

# December Meeting



**When:** 7:00 p.m.  
Monday, December 1, 2014

**Where:** The Griffin School  
5001 Evans Avenue

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

## HPNA General Meeting Agenda for December 1

- Voting on resolutions regarding proposed zoning change at 4500 Speedway to NO-NCCD and amendment to the neighborhood plan to allow a restaurant on the site (see "Voting Matters," p. 13)
- Re-voting on a resolution regarding City Council accessory dwelling unit resolutions (see "Voting Matters," p. 13)
- Mayoral Forum: Candidates Adler and Martinez to present and answer questions
- Announcements

**See You There!**

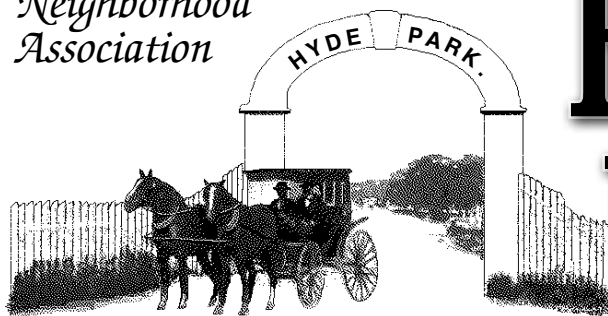
## HPNA Meeting Minutes: November 3, 2014

The Hyde Park Neighborhood Association meeting was called to order by Lorre Weidlich, co-president, at 7:09 p.m. The first item on the agenda was a presentation regarding a proposed restaurant at 4500 Speedway. The owner and his representatives provided a description of the proposed modifications to the property and the requested zoning changes. The owner noted that the goal was to convert the property into a restaurant that supported the local neighborhood character and enhanced the community. The proposed tenant would be the Chaat Shop, which is currently operating as a food truck. The potential tenant would likely utilize the space as a commercial kitchen for major events, as well as serve food for taking out or dining in.

The changes being requested for the property would be to change the zoning to NO-NCCD-NP

**Continued on page 11**

*The Hyde Park Neighborhood Association*



# Pecan Press

December 2014 • National Register District Neighborhood • Vol. 40, No. 12

## Hyde Parkers To Mark the End of the Year in Grand Style

This year's annual HPNA-sponsored party to celebrate the holidays will be held at the Elisbet Ney Museum on Sunday, December 14, from 5:00 p.m. to 8:00 p.m. Light hors d'oeuvres, white wine, and bubbles will be served, along with hot cocoa and sweets. Outside, there will be a holiday classic movie running, so partygoers should remember to bring a warm blanket for cuddling up! The weather has been asked to cooperate.

Neighbors and friends will be invited to write personal wishes for the coming New Year on tags provided at the party. These wishes will then be tied to branches of the community "Wish Tree" inside the museum. Wishes can also be written and tied to the tree any time after December 15 through January 5. The museum is open to the public Wednesday through Sunday, 12:00 noon to 5:00 p.m.

In the spirit of the giving season, attendees are asked to consider bringing an unwrapped gift for our neighbors at Helping Hand Home for Children, which provides a nurturing and healing setting for children who have suffered severe abuse and neglect. Recommended donations include gift cards in any denomination to Target, Walmart, Kohl's, or JCPenney. A complete wish list can be found on their website at [www.helpinghandhome.org/wishlist.html](http://www.helpinghandhome.org/wishlist.html).

If you haven't already, please consider joining the Hyde Park Neighborhood Association for just \$5 a year (\$1 for those 65 or older). Membership signup will be available at the party.

This is a very special occasion for residents and friends to relax, socialize and enjoy this very special community which is Hyde Park. And of course, a huge thank you is due to the co-host, the Elisbet Ney Museum, for generously opening its doors for this event and for being a part of our community. For more information, email Tammy Young at [tammy@realtyaustin.com](mailto:tammy@realtyaustin.com).

— Tammy Young  
Event Chair

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As the end of the year approaches, it's time for a retrospective: What has this year been like and what have we done with it?

It's been exciting but disconcerting time for the City of Austin. Austin has been going through serious changes and considering serious issues. Hyde Park has had to adjust to those changes, provide input into those issues, and move forward in the face of uncertainty and dissension.

- 10-1: Austin held its first single-member district election just last month. HPNA responded to the situation by providing programs to educate Hyde Parkers about the candidates and, as usual, by turning out in copious numbers to vote.

The election ended for us when one of the two run-off candidates withdrew. It is now our task to establish a positive relationship with the new City Council.

- ADUs: Both Austin and Hyde Park, separately and in tandem, spent part of 2014 debating the ramifications of this issue. It remains unresolved. Hyde Park needs to see what develops on the city level and respond to it.
- Project Connect: Again, for this issue, the HPNA provided several programs designed to educate Hyde Parkers. Despite the efforts of Austin's outgoing mayor, including his meeting with the HPNA Steering Committee, this bond issue was defeated. Few people would disagree that transportation is a significant issue in Austin, but what solution arises next and how Hyde Park responds to it remain issues for the future.

It's been good year for the Hyde Park neighborhood. As much as we disagree, we all work together to increase the sense of community.

- Egg Scramble: Our second egg scramble was bigger and better attended than our first one was. We look forward to the third, and so does the Easter Bunny.
- Fire Station Festival: It gets better – and bigger – every year. What else do we need to say?
- Homes Tour: Our first tour devoted to Hyde Park north of 45th Street was not just successful but eye opening. From a baker acclaimed throughout the Austin of his time to a space-shuttle contributor, the residents of those houses were a noteworthy group.

The holidays are a good time to put aside Austin issues and concentrate on community in Hyde Park. In the face of sometimes disturbing city-wide changes, turning to our neighbors can be a way of affirming

our social capital and reestablishing the bonds that help us move forward, always keeping in mind the larger issue: What can and should we do to promote the greater good of Hyde Park? And accordingly, we look forward to seeing all of our neighbors at the Hyde Park Holidays Party on Sunday, December 14!

– Kevin Heyburn  
& Lorre Weidlich  
HPNA Co-Presidents



## Pecan Press

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

Note: Each month's ad and editorial deadline is the 15th of month preceding publication.

### Editor

Michael Nill <editorpecanpress@gmail.com>

### Poetry Editor

Charlotte Herzele <herzele@gmail.com>

### Photo Editor

Lizzie Chen

### Staff Writer Intern

Mary Lynam

### Advisory Board

Deaton Bednar

Lisa Harris

Kevin Heyburn

Grant Thomas (Editor Emeritus)

### Production Manager/Advertising Director

Robert M. Farr 731-0617 <bobfarr@austin.rr.com>  
7500 Chelmsford Dr., Austin, TX 78736

### Mail Ad Payments to:

Steve Baker P.O. Box 49427, Austin, TX 78765

### Distribution Coordinator

Rimas Remeza • 4105 Ave. F • 371-3158

<rimas@yahoo.com>

### Area Coordinators

N of 45th/W of Duval

• Heidi Bojes ..... <heidi.bojes@rrc.state.tx.us>

N of 45th/E of Duval

• Jay Gerard & Carrie Laughlin ..... 371-1546

S of 45th/W of Speedway

• Joanna Fitzgerald ..... <joannafitzgerald@icloud.com>

S of 45th/E of Speedway

• Martha Campbell ..... 452-2815

### Contributors Past and Present

Glen Alyn, Laurence Becker, Deaton Bednar, Steve Bratteng, George Bristol, Sharon Brown, Lewis Brownlow, Amon Burton, Martha Campbell, Inga Marie Carmel, Josephine Casey, Kitty Clark, Betsy Clubine, Elsy Cogswell, Carol Cohen Burton, William Cook, Susan Crites Krumm, Celeste Cromack, Herb Dickson, Avis Davis, Pam Dozler, Cathy Echols, Mark Fishman, Merle Franke, Larry Freilich, Eugene George, Mary Carolyn George, Barbara Gibson, Larry Gilg, Susan Gilg, Ann S. Graham, Carolyn E. Grimes, Lisa Harris, Anne Hebert, Ben Heimsath, Albert Huffstickler, Cynthia Janis, Paul Kamprath, John Kerr, Susan Kerr, Susan Kirk, Karen McGraw, Sharon Majors, Libby Malone, Alan Marburger, Peter Maxson, Elaine Meenehan, Fred Meredith, Susan Moffat, John Paul Moore, Jack Nokes, Jill Nokes, Wanda Penn, Dorothy Richter, Walter Richter, Kristen De La Rosa, Steve Sadowsky, Mark Sainsbury, Jessica Salinas, Mary Lou Serafine, Cathy Short, Sarah Sitton, Thad Sitton, Clay Smith, Niyanta Spelman, Julie Strong, Grant Thomas, Debbie Trammell, Rollo Treadway, Lao Tzu, Jennifer Vickers, Katie Vignery, Sandra Villalaz-Dickson, Lorre Weidlich, Adam Wilson, Hanna Wiseman Jacobs, Hermelinda Zamarripa

## Hyde Park Neighborhood Association

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

– HPNA Officers/Steering Committee –

### Co-Presidents

• Kevin Heyburn ..... <kmheyburn@gmail.com>  
• Lorre Weidlich ..... <lweidlich@mail2sevens.com>

### Co-Vice Presidents

• Kathy Lawrence ..... <mail@kathylawrence.com>  
• Adrian Skinner ..... <adrian.h.skinner@gmail.com>

### Co-Secretaries • Artie Gold • Reid Long

Treasurer • PO Box 49427, Austin, TX 78765

• I.J. Aarons ..... <ijaarons@aol.com>

### Additional Steering Committee Members:

• Heidi Bojes • Sharon Brown • Jessica Charbeneau • Betsy Clubine • Ellie Hanlon • Dorothy Richter • Debbie Wallenstein • John Williams

### HPNA Committee/Task Forces (w/chairs)

AISD • Annette Luckinger

Alley Coordinator • Carol Burton, <sk2wash@austin.rr.com>

Austin Neighborhoods Council Rep. • Claire deYoung,

<anc\_rep@yahoo.com>

Beautification • Robin Burch <robinburch@gmail.com>

(903) 780-5275

Children's Programs • Elise Krentzel

Church/Neighborhood Liaison • Kathy Lawrence, <mail@kathylawrence.com>

Communications/Web • Michael Crider, <online@austinhypark.org>

Contact Team Liaison • George Wiche, <g@cjwyche.org>

Crime & Safety • Carol Welder, <cjwelder@msn.com>

Development Review • David Conner <daypaycon@yahoo.com>

Finance • David Conner <daypaycon@yahoo.com>

Graffiti Patrol • Lisa Harris <ljharris@yahoo.com>

420-0652

Homes Tour • Carolyn Grimes <cgrimes@cbunited.com>

Membership • Sharon Brown <donsharon4213@sbcglobal.net>

• Karen Saadeh <kdmattis@gmail.com>

Neighborhood Outreach • Larry Gilg <lglg@grandecom.net>

Neighborhood Planning • Karen McGraw, 4315 Ave. C 459-2261

Local Historic District • inactive

Parks & Public Space • Mark Fishman, <mlfishman@gmail.com>

656-5505

Social • Deaton Bednar, <deatonbednar@grandecom.net>

Transportation • Mike Pikulski, <mpikulski@yahoo.com>

Tree Preservation • ..... VOLUNTEER NEEDED

Triangle Development • Cathy Echols, 4002 Ave. C 206-0729

Zoning • Dorothy Richter, 3901 Ave. G 452-5117



# Letters Dept.


## Vote No on Restaurant Proposal

In regard to Case C14-2014-0111 (4500 Speedway), the owner of this property has asked HPNA to support his application to rezone this property to neighborhood office and to amend the North Hyde Park Neighborhood Conservation Combining District (NCCD) to allow food preparation, food sales, general retail sales, general retail sales (convenience), personal improvement services and personal services on neighborhood office-zoned land within the Residential District of the North Hyde Park NCCD. His application to amend the NCCD further asks that a restaurant use be a conditional use on neighborhood office-zoned tracts and that restaurants may operate from 7 a.m. to 11 p.m. and shall not be required to provide parking.

City staff has made sound recommendations on this: to grant neighborhood office zoning (which would allow continued residential use) and to deny the request to amend the NCCD. In addition, transportation review recommends that if this is to be rezoned to neighborhood office, 30 feet of right-of-way from the centerline of Speedway be dedicated to the city.

Staff finds that neighborhood office zoning on the property is consistent with land use patterns in the area, as the tract is adjacent to multifamily-zoned property. Staff does not recommend the requested amendment to the North Hyde Park NCCD: "The proposed NCCD amendment is incongruous with the intent and uses set out for this district in the North Hyde Park NCCD. In addition, the NCCD amendment does not meet the goals and objectives of the Speedway District in the Hyde Park Neighborhood Plan." "The staff also has concerns that the applicant is requesting to amend the NCCD to state that Restaurant uses within the Residential District shall not be required to provide parking for patrons on-site. Therefore the anticipated traffic from the proposed restaurant use at this location will be obligated to park within the right-of-way along Speedway and adjacent streets." (These quotes are from the Zoning Change Review Sheet, available on the city website at <http://www.austintexas.gov/edims/document.cfm?id=221106>.)

Continued on page 11



*The most*  
**WONDERFUL**  
**PARTY**  
*OF THE YEAR*

**HYDE PARK HOLIDAYS PARTY**  
Sunday, December 14th from 5pm to 8pm  
at the Elisabet Ney Museum, 44th & Avenue H

All Hyde Park neighbors & friends are invited to write their wishes for the coming new year and tie it to our "Wish Tree." Enjoy light food, cocktails and music inside the museum, and hot cocoa and movie outside. Don't forget to bring blankets! Please consider bringing an unwrapped gift for our neighbors at Helping Hands Home for Children.



**Monthly Calendar**  
**December**

- 1 — HPNA General Meeting
- 8 — HPNA Steering Committee Meeting
- 12 — Recycling Collection
- 14 — Hyde Park Holidays Party
- 27 — Recycling Collection (Saturday)

Hyde Park Neighborhood Association Enrollment	2014-15 Membership	HPNA Membership Info
<p>Name _____ Phone _____</p> <p>Address _____</p> <p><input type="checkbox"/> I wish to be notified via email of HPNA meetings and events.</p> <p>Email _____</p> <p><b>Dues (per person)</b></p> <p><input type="checkbox"/> Standard - \$5/year/person    <input type="checkbox"/> Senior Citizen- \$1/year/person</p> <p><input type="checkbox"/> New Member    <input type="checkbox"/> Renewing Member</p> <p>Payment: <input type="checkbox"/> Check    <input type="checkbox"/> Cash    Date _____</p> <p style="text-align: right;">Amount Paid \$ _____</p>	<p>Bring to an HPNA meeting, or send to:</p> <p><b>HPNA Membership</b> P.O. Box 49427 Austin, Texas 78765</p> <p>Make checks payable to HPNA.</p>	<p>All memberships expire on September 30th of each year.</p> <p style="text-align: center;">❖</p> <p>Membership in HPNA is open to all residents aged 18 years or older who reside within the boundaries of Hyde Park or within 300 feet of the designated boundaries.</p> <p style="text-align: center;">❖</p> <p>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.</p>

## We Welcome Your Submissions to Pecan Press

Send in your articles, letters, and photos (but not your poetry\*) by the 10th of each month to:

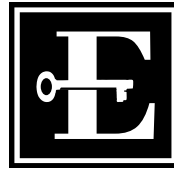
**Editor, Pecan Press**  
**<editorpecanpress@gmail.com>**

\*Send your poems to:  
**Charlotte Herzele**  
**<herzele@gmail.com>**

Note: The Pecan Press will not publish unsigned/unattributed poetry. All poems (even if written under a pen name) must carry a name and address or phone number for identification and verification purposes.

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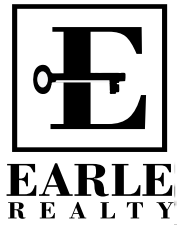


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# Window on Hyde Park



This haunted house was just one of many that dotted the streets of Hyde Park this Halloween. Decked out in costumes of all sorts, hundreds and hundreds of children and their families from Hyde Park and around the city took to neighborhood streets as “trick or treaters” on a beautiful fall evening. The biggest throngs were to be seen along Avenues F and G. If one tried to drive a car anywhere near there on Halloween, the goblins probably got the driver, passengers, and the automobile too.



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## HYDE PARK AREA: 2014 1ST QUARTER SALES IN REVIEW

	1st Quarter 2013	1st Quarter 2014	CHANGE
NUMBER OF HOMES SOLD	20	18	-10.00%
AVERAGE SALES PRICE	\$482,550	\$446,093	-7.56%
AVERAGE SQUARE FOOTAGE	1,916 SF	1,624 SF	-15.24%
AVERAGE SOLD \$/SQ FT	\$263.06	\$289.17	9.93%
MEDIAN DAYS ON MARKET	51 DAYS	34 DAYS	17 DAYS LESS

All statistics & square footage are from Austin MLS for Single Family Residence taken 04/08/2014 from the Austin MLS. For detailed market information about your home, contact Sam Archer, Broker.



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## Around & About the Avenues

**New HPNA Committee To Be Formed:** The purpose of this new Austin State Hospital (ASH) Committee will be to ensure that Hyde Park residents are informed about the potential sale or repurposing of this state land and have a voice in the process. Recent General Land Office reports have recommended a sale of the property for mixed use development, but no action to date has been taken. John Williams will be the initial chairperson of the committee; if interested in participating, please contact him at [jawilli@grandecom.net](mailto:jawilli@grandecom.net) or at 512-350-1094.



**Praise for Local Eating Establishment:** In the Confidential Intelligence Briefing feature of a recent issue of the international news magazine *The Week*, Austin was listed as #2 for green cities, as per ranking from Meg Donahue's piece in *Vegetarian Times*, with a specific mention of Mother's Café as a place that "even omnivores rave about." — Reported by Laurence Becker



**Holiday Show at McCallum Fine Arts Academy:** This year's installment of the annual Cabaret Revue, "A Knightly Holiday," features songs performed by more than 160 students that reflect a variety of seasonal favorites for the entire family, including an audience sing-along. All proceeds benefit McCallum Vocal Department. Shows are scheduled December 4 through 7. For more information or to purchase tickets, visit <https://macchoirs.eventbrite.com>.



**An Award for Terri Myers:** This former Hyde Park resident and consultant for its Local Historic District project recently received the Truett Latimer Award from Preservation Texas, a private, nonprofit, member-supported organization dedicated to protecting the historic resources of Texas. This award is given to a working professional who demonstrates a significant commitment and sustained involvement to preservation. For the past six years, Terri has served on the Austin Historic Landmark Commission and produced the nominations for all three of Austin's Local Historic Districts.—Reported by Lorre Weidlich



**"Capitalism's Suffocating Music":** This was the title of an article discussing in part this year's Austin City Limits Music Festival by *New York Times* op-ed columnist Frank Bruni, who lost patience with all the festival's corporate come-ons. "For every stage, a different sponsor; behind every beat, a different brand," he wrote. The ubiquity of signs for "Not That Kind of Girl" suggested to him that the festival should have been renamed Lenapalooza. He did note corporate sponsorships are everywhere these days (for example, in the names of sports stadiums), but he expected more from the "subversive soul" of Austin.



# Fire Station Festival Celebrates Its 40th Year

On October 19, Hyde Park neighbors and firefighters rallied in celebration of the 40th Annual Fire Station Festival. Hundreds and hundreds of neighbors were in attendance. Each year, the festival marks a time to be thankful for the fact that Fire Station 9 is still up and running after it was first threatened with closure 40 years ago. Initially organized by Hyde Park resident Dorothy Richter, the fall festival represents a rich history of community-building and advocacy.

Festivities were kicked off in Shipe Park with a lively parade along Avenues G and F and down 43rd St. Excitement was high as children, parents, and even pets donned their Halloween best and marched to the beat of the Eastside High School Panther Drum Line. Led by a Station 9 fire truck, the rear was brought up by recognizable neighborhood vehicles like Carol and Amos Burton's red truck. When nearing the fire station, kids on bikes, scooters, and foot rushed ahead of the banner to meet the hefty crowd that had already gathered.

Festivalgoers were then treated to a drumline performance and, later, music by Eggjam, a Beatles tribute group who regaled the audience with banter between playing best-loved tunes on request.

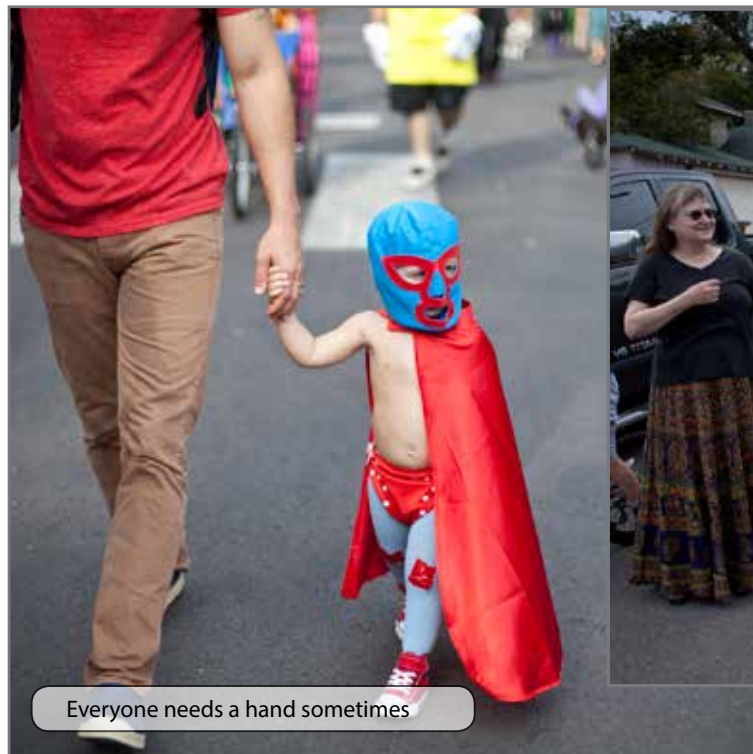
Younger attendees enjoyed a good offering of activities including hair sculpture, henna, and face painting. Plenty of games were also available to play for prizes; and as a testament to the fun being had, kids were seen carrying plastic fire hats brimming with goodies. When asked if he enjoyed playing hoops, four-year-old Jack (sometimes known as Spiderman) could only smile. His mother had more to say. "We come every year. My oldest loves the photo booth, and it's just a great time. We'll definitely be back."

Of course, the annual Fire Station Festival would be incomplete without a few firefighters walking around, and this year there were plenty more than usual to share in the fun. Lieutenant Wiese spoke of the behind-the-scenes excitement at the firehouse. "We look forward to this every year. We appreciate the support we get around here because it's not common around the city, where plenty of fire stations shut down and people don't care. That is definitely not the case here." Fireman Fry, who was selling T-shirts for the event, agreed with the sentiment, adding that he was amazed at the community interest in Station 9 compared to similar events at other stations where he's worked.

The firefighters showed their appreciation by posing for pictures and giving safety demonstrations with the help of a state-of-the-art safety trailer.

Liz Lock and Eric C. Hughes of the Adams House B&B announced the costume category winners. This year's recipients were as follows:

- **Scariest:** Glenis Luce as a murderer attending her own funeral
- **Funniest:** Henry Ross as Nacho Libre
- **Most Creative:** Lily Pierce as Frieda Kahlo
- **Best Pet:** Lisa Moomaw's Daisy the Dog as a "cat princess"
- **Best Family Costume:** The Coopers as "The Frankenfurters."



Everyone needs a hand sometimes



These attendees hone their firefighting techniques



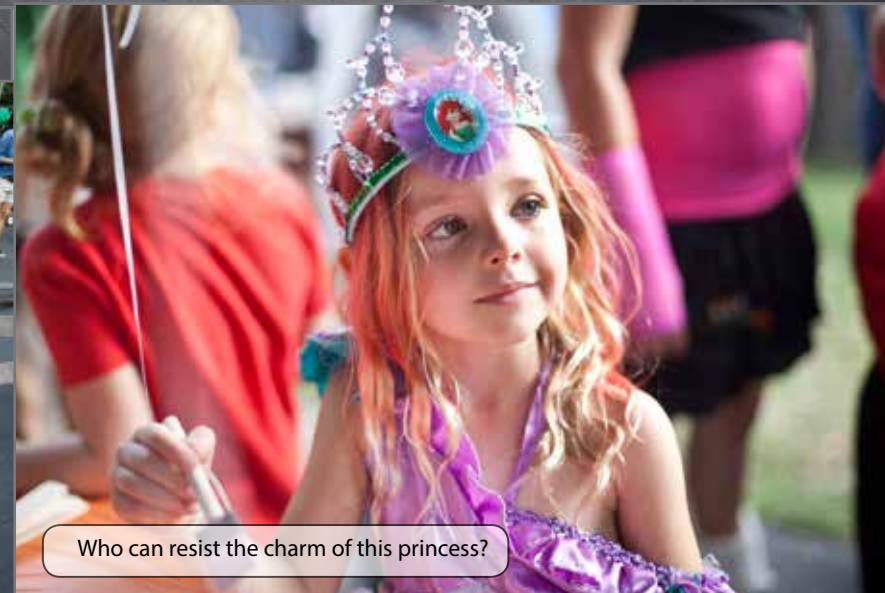
The drum line gets ready to rock the neighborhood

All Photos by Lizzie Chen





HPNA funds the festival every year



Who can resist the charm of this princess?



Partners—neighbors and firefighters

Adding another highlight to the afternoon, Friends of Shipe Park proudly awarded Austin City Council member Laura Morrison the first-ever Neighborhood Hero Award for securing funds to repair Shipe Pool, which had been faced with closure earlier this year. Thanks to her efforts and those of others, Hyde Park will have an even better neighborhood pool at Shipe to enjoy on those hot summer days for years and years to come.

In the same vein, the HPNA recognized the following individuals for their contributions to the Hyde Park neighborhood:

- Kathy Lawrence: for producing programs that educate Hyde Park about Austin issues
- David Conner: for Development Review Committee leadership that preserves and protects Hyde Park
- Mark Fishman: for protecting and preserving Hyde Park’s public and green spaces
- Adam Wilson: for helping HPNA meetings with space, recording equipment, and more
- Michael Crider: for improving and freshening the HPNA website.

Once again this year, neighbors generously donated books before and during the Fire Station Festival in a drive organized by Anne-Marie Grieger. In all, 200 books were collected for BookSpring, a local organization that provides reading experiences and books to children and their families.

The outstanding success of this year’s festival was of course only made possible by the scores of volunteers. As HPNA Social Chair and main festival organizer Deaton Bednar noted, “One of the joys of creating the Fire Station Festival experience is participating in this effort with my Hyde Park neighbors. Their enthusiasm, creativity, innovations, and dedication make this the ‘best festival ever’ each year.” Indeed, the influence of our Fire Station Festival has even reached Israel, as a participant’s brother living there was also inspired to hold a fire station festival!

The following dedicated, talented leaders have served three or more years in creating this festival: Linda van Bavel, Judy Gurgiolo, Lynne Hohfeld, Liz Lock, Paula Rhodes, and Joan Yamini. Our thanks goes to these and many others for their excellent efforts on behalf of the neighborhood. And of course, a huge debt of gratitude is owed to Deaton Bednar herself, who has just completed a decade (yes, a decade) of chairing this event.

— Mary Lyman  
Staff Writer Intern

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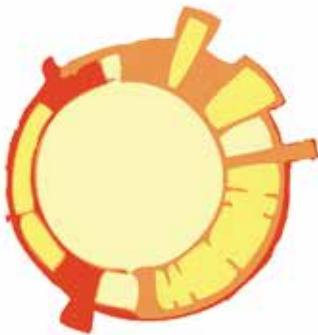
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4500 Speedway is not adjacent to or particularly close to any existing commercial use. A restaurant use at this location would be very intrusive and, in my opinion, if allowed is likely to lead to requests to rezone other residential lots on 45th Street to intense commercial uses. As was pointed out in the discussion at the November HPNA meeting, the only driveway for 4500 Speedway is on 45th Street and having large delivery trucks back into or out of a 45th Street driveway will be disruptive to 45th Street traffic. In parts of our neighborhood (including the 4500 block of Speedway) there is already a high volume of street parking in use, so adding businesses that are open for most hours of the day and will draw vehicles without also requiring that those businesses provide parking will hasten the day that some or all of our neighborhood will need to apply for resident permit parking. Resident permit parking, while it does have advantages, also has disadvantages, such as the requirement that residents who wish to host an event (birthday party, holiday party, etc.) apply to the city for day passes for guests at least two weeks before the event and justify the number of passes requested.

I ask that HPNA members vote to oppose the requested amendment of the NCCD.

— Lisa Harris  
Avenue F



## November Meeting Minutes... ...cont'd from page 1

(Neighborhood Office). This use would be amended to allow several food preparation uses. Furthermore, the use would carry several other restrictions including:

- Maximum indoor floor area of 2,500 square feet
- Hours of operation limited to 7 a.m. to 11 p.m.
- Maximum outdoor seating area of 500 square feet
- No seating within 50 feet of the property line of any single family property
- No amplified sound or outdoor entertainment
- No drive through
- Maximum impervious cover area of 2,200 square feet
- No parking restrictions
- Alcoholic beverages limited to beer and wine.

The proposed changes would affect all properties with an NO zoning in the North Hyde Park NCCD. The current proposed site at 4500 Speedway would include 9 parking spaces. At this point, the discussion was opened to comments, questions and motions from the floor.

A motion was made and seconded for a vote at the next HPNA meeting to oppose the zoning change. The language of the motion was as follows: "The Hyde Park Neighborhood Association does not support the zoning change and the changes to the neighborhood plan." A second motion was proposed and seconded: The Hyde Park Neighborhood Association supports the restaurant with minimal zoning changes." Both of these resolutions will be voted on at the next Hyde Park Neighborhood Association meeting. It was agreed that the owner of the property and his representatives would be provided an opportunity to present at the next meeting and another meeting could be held in the interim to continue to garner feedback.

The second item on the agenda was consideration of a Steering Committee resolution requesting that the City not establish a blanket policy on accessory dwelling units (ADUs). The text of the resolution was published in the *Pecan Press* and requests that any policy respect the wishes of the established neighborhood plan. An amendment was proposed to strike the names of Martinez-Riley from the resolution and replace with the resolution number. The amended language read as follows: "Therefore the Hyde Park Neighborhood Association does not support a city-wide or blanket policy change pertaining to the construction of ADUs, such as resolution #20140612-062 passed by the City Council on June 12, 2014." The motion was seconded and passed 35 for and none opposed. The question was called and the motion to move the previous question was adopted 38 for and none against. The resolution was adopted 40 for and 6 against. [Note: Because of a mistake in procedure (that is, the resolution was not posted at FreshPlus), it will be voted on again at the December meeting.]

The next item of business was the consideration of a motion from the Steering Committee to send a letter of appreciation to the City of Austin for approving funding for the repair and restoration of Shipe pool. The text of the proposed letter was read. In the absence of discussion, the question was called and adopted by a vote of 41 for and none against. The text of the letter was then adopted by acclamation.

Announcements were the final order of business. David Conner announced that the Finance Committee would be meeting soon and so budgets should be submitted to him. Carolyn Grimes reminded attendees of the Hyde Park Homes Tour on November 9. Tickets are \$20 and the tour starts at the Griffin School. There are six houses on the tour all north of 45th Street. Volunteers, especially to serve as docents, are still needed. Diego from Compost Pedallers left some brochures and flyers for those interested. Lastly, Lorre announced that the Steering Committee will meet on November 10 at the Trinity United Methodist Church.

— Submitted by Artie Gold  
& Reid Long  
HPNA Co-Secretaries

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# Voting Matters at Upcoming HPNA Meeting

At the HPNA general meeting on December 1, the following resolutions will be voted on. The first two concern proposed zoning change to allow a restaurant at 4500 Speedway. The third one is about City resolutions regarding accessory dwelling units. A vote on this third resolution occurred at the November meeting, but later was declared invalid because the resolution was not posted in all required venues. (This third resolution was also up for a vote at a special called meeting of the Contact Team on November 17.)

In order to vote, one must be a dues-paid member of HPNA for a period of 30 days before the vote takes place.

## Resolution One

The Hyde Park Neighborhood Association does not support the zoning change and the changes to the neighborhood plan.

## Resolution Two

The Hyde Park Neighborhood Association supports the restaurant with minimal zoning changes.

## Resolution Three

City Council resolutions concerning Accessory Dwelling Units (ADUs) should not override the neighborhood planning process or neighborhood plans. Therefore the Hyde Park Neighborhood Association does not support a city-wide or blanket policy change pertaining to the construction of ADUs, such as resolution #20140612-062 passed by the City Council on June 12, 2014. We see our neighborhood plan, which grew out of a process of civic participation, as central to maintaining the character and the quality of life of our neighborhood.



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## Hyde Park Homes on Display



Guests view a before and after display at the George-Campbell-Hinman House during the 2014 Homes Tour. Photo by Cathy Yang

With perfect weather on Sunday, November 9, bicycle, bus, and skateboard riders were out in abundance to celebrate “A Ride in Hyde Park,” the theme of the 38th Annual Historic Hyde Homes Tour.

The tour, which featured properties located north of 45th Street, has been described as one of the best tours on record. Some houses were large while others were cottages. A few were traditional while one was very open and contemporary. Several had outstanding outdoor living spaces and native gardens. Several were preserved from demolition and one was saved twice. All had special stories behind them and represented the unique personalities of the owners.

Kudos go to the many individuals who collectively made this tour enjoyable, educational and successful. Those include:

- Homeowners: Chad & Kori Crow, Barbara Mahler & Pete van Metre, Denise Mansfield & Donald Kokas, Andy Hinman & Rebecca Campbell, Toti & Kelly Larson, and Vernon & Pam Whittington
- House Selection Committee: Joe Bedell, I. Jay Aarons, Peter Maxson, Ellie Hanlon, and Debbie Wallenstein
- House Captains: Debbie Wallenstein & Travis Turner, Cynthia & David Lyon, Ellie Hanlon, Kevin Heyburn, and I. Jay Aarons
- Tour booklet: Lorre Weidlich, Pam Whittington, Amie & Tim Vetscher, Joan Burnham, David Conner, Katie Vignery, Peter Maxson, Lloyd Cates, and Ann Graham
- Photography: Liz Williams, Chad Crow, and Andy Hinman
- Marketing: Michael Crider, Cathy Yang, Kate Van Winkle, Cecil Pennington, and David Conner
- Sponsorships: Suzanne Pringle, Kuper Sotheby’s International Realty, Lin Team, The Kinney Company Real Estate, and Carolyn Grimes, Coldwell Banker United Realtors
- Ticket Sales: Denise Girard, Lisa Harris, and Gail Reese
- Neighborhood Partners: NeWorldEli, Austin State Hospital, Texas Blooms, Office Max at the Triangle, Best Banner Sign Graphics, Trinity Methodist Church, Texas Bike Tours, Bikes on Bikes, and Griffin School
- Volunteers: John Williams and all of the many, many docents who helped to make the tour wonderful.

Planning for the 2015 tour has already begun. We want to make the tour continue our traditions and improve with your help. Your recommendations and suggestions are very welcome, and we will be reaching out to you soon.

— Carolyn Grimes  
Chair, 2014 Hyde Park Homes Tour

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## 513 EAST 49TH STREET

Builder's personal home designed with old world charm but offering modern amenities. Main house has 3,300 SF with 4 BR, 3.5 BA, 3 LIV plus separate 2BR,1BA apartment.

Listed at \$995,000



## 4605 EILERS AVENUE

Renovated and expanded in 2008 by owner/architect. Open floor plan with 3 BR, 2 BA, 2 LIV. Covered porch and large fenced backyard. Desirable Lee Elementary School.

Listed at \$649,000



## 108 WEST 32ND STREET

City Historic Landmark in Aldridge Place. Built in 1923 on double lot. 4 BR, 2.5 BA, 4 LIV, 2 DIN in main house. Detached guest quarters. Swimming pool and spa.

Listed at \$1,495,000



## 500 EAST 41ST STREET

Classic 1927 Hyde Park bungalow located in the heart of Hyde Park. 2 BR, 1 BA, 1 LIV, 1 DIN. Original architectural detailing throughout. Fenced yard with alley access.

Listed at \$435,000



## 4529 AVENUE C

Adorable 1947 cottage with 2 BR, 1 BA, 1 LIV, 1 DIN. Refinished hardwoods, faux fireplace, built-ins. Wide front porch, spacious rear deck. Detached garage.

Listed at \$399,950



## 4311 AVENUE G

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Listed at \$399,000



## 305 WEST 29TH STREET

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