycling@hpubwana.org). I will research your ideas and list them in a future newsletter.

- AC filters
- Aerosol containers (partially full)
- Animal waste
- Antibacterial wipes
- Broken glass
- Candy wrappers
- Cellophane
- CD jewel cases
- Chip bags
- Cooking oil and grease
- Dirty aluminum foil
- Dryer sheets
- Food pouches
- Garden hoses
- Guitar strings
- Ice cream cartons (paper)
- Incandescent light bulbs
- Juice boxes
- Paper coffee cups
- Pizza boxes (if you don't have curbside compost pickup)
- Plastic bags – Bags for certain products, such as dog food, soil, fertilizer, and compost, are designed to hold weight. They are not recyclable at the plastic bag collection bins at the grocery store. Frozen food and salad mix bags are treated with certain polymers to keep the food fresh. They also must go into the trash.
- Plastic deodorant bottles (without recycling symbol)
- Plastic straws
- Plastic wrap – Saran Wrap, Press and Seal
- Tetra paks – Cardboard milk or juice cartons
- Wire coat hangers (if in good condition, can be reused by dry cleaners)



**Kitchens need to do a lot more than cook these days.**

What was once only culinary space now has to be a conversation space, homework space, and every space in between. Let us find you a lasting solution, so you feel right, at home.



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**Continued on following page**

## Questions and Ideas from Our Readers

*Is there any advantage to putting food into curbside composting instead of into the garbage disposal?* Not really. Everything that goes into your curbside compost becomes soil. Everything that goes into your garbage disposal goes into the wastewater stream. In Austin, the sludge from the wastewater treatment plant is processed into Dillo Dirt (a type of fertilizer unique to Austin).

*Are plastic roll-on deodorant containers recyclable?* Only completely empty plastic deodorant containers with the recycling symbol on the bottom are recyclable. Aerosol containers (any kind, including deodorant) are recyclable in the blue cart only if they are completely empty. Partially full aerosol cans are a fire hazard at the recycling processing facility. They must go into the trash can or be taken to the Recycle & Reuse Drop-Off Center.

*I'm still confused about how to recycle jars and their lids. Please clarify.* All glass bottles and jars need to have their lids removed. All plastic jars and bottles need to have their lids and caps left on.

*Are disposable paper vacuum cleaner bags allowed in the green curbside compost bin?* No, they are not. A vacuum cleaner bag could contain contaminated materials such as glass and cat litter. There is no way to open each bag to check the contents at the compost facility. Also, some bags have metal or plastic parts that make them non-compostable.

What Do I Do With (<http://www.austintexas.gov/what-do-i-do>) is a very informative City of Austin recycling website. It is a guide to recycling, reusing, composting, and more for City of Austin residential curbside customers. Just type in the name of an unwanted item to find out what to do with it.

Stay tuned for future tips that will include creative ways to recycle or reuse. If you have any questions or recycling ideas, please send them to [recycling@hpwbana.org](mailto:recycling@hpwbana.org).



*Please remember:*

**WHEN IN DOUBT, THROW IT OUT!**

*and*



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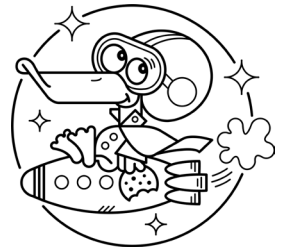
# Hyde Park 2019 Holiday Party

On Sunday, December 8, the Elisabet Ney opened its doors again for the annual Hyde Park Holiday Party. If you didn't attend, add it to your "to do" list for 2020. The Ney is beautiful at night, with luminaria and decorations, and there is always something fun for kids at the craft table. HPNA's new co-President, Paul Smith, led the event in collaboration with Lindsay Barras, Oliver Franklin, and others from the Ney. Central Market, Quack's Bakery, and Wheatsville Co-op graciously donated food for the event. Thanks everyone for another great holiday party!



All photos by Dave Matthis





# HPNA General Meeting Minutes: December 2, 2019

The monthly meeting of the Hyde Park Neighborhood Association was called to order by Co-President Betsy Clubine at 7:02 pm on December 2, 2019 at the Griffin School, 5001 Evans Avenue.

The first agenda item was a presentation of the city's proposed Neighborhood Bikeway connecting Hyde Park, Hancock, and North Loop. The speakers were Laura Dierenfield and Mike Schofield, representing the Active Transportation and Street Design Division of the Transportation Department. They explained the proposed project, which is funded by mobility bonds passed in 2016. The criteria for identifying potential neighborhood bikeways was to find streets with relatively low vehicle volume and low vehicle speeds. These are optimal conditions to create a shared environment for cyclists, pedestrians, and cars. They also explained that they have other tools to slow car traffic and encourage cars to yield, but tonight they are seeking feedback on the proposed routes. For the north-south route they are considering Clarkson or Caswell to Middle Fiskville Road, while for the east-west route they are proposing parts of 46th and 47th Streets. This plan does not include formal bike lanes, because the streets are too narrow, and sections will not include sidewalk construction, due to the risk to heritage trees. Questions were raised about the methodology behind the selection of these

routes. There was much discussion about public safety issues related to sharing road spaces with cars, and the speakers were questioned about increased traffic volume due to the construction of the new state office building on Guadalupe between 46th and 47th Streets. Neighbor Kelsey Evans was the next speaker. She resides near the proposed 46th Street route and noted the possibility of even greater traffic if the city builds a light rail line along Guadalupe Street with a potential rail station on 46th Street. She recommended construction of a segregated lane in the street for pedestrians only, and much discussion followed, including suggestions to extend the curb rather than install barrier rails. She urged neighbors to provide feedback on the proposed bikeway by December 15 at [tinyurl.com/46thstreetsurvey](http://tinyurl.com/46thstreetsurvey).

The second agenda item was an update on the proposed land development code (LDC). Given the city's intention to pass the LDC with little time for residents' feedback, several strategies were discussed to enable greater input. First is the upcoming public hearing on December 7 at City Hall, which is the

Continued on following page



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final opportunity to voice opinions on the LDC before the first reading of the proposed code on December 9. Second, Karen Saadeh spoke about a project sponsored by the group Community Not Commodity (CNC) to help individual property owners file a protest against the rezoning of their property. They plan to deliver paper copies of these protests to City Hall; their deadline is December 5. CNC is also sponsoring a lawsuit challenging the right to city-wide rezoning and seeks contributions to fund this effort. Third, after soliciting legal advice, HPNA leadership is considering a neighborhood-wide petition to require the LDC to respect the two NCCDs and the Local Historic District zoning overlays that were developed after much negotiation between the city and the neighborhood. The plan is to canvass the entire neighborhood early in 2020. Our understanding is that if 20% of the neighborhood area signs the petition, a supermajority of the city council is required to override. Volunteers for the petition drive are welcome; more information will follow in the New Year. Fourth, green architect and neighbor Rich MacMath spoke about his efforts to pursue a parallel approach: discussing with the city alternate means such as density nodes to achieve the same stated goals as the LDC. He related multiple meetings with city staff that produced the same response: all proposals must go through the City Council. Members noted a large body of prior research on these alternative strategies as part of the process of creating the two NCCDs and suggested these as a useful resource for devising alternate proposals to the current version of the LDC. Finally, a group of neighbors is considering a petition to request that the LDC remove Duval Road as a transit corridor. This effort is still at the planning stage but it intends to include those properties several lots deep from Duval that are designated as transition zones in the LDC draft and are thus marked for more aggressive upzoning regarding height and density. For more information, contact [andyhomer@sbcglobal.net](mailto:andyhomer@sbcglobal.net).

The meeting adjourned at 8:50 pm.

– Submitted by Susan Marshall  
HPNA Co-Secretary



## News from the Ney

January, 2020 promises to be the start of a robust new decade at the Ney. Some exciting contemporary shows are in store, while programs both familiar and new await.

One of the Ney's most beloved programs, the January Drawing Salon Series, recommences on Saturday, January 4 and continues through the month. From 10 am to noon Saturday mornings, the museum provides all the tools you need to find your inner Goya or Michelangelo. From drawing boards to paper, pencils, charcoal, and more – even guidance – you'll have all you need to explore your hand at figurative drawing using the sculptures as models. No experience or RSVPs are necessary – just show up and draw!

On Saturday, January 18, the museum continues its participation in PrintAustin, the annual month-long celebration of print arts, with the work of Kim Bishop of San Antonio. Entitled "Paradise," the show will pair Kim's lushly robust 2' x 4' woodcut prints with the woodcut boards themselves, which through paint and ink are transformed into their own boldly mesmerizing 3-D graphic drawings. The show will open with an artist's talk and reception from 2 pm to 5 pm that day. The show will close on Sunday, February 9.

In February, look for an exciting indoor and outdoor show by Austin's Barbara Attwell and much more!



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## Deciduous Decision

It seems that Fall is making a later appearance,  
This year, maybe  
I look at my Japanese maple  
It turns bright red right before the leaves drop off  
Characteristic of deciduous trees  
Does it decide to turn brilliant and drop its leaves?  
It's just beginning to turn  
I take a picture, every year, when it gets to its reddest,  
I looked it up. Since 2013, the photos are dated:  
December 4, December 4, December 10, December 16,  
I wonder when it will happen this year  
If the trend continues, I will have my little red tree  
Until Christmas  
I will take the picture, soon, as I do every year,  
I don't even have to remind myself  
The tree reminds me.  
It is right at the north end of the porch  
I see it whether I am coming or going  
When it is red, it is very, very red  
And when it is hot, it is either rather purple  
Or leaning toward the green  
And after it turns very, very red, the leaves  
Careen, right to the ground,  
Why does that little tree shed its clothing  
When the air is coming cold,  
When winter is upon us and  
The air is growing cold,  
It is not for you or me to know  
Let the deciduous decide.

— *Herzele*  
11/12/2017

## Haiku

Bird's nests in birch trees  
Crutched bare limbs crisp leaves  
below  
Smells Fall to Winter.

— *Lisa Fox*

## Gritty Palermo

You and your noisy traffic  
Hustling on cobblestone streets  
Laundry hanging from balconies  
Wild cats scurrying with alleyway trash  
Crazy Arabic bantering in the Ballaro Market  
Borders of Old Palermo and New Palermo  
Tyrrhenian Sea breezes and mountain views  
I love you

— *Lisa Fox*

## Haiku

Flashing fleeting sun  
Winks through trees brilliantly  
Flashing fleeting life

— *Paulette Delahoussaye*



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# HPNA Year in Review...

## ...cont'd from page 1

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African-American and women's history by the loss of the African-American Women's Dorm and the African-American Dining Hall. The state NAACP has gone on record in opposition to the destruction of these historic structures.

- HPNA served as a Community Partner for the Ney Museum, lending its name and endorsement in efforts to receive a grant from the National Trust for Historic Preservation. The Ney was the only candidate from the Southwest, and the final decision was determined by internet voting. The National Trust announced the Ney will receive \$150,000 to help with refurbishment projects for this c. 1892 structure.

### Land Development Code

- In March 2019, members unanimously approved a letter to the mayor and city council expressing HPNA's interest in participating in discussions about a new LDC. HPNA representatives attended numerous city meetings to reiterate the HPNA position regarding neighborhood input on the LDC process.
- In April, the city council passed the Austin Strategic Mobility Plan, which highlighted and expanded transit priority networks, including Duval Street as a transit corridor. In May, the council sent directives to city staff to draft and map a new code that would increase city housing capacity at triple the number of units proposed in CodeNEXT, most of which should be near the transit priority networks. The directives also promoted additional missing-middle housing types, reduced compatibility standards, and eliminated on-site parking requirements near transit corridors. These directives could potentially upzone up to 50 percent of Hyde Park properties.
- HPNA met with city staff and council members to point out that Hyde Park already meets many of the density and affordability goals contained in the directives. We invited council members to walk the neighborhood to demonstrate these claims. We collaborated with other Central Austin neighborhood associations to discuss possible responses. The *Pecan Press* and monthly HPNA meetings updated residents on these activities and solicited their input. In May, membership unanimously approved \$10,000 for consulting with outside experts, if necessary, on appropriate responses to potential code changes.
- City Manager Spencer Cronk spoke at the HPNA June meeting, affirming his commitment to dialogue with stakeholders during the LDC formation process. Summer HPNA meetings continued to update members on city staff meetings that discussed contents of the draft code. Meanwhile, the

HPNA surveyed neighbors' views on the proposed code to date. The results indicated that respondents favored the opportunity to build ADUs on their property, but overwhelmingly opposed the city's focus on Central Austin neighborhoods for densification and wanted a development plan that addressed all parts of the city. A common complaint was insufficient opportunities for public input during the process. Among substantive concerns about the draft code were the threat to market-affordable rental housing by incentivizing demolitions, increased flooding risks, and opposition to the designation of Duval Street as a transit corridor. Fewer than five percent of survey respondents approved of the proposed code in its present form.

- In early October, the city released its first LDC draft, which aligned closely with the May City Council directives. HPNA members attended the staff information session for District 9 held on October 10, and co-sponsored a public forum with Mayor Adler on October 15 to discuss the draft code. HPNA members, along with other Austinites, spoke at a public hearing of the Planning Commission in late October. In November, the Planning Commission approved the LDC by a vote of 9 to 3. At the November HPNA meeting, members overwhelmingly approved a resolution sent to the city manager, mayor, and city council opposing four specific components of the LDC: its threat to housing affordability by permitting densification without requiring on-site affordability; its designation of Duval Street, a two-lane local road, as a transit corridor; its threat to our Local Historic District; its failure to mandate improvements to the neighborhood's inadequate infrastructure before increasing density.
- In December, the city council convened a special public hearing on the LDC. The hearing lasted ten hours; the majority of speakers were opposed. The next week, the council spent three days discussing the code and approved the first reading of the new code by a vote of 7 to 4.
- HPNA conferred with members in December and, in consultation with legal experts, is considering supporting a neighborhood petition to oppose the LCD's override of extant zoning overlays (two NCCDs and a Local Historic District) created in prior agreements with the city.

### Meetings with Public Officials and Staff

- District 9 Council Member Kathy Tovo or her staff attended numerous 2019 HPNA meetings. City Manager Spencer Cronk spoke at the June meeting. Mayor Steve Adler and two members of the LDC Revision Team attended a lively forum in October organized by HPNA and four other Central Austin neighborhood associations.

Continued on following page

- Members of the Transportation Engineering Division spoke at the April meeting to explain plans to mitigate the impact of the Winters Building project on neighborhood traffic and solicit residents' input.
- In December, staff from the city's Active Transportation and Street Design Division presented its proposal for a Neighborhood Bikeway connecting Hyde Park, Hancock, and North Loop neighborhoods.
- Engineers from the city's Watershed Protection and Creek Flood Risk Reduction Departments discussed the progress of plans to reduce local flooding events caused by Waller Creek overflows during rain events. Feasibility studies on the 45th Street bridge are underway as one strategy to reduce flooding risk.
- County Commissioner Brigid Shea updated residents on the progress of transportation improvements, flood abatement projects, and fire evacuation plans in the face of climate change and the revenue cap imposed by the state legislature.

### Public Safety

- HPNA cooperated with an APD outreach project to gather the views of local residents and businesses about neighborhood crime problems and policing.
- HPNA sent an annual notification to the Texas Department of Criminal Justice stating its opposition to parole for the woman convicted of attempted murder for a 2015 knife attack that occurred in Hyde Park.
- With membership approval, members approved \$3500 to improve Hyde Park traffic circles, some of which were overgrown, impeding visibility and raising concerns about pedestrian, cyclist, and driver safety.



### Answers for Crossword Puzzle

ACROSS: 1)HYDE PARK; 6)MOE; 7)NIECE;  
 8)DALMATIAN; 10)TIMID; 11)JING;  
 13)EXTENDED  
 DOWN: 1)HUMIDITY; 2)DWELL;  
 3)PANHANDLE; 4)ROE; 5)TEENAGED; 9)ILIAD;  
 11)MAX



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## 509 EAST 38-1/2 TH ST.

Located on quiet shady street near Hancock Golf Course. This 1939 cottage is ready for restoration and/or addition. 2 BR, 1 BA, 2 LIV, formal dining, detached garage.

Listed at \$525,000



## 4310 AVENUE G

Ideal investment property in heart of Hyde Park. Vintage triplex on oversized lot just a half block from Shipe Park. 3/2, 2/2, 1/1 with total rental income of \$5,550/mo.

Listed at \$975,000



## 704 LANDON LN.

Unique and whimsical 1936 Spanish Revival stucco cottage with separate guest quarters. Main house has 2 BR, 1 BA with updated kitchen. Incredible perennial gardens.

Listed at \$799,000



## 506 WEST 33RD ST.

Hemphill Park Townhome. Spacious 2-story brick traditional with 2 BR, 2.5 BA, 3 LIV, private courtyard, 2-car attached garage. Within walking distance to Central Market & UT.

Listed at \$685,000



## 403 WEST 37TH ST.

Classic 1930s bungalow on popular Christmas lights street. 2 BR, 1 BA, updated kitchen, formal dining plus breakfast nook. Beautiful long leaf pine floors throughout.

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