

NORTH SHOAL CREEK NEIGHBORHOOD NEWS

FALL 2018



City Council unanimously approves North Shoal Creek neighborhood plan

A report from the NSCNA Development Committee

North Shoal Creek’s neighborhood plan has finally received the city’s official approval.

With only one change, Austin City Council voted 11-0 at its August 23 meeting to pass the neighborhood plan, as submitted by staff and approved by NSCNA. The lone change, recommended by the Planning Commission, allows accessory dwelling units (ADUs) to be built on lots with the more restrictive zoning of SF2. Previously, ADUs could be built only on SF3 lots, which make up 35 percent of our residential zoning.

On balance, the Development Committee feels that this unanimous vote, coupled with the addition of only one policy-related amendment, is a win for our neighborhood. The committee thanks all the stakeholders who participated in the process of creating and refining our plan.

Our plan is a compromise based on what Mayor Steve Adler, in his 2017 State of the City Address, called “the Austin Bargain,” which he described as containing two goals: “(1) protect our neighborhoods, and (2) deliver

the increased housing supply we need to make Austin more affordable.”

Our plan achieves both goals by directing new growth to the corridors around our neighborhood’s perimeter while keeping its residential core predominantly single-family housing.

City Planning and Zoning Department staff estimate that, under this plan, 151 acres — currently mostly commercial — will become eligible for development as multi-family residential or as mixed-use (commercial and multi-family residential). These 151 acres hold the potential for 3,802 new housing units. Our neighborhood currently has 2,155 housing units.

The plan also specifies that single-family homes shall remain the dominant housing type in the residential core. This was the most contentious and hardest-fought part of our plan.

The Austin Planning Commission had recommended three changes to our plan: 1) adding missing middle housing — duplexes, triplexes and townhouses — to Steck Avenue, 2) expanding ADUs to throughout the

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IMPORTANT DATES

- ⇒ September 25: NSC contact team meeting, 6:30-7:45 p.m., First Texas Honda
- ⇒ September 29: Free tree block walk; tree staging on October 26, planting October 27. See pg. 9 for details. Volunteers needed.
- ⇒ November 6: NSCNA Membership meeting, 6:30-8 p.m., Pillow Library
- ⇒ December 19: Luminaria Walk, 6-8 p.m., Pillow track (volunteers meet at 4 p.m.)

Neighborhood News Fall 2018

A quarterly newsletter of the North Shoal Creek Neighborhood Association (NSCNA)

Editor: Sharon Justice

Contributors: Yvette Cardenas, Amy Culbertson, Donna Eagar, Jon Menegay, Kenneth Webb, Kevin Wier, and Roger Wines.

Color edition of newsletter available at www.nscna.org.

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NSCNA

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President's Corner: A fine way to kick off a new fall season



By Kevin Wier, NSCNA president

Dear North Shoal Creek neighbors,

I hope everyone was able to enjoy the summer and relax a bit. I am sensing excitement in the air as parents and students get into back-to-school mode. And, of course, that means football season is here, which is exciting to me.

It's been a busy summer for the NSCNA Development Committee and Directors as we shepherded our long-sought-after neighborhood plan to approval. You have probably read Sharon Justice's excellent summary of the Austin City Council proceedings that gave final approval to the plan (see page 1).

This is a positive marker, I believe, to a new season for North Shoal Creek. We can reflect a bit on our accomplishment and feel proud that we have done all we can to protect and preserve the single-family center of our neighborhood, and have laid the groundwork to add more green space in the future.

Thank you so much to all of you who participated in all the workshops, wrote in with your comments, attended city meetings to demonstrate our resolve, planned, discussed, negotiated, called, worried, prayed, brainstormed and ultimately prevailed. I am so grateful to live with such wonderful people as neighbors.

Please take a bow, pat yourself on the back, kick back and enjoy our accomplishment.

It's a good way to kick off a new season, full of good spirit from a job well done. Our association meetings have resumed for fall, with the next meeting from 6:30 to 8 p.m. on Tuesday, November 6 in the Pillow Elementary School Library. As winter approaches, we'll be thinking about our annual Luminaria Walk December 19. To those of you who are not yet members of NSCNA, please come to a meeting and say hello. We'd love to have you join us. To all of you, I hope to see you around the neighborhood soon.

YOUR NEIGHBORHOOD ASSOCIATION NEEDS YOU!

Dues are only \$15 per year per household. Renters and property owners residing in North Shoal Creek are eligible to join. Just fill out the membership form on the last page, then mail it and your \$15 check to NSCNA Membership / PO Box 66443 / Austin, TX 78766-0443. Or join online via PayPal at www.nscna.org/join. Or come to and join at our next membership meeting (6:30-8 p.m. Nov. 6 in the Pillow Elementary School Library).

National Night Out fights crime with camaraderie

By Roger Wines, chair, NSCNA Safety Committee

Mark your calendars for National Night Out, an evening of block parties coming up Tuesday, October 2.

National Night Out (NNO) is an annual community-building campaign that promotes police-community partnerships and neighborhood camaraderie via block parties.

Official National Night Out neighborhood parties — those that have been registered at <http://www.austintexas.gov/nno> — will receive visits from local police officers, firefighters and EMS paramedics. The deadline for registration has passed, but you can still host an unofficial gathering. Suggested time is from 7 to 9 p.m.

We're asking those who are hosting parties — official or unofficial — to notify us at [newsletter@](mailto:newsletter@nscna.org)

nscna.org: Email us with the party's street address, time and any additional details, and we'll post the list of North Shoal Creek NNO parties on NSCNA's Facebook page. If you're looking for a block party — or parties — to attend October 2, check the NSCNA Facebook page, <https://www.facebook.com/nscna>. Hosts should also pass the word among their neighbors.

Austin's citywide annual NNO kick-off party will be held from 10 a.m. to 1 p.m. Saturday, September 29, at Reagan High School, 7104 Berkman Drive. You can pick up lots of free giveaways and safety information to support NNO parties there.

There are plenty of ways to be involved on National Night Out: Have a block party or help a neighbor

(Continued on page 10)

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Independence Day parade and party a hit with all ages

A report from the Social Committee



Jason and Lauren Werchan lead North Shoal Creek's Independence Day parade

"We had a great turnout," said NSCNA Vice President Kenneth Webb, "but I lost count when trying to take photos and count at the same time."

At North Shoal Creek's 18th annual Independence Day celebration, adults, children and pets came festively costumed, while bikes, wagons and scooters were adorned in red, white and blue. Kids gravitat-

ed to the face-painting and balloon-twisting, as usual, while Ices proved to be a popular new treat.

Under the pavilion behind Pillow Elementary School after the parade, judges awarded prizes for youngest participant and best decorated in several categories, including most patriotic dog and best historic costume. Competitors even included a pig.

The NSCNA thanks the 25 volunteers whose hard work made this event possible, as well as our business sponsors on whose support and contributions this event depends: Austin Beerworks, Cavender's, Hopdoddy, Jack Allen's Kitchen, P. Terry's Burger Stand, Performance Bicycle, Phydeaux and Friends, Playland Skate Center and the Starbucks Anderson Lane location.

Our neighborhood's next big social event is our annual Luminaria Walk in December. Watch for more news about it in our next newsletter and online at facebook.com/nscna, nscna.org, and Next Door North Shoal Creek.

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A photograph of a woman with blonde hair, wearing a black top, standing in front of a vibrant, colorful mural. The mural features various symbols like bones, hands, and buildings, with the text "WE LIVE MUSIC HERE" written in the center. The woman is smiling and has her hands on her hips.

A photograph of three children holding a large wooden cross. One child is a girl with blonde hair, another is a boy with glasses, and a third is a girl with dark hair. They are all smiling.
A photograph of a woman with glasses and a pink scarf working with a young boy on a craft project. They are both focused on their work.

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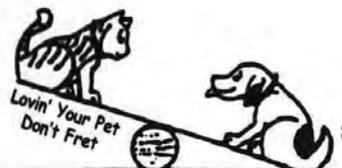
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Neighborhood Plan Contact Team being formed

By Sharon Justice, newsletter editor

With the approval of the North Shoal Creek Neighborhood Plan, the next step for our neighborhood is to establish a Neighborhood Plan Contact Team (NPCT). Every Austin neighborhood that has a neighborhood plan is required to have an NPCT.

NPCTs act as stewards of and advocates for their neighborhood plans, working with city staff on behalf of all the neighborhood's stakeholders to implement the plans. They review and make recommendations to the city on proposed plan amendments and can propose amendments as well. Members act as community points of contact regarding possible changes to the neighborhood plan and work on behalf of all of the neighborhood's stakeholders.

When developers seek any changes to the Future Land Use Map (FLUM), they are required to meet with the neighborhood plan contact team. The

team is authorized to work with developers toward compromises and then to make a recommendation on the developer's proposal to Austin City Council.

While NPCTs can make recommendations and initiate plan amendments, City Council is the final decision-making body and is not required to follow the recommendations.

A contact team is not part of a neighborhood association, and neighborhood association membership is not required to join a team. Contact teams represent all the stakeholders in a neighborhood — business owners as well as residents, renters as well as owners, neighborhood association members and non-members.

If you are interested in being on the North Shoal Creek Neighborhood Plan Contact Team, please

(Continued on page 11)

BACK TO SCHOOL CHECKLIST

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Pillow's Page: Teachers and students on track for health and wellness

By Yvette Cardenas, Pillow Elementary School principal



The North Shoal Creek Community Garden, on Pillow's campus, contributes produce to the Pillow cafeteria.

During the last three years, Pillow has made great strides in our goal to become a healthy school. Our physical education teacher, Lauren Mikulencak, has led the way, helping our school achieve a Mayor's Award last year. Our students participate in the Marathon Kids running program and run or walk the track daily. Teachers and staff members volunteer their time after school several times a year to sponsor our running club.

Students have recess daily, and classroom teachers lead mindfulness activities and encourage brain breaks.

Our cafeteria offers vegetarian options, salads and fresh fruit, including produce from the North Shoal Creek Community Garden, and we encourage families to pack healthy snacks and lunches. Our PTA looks for healthy fund-raisers such as the Fun Run and our recent Zumba-thon. We appreciate your support in helping keep our Panthers healthy!

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New rainfall study likely to change floodplains

By Sharon Justice, newsletter editor

A new study showing an increased risk of flooding has led Austin's Watershed Protection Department to propose a revision of Austin's floodplain designations, redefining the current 500-year floodplain as the 100-year floodplain.

Properties within the 100-year floodplain are subject to regulations limiting development that don't apply in the lower-risk 500-year floodplain. The new designation would put 36 more North Shoal Creek homes in the 100-year floodplain, with code restrictions on improvements and additions. New floodplain residents with federally backed mortgages would be required to buy flood insurance, and those with existing flood policies would likely see their rates go up.

The National Weather Service's new Atlas 14 study includes rainfall data through 2017. The previous study ended in 1994, and Austin's current floodplains are based on those figures. That data showed a one percent chance in any given year of 10.2 inches of rain falling in a 24-hour period, so 10.2 inches became the definition of a 100-year storm. The new 2017 figures, however, show a one percent chance of 13-plus inches falling over 24 hours, which approaches the 500-year storm standard of 13.5 inches in the 1994 study.

The city watershed department, therefore, is proposing that the current 13.5-inch standard for a 500-year flood become the new interim definition of a 100-year flood until floodplain maps can be redrawn. In North Shoal Creek, 167 lots lie within the current 100-year floodplain; under the new standard, that would increase to 203 lots.

To see if your residence is within the proposed new 100-year floodplain, go to www.ATXFloodPro.com, click "I want to" and then "Explore Atlas 14 changes." Enter your address and click "Search." Blue shows the current 100-year floodplain; purple the proposed interim 100-year floodplain.

(Continued on page 11)

Plans for Burnet Road improvements unveiled

By Sharon Justice, newsletter editor

Austin's Transportation Department (ATD) unveiled working designs for its Burnet Road Corridor Improvements Project at a public open house September 6. The improvements will run along Burnet Road from Koenig Lane north to MoPac Expressway and are funded with 2016 mobility bond money.

The designs call for creating continuous 9-foot-wide disabilities-compliant paved paths alongside Burnet, to be shared by pedestrians and cyclists, in lieu of bike lanes on Burnet. Additional work includes upgrading intersections, including turn-lane modifications, and adding and upgrading traffic signals with enhanced technology.

Intermittent median islands are planned from Koenig Lane to Anderson Lane but not north of Anderson. Stormwater drainage will be upgraded from 183 to MoPac, plus new pedestrian hybrid beacons will be installed at Penny Lane and near the transit stop south of 183.

Most of the construction will occur from 2021 to 2024. ATD is now in the preliminary-engineering stage of design, which includes surveying, community outreach and design refinements. ATD is seeking public feedback for design refinements before submitting the plan to Austin City Council in spring 2019.

The project's overall goals are to improve safety for all modes of transportation, reduce vehicular delays, improve transit effectiveness and create continuous sidewalks and off-road bicycle access.

Looking at projected 2035 traffic, planners expect the improvements to reduce vehicle delays by 25 percent, vs. the delays that would be seen if the improvements were not made.

If you missed ATD's open house, you can view the display boards and handouts and offer feedback at AustinTexas.gov/Burnet. I especially recommend the interactive maps link, which allows you to zero in on specific improvement sites.

Trees for free — with the help of volunteers

By Jon Menengay, chair, NSCNA Social Committee

NSCNA and the Austin Community Tree Program (ACT) will be working together this fall to plant more trees in North Shoal Creek.

The ACT Program is a free neighborhood effort to reduce the urban heat island effect by planting trees on private property. Adding trees can cool daytime temperatures, and our newly adopted neighborhood plan calls for increasing our neighborhood's tree canopy.

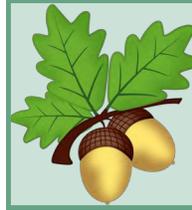
Both large hardwoods and small understory trees will be available. Property owners, renters, churches, schools and businesses are all eligible to apply for the free trees. Considerations such as power lines and distance from other trees will be weighed when deciding on the suitability of each prospective location.

The program begins this September with a block walk to spread the word about the program and ascertain out who is interested in and eligible for either a small understory tree or a large hardwood. Volunteers will distribute door hangers and tree flags to properties in North Shoal Creek. **The block walk is Saturday, September 29, and NSCNA needs volunteers to help on this day.**

On Saturday, October 27, the trees will be delivered and planted, with a staging event the day before at Pillow Elementary School. **We need volunteers on Friday to help with the staging and on Saturday to help with the planting.**

A sign-up sheet for volunteers has been posted online. If you want to help with the September 29 block walk, the October 26 tree staging and/or the October 27 tree planting, please go to the ACT Program website and sign up at <http://www.austintexas.gov/department/community-trees>.

Volunteer sign-up information will also be posted online at the NSCNA Facebook page (www.facebook.com/nscna), on the NSCNA website (nscna.org), on NSCNA's Yahoo group, and on Next Door North Shoal Creek.



Austin Community Tree Program overview

ACT offers between eight and 10 different species of large shade and small understory trees. Trees can be planted on private property but not in a designated public right of way. This program seeks to encourage biodiversity through a varied tree palate and stresses the importance of planting the right tree in the right place (i.e., small understory trees near utility lines). Some 16 other Austin neighborhoods have participated so far in the ACT Program, a partnership among Austin neighborhoods, the Planning and Zoning Department, Development Services Department, Parks and Recreation Department, Community Court and Austin Energy.

An advertisement for Republic Print & Mail. At the top left is the company logo: an oval containing a five-pointed star with the text "REPUBLIC PRINT & MAIL" above it and "AUSTIN, TEXAS" below it. To the right of the logo is a postage stamp with the text "U.S. POSTAGE" and "0.17". Below the logo and stamp are the words "Quality" and "Service" in large, bold, sans-serif font. Under "Quality" is the tagline "when nothing less will do". Under "Service" is the tagline "because your business is valued". Below these are the words "Deadlines" and "Solutions" in large, bold, sans-serif font. Under "Deadlines" is the tagline "what you need when you need it". Under "Solutions" is the tagline "for your project and your budget". Below the taglines is a row of four small images: a printer, a scanner, a keyboard, and a hand using a mouse. At the bottom of the advertisement is the text: "Republic Print & Mail proudly supports Central Texas communities through a variety of 'give back' programs that benefit children, education, mental health and fine arts." At the very bottom, the address "8905 McCann Drive Austin, Texas 78757" and phone/fax numbers "512.459.4139 Fax: 512.459.4156" are listed, along with the website "www.republicprint.com". A small target icon is in the bottom right corner.

(Continued from page 1) City Council unanimously approves

neighborhood and 3) increasing roadway connectivity between the core of our neighborhood and the corridors around us. The first and third recommendations failed when neither garnered a motion to approve. The second, however, passed on a 6-4-1 vote with Mayor Adler and Council Members Leslie Pool, Ora Houston and Ann Kitchen voting no and Mayor Pro Tem Kathie Tovo abstaining.

Council Member Jimmy Flannigan put forth two amendments. One cleaned up some inconsistent wording and passed without objection. The other called for changing the residential core from “predominantly single-family housing” to “residential-house-scale housing,” a term used in the now-defunct CodeNEXT plan to include duplex, triplex or fourplex housing similar in size and appearance to single-family residences. This would have violated the premise of our plan: to leave the single-family core intact and add density in the corridors. The amendment failed, with only Council Members Greg Casar and Delia Garza voting yes; Council Member Pio Renteria abstained.

The Development Committee members at the meeting felt the positive aspects of the plan approval outweighed the likely impact of additional ADUs on our neighborhood. They believe ADUs will be held to a reasonable number because:

- 1) Some 150 North Shoal Creek lots are within the floodplain, where homes are restricted from expanding. These will not be eligible to add ADUs.
- 2) The shape of the lots and houses in North Shoal Creek means that fewer lots in our neighborhood can meet the code requirements associated with building an ADU than is the case with many other Austin neighborhoods.
- 3) Deed restrictions for the individual subdivisions that make up our neighborhood in some cases do not permit additional housing units on a single lot. Individuals and groups will have a legal option should they oppose a nearby ADU.

The Development Committee salutes all the stakeholders who participated in this project and helped make it successful. Great job, everyone!

Scoop the poop — and then what?

By Sharon Justice, newsletter editor

You may not be aware of a debate going on across the country. It’s about the ethics of dropping your dog’s poop in a neighbor’s garbage can.

I’m taking a stand here with those who view this as not neighborly. Your dog’s poop belongs in either the public garbage can at Pillow or your own garbage can, not in a neighbor’s can, even if it’s invitingly close and convenient. Good neighbors of North Shoal Creek, let’s step up our game and not only scoop the poop, but also take it home to put in *our own* garbage cans.

If you want to express your opinion on this topic, email it to newsletter@nscna.org. We hope there will be room in future newsletters to print some of your opinions.

(Continued from page 3) National Night Out

host one. Find a block party in your area and go meet your neighbors. Take some snacks or drinks to share if you can. And take the kids. At the official parties, there should be fire trucks, police cars and ambulances to see, along with firemen, police officers and EMS paramedics to meet.

Knowing your neighbors is a cheap but effective crime-fighting tool, and coming together on National Night Out sends a message that your neighborhood is actively working together against crime.

So turn on your porch light, lock your door and go enjoy an evening with neighbors while making our neighborhood safer at the same time.

| | |
|---|--|
| Stage 1 Residential watering restrictions are in effect: | AUTOMATIC IRRIGATION Even Address: Thursday Odd Address: Wednesday Hours: Midnight - 8 AM, 7 PM - Midnight |
| | HOSE-END SPRINKLERS Even Address: Thursday & Sunday Odd Address: Wednesday & Saturday Hours: Midnight - 10 AM, 7 PM - Midnight |

attend the organizational meeting from 6:30 to 7:45 p.m. Tuesday, September 25, in the First Texas Honda Conference Room, 3400 Steck Ave. The agenda includes approving the team’s membership and bylaws and electing officers. A slate of officers will be offered at the meeting — chair, Sharon Justice; vice chair, Kenneth Webb; secretary, Dylan Biles — but nominations will be taken from the floor also. If you are interested in joining the team but cannot attend the meeting, email nsccontactteam@gmail.com. To serve on the team, which is expected to meet quarterly, you need to be over 18 and a property owner, a residential renter or a business owner within the planning area boundaries. Proof of residency, such as a driver’s license or a utility bill, will be required.

For more information on contact teams: <http://www.austintexas.gov/department/neighborhood-plan-contact-teams>

To review the draft neighborhood plan contact team bylaws: <http://www.austintexas.gov/>

After a series of public informational meetings and hearings, Austin City Council will hold a public hearing about adopting the interim 100-year floodplain later this fall. For more information, go to <http://austintexas.gov/atlas14>.



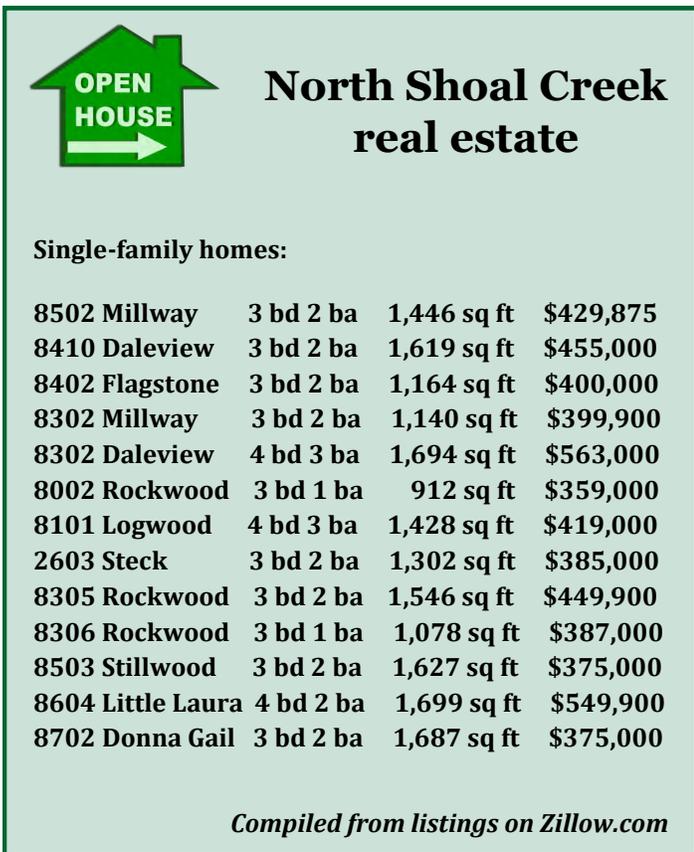
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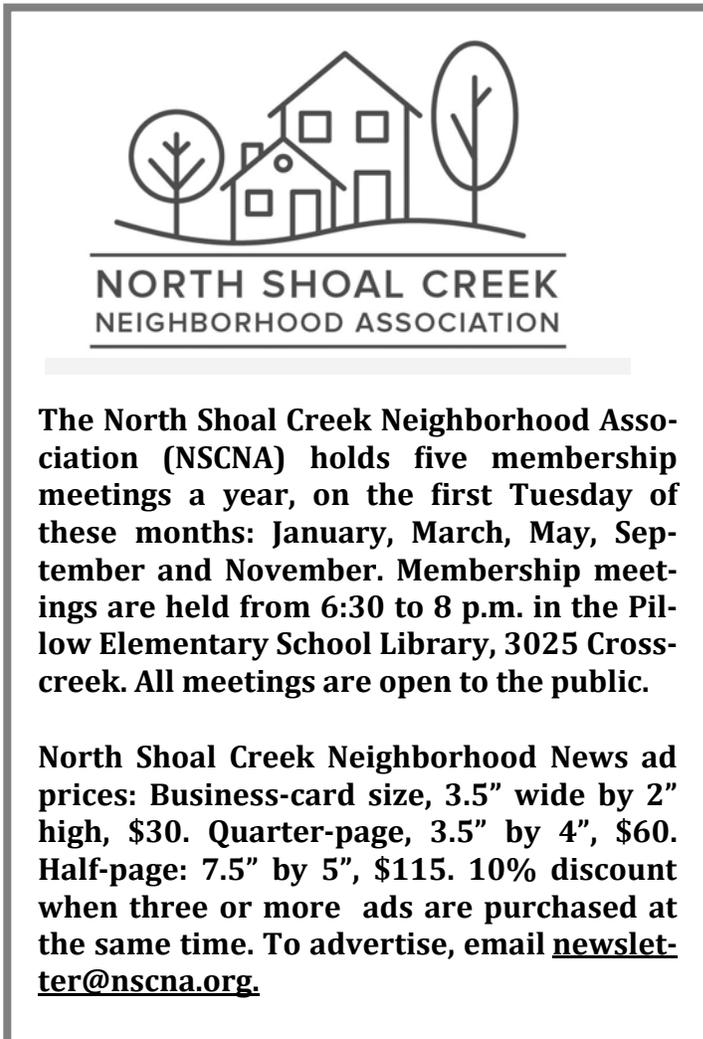
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| 8402 Flagstone | 3 bd 2 ba | 1,164 sq ft | \$400,000 |
| 8302 Millway | 3 bd 2 ba | 1,140 sq ft | \$399,900 |
| 8302 Daleview | 4 bd 3 ba | 1,694 sq ft | \$563,000 |
| 8002 Rockwood | 3 bd 1 ba | 912 sq ft | \$359,000 |
| 8101 Logwood | 4 bd 3 ba | 1,428 sq ft | \$419,000 |
| 2603 Steck | 3 bd 2 ba | 1,302 sq ft | \$385,000 |
| 8305 Rockwood | 3 bd 2 ba | 1,546 sq ft | \$449,900 |
| 8306 Rockwood | 3 bd 1 ba | 1,078 sq ft | \$387,000 |
| 8503 Stillwood | 3 bd 2 ba | 1,627 sq ft | \$375,000 |
| 8604 Little Laura | 4 bd 2 ba | 1,699 sq ft | \$549,900 |
| 8702 Donna Gail | 3 bd 2 ba | 1,687 sq ft | \$375,000 |

Compiled from listings on Zillow.com



NORTH SHOAL CREEK NEIGHBORHOOD ASSOCIATION

The North Shoal Creek Neighborhood Association (NSCNA) holds five membership meetings a year, on the first Tuesday of these months: January, March, May, September and November. Membership meetings are held from 6:30 to 8 p.m. in the Pillow Elementary School Library, 3025 Crosscreek. All meetings are open to the public.

North Shoal Creek Neighborhood News ad prices: Business-card size, 3.5” wide by 2” high, \$30. Quarter-page, 3.5” by 4”, \$60. Half-page: 7.5” by 5”, \$115. 10% discount when three or more ads are purchased at the same time. To advertise, email newsletter@nscna.org.



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**NORTH SHOAL CREEK
NEIGHBORHOOD ASSOCIATION**

MEMBERSHIP FORM 2018

Names of all residents over 18: _____

Residence address: _____

Telephone: _____ Email: _____

Which committees are you interested in?

_____ Beautification _____ Bylaws _____ Development _____ Garden
_____ Media _____ Membership _____ Safety _____ Social _____ Traffic

Please bring this form with you to our next membership meeting or mail it with a \$15 check payable to NSCNA to: NSCNA Membership/ PO Box 66443 / Austin, TX 78766-0443
You can also join online via PayPal at www.nscna.org/join.