

NORTH SHOAL CREEK NEIGHBORHOOD NEWS SPRING 2018



Two final hurdles lie ahead for our hard-won neighborhood plan

by Sharon Justice, NSCNA Development Committee

Our neighborhood plan — officially titled the City of Austin North Shoal Creek Neighborhood Plan — is now about 90 percent complete. But it has two important hurdles ahead, and we need your help to shepherd it over those.

The final draft is posted on the city’s North Shoal Creek Neighborhood Plan website at <http://www.austintexas.gov/departments/north-shoal-creek>. We ask that you please take time to look at it. If you don’t want to tackle the entire 139 pages, we hope you will scan the table of contents; browse through the pictures, charts and tables; and then skim over the goals, policies and actions listed in Appendix A.

Speaking as someone who helped craft the plan, I admit that it’s imperfect, but I am proud of it nonetheless. I think it’s a workable compromise between how the participants in the process envisioned our neighborhood’s future and the city’s goals for density, development and affordability in Central Austin.

Our plan was reviewed and approved (with one vote against) by the Small

Area Planning Committee in January. When it comes before Austin’s Planning Commission April 10, we North Shoal Creek residents need to show that we support it and don’t want to see it substantially changed. The meeting will be at 6 p.m. on Tuesday, April 10, in City Council Chambers, City Hall, 301 W. Second St., downtown.

The NSCNA Development Committee is encouraging residents to attend this meeting if possible. If you think you can attend, please email us at development@nscna.org so we’ll know how many supporters will show up. We’ll want to organize carpools, so please tell us if you can drive or if you’ll need a ride. (Parking in the garage on the Guadalupe Street side of City Hall is free with validation; for more info: www.austintexas.gov/cityhallparking.)

Approval by the Planning Commission is expected; what is unknown is what changes the commission might recommend. If approved, the plan goes next to Austin City Council on April 24. A similar show of support will be helpful then too.

(Continued on page 7) Two final hurdles

WHAT’S INSIDE	
President’s Corner	2
Community garden ribbon-cutting ..	3
New building opens on MoPac	4
CodeNEXT and North Shoal Creek ..	6-7
Neighborhood garage sales	8
Pillow’s Page	9
Join the North Shoal Creek NA	10
North Shoal Creek 2018 officers and directors/NSC real estate	11

IMPORTANT DATES	
⇒ April 10: NSC Neighborhood Plan, 6 p.m., City Council Chambers	
⇒ April 14: NSC Community Garden ribbon-cutting, 10 a.m., northwest corner of Pillow campus	
⇒ April 26: NSC Neighborhood Plan, 4 p.m., City Council Chambers	
⇒ April 28: NSC Annual neighborhood garage sales and Pillow’s Spring Fling	

Neighborhood News Spring 2018

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

Editor: Sharon Justice

Contributors: Sara Brandon, Yvette Cardenas, Amy Culbertson, Donna Eagar, John Menegay, Kenneth Webb, and Kevin Wier.

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

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NSCNA

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President's Corner: Let's make 2018 the best year yet for North Shoal Creek

by Kevin Wier, NSCNA president

Dear North Shoal Creek neighbors,

I want to encourage us all to reach out to each other this year in a supportive, neighborly way — it will make a huge difference in all our lives. And it will be the icing on the cake of what we are blessed with in our neighborhood.

We have a convenient location in the heart of Austin. We have good people who care about each other. We have Shoal Creek, which provides natural habitat for our area. We have been given a legacy of a strong neighborhood association that has worked diligently over the years to preserve and enhance the positive characteristics of our neighborhood. Yes, we've much to be thankful for.

We need everyone to be involved to keep our neighborhood vital, so won't you please join the North Shoal Creek Neighborhood Association? The more people who get involved, the easier it will be to accomplish great things and the more representative our neighborhood association will be.

Speaking of accomplishing great things, our neighborhood now has a community garden to be proud of on the grounds of Pillow Elementary School. Creating this garden was no small feat, and all who were involved in bringing it to fruition deserve congratulations.

Looking forward, some projects on our list this year are to launch an effort to create a park in the neighborhood and to install an art project on the bridge over Shoal Creek. We are in the final stages of the process of getting our neighborhood plan approved. If one of these exciting projects appeals to you, or if you have ideas for improving our neighborhood, I urge you to join NSCNA, to volunteer with us, and to get involved with your neighbors in making North Shoal Creek an even better place to live.

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 (May 1 in the Pillow Elementary School Library).

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New office center open on MoPac by Sharon Justice, newsletter editor

MoPac Centre, a new 96,000-square-foot office center, has opened on the site of the former Shoal Crossing Events Center at 8611 N. MoPac. Lead tenants will be Texas Children's Hospital and the Bank of Austin, says the *Austin Business Journal*.

Longtime Austinites may remember the site, between Steck Avenue and U.S. 183, as the home of the Barn, a popular steakhouse in the 1960s and '70s. The Barn, where one could dine in the silo, was known for its girl on a swing over the bar and a huge hunk of cheese (the girl and the cheese were separate attractions).

Google "barn restaurant old austin" and you'll find more history, plus a Facebook page named "Do you remember when? Austin, Texas version," that includes fond reminiscences about the restaurant.

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CodeNEXT Version 3: What does it mean for us?

by Sharon Justice, NSCNA Development Committee

This article is based largely on information compiled by Barbara McArthur (Brentwood NA) and Allan McMurtry (Allandale NA). A longer version is available in the Crestview Neighborhood Association newsletter: <http://crestviewna.com/newsletter/>. (CNv3 stands for CodeNEXT Version 3.)

CodeNEXT Version 3 (CNv3), although greatly changed from its initial draft, still allows for potentially large changes in North Shoal Creek.

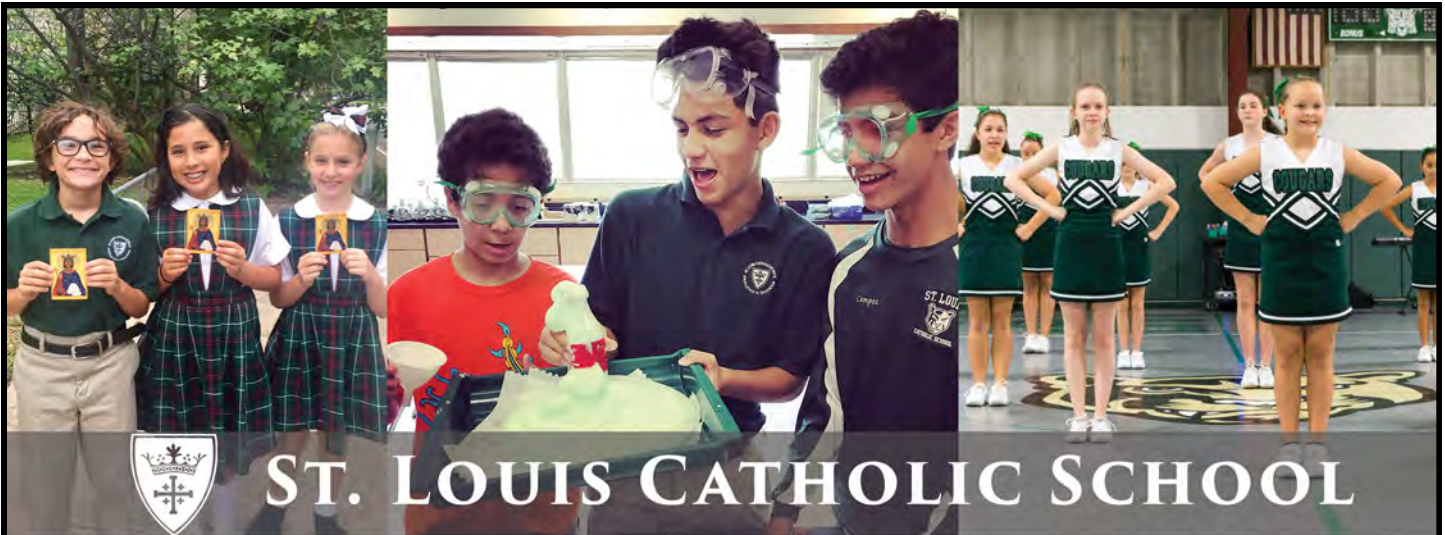
1) NSC's single-family residential: Existing zoning codes SF-2 and SF-3 become R2A and R2C in CNv3. Minimum lot size drops from 5,750 (current code) to 2500 square feet. Minimum lot width drops from 50 feet to 25 feet. R2A allows duplexes only on corner lots. R2C allows duplexes on all lots. Both R2A and R2D permit accessory dwelling units (ADUs). A new housing form — “single-family at-

tached” — is introduced. It is a duplex with the attached wall on the property line; each owner owns his or her side of the duplex and the lot beneath. To accommodate this, side setback is reduced to 0. Minimum rear setback drops from 10 feet to 5 feet with an ADU. Reducing minimum lot size to 2,500 square feet allows existing larger lots to be subdivided. No more than two dwellings are allowed per lot; greater density is obtained by halving the minimum lot size.

2) Home occupation allowed uses in CNv3 include retail sales between 9 a.m. and 5 p.m. if the owner or one employee lives on-site.

3) Occupancy limits are rolled back to 2014 limits, allowing up to four unrelated adults to reside in a single-family home and two in an ADU. In R2C, for

(Continued on page 7)



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(Continued from page 6)

example, two single-family attached homes on adjoining 2,500-square-foot lots, each with an ADU, could house six people per lot for a total of 12 residents on what was previously a 5,250-square-foot single-family lot.

4) Parking requirements are reduced from two spaces per unit to one per unit and 0 for an ADU. This reduction combined with smaller lot sizes will mean more cars parking on neighborhood streets. Parking requirements for businesses are also reduced, with some businesses less than 2,500 square feet requiring no parking. The planning director can waive on-site parking requirements.

5) Commercial zoning along Burnet, Anderson and Shoal Creek south of Crosscreek is replaced by Main Street 3A and Main Street 3B zoning, which permit multi-unit residential, office and service uses along with a broad array of retail uses. Attached block-scale buildings are allowed. Height is limited to 60 feet with an additional 25 feet allowed as an

Affordable Housing Bonus.

6) Compatibility requirements (the distance required between residential and multi-family or multi-use zones) are reduced. Current code requires a 120-foot-tall building to be 540 feet from a residential property. In CNv3, a distance of only 100 feet is required.

7) Bars are allowed by right along major corridors like Burnet Road and Anderson Lane and with a staff-issued Minor Use Permit or a land-commission-approved Conditional Use Permit elsewhere.

(Continued from page 1) Two final hurdles

In view of the staff/stakeholder conflicts that were successfully resolved during the planning process, it's ironic that our plan's fate now lies in the hands of people who weren't part of the process. It's important that we North Shoal Creek residents stay involved in the final steps of our planning process to ensure that it makes it over its last two hurdles intact.

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Annual neighborhood garage sale set for April 28; add your address to the master map by April 18



The North Shoal Creek Neighborhood Association (NSCNA) will host the annual North Shoal Creek Neighborhood Garage Sale **Saturday, April 28.**

NSCNA will be distributing a map of neighborhood sales that Saturday. **If you want your sale to appear on the map, please sign up by Wednesday, April 18.**

To register your sale, please send an email to garagesale@nscna.org. **Only your address will appear on the map, but we ask that you provide:**

- Name
- Address
- Contact email or phone number

This sale will be advertised in the Austin American-Statesman, on Craigslist, on Facebook, on garagesalefinder.com and other platforms. Signs will be placed around the neighborhood before the sale.

DEADLINE TO SIGN UP for your address to appear on the map: Wednesday, April 18.

Please add these dates to your calendar. If you are planning to host a sale, email your sale information to garagesale@nscna.org by April 18.

*Jon Menegay, Chair,
NSCNA Social Committee,
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Pillow's Page *by Yvette Cardenas, principal*



As the principal of Pillow Elementary School, I am very proud to be part of the North Shoal Creek community, and I look forward to partnering with neighbors. You are invited to visit Pillow or join us for some upcoming events:


- **March 29: Poetry Rodeo.**
- **April 14: North Shoal Creek Community Garden Ribbon Cutting.**
- **April 28: Spring Fling. Everyone is invited to this outdoor event.**

At Austin ISD and Pillow, we believe that everyone has a talent, so please let us know if you're interested in volunteering. There are other ways to support Pillow too, such as collecting **Box Tops** or donating items for our **makerspace** classroom.

Thank you for the privilege of being part of the North Shoal Creek Neighborhood!

Respectfully,
Yvette Cardenas, principal

Go Panthers!

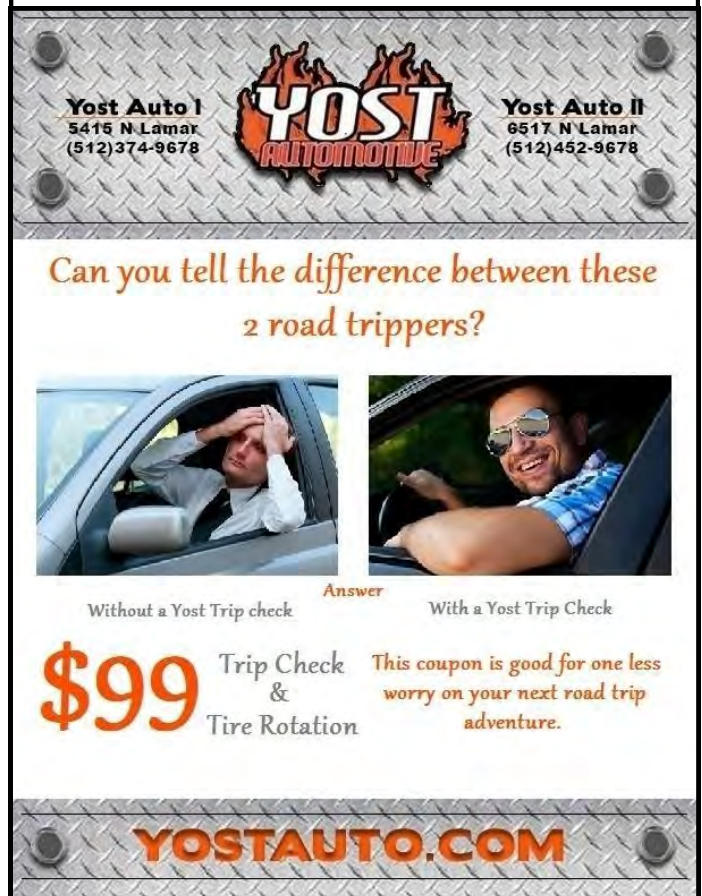


Watch for Box Tops for Education coupons on the products you purchase. Just clip them and tuck them in a baggie; when you have a bunch of them, drop them off at the Pillow Elementary School office. Each one is worth 10 cents to the school.

makerspace

Makerspaces provide hands-on, creative ways to encourage students to design, experiment, build and invent as they engage in science, engineering and tinkering.

Because makerspaces are cross-disciplinary, a wide range of tools, materials and supplies is needed. Activities can include cardboard construction, woodworking, electronics, robotics, digital fabrication, building simple machines, working with textiles and sewing. Since Pillow is an elementary school, its makerspace focuses on lower-tech building materials -- from cardboard to Legos. If you have possible donations, please contact Pillow Elementary School at 512-414-2350.



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Committees are the workhorses of our association. Just pick the committee you want to join and send an e-mail to the committee's e-mail address. For more information on our committees, go to nscna.org and click on the "Committees" tab.

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"Volunteers do not necessarily have the time; they just have the heart."

~Elizabeth Andrew

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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2708 Thrushwood	3bd 2ba	1,565 sq.ft.	\$434,900
8016 Rockwood	1bd 1ba	1,241 sq.ft.	\$365,000

Condos:

2425 Ashdale	1bd 2ba	980 sq.ft.	\$179,900
2500 Steck	2bd 1ba	938 sq.ft.	\$217,500
7920 Rockwood	1bd 1ba	745 sq.ft.	\$169,000
2600 Penny Lane	3bd 1ba	1,222 sq.ft.	\$165,000

Compiled from listings on Zillow.com

North Shoal Creek Neighborhood Association Officers and Directors for 2018

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Vice President: Kenneth Webb (vp@nscna.org)
Secretary: Dylan Biles (secretary@nscna.org)
Treasurer: Lois McEvoy (treasurer@nscna.org)

Directors: directors@nscna.org
 Amelia Cobb Steven Weintraub
 Jon Menegay Mary Jane Wier
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 Rima Star



Pictured above (Left to right): Steven Weintraub, Kenneth Webb, Rima Star, Bob Snee, Amelia Cobb, Dylan Biles, Lois McEvoy, Jon Menegay, Jeri Wines, Kevin Wier (not pictured: Mary Jane Wier)

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Which committees are you interested in?

_____ Beautification _____ Bylaws _____ Development _____ Garden
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