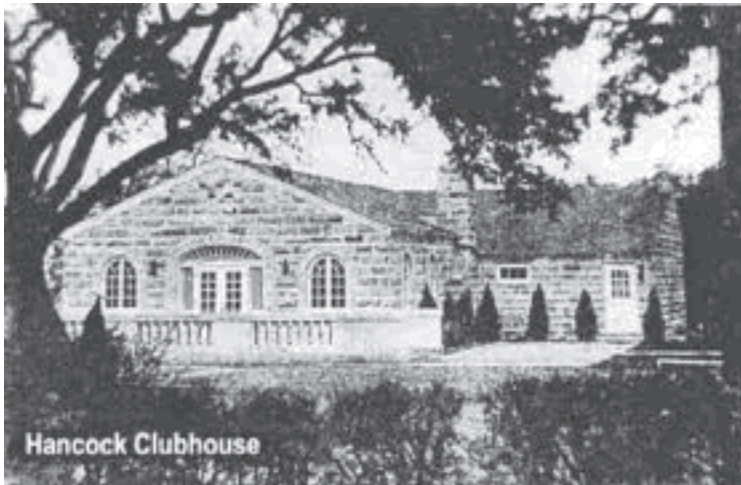


**Next HNA Meeting – Hancock Recreation Center  
Wednesday, Nov. 20, 2013 7pm (Agenda on page 8.)**



**SEE YOU ON WED. - 11/20/13**

## Stealth Dorms Coalition Update

*By Mary Sanger*

As of October 18, we have a second Stop Stealth Dorms champion. Recently, council member, Chris Riley, in a meeting with members of our coalition, affirmed he would join council member Mike Martinez in asking the council to pass a resolution to lower occupancy limits – from 6 to at least 4 – in single-family neighborhoods. Doing so will substantially reduce the financial incentives of stealth dorm developers to demolish affordable homes in order to build dorm-style housing.

We believe the resolution will employ a process similar to the one used to pass the recent rental registration ordinance: the council would ask the city manager and staff to provide the council with a proposed ordinance in 90 days after a public review and input process.

We applaud Mike Martinez for his leadership. He understands the destructive effect this dorm-type housing has on all single-family neighborhoods not just the ones in central and north central Austin. He will carefully weigh whether this should be an ordinance that applies only to Central and North Central Austin or whether to allow other neighborhoods to opt in as they are currently able to do with parking and other policies.

Over the last few months, members of the coalition have met with City Manager Marc Ott, Deputy City Manager Michael McDonald, Director of Code Compliance Carl Smart, Director of Planning and Development Review Greg Guernsey, and members of the City Council. The Code Compliance department has compiled research on the topic of occupancy limits in other cities and staff is playing a productive role.

We are becoming more confident that we can achieve our goal of reducing occupancy limits. We continue to make progress with city officials in addressing the problems. Meanwhile, we need more volunteers to help our coalition.

Email us at [StopStealthDormsatx@gmail.com](mailto:StopStealthDormsatx@gmail.com) or visit [STOPSTEALTHDORMS.com](http://STOPSTEALTHDORMS.com) and sign the petition.



**Duplex at 718 Harris Avenue**

# the hancock herald

*Hancock Neighborhood  
Association*

*November 2013*

## HNA Submits Golf Course Resolution

The following resolution was approved by the HNA membership at the September meeting and submitted to the City Council.

**Whereas**, the Hancock Golf Course was established in 1899 by Austin mayor Lewis Hancock and is reputed to be the oldest continuously operated golf course west of the Mississippi; and

**Whereas**, the Hancock Golf Course is dedicated parkland; and

**Whereas**, the Hancock Golf Course is valued for the recreational, community service, and environmental benefits it provides to the Austin community, as well as its historic significance; and

**Whereas**, the City of Austin Parks and Recreation Department (PARD) conducted a public engagement meeting on March 24, 2012, on the future of the Hancock Golf Course with the neighborhoods of Hancock, Eastwoods, Hyde Park, Cherrywood, and North University which solidly endorsed the preservation and improved maintenance of the Hancock Golf Course; and

*continued on page 2*

## Resolution

*continued from page 1*

**Whereas**, PARD is in the process of implementing the action plan derived from the public engagement meeting with installation of the reclaimed water irrigation system completed in spring 2013, **and** research conducted to place the Hancock Golf Course National Register District nomination on the October 2013 agenda of the State Board of Review; and

**Whereas**, the Hancock Neighborhood Association is investing funds under its stewardship to enhance the recreational use of the Hancock Golf Course in collaboration with PARD and its staff; and

**Whereas**, the Imagine Austin Priority Program4: Use Green Infrastructure to

Protect Environmentally Sensitive Areas and Integrate Nature into the City seeks to improve environmental, recreational and transportation functions and improve the connection between people and the environment; NOW THEREFORE,



*Hancock Golf Course*

### **BE IT RESOLVED BY THE HANCOCK NEIGHBORHOOD ASSOCIATION OF THE AUSTIN CITY COUNCIL**

To protect and maintain Austin's green infrastructure within the Central Austin neighborhoods and extending neighborhoods;

#### **BE IT FURTHER RESOLVED:**

To recognize the value of our parks and green spaces and the benefits they accrue to the citizens of Austin;

#### **BE IT FURTHER RESOLVED**

To direct the City Manager to initiate a plan to balance provision and maintenance of quality parks and green spaces to support the health and wellbeing of diverse communities in Austin's rapidly growing urban environment.

**Hancock Recreation Center  
Next HNA Meeting – see agenda pg. 8  
Wednesday, Nov. 20, 2013 7pm**

## Law Office of Barbara Epstein

*providing:*

Practical Advice  
Settlement letters  
Document preparation  
Medicaid Trusts  
Ladybird Deeds  
Advance Directives



P O Box 49263  
Austin TX 78705

barbara@bepsteinlaw.com  
512-717-1451



Credit cards accepted  
In-person consultations by appointment only  
Se habla Español



## **Don't Move—Renovate!**



Residential Architecture,  
Construction, and Outdoor Spaces

www.CGSDb.com 512.444.1580

# Hancock Golf Course in Line for Historical Designation; Continued Investment in Upgrades

Travis County Historical Commission approved the application for Hancock Golf Course historical designation on October 9th and the application has been signed by the Parks and Recreation Department Director, Sara Hensley.

The next step is submittal to the Texas Historical Commission for final approval. Once the designation is approved, the Commission will This designation will be a great first step toward acknowledging the history and significance of the Hancock golf course.

PARD is continuing to work on other designations.

**Reclaimed Water** The new Irrigation system installation is complete and we have already begun to see improved conditions of the golf course.

**Street Signage for the Golf Course** New signs placed at the corner of 41st Street and Red River and at 38th 1/2 Street and Red River provide the course name and information.

**Other Course Upgrades** After a 2-week trial period and review, improving the pace of play was agreed to.

The new starting hole will be on the 6th hole and the new finishing hole will be the 5th hole. New signs have been installed on each tee box. The new signs depict the hole layout, yardage for the hole and the new hole numbers.

**Safety Concerns** Remember that the golf course space is dedicated for golf use only and is not an open park. It is unsafe to be on the golf course for any other reason than to play golf.

Use caution when you use the walking trail surrounding the course; always keep an eye open for golfers and golf balls in play.

The Hancock newsletter is published by the Hancock Neighborhood Association (HNA).

HNA meetings are held bi-monthly beginning in January at 7 p.m. on the 3rd Wednesday in the Hancock Recreation Center located at 41st & Red River.

Editor ..... Carol Moczygemba

Guest Designer ..... Marilyn Lamping  
marilynlapping@att.net

Layout ..... Bart Whatley

Advertising ..... Kathleen Strong  
kstrong@hancockna.org

Webmaster ..... George Wilson

Hancock neighborhood extends from 32nd to 45th streets and Duval to I-35.

# Construction Proceeds on Harris Avenue Stealth Dorms

By Mary Sangar

The duplex building at 718 Harris is substantially complete, but no leasing sign has been posted.

The City has approved building permits for the duplex buildings at 720 and 722 Harris Ave, and construction has already started. This is effectively an 18- bedroom multifamily project in a single-family neighborhood. The City has not required the developers, Cutsinger and Cole, to change the parking configuration: a total of 18 spaces on-site accessed from the alley.

Neighbors and parents of Lee Elementary children are most anxious about the possibilities if these 3 buildings become occupied by 18 or more students. In the past the developers indicated that they would prefer to lease to families or professionals and that they would welcome them.

I urge everyone to write Kevin Cutsinger and Ross Cole and ask that they do the right thing by way of their neighbors and seek tenants who will enhance our safety and quality of life. If you know of anyone looking for a rental duplex in the Lee School zone, please send them to Cutsinger and Cole.

Kevin Cutsinger, 1979 CR 200, Liberty Hill, TX 78642  
kcutsinger@cutsingercustomhomes.com

Ross Cole, 502 West 30th St., Austin, TX 78751  
ross@austincentricrealty.co

# Meeting Minutes of September 18, 2013

The September 18, 2013 meeting of the Hancock Neighborhood Association was called to order by President Carolyn Palaima at 7 p.m. at the Hancock Recreation Center.

Bick Brown, owner of Hyde Park Bar & Grill, made a presentation on the proposed Hyde Park Plaza project, which would affect the commercial area around 43rd St. and Duval. The HNA, at a meeting in 2012, approved the portion of the proposal calling for the City of Austin to improve infrastructure in the area to make it safer for pedestrians.

Brown presented a rendering of proposed changes, including closing motor vehicle access at the driveway between Dolce Vita and Julio's to create space for outdoor seating. Other outdoor seating would be created using existing parking spaces in front of Hyde Park Bar & Grill and on the Duval St. side of Asti.

Brown was questioned about plans to make the area into an entertainment1 venue with live music and movies. He said nothing

continued on page 4



## Minutes

*continued from page 3*

definite had been decided by the business proprietors and property owners in the designated area and he asked for HNA members' input.

Members agreed to a list of requirements:

- (1) No live music;
- (2) Adequate parking to prevent overflow parking into adjacent neighborhoods;
- (3) Protection for pedestrians crossing 43rd St., such as push button stop lights.

Brown said he would share those stipulations with the stakeholder businesses and come before the membership again at a future date with more detailed plans.

Tony Hooman, owner of the Hyde Park Market at 45th and Duval was next on the agenda with a proposed zoning change that would allow beer taps in the store, customer purchase of growlers (glass jugs containing draft beer) for home consumption, and a 390-square-foot beer garden on site.

Concerns were voiced about the possibility of a zoning change allowing live music at the site. Hooman said there will be no live

music, and hours of operation for the beer garden would be restricted to no earlier than 4 p.m. and no later than midnight.

A conditional overlay would prohibit automatic transfer of the zoning change in the event of purchase by a new owner.

A motion was made to approve the zoning change from CS to CS-1 with conditional overlay and no outdoor music, restricting the beer garden's open hours to 4 p.m. to midnight, no long-term parking on site, and Dark Skies type lighting for the beer garden.

The motion passed by a vote of 11 in favor and 5 against.

Next on the agenda was a vote on a resolution drafted by the HNA Parks and Green Spaces Committee supporting the preservation of Hancock Golf Course as city-owned parkland and protecting the historic site from periodic consideration for sale to developers.

The resolution also asks the City to present a comprehensive plan for preservation of urban green space, was approved unanimously. The resolution will now go before Hyde Park, Eastwoods, Cherrywood and North University Neighborhood Associations for approval before being submitted to the Austin City Council.

The Hancock Golf Course is scheduled to be considered for historic designation at the October meeting of the State Board of Review. (See article on page 3.)

*continued on page 5*

## I live here, I work here. Your Neighborhood Specialist

When it's time to choose a Realtor, choose a true neighborhood expert. I provide exemplary customer service along with innovative, peerless marketing strategies, and accurate, in-depth knowledge of our neighborhood and its unique homes.

Whether you are buying, selling, or investing, contact me today for a complimentary consultation.



**TAMMY YOUNG**  
Broker Associate, GRI  
Hyde Park Neighbor  
512.695.6940  
tammy@realtyaustin.com



[www.tammyyoung.com](http://www.tammyyoung.com)



## Minutes

*continued from page 4*

Palaima informed members of the rough estimates she received from the City for the installation of two pedestrian bridges on the golf course trail at creek crossings on 38th and 41st streets. Cost for both projects would total about \$250,000. Presently, the balance in the HNA parks fund is about \$400,000—money accrued from mitigation funds. The Parks Committee will work with PARD to review design requirements and refine estimates.

Palaima called for volunteers to staff several committees currently without membership. She noted that the Historic Preservation committee will be chaired by John Hindman, but members are needed.

The Neighborhood Outreach committee, which is responsible for the Fourth of July parade and other neighborhood events, needs volunteers, as does the special committee to review and revise the HNA bylaws.

## Treasurer's Report

HNA treasurer Bruce Fairchild gave the financial report. The association has a balance of \$10,242.67 in checking and \$2,504.29 in the money market account.

The meeting was adjourned at 8:47 p.m.

## HNA Officers

President ..... Carolyn Palaima

Vice President ..... David Yager

Secretary ..... Julia Reynolds


Treasurer ..... Bruce Fairchild

CANPAC Reps ..... Bart Whatley  
Bruce Fairchild

Neighborhood Council

Liaison ..... Linda Guerrero

Please visit our website for email addresses.



**LIVESTRONG PROVIDES  
FREE EMOTIONAL SUPPORT  
FOR ANYONE AFFECTED  
BY CANCER.**

**LIVESTRONG.ORG**

## The LIVESTRONG Foundation Provides Free Cancer Resources

The LIVESTRONG Foundation provides free, personalized services to anyone affected by cancer. The Foundation's Cancer Navigation Center in Austin provides assistance in a variety of categories, such as insurance challenges, fertility preservation, treatment concerns and emotional and peer support. The Cancer Navigation Center is located within the Foundation's headquarters at 2201 E. 6th St.

In 2012 alone, 15,000 people were assisted using the Foundation's navigation services in person, online or on the phone. The Foundation strives to provide those affected by cancer with resources in order to empower them in their battle against cancer.

"I'll never forget the day that I picked up the phone and called LIVESTRONG," said Brian Rose, a cancer survivor who utilized the Foundation's services to determine a financial plan following his diagnosis.

For more information on the LIVESTRONG Foundation and their navigation services, visit [www.livestrong.org/we-can-help](http://www.livestrong.org/we-can-help).

In-home care for  
a better quality of life.



**Right  
at  
Home**  
In Home Care & Assistance  
512.465.9900

[www.rightathome.net/austinwest/](http://www.rightathome.net/austinwest/)

# Neighborhood Pools Subject of PARD Public Input Meetings

The Austin Parks and Recreation Aquatics Division received valuable input from thousands of Austinites about aquatic facilities through surveys and public input meetings in August, 2013. Thank you for attending one of these meetings.

Now, the Department wants to hear from you again. Your input will help the City determine how to prioritize all of the requests Austinites have made regarding aquatic facilities - from programming to hours of operation, from types of facilities to features at those facilities. You are invited to the second round of public input meetings beginning November 19, 2013, at various sites throughout the City. Staff will also be taking your comments by phone at our 3-1-1 hotline and online at [SpeakUpAustin.org](http://SpeakUpAustin.org).

## Public Input Meetings Schedule:

Dittmar Recreation Center: Meeting Room 102 –  
Tuesday, November 19, 2013  
1009 W Dittmar Rd. Austin, TX 78745  
6:00-6:30pm Open House  
6:30-8:00pm Meeting

Northwest Recreation Center: Multi-purpose Room –  
Thursday, November 21, 2013  
2913 Northland Dr. Austin, TX 78757  
6:00-6:30pm Open House  
6:30-8:00pm Meeting

Dove Springs Recreation Center: Gymnasium –  
Saturday, November 23, 2013  
5801 Ainez Dr. Austin, TX 78744  
6:00-6:30pm Open House  
6:30-8:00pm Meeting

Childcare and Spanish translators will be provided at these meetings.

A third and final set of public input meetings will be held in the future and the public will be notified as soon as staff determines meeting dates, times and locations. Please check the Aquatics web page for information updates

<http://www.austintexas.gov/departments/aquatics-assessment>

For additional information about the public input process, please contact Lara Foss with the Parks and Recreation Department at [lara.foss@austintexas.gov](mailto:lara.foss@austintexas.gov).



For all your Real Estate Needs call

**Lin Team,**  
**Old Austin REALTOR®**  
*Who helped people save these old houses,  
One house at a time...*

512.472.1930 [lin@thekinneycompany.com](mailto:lin@thekinneycompany.com)





# Seeds Planted at Neighborhood Plant Swap

By Carleen Edgar

Thanks to everybody who came to the September Plant Swap, helped with the swap, donated, and people who talked about it in person, via email, and Facebook.



*Neighborhood Plant Swap*

The more we talk about it, the more others will talk about it.

Ginger of Hancock, thanks for sending a follow-up email to your neighborhood group, mentioning plants *and seeds* that you got and also that you *learned something*. Excellent press!

**BIG THANK YOU** to Lauren Rowe, Lynn Hill, and Rosemary Vaughn (pictured) for helping with the swap and being the resident experts.

(Also thanks to unsung heroes, Edgar family - Ryan Edgar pictured eyeing doughnuts, Scott Edgar is photographer, Sarah not pictured - they work tirelessly with surprisingly little early morning crankiness for these swaps)

Hope to see you at the 2014 Spring swap!

More pics and information at our Facebook page, like us to help spread the word!

[www.facebook.com/NativePlantSwap](http://www.facebook.com/NativePlantSwap)

## ONE GREAT THING THAT HAPPENED AT THE SWAP:

People come and go at the swap of course, but, I realized at one point that the current large crop of attendees had mostly stopped selecting plants...but they weren't leaving.

They were standing around enjoying talking with other gardeners.

# RED RIVER RESTORATIONS and FINE WOODWORKING

Specializing in wood window restoration & weather stripping,  
wood window screens, and custom vintage doors & screen doors.

3707 Red River Street Austin, TX 78705 512•751•4075 [www.RedRiverRestorations.com](http://www.RedRiverRestorations.com)

## AGENDA

Mueller Local Business Committee Presentation

Speaker TBA

Resolution on Aerial Advertising

Mary Sanger

**Motion:** The Hancock Neighborhood Association implores the City Council to ask the FAA to stop aerial advertising over the Central Austin neighborhoods. Low flying planes circling these neighborhoods for four to six hours on weekend day pose a safety risk to residents. In addition, the constant and loud noise from these planes scare our children, is an intrusion into our daily lives, prevents us from enjoying the day, and a form of harassment.

Update on Hancock Golf Course Public Engagement Action Plan

Carolyn Palaima

Nominations for January Election of HNA Officers

**Announcements:**

Welcome to the Neighborhood Flier

Reports and Announcements by HNA committees

Adjourn

HYDE PARK  
Home Owner & Neighborhood REALTOR®

**Jeff Baker 512.619.7421**

ABOR | REALTOR® | Former State Licensed Appraiser

HybridRealtor@Stanberry.com



In partnership with  
solesforsouls, I will be  
donating 200 pairs of shoes  
for those in need with each  
real estate transaction. To  
see how you can get involved  
check out [soles4souls.org](http://soles4souls.org)!



photo by alison narro

**shane, stepping up his  
campus game  
birds on 41st at red river**

**i** **BIRDS**  
**BARBERSHOP**  
**aust**  
**tin**

s. lamar e. 6th s. congress burnet e. 41st [birdsbarbershop.com](http://birdsbarbershop.com)