

hancock

hancock neighborhood association newsletter

www.hancockna.org

october 2012

STATE 2 DROUGHT RESPONSE WATER REGS

Austin Water implemented Drought Response Stage 2 Regulations on September 4, 2012, in response to combined storage in lakes Travis and Buchanan reaching the 900,000 acre-foot trigger outlined in the Drought Contingency Plan.

Stage 2 Regulations:

- Hose-end irrigation may take place between midnight and 10 a.m. and between 7 p.m. and midnight on your assigned watering day.
- Automatic irrigation systems may operate between midnight and 5 a.m. and between 7 p.m. and midnight on your assigned watering day.
 - Please reduce system run times to fit within this schedule.
 - Please ensure that your system has a working rain sensor, or operate the system manually when rain is forecasted.
- Watering with a hand-held hose or bucket is allowed at any time on any day of the week.
- Drip irrigation is exempt from the schedule, due to increased efficiency.
- To water trees, soaker hoses may be used under the drip-line of the tree canopy or you may use your automatic tree bubblers. Irrigating trees in this manner is exempt from the watering schedule.
- Washing vehicles at home is prohibited. If you need to wash a vehicle, you may do so at a commercial carwash facility.
- Charity car washes are prohibited.
- Fountains with either a fall or spray of water greater than four inches are prohibited; unless necessary to preserve aquatic life.
- Restaurants may not serve water unless requested by a customer.
- Commercial properties (including restaurants and bars) may only operate patio misters between 4 p.m. and midnight.

ELEMENTS OF CITY WATER CONSERVATION PLAN

Revised Water Use Management Plan- On August 16, 2012, Austin City Council voted 6-0 to revise Austin's water use management strategy, including the Water Conservation Code and Drought Management Plan. These documents outline how commercial and residential customers

of the City's water utility may use water in and around their homes and businesses.

WaterWise Landscape Rebate Program – Convert your healthy turf grass to a WaterWise landscape and receive \$25 for every 100 sq.ft. you convert. (Min. 500 sq. ft.) Application period extended to October 19, 2012.

Alternative Irrigation Compliance Pilot- Selected commercial customers may irrigate according to a calculated water budget rather than the assigned watering schedule. The next application period is September 10-14, 2012.

Pool Cover Rebate Pilot Program- Qualifying Austin Water residential customers can receive a rebate for 50 percent of the purchase price up to \$50 for a new manual pool cover or solar rings; or \$200 for a new permanent, mechanical pool cover. Purchase date extended to September 30, 2012.

Water Conservation: For inquiries, watering tips, and rebates please e-mail our Water Conservation program or contact us at 512-974-2199 .

The Perry Estate Special Committee has created a survey for the neighborhood regarding the Perry Estate and its proposed development.
Please go to the HNA website at www.hancockna.org and take the survey before Oct 15.

Wednesday
October 17, 8:00pm
Next HNA Mtg
Hancock
Recreation Center

HNA Officers

President Mike Hirsch

Vice President Rafi Anuar

Secretary Julia Reynolds

Treasurer Bruce Fairchild

CANPAC Reps Bart Whatley &

Mike Hirsch

Neighborhood Council Liaison . . . Linda Guerrero

Please visit our website for email addresses

hancock newsletter is published by the Hancock
Neighborhood Association [HNA].

HNA meetings are held bi-monthly beginning in January, at
7pm on the 3rd Wednesday at the Hancock Recreation Cen-
ter located at 41st & Red River.

Editor Carol Moczygemba

Layout Bart Whatley

Advertising . . . Kathleen Strong—kstrong@wt.net

Webmaster . . . George Wilson

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

PERRY SPECIAL COMMITTEE NEXT MEETING

The HNA ad hoc Special Committee on the Perry Estate
will meet October 17 at 8pm at Hancock Recreation
Center.

This is an open meeting where specific plans for the Per-
ry Estate submitted by the developer will be discussed.

PRESIDENT'S LETTER

Dear Neighbors,

The HNA is very busy these days with a lot of energy
going into reviewing the proposal to transform parts of
the Commodore Perry Estate into a commercial enter-
prise. Clark Lyda, who is overseeing the development
efforts, has recently shared with the HNA ad hoc Perry
Estate Special Committee new information he's gathered
regarding traffic and sound. The Perry Committee con-
tinues its efforts to review the proposal and assess feed-
back on the proposal from the HNA membership. Ulti-
mately, it will be the HNA membership that will vote to
support or reject the proposal.

While we are in the thick of this debate faculty and
students from the UT School of Architecture have chosen
our neighborhood for a student planning project (see
related article in this newsletter). Our proximity to UT
and the downtown make us an interesting case study. I
ask that you support their efforts as their work may help
us prepare to address current and future threats to the
high quality of life we all seek to preserve.

Please also be aware that our regularly scheduled
November meeting has been changed from November
21st (the day before Thanksgiving) to November 14th. It
is also important to note that it is at the November
meeting that we will be taking nominations for our 2013
officers. The offices of President, Vice-President, Secre-
tary and Treasurer will be open for nominations. Now is
the time to consider if you or someone you know may be
interested in running for these offices.

Please watch the HNA listserv and the HNA website
for meeting notices and breaking news. Feel free to con-
tact me with your concerns.

Mike Hirsch, President, Hancock Neighborhood Associa-

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HNA MEETING NOTES 9-19-2012

Submitted by HNA Secretary, Julia Reynolds

7:00 pm

1 – Motion to Approve Minutes (PASSES)

2 – Motion to change the date of the regularly scheduled November meeting from the 21st to the 14th.

(PASSES)

Mike Hirsch will make sure the meeting room is available and inform HNA if there is a venue change.

3 – Carol Gibbs – City of Austin Neighborhood Liaison

Carol and Jody Zimmer are the two Austin Neighborhood Liaisons. Carol recommends all Austin neighbors read The Neighborhood Plan online (insert link).

City commissioners and officials in the Planning Commission prefer neighbors and developers negotiate before Planning/Zoning meetings. The city doesn't like to "split the baby", especially if there are schisms within neighborhood associations. This will cause delays.

Hancock Neighborhood Association's official position for a zoning case will be adopted by the CANPAC contact team to bring before the city. Other citizens may also present positions.

The future land use map in The Neighborhood Plan is

heavily referenced. <ftp://ftp.ci.austin.tx.us/npzd/Austingo/ca-combined-np.pdf>

If The Perry Estate is recommended by the Historic Commission, that designation will not necessarily limit what development can be done on the property.

Neighbors within 500 feet of the proposed development will receive paper notices of any CANPAC Contact Team meeting regarding Neighborhood Plan amendment proposals.

Carol advises civility when dealing with developers.

Sometimes developers have separate motions for Neighborhood Plan amendments and then for zoning changes. If developer's plan is Civic Use, he might not need Neighborhood Plan amendment but will need a zoning change.

Filings for Neighborhood Plan amendments are normally done in February, but the Contact Team can grant an ad hoc meeting. Permitting an out of cycle meeting does not indicate to the City that the neighborhood is favorable to the developer's plan.

HNA does have a reputation with the city of being a valid, intact neighborhood association and a competent contact team.

Continued on next page...



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MEETING NOTES CONTINUED....

Carol estimates that the entire amendment/zoning/possible construction could take 6-24 months.

Carol confirms that construction drawings and plans approved by zoning committee can be modified by the developer after approval, but the zoning classification ruling is binding. After development is cleared Carol advocates having someone in the HNA monitor daily via the web any incoming permits submitted by the developer.

Carol recommends not choosing zoning class specifically because of linked outdoor music allowance, BUT she does recommend establishing a specific agreement that the developer never apply for any music permit with the granted zoning class.

When reading the zoning regulations with regard to music permits, Carol cautions that the rules are very complex and context-dependent.

Under SF3 zoning rules, if events are held like weddings, then amplified music will be allowed.

Carol recommends we watch the Public Assembly Permit amendment currently before the council. It relates to event-related amplified music for SF3 zoned properties such as churches and schools.

Carol's primary assistance to the HNA is to provide information about the process and respond to questions. She provides a map to property owners within 200 feet of the property. Those property owners can file opposition petitions to zoning changes. A "valid" petition is one supported by 20% of property owners within 200 feet of property.

Don't lobby city council until the zoning commission has ruled.

The Perry property can be split-zoned.

Carol's contact information:

Carol.Gibbs@AustinTexas.gov
974-7219

Neighborhood Advisor
Planning and Development Review Department

Perry Committee is publishing a survey on the HNA web site and requests HNA members to fill it out. The survey is important to show neighborhood involvement.

Committee charge is read (January)

Committee meets 1st Tuesday of the month at 8:00pm. In response to inquiry from Mark Burch, the committee reports there has been one unannounced meeting.

Continued on next page...



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5014 AVENUE F listed for \$319,500
3 Bd 1 Ba +/-1,204 sqft
Lovely vintage home on a fantastic corner lot facing both Avenue F and Rowena. Spacious bedrooms with bonus studio room. Bamboo floors with original wood floors underneath. Updated kitchen with copper sink and wall mounted faucets.



4600 AVENUE G listed for \$675,000
4 Bd 2.5 Ba +/-2,700 sqft
Historic design with modern comfort and luxury. Open floor plan with soaring 9 ft ceilings, cook's kitchen, extensive hardwoods, designer window treatments, solar panels, extensive landscaping and automatic sprinkler system.



508 E 42ND ST listed for \$425,000
3 Bd 1 Ba +/-1,504 sqft
One of the best front porches in the neighborhood! Wonderful, renovated home on a quiet, tree lined interior street. Large 0.15 acre lot with alley access. Many original 1930s design details combined with thoughtful modern upgrades.

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MEETING NOTES CONTINUED...

5 – Vote on whether or not to call a special meeting for October 17th that would include a presentation by Clark Lyda of his proposed development for the Perry Estate.

Point of order, Perry Estate discussions must be mandated by the special committee or we must change the charge of the special committee.

Ruling is requested on whether this issue can be voted in this general meeting or if Special Committee must address the question of the 17th.

Pause while Robert's Rules of Order is consulted.

Chair's decision for motion as stated is overturned. Amendment to Motion for Oct. 17th presentation by Lyda to be hosted by Special Committee and inviting general membership is made and seconded.

Discussion:

Chair states the goal of Oct. 17 presentation by Lyda is aimed to inform HNA members. Second half of that meeting will be after Lyda's departure and provide additional discussion by special committee.

Additional friendly amendment requests that if Lyda's presentation is allowed on October 17th, he must present himself – not a developer or lawyer on his behalf, but that friendly amendment was rejected.

Discussion: Lyda's presentation should only be allowed 30 minute fixed time limit for presentation and a 30 minute question and answer session.

Discussion: Presentation should only be held one night, not twice. An agenda will be provided.

MOTION: Special Committee will host a meeting on Oct. 17th, inviting general membership, for a presentation by Lyda. (PASSES)

6 – Vote on whether HNA supports or opposes events at the Perry Estate which include the use of outdoor-amplified sound

Point of order, this motion is the charge of the Special Committee. Chair overrules point of order.

Appeal of the chair's ruling CARRIES, ruling that this vote can proceed is overturned.

7 – Motion offered by Mark Burch

Resolved:

In order to avoid enacting changes premised on assumptions that may not come to fruition, the Hancock Neighborhood Association opposes approval of any neighborhood plan amendment or request for a zoning change on any property within its boundaries if:

The amendment or request reflects a proposal that requires a demolition permit for complete removal of an existing structure or building on the property AND the demolition permit has not been legally granted at the time the request for a plan amend-

ment or zoning change is filed.

Point of order, this motion is the charge of the Perry Special Committee.

Discussion, this motion does not refer to Perry Estate. Response, this is in fact related to historical designation of Perry Estate and the spirit of the motion violates the charge of the special committee.

Point of order FAILS

Discussion – Carolyn asks if this position is enforceable and Carol Gibbs says probably not.

MOTION CARRIES

8 – Motion offered by Mark Burch

Resolved:

The Hancock Neighborhood Association opposes any current or future proposal for development or reuse of the Perry Estate that includes any one of these elements:

1. Outdoor amplified sound anywhere on the site other than an individually owned lot zoned for residential use. Prohibitions on amplified sound in areas zoned other than residential must be enacted in a form that is bound to the ownership of the land and that transfers with its sale and, if possible, in zoning overlays and public covenants.
2. Rezoning of any portion of the property located west of Waller Creek to a base category other than single-family.

Motion is withdrawn.



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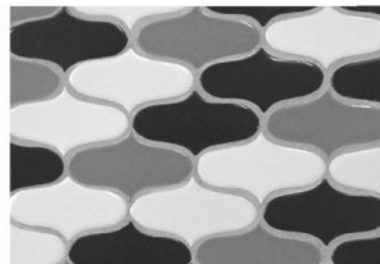
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LET'S GO WILD - submitted by Carleen Edgar

Each year the City of Austin sponsors a Neighborhood Habitat Challenge with incentives for neighborhoods to increase the number of yards certified as wildlife habitats.

The 2012 challenge runs from April 15th through November 14th.

There are two parts to the challenge:

1. Neighborhoods complete a project that benefits the community.
2. Neighborhoods try to get as many yards certified as possible.

I entered Hancock into the fray this year and we quickly took care of requirement #1 by holding a Native Plant Swap at Antonelli's Cheese Shop parking lot in April. There was such a great turnout, we're thinking about doing it again next year!

The second part of the Challenge is to certify Hancock yards as Wildlife Habitats. The word "certification" makes the process seem more difficult than it actually is.

To be certified, a yard needs to provide these four basic things:

1. Food - native plants provide plenty of nectar, pollen, seeds, berries
2. Water - plate of water
3. Cover - shrubs, wood stacks
4. Places to raise young - shrubs, pond, nesting box

I've found that most yards are already certifiable!

Entry is simple. Just go to this website and fill out the form: <http://www.nwf.org/CertifiedWildlifeHabitat>

or I can provide a form, just email me at dcarleenedgar@yahoo.com

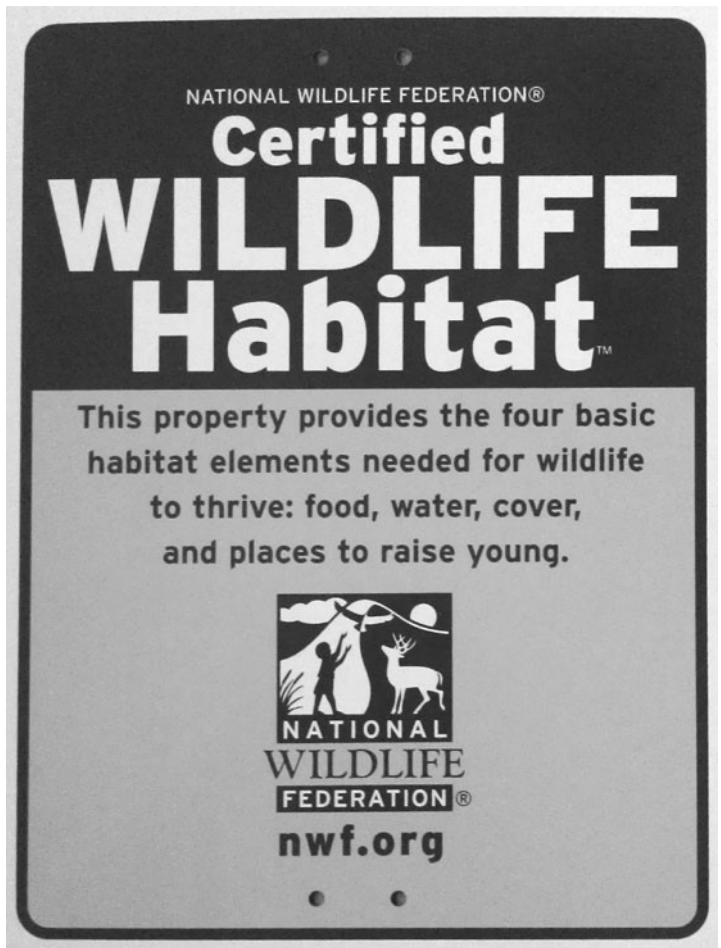
If anyone needs monetary assistance to register (there is a small fee), we can get you a pre-paid form.

The prizes are great this year. First place is a free tree for each newly certified yard courtesy of Treefolks. Second place is a free landscape class for the neighborhood given by Ryan Fleming of Wildewoode Landscapes. Third place is a guided bird walk for the entire neighborhood at one of

the city preserves, courtesy of the Travis Audubon Society.

We will also have a neighborhood drawing for a metal yard "certified" sign from the National Wildlife Foundation. Anyone who certifies their yard during this challenge (through Nov. 14) can enter to win. Contact me, Carleen Edgar, at the email address above, to enter your name after you get certified.

To help the neighborhood win this challenge, please certify your yard and talk to neighbors on your block about getting certified. We will win in any case as our neighborhoods become more and more green!



UT ARCHITECTURE STUDENT PROJECT FOCUSES ON HANCOCK NEIGHBORHOOD

University of Texas students in the Physical Planning & Urban Design practicum course in the Department of Architecture have chosen the Hancock Neighborhood for an urban planning project. Elements of the project include meetings with neighbors to discuss their views on a number of topics. Interested neighbors are urged to participate in these meetings as a way of articulating concerns for the future of HNA and having that feedback documented.

Planning Project Meetings at Hancock Recreation Center:

(Please verify before attending. Dates and times may change)

Visioning Workshop October 23rd, 6-7:30 pm

Design Charrette November 20th from 6-8 pm

Final Presentation December 6th from 6-7:30 pm

The students are working in six groups, centered around the following topics:

Housing Choices (diverse incomes, types of homes, trends, housing policies);

Mobility (connectivity, commute patterns, future roads, multi-modal options);

Economic Development (jobs, retention of businesses, employment growth);

Healthy/Inclusive Community (exercise and recreation, access to health services/fresh foods, public gathering spaces, safe paths, access to nature);

Concentrated/Balanced Growth (infill redevelopment, street-level uses, population/housing growth, comp plan/zoning); Environment/Natural Resources (air/water quality, minimal impact development, green design, protection of natural areas)

Inspired by the Sustainable Places Project which has been taking place in Austin and surrounding communities, the class will be following a similar schedule of workshops and charrettes in their academic exploration of potential improvements and impacts of increased mixed-use and housing development in the Hancock Neighborhood Planning Area. The students have taken a walking tour of the neighborhood and have begun to make initial assessments and site analyses.

The next step is to hold a Visioning Workshop with neighborhood participation October 23 at 6:00 p.m. at the Hancock Recreation Center. Interested neighbors are urged to attend.



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<http://www.ci.austin.tx.us/development/default.htm>

City of Austin Green Garden Project

<http://www.cityofaustin.org/greengarden/>

City of Austin Neighborhood Planning


<http://www.ci.austin.tx.us/zoning/default.htm>

Central Austin Combined Neighborhood Planning Area


http://www.ci.austin.tx.us/zoning/central_austin.htm

Hancock Recreation Center

<http://coawebparks.ci.austin.tx.us/registrationmain.sdi>



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