

The Hancock Neighborhood extends 32nd to 45th and Duval to I-35. HNA bimonthly meetings take place at 7:00pm on the third Wednesday of the month (usually) in January, March, May, July, September, and November.

Meetings take place at the Hancock Recreation Center (downstairs and in the back). The Recreation Center entrance is on 41st. Street just west of Red River.



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Go to-
groups.yahoo.com/group/hancockneighborhoodassociation

In this issue:

1. Perry Estate Report from 7-21-2010 Meeting
2. Charter Schools
3. Noise & City Ordinances

PERRY ESTATE REPORT FROM 7-21-2010 NEIGHBORHOOD MEETING

The developer's proposal is to maintain current single family zoning dimensional standards (setbacks, impervious cover, building height), but change the zoning only to allow a different use on the property.

This is more of a use issue and less of an intensity of use issue. The main allowable uses desired are hotel, private primary/secondary education, and congregate living (retirement home).

An escrow account will be set up to fund neighborhood enforcement of any private restrictive covenants. The developer will commit to completing the following items in the first phase of construction: 1) wall, service drive, vegetative buffer; 2) water quality control measures. Historic zoning will take place at the time of a re-zoning.

The Future Land Use Map (FLUM) of the adopted Neighborhood Plan would be revised from Civic to Mixed-Use for the hotel and related uses. The school site would remain Civic on the FLUM.

1928 structures and the formal gardens in the south east corner are to be zoned Historic with the city. This will limit exterior modifications or demolition.

The proposed re-zoning would have a Conditional Overlay applied to limit entitlements and essentially customize the zoning. A private restrictive covenant would be executed to restrict development items that the city will not restrict.

Zoning Committee Analysis

Currently no zoning applications have been filed with the city. Good input has been received from neighbors, and concerns have been compiled into a list. Concerns about noise and parking are very valid. This parcel is large enough that specific characteristics of it become a larger neighborhood planning matter. The property is significant in its history, architectural design, and its amount of green space.

Surely the property is expensive to maintain and it seems likely that revenue from the current school is not enough to support the necessary maintenance of the building and grounds. Something needs to be done to secure the care and preservation the historic structures and green space need. The hotel idea offers a possible solution to a problematic situation.

<continued on page 2>

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The 2004 Central Austin Combined Neighborhood Plan showed existing land uses of primarily single family, with a small amount of commercial/office west of Red River along Red River and along Duval. Other commercial/office uses line IH-35 and extend to Red River between 43rd and 40th Streets. Civic is sprinkled throughout the neighborhood at school and church sites. The Plan changed all of the Commercial on Duval to Mixed Use. A priority of the plan is to limit Commercial incursion into residential areas, however, the Plan changed the Future Land Use Map of two multi-family sites along the west side of Red River to Mixed-Use/Office. Goal 1 of the plan is to preserve the integrity and character of the single-family neighborhoods. This suggests that developments adjacent to single-family must be compatible and/or properly buffered. Goal 2 of the plan is to preserve the historic character and resources of the Central Austin Combined Neighborhood Planning Area neighborhoods. Goal 3 is to allow mixed-use development along the existing commercial corridors that is pedestrian oriented, neighborhood friendly, neighborhood scaled, and serves neighborhood needs. Red River is a residential corridor and a commercial corridor in places. Goal 6 of the plan is to enhance and preserve existing open space, parks, and the natural environment. This could suggest that natural open space along Waller Creek should be preserved at the Perry Estate. A separate list of Plan priorities lists both stopping the incursion of new commercial and office uses into residential areas, and looking for areas where mixed use would enhance the livability of the neighborhoods. The Plan also notes that pedestrian and traffic safety should be increased on 41st Street between Duval and Red River. <continued on page 5>

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NEIGHBORHOOD OFFICERS

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Historian _ vacant _

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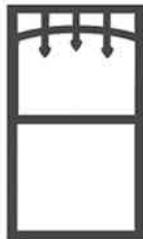
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In partnership with solesforsouls, I will be donating 200 pairs of shoes for those in need with each real estate transaction. Check out solesforsouls.org to see how you can get involved! I will be having an art show/ silent auction of my paintings at Quacks during July with 100% of the proceeds going to solesforsouls.

Address: **1407 Brentwood Street**

Listed For: **\$399,000**

FOR SALE

Amazing Crestview Remodel. Over 2400sf 5 bedroom and 3 bathroom home. Beautiful hardwoods, fully remodeled kitchen, designer color scheme, recent carpet, and HVAC. All on an over-sized lot with towering trees and a private deck. Plenty of room for a large family AND a home office.



Address: **3512 Clarkson Ave**

Listed For: **\$179,000**

FOR SALE

CENTRAL AUSTIN AT A BARGAIN PRICE, Cute 2/1 home on private tree covered lot that backs to a creek. Close to downtown, UT, the new Mueller district with it's extensive hike and bike trail system and new retail development, and an amazing collection of local restaurants. Well maintained and updated and features hardwood flooring and central heat and air conditioning.



Stanberry & Associates is committed to being the best available resource in Central Texas for Buyers, Sellers, and Investors looking to make more environmentally-friendly real estate choices. Education in matters of sustainable building, development, living and lending practices are a high priority to us in order that we can serve an increasingly green-minded community.

www.GreenRealEstateResource.com

Address: **1200 Norwood Road**

Listed For: **\$199,000**

FOR SALE

1200Norwood.com

Cute 2/1 home (1426 sf) on a huge tree-covered .28 acre lot. Just north of Airport Blvd and adjoining the Mueller development hike and bike trail. (trail actually enters neighborhood via an easement on the west edge of the property) Close to everything, great investment potential, and at a bargain price.



Jeff Baker 619-7421

ABOR, REALTOR®, Former State Licensed Appraiser
Also check out JeffBakerArt.biz

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Discussion has focused on if change at this site can help in meeting neighborhood goals of preserving history & character of the area, or if change is a threat to the adjacent single family. Use of the site is a concern, but preservation of the historic structures and the green space is also a concern. Any proposed new use for the site needs to ensure a sympathetic compatibility with adjacent homes.

The 10 acre property is zoned SF-3 and it could be legally subdivided into smaller lots without needing a re-zoning. If one were to stay out of the flood plain and tear down the mansion, one could make around 37 homesites, each being large enough (7000sf) to allow a duplex use (74 total dwelling units). There may be potential for someone to preserve the mansion and develop the rest of the lot as single family or townhomes. <continued on next page>

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It would still be a lot of new units and potentially duplex units. A developer could always ask for a rezoning to allow townhomes.

Other developers may have an interest in the following uses for this site: School (private, ACC, UT), church/convent, condominiums, assisted care living facility, medical use, office, retail.

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CHARTER SCHOOLS

by Michael Lopez

Charter Schools are public schools that offer parents and students an alternative to traditional school avenues for education. There are many different types of charter schools each with their own mission and teaching methods. Classrooms in these types of schools can often provide students with a more structured environment for learning, which can lead to more student self discipline. Charter schools can also offer a more flexible program to accommodate students when it comes to scheduling. Many schools offer shorter class days to allow for students who may have to work more to support their families or for students who may have internship opportunities. All public charter schools are still held accountable to the Texas Education Agency and must meet the testing standards defined by the state.

Another key difference between traditional and charter schools is that school leaders at charter campuses are afforded more freedom in managing their schools. Programs can be molded to suit and address the concerns of the parents and the students. Most charter schools maintain a small campus atmosphere in which it is almost impossible for a student to "fall through the cracks." Campus sizes can range anywhere from less than a hundred students on one campus, to upwards of 500 elsewhere. This is a far cry from most urban schools that can number in the thousands for enrollment.

The main purpose of charter schools is to offer the community another choice when it comes to educating their children. In Austin, there are many other options to A.I.S.D. and many charter schools to choose from. It is a good idea to research the myriad of choices available and it is useful to schedule a campus tour to learn more about these programs.



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HANDY WEBSITES

City of Austin Development

<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>

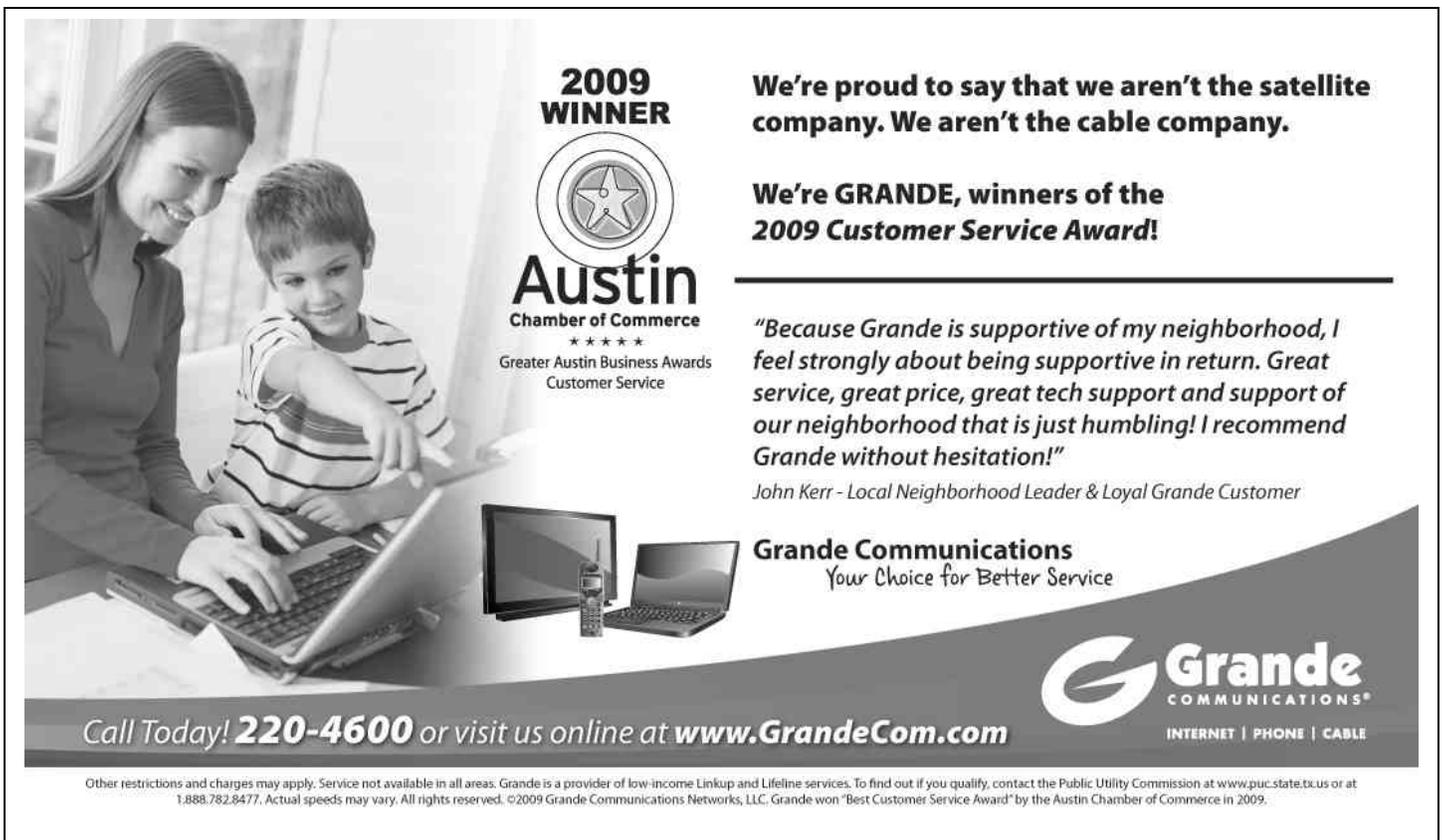
HANCOCK NEIGHBORHOOD WEBSITE

Please take a look. Go to www.main.org/hna/ for upcoming events, current officers, a history of the neighborhood, links, and information about joining Hancock Neighborhood Association.

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TRIANGLE ACTIVITIES

The Triangle has the Farmer's Market every Wed. 4-8pm (3-7 Oct 29-Mar) and the "Music in the Park" series every Thurs 7-9pm at Triangle Park.



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NEIGHBORHOOD DUES, BYLAWS, EMAIL GROUP

To be a regular, active, voting member of the Hancock Neighborhood Association requires a yearly membership fee of \$5 per household. Dues must be paid every 12 months.

Dues checks are made payable to Hancock Neighborhood Association and may be mailed to: Mary Ann Osborne, 512 E. 39th Street Austin, TX 78751. Include your name and street address along with your dues payment.

The bylaws are posted the HNA website under "Links" (<http://www.main.org/hna/index.html>). Please note you can sign up to be on the HNA mailing list from the "Links" page as well. Meeting agendas are regularly posted to the site under the "Events" page along with the regular meetings schedule.

NOISE AND CITY ORDINANCES

by Barbara Epstein

A joint meeting of Hancock, Eastwoods and North University Neighborhood Association was held July 19th at the Episcopal Seminary to discuss Austin's noise ordinance. The meeting focused on four issues: how we hear noise, how Austin's noise ordinance is written in relation to how we hear noise, how the noise ordinance is enforced and how the ordinance might be revised. Representatives from city zoning, noise permitting and the police departments attended and answered questions.

Hancock resident, Chad Himmel, an acoustical engineer, explained that we hear noise frequencies differently. We tend to be disturbed late at night by low frequencies, like a reverberating bass. When noise is measured by a decibel meter, it can be measured on a dba scale which filters out the bass and only measures middle and high frequencies, or a dbc scale which factors in the bass noise. Austin's noise ordinance is written so that the measured decibel level is a dba scale, so that the most disturbing frequency is not measured or necessarily stopped by enforcement. Dba and dbc measurements of the same noise will result in different numbers: 200 feet from a restaurant patio with patrons and music is 70 dba, 80 dbc.; 15 feet from refrigeration equipment is 70 dba, 79 dbc; 3 feet from a person speaking loudly is 70 dba, and 72 dbc: the less bass, the closer the numbers.

Austin's ordinance prohibits amplified sound (measured at the property line) at outdoor venues, in excess of 85 dba between 10:00 a.m. and 2:00 a.m.; restaurants have a 75 dba limit; and residential areas have 75 dba limit (also measured at the property line) between the hours of 10:00pm and 10am.

When we hear noise from Stubbs, it is probably due to sound traveling up Waller Creek, affected by the sound bouncing off the creek banks and by air currents. Unless venues direct sound sources away from the creek, there will always be a noise problem, varying with wind direction and temperature.

When we consider zoning applications, low frequency and amplified sound will affect surrounding neighbors and should be carefully considered. Screens such as trees and tents will not effectively reduce what you hear.

If neighborhoods want to reduce the effect of noise, they should lobby the City Council to change the noise ordinance so that sound is measured with bass frequencies using a dbc metering system. Otherwise enforcement will by definition not include enforcement to stop the lowest frequencies which disturb us.

http://groups.yahoo.com/group/hancockneighborhoodassociation/files/Environmental_Noise.pdf

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400 W. 37th St.

North University Area: Well cared-for 1912 bungalow with big porch, pine floors & high ceilings, original character. 2 bed/2 bath + util/office/flex room & spacious attic;alley access. Neighborhood shops, bus stop nearby. mls# 2678677 \$359,900
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508 Texas Avenue

Hancock/UT: 1935 storybook style 2 bed/1 bath sturdy brick Grandma's house with arches, hardwoods and original character. Double garage + workshop, 5 blocks from Lee Elementary and 10 blks from UT. mls# 5172191 \$429,000
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4311 Avenue F

Hyde Park: 1935 Bungalow with a new foundation, updated kitchen and baths, high ceilings, fireplace, wood and Sattillo tile floors, deck, 3bed/2 bath with large rear master or great room. Near Shipe Park and many amenities. Mls# 3162881 \$439,000
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4313 Avenue C

Hyde Park: 1923 Classic Bungalow restored to perfection by architect owners. Now 2 bed/-1 bath, the structure is set for an upstairs master suite. In the heart of Hyde Park, near Shipe Park, shops, restaurants and UT shuttle. mls# (none yet) \$365,000
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