

The Hancock Neighborhood extends 32<sup>nd</sup> to 45<sup>th</sup> 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 41<sup>st</sup>. Street just west of Red River.



## JOIN THE NEIGHBORHOOD E-MAIL GROUP

Go to-  
[groups.yahoo.com/group/hancockneighborhoodassociation](http://groups.yahoo.com/group/hancockneighborhoodassociation)

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## REVIEW OF 2010 NEIGHBORHOOD ITEMS

By Bart Whatley

### Reclaimed Water

Construction of a reclaimed water line under Red River took place in 2010. Reclaimed water is highly treated wastewater that is ordinarily discharged into the Colorado River. This water is now being sent to certain customers for non-drinking purposes such as irrigation and cooling. The water line approximately runs from Mueller to UT.

### Hancock Trail

At the end of 2009, the Parks & Rec Dept finished plans for a trail around Hancock Golf Course. Much hard work by the HNA parks committee took place in 2009. In early 2010, work started on trail construction on the north and east sides of the golf course, along 41st and Red River. The 38th Street section is delayed until the reinforcement work along sections of the cliff is completed. The lap around the golf course is 5,068 feet long.

### Concordia Site

The University Park development (formerly East Avenue) at the old Concordia site has been mostly dormant throughout the last year. Five townhomes have been for sale, and the office building is occupied by Texas Monthly and Aveda cosmetology school. Texas Monthly filed a lawsuit in September charging the developer with fraud. A previous lawsuit by Texas Monthly charged that the developer breached the lease agreement. Reports in March indicated the site was being considered for AISD's performing arts center. In March, Cypress Real Estate Advisors took possession of the development, excluding the townhome sites, the office building (later put up for foreclosure), and the Parcel 5 hotel site.

### University Park Townhomes

In April, a proposal by Gracchus for additional entitlements at their property in the University Park was rejected by the membership.

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## NEIGHBORHOOD OFFICERS

President Wouter Habraken- gw@habraken.com

Vice Pres. Rafi Anuar - rafi.anuar@gmail.com

Treasurer Mary Ann Osborne- mary.ann.osborne@gmail.com

Secretary Carol Moczygemba-  
carolmoczygemba@sbcglobal.net

Historian \_ vacant \_

Neighborhood Council Liaison - Linda Guerrero

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CANPAC Reps – Bart Whatley, Mike Hirsch

Newsletter Editor – Carol Moczygemba

Advertising - Kathleen Strong - kstrong@wt.net

Webmaster – George Wilson – george@wilson.name

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Will Harvey 974-8123 william.harvey@ci.austin.tx.us

Joshua Metteauer 974-8124 joshua.mettauer@ci.austin.tx.us

## NEIGHBORHOOD DUES

To be a voting member of the Hancock Neighborhood Association requires a yearly membership fee of \$5 per household.

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. Thanks!

## NEIGHBORHOOD WEBSITE

Go to [www.main.org/hna/](http://www.main.org/hna/) for events, officers, a history of the neighborhood, links, and information about joining Hancock Neighborhood Association.

## REVIEW OF 2010 NEIGHBORHOOD ITEMS

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### Noise Problems

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.

### 32<sup>nd</sup> Street

Hancock resident, Chad Himmel, an acoustical engineer, explained the subject of noise.

In mid 2010, preliminary work began for the upgrade of 32<sup>nd</sup> Street. In addition to street paving and sidewalks on the south side, new water, waste water, and storm water lines are being installed. The project is due to be complete in 2011.

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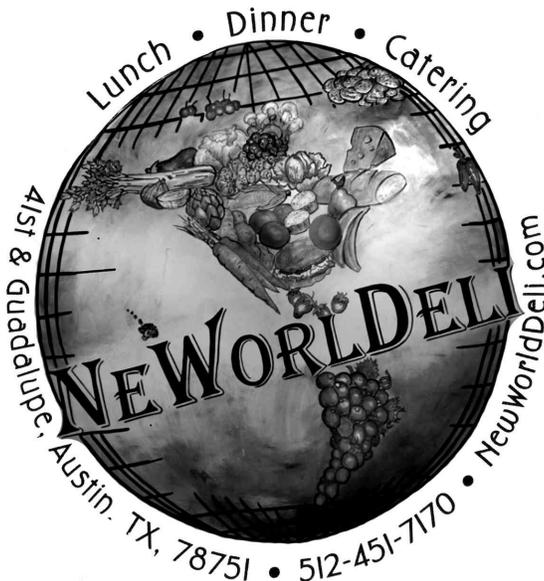


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## REVIEW OF 2010 NEIGHBORHOOD ITEMS

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### Perry Estate

In April, the first HNA meeting regarding the Perry Estate was held. The membership voted for the HNA Zoning Committee to meet with the developer to evaluate and explore zoning categories, development regulations and options that would address concerns of the neighborhood association. It was noted that discussion was not to be binding and did not indicate endorsement of the proposed development. Concerns were asked to be sent to the zoning committee, which would seek response from the developer. These responses were brought back to the membership in a May meeting, where an additional question & answer session took place. A motion was passed at this May meeting for the Zoning Committee to begin non-binding formal zoning negotiations, the result of which could be voted on in a future meeting. Progress of this discussion was brought forward at the July meeting and no vote was held. The developer was to come to a September meeting to show how unresolved neighborhood concerns would be addressed, however that appearance was postponed at the developer's request.



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## NOVEMBER NEIGHBORHOOD MEETING

### SUMMARY - By Carol Moczygemba

The meeting was called to order at 7:00 pm by HNA President Carolyn Palaima, with about 70 people in attendance in the basement meeting room at the Hancock Recreation Center.

Palaima introduced a speaker from Texas Gas Services, /Austin Energy, who spoke about rebates for energy efficiency natural gas appliances, and prospects for natural gas vehicles with home refueling units. A list of conservation programs sponsored by Texas Gas is available at [www.txgas.com](http://www.txgas.com).

The next item on the agenda was the election of association officers. Candidates included: President: Carolyn Palaima and Wouter Habraken; Vice President: Rafi Anuar and Cynthia Smith; Secretary: Carol Moczygemba; Treasurer: Mary Ann Osborne.

Members voted by secret ballot. Wouter Habraken was elected president. Rafi Anuar, Carol Moczygemba and Mary Ann Osborne were all re-elected.

Members approved by voice vote a petition requesting the city to implement a residential permit parking program for Harris Park Avenue from 32nd St. to Harris Avenue.

Bob Kaler of the University Neighborhood Association asked for HNA support in demanding the city help find a solution to the ongoing noise pollution emanating from Stubbs. Kaler said the popular music venue

located at 7th and Red River has plans to elevate the facility out of the flood plain, which will result in an even greater sound corridor affecting the neighborhoods north of the university.

Habraken talked about the National Historic Registry listing that protects the Perry estate and Griffin school from changes proposed by a developer who has entered a contract on the estate. He said another potential buyer is interested in making the estate a private residence, and suggested action to persuade the Austin Historic Land Commission to initiate the process of designating the estate a local historic landmark. He said the KPM Institute, current owners of the Perry estate, is on record saying they want to protect the historical aspects and public space.

Palaima read a response from KPM—which purchased the property in 1995—to the neighborhood association affirming the institute's selection of Clark Lyda as the potential buyer. Lyda has stated his intention to seek landmark status for the estate.

Volunteers were asked to sign up for neighborhood committees including outreach, transportation, newsletter, historic preservation and planning and zoning.

Members who have been active in the association under President Carolyn Palaima thanked her for her service and rectitude.

The meeting was adjourned.



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## NEIGHBORHOOD PLAN

By Bart Whatley

The Central Austin Combined Neighborhood Plan, in which Hancock is included, was formed in 2004.

CANPAC is the Central Austin Neighborhood Planning Advisory Committee. CANPAC is recognized as the city as a Neighborhood Plan Contact Team for the Central Austin Combined Neighborhood Plan. CANPAC is made up of homeowners, renters, and business owners in the plan area. The Planning Area stretches from MLK to 45th and Lamar to I-35 and includes Original West University Neighborhood Association, University Area Partners, Shoalcrest NA, Heritage NA, North University NA, Eastwoods NA, and Hancock NA. CANPAC is made up of 2 representatives + 1 alternate from each member neighborhood association. The CANPAC website is [www.main.org/canpacaustin](http://www.main.org/canpacaustin) CANPAC serves as the Steward of the Combined Central Austin Neighborhoods Plan by:

- Supporting the goals of the overall Plan and the goals of the individual neighborhoods within the Plan;
- Reviewing proposed changes to the Plan for the potential effects on the Plan area;
- Monitoring proposed City ordinances or changes to ordinances for their effects on the Plan area;
- Reviewing the Plan periodically for the purpose of recommending improvements or clearing up ambiguities in the Plan by the Plan Amendment process; and
- As needed and upon request from individual neighborhoods in the Plan area, serving as a resource when new projects are introduced into the Plan area that could change the overall Plan significantly.

The neighborhood plan defines a community's vision and values. A neighborhood plan can develop a strategy for enhancing the social, cultural and historical character of the area by identifying needed public services, desired

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## Good News for an Old House!



4308 Avenue F has new owners! This house, which has stood vacant for some years, causing worry that it might become another tear-down, has been bought by an intrepid couple who plan to restore and enlarge the house and make it their home. Karen Saadeh and David Matthis had been searching for some time for an old house to rescue and when I emailed them about it they called immediately and ran over to see it. They decided that it had such "good bones" that it would work well for them and they made an offer the next day.

Karen and David said this project will "fulfill a life-long dream of living in Hyde Park... We are looking forward to living in this wonderful neighborhood, which is an important part of Austin's history, and meeting our new neighbors. In the meantime, please excuse the dust."

The new owners have visited with Seller Fae Conner about the history of the house and want to learn as much about it as possible. So if you have lived here a long time and can add memories, they welcome them.

I love this story, as it illustrates the interest people have in old houses, even when they are in serious disrepair. Hyde Park is full of houses that were once thought beyond saving but are now lovely homes.

We will all enjoy watching this one come to life again and welcoming Karen and David to the neighborhood. I am pleased to have a hand in this happy transition.

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physical improvements within the neighborhood, and economic development opportunities. A neighborhood plan is meant to be a living document, and one of the purposes of the neighborhood plan contact team is to create an ongoing system for dialogue about neighborhood needs, allowing for the flexibility to take advantage of opportunities or meet challenges as they arise.



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**HANDY WEBSITES**

City of Austin Green Garden Project

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

City of Austin Development

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

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/planning/neighborhood/central\\_austin.htm](http://www.ci.austin.tx.us/planning/neighborhood/central_austin.htm)

Hancock Recreation Center

<http://www.ci.austin.tx.us/parks/hancock.html>

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