hancock neighborhood association newsletter

www.hancockna.org June 2012

# **Shipe Pool Reopens**

Shipe Pool, at Avenue G and 44th Street, is open for business this summer, owing to the diligence and hard work of a group of neighbors, Friends of Shipe Park, who lobbied City Hall to prevent closing our neighborhood pool.

Last year, the city proposed budget cuts that would have closed

Shipe Pool permanently. It is only because of incredibly strong advocacy for central neighborhood parks and pools that the funding for Shipe was restored, and we will have our neighborhood pool again this year! The budget crunch has not gone away, and we still need to work with the city to find a way

to sustain needed funding for our neighborhood parks, pools, and community resources. For now though, let's enjoy another season of cool water at Shipe Pool! The pools at Shipe Park will be open to the public on the following schedule:

Big Shipe Pool:

June 5 - August 3, 2012

Monday Closed

Tuesday - Friday: 7 - 10 am Lap Swim

10 am - 8 pm Recreational Swim

Weekends:

10 am - 12:00 pm Lap Swim

12 - 8 pm Recreational Swim

August 6 - August 18, 2012

Monday Closed

Tuesday - Sunday: 12 - 7 pm

Recreational Swim

Shipe Wading Pool:

June 5 - August 12, 2012

Monday Closed

Tuesday - Sunday: 12:00 pm -

6:00 pm

August 13 - August 18, 2012

Monday Closed

Tuesday - Sunday: 1:00 pm - 6:00

pm

See you at the pool!

Adam Wilson Friends of Shipe Park

# Report Letter of the Ad Hoc Perry Estate Committee

By Bart Whatley

The ad hoc Perry Estate Committee was formed to respond to the development proposal for the Perry Estate at 41st and Red River. The committee is made up of the zoning committee and three neighbors who live within 500 feet of the estate.

The committee met on February 29. The Perry Estate owner presented plans and proposed zoning/land use for the estate. Different types of historic designation were discussed, and recent clean-up and building stabilization work at the estate was presented. The owner presented plans which he characterized as "conceptual."

He believes the chapel and mansion are good for special events/conferences. This could help in ensuring a revenue stream for continued maintenance of the property. The owner desires wedding parties to be able to stay overnight in the mansion.

Other concepts for use include:

- Farm to Table type of restaurant of a small size in the middle of the property. This would have limited public use.
- More than half of the property is proposed to be residential use consisting of bungalow court type homes.

- The entire site would be foodcentric and have educational and culinary programs.
- A large portion of the site is in the flood plain and this limits building structures. An organic urban farm would cover much of this area.
- 5. Vehicular access would be from both 41st and Red River. A central parking area is envisioned to be a sub-surface garage, and this is where trash and delivery service would be. The previous plan's service road along the north of the property has been eliminated.

Questions from committee members and neighbors focused primarily on parking, service, bungalow sizes and numbers, whether PUD zoning should be considered, flood plain/trees, other investors, and other similar restaurants/ event venues.

The committee last met on March 27 to discuss thoughts on the estate and the proposal and to discuss the committee process moving forward.

Perry Estate Factoid: In 1940, Edgar Perry reported that his wife, a cook, and two caretakers (one male, one female, maybe married?) lived there with him. He valued the property at \$50,000. — Submitted by Jill Carvalho

SEE PAGE 5 FOR ADDITIONAL PERRY ESTATE INFO

Wednesday July 18, 7:00p

**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

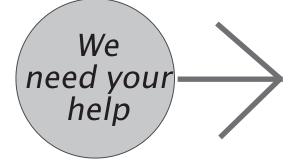
Neighborhoold Council Liason

...... 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 7:00p on the 3rd Wednesday at the Hancock Recreation Center located at 41st & Red River.

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



# A Letter from the President

Our neighborhood is littered with the remains of light posts, sign posts and other relics of city utilities that are unsightly, dangerous and bothersome in terms of yard maintenance. The photos that accompany this letter are three examples of these in-the-ground relics that are no longer of use and under the radar screen of our city crews who will remove them if requested. I'd like your assistance in making an inventory of these objects that I can send to the city requesting their removal. This will improve the look of our neighborhood, make yard work easier, and allow for the recycling of the metal. Please send me a photograph of the relics in your neighborhood that you would like the city to remove. Provide a clear description of the location with the photograph. I will submit a request for the removal of these unsightly hazards to the city in mid-July. Let's get our city crews working on improvements in our area.

Please send photos and location information to: carolmoczygemba@sbcglobal.net

Thank you for your help with this endeavor, Mike Hirsch

President - Hancock Neighborhood Association







### 38th Street Corridor Addressed in Imagine Austin

Planning Commission Addresses Corridor Designations on 38th Street

by Scott Morris scott@austinencode.com

A plan now before City Council will be the most powerful and significant influence on land use policy in our city for the next 30 years. The Imagine Austin Comprehensive Plan (IA) and its Growth Concept Map will guide redevelopment by encouraging rezoning, up zoning, and changes to streets that are consistent with the plan's goals and designations. Land Development Code will be re-written, and policy developed to conform to IA, should it receive City Council approval.

IA contains a Growth Concept Map that visually designates planned changes in land use and transportation patterns. The Map is only one page out of hundreds in the plan, and may be the one component that was developed with the least public scrutiny.

Last September, staff members of the Planning and Development Review (PDR) Department defined and applied a "Mixed Use Corridor" designation to the whole length of our 38th Street. The Map contained that designation for the segment between IH-35 and Guadalupe. A number of concerned citizens and neighborhood groups became engaged on this matter. The designation was subsequently removed by the Comprehensive Plan Citizens Advisory Task Force. Staff reacted to that removal by creating a new definition of "Activity Corridor" and re-applying it to the Guadalupe-to-Speedway segment of 38th. That was then passed by the task force in February. After hearing testimony in committee and in full session given by your neighbors, the Planning Commission recommended taking the designations completely out of the Map in April.

The good news on 38th Street is that PDR has incorporated the Planning Commission's recommendation in the current draft, and has forwarded a clean Growth Concept Map for 38th Street for Council to consider!

It was never fully explained or justified why 38th Street was once again the target of planners and why citizens had to, once again, educate policy makers on how 38th Street delivers value to Central Austin. The current uses on 38th are stable and established. It is a balance of well maintained, historically contributing single family homes, dense, relatively affordable housing, thriving non-profits serving vulnerable populations, and 1875 feet of beautiful parkland frontage: the Hancock Golf Course. There are 726 multifamily units with 38th st. frontage or within 400 feet of those designations. This is where low to moderate income residents of our community reside. These buildings are fully depreciated, well maintained, and they deliver an average density of over 54 units per acre. The street width is substandard for this designation. This right of way is between 45 feet and 60 feet wide and cannot accommodate additional

lanes or turning traffic from new commercial activity. The February designation dead-ended at Speedway and sent its traffic to the east into three single family neighborhoods, and local historic and national register districts.

Our communities worked diligently for years, and at their own expense, to plan this area for appropriate residential redevelopment. Those plans have been

passed by Council and incorporated into our code. Those removed IA designations were in conflict with the goals of the Central Austin Combined Neighborhood

The current uses on 38th Steet are stable and established.

Plan, the Hyde Park Neighborhood Plan, and are a departure from the purposes of the Hyde Park and North University NCCD's.

Other changes incorporated into the Growth Concept Map have concerned many. I believe that if the way 38th Street was planned is any indication, there are going to be many other locations that will receive designations in conflict with standing neighborhood

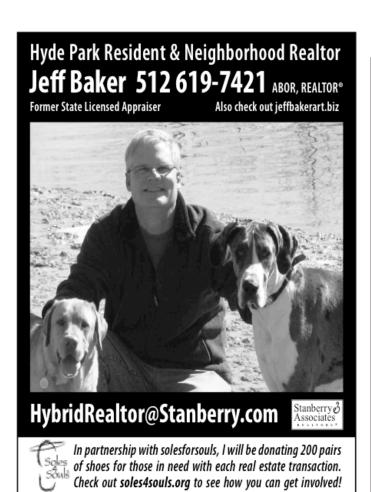
The current draft Growth Concept Map may be seen here:

http://www.imagineaustin.net/growth-concept-map

Notwithstanding the changes induced by the Growth Concept Map, Imagine Austin will continue to need Central Austin's engagement in the years ahead as staff will interpret its narrative and goals to re-write the Land Development Code.

If Council passes the current draft, 38th street will continue to preserve the character of our great community.





# **Chris Martin Landscape**

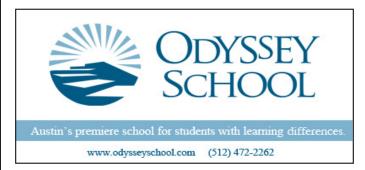
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## **Stage 2 Watering Restrictions In Effect**

To conserve treated drinking water during the ongoing drought in Central Texas, Austin Water Utility Stage 2 Mandatory Watering Restrictions are in effect.

Austin Water wants to remind you that Stage 2 Watering Restrictions are still in effect for Austin Water customers. The combined levels of Lakes Buchanan and Travis are less than half full. Even though the recent rains have lessened the effects of the drought and added

more water to the lakes, Lake Travis is 31 feet below its normal for May and Lake Buchanan is 16 feet below normal for this time of year.

To ensure that both residential and commercial customers follow restrictions, Austin Water staff is continuing enforcement. Violations of mandatory watering restrictions will result in an official warning followed by a citation if the violation is not corrected. Citations

will be issued in Municipal Court with fines set during Stage 2 at \$475.

Austin entered Stage 2 Water Restrictions in September of last year, when the Lower Colorado River Authority requested mandatory water restrictions of its wholesale customers. For more information on water conservation visit WaterWiseAustin.org

#### One Day Watering ONLY



**REPORT VIOLATIONS TO 3-1-1** 

### **Permits for Watering Vegetable Gardens**

To support City sustainability initiatives and community-wide efforts to increase local food production, Austin Water has developed alternative restrictions for individuals using water to support food-producing plants in outdoor gardens (Chapter 6-4-83 of City Code). To receive a permit for alternative compliance, a water account holder must complete and return the appropriate form and adhere to the restrictions outlined below. The form can be found at: http://www.austintexas.gov/ department/water-conservation. A copy of the approved form must be posted in a location on the property that is accessible and visible to the public (account number and contact information may be redacted).

Approved alternative compliance permits will allow the account holder to water areas of food production at any day or time with drip systems or soaker hoses,

Tuesday through Sunday in the morning and/or evening with a hose-end sprinkler, or twice per week in the morning and/or evening with an in-ground spray system. In all cases, alternative compliance permits require that water usage be reduced by 20% from a comparable month. This reduction meets the intent of Stage 2 or 3 water use restrictions, while allowing gardeners more flexibility to meet the needs of their plants by spreading out water application over multiple days.

Alternative compliance permits are intended for gardens producing food for retail sale, those used by many people as part of a community garden, and for individual gardens that provide a reasonable portion of household food consumption when in season. They are not intended for herb gardens, for solitary vegetable plants within a landscape garden, or fruit trees other than those

that are part of urban farms and intended for retail production.

The water utility account holder is responsible for completing the form and ensuring compliance with its conditions.

To apply for an alternative compliance permit, please phone: 512-974-2199 or Email: watercon@ austintexas.gov.

There will be a
Perry Special
Committee Mtg

Tuesday, June 19 @ 7:30p at Hancock Recreation Agenda: Development Proposal for the Perry Estate



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#### **HNA May Meeting Summary**

Summary of May 16, 2012 HNA Membership Meeting HNA Meeting was Called to order – 7:00 p.m.

Delia Garza of the Citizens for Geographic Representation made a presentation about the 10-1 plan to revise the city charter to create 10 council seats based on geographic representation. She requested that HNA membership endorse the plan. Mark Burch moved to table the matter until the July 18 membership meeting and possibly have a special meeting to discuss to discuss the issue. Seconded by Cody Coe.

Valerie Goodman and Mayra Freeman made an appeal to HNA membership for special conditional use permit for Pride and Joy Day Care, 905 E 38th St., with a legally binding agreement to revoke the permit if the property is no longer used for Pride and Joy Day Care.

Motion: Mark Burch moved to support request, conditional on bond being raised to \$5,000.

Bruce Fairchild presented an alternative motion that a group within HNA should work to modify the agreement in a way satisfactory to all parties that provides HNA with more long term assurances that in the event Goodman and Freeman leave, or the property changes hands, the conditional use permit will be revoked.

Seconded by Chris Greer– 10 in favor 1 opposed 1 abstention on alternative motion. Shannon Ratliff will work with Goodman and Freeman to create language reflecting an agreement acceptable to HNA.

Robert Kaler of the North University Neighborhood Association requested support from HNA in approaching the city to revisit problems with downtown evening music disturbing area neighborhoods. Sound is coming from Stubbs and following Waller Creek basin – NUNA, Hyde Park, Eastwoods and Hancock are located in this basin – NUNA has started process to work together with other neighborhoods to address problem with city – Kaler asking HNA to join group to pressure city to use science to address the problem – asking that HNA president be part of the group. Motion by Karen Burch and seconded by Gay Ratliff to allow HNA president to be part of group of neighborhood presidents to talk to city. Motion was approved unanimously.

The Ad-hoc Perry Estate Committee, represented by Bruce Fairchild, reported that meeting agenda items are listed on the HNA website and identify neighborhood concerns about developments at the Perry Estate. He said the committee will conduct further research on the concerns, and it is expected investors in the Perry Estate will have more definitive plans to present in the near future.

Parks and Natural Environment Committee reported:

- 1. All the paperwork and design details have been finalized for Huffstickler Green (38th and Duval). Work on putting in the landscaping should begin within the next few weeks.
- 2. Trail around Hancock Golf Course— A site meeting with D'Anne Williams (PARD), Chris Sheffield

(YouthWorks) and Carolyn Palaima, chair of the Parks committee, reviewed the design and construction requirements for the 38th Street side of the trail around the golf course. Work will begin in July. The work will be done by the Environmental Corps of American YouthWorks. This program provides green job training to young people. It was suggested that neighbors provide refreshments for the team to show neighborhood support for their efforts. A notice to that effect will be distributed when work begins.

Robin McCall Pollock, ABR, et al. – Preliminary presentation on request for variance on Red River Request to neighborhood for zoning change on Red River for Austin Vintage Guitars owned by Leslie and Steven Fulton to relocate- realtor Robin McCall -asking HNA to support zoning change to light retail - to be sent to HNA zoning committee for recommendation and to circulate findings.

Meeting adjourned at 8:45 p.m.

The next meeting will be Wednesday, July 18 at 7:00 p.m. at the Hancock Recreation Center.





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#### **Hancock Golf Course Circa 1900**

Thanks to Virginia Hoffman who located these old newspaper clippings with notes about the Hancock Golf Course.

Galveston Daily News, 1900-05-30, Page 5 Golf Enthusiast. Special to the News.

Austin, Tex., May 29.--Richard F. Connerly, clerk of the court of civil appeals, has just returned from Dallas. Mr. Connerly is a director in the Austin golf club and one of the most expert and entrusiastic players of golf in the city. While in Dallas Mr. Connerly almost completed arrangements for a triangular contest between representatives of the golf clubs of Austin, Dallas, and Waco. He is the present intention to hold the contest within a month, and it will probably be played at Waco. Austin has a number of enthusiasts and a club in good condition with fine links.

Galveston Daily News, 1900-11-19 (a Monday), Page 2 Prospective Improvements. Special to the News.

Austin, Tex., Nov 18.-- The Golf club will shortly erect a club house at the links. A prize contest between the

gentlemen members of the club will take place next Thursday and Friday, to be followed by a similar one for the ladies.

Galveston Daily News, February 23, 1902, Page 5 Austin Golf Club. Special to The News.

Austin, Tex., Feb. 22--The Austin Golf Club held its regular annual tournament to-day and fine scores

were made by both lady and gentlemen players. It was also quite a social event, there being a fashionable crowd on the links, with the swellest vehicles of the city, and Austin possess a few fine equipages.





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# Hancock, NUNA & Hyde Park Real Estate Update

Neighborhood Stats for April and May 2012

**HOMES SOLD** 19 **HOMES ACTIVE** 22 **HOMES SOLD** 20

DAYS ON MARKET LIST PRICE / SQ FT High \$825,000 High \$336 High 176 days Low \$199,000 Low 2 days Low

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