



What's next with CodeNEXT? an editorial

by Sharon Justice, NSCNA Development Committee Member

Draft 2 of CodeNEXT, the city's rewrite of its zoning code, was released for review and comment on September 15. I haven't seen it yet, but I'm asking you to write our mayor and city council to complain about it.

Why? Because CodeNEXT Draft 1 was released on January 30, 2017, and since then NSCNA's Development Committee has been diligently delving into it to try to understand its effects on North Shoal Creek. We've concluded that it's hmongous, extremely technical, massively complex and detailed; that it includes many different ways to increase density and is practically impossible for a layman to master. And it took us eight months to get this far.

Draft 2 — with major changes that include renaming, reconfiguring and reorganizing all the zoning districts, plus a brand-new zoning map — is scheduled to have a six-week public comment period, concluding October 31. That is not enough time for citizen volunteers to adequately review, discuss, understand and make knowledgeable comments. That's why I'm asking you to please contact our mayor and city council and ask them to extend the review period for Draft 2. Just take a couple of sentences to point out that six weeks is not a realistic time period for citizens to review Draft 2, discuss it with their neighbors, understand its implications and effects on their neighborhoods and then submit knowledgeable comments. You need not suggest a specific date; council can and should choose that.

You can email the mayor and all 10 council members via this link: <https://austintexas.gov/email/all-council-members>.

If you prefer to call, the mayor's phone number is 512-978-2100. You can call any city council member by substituting the member's district number for the final 0 in the mayor's phone number (for example, District 7 member Leslie Pool's phone number is 512-978-2107).

The CodeNEXT process has been slow and tumultuous. Its remaining schedule represents, I think, an attempt to make up for lost time by being unrealistically short. CodeNEXT should not be rushed. Its implications and effects on Austin's neighborhoods, especially those in the central core, are simply too great. Let's take our time and get it right.

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IMPORTANT DATES

Sun. Sept. 24 8:00 AM-Noon: Community Garden Work Day
Sat. Sept. 30 10:00 AM-1:00 PM: National Night Out Kick-Off Party, Reagan High School, 7104 Berkman
Tues. Oct. 3 7:00-9:00 PM: National Night Out events, block parties
Tues. Nov. 7 6:30-8:00 PM: NSCNA General Membership Meeting, Pillow Library

Neighborhood News Fall 2017

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

Editor: Sharon Justice

Contributors: Tara Bowman, Sarah Brandon, Amelia Cobb, Amy Culbertson, Donna Eagar, Connor Finnigan, Barbara Gaston, Jennifer Noinaj, Kenneth Webb, Kevin Wier, and Mike Yetter.

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

NSCNA 2017 Officers and Board:

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president@nscna.org
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vp@nscna.org
Secretary: Barbara Gaston
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To submit an article, email it to newsletter@nscna.org.
All articles subject to editing.

NSCNA

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President's Corner: Into the home stretch

by Amelia Cobb, NSCNA President (president@nscna.org)

I am heading into my last 100 days serving as president of NSCNA. Looking back over the past two years, all I can say is "Wow! Look at all that we have done!" We started the 2016 year with a neighborhood-wide survey to determine wants, needs and priorities of our neighbors. Those results informed the process of applying for the Neighborhood Partnering Program and the Austin Parks Foundation grant. Now we have some new sidewalks to assist with safer pedestrian passage to the Pillow Elementary School campus and our Pillow School Park. Now we are building a community garden. We have plans and resources for beautification projects that include landscaping the bulb-outs on Rockwood and decorating the Steck Avenue bridge over Shoal Creek with mosaic tile. In October of last year we started the North Shoal Creek Neighborhood Planning process with the City of Austin. We have updated NSCNA bylaws, created a new logo and branding for NSCNA, participated in city-wide development and zoning activities (like the "little old" CodeNEXT.) We have carried on with our neighborhood traditions of hosting our Spring Garage Sale, Independence Day Parade and Celebration, National Night Out and the Luminaria Walk.

But we are not done yet!

And we need "neighbor energy" to "bring it on home."

We need each of you to participate in the final stages of our NSC Neighborhood Plan by commenting on the draft elements of the plan prior to the Open House; the elements are posted at www.austintexas.gov/department/north-shoal-creek. This is our vision of improvements for the future of NSC, and **your voice matters!**

We need your help and support in completing the community garden by joining the garden committee and being part of the garden's work group. Just email gardenchair@nscna.org to sign up.

We need you all to join our neighborhood association, to participate in committees and to serve on the 2018 board of directors. If you haven't joined yet, it's super-easy and open to ALL RESIDENTS of NSC. Use the membership form on page 12 of this newsletter to join by mail, or join online at www.nscna.org/join. To join a committee, just email the committee you want to join (committee addresses are listed in the column to the left of this article). To run as a candidate for the 2018 board, just email your name and the position you're interested in to nominating@nscna.org before October 31.

In this home stretch, I am looking for folk to hand off the baton, 'cause there's a lot more to come! Come play, engage and stretch yourself! It's amazing!

Let's grow together...



Get ready for some planting. The garden is on track to open this fall! Visit nscna.org/garden for more details.

The garden beds are built, the fence is going up, and the water tap plan has been approved by the City. Sign up for a plot today or to volunteer by e-mailing Sarah Brandon at gardenchair@nscna.org. Between the bonds we've forged and the garden we've built, we'll be "growing together" for years to come!

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What's happening with our NSC Neighborhood Plan: a report from the NSCNA Development Committee

Our North Shoal Creek Neighborhood Plan is making progress, albeit in fits and starts. The city's Planning and Zoning (PAZ) staff has been releasing elements of the plan in "digestible bites," or chapters, as NSCNA had requested.

So far this summer, four of the six elements that will make up our plan have been posted: "Housing Opportunity," "Mobility and Connectivity," "Natural Environment" and "Quality of Life." You can read and comment on them at the website the city has created for the plan, www.austintexas.gov/departments/north-shoal-creek. Googling "north shoal creek plan" will also take you to it.

There has been a lot of back-and-forth between NSCNA's Development Committee and PAZ staff, resulting in substantial revision of the "Housing Opportunity" element to make it more specific to North Shoal Creek. The other elements likely will need less revision.

PAZ staff is now working on the "Community Character" element and has promised to post it for com-

ment soon. This is a crucial element in its own right but is even more important because it will contain our revised Future Land Use Map, or FLUM. We Committee members are concerned because the draft FLUM shows near-continuous T5 — high-density — zoning along Burnet Road and Anderson Lane. While we understand that some T5 density is inevitable along these corridors, the Committee supports zoning that allows a variety of heights and uses, including open space and open views. We are also concerned that insufficient buffers exist between commercial areas and the residential core, especially along Primrose and Ashdale.

The draft FLUM is posted at www.nscna.org/wp-content/uploads/2017/05/Draft-Flum-copy.jpg. Please send comments you have on the draft FLUM to the committee at development@nscna.org. Once the "Community Character" chapter is posted, we urge residents to take time to read it, study the revised FLUM and send comments — either to PAZ via the links and contact numbers on

Continued on page 11

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SEEKING CANDIDATES FOR 2018 NSCNA OFFICERS AND BOARD

Do you want to play an active role in improving your community? If yes, please consider serving as a 2018 NSCNA officer or board member. Four officers (president, vice president, secretary and treasurer) and seven directors will be elected at our January 2018

membership meeting. If you want to run, or if you need more information to help you decide, please email your name and the position you are interested in to nominating@nscna.org before **October 31**.

If you know someone you think would be a great officer or director, please email your suggestion to the Nominating Committee. We'll check to see if he or she is interested.

**Step up and serve!
Help make North Shoal Creek
the best neighborhood In Austin!**

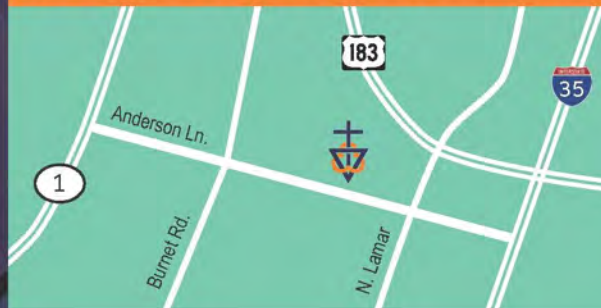
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Be part of 2017's National Night Out on October 3rd

by Barbara Gaston, NSCNA Secretary (secretary@nscna.org)



Join your neighbors in celebrating National Night Out (NNO) on Tuesday, October 3, 2017, from 7:00 to 9:00 PM.

This is an opportunity for citizens and law enforcement to partner against crime. By participating in NNO you will strengthen neighborhood spirit and police community relations, heighten crime prevention awareness, meet your neighbors, make new friends, and have fun. Between 7:00 and 9:00 PM on October 3rd, turn on your front porch light, lock your door, and spend the evening at a neighborhood block party or other NNO activity taking place in your area.

The NNO Kick-Off Event will take place at Reagan High School, 7104 Berkman Dr. on **Saturday September 30th from 10:00 AM to 1:00 PM.**

Meet Austin's Emergency First Responders and stock up on free giveaways and safety information for your NNO Block Party.

For more information on NNO, contact Veronica Saldate in APD's Office of Community Liaison by email at veronica.saldate@austintexas.gov or call her at (512) 974-4735. You can also find national NNO information at www.oclcorp.org/national-night-out.html and Austin specific information at www.austintexas.gov/nno

Are you hosting a NNO block party or similar event and need help publicizing it? Email your name, address, and time (if other than 7:00-9:00 PM) to newsletter@nscna.org. We'll help by listing all North Shoal Creek NNO events on Next Door North Shoal Creek, NSCNA's Yahoo Group, and NSCNA's Facebook page.



Peggy Little

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We clearly dodged Hurricane Harvey here in North Shoal Creek. Although I'm sure some homes sustained wind damage, it doesn't compare to the complete devastation that our friends in Houston are suffering. They will need our help for a long time to come.

For every home I list or sell for the rest of the year, I'll donate \$200 in your name to the Red Cross. It's something we can do together to help those in need.

Sincerely,
Peggy

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**CONTRACT
PENDING**



Two new additions to the NSCNA Board family



In a wonderful coincidence, Haley Whitney Finnigan (left) — daughter of NSCNA Director Connor Finnigan and wife Jessica — and Harper Louise Yetter (right) — daughter of NSCNA Director Michael Yetter and wife Courtney Sebesta — both entered the world on August 8th. The moms had the same due date but no one thought Harper and Haley would end up with the same birthday! Congratulations to the two girls and to their families!

Haley was born August 8 at 2:12 AM at Austin Area Birthing Center, weighing in at 6 lbs 4 oz and measuring 19.5 inches. Harper was born on at 12:48 PM on August 8 at Seton Main. She was 21 inches long and weighed 8 lbs. 5 oz. To this year's officers and directors, they will always be known as "The Twins."

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PILLOW'S PAGE: HELLO FROM PILLOW'S NEW PRINCIPAL

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Yvette Cardenas, Interim Principal, Pillow Elementary

I have had the honor of serving as Assistant Principal at Dorinda Pillow Elementary for the past two years and am now grateful and excited to be serving as Interim Principal.

My strong desire to serve others led me into education as a second career 10 years ago. I began my teaching career as a kindergarten teacher in Austin ISD and worked at a high-needs campus for six years.

I then worked at the district level as a curriculum

and instructional specialist, and as a coordinator for two years before landing at this precious and diverse campus.

I am truly honored to be serving as Principal at this amazing school nestled in an equally amazing community, and I look forward to a continued partnership with North Shoal Creek families and community members.

Yvette Cárdenas, M.Ed

Interim Principal - Dorinda Pillow Elementary

Brian Hill, Pillow Principal for the past two school years, has moved to a position in the superintendent's office. Those of us in NSCNA who worked with Principal Hill will miss him, but we also look forward to working with Principal Cardenas in making Pillow one of AISD's exceptional schools.



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8701 Primrose	4 bd 2 ba	2,054 sq ft	\$425,000
2704 Benbrook	4 bd 2 ba	1,774 sq ft	\$499,995
2709 Briarwood	3 bd 1.5 ba	1,051 sq ft	\$349,900
2709 Ashdale	3 bd 2 ba	1,268 sq ft	\$369,000
2709 Kerrybrook	4 bd 2 ba	1,804 sq ft	\$479,900
7932 Vinewood	3 bd 1.75 ba	1,256 sq ft	\$434,700
8217 Briarwood	3 bd 2 ba	1,383 sq ft	\$415,000
3012 Crosscreek	4 bd 2 ba	1,861 sq ft	\$465,000
8111 Parkdale	3 bd 2 ba	1,722 sq ft	\$565,000

Condos:

2450 Ashdale	1 bd 1 ba	600 sq ft	\$139,900
2500 Steck	1 bd 1 ba	680 sq ft	\$174,900
7920 Rockwood	1 bd 1 ba	754 sq ft	\$179,000
2600 Penny Lane	2 bd 2 ba	828 sq ft	\$145,000

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Independence Day festivities in North Shoal Creek

By Tara Lane Bowman, Chair, NSCNA Social Committee (social@nscna.org)

First, the North Shoal Creek Neighborhood Association wishes to extend a warm welcome to new members who joined on our Independence Day event at Pillow Elementary. This 18th annual event welcomed both neighborhood residents and their friends and families. This event is largely possible because of membership fees, but anyone is welcome. Remember that you can join NSCNA online at NSCNA.org (click on JOIN) or at our general membership meetings. Membership is not limited to homeowners; we encourage renters to join us.

This year, we were lucky to have our District 7 Councilmember Leslie Pool open our parade. NSCNA President Amelia Cobb welcomed everyone who came ready to walk, and neighbor Judy Rowland led a rousing rendition of "The Star-Spangled Banner." Austin Police Department monitored the perimeter of Pillow Elementary as the parade circled the block around the Pillow campus.

Adults, children, and pets convened on the blacktop once the parade concluded. Judges awarded prizes for youngest participant, most patriotic dog, best bike decoration (child), best bike decoration (adult), best historic dress/costume (child), best historic dress/costume (adult), best wagon, and most creative overall.

The raffle kicked off shortly after the prizes were

Thank you to our 2017 Independence Day sponsors

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announced. Winners received class passes, gift cards, and sample items from local businesses (see box for our full list of generous sponsors).

Kona Ice, donated by Veterans United Home Loans, helped everyone keep cool. Volunteers worked a voter registration table, passed out watermelon and popcorn, and supervised a beanbag toss. A bounce house helped kids jump off extra energy.

Austin Fire Department parked along Rockwood Lane for anyone who wanted to climb aboard a fire truck or take pictures with firefighters. Camille Cline, proprietor of the local Gardenheads camp, painted faces.

Keep an eye out for information on our Luminaria Walk in December. As in the past, it will be held in December at Pillow Elementary as a way to refresh our spirits in the busy holiday season.

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Continued from page 4

the web site, www.austintexas.gov/department/north-shoal-creek or to us at development@nscna.org. The committee will collect all comments and send them on to the appropriate city staffer.

Two preliminary chapters and three appendices still need to be written and posted for comment. The most significant of these remaining sections is the appendix titled "Goals, priorities, and actions matrix." It will be used by city staff, commissions, mayor and council to guide decisions about capital-improvement projects and land-use issues that affect our neighborhood, so it is vital to our neighborhood's future that we get it right.

Our neighborhood planning process is an important milestone for our neighborhood. The Development Committee wants all North Shoal Creek residents to be involved in our plan's creation. There is still time to participate:

-- Go to the plan's web page, learn about the process and send your comments on what has been done so far and what you'd like to see done to development@nscna.org.

-- Keep up with new developments via NSCNA's web page (nscna.org) and Facebook page (facebook.com/nscna). You can also sign up on the city website, austintexas.gov/northshoal-creek, to receive email notifications of progress on the plan.

-- And lastly, we urge you to attend the open house the city will be hosting to present the final plan to North Shoal Creek residents, expected this fall (possibly in October). The open house will be our last opportunity to have a say in writing our neighborhood plan. Please don't let this important opportunity pass you by.

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 Cross-creek. All meetings are open to the public.

For information on joining NSCNA, please see page 12.

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

LOCAL BUSINESS NEWS

Openings:

Eldorado Café, 3300 W. Anderson Lane, Ste. 303. Mexican-inspired comfort food; location was previously Alborz Persian Cuisine. <http://www.eldoradocafeatx.com/>

Jack Allen's Kitchen, 3010 W. Anderson Lane, Ste. D. Southern-inspired flavors infused with the spice of Southwestern cuisine; location was previously Fork & Vine. andersonlane@jackallens-kitchen.com

Slow North, 2700 W. Anderson, Ste. 410, in the Village Shopping Center. Small-batch, all-natural candle and home goods maker. <https://www.slownorth.com/>

Closings: Rebel Pizza Bar, 7858 Shoal Creek Blvd. Will reopen in October as the first brick and mortar location for **Be More Pacific Filipino Kitchen and Bar**. The original food truck will continue to operate; the Shoal Creek location will expand the food truck's offerings and add Filipino inspired cocktails and beer.

Relocations: Gordon Automotive has moved to 2417 Buell Ave. (behind the Dairy Queen on Burnet). It had been at its 8526 Burnet Rd. location for 48 years. The Gordon Automotive site along with the adjoining Crump Plumbing Supply site will be redeveloped into a 300-unit apartment building by New York based developer Sackman Enterprises.

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NORTH SHOAL CREEK NEIGHBORHOOD ASSOCIATION

MEMBERSHIP FORM 2017

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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 \$15.00 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