



City Council approves MF-6 zoning for corner of Burnet and Rockwood: 300 apartments to be built

On April 23, 2015 the Austin City Council approved rezoning the Crump/Gordon Properties at 8528-8600 Burnet Road and 8647 Rockwood Lane from commercial services (CS) to multi-family residential highest density (MF-6). This vote allows a 5-story, 300-unit apartment complex to be built there. NSCNA requested MF-4 zoning, which would have permitted a 150-unit complex.

This rezoning came before the NSCNA membership at the November 4, 2014 General Membership Meeting. After expressing concern about the high density of the project and the additional traffic it would generate, membership voted to oppose MF-6 zoning. NSCNA’s Board later voted to counteroffer MF-4 or moderate level multi-family zoning.

On January 13, 2015, the MF-6 rezoning change was approved by the Planning Commission. It then went to the Austin

City Council where it was heard as three separate readings. At the third reading, on April 23, Council voted 7-4 to approve the change from CS to MF-6.

This final approval included the following conditions: the development shall not generate traffic exceeding 2,000 trips per day; the maximum building height may not exceed 60 feet; the number of units may not exceed 300 units or 107.53 units per acre; the floor-to-area ratio may not exceed 2.7:1

When construction will begin is not known yet. Two emails were sent to the developer, C.J. Sackman of Sackman Enterprises, asking for estimated beginning and ending dates and asking that construction vehicles not use neighborhood streets, but no response has been received as of the date of this article.

*Sharon Justice, Chair,
Media Committee*

WHAT’S INSIDE

Vice-President’s corner.....	2
Developer offers revised PUD plan.....	3
Neighborhood Fourth of July parade	5
Recap: May 2 garage sale, garden tour	6
May rains/New Facebook page	8
Traffic and playground updates	9
Library’s summer reading program.....	10
Sun and rain	11
Pillow’s new murals	12-13
Permits and variances	14
NSCNA news in brief	15

IMPORTANT DATES

July 4: Fourth of July Parade and Celebration

9:00 a.m. Gather in the circle drive at the Pillow Elementary School entrance.

9:15 a.m. Brief opening ceremony

9:20 a.m. Parade begins

Sept. 1: NSCNA General Meeting

Pillow Elementary School, 3025 Crosscreek Drive, 6:30 p.m.

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Neighborhood News Summer 2015 Issue

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

Editors: Sharon Justice, Erin Poole

Contributors/Volunteers: Denise Anderson, Amelia Cobb, Kimberly Davishines, Pam Ferguson, Celia Holm, Lois McEvoy, Julia Menegay, Vannezsa Smith, and Tomas Rodriguez.

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

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To submit an article for consideration, email it to newsletter@nscna.org. All articles are subject to editing.

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Vice-President's corner —

We need more committee volunteers

Thank you to everyone who attended the May general meeting. During the meeting we heard a lot of good feedback from attendees, and some of this feedback included concerns about traffic and safety issues in our neighborhood. These concerns seem to be growing as new businesses and developments move closer to North Shoal Creek. On the horizon there are two newcomers to our neighborhood — Austin Subaru at Burnet and Ashdale and the Sackman multi-family development near Burnet and Rockwood.

Our Development Committee is actively involved in discussions with businesses as they propose to move into or near our neighborhood. After these projects begin, our focus becomes traffic and safety. To assist with these concerns the NSCNA has two committees: our Safety Committee and our Traffic Committee.

The Safety Committee's goals are to work with residents and

commercial business owners, as well as the City of Austin and APD, to maintain a safe neighborhood. The Traffic Committee's goal is to create the safest neighborhood possible through well-planned solutions to existing and future traffic problems. If you are interested in becoming involved in one or both of these committees please send an email to safetychair@nscna.org or traficchair@nscna.org.

In addition to the committees above, NSCNA has several other committees that contribute to our purpose of promoting and protecting the quality of life, safety, residential characteristics and property values of our neighborhood specifically, and all neighborhoods generally. If you're interested in learning about all of these committees and becoming more involved in NSCNA, please visit the Committee page of our website, nscna.org.

*Julia Menegay, Vice-President,
NSCNA*

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 in the Pillow Elementary School cafeteria, 3025 Crosscreek, from 6:30 to 8:00 p.m. All our meetings are open to the public.

For information on how to join NSCNA, please see page 16.



NSCNA thanks RBFCU for sponsoring our 2015 Newsletters. NSCNA members and their families are eligible to join RBFCU; please visit rbfcu.org.

To be on the agenda at June 16 Zoning and Platting Commission meeting

Developer offers revised Austin Oaks PUD plan

Last summer, a **planned unit development (PUD)** was proposed for the 31-acre **Austin Oaks** tract at the southwest corner of Mopac and Spice-wood Springs. It lies within the boundaries of the Northwest Austin Civic Association (NWACA), but representatives of NWACA and other nearby neighborhoods— including North Shoal Creek — are meeting with the developer, Spire Realty Group of Dallas, in an effort to reach agreement on a mutually acceptable development plan for that tract.

On May 5, the developer presented the latest revision of the plan to Austin’s Zoning and Platting Commission (ZAP). According to a *Community Impact Newspaper* article dated May 27, the new plan decreases dwelling units from 610 to 277, lowers retail space from 100,000 to 70,000 sq. ft., and increases office space from 850,000 to 910,000 sq. ft. You can read the article online at impact-news.com/austin-metro/northwest-austin/developer-revises-austin-oaks-plan

According to the website nopud.weebly.com, the existing Austin Oaks site currently generates about 4,118 vehicle trips per day. According to the updated traffic impact analysis (TIA) released May 22, the revised PUD configuration is expected to generate about 19,800 vehicle trips per day.

The revised TIA notes that the Steck and Spice-wood Springs intersections with Mopac currently operate at unacceptable levels-of-service and will continue to do so. To improve service at these two intersections would require replacing these bridges with larger ones having additional traffic lanes. Since this is unlikely, the NSCNA Board believes this situation will negatively impact traffic on neighborhood streets in North Shoal Creek.

Opposition to the PUD has focused on the additional traffic it would generate; the additional students it would add to already overcrowded schools; and the number of trees that would be removed from the currently heavily wooded site.

Opponents point out that a PUD is supposed to produce a development “superior to that which would occur using conventional zoning regulations.” They argue the Austin Oaks PUD doesn’t meet this qualification and that redevelopment of the site can and should be done under the site’s current commercial and office zoning.

In addition, opponents contend the PUD conflicts with *Imagine Austin*, Austin’s master planning document, in which the site of the PUD is designated a neighborhood center, the “smallest and least intense” mixed use center. The size and density of this proposed PUD makes it a regional center, “where the greatest density of people and jobs and the tallest buildings in the region will be located.” In addition to conflicting with *Imagine Austin*, opponents also say approval would set an undesirable precedent of downtown sized buildings along Mopac.

The Austin Oaks PUD is on the agenda of the June 16th ZAP Commission meeting. It’s unlikely that a decision can be made at that meeting because the Environmental Board has not considered it yet. If and when it is approved by both the Commission and the Board, it moves next to the City Council. Public hearings will be held at each of these stages.

Given its size and density, the Austin Oaks PUD can have a major effect on our area. Please voice your position on it by phone, email, or in person to the Board, the Commission, and the City Council.

Sharon Justice, Chair, Media Committee

AUSTIN OAKS COMPARISON CHART		
	Original Proposal	Revised Proposal
# of buildings	9	7
# of stories	60	57
# of dwelling units	610	277
Total square footage	1.6 million	1.3 million
Additional vehicle trips/day	22,000	17,253
# of trees to be removed	374	322



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Celebrate July 4th at the 15th Annual North Shoal Creek Neighborhood Parade and Celebration Saturday, July 4 from 9-11:30 a.m. at Pillow

The annual North Shoal Creek Neighborhood Parade and Celebration is a great tradition and a great way to start your Independence Day! Get dressed up, put on your stars and your spangles, and join the Parade and Festivities with your neighbors.

When and Where

- **9:00 a.m.** Gather in the circle drive at the Pillow Elementary School entrance. To be eligible for a prize, register and pick up a number at the Parade Registration Table at Pillow school
- **9:15 a.m.** Brief opening ceremony
- **9:20 a.m.** **THE PARADE BEGINS!!** March around the block. Dress Patriotic Like!! Decorate your bikes, trikes, strollers, wagons and pets too. **YOU COULD WIN A PRIZE!**

Food and Games

After the parade, the celebration moves to the tent pavilion in the playground where everyone can enjoy food, games, and fun activities including face painting, balloon twisting, and a temporary tattoo station.

BUT WAIT...THERE'S MORE!

Parade Prizes

Participate in the parade to win a prize. Categories are:

- Best Costume
- Best Decorated Stroller
- Best Decorated Bike
- Best Decorated Wagon
- Best Decorated Trike
- Best Dressed Pet

Join the fun and spend some time with new and old friends.

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VOLUNTEERS NEEDED!

We need folks to help with getting donations from area businesses, putting together prizes and raffle items, organizing activities for all ages, and helping on the day of the event as judges, as well as with set up and clean up. Have a great time getting to know one another as we join together to create a super fun awesome parade and party for our neighborhood. Please call Amelia at 512-364-5519 or email social@nscna.org to join in the fun!

Amelia Cobb, Social Committee Chair



Happy Birthday, America!



Neighborhood garage sales team with North Austin garden and art tour this year

North Shoal Creek's annual garage sale was combined for the first time with North by North Austin's Garden and Art Tour on May 2. Twenty-two North Shoal Creek neighbors held garage sales and three area gardens were open to visitors.

Overall, twenty-four North Austin gardens were on tour, ranging from North Loop in the south to Parmer Lane in the north. Artists held showings at several of the gardens. Nature provided beautiful weather, and even the traffic was manageable.

Below: The Williams Garden at 2704 Benbrook (reduced turf, Texas native plants, water feature and koi pond)

Lower Right: The Ferguson Garden at 2706 Kerrybrook (19 years of organic gardening, native and xeric plants, reduced turf with rocks and stone)

The Rodriguez Garden at 8503 Rockwood (xeriscape, container gardening, rainwater recovery)



NORTH SHOAL CREEK ARTISTS PART OF WEST AUSTIN STUDIO TOUR

The West Austin Studio Tour is a free, self-guided tour that champions the abundance of talent within Austin's creative community. This year's tour, the fourth, was the weekends of May 9-10 and 16-17. Five North Shoal Creek artists were part of this year's tour:

- Olaniyi Akindiya (Thrushwood)
 - Lalena Fischer (Crosscreek)
 - Eric Lothspeich (Penny Lane)
 - Orlando Sanchez (Penny Lane)
 - Weavers & Spinners Society of Austin (Benbrook)
- For more information on this year's tour, including the online catalog, go to west.bigmedium.org*

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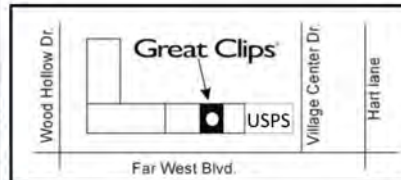


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North Shoal Creek spared from Memorial Day floods

The headwaters of Shoal Creek lie just to the north of our neighborhood, across 183. The retention ponds you see on your right as you drive north on Mopac were built by Austin's Watershed Protection Department to contain storm water runoff from development in that area. Fortunately for us, they did their job.

Even so, when it rains as heavily as it did Memorial Day weekend, drainage systems can be overwhelmed, causing localized flooding. If this happened on your property or street, Austin's Watershed Protection Department encourages you to report it because "this brings to light new problem areas and allows City staff to confirm problems identified through studies." To report localized flooding, call 311.

You can find helpful information about flooding, flood insurance, and drainage on that department's FAQ page at www.austintexas.gov/content/1361/FAQ/2765

NSCNA Media Committee

Check out our new NSCNA Facebook page!



The North Shoal Creek Neighborhood Association now has an official Facebook page, thanks to Board Member Vannezsa Smith and with help from ex-President Chip Rosenthal. Please take a look.

We hope you'll find something to Like on it.

While the Media Committee will be posting information about NSCNA events and news on it, it's intended to be predominately a resident created page. We encourage you to post your comments, photos, etc. on topics relevant to our neighborhood.

You need to be a Facebook member to access it.

There's another neighborhood association with the same initials as ours — the North Salmon Creek Neighborhood Association in Vancouver, Washington. Remember to make sure you're at the right NSCNA page!

NSCNA Media Committee

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Update on Rockwood Lane traffic calming installations

NSCNA Traffic Committee Chair Tomas Rodriguez and a group of neighborhood residents met with Mario Porrás of the City Transportation Department's Traffic Engineering Division on May 18th to discuss the status of the roundabout to be installed at the intersection of Rockwood and Stillwood.

According to Mr. Porrás, the project will include the roundabout plus two additional traffic cushions. The traffic cushions will be placed in the 8200 and 8300 blocks of Rockwood Lane.

Work on the new roundabout and cushions is scheduled to begin this summer and to be completed by December 2015. The project is fully funded in the City's budget.

No bike lanes will be included.

*Tomas Rodriguez, Chair
Traffic Committee*

Pillow playground equipment update

The playground equipment nearest Rockwood Lane has been fenced off for several months now. According to Lance Seveska, who oversees playgrounds for Austin's Parks and Recreation Department, that was done originally for safety reasons. The equipment was to be renovated using bond money. However, prior to renovation beginning, AISD notified the City that bond money couldn't be used on joint City/AISD playgrounds.

Parks and Recreation staff have been looking for alternative funding and now think they've found some. Mr. Seveska says he can offer no guarantee as to when that section of Pillow Playground will be ready for use again, but he's hopeful that it'll be renovated and back in use by the end of the year.

*Sharon Justice, Chair
Media Committee*

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North Village's Summer Reading Program runs through August 23



The Library's Summer Reading Program has started and continues through August 23. Children and teens can come to North Village and pick up a reading log to record the books they read over the summer. Then when they bring in their completed log during July and August, they can choose a book to keep.

Summer reading activities for children 5 and up are on Wednesdays at 4:00 p.m. from June 10 to July 29.

The annual Super Smash Bros Brawl Tournament at North Village will be held Thursday, July 2 at 2:00 p.m. It is rated T for Teen but it's open to all ages.

Information about all Austin Public Library events is on our website at library.austintexas.gov/programs

*Celia Holm, Youth Librarian
Austin Public Library,
North Village Branch*



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SUN

"Ah yes," neighbors say. "Your house has the huge cacti?". In many ways our garden has become something of a landmark for dog walkers and joggers. Especially when our Agaves matured and shot tall thick stems soaring over 30 feet in the air! As we await the next agave to get cracking, neighbors pause and ask about our solar panels. Well, our 2 story house is ideal of course because the top roof is south facing, and our trees are not tall enough to cast shadows over the panels. Installing solar is no longer the luxury it once was, if you can apply for generous city rebates. We pay no electricity bills and have a healthy credit for upcoming A/C days ahead. We also gear major tasks (like laundry, dish washer etc. to the sunniest moments of the day when possible, and have developed a keen eye for the appliances that require most power. In short, I swear by solar.

If you are considering solar, get estimates/site visits from at least three different companies. My advice is to network with those of us who did our homework, and also to base your decision on that initial encounter with the company. We chose a husband and wife team of architects because the husband came in person to climb on our roof and plan our estimate. What a contrast to another solar company that sent a 20 something year old who forgot his ladder and compass (I won't embarrass the company by naming it). I insisted on American made panels, and included that request in the contract.



RAIN

Several years ago after one savage drought, we installed huge 1500 gallon rain tanks in our back garden when the city offered great rebates. I have since added a smaller tank in the front to catch the overspill. As water is like gold here, I love our rain harvesting system and the magical sound of water rushing through the roof gutters at night.

During hefty storms, water tends to spill over the major downpipes, so it's wise to place buckets

underneath and also to fill as many containers as you can (and add anti-mosquito dunks of course.)

Once again network for advice and get estimates from different suppliers. Our installer not only installed our system but also showed me how to maintain it and clear the downspouts regularly. We just use the harvested water for the garden of course. Recycling rain for general household use is a huge undertaking usually done as a primary and often underground feature during the construction of a new house. Yes, our garden is mainly xeriscaped, and I have tried as far as possible to honor plants that survive summer drought and winter ice storms.

Rosemary, culinary sage, purple sage and cacti do magnificently in blazing sun, hardly need any water, and look great year round. I use sage to flavor pastas and soups, and also infuse it for tea to help ease winter colds, sore throats, coughs and congestion. Rosemary is wonderful, not only to add a dash of flavor to potatoes and soups. Add several stalks to vases in every room during mosquito season, as mosquitoes despise the smell. I often rub rosemary twigs on my hands and arms when I garden to keep the mozzies at bay.

Happy to help with advice.

Pam Ferguson is a global author and teacher who has published 10 books. Her latest, SUNSHINE PICKLELIME, is a children's book about a bird whisperer.

Her current works-in-progress include CRISS-CROSS, an Austin and Border based crime thriller, and CORNISH CACTUS, her memoirs.

Pam lives on Kerrybrook.

Email her at pamelacudot@gmail.com or visit her webpage at pamelaferguson.net



Pillow's new murals illustrate the importance and joy of reading

Attending the Austin ISD Literacy Summit in the spring of 2014 was a pivotal point for a group of Pillow Elementary teachers and administrators. After hearing Dr. Richard Allington's presentation about summer reading loss we determined to do all we could to eliminate that problem for our children.

In the next six weeks we collected and donated 7,000 books to the students to take home and read during the summer. These books would be the beginning of a home library and the end of summer reading loss. In addition we created a parent video emphasizing the importance of summer reading and also met at our neighborhood library in July for a "Read Up and Meet Up" so children could discuss the books they had read.

The fall semester began Word Play Wednesday—a school wide assembly where children were introduced to vocabulary words and stories from a wide variety of readers. We wanted children to know that reading is important to everyone. We held a pajama night where teachers read aloud to students and parents, modeling how reading aloud teaches as well as entertains. Black History month and National Poetry month were celebrated by a variety of readers. Two assemblies by Typewriter Rodeo, a group of poets that compose poems on the spot using an old typewriter, helped the students realize they too could write.

The spring semester brought "Spring into Reading Day" the Friday before spring break which sent children home enthused about reading after having spent the day in fun literary activities.

The activities were wonderful for children as they were presented but then they became only a memory. We wanted something that would constantly remind children of the importance of reading. This desire gave birth to an incredible collaboration between a group of artists and Pillow.

The recently painted Doss Elementary library came to the attention of teacher Carly Kennedy who contacted the artist, Briks, to see if he would consider doing a small mural on one of Pillow's portables.

At the end of his visit to Pillow, Briks envisioned painting many of the portables with different themes and tying them all to literacy. Our part would be to "pay for supplies and keep the artists hydrated and fed." Faculty generated lists of ideas and monetary donations. The artists donated their time and talent as a gift to both current and future students and teachers of Pillow as well as to the neighborhood and the larger Austin community.

Saturday, May 2nd was a beautiful spring day for artists and students as the portables were transformed before our eyes. Students watched and visited with fourteen different artists who created amazing murals depicting mathematics, science, technology, music, art, writing, physical education, our student body diversity and our Pillow Panther Pride. Inspiring quotes about reading were paired with corresponding paintings and now are in plain view of anyone who walks our sidewalks — a colorful and constant visual of Fredrick Douglas' feelings, "Once you learn to read, you will be forever free."

These amazing murals teach us that the goal of reading is not to pass a test. The goal of reading is the opportunity to love and learn about the world with all its many wonders. Pillow students now have incredible reminders of that each and every day thanks to the talent and generosity of others.

*Denise Anderson, Pillow teacher
and North Shoal Creek resident*





Above: Four of the murals as they were being painted on May 2.
Photos by Vannezsa Smith

Photos of reading quotation murals: Theodore Roosevelt's "I am a part of everything that I have read" and Frederick Douglass' "Once you learn to read you will be forever free." Photos by Kimberly Davishines.



Opposite page, L to R: Pillow Elementary School "WARP" Project Committee: Katelyn Martinez, Chris Karvelas, Marjorie Bennett, Kimberly Davishines, Carly Kennedy, Denise Anderson, Luanda Skeete, Michael Armstrong, and Kristin Gholson. "WARP" stands for "Wild About Reading at Pillow".

Remodeling? Be sure to mind your P&Vs (permits and variances)

We're familiar with building permits, and we know we'll likely need one for about any remodeling job. Sometimes, though, remodeling also requires a variance, which some of us may be less familiar with. What's the difference between a permit and a variance? Why should homeowners always make sure their remodeling projects are properly permitted? This article tries to answer those questions.

Permits are issued by Austin's Development Services Department. According to their webpage, "a building permit is required to erect, construct, enlarge, alter, repair, improve, remove, convert, move or demolish any building or structure within the City's zoning jurisdiction...."

To ask if your project requires a permit, call the Permit Center at 512-978-4000.

The Development Services Department's website offers two helpful hints about hiring a contractor. First, whoever gets the permit is the one responsible for work that doesn't meet city code, so don't use a contractor who wants **you** to get the permit. Second, before your contractor begins work, make sure he or she has gotten the proper permit or permits.

The purpose of a permit is to ensure work is up to code, so your project will be inspected. Please don't try to save time and/or money by not getting one. You may spend more in the long run having to bring your work up-to-code after it's built. Or, you may even be required to tear down unpermitted and uninspected work.

Failing to get a permit also can be a negative when you want to sell your home. Conversely, if you're buying, be aware unpermitted work could end up being an extra expense. And, of course, unpermitted work always comes with potential safety issues. After all, who wants to live in a home with electrical wiring installed by an amateur?

You can search online by address to see what permits have been issued for a specific house. Go to austintexas.gov/devreviews/a_queryfolder_permits.jsp, scroll down to "Search by property/project name/types/date range," then type in the address. The default time period is a year, so you'll need to change the start date of your search to go back further than that. Also, to search a block, type in only the first 2-digits of the block instead of a full address.

A variance, unlike a permit, has nothing to do with whether construction meets code standards. Instead, a variance allows a remodeling or construction project to **"violate" a zoning restriction that otherwise would apply to a property.**

Homeowners can inadvertently run afoul of zoning restrictions because zoning limits not just how you use your property but also details such as building height, impervious cover, and setbacks. A setback is the distance between your property line and any building or structure on your property. In Austin, single family residential zoning requires a 25' front yard setback. So, if you want to build a carport and any part of it will lie fewer than 25' from your front property line, you'll need a variance.

To request a variance, apply to Austin's Board of Adjustment for an exemption. Wait until you get the exemption **before** making any changes to your property, because if your request is turned down and you've already begun working on your project... well, it's tear-down time again.

Variances can be both complex and interesting. There's not enough room in this column to go into detail. For now, just be aware that requesting a variance means you'll need to have a hearing before the Board of Adjustment. You can find information on the Board of Adjustment at austintexas.gov/boa. The Fall issue of this newsletter will contain an article describing variances in more detail.

Sharon Justice, Chair,
Media Committee

Contribution made to Pillow's murals project



Randolph Brooks Federal Credit Union (RBFCU) and the North Shoal Creek Neighborhood Association (NSCNA) each made \$300 contributions in May to help fund expenses associated with painting the colorful murals at Pillow Elementary School. RBFCU is corporate sponsor of the NSCNA website and newsletter.

While RBFCU Business Development officer Alexandra (Alex) Pantuso worked to shepherd a request for

\$300 for the mural project from RBFCU, the NSCNA Board voted to match the RBFCU contribution with \$300 from NSCNA. NSCNA asked that any remaining funds be used by Pillow's Wild About Reading Project, which seeks to keep students' reading skills up during summer vacation by giving each student 10-12 books to take home as summer reading.

NSCNA thanks RBFCU, in particular Alex Pantuso, for their cooperation and assistance with this project. NSCNA also thanks the artists who donated their talent and labor and congratulates Pillow Elementary School staff on the successful completion of a creative, unique, and beautiful project.



This unusual and unexpected visitor was sighted in the Thrushwood/Little Laura area in early May. Thrushwood resident Amelia Cobb snapped this photo. If you know of additional turkey sightings in our neighborhood, please email newsletter@nscna.org.

Help needed: please apply to NSCNA

New businesses and new housing have begun to arrive along our section of Burnet Road, and more will be arriving over the next several years. We North Shoal Creek residents need to work to minimize the safety and traffic issues that can accompany these new developments.

It seems to me we currently have three major problem areas: cut-through traffic on Ashdale and Thrushwood-Primrose; the lack of sidewalks in parts of the neighborhood in general but especially on those three streets; and the need for a complete sidewalk between Pillow Elementary School and the recently approved apartment complex near the Burnet-Rockwood intersection.

NSCNA needs more people to advocate on our neighborhood's behalf with City staff and at City Hall. If you live on these streets or have first hand knowledge of and concerns about traffic and safety problems in our neighborhood, please join a committee to work on fixing those problems. You don't have to be a NSCNA member to join a committee.

*Sharon Justice, Chair,
Media Committee*

North Shoal Creek Real Estate Info

Zillow lists two condos for sale in North Shoal Creek as of June 1:

7920 Rockwood (Royal Orleans North) \$165,000
2600 Penny Lane (Victoria Square) \$108,000

Realtor.com lists two single family homes for sale:

8308 Stillwood \$399,900
8016 Briarwood \$339,999

Realtor.com also lists three single family homes and one duplex for rent:

8101 Rockwood \$1,895/mo.
8303 Briarwood \$2,400/mt.
3105 Candlelight Ct. \$2,299/mt.
7929B Vinewood \$1,300/mt.

Five apartments are also listed, with rents ranging from \$829 to \$1,050/mt.

As a member of the North Shoal Creek NA, you and your family are eligible for membership.

Low-Rate Mortgage Loans

Purchase or Refinance ★ Home Equity ★ Home Improvement

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512-833-3300 | 1-800-580-3300



Certain restrictions may apply. Loans subject to credit approval. Mortgage loans are available only on property in Texas. NMLS# 583215. Federally insured by NCUA.



INTERESTED IN JOINING NSCNA?

Dues are \$15.00 per household per calendar year.

Here's how to join:

- ⇒ Visit www.nscna.org and pay with Paypal (\$16.00, including \$1.00 processing fee)
- ⇒ Mail your completed form and check for \$15.00 to NSCNA, P.O. Box 66443, Austin, TX 78766.
- ⇒ Join at any of our general membership meetings

Hope we'll be hearing from you soon!



www.nscna.org

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