



## Planning Commission punts neighborhood plan to June 12 meeting

*A report from the NSCNA Development Committee*

After more than three hours of discussion on the North Shoal Creek Neighborhood Plan, the City of Austin Planning Commission voted unanimously at its April 24 public hearing to postpone additional deliberations until its June 12 meeting.

The central point of disagreement was whether the plan goes far enough in increasing density within the interior of the neighborhood. Zoning changes suggested by two commissioners as a compromise to increase interior density were later presented to the North Shoal Creek Neighborhood Association general membership meeting and rejected.

The plan presented to the commission by the North Shoal Creek Neighborhood Association Development Committee aims to preserve North Shoal Creek's residential interior while allowing additional density around the residential core's perimeter. This concept is modeled on Mayor Steve Adler's "Austin Bargain," which he described in his 2017 State of the City address as a way to "(1) protect our neighborhoods, and (2) deliver the

increased housing supply we need to make Austin more affordable."

At the hearing, Mark Walters, principal planner with the City of Austin, explained to commissioners that the plan increases density 31 percent in the transition areas that surround the single-family residential core. This means that an additional 151 acres, mostly occupied now by office and shopping centers, could be redeveloped with a residential component if the neighborhood plan's Future Land Use Map (FLUM) is adopted.

NSCNA President Kevin Wier also pointed out that the Affordability Impact Statement submitted by the city's Neighborhood Housing and Community Development Department shows the proposed plan will have a positive effect on land use, on zoning opportunities for affordable housing and on the production of affordable housing. Commissioners Karen McGraw, Tom Nuckols and Trinity E. White also offered support for the plan.

But three commissioners — Conor Kenny, Greg Anderson and Angela De

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### IMPORTANT DATES

- ⇒ **June 12:** Planning Commission to vote on NSC Neighborhood Plan, 6 p.m., City Council Chambers.
- ⇒ **June 12:** City Council to begin debate on CodeNEXT, time TBD, Council Chambers.
- ⇒ **June 14:** City Council to consider NSC Neighborhood Plan, time TBD, Council Chambers.
- ⇒ **July 4:** Annual NSC Independence Day parade and celebration, 9 to 11:30 a.m., Pillow Elementary School.

## Neighborhood News Summer 2018

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

**Editor:** Sharon Justice

**Contributors:** Sarah Brandon, Amy Culbertson, Donna Eagar, John 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: Summer Focus — help support our neighborhood plan

*By Kevin Wier, NSCNA president*

As we hit the beginning of summer and think of all the fun to come this season, let's also please remember that the long race we've been running is still ongoing and at its most critical stage. I'm referring to our 10-year effort toward a neighborhood plan for North Shoal Creek that aims to preserve and enhance our neighborhood for decades to come.

Our neighborhood plan had its first public hearing at the City of Austin Planning Commission in April, as reported in the story on Page 1. The commission voted to continue discussion of the proposed plan at its June 12 meeting. We had a terrific turnout of supporting neighbors in April and need to have even more on June 12.

Please plan to join us by carpooling down to City Hall on June 12. We'll gather for carpooling in the Pillow Elementary School parking lot at 3:50 p.m. and leave at 4 for the 6 p.m. meeting. If you can volunteer as a carpool driver, please email [development@nscna.org](mailto:development@nscna.org). If you're getting there on your own, the meeting is in City Council Chambers, City Hall, 301 W. Second St. Be sure and check in on the NSCNA website, [www.nscna.org](http://www.nscna.org), to learn the latest on times and details.

After the planning commission meeting, the neighborhood plan is scheduled to go before City Council two days later, on June 14. So, yes, we'll need advocates for the plan at that meeting as well. Another carpool is planned (time to be determined) to ensure we let our mayor and council know how much we support our plan and do not want it changed. Again, stay tuned to the NSCNA website for the latest updates, [www.nscna.org](http://www.nscna.org), or e-mail [development@nscna.org](mailto:development@nscna.org) for information.

On a lighter note, get ready for big fun in July at our Fourth of July parade (see details on Page 9). Make plans to decorate your bicycles and the dog. We'll have lots of prizes for the best patriotic dress and decorations. It's one of our biggest events of the year, and we strive to make it fun for all the family. You can't beat being in the parade with a police-car and fire-truck escort. Jon Menegay is doing a terrific job of planning the big event. If you'd like to help out, just let him know at [socialchair@nscna.org](mailto:socialchair@nscna.org).

### 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](http://www.nscna.org/join). Or come to and join at our next membership meeting (6:30-8 p.m. Sept. 4 in the Pillow Elementary School Library).

## Council okays corridor construction program with Burnet Road improvements

Burnet Road is among nine corridors slated for improvements in the Corridor Construction Program approved by Austin City Council April 26. The program, funded by the 2016 Mobility Bond, includes mobility, safety and connectivity improvements on Burnet from Koenig Lane to MoPac. Here's a run-down of what the Burnet Road improvements will include:

- Up to 19 traffic signal improvements with enhanced technology to promote vehicular and transit efficiency along with pedestrian and bicyclist safety.
- Intersection improvements with turn lane modifications at Koenig Lane, Braker Lane, Kramer Lane, Esperanza Crossing and Gault Lane.
- Up to 10 miles of new shared-use paths to create continuous sidewalks and bicycle facilities compliant with the Americans With Disabilities

Act along the length of the corridor.

- Up to five miles of pavement rehabilitation to repair spot damage, restore surface and improve rideability.
- Intermittent median islands from Koenig Lane to Anderson Lane.
- On-corridor stormwater drainage upgrades from U.S. 183 to MoPac to support mobility improvements.
- Evaluation and possible construction of new pedestrian hybrid beacons in the vicinity of these Burnet intersections: Koenig Lane, White Rock Drive, Twin Oaks Drive, Northcross Mall, Ashdale Drive, Penny Lane and south of 183.

For more information on Burnet Road corridor improvements, go to <https://data.austintexas.gov/stories/s/Burnet-Road-Corridor/dghh-sspr>



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# Duel over CodeNEXT will likely continue despite council vote set for this summer *By Sharon Justice*

Austin's two land-use commissions are at odds with each other on their recommendations for the CodeNEXT development plan.

Recent public hearings by the City of Austin Zoning and Platting Commission and the City of Austin Planning Commission, and then by the Austin City Council, marked the end of the input phase of the CodeNEXT process. The two land-use commissions turned next to massaging the input into recommendations to send to council, which is scheduled to vote this summer on implementing CodeNEXT. The two commissions' recommendations differ dramatically.

On May 9, the Zoning and Platting Commission voted 7-4 to recommend that council scrap the five-year, \$9 million CodeNEXT process and focus instead on revising Austin's existing zoning code.

In contrast, the Planning Commission began working its way through some 900-plus proposed amendments to CodeNEXT. Those that pass will be considered by City Council when it begins its consideration of CodeNEXT, currently scheduled for June 5 and June 12, with June 13 or June 21 as possible voting dates on CodeNEXT. But, given the size and complexity of CodeNEXT, council may well postpone its debate and/or vote.

Meanwhile, council has nixed putting CodeNEXT before the public for a vote this fall. A petition drive to put CodeNEXT on the fall ballot was certified by the Austin City Clerk's Office on April 23, but on April 27 City Council voted 6-4 against putting the issue on the ballot, citing legal advice that state law excludes zoning law from citizen-initiated

*(Continued on page 11) Duel over CodeNEXT*

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# Cap Metro changes bus routes, offers free rides this summer for students

Summer is bringing bus route changes and free bus service for K-12 students from Cap Metro. The route changes went into effect citywide on June 3.

One North Shoal Creek route — **Route 19 (Bull Creek)** — is unaffected for now, though Cap Metro still plans to discontinue it eventually.

Another — **Route 491 (Allandale)** — is being cut back from Tuesday/Thursday/Saturday to Saturday-only service. Buses (usually 15-passenger lift-equipped vans) are now running hourly between 9 a.m. and 3 p.m. Saturdays.

Route 491 is a special service route designed to meet the needs of older people and passengers with mobility difficulties, but anyone can ride it. It runs from the Village Christian Apartments, 7925 Rockwood Lane, south to 34th Street and back. Village Christian has volunteered spaces in its parking lot next to Rockwood for neighbors who

want to take the 491: Park in any space not labeled as resident parking; then walk to the pick-up area in front of Building C. Route 491's van drops you off and picks you up at the Northcross Wal-Mart or Allandale HEB entrance, saving you a trip across the parking lot.

**Route 803 (Burnet/North Lamar)**, as a high-frequency route, will continue to have service scheduled every 15 minutes daily between Cap Metro's Domain Station in the north and Westgate Station in the south. You can board or exit at the Crossroads or Ohlen bus stops on Burnet north of Anderson or at the Northcross Station south of Anderson Lane.

Other routes accessible to North Shoal Creek residents include:

- **323 (Anderson):** East-west along Anderson

*(Continued on page 7)*

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1000 -1400 sq. ft.

- 6 homes sold
- Avg. days on the market: 22
- Avg. sq. ft.: 1200
- Avg. sold price/ sq. ft.: \$327.82
- Avg. sold price: \$384,317

1401-1751 sq. ft.

- 5 homes sold
- Avg. Days on market: 9
- Avg. sq. ft.: 1638
- Avg. sold price/ sq. ft.: \$276.17
- Avg. sold price: \$449,725

\*MLS DATA FOR North Shoal Creek (all subdivisions) SOLD 02/27/18 TO 5/18/18 deemed reliable but not guaranteed



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(continued from page 6)

Lane; shortened to run between Northcross and the Wal-Mart Supercenter at 1030 Norwood Park Blvd.

- **324 (Georgian/Ohlen):** Formerly Route 325 (Ohlen), extended to run from the Northcross/Foster Lane intersection to Ohlen, north to Mountain Quail, east to Georgian/Rundberg and then south to the Highland Mall Station.
- **383 (Research):** Routes 383 and 392 have been consolidated to run from the North Lamar Transit Center to Lakeline Mall; can be boarded northbound at 9101 Burnet (north of 183); southbound, you can exit at Stop ID 491 south of 183).

Primary- and secondary-school students who live in the Cap Metro service area (Austin/Leander/Manor) may ride any bus free between June 8 and the last weekend of August. Riders should be prepared to show student ID; students who don't have school IDs can obtain passes from the transit store in downtown Austin, 209 W. Ninth St.

For detailed information: 512-474-1200;  
[www.capmetro.org/remap/](http://www.capmetro.org/remap/).



## Help us green up our tree canopy

By Jon Menegay, NSCNA board member and Social Committee chair

We have an opportunity to offset the declining tree canopy that our proposed neighborhood plan recognizes as one of our neighborhood's weaknesses. Only 10 of Austin's 61 neighborhoods have less tree canopy than we do, and one of those neighborhoods is downtown Austin.

The good news is that, once our neighborhood plan is approved, we'll be next in line for a city-assisted tree planting program that can help increase our tree canopy from its current 21.8 percent.

**The program is scheduled to begin in September, with planting day Oct. 27.**

Planting trees on your property can reduce your air-conditioning bills as well as enhance your landscape. The trees, both large shade and small understory varieties, are provided free by the Austin Community Tree program, but they will require a commitment to take care of them along with an organized volunteer group. For more information on the project and to volunteer to help, please email me at [socialchair@nscna.org](mailto:socialchair@nscna.org). For information on the city's tree planting program, go to <https://austintexas.gov/departments/community-trees>.

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# Construction likely to begin soon on 300-unit apartment complex at 8528 Burnet *By Sharon Justice*

Back in April 2015, the Austin City Council approved MF-6 zoning for this location. This high-density multi-family zoning allows a 5-story, 300-unit apartment complex to be constructed here.

Now that the structures that were previously Crump Plumbing Supply and Gordon Automotive have been demolished, construction should begin soon. The developer — C.J. Sackman of Sackman Enterprises — did not answer my email asking when construction starts.



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Wednesday, July Fourth, from 9 to 11:30 a.m. at  
Pillow Elementary School

- 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
- 9:10 a.m. Brief opening ceremony
- 9:20 a.m. The parade begins
- 10:30 a.m. Raffle winners announced

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Best historic decoration/costume (child) Best wagon decoration Youngest participant  
Most patriotic dog Most creative overall

**Food and Games:** After the parade, the celebration moves to the tent pavilion on the playground behind the school. Enjoy fun activities with your neighbors and stay for the announcement of raffle winners at 10:30 a.m. The best-decorated winners (see above) will also be announced at that time. Activities include:

Local snowcone trailer Face painting Games for kids

Austin Fire Department

Plus, don't forget to swing by our membership table to support events like this!

**Help Needed:** Join our small group of dedicated volunteers and help create a super-fun and awesome parade and party for our neighborhood. Please email me at [socialchair@nscna.org](mailto:socialchair@nscna.org) to join our July Fourth Committee. See you on July Fourth!

*Sponsored by the North Shoal Creek Neighborhood Association ([nscna.org](http://nscna.org))*

*Jon Menegay, social committee chair*



(Continued from page 1) Planning Commission

Hoyos Hart — expressed dissatisfaction with the plan and called for upzoning the residential interior to increase density.

After the hearing, commissioners James Shieh and Faye Kazi asked if NSCNA members might agree to change SF2 zoning to SF3 so that duplexes and accessory dwelling units would be allowed throughout the residential interior, not just in areas currently zoned SF3. They also suggested we consider upzoning SF2 and SF3 zones along Rockwood and Steck to SF4 through SF6, which would allow for townhomes and condos along these two streets. These suggestions were presented as motions at NSCNA's May 1 general membership meeting, and both were voted down.

The NSCNA Development Committee had hoped commission members would approve our neighborhood plan in recognition of the compromises made by stakeholders during the planning process and in acknowledgement that it meets the two goals of Mayor Adler's "Austin Bargain."

The Imagine Austin Comprehensive Plan adopted by the city in 2012 calls for Austin neighborhoods to be complete communities "for Austinites of all ages. They will provide environments that support children at every stage of their development, young adults beginning their professional lives and families, and seniors aging gracefully in the neighborhoods where they raised their families. These places will be safe and affordable; promote physical activity, community engagement, and inclusion; make amenities and services easily accessible to everybody; and contribute to Austin's unique community spirit." This is what our neighborhood plan strives to do.

NSCNA will have another chance to present our case at the commission's June 12 meeting, at 6 p.m. in Council Chambers, City Hall, 301 W Second St. **The NSCNA Development Committee asks all who can attend to please do so** (for carpooling information, see PRESIDENT'S CORNER on Page 2). We thank the NSCNA members who attended the April 24 meeting and who donated time so we could

(Continued on page 11) Planning Commission

*Below: Council Member Leslie Pool and Community Garden Committee Chair Sarah Brandon snip the ribbon to inaugurate North Shoal Creek's new community garden at the April 14 ribbon cutting. All plots have been rented and there is currently a wait list, but if you want to be added to the list just email [garden@nscna.org](mailto:garden@nscna.org). According to Sarah, tomatoes and peppers are*

*growing in one of our plots dedicated to Pillow, and everyone seems to be having good success so far with their veggies. Thank you to everyone who turned out for the ribbon cutting ceremony. Community garden tee shirts are still available for sale (\$15.00). If you want one, email Sarah at [garden@nscna.org](mailto:garden@nscna.org)*





(Continued from page 10) Planning Commission

make a full 30-minute presentation of our plan.

You can find extensive information on the North Shoal Creek planning process at the City of Austin's official North Shoal Creek plan website: [www.austintexas.gov/departments/north-shoal-creek](http://www.austintexas.gov/departments/north-shoal-creek). A video of the April 24 planning commission meeting, along with agenda and backup documentation, can be found at <http://austintx.swagit.com/play/04242018-1348>; click on the April 24 meeting link

(continued from page 4) Duel over CodeNEXT

legislation. Council's vote likely means that one or more of the organizations that sponsored the petition will sue the city to have CodeNEXT placed before voters.

So, although the Austin City Council is scheduled to vote on CodeNEXT this summer — and may vote to implement the plan — the likelihood is that its vote won't be the final word on the fate of CodeNEXT. Expect the fight between those who support greater density in the name of affordable housing and those who view CodeNEXT as a tool for gentrification and an assault on single-family neighborhoods to continue.

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| 8503 Stillwood | 3bd 2ba | 1,627 sq.ft. | \$424,900 |
| 3001 Firwood   | 3bd 2ba | 1,248 sq.ft. | \$329,900 |
| 3003 Steck     | 3bd 3ba | 2,006 sq.ft. | \$462,500 |

### Condos:

|               |         |            |           |
|---------------|---------|------------|-----------|
| 2450 Ashdale  | 2bd 1ba | 840 sq.ft. | \$165,000 |
| 2500 Steck    | 1bd 1ba | 825 sq.ft. | \$189,900 |
| 7920 Rockwood | 1bd 1ba | 746 sq.ft. | \$163,000 |
| 7920 Rockwood | 1bd 1ba | 669 sq.ft. | \$172,000 |
| 7920 Rockwood | 1bd 1ba | 672 sq.ft. | \$174,232 |
| 7920 Rockwood | 1bd 1ba | 670 sq.ft. | \$175,000 |

*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](mailto:newsletter@nscna.org).

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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

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