



## Developer moves forward with plan for Burnet Road apartment complex

*A report from the North Shoal Creek Contact Team*

Plans are moving forward for development of a 292-unit apartment complex on Burnet Road, and the North Shoal Creek Neighborhood Plan Contact Team has red-flagged two major issues with the site plan.

If you've lived in North Shoal Creek for more than three years, you may remember the struggle the North Shoal Creek Neighborhood Association waged against a developer's request to rezone two lots on Burnet Road to high density multi-family zoning. The lots previously housed Gordon Automotive and Crump Plumbing Supply.

NSCNA argued for medium-density zoning, which would match the zoning of the existing apartments in our neighborhood. NSCNA lost the battle, however; in April 2015, the Austin City Council voted 7-4 to rezone the lots from CS (Commercial Services) to MF-6 (Multi-Family, Highest Density). This change allows the developer to build a five-story, 60-foot-tall apartment complex with a maximum of 300 units on these two lots.

The developer, C.J. Sackman, is also developer of the 70 Rainey condominium tower in downtown Austin. With that building scheduled to open in early



2019, his attention is now turning to the project at 8526 Burnet Road.

On July 5 he submitted a site plan application for a five-story, 292-unit complex with underground parking to the City's Development Services Department. As per city regulations, a City of Austin land-use staff team reviewed the site plan. In August, the land-use team issued a master comment report listing problems or deficiencies with the site plan that must be remedied by July 10, 2019, before the plan can be approved.

NSCNA received notification of the site plan application in September, and the North Shoal Creek Neighborhood Plan Contact Team reviewed the site plan application and comment report at its November 8 meeting. The team noted

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### IMPORTANT DATES

- Dec. 19: NSCNA Luminaria Walk, 6-8 p.m., Pillow Elementary School track
- Dec. 21: AISD winter break
- Jan. 3: AISD winter break ends for staff; Jan. 7, ends for students
- Jan. 8: NSCNA membership meeting and annual election, 6:30-8 p.m., Pillow library
- Feb. 14: NSC Contact Team, 6:30-8 p.m., First Texas Honda conference room

## Neighborhood News Winter 2018

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

**Editor:** Sharon Justice

**Contributors:** Sarah Brandon, Yvette Cardenas, Brian Cobb, Amy Culbertson, Donna Eagar, Jon Menegay, Kenneth Webb, and Kevin Wier.

Color edition of newsletter available at [www.nscna.org](http://www.nscna.org).

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## President's Corner: The end and the beginning

By Kevin Wier, NSCNA president



Dear neighbors in North Shoal Creek neighborhood,

I hope everyone has benefited from all the rain we've had over the past few months. It's been gratifying to see our trees happy and healthy as we've entered into fall.

This is the last newsletter for 2018. As we close out the year, I'd like to invite you to our last NSCNA event of the year: our annual Luminaria Walk, from 6 to 8 p.m. Wednesday, December 19, at the Pillow Elementary School track. In the last President's Corner, I wrote that the date was December 20, but we've moved the walk to coordinate with Pillow's Holiday Traditions music program, which begins at 6 that evening. Both events offer a very nice way to enjoy the spirit of the holidays with your family and neighbors.

Once we begin the new year, NSCNA will begin our efforts to implement an exciting part of our new neighborhood plan — a new park and hike/bike trail along Shoal Creek. Accomplishing this will require a public-private partnership in which private landowners agree to participate to make the park and trail a reality.

If the idea of working toward a new park intrigues you, this would be a good time for you to join us as a member of the North Shoal Creek Neighborhood Association. I personally invite you to come visit with us at our first meeting of the new year, 6:30 to 8 p.m. Tuesday, January 8, in the Pillow library. We will elect new leadership, so you can get a first look at who will be ably leading us in 2019. You can also learn about our various committees you may enjoy joining. We need you and your good energy to help build an even better and safer neighborhood. See you soon.

### **YOUR NEIGHBORHOOD ASSOCIATION NEEDS YOU!**

**If you're already a member, now is the time to re-up for 2019!**  
**If you're not yet a member, now is the time to join!**

**Dues are only \$15 per household per calendar year. Renters and property owners residing in North Shoal Creek are eligible to join. Just fill out the membership form on page 11, then mail it and your \$15 check to NSCNA Membership / P.O. Box 66443 / Austin, TX 78766-0443. Join online via PayPal at [www.nscna.org/join](http://www.nscna.org/join). Or come to our next membership meeting — 6:30 to 8 p.m. Tuesday, January 8, 2019, in the Pillow Elementary School library — and join there via cash or check.**

# NSC Community Garden celebrates its first year

By Sarah Brandon, Community Garden Committee Chair

It's hard to believe that one year ago we were celebrating the construction of the brand-new North Shoal Creek Community Garden at Pillow Elementary School with a neighborhood pie party. Since then, our garden has received attention from the Austin design community; Pillow teachers have begun involving their classes in garden activities; and our gardeners have seen a successful harvest — squash, eggplant, peppers and so many tomatoes!

Our community garden was featured in Austin Design Week, which celebrates the “best in visual, interactive, web and mobile, product, industrial, architectural and civic design” in Austin. The theme of this year's third annual ADW, November 5-9, was “Open Doors.” Among more than 150 proposals for inclusion in the week's events, former NSC neighbor Jennifer Noinaj's proposal was selected, and our garden was chosen as one of the featured projects in this year's ADW.

Jenn and I hosted the ADW tour on November 8. Among the visitors were a local landscape architect and a nonprofit employee from South Texas who is working on a manual to educate people on how to establish their own community gardens. During the tour, Pillow students stopped by to tend to their jalapeño peppers.

We are also happy to report that Pillow has become actively engaged in the garden: Science teacher Candy Ellard has a garden class for fifth-graders on Fridays, and NSC neighbor Leslie Pearlman has plans to garden with her second-graders.

If you are interested in contributing to the garden or in adding your name to the garden's waiting list, please email [gardenchair@nscna.org](mailto:gardenchair@nscna.org).

Thank you to all our neighbors and to Pillow Elementary for the support and enthusiasm our garden has received.



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## How our Luminaria Walk became a beloved North Shoal Creek tradition

*North Shoal Creek's Amelia and Brian Cobb started our Luminaria Walk eight years ago, inspired by their experience with Seattle winters. Here Brian explains why they transplanted the tradition from their neighborhood in Seattle to Central Texas.*

The luminaria tradition is connected with both Christmas and the winter solstice, and we found it particularly meaningful in Seattle. When you go through a winter there, the longest night has special meaning. We have experienced a little bit of that during our recent rains here in Central Texas, so imagine clouds and early darkness for about nine months. Colorful hand-made lanterns, candlelit paths and floating lanterns all were used to bring a little light to those dark winter evenings.

The luminaria tradition is also a silent celebration, a way to walk with your family amid all the rush of the season and to get a little exercise to balance all the holiday treats.

So when we moved to Austin we wanted to bring this reverent, colorful celebration to our neighborhood here. You can join us this year from 6 to 8 p.m. December 19 at the Pillow Elementary School track. We so appreciate all the support from the North Shoal Creek neighborhood for this celebration. May it introduce some peace and light to all who experience it.

— Brian Cobb



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# Pillow's Page: Support your local school



By Yvette Cardenas, Pillow Elementary School principal

You don't have to be a parent or family member of a child enrolled at Pillow Elementary School to be a Pillow supporter. Everyone living in North Shoal Creek can be an advocate for our neighborhood's elementary school. What can you do? Here are some ideas:

- Help the Pillow PTA reach its goal of 100 percent membership, with a Pillow PTA member for every one of Pillow's more than 500 students. To join, go to [www.joinpta.org](http://www.joinpta.org) and follow the prompts. You can pay via credit card; the cost is \$11.50 (\$10 membership plus \$1.50 processing fee).
- Volunteer your time. Email [pillowPTA@gmail.com](mailto:pillowPTA@gmail.com) and offer to help with events during the school year, or with classroom and office needs such as photocopying and filing. You might help chaperone field trips or shelve books in the library. Just an hour now and then can make a difference to Pillow's staff and students.

- Become a mentor to a Pillow student. For more information about mentoring, visit the Austin Partners in Education website at <https://austinpartners.org/front>.
- Donate money to the Austin ISD Gives — Pillow Elementary School campaign. Make an online contribution at [www.austinisd.org/oid/faq](http://www.austinisd.org/oid/faq); select the "Campuses" option and Pillow Elementary School's campaign. Or you can drop off a check payable to Pillow Elementary School at the school's office. Pillow's address is 3025 Crosscreek Drive.
- Attend events. Pillow's annual Holiday Traditions Music Program is at 6 p.m. Wednesday, December 19, and afterward you can stop by the neighborhood association's Luminaria Walk at the Pillow track from 6 to 8 p.m.

Pillow's winter break this year starts December 21 and runs to January 3 for staff and to January 7 for students. May you all have a happy holiday season.

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## North Shoal Creek's first permit issued for home demolition *By Sharon Justice, newsletter editor*

While Central Austin neighborhoods have been hotbeds of home demolition and redevelopment for years, our neighborhood's location on the northern rim of Central Austin has kept North Shoal Creek an exception.

The City of Austin's "Demolitions in Austin" database<sup>1</sup> — which contains data dating from 2006 — shows a few partial demolitions related to remodeling taking place over the years but no complete teardowns in North Shoal Creek. This stands in contrast to the Crestview neighborhood, one of our neighbors to the south, which has seen the number of homes demolished grow from 10 in 2008 to between 30 and 40 this year.

The trend may be catching up to North Shoal Creek, however. A permit for what appears to be North Shoal Creek's first complete teardown was issued on Nov. 14. The Travis Central Appraisal District's record for the house, on Boxdale Drive, shows it to be a 936-square-foot residence built in 1962. It sits on a large lot, and the value of the lot is considerably more than the value of the house, which is the recipe that prompts redevelopment.

If you're a homeowner, compare your 2017 house and land values with your 2018 ones. You'll likely find that your home's value dropped slightly this year while your land's value rose substantially. This means North Shoal Creek has now joined most of Austin's other central city neighborhoods in having land values substantially higher than home values. This in turn makes lots in North Shoal Creek more attractive for teardowns and new construction, and we can expect to see them happening more frequently.

This marks a major change for North Shoal Creek. Like it or not, we're going to start seeing new houses as well as new neighbors.

<sup>1</sup> <https://data.austintexas.gov/stories/s/Demolitions-in-Austin/i2tv-k59a/>

<sup>2</sup> <https://www.statesman.com/news/20181012/in-austin-home-demolitions-soar-along-with-economic-fortunes>

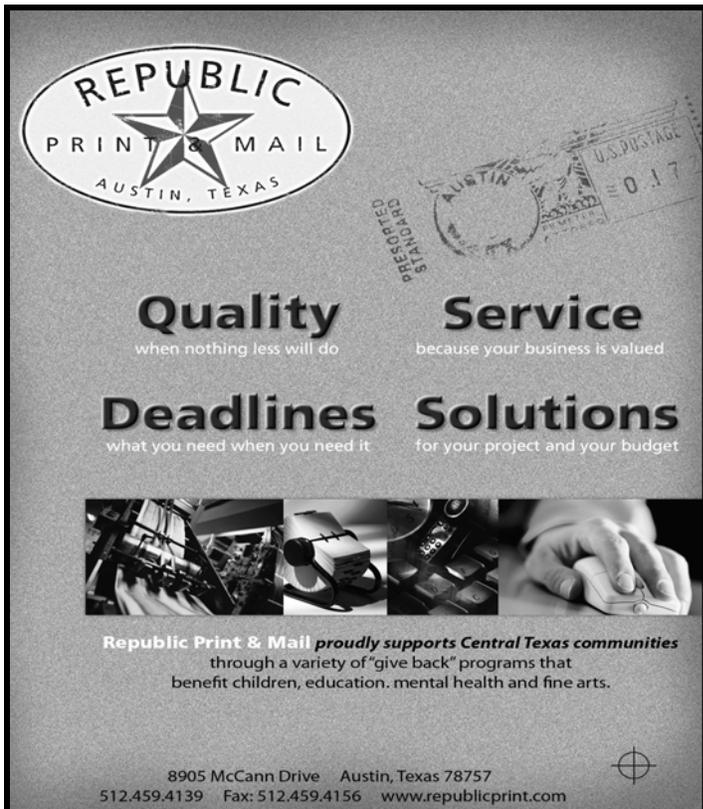


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two major issues:

- The developer had originally agreed to take part in the city's SMART housing program — safe, mixed-income, accessible, reasonably priced and transit-oriented housing for low- and moderate-income residents — but the site plan application did not reflect that.
- The plan approved in 2015 shows a vehicle entrance from Rockwood Lane and an exit onto Burnet Road. But the city's master comment report says the exit driveway onto Burnet Road will not be allowed because the complex has less than 200 feet of frontage on Burnet Road and because alternate access (presumably the entry from Rockwood) is available.

The contact team emailed its concerns to the case manager for the site plan application, copying in NSCNA's board. NSCNA and the contact team will continue to work with city staff to resolve these problems, but the issues are complicated by a couple of factors:

- The 2015 ordinance approving the rezoning contains four conditional overlays: 1) maximum 300 units; 2) 2.7:1 floor-to-area (FAR) ratio; 3) maximum height of 60 feet; and 4) a limit of 2,000 vehicle trips per day. The SMART housing commitment should have been included in the ordinance's list of conditional overlays. Our 2015 rezoning case was the first such case to come before the newly elected 11-member council, which may explain why the SMART housing commitment was left out of the ordinance. Inexperience may also explain why an exit onto Burnet was approved in 2015, but disallowed in 2018.
- The site plan application for the project was made before the North Shoal Creek neighborhood plan was approved by council in August, so our neighborhood plan does not apply to this project. The rules and ordinances in effect at its July 5 submission date govern it instead.

The status of the site plan application will be on

((Continued on page 9))

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(Continued from page 8)

the agenda of NSCNA's January 8 general membership meeting, from 6:30 to 8 p.m. in the Pillow Elementary School library. It will also be discussed at the North Shoal Creek Contact Team's meeting on February 14, from 6:30 to 8 p.m. in the First Texas Honda conference room.

If you have questions or comments about the site plan application, please email them to the contact team at [nscontactteam@gmail.com](mailto:nscontactteam@gmail.com).

## Important issues on the agenda at general membership meeting

The January 8 general membership meeting of the North Shoal Creek Neighborhood Association is an important one. Members will elect officers for 2019 and will discuss the status of the apartment complex to be built at 8526 Burnet Road.

The NSCNA nominating committee has recommended this 2019 slate of officers:

- President: Kevin Wier
- Vice president: Jon Menegay
- Treasurer: Jeri Wines
- Secretary: Dylan Biles
- Directors: Anna Hobbs, Sharon Justice, Rima Star, Kenneth Webb, Mary Jane Wier, and Steven Weintraub.

One director position remains open. If you are interested in serving, please email [nominating@nscna.org](mailto:nominating@nscna.org). Nominations also will be accepted from the floor during the meeting.

Your 2019 dues need to be paid for you to vote. You can fill out the membership form on page 11 and mail it now or pay your dues at the meeting. Dues are only \$15 and cover your 2019 membership. You can pay with cash or check at the meeting, but please pay with check if joining by mail. Or, join online at [www.nscna.org/join](http://www.nscna.org/join), where your total payment will be \$16 because of a \$1 PayPal processing fee.

Meetings are open to the public. You need not be a member to take part in discussions. If you've never come to any of our meetings, make it your New Year's resolution to come check us out. Hope to see you from 6:30 to 8 p.m. Tuesday, January 8 at the Pillow Elementary School library.



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For more information on wastewater averaging, visit <http://www.austintexas.gov/departments/wastewater-averaging-faq>.



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Instead, blow the clippings back into your yard and use the leaves as mulch or add them to your backyard compost pile. Or put them in paper lawn bags and set them out for the city to pick up. Visit [austintexas.gov/what-do-i-do](http://austintexas.gov/what-do-i-do) for more information.



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8306 Rockwood	3 bd 1 ba	\$369,000
2603 Steck	3 bd 2 ba	\$349,900
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### Condos for sale:

7920 Rockwood	2 bd 2 ba	\$209,900
7920 Rockwood	2 bd 2 ba	\$249,900
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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. 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](mailto:newsletter@nscna.org).

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## NORTH SHOAL CREEK NEIGHBORHOOD ASSOCIATION

### MEMBERSHIP FORM 2019

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/ P.O. Box 66443 / Austin, TX 78766-0443  
You can also join online via PayPal at [www.nscna.org/join](http://www.nscna.org/join).

# Your Neighbor, Your Realtor for 28 years



**Sandy Perkins**

512-797-PERK (7375)

[sandy.perkins@yahoo.com](mailto:sandy.perkins@yahoo.com)

Decorating our yards with  
the American Flag since 1990



HORIZON REALTY  
Austin

Neighbors, I am proud to announce that I recently joined Horizon Realty.

I offer the same Great Service, bringing Buyers and Sellers together for successful and happy home sales for 28 years and counting.

I began my career in Real Estate after completing my BA in Art from the University of Texas at Austin in 1988. With my background in Art and Design as well as having seen tens of thousands of homes in my career, I am very adept at helping sellers arrange the contents of their homes to help them look their best and sell faster for more money because a home that feels right can make all the difference!

As a homeowner for 30 years in North Shoal Creek and your Neighbor, I take pride in keeping a close eye on our neighborhood and my finger on the pulse of what's happening in the current market.

I have helped over 80 families sell homes in our neighborhood and I would like to be the Realtor that helps you make your next move.