

# March Meeting

## HPNA General Meeting Agenda for March 7

**Hybrid Meeting:** In person at Griffin School Auditorium (5001 Evans Avenue 78751)

- Welcome
- Project Connect Update: Vikram Sinha from the Austin Transit Partnership (ATPTX)
- 4303 & 4307 Speedway Zoning Change Application: Discussion and possible vote
- Updates: April Bunny Event and Fall Homes Tour
- Announcements

**Not a member? No problem!  
You can attend anyway.**

**Join Zoom Meeting at 7 pm at**

<https://us02web.zoom.us/j/4738130850?pwd=V3hIKzhLVGxIVTNqVCtVTHVZeVZYUT09>

**Meeting ID:** 473 813 0850

**Passcode:** 728004

**One tap mobile**

+13462487799,,4738130850#,,,,\*728004#  
US (Houston)

**Dial by your location:**

+1 346 248 7799 US (Houston)

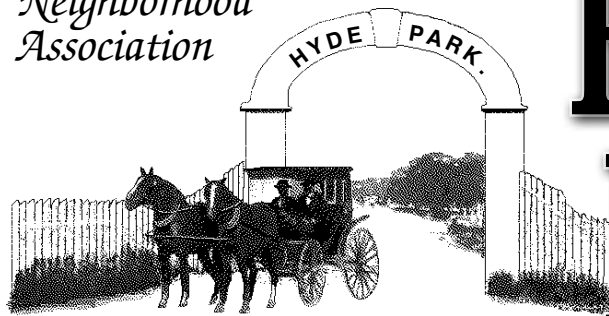
## Statement from the HPNA Steering Committee

The Hyde Park Neighborhood Association unequivocally condemns the message and actions of the driver who distributed racist flyers throughout the Hyde Park, Hancock, and Cherrywood neighborhoods in the early morning hours of February 13. The incident was documented on KXAN on February 14 (<https://www.kxan.com/news/local/austin/white-supremacist-flyers-litter-3-central-austin-neighborhoods/>).

Our community celebrates and advocates for inclusivity, respect, and just treatment of all people. This is written into our laws and written into the fabric of our neighborhood. There's no place here for the messages of hate crudely tossed into our yards.

If you have any relevant information about the white 2015 (approximate year) Chevrolet Silverado or GMC crew cab pickup truck responsible for distributing these flyers between 12:15 am and 1:45 am on February 13 or any similar acts, please consider the following:

The Hyde Park  
Neighborhood  
Association



# Pecan Press

March 2022 • National Register District Neighborhood • Vol. 48, No. 3

## They Must Have Rocks for Brains

“My great grandparents came to the United States in 1939 with a rock that had been thrown through their window on Kristallnacht in Berlin. My family still has that rock because it's a reminder that we cannot tolerate white supremacy in any form and must always speak up against it,” said Duncan Meisel, a recent resident of the Patterson Heights area.

Over the night of Saturday to Sunday, February 12, persons unknown, who presumably have nothing more than rocks for brains, sneakily distributed N\* flyers inside of sandwich baggies with a few rocks in them in the Patterson Heights and Caswell Avenue area of Hyde Park as well as in the Cherrywood and Hancock neighborhoods.

Sunday morning about 8:30 am, I came out for my tree-dead copy of the *New York Times* (in my flannel jammies with a cup of Anderson Coffee in hand), when I discovered the N\* flyer in my drive. Looking up, I saw that all the houses on the street had the same rock- and hate-filled baggies.

It appears they filled plastic sandwich bags with a few rocks, put a flyer in each bag, and went door to door placing them in driveways, perhaps tossing them from a vehicle. It does not



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- Contact the Austin Police Department tip line at 512-472-8477.
- Contact the FBI at 800-CALL-FBI (225-5324) or <https://tips.fbi.gov/>.
- File an incident report with the Anti-Defamation League (ADL) at <https://www.adl.org/reportincident>.
- File an incident report with the Southern Poverty Law Center at <https://www.splcenter.org/report-hate>.



# From the Desk of the Co-Presidents



This month we will return to the big room at the Griffin School, where we will meet in person for our general meeting. If you join us in the big room, we urge you to observe the COVID protocols in place in the city in early March. We also welcome all those who prefer not to attend in person. We will provide online access to the meeting, as we have done in the past.

Our main agenda item will be the post office redevelopment project that was described in the January issue of the *Pecan Press*. Blake Thompson, the developer of that project, has described, as part of his vision, the building of a small commercial village on the now vacant parking lot across the street from the old post office. Mr. Thompson's project would be similar to the Kerbey Lane Village shops off of West 38th Street,

across from where Randall's grocery store used to be located. In order for Mr. Thompson to proceed with his project, the City Council must agree to change the zoning for the parking lot from residential to commercial.

Elsewhere in this issue is a copy of the resolution that the Hyde Park Contact Team passed in February that supports keeping the parking lot residential. (The Contact Team is a city-created organization open to all neighbors in Hyde Park, completely separate from the HPNA.) Members of the HPNA have heard Mr. Thompson talk about his project at a Steering Committee meeting and at a general meeting; however, the HPNA has not taken a position on the post office redevelopment project.

At our March meeting, HPNA members, including the neighbors who live near the project, will be invited to give their views of the project, and the HPNA will decide whether to take a position.

Also at our March meeting, we will have a speaker from the city to discuss the latest developments related to Project Connect, the massive light rail project that will run down Guadalupe next to Hyde Park. Finally, we will update the membership about a planned Bunny event in April and the Hyde Park Historic Homes Tour in the fall.

We close on a somber note. In mid-February, we were informed that someone had thrown anti-Semitic and racist fliers on neighbors' lawns in the Red River area of Hyde Park. Racist messages were put in plastic bags with rocks in them and apparently tossed onto lawns from the perpetrator's car. As we go to press, it is not clear why Hyde Park was targeted for

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## Hyde Park Neighborhood Association

P. O. Box 49427 • Austin, TX 78765  
www.austinhdepark.org

— HPNA Officers & Steering Committee —

### Co-Presidents

- Michele Grieshaber..... mgrashopper001@gmail.com
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- Kevin Heyburn..... kmheyburn@gmail.com

### Co-Vice Presidents

- Kathy Jackson
- Paul Smith

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- Susanna Walker..... suzwalkercpa@gmail.com
- Lorre Weidlich..... lweidlich@mail2sevenses.com

### Additional Steering Committee Members:

- Betsy Clubine • Stephen Gonzalez • Peniel Joseph • Marsha Riti • Katie Turner • Brendan Wittstruck • Chris Wooster •

— HPNA Committees & Task Forces —

### ASH (joint HPNA-CT committee)

- John Williams ..... jawilli@grandecom.net

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## Pecan Press

The *Pecan Press* is published monthly by the Hyde Park Neighborhood Association in Austin, Texas.  
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## Pecan Press Advertising Rates

(Effective September, 2015)

Size	(width X height)	Price
Back Cover	(7.5" X 10")	400.00
Full Page	(7.5" X 10")	300.00
1/2 Page	(7.5" X 5")	190.00
1/4 Page	(3.63" X 5")	100.00
1/6 Page	(3.63" X 3.25")	80.00
1/9 Page	(3.63" X 2.25")	60.00
1/12 Page	(3.63" X 1.63")	50.00

# Rezoning Case: 4303 & 4307 Speedway

This piece summarizes information distributed to members of the Hyde Park Neighborhood Plan Contact Team (HPNPCT) prior to its February 9, 2022 meeting. The HPNPCT is established under Austin Land Development Code Section 25-1-805 and serves as designated steward of the area's city-approved Neighborhood Plan.

A developer has filed a rezoning application with the City of Austin to change existing residential zoning for 4303 Speedway and 4307 Speedway to allow neighborhood commercial development, with an option for residential or mixed use (Case 2021-188819).

If the City Council approves the rezoning request, the developer plans to build a commercial center with house-like structures occupied by a number of small businesses (find the developer's description of his vision in the January 2022 *Pecan Press*, located at <http://www.austinhiddepark.org>). If the rezoning request is denied, any development or redevelopment on these sites would be fully residential.

In short, current zoning would ensure housing on these sites. The proposed rezoning would allow housing, but not require it, meaning this project, or any future project, could be entirely commercial without any residential component. Neither the city's Land Development Code nor the Hyde Park Neighborhood Conservation Combining District (NCCD) currently provide LR commercial zoning in the Speedway District, as proposed for this project.

**History.** In the past, there were two houses on the lot at 4307, which were removed when it was paved for parking for the post office across the street. Since it was first developed, all structures on this block have been solely residential except for the Fire Station. All existing buildings are also contributing structures to the Hyde Park Local Historic District.

**Zoning.** The zoning of a property sets development regulations and land use parameters, not only for a proposed project but for any future projects on that site. Therefore, it's important to examine zoning separately from proposed specific uses. Below is a comparison of the existing and proposed zoning for these properties.

## 4303 Speedway

Existing Zoning: SF-3-HD-NCCD-NP, Single Family (two units allowed)

Existing Use: Single Family Home with Accessory Dwelling Unit

Proposed Zoning: LR-MU-HD-NCCD-NP, Neighborhood Commercial/Mixed Use

## 4307 Speedway

Existing Zoning: MF-3-HD-NCCD-NP, Multi-Family Limited Density

Existing Use: Parking Lot

Proposed Zoning: LR-MU-HD-NCCD-NP, Neighborhood Commercial/Mixed Use

The city-approved Hyde Park Neighborhood Plan specifically supports maintaining traditional civic and commercial uses in the Speedway District, but does

Continued on page 13

## 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.
- University students are free.
- 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.austinhiddepark.org](http://www.austinhiddepark.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

Student - Free

New Member Date \_\_\_\_\_

Renewing Member Amount \_\_\_\_\_

Mailing Address:

HPNA Membership

P.O. Box 49427

Austin, Texas 78765

Make checks payable to HPNA.





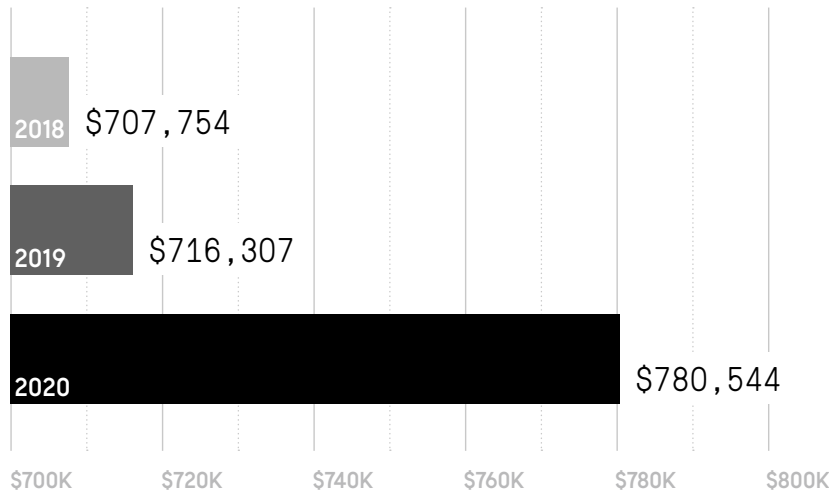
COMPASS

# The Hyde Park Specialist

Sam Archer, Juice Real Estate Group  
512.633.4650 | [sam.archer@compass.com](mailto:sam.archer@compass.com)

Every house in Hyde Park has a story. I have lived and invested in Hyde Park for nearly 20 years. I love this neighborhood and that connection makes a difference. Whether you are buying or selling, I will help you with incomparable professional experience and personal commitment that goes beyond the transaction.

## Average Sales Price: 2018–2020



4211 Ave D Seller Representation



3904 Ave C Buyer Representation

For more detailed market information about your home contact Sam Archer, Broker Associate.  
Helping clients buy and sell in Austin with integrity and unparalleled representation.

[hydeparkismyhome.com](http://hydeparkismyhome.com)

All YTD data is pulled from Austin MLS for single family residences.



# What Does Redistricting Mean?

If you're a registered voter, you should have recently received an updated voter registration card in the mail. And if you voted in the primary election, you likely noticed some unfamiliar district numbers, or candidate names. Why? The primary was the first election using updated electoral maps (<https://apps.texastribune.org/features/2021/texas-redistricting-map/>) approved by Texas lawmakers during redistricting in the fall, an event that happens only once every 10 years. Many Texans will find themselves represented by unfamiliar faces in the state legislature because legislative district lines have shifted or because their current legislators are retiring (<https://www.houstonchronicle.com/politics/texas/article/texas-legislature-31-lawmakers-moving-on-gop-red-16700997.php>).

Redistricting, or community districting or reapportionment, is the process of creating representational district maps for states and local communities. By determining which neighborhoods are included in each mapped boundary, redistricting impacts how our communities are represented in the US and local government and determines how resources are distributed.

A major reason for the dynamic is that redistricting is done every decade to account for population changes — and Central Texas is the fastest growing part of the state (<https://www.texastribune.org/2021/08/12/texas-2020-census/>). Texas' congressional delegation (<https://www.texastribune.org/2021/10/18/texas-congressional-maps-redistricting/>) is currently made up of 23 Republicans and 13 Democrats. Starting in 2022, it will have two new members, whose seats will be in Austin (<https://www.texastribune.org/2021/10/17/lloyd-doggett-austin-congress-2022/>) and Houston.

The biggest change for the Hyde Park neighborhood is that it is now in the new US Congressional District 37. Previously, we were in US Congressional District 25, represented by Rep. Roger Williams (R). Hyde Park is still in State House District 49, represented by State Rep. Gina Hinojosa (D), and still in State Senate District 14, represented by State Sen. Sarah Eckhardt (D).

Want to dig deeper? See how redistricting has changed which districts you're in: <https://apps.texastribune.org/features/2021/texas-redistricting-map/>.

Know what's on your ballot: <https://apps.texastribune.org/features/2022/texas-2022-election-ballot-primary/>.

If you need to register to vote, check your voter registration status, or change your name or address, go to <https://www.votetexas.gov/register/index.html>.

Be informed and be a voter!

— Anne Hebert

## Word Find: Irish Stuff (not St Pat)

by der Brat

R E G A R D I N G I R E L A N D  
O I L Y E A T S A R D I G Y O U  
A R V A N B E S I L L Y C R Y B  
D O V E S T E P I N T H E G E L  
R O C K R S S W A Y T H Y H N I  
I O T A S D R W A Y O U T S R N  
S T A Y U A A D I M W I T I A N  
E H L A C S S N F F M I S W L T  
U U A S O M E O C S T H E E B S  
P M O W O W S W D E S E L L M A  
G L U O N F E L A E E E K S A F  
R Z L R F L O P A Y O F F C A L  
A B L I P G S H A M R O C K E E  
T E L L S H R E K O T S M A R B  
E C O U N T Y C O R K P O P S Y  
D I V E R I N G O B R A G H E E

[Numbers in parentheses = number of letters in answers]

- Motto: "Ireland Forever" (4,2,5)  
\_\_\_\_\_
- Plant symbol. (8) \_\_\_\_\_
- Famous landform in north: Giant's \_?\_. (8)  
\_\_\_\_\_
- Saying: "May the \_?\_ to meet you." (4,4,2)  
\_\_\_\_\_
- He said, "I can resist everything except temptation." (5,5) \_\_\_\_\_
- Some high-stepping [think M. Flatley]. (8)  
\_\_\_\_\_
- \_?\_ Stone. (7) \_\_\_\_\_
- Infamous work of Joyce — not about a Greek. (7)  
\_\_\_\_\_
- Samuel waiting for Godot? (6) \_\_\_\_\_
- Gulliver's "fast" writer? (5) \_\_\_\_\_
- Capital of the Republic. (6) \_\_\_\_\_
- Capital of the north. (7) \_\_\_\_\_
- June 16 as in #8. (9) \_\_\_\_\_
- What's between it and Great Britain. (5,3)  
\_\_\_\_\_
- Gave us Narnia (1,1,5) \_\_\_\_\_
- Southernmost region. (6,4)  
\_\_\_\_\_
- Made Pygmalion. (4) \_\_\_\_\_
- Most common surname [think *One Flew Over the Cuckoo's Nest* antihero]. (6)  
\_\_\_\_\_
- Wrote *She Stoops to Conquer*. (9)  
\_\_\_\_\_
- Gave us Dracula (4,6) \_\_\_\_\_
- Penned "The Second Coming." (5) \_\_\_\_\_
- Stunning features of the west coast. (6,2,5)  
\_\_\_\_\_

Answers on page 14



**LOCAL.** We live here, we give here.

**DATA.**

**PROCESS.**

**COMMUNICATION.**

A home in Hyde Park is not just a house, but a way of living. With over 30 years of experience in the neighborhood, we not only showcase your home, but connect buyers to what makes Hyde Park an amazing place to live.

### RECENTLY SOLD IN HYDE PARK



3812 Duval Street



4515 Speedway #A



605 East 43rd Street



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## News from the Ney

Let's amplify the Ney! Amplify Austin, our city's 24-hour online giving campaign, takes place on March 2 and 3. The Friends of the Elisabet Ney Museum are hoping to raise \$8,000 to help support the Elisabet Ney Museum's contemporary exhibition program, which focuses on Austin- and Texas-based women artists. *Donations are accepted throughout the month of March!*

Here's an eye-opener: Since 2016, the Ney's contemporary exhibition program has shown a total of 97 women artists! That includes 39 artists in solo or small-group exhibitions, 38 in group shows like *Suffrage Now* and *Women of Flatbed*, and 15 included in plein air shows. Whether creating an ambitious outdoor installation or thoughtful indoor exhibition, each artist impressed with inspired work uniquely installed in a historic setting.

These art experiences enrich our city and honor the legacy of Elisabet Ney, a pioneering spirit committed to ideals of progressivism, creativity, dialogue, and tolerance. They also further the opportunities for Austin and Texas women artists of all ages and backgrounds to show their work. Finally, they are always presented free of charge to visitors.

If you help the Friends of the Ney with a donation, you will help them support the Ney's contemporary exhibition program, continuing to provide these wonderful year-round opportunities for you to connect with women artists in Texas

Visit <https://www.amplifyatx.org/organizations/elisabet-ney-museum> to donate.

Thank you for your support and we look forward to seeing you at the Ney!

— The Friends of the  
Elisabet Ney Museum



## Monthly Calendar March

- 1 — Primary Election Day
- 2 — Amplify Austin begins
- 5 — It's My Park Day at Shipe Park
- 7 — HPNA Meeting
- 10 — DRC Meeting
- 11 — Recycling Pickup
- 14 — Steering Committee Meeting
- 17 — Happy St. Patrick's Day
- 24 — Primary Runoff Election Day
- 25 — Recycling Pickup

## HPNA General Meeting Minutes: February 7, 2022

Michele Grieshaber welcomed everyone and outlined the agenda.

In addition to regular business, the HPNA General Meeting was joined by three candidates running for local positions.

- Bob Libal introduced himself; he is a candidate for Precinct 2 Travis County Commissioner. More information on Bob's campaign can be found at <https://www.bobforcommish.com/>.
- Brigid Shea introduced herself; she is a candidate for Precinct 2 Travis County Commissioner. More information on Brigid's campaign can be found at <https://brigidshea.com/>.
- Jessica Huynh introduced herself; she is a candidate for the 331st District Court in Travis County. More information on Jessica's campaign can be found at <https://votejessicaforjudge.com/>.

David Connor presented the proposed 2022 HPNA Budget.

- This year's budget is very similar to years past. Here are few notable points:
  - Both income and expenses have been lower than expected; income has primarily been lower because HPNA has not hosted the Historic Homes Tour for the last 2 years.
  - As a note, the Hyde Park Historic Homes Tour and *Pecan Press* advertising are the primary sources of income for HPNA.
  - The 2022 budget includes assumptions for expenses that are higher than the anticipated income, but the following mitigating factors apply: we might not spend everything we have in the budget plan; although we are running a deficit budget, we have reserve funds in place that can be used if we do spend according to plan.

Continued on page 10





505 E 40th St. • \$1,650,000  
5 beds • 4 baths • 2 half baths • 3323 sq. ft.

SOLD



4009 Avenue H • \$1,550,000  
4 beds + office • 2.5 baths • 3,015 sq. ft.

SOLD



5406 Avenue H • \$830,000  
4 beds • 3 baths • 2,056 sq. ft.

SOLD



403 W Odell St. • \$750,000  
4 beds • 3 bath • 1,562 sq. ft.

SOLD



920 E 49th 1/2 St. • \$595,000  
2 beds • 2 baths • 1,164 sq. ft.

SOLD



910 E 55th St. • \$524,900  
3 beds • 2 baths • 1,248 sq. ft.

SOLD



925 E 49th St. • \$495,000  
3 beds • 1 bath • 1,133 sq. ft.

SOLD



3815 Guadalupe #211 • \$280,000  
2 beds • 1 baths • 823 sq. ft.

SOLD

## REAL ESTATE BY THE NUMBERS

Austin Board of Realtors, MLS data shown is for Austin area addresses January, 2022



MEDIAN PRICE FOR SINGLE-FAMILY HOMES  
**+30% to \$476,000**



NEW LISTINGS ON THE MARKET  
**-10% to 2,614**



AVERAGE DAYS ON THE MARKET  
**-6 days to 28 days**



ACTIVE HOMES ON THE MARKET  
**-1% to 1,351**



AVERAGE INVENTORY  
**0.0 months to 0.4 months**



PENDING SALES  
**+3% to 3,352**



### Hyde Park Team

Tammy Young, Principal  
Kam McCoy  
Amy Mintz  
Raz Khandpur  
Annette Patterson

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# Hyde Park Contact Team Minutes: February 9, 2022

## Special Called Meeting

1. **Call to order.** Chair Barbara Gibson called the meeting of the Contact Team to order at 7:01 pm. A quorum was present (14 voting members, 13 non-voting neighborhood residents, 1 visitor).

2. **Speedway Rezoning Request.** Ms. Gibson stated that developer Blake Thompson has filed a request with the city for a zoning change for the properties located at 4303 and 4307 Speedway to allow commercial development on these sites (Case 2021-188819). The sites in question are currently zoned for residential use, as called for in the Hyde Park Neighborhood Plan and codified in the Hyde Park NCCD. 4303 is zoned SF-3 and currently contains a house and an ADU. 4307 is currently a surface parking lot, which had, until recently, served as employee parking for the now closed Speedway post office.

Ms. Gibson noted that Mr. Thompson had been invited to attend the Contact Team meeting but was unavailable. However, his proposed plans for these sites had been presented at the December meeting of the Hyde Park Neighborhood Association (HPNA); and, in the January edition of the *Pecan Press*, Mr. Thompson also published a piece in which he outlined his vision for the property, including illustrations. In addition, before the meeting all Contact Team members eligible to vote received a document outlining these plans with a link to Mr. Thompson's *Pecan Press* article.

At Ms. Gibson's request, Reid Long, who had been appointed to serve as HPNA's liaison to Mr. Thompson, again outlined Mr. Thompson's vision for the project, which would include cottage style structures housing eight to 12 businesses offering commercial services such as professional offices, small studios, food service, or restaurant use.

At Ms. Gibson's request, Karen McGraw provided a brief overview of development regulations under current residential zoning vs. proposed commercial rezoning for each site.

Ms. Gibson then opened the floor for discussion, inviting neighbors immediately adjacent to the sites to speak first, followed by other attendees. In that discussion, the following points were raised.

- Mr. Thompson has been respectful in asking immediate neighbors for opinions on his commercial proposal, but has never asked them whether they would prefer a residential or a commercial project.
- Immediate neighbors believe it is preferable to keep both sites in question residential.
- Austin currently faces a housing shortage, so it doesn't make sense to remove residential zoning in this location, especially when current zoning offers the opportunity to provide a multifamily project on an existing surface parking lot.
- The proposed commercial development would significantly change the nature of the intersection, raising safety concerns especially for nearby residents with children.

- Other than the fire station, which faces 43rd Street, this block is entirely residential and it would disrupt the patterns of the neighborhood to insert a new commercial development mid-block.
- A multifamily project would be less disruptive to immediate neighbors than many of the proposed commercial uses.
- All speakers emphasized that they would like to maintain a cordial working relationship with Mr. Thompson as he redevelops the existing parking lot under its current multifamily zoning as well as the former post office site, which does not require rezoning to achieve his plans.

After discussion, Ms. Gibson then asked if any of the attending immediate neighbors supported Mr. Thompson's proposed commercial project. None did.

Ms. Gibson then asked if any attendees support Mr. Thompson's proposed commercial project. None did.

Susan Moffat then made a motion to approve the following resolution, seconded by Joe Bedell. The motion passed 13 to 0, with one abstention:

*The Hyde Park Neighborhood Plan Contact Team respectfully opposes the proposed rezoning to allow commercial development at 4303 and 4307 Speedway (Case Number 2021-188819). The tracts in question are currently zoned MF-3 (multifamily) and SF-3 (duplex and single-family), which is the zoning called for in our Neighborhood Plan and codified in the Hyde Park NCCD.*

*While the proposed LR-MU rezoning would still allow residential use, it does not require it, and the applicant's proposal is for a commercial project. The Contact Team believes that housing is a much greater priority at this time for our neighborhood and for Austin as a whole, and that a multifamily project is a more appropriate use for these centrally located lots near public transit.*

*During the CodeNEXT process, a majority of the Planning Commission and the City Council repeatedly expressed the need to create more housing in our neighborhood and in all parts of Austin. We believe the proposed rezoning is a step backwards from that goal, and we ask you to reject it on that basis.*

*However, should a majority of the City Council decide to support a rezoning to commercial use, we ask that the wishes of the immediate neighbors be respected with regard to uses, hours of operation, lighting, and all other issues that may affect their daily quality of life. We further suggest that any agreed-upon limits or conditions that cannot be codified through zoning be contained in a restrictive covenant, ideally with the Hyde Park Neighborhood Association, which has been in continuous operation since 1974, so that the burden of enforcement does not fall on a small group of individual neighbors.*

Ms. Gibson will communicate the discussion, including the approved resolution, to Mr. Thompson.

3. **Adjourn.** There being no further business, the Hyde Park Neighborhood Plan Contact Team adjourned its meeting at 8:19 pm.

– Submitted by Susan Moffat  
Contact Team Secretary

## February Meeting Minutes... ...cont'd from page 7

- There was a slight budget increase for Zoom subscription.
- The traffic circles in the neighborhood have become more established, so projected maintenance expenses for these areas have decreased.
- As last year, the neighborhood has budgeted \$15,000 for preservation and as a backstop if there is future development in the city's code changes that require us to engage legal services.
- A new \$3,000 line item has been added for hardware and software updates; this is related to HPNA's plan to automate the collection of annual dues.
- Karen Saadeh prompted membership to vote to approve the budget. The budget was approved with 27 members voting to approve, and 0 voting against

Lisa Harris gave a quick presentation on It's My Park Day, planned for Shipe Park next month.

- The date of the event this year is March 5, 2022, from 10:00 am to 1:00 pm, and will be happening in person at Shipe Park.
- Volunteers may work during the event or help out with planning prior to the event.
- Volunteer shifts are flexible.
- More information can be found at <https://austinparks.org/impd/> and you can sign up to volunteer at <https://givepul.se/toyuue>.



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## SPRING BREAK SPECIALS

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\$5.00 OFF ANY OIL CHANGE

Just come by either one of our locations before March 17th  
and mention this ad.




Michele Grieshaber gave a presentation on the Austin Strategic Mobility Plan (ASMP) street networks amendment map.

- ASMP is Austin's comprehensive transportation plan; guides short- and long-term transportation projects; and includes driving, walking, bicycling, rolling, and taking public transportation.
- The ASMP allows different transportation units within the city to come together and ensure their plans work together and don't create any conflicts.
- The street network amendments map can be viewed at <https://storymaps.arcgis.com/stories/10f9d357b-13c429495a7b764e05e550d>.
- If you have heard about the ASMP or the street networks map and were confused or worried about possible changes to the neighborhood, there is no reason for Hyde Park residents to be too worried.
- In Hyde Park, there are not going to be any projects on our streets to change widths, eliminate curb cuts, or do anything similar.
- Most of the streets in our neighborhood are level 1; level 1 is the lowest level designation, primarily for residential destinations.
- Level 2, 3, and 4 streets are wider, have bike lanes, have provisions for parking, and so forth. For example, Speedway, Park Boulevard, and 41st Street near Hancock are level 2 streets.
- 45th Street is a level 3 street. Guadalupe is also a level 3 street and is at risk for major changes due to Project Connect, but this is not due to the ASMP.

Stephen Gonzalez gave an update on Project Connect.

- Over the last several months, there have been multiple Project Connect virtual open houses related to the Orange Line, the portion of the upcoming light rail that runs north on Guadalupe from the UT campus and passes by Hyde Park.
- During these Orange Line open houses, 586 people attended, but only 23 of these people were residents of 78751.
- 99 comments were submitted for our portion of the Guadalupe Orange Line. The bulk of these comments were concerned about bicycle right of way and about the possibility that commuters would cut through the neighborhood if the train blocked their east-west commute.
- Guadalupe is relatively narrow, so there will likely be only one lane of traffic in either direction after the light rail is constructed. Because of the narrow width, the project is considering combining the sidewalk and bike lane in order to maximize the limited right of way.
- Additionally, it's possible that emergency vehicles would have to hop the curb and share the sidewalk with pedestrians and bicycles; these types of concerns and details are still being worked out.
- There is another virtual open house on February 10; Stephen will be attending and will give an update in the March general meeting.
- More information on the Project Connect orange line can be found at <https://projectconnect.com/projects/orange-line>.
- To leave a comment at any time outside of the virtu-

al open houses, email [OrangeLine@capmetro.org](mailto:OrangeLine@capmetro.org).

Brendan Wittstruck gave an update on TXDOT's plans for the I-35 reconfiguration

- Until recently, TXDOT was considering three different potential designs for the reconfiguration of I-35.
- Updated information and plans became available in January, and one of the original designs (#1) was eliminated as a possibility.
- Designs 2 and 3 are both still being considered, but some changes have been made to both of these plans.
- The TxDOT website that includes the current downloadable schematic plans for designs 2 and 3 is <https://my35capex.com/projects/i-35-capital-express-central/>.
- There was some discussion of capping (placing land or cover on top of the highway). TXDOT won't pay for this, but it might consider building the highway in a way to allow capping in the future.
- The TXDOT technical review will be completed and a design recommendation will be released this fall.

#### Announcements

Kevin announced the Hyde Park Contact Team meeting this week, to review the development of the post office property and the parking lot across the street from the post office. The main topic of discussion will be the parking lot across the street from the post office, because the plan the owner, Blake Thompson, has proposed would require rezoning. The Contact Team consists of residents, property owners, and business owners in a neighborhood; it interfaces with the city regarding neighborhood planning and development. The Hyde Park Contact Team is not affiliated with the HPNA (although the Hyde Park Contact Team currently consists of residents that also happen to be HPNA members). Blake has met with many HPNA members and with residents that live adjacent to the proposed development, and he has presented at a general meeting. He will be going before the City Planning Commission and Historic Landmark Commission shortly to have his development proposal considered, so the Contact Team wants to meet to fully discuss the proposal.

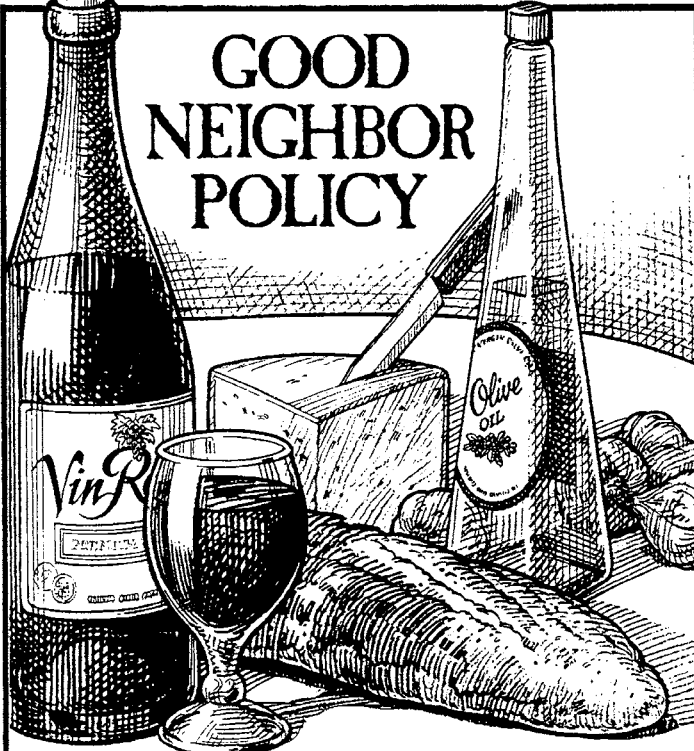
Michele thanked special guests and the general membership for joining the meeting, and the meeting was adjourned.

– Submitted by Ben Reid  
HPNA Secretary





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## Lettuce Recycle!

by Dena Houston



### What Are Your Recycling Questions?

Every week, I receive questions from my "Lettuce Recycle" readers about composting and recycling. I learn something new from many of the questions and I welcome them.

Please send your questions to [recycling@hpwobana.org](mailto:recycling@hpwobana.org). I will research the answer and email it to you. I will also add the questions and answers to my "Lettuce Recycle" articles.

I received two inquiries this week. Here are the questions and the answers.

- My Colgate toothpaste tube has the recycling symbol on it and it says "recyclable tube". Can I recycle it? In Austin, the answer is no. I checked with the Balcones recycling facility. They confirmed that, because the tube is made of layers of materials that cannot be separated, these mixed material items cannot be recycled in the Austin market.
- Can cash register receipts and carbonless paper receipts go into the recycling or compost bins? I usually put them and other small pieces of paper into one envelope and put it into the bin. These receipts must go into the trash cart. Most of today's cash register receipts are printed on thermal paper. This paper is treated with BPA, making the paper neither recyclable nor compostable. Also, please don't put pieces of paper in an envelope or bag to put into the bins. These need to be left separate for proper recycling sorting.



### Hyde Park Neighbors –

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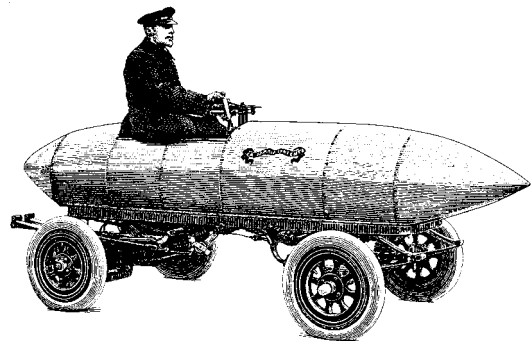
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# Speedway Rezoning Case... ...cont'd from page 3

## What Are Mixed Materials and Why Can't They Be Recycled?

Mixed materials present a special challenge to the recycling industry. In the Austin market, these items are *not recyclable* and must go into the trash cart. The reason they cannot be recycled is that these items consist of layers of material that cannot be separated in order to recycle the various parts. Tetra packs are the most common material. They are layers of plastic, cardboard, and foil. The following items are examples of Tetra packs and other mixed materials that cannot be recycled in Austin:

- Amazon packaging consisting of padding material between two layers of brown paper
- Bread crumb containers (for example, Progresso bread crumbs)
- Snack foods, cookies, and chip bags
- Single use food pouches - baby food, tuna fish, and so forth
- Juice boxes (single serving)
- Mailing envelopes consisting of stiff paper lined with bubble wrap or other insulation
- Cardboard box containers (Tetra packs) - Orange juice, milk
- Toothpaste tubes

Recycling contamination is a huge problem. If you are unsure about whether an item can be recycled, even after exploring all reuse and recycling options, put the item in the trash cart rather than the blue bin to avoid any possibility of contaminating materials to be recycled.

**PLEASE REMEMBER -  
WHEN IN DOUBT, THROW IT OUT!  
NOTHING SMALLER THAN A  
CREDIT CARD IN THE BLUE BIN.**

Remember the City of Austin recycling website:  
<http://www.austintexas.gov/what-do-i-do>.

Stay tuned for future tips for 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).



not advocate creating new commercial uses in this area. The Plan also states that such uses should not encroach on the residential character of the district.

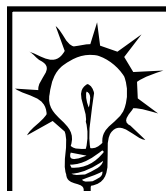
Chief differences in site development regulations between the current zoning and the proposed rezoning are highlighted below.

	<b>Current Zoning:</b> SF-3, 4303 Speedway MF-3, 4307 Speedway	<b>Proposed Zoning:</b> LR-MU, 4303 & 4307 Speedway
Maximum impervious cover	50% (4303); 70% (4307)	80%
Maximum units per acre	36 per acre (4307)  Note: 4307 is ~1/3 acre, allowing roughly 12 units	No Limit  Note: NCCD is silent on LR-MU zoning, so city code will control; neither LR nor MU zoning sets a cap on units per acre.

The existing zoning under the NCCD sets the following regulations for both development scenarios: Minimum Lot Width (50'), Maximum Building Coverage (50%), Maximum Floor Area Ratio (.5:1), Maximum Height (30'), Front Setbacks (25' Minimum, 30' Maximum), Street Side Yard Setback (15' Minimum), Interior Side Yard Setback (5' Minimum), and Rear Setback (10' Minimum). In theory, these regulations would remain in place unless the sites in question are removed from the NCCD.

**Uses.** As noted above, current uses for the sites in question are limited to residential. The city allows many uses under the proposed LR-MU zoning, but the developer has stated his intention to limit uses on these sites to the following:

- Administrative and business offices
- Art gallery
- Art workshop
- Food sales
- General retail sales
- Multifamily residential
- Personal improvement services
- Personal services
- Restaurant
- Single-family residential



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**Continued on page 14**

# Rocks for Brains... ...cont'd from page 1

appear that any flyers were distributed in the Avenues, only east of Duval. The flyers contained swastikas and disturbing racist slogans and images.

I personally went to about twenty homes to alert neighbors of the offensive flyers. More than a few came to the door with bed heads and pajamas on (on a cold Super Bowl Sunday morning, ugh). Their reactions ranged from sleepy confusion to mild alarm.

But nearly every person I spoke to (woke up, sorry) showed up at an informal meeting just two hours later at the traffic circle park at Fairfield Lane and Eilers Avenue. There was a clear sense of urgency.

**\$250 Reward**  
**Offered by Austin Airwaves**

For video footage that shows faces or license plates of perpetrators who distributed Nazi propaganda in Hyde Park, Hancock, and Cherrywood neighborhoods on Sunday February 12, 2022.

Submit statements to  
[Nonatzees4Austin@outlook.com](mailto:Nonatzees4Austin@outlook.com).

Austin Airwaves is an independent media and activist group.

Lily Zamarripa-Saenz, a 32-year-old life-long resident of Caswell Avenue said, "This was a cowardly act that does not represent our neighborhood. Ours is a welcoming neighborhood and it will continue to be just that."

The meeting was also attended by our District 9 Council Member Kathie Tovo. Tovo said she was in contact Sunday morning with Mayor Steve Adler and APD Chief Joseph Chacon. She said the Chief asked, "Does anyone have any footage?" Sadly, it would appear that despite the proliferation of Ring and other porch cams, no footage of the miscreants or their vehicles has yet come to light. Austin Airwaves is offering a \$250 reward for leads. One idea was for APD to reach out to the many early morning newspaper delivery persons.

Council Member Kathie suggests that concerned citizens contact the Anti-Defamation League at [www.adl.org/reportincident](http://www.adl.org/reportincident) and/or contact the City of Austin at <https://www.austintexas.gov/department/ireportaustin.com>.

APD Officer James Hyatt is the Baker Section contact. There has been a disturbing increase in hateful and threatening propaganda and acts in recent months.

\*Nazi

— Jim Ellinger



# Co-President's Letter... ...cont'd from page 2

these messages, but we do know that similar incidents have occurred in other cities around the country. Needless to say, these messages arise from bigotry and hatred that we are certain everyone in Hyde Park condemns. In this issue is a statement from the HPNA's Steering Committee regarding this incident.

Please reach out to us if you have any concerns with which we can help you, and we hope to see you at the March meeting.

— Michele Grieshaber  
Lisa Harris  
Kevin Heyburn  
Co-Presidents

# Speedway Rezoning Case... ...cont'd from page 13

**Parking.** It is important to note that the post office building on the other side of Speedway is already zoned for commercial uses and the owner has begun submitting plans to the city for this purpose. This means there will definitely be commercial activity on the west side of Speedway. On-street parking is not allowed on Speedway, so all parking for potential businesses at 4303 and 4307, as well as the former post office site, would have to be on site or on nearby residential streets.

Again, the basic question is whether the former post office parking lot and the adjacent home on Speedway should be rezoned for commercial use, as proposed, or whether the existing house should retain its current two-family use and the parking lot should retain its current MF-3 or multifamily zoning.

The Hyde Park Neighborhood Association will consider this question at its meeting on March 7, 2022. All are welcome.



**Word Find Answers from page 5**

- 1)ERIN GO BRAGH; 2)SHAMROCK;
- 3)CAUSEWAY; 4)ROAD RISE UP;
- 5)OSCAR WILDE; 6)RIVERDANCE;
- 7)BLARNEY; 8)JULYSESSE; 9)BECKET;
- 10)SWIFT; 11)DUBLIN; 12)BELFAST;
- 13)BLOOMSDAY; 14)IRISH SEA;
- 15)C.S. LEWIS; 16)COUNTY CORK;
- 17)SHAW; 18)MURPHY;
- 19)GOLDSMITH; 20)BRAM STOKER;
- 21)YEATS; 22)CLIFFS OF MOHER



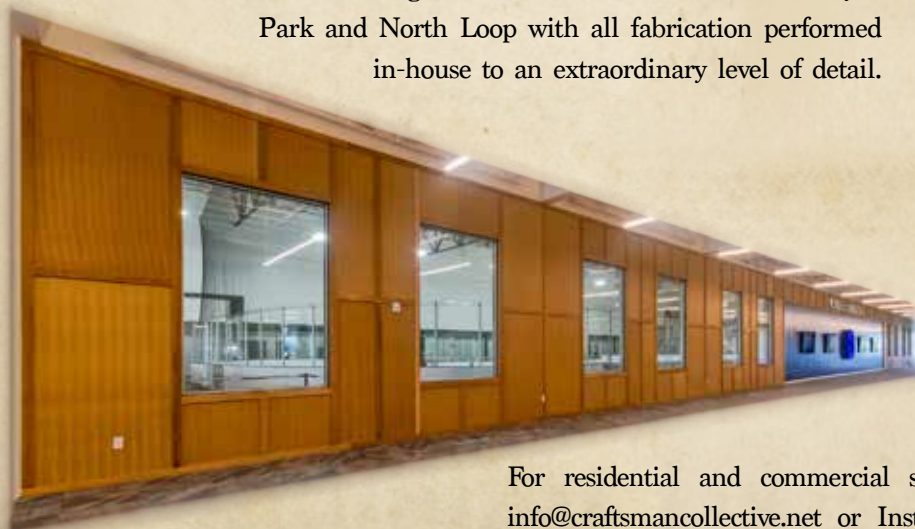



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