



In mid-February, Winter Storm Uri dropped 6.4 inches of snow and ice on Austin, sent temperatures plunging as low as 6 degrees and triggered extended power outages, boil-water notices and burst pipes just about everywhere. Here, two neighbors look for a water cutoff.

Photo courtesy of Dan Barrera.

We're looking toward rejuvenating our vital neighborhood association

By Sharon Justice, newsletter editor

2020 was an awful year. Covid-19 took the lives of 500,000 Americans, knocked out the foundations of our economy and left many of us isolated in our homes and cut off from friends and loved ones. Fortunately, the development of effective vaccines gave us hope for the future, so we watched the year roll over to 2021 with hope that it would be better.

But then Winter Storm Uri arrived in mid-February and whopped Texas with snow, ice, single-digit and minus-zero temperatures, took out our power grid and left millions in the dark for days with no heat, lights or drinkable water. And then, when temperatures rose, we had burst water pipes, damaged homes and spoiled food to deal with. The storm took the lives of more than 100 Texans.

Catastrophes like these make the fate of our neighborhood association pale in comparison.

All our meetings and events since March 2020 have been canceled by Covid-19 restrictions. Not surprisingly, our membership has now dropped to fewer than 25. Our neighborhood association needs rejuvenating, and I'm going to argue that it is worth rejuvenating and that those of you who live in North Shoal Creek should support it.

Neighborhood associations are what their members make of them. And over the past several years, our association has accomplished a lot — members have created a community garden,

added a beautiful mosaic to the bridge near the Steck/Daleview intersection and shepherded a neighborhood plan all the way to approval by the Austin City Council.

All these things happened because caring people took time out of their busy lives to contribute to improving our neighborhood. In every case, a single person or a small group of people had the vision and fortitude to set a goal and to work to achieve it. Their energy and dedication pulled in other people to help. Their group got itself "right-sized" for the task, and — working together — they made their project reality.

These are the people the North Shoal Creek Neighborhood Association needs right now. One of our neighborhood plan priorities is to establish a ribbon park along Shoal Creek. Is this an idea you could buy into? Do you have a project you think would improve our neighborhood? If yes is your answer to either question, this neighborhood association needs you.

Light is beginning to shine at the end of the pandemic tunnel, and now is the time for our neighborhood association to get ready to take an active role once again in improving the quality of life in North Shoal Creek. Please join us; there's a membership form you can use on the back page of this newsletter. NSCNA's board thinks we can return to holding meetings and events sometime this fall. Join now and help us be ready to swing into action once again. Thank you!



2021 Garage Sale and Independence Day celebration canceled

Neighborhood News April 2021

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

Editor: Sharon Justice

Contributors: Dan Barrera, Tanner Blair, Amy Culbertson, Donna Eagar, Pamela Ferguson, and Leslie Pool.

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

NSCNA 2020-2021 officers and board:

President: Vacant
president@nscna.org
Vice president: Vacant
vp@nscna.org
Secretary: Barbara Gaston
secretary@nscna.org
Treasurer: Iain Cox
treasurer@nscna.org
Directors: Anna Hobbs
Sharon Justice
Jon Menegay
Steven Weintraub
Kevin Wier
Mary Jane Wier
directors@nscna.org

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NSCNA
www.nscna.org
P.O. Box 66443
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2020 in review, and our hopes for 2021

A report from NSCNA's officers and board of directors

When we were elected in January 2020, we had no idea what was in store for us. January and February seemed relatively normal, despite the growing Covid-19 pandemic. But when Austin Mayor Steve Adler and Travis County Judge Sarah Eckhardt declared a local state of disaster March 6, we realized the rest of 2020 was going to be anything but normal.

With new Covid-19 risk guidelines in place, we switched to online board meetings. Our first big decision was this: Can we safely hold our spring garage sale and abide by Covid-19 restrictions forbidding social gatherings of more than 10 people? Our answer was no, so we canceled the spring garage sale.

Spring passed; the pandemic worsened. We realized Covid-19 restrictions wouldn't be relaxed enough to allow our annual Independence Day parade and celebration. We canceled that too, but Social Committee Chair and board member Anna Hobbs couldn't let the holiday pass unacknowledged, so she organized a patriotic fence-decorating event at Pillow. Our thanks to Anna and the volunteers who decorated the fence.

By August it was apparent that the pandemic wouldn't be ending any time soon, so the board voted to cancel all NSCNA's remaining 2020 events and meetings.

We operated in 2020 without a president and vice president. When something came up that fell into someone's area of expertise, that board member took the lead; otherwise, we operated as a group. When Google Fiber arrived in the fall, we held a Zoom call with a Google representative and publicized the information about the installation process online.

The arrival of 2021 brought a new problem: Our terms should have expired once new officers and directors were elected at our January membership meeting. But there was no meeting and no election. With no one to replace us, were we still in office? After consulting with our unofficial attorney, longtime NSCNA member John Migl, and unofficial parliamentarian, Kenneth Webb, we agreed the 2020 board could remain in office until an election to replace us could be held. So the officers and directors who were elected in our January 2020 election are still in office in 2021.

In our March 11 board meeting (held via Zoom), we once again considered whether Covid-19 restrictions would allow us to hold our spring garage sale and Independence Day celebrations. Once again the answer was, realistically, probably not, so we voted to cancel both. The major reason for our July Fourth cancellation is that the event requires permits and insurance coverage, and work on both needs to begin weeks before the event.

We hope to hold two fall meetings, a fall event and our December luminaria in 2021. **We need new members and more volunteers, and we desperately need candidates for officers and directors for 2022.** Please email directors@nscna.org if you can serve on the board as either an officer or a director.

To encourage membership, your membership will be extended through December 31, 2022, if you join in 2021. There's a membership form on the back of this newsletter. Please join us. We want NSCNA back in action this fall, and we can't do it without your help and support. Thank you!



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New dining options abound in spite of pandemic

By Amy Culbertson

Former restaurant critic and food editor Amy Culbertson writes a roundup of restaurant news of interest to the neighborhood in each issue. Send information on openings and closings to her at newsletter@nscna.org, with the subject line OPENINGS.

Despite the toll the pandemic has taken on Austin's restaurant community, we've seen a number of significant openings in the months since our last newsletter.

In the neighborhood

Rise and shine: An interesting breakfast spot is always a welcome development, especially one that's locally owned.

Humpty's Wall of Breakfast is a new breakfast/lunch concept by Sergio Martinez and Cara Silverman, recently opened in the Crossroads Center in the slot that housed Pars Mediterranean.

The husband-and-wife team offers grab-and-go service, outdoor dining, limited dine-in seating and third-party delivery. They've shaped a concept around build-your-own bowls, sandwiches and wraps, plus clever snacky side items for dipping: "WALLfle Sticks," "Pancake Dippers," "Grit Sticks," "Loaded Hash-Brown Balls." Everything's made from scratch, including the chips, queso and salsas.

Bowls start with rice or cauliflower "rice"; sandwiches can be had on ciabatta or gluten-free bread. Humpty's offers a slew of options for customizing, starting with a choice of chipotle chicken, marinated skirt steak, thick-cut bacon, Italian sausage, grilled tofu or vegan Chick'n Strips and moving on to an array of veggies, a half-dozen cheese choices (including a vegan option) and house-made sauces, including Southern pesto and chimichurri.

There's a full roster of coffees, espressos, lattes and chais, along with juices and sodas, all available from 6 a.m.

Humpty's Wall of Breakfast, 8820 Burnet Road, Suite 502, in the Crossroads Center at Burnet and U.S. 183; 512-394-5221, humptyswall.com. 6a-3p daily.

Pizza pizza: North Shoal Creek's West Anderson corridor has two new pizza sources, one serving New England Greek-style pies and grinders on a rooftop patio and one offering NYC-style pizza and an outdoor beer garden.

■ Upstairs from their successful District Kitchen, in the former Be More Pacific space, owners Amir and Ali Hajimaleki and chef MacKenzie Vighiano are baking Greek-style pizzas in cast-iron skillet for a crunchy crust at **Shortie's Pizza + Grinders**.

With the current vogue for Detroit-style pan pizzas, the trend seems to be swinging back toward thicker-crust pizzas, and Shortie's substantial 12-inch pies are right in line with that. They're heftier than the thin-crust, New York or Neapolitan styles, though not as weighty as a Chicago-style deep-dish.

Shortie's kitchen makes some toppings you might not find at most pizzerias — Greek loukaniko sausage, wild-mushroom con-

serva. Austin's Barton Springs Mill provides the flour for the dough, and even the olive oil is from Texas.

House pizza combos include the Greek, with red sauce, loukaniko, artichoke hearts, kalamata olives, red onions, feta cheese, fresh oregano and garlic olive oil (\$15). In a nod to the Hajimaleki's Iranian heritage, there's a Ganoush! pie with ricotta, eggplant, balsamic-roasted onions, pinenuts and basil (\$14).

The other main focus of Shortie's menu is its grinders (known elsewhere as subs or hoagies), both cold and hot. The kitchen brings in French loaves from New Orleans' Leidenheimer Baking Co., the bread to which every po'boy aspires.

Continued on Page 4

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From Page 3

The salad section includes not only the usual Greek, Caesar and antipasto but also a roasted-fennel offering (\$14). There are antipasti and an Antonelli's cheese and/or charcuterie board for starters, plus cannoli, tiramisu or a sundae (\$5-\$9) at the end.

Wine and beer lists are thoughtfully assembled, with almost every wine available by the glass or bottle and the majority of bottles between \$30 and \$40. The "low-proof" cocktails, built around wine-based aperitifs, should go down breezily on the rooftop patio.

Shortie's Pizza + Grinders, 7858 Shoal Creek Boulevard; 512-770-1385, shortiespizza.com. 4-9p Wed-Thu, 4-10p Fri, 2-10p Sat, 2-9p Sun. Dine-in reservations available via Resy, carryout, third-party delivery.

■ New-York-style pizzas are the focus at **Tony C's Pizza and Beer Garden**, open since winter in the former mattress store on West Anderson Lane next to Starbuck's.

The coal-fired pies range from a classic Margherita (\$13.99/\$19.99) to the meat-centric Carnivore, with salami, pepperoni, sausage, meatballs and Calabrian peppers (\$15.99/\$21.99). Daily slice specials (\$9.99 with salad and drink) expand the options.

Tony C's also turns out hot subs and two styles of lasagna, along with a half-dozen salads and all the deep-fried Italian-American appetizer standards, in both individual and shareable portions. Gelato, kids' entrees and to-go "family packs" are available too.

There's an impressive draft-beer list, along with bottled and canned brews and a few wines listed generically by varietal, available by the glass, bottle or carafe. A large outdoor seating area, pick-up and third-party delivery maximize your dining options. (Note: Online ordering is theoretically possible through the website, but I've found it doesn't always work.)

Tony C's Pizza and Beer Garden, 2900 W. Anderson Lane at Rockwood; 512-595-7151, www.tonycsbeergarden.com. 11a-9p Sun-Thu, to 10p Fri-Sat.

Burgers and Zen: Also off Anderson Lane at Rockwood, **Luck's Wagyu Burger Shoppe**, a spinoff from Lucky Robot Japanese Kitchen, is selling Texas Wagyu beef burgers with a Japanese accent inside Zen Japanese Food Fast. Japanese-style fixings like tonkatsu ketchup and tempura onion rings spark up the burgers and katsu-style sandwiches (chicken, beef or Beyond Beef), for which the patties are sheathed in panko breadcrumbs before being fried. Prices are in the \$8-\$10 range, with the veggie burgers \$12.95.

Luck's Wagyu Burger Shoppe, inside ZEN Japanese Food Fast, 2900 W. Anderson Lane, Suite 250; 512-451-4811, https://www.eatzen.com/lucks. 11a-9p Mon-Sat, 11:30a-9p Sun. Dine-in, curbside pickup, third-party delivery.

Nearby

■ Austin has never had a deep bank of notable Chinese restaurants. Though North Austin as a whole fares better than the rest



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of the city in that regard, the loss of Shabu a couple of years ago left our neighborhood without a destination Chinese spot.

Now, with the opening of **Se7en Spice**, we have one just across Mopac on Spicewood Springs Road. Former fans of Shabu will be thrilled to know that Austin restaurant veteran Henry Wong, Shabu's original owner, is a co-owner of this brand-new spot. In the space that once housed China Café, Wong and chef Chen Shao Yu are focusing on Shanghai, Hunan and Szechuan cuisine.

Se7en Spice — which refers to the flavors of the seven regions of China — is geared to please a wide range of diners, balancing authenticity with broad appeal. Even if you're not personally interested in consuming innards, the presence on a Chinese menu of dishes such as Sliced Beef and Ox Tripe in Chili Sauce and Pickled Long Bean With Chicken Gizzards signals a commitment to going beyond the usual. But all the American favorites are here too, from Moo Goo Gai Pan to Cashew Shrimp to a half-dozen varieties of both lo mein and fried rice (Wong recommends the Yangzhou Fried Rice, made with both shrimp and sausage).

A glance at the extensive menu turns up intriguing appetizer options such as Hot and Sour Shredded Potato and the classic Shanghai cold appetizer Shaoxing Wine Chicken. Among entrees, chef's specialties include Griddle-Cooked Cauliflower With Smoked Pork and the Shanghai favorite Pan-Fried Rice Cake With Pickled Green Mustard. Wong is particularly proud of the Salted Pepper Pork Rib, the Sizzling Beef With Black Pepper, the Dry-Fried Spicy Prawns and the Szechuan classic Mapo Tofu, on the more incendiary end of the spice spectrum. The

Stew Fresh Whole Fish With Green Onions starts with a live fish, Wong notes, and vegetable dishes include Asian greens such as a choy, cooked with garlic, and snow pea leaves.

Most entrées are within the \$13-\$16 range; lunch specials, with rice and two sides, \$11-\$14. There's no space for outdoor dining, but you can call for carryout, with online ordering and third-party delivery coming soon. Also coming soon, Wong says, is a beer/wine license (for now, BYOB).

Se7en Spice, 3901 Spicewood Springs Road; 512-392-7886, www.sevenspiceaustin.com. 11a-2:30p and 4:30-9:30p; closed Tue.

■ Hollywood-based Virtual Dining Concepts is bringing a delivery-only outlet of **Guy Fieri's Flavortown Kitchen** to Austin. VDC is rolling out "virtual" Flavortowns under the banner of Food Network dudebro Fieri all over the country. Many are operating out of the kitchens of Buca di Beppo; Austin's will be housed at 3612 Tudor Blvd. off Mopac.

The brief menu is essentially tricked-up bar food without the bar: shareable grazing items like "Jalapeño Pig Poppers" (filled with andouille and pimiento cream cheese, wrapped in bacon and glazed in "Bourbon Brown Sugar BBQ Sauce"); burgers and sandwiches; a couple of Italian-ish chicken entrees and salads; and cheesecake loaded up with accoutrements like potato chips, pretzels and fudge sauce. Prices are around \$8-\$15.

Order online at <https://order.guysflavortownkitchen.com/menu/guy-fieris-flavortown-kitchen-austin>. 10:30a-9:30p daily.



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NSC Contact Team seeks your participation

By Tanner Blair, Contact Team chair

Are you interested in how we might provide better pedestrian access to Anderson Lane, how we might improve cycling along Rockwood Lane or how we might create a public greenbelt along Shoal Creek between Anderson and Steck?

These are all issues the North Shoal Creek Contact Team is exploring and seeking input on. We are gearing up for another year and invite you to join the team.

The contact team's mandate is accomplishing the actions that are laid out in the neighborhood plan. We are currently focusing on how to build and sustain our membership to be more inclusive of the larger North Shoal Creek community, as well as how best to collaborate virtually.

Our next general meeting will be held virtually from 6:30 to 8 p.m. May 13. If you are a renter, homeowner, business owner or anyone else who considers themselves a member of the North Shoal Creek community, we would love for you to join us. The more members the team has, the better it can represent the neighborhood. For more information, please email us at nscontactteam@gmail.com or visit our calendar at <https://bit.ly/3tRs8I9>.

What is a Neighborhood Plan Contact Team (NPCT)?

First of all, it is NOT a neighborhood association. The city of Austin mandates that a neighborhood contact team be formed once a neighborhood plan is adopted. Basically, it's a group of people willing to serve as stewards and advocates of their neighborhood plan.

North Shoal Creek's contact team meets quarterly, on the second Thursday in February, May, August and November. Currently, due to Covid-19 restrictions, meetings are online. All meetings are open to the general public. Any member of the North Shoal Creek community can become a voting member of the team after having attended one meeting.

What does a contact team do?

It works to implement the neighborhood's adopted plan, including gathering input from stakeholders in the neighborhood and prioritizing plan recommendations. It reviews and initiates any amendments to the plan; this includes any changes to a plan's Future Land Use Map, or FLUM.

It serves as the point of contact for city staff and developers. In fact, developers are required by the city to meet with neighborhood contact teams – though not with neighborhood associations – regarding their development plans in a neighborhood.

Our neighborhood plan is available online at: <http://www.austintexas.gov/page/adopted-neighborhood-planning-areas-0>. Just scroll down until you see North Shoal Creek. Our FLUM and contact team bylaws are also available at this site.

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After our winter trauma, spring is upon us

By Pamela Ellen Ferguson, Kerrybrook Lane



*Pamela Ellen Ferguson, a longtime resident of Kerrybrook Lane, writes a column of observations about North Shoal Creek and the larger world for each issue. A dual-national British and American (Texan father, Cornish mother) Pam recently published her 11th book, titled **CROSSING LINES**, an Austin and Border based thriller. Pam welcomes comments via email at Pamelacudot@gmail.com. Her web-site is www.pamelaferguson.net*

Pedaling Around With Pam

Did you survive the ice storm? I've experienced severe winters in the UK, Switzerland, Germany, Canada, Boston and New York — but nothing this devastating. The more so because we know the damage could have been prevented if efficient winterization of Texas' energy system had been achieved after all those warnings a decade ago.

Buddies of mine were out of power and water for days, so who am I to feel sad about a savaged front and back yard? Still, dear neighbors passing by my house and seeing me heave blackened agave and prickly-pear branches onto the back of a truck for composting have stopped to commiserate and say they miss the exuberant display of cacti that made our front yard something of a landmark. I have saved several *nopales* if anyone wants to plant some in pots or in their yards — just email me at the address above.

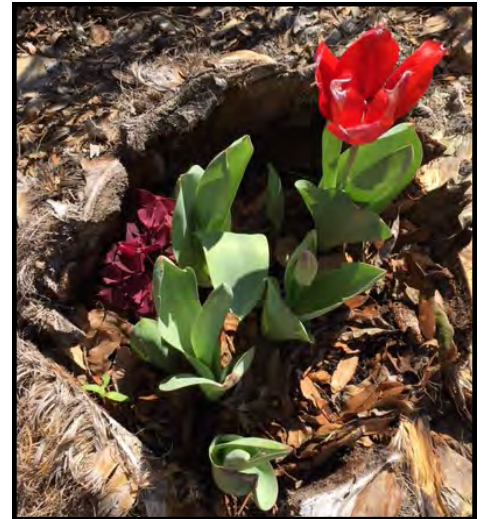
After the winter storm trauma, though, spring is upon us. It has been a balm to see our peach and redbud trees burst into bloom.



Above: Spring peach blossoms.

Right: Tulips blooming in a scooped-out agave trunk.

Photos courtesy of Pamela Ellen Ferguson.



I thought our potted lavender was doomed until I saw tiny green leaves emerging from the roots. The blue-bonnets between my neighbors' house and ours are beginning to flower with zest. Our purple clover is spreading beautifully, and the color is deeper than ever, especially where I planted it with red tulips in a scooped-out agave trunk.

I'm not a scientific gardener, but whenever I trim or prune, especially right now, I chop up the leaves or ice-damaged branches and dig them into the soil surrounding the surviving bushes or plants to nourish and reassure them. I compost the rest. The heftiest of the damaged agave and roots went off in the green garbage trucks to be mulched for our city parks.

Alas, our beautiful jasmine was devastated by the ice, even though I had covered it well — but some branches are still green, so I'll wait before trimming it. Inland sea oats are returning with a flourish. So I advise everyone to be patient: Relish the signs of life that are returning so miraculously!

What's that? Yes, I talk to my plants to encourage them and have been doing so ever since I shaped my first little garden as a 6-year-old in Cornwall, in the UK. Wherever we lived in the world, my mother used to walk outside every morning to greet her shrubs, flowerbeds and potted plants.

Happy Spring from Pam!

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Editorial: Proposition F's strong-mayor change would give Austin mayors too much power

By Leslie Pool, District 7 council member

I am reaching out to you about a critical vote you need to cast in the May 1 special election (early voting April 19-27).

There are several important propositions on the ballot, but I want to address the one that would fundamentally upend Austin's governance.

Proposition F is the charter amendment that would throw out our current 10-1 council/manager form of government and replace it with a "strong-mayor" system. The small group of wealthy funders behind this initiative brought forward a raft of charter amendments, Propositions D-H. Most of these are mere window dressing, designed to attract progressive groups in Austin.

As time went by, however, our local labor unions and environmental groups steadily peeled their support away as it became clear that the backers were not really interested in progressive policies, but only in amassing power via Prop F under a strong-mayor system.

I have chosen to take a personal and public stance against the strong-mayor proposal because I stand firmly against any attempt to diminish our democratic representation, or to sacrifice transparency and accountability in city government.

I share the concerns of a growing number of labor unions, environmentalists and neighborhood groups such as Austin Neighborhood Council and PODER (People Organized in Defense of Earth and Her Resources), which are joining together to oppose Prop F under the banner of By the People ATX (www.bythepeopleatx.org).

They are opposed to Prop F for the simple reason that it would give the mayor of Austin too much power.

Prop F would give the mayor control of the city and a veto over any ordinance supported by the community and passed by the council. Even if the council were able to overcome such a veto, the proposition contains no mechanism to ensure that the mayor would have to listen to the council and the voices of the people. Elected officials would be disempowered, and our direct representation would be suppressed.

This controversial proposal is undemocratic, a Trojan horse that would give the wealthy and well-connected more power.

The small group that is funding this idea has appealed to some in our community who would prefer a different outcome on policing or the land development code. But the idea of a single "strong mayor" fixing what ails us is magical thinking and dismisses the importance of dialogue that includes a variety of viewpoints. We all know that the work of running this city is harder than that. Most importantly, we know that it takes the whole community working together.

The opposition to Prop F is growing ever wider. This is a moment we don't see very often: business leaders aligning with labor and developers uniting with environmentalists.

I joined recently with many of my colleagues on the council and

with folks at Austin for All People — citizens from across the political spectrum — to get the word out about Prop F. To find out more details about why Prop F is a bad idea for the city, you go to <https://austinforallpeople.org/>.

This is not a time to sit on the sidelines and think that, with so much opposition, Proposition F will never pass! Let's not take this moment, and our part in it, for granted. Your vote on this issue is critical and will be needed if we are to beat back this Trojan horse and ensure direct, democratic representation for Austin citizens.

Please show up to vote in this election. Early voting begins April 19 and runs through April 27; Election day is Saturday, May 1.

May 1 special election includes eight propositions

Prop A: Would allow the Austin Firefighters Association to force the city into binding arbitration should the firefighters and the City of Austin reach an impasse in collective bargaining.

Prop B: Would prohibit public camping, sitting or lying down on a public sidewalk, or sleeping outdoors in and near Downtown and the UT-Austin area.

Prop C: Would transfer the power to appoint and remove the director of the Office of Police Oversight from the city manager to the city council.

Prop D: Would move the date of Austin's mayoral election to presidential election years.

Prop E: Would allow ranked-choice voting in city elections. A ranked-choice voting system allows people to vote for multiple candidates in order of preference (the voter specifies first, second and third choice for each position, or more as needed).

Prop F: Would change Austin's form of government from "council-manager" to "mayor-council," also known as "strong-mayor." If passed, this would eliminate the position of city manager. The mayor would not have a vote on City Council but would have the authority to veto council decisions.

Prop G: Would create an 11th City Council district. If Prop F passed, the mayor would become a nonvoting member of City Council, and an 11th single-member district would prevent potential 5-5 deadlocks. If passed, Prop G would go into effect even if Prop F failed, raising the possibility of 6-6 deadlocks.

Prop H: Would establish a public campaign-finance program providing up to two \$25 vouchers to all registered voters, who could then contribute the vouchers to their preferred candidates for city office.

- **Election day: Saturday, May 1.**
- **In-person early voting: April 19-27.**
- **Last day to register to vote: Thursday, April 1.**
- **Last day to request a ballot by mail: Tuesday, April 20** (received by the county clerk, not postmarked).

For more information on these ballot propositions, go to: https://ballotpedia.org/Travis_County,_Texas_ballot_measures.

The League of Women Voters provides an election guide and personalized ballot information at <https://www.vote411.org/personalized-voting-info>.

North Shoal Creek Real Estate Update

Neighbors, we are seeing unprecedented growth in the Austin area and a severe lack of homes for sale. This coupled with historically low interest rates is causing enormous pressure on the market, raising median home prices all over and creating multiple offers on most homes that come up for sale. It is now more important than ever to have an experienced Realtor who knows the area to help guide you through the process. Should you have a desire to sell your home, purchase another or invest in rental property, I am just a phone call away and would love the opportunity to discuss your real estate needs with you.

On the chart below, you will see how our area compares to the rest of Austin in single family residence sales compared to the same time period last year.

| North Shoal Creek Area | 1/1/2020-3/15/2020 | 1/1/2021-3/15/2021 | % Change |
|-------------------------------|---------------------------|---------------------------|-----------------|
| Total # of Sales | 3 | 3 | 0 |
| Average Sold Price | \$463,887 | \$560,333 | 20.79% |
| Median Sold Price | \$431,660 | \$580,000 | 34.36% |
| Average Sold Price per sq ft | \$315.19 | \$373.20 | 18.40% |
| Median Sold Price per sq ft | \$317.16 | \$331.81 | 4.6% |
| | | | |
| City of Austin | 1/1/2020-3/15/2020 | 1/1/2021-3/15/2021 | |
| Total # of Sales | 1888 | 1689 | -10.54% |
| Average Sold Price | \$521,342 | \$718,822 | 37.88% |
| Median Sold Price | \$425,000 | \$550,000 | 29.41% |
| Average Sold Price per sq ft | \$249.02 | \$329.15 | 32.18% |
| Median Sold Price per sq ft | \$210.80 | \$287.51 | 36.39% |
| | | | |

Information obtained from Austin Board of Realtors on single family homes only.

I have helped over 100 families sell their homes in the North Shoal Creek area during my 31 years of marketing as a full time Realtor and I'm ready to help you too! I offer free listing consultations and free staging assistance on every listing as well as Immersive Virtual Marketing to Safely Sell Your Home in this market.

Note: "Like" and Follow me on Facebook for the latest information on Austin area Real Estate
www.facebook.com/SandyPerkinsRealtor



Sandy Perkins
 REALTOR
512-797-PERK (7375)
sandy.perkins@yahoo.com



Your Realtor and Your Neighbor!



Decorating our yards with the American flag since 1990

What's happening in and around the neighborhood

By Sharon Justice, newsletter editor

Installation of Pillow's new landscaping has begun: Volunteers from TreeFolks and the Texas Conservation Corps have begun planting trees and installing trails for the Pillow Park Project. Community volunteers are needed to help with the next phase, installing a sensory path near the basketball court.

To volunteer or get more information, email pillowpark-project@gmail.com. To see a map of the project, go to the project's Facebook page at <https://www.facebook.com/Pillow-Park-Project-104530104533360>. Watch a video of the design reveal at <https://www.youtube.com/watch?v=yIWexQ2mTak>.

This project is supported by the Westcave Outdoor Discovery Center, the Children in Nature Collaborative of Austin and the St. David's Foundation. The NSCNA thanks them, along with Pillow School, for supporting this wonderful new neighborhood beautification project.

Please don't mow the lot at the corner of Steck and Daleview: The lot with the Allandale Estates sign has been turned into a wildflower garden by its owner and a nearby neighbor. Coming soon is a sign reading "Pardon the Weeds — We are Feeding Butterflies and Bees."



Don't mow here: Wildflowers on the way.

In the past, well-meaning neighbors would mow the property, unaware that they were mowing down wildflowers. The lot will be kept edged but won't be mowed, to allow bluebonnets and other wildflowers can grow. It's not often you can help a volunteer project by doing nothing; take advantage of this one by enjoying the wildflowers when they bloom and leave your lawnmower at home.

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Construction is under way on a new apartment building to our south: 27 Eleven is the name of the five-story, 320-unit apartment building going up at 2711 W. Anderson Lane. The project includes a two-level subterranean parking garage, two courtyards, a club and lounge space, pool, fitness center, co-working area, sky lounge with terrace and interior bike storage. You can see what it'll look like at the architectural firm site: <https://www.daviescollaborative.com/project/27-eleven>

Ground was broken in March for another new apartment building just to our north: *Community Impact Newsletter* reports that a 280-unit apartment complex will be constructed at 9003 Waterford Centre, previously the site of the Waterford Shopping Center (where Veracruz All Natural used to be). The complex is expected to be ready for occupancy in December 2022.

Women's Imaging Center moves: The Austin Radiological Association is moving its Women's Imaging Center from 1600 W. 38th St. to 6818 Austin Center Blvd near ARC Medical. A full array of women's imaging services plus standard imaging for all patients will be offered.

Need swimming lessons? Waterloo Swimming has opened a second location at 3200 W. Anderson Lane at Shoal Creek. With two heated pools, it will offer lessons for babies/toddlers, kids and adults, along with swim fitness classes. Waterloo is a member of USA Swimming member (Level 4, Safe Sport recognized), U.S. Masters Swimming (Gold Club Level) and the U.S. Swim School Association. Telephone: (512) 401-3404.

Pedestrian improvements on Burnet between Braker and Kramer: The City of Austin Corridor Program Office reports that construction has started on a new sidewalk to run from just south of the Burnet Road/Braker Lane intersection north to Kramer Lane on the east side of Burnet Road. Construction is expected to last around 90 days; expect intermittent lane closures. Part of the Corridor Construction Program's Burnet Road Corridor Plan, the improvements are intended to address safety and mobility needs of pedestrians and bicyclists currently using Burnet Road, plus the expected increase in pedestrian and bicycle traffic once the new soccer stadium opens.

If you walk, bike or drive in the Allandale and Rosedale neighborhoods: Be aware that this spring Austin Water is replacing water and wastewater lines along Shoal Creek between Northland and White Rock and between 2222 and Lawnmont. More information is available at these two links:

<http://austintexas.gov/eastallandale>
<https://www.austintexas.gov/rosedalenorth>.

Join us! NSCNA Membership Form for 2021 and 2022 is on the next page. Please fill it out and mail it to us, or join online at www.nscna.org/join.

ABOUT NSCNA

The North Shoal Creek Neighborhood Association (NSCNA) serves the residents living in the area bounded by MoPac Expressway on the west, Research Boulevard on the north, Burnet Road on the east and Anderson Lane on the south. It is a Texas nonprofit corporation, and its purpose is to promote and protect the quality of life, safety, residential characteristics and property values of this neighborhood specifically and all neighborhoods generally.

Dues are \$15 per calendar year. Renters and property owners living in North Shoal Creek are eligible to join: Fill out the membership form on page 12, then mail it and your \$15 check to NSCNA / P.O. Box 66443 / Austin, TX 78766-0443. Or join online at www.nscna.org/join via PayPal. Or come to our next membership meeting and join there via cash or check.

NSCNA holds five membership meetings a year, all open to be the public, on the first Tuesday of January, March, May, September and November. Meetings are held from 6:30 to 8 p.m. in the Pillow Elementary School library, 3025 Crosscreek. **CURRENTLY, ALL MEETINGS AND EVENTS ARE SUSPENDED UNTIL FURTHER NOTICE DUE TO COVID-19 RESTRICTIONS.**

For information regarding The North Shoal Creek Neighborhood News, including information on advertising in the newsletter, please email newsletter@nscna.org.

North Shoal Creek real estate

As of April 1, eight homes were listed as for sale, all with the status of "pending":

| | | | |
|----------------|-------|-------------|-----------|
| 8212 Briarwood | 3-1.5 | 1,051 sq ft | \$275,000 |
| 8006 Stillwood | 3-1 | 1,124 sq ft | \$495,500 |
| 8300 Stillwood | 3-2 | 1,472 sq ft | \$435,000 |

Condos:

| | | | |
|-----------------|-------|-----------|-----------|
| 2500 Steck | 1-1 | 680 sq ft | \$229,900 |
| 2425 Ashdale | 1-1 | 657 sq ft | \$165,000 |
| 2450 Ashdale | 2-1 | 840 sq ft | \$235,000 |
| 7920 Rockwood | 1-1 | 754 sq ft | \$219,000 |
| 2600 Penny Lane | 2-1.5 | 834 sq ft | \$249,900 |

Compiled from listings on Realtor.com and RealtyAustin.com



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**NORTH SHOAL CREEK
NEIGHBORHOOD ASSOCIATION**

www.nscna.org www.facebook.com/nscna
MEMBERSHIP FORM 2021/2022

Names of all residents over 18: _____

Street address: _____ Austin, TX 78757

Telephone: (____) _____ Email: _____

Please circle your area/s of interest:

- | | | | | | |
|----------------|------------|-------------|----------|--------|---------|
| Beautification | Bylaws | Development | Election | Garden | |
| Media | Membership | Nominating | Safety | Social | Traffic |

Please mail this form with a \$15 check payable to NSCNA to: NSCNA / P.O. Box 66443 / Austin, TX 78766 -0443. Or, join online via PayPal at www.nscna.org/join. Online cost is \$16, which includes a \$1 PayPal processing fee. This year only, join in 2021 and your membership will continue through December 2022.