

The Fall 2019

Neighborhood Newsletter

An occasional printed publication of the South River City Citizens Neighborhood Association, established 1973



Update on the Proposed Land Development Code Revision

The revived process to revise Austin's Land Development Code is proceeding apace.

—The draft code has been released, and can be viewed on the city's website here:

<http://austintexas.gov/department/land-development-code-drafts>

—You can view a map which shows the proposed new zoning codes, including for YOUR property, here:

<https://austin.maps.arcgis.com/apps/Compare/index.html?appid=32713bd8d31f4f858b5247e47d917c5b>

Please see the insert in this newsletter for the SRCC position on the LDC rewrite: *Outline of the South River City Citizens' Position 2019 Regarding Proposed Land Use Code Revision* (note, this was passed by membership before the draft code was released).

Your voice matters! Thanks to our dedicated, strategic committee members and the hundreds of other volunteers across the urban core advocating for your property rights, we won an important victory over the proposal to force landowners in transition zones to have to rebuild 6 units on their single-family lot. Please see this Sept 26 update from City staff (from the City of Austin Land Development Code Revision [Blog](#)):

"If a single-family home is intentionally demolished, limit rebuilds to house-scale multi-unit structures (i.e., two or more units) that conform with the purpose of the transition area zones. In response to community concerns, staff re-evaluated the original proposal. The new proposal

is to allow complete rebuilds of existing single-family homes within transition areas regardless of whether the original structure was intentionally demolished. Only if a single-family use is expanded to include two or more housing units, consistent with the requirements of transition area zoning, would future single-family use of the property be prohibited. This proposal relies on increased housing unit capacity and market conditions to incrementally further Council's goal of encouraging more "missing middle" housing options along transit corridors. It goes further than staff's original proposal in protecting the rights of existing single-family homeowners, while also planning for the future."

Source: http://austintexas.gov/department/what-happens-existing-single-family-homes-new-transition-area?mc_cid=f9525f31fc&mc_eid=8e5234a993

There is still much work to do, such as analyze a proposed increase in impervious cover from 45% to 50% in the transition zones, which cover a great deal of homes in 78704. Please refer to the SRCC document herein, which addresses impervious cover and possible flooding concerns. We invite your input. Please send comments to Mobility@srccatx.org.

—Paula Kothmann,
Chair, SRCC Land Development Code Revision
Ad-Hoc Committee

SRCC Considers Change to Meeting Location and Day

SRCC's current meeting location and day presents challenges in accessibility, parking, and scheduling. As a result of feedback from neighbors, and a gracious offer by Good Shepherd on the Hill to host our meetings, we are considering making a change.

Proposed Location: Good Shepherd On The Hill, 1700 Woodland Ave, Austin, TX 78741

Key advantages include: a convenient location with ample, free, on-site parking (approximately 30-35 spaces), including handicapped parking with overflow street parking nearby, and a ground-floor meeting venue providing easy accessibility.

Proposed Day and Time: Second Tuesdays of the month at 7pm

Key advantages include: an earlier start time, the ability to hold the annual potluck and elections on the same night as the regular meetings, and no meetings on Labor Day.

SRCC has formed an ad-hoc committee to explore this possibility, and collect input from neighbors. We're just getting started on this process and it's critical that we gather feedback from as many neighbors as possible, including you! Please contact *Eric Cassady*, president@srccatx.org, with comments, opinions, and questions. **Share your opinion with us! Your input really matters!**

Good Shepherd on the Hill

If you've ever headed east on Woodland Ave toward I-35, as the sun is setting behind the tree line of Travis Heights, perhaps you've noticed the year-round, Christmas light ornamentation atop the grassy hill in the distance that spells out "LOVE." If you have, you have seen Good Shepherd on the Hill. Good Shepherd on the Hill, or "The Hill" as it is often called, is a church plant of The Episcopal Church of the Good Shepherd, whose historic main campus is located in Tarrytown in West Austin. The Hill came into existence in 2015, after Good Shepherd set aside money from their building campaign to begin ministry in another part of Austin, and in that four years, The Hill has sought to be a beacon of "LOVE" in the East Travis Heights community and beyond.

The church centers its common life around Holy Communion on Sunday mornings, but has also looked for ways to be a vital part of the neighborhood Monday through Saturday. Tutoring and chess clubs in nearby apartment complexes, blood drives, neighborhood yard sales, weekly yoga, discussion groups, and a monthly concert series bring people together from all over Austin around common interests. The Hill has also opened its green space, designated "THE PARK AT LOVE HILL" for the enjoyment of all, and in the cooler evenings, dogs of all breeds dot the hill, as well as disc golfers throwing a quick round. Additionally, the "Opportunity Gardens," allow people to learn and share in planting and caring for food crops. Currently, the fall gardens are being readied for planting, and we're looking forward to a bountiful harvest.

Another part of the building campaign was the creation of a full-day, year-round preschool, to help address Austin's decreasing availability of early childhood education. For the past year and a half, Hillside Early Childhood Center has provided nurturing love and learning to infants through pre-K students. Through their play-based curriculum, Hillside has created a space of thoughtful exploration and loving happiness that continues to grow and prosper.

Good Shepherd on the Hill is teeming with life and activity designed for the betterment of our community. If you're ever curious about what's happening at The Hill, feel free to stop in for a cup of coffee, the Rev. Kathy Pfister or Sam Hensley would love to chat, and share the "LOVE" they have for this community with you.

Upcoming events:

- Every Wednesday: *Heavyweight Yoga*
- October 27: *Music on the Hill ft. the UT Hispanic Caribbean Ensemble*
- November 9: *"Second Saturday Sale" Neighborhood Yard Sale*
- November 24: *Music on the Hill ft. Austin fiddle virtuoso Eddie Dickerson*
- December 7: *Cooks and Crafters Handmade Holiday Market*

—Sam Hensley
sam@gsaustin.org

Voting Information

This November's general election includes 10 Texas Constitutional Amendments and several important local propositions on the ballot. Please be sure to exercise your rights and make your voice heard!

Early Voting: October 21-November 1

Election Day: November 5

Go to www.votetravis.com for election information, including sample ballots, polling places, and wait times. You can also check to see if you are registered. The propositions are:

City of Austin Proposition A

(regarding the conveyance of City-owned property for sports or entertainment facilities)

City of Austin Proposition B

(regarding the use of Austin's hotel occupancy tax revenue)

Travis County Proposition A

(regarding the use of hotel occupancy tax revenue to finance the Exposition Center)

League of Women Voters Austin Area Voters Guide

The nonpartisan nonprofit League of Women Voters is once again offering information on all races and candidates in the Austin area. You can view a digital version of the *Voters Guide* at <https://lwvaustin.org/voter-guide/>.

You can also view personalized ballot information and candidate answers using the interactive *Voters Guide* at <http://vote411.org/>

Since 1919, the League of Women Voters has been promoting active and informed participation of citizens in government. The League never endorses candidates or political parties.



Outline of the South River City Citizens' Position 2019 Regarding Proposed Land Use Code Revision

1. SHADES OF TRANSITION ZONES

We agree that the City should allow for more housing density along the corridors of Congress Avenue, Riverside, IH-35, Ben White Boulevard, and on parcels already identified in the *SRCC Neighborhood Plan*.

However, the proposed application of transition zoning to single-family houses in close-in neighborhoods unfairly targets some homeowners. All neighborhoods in Austin should share equally in the responsibility for providing more affordable housing units.

2. NEIGHBORHOOD PLANS ARE PART OF AUSTIN'S COMPREHENSIVE PLAN

We agree with the reference to Neighborhood Plans, which have been carefully and thoughtfully worked out over long periods of time, and in many cases voted on by a majority of residents. Neighborhood Plans are adopted by City ordinances and are still in force.

However, we disagree with proposed maps that ignore Neighborhood Plans. Although we recognize that we need more density along corridors (see point 1), the neighborhoods themselves should help the city locate them since they know the areas best.

3. PRESERVATION / DEMOLITION

We agree with The Imagine Austin Plan, which advises that comprehensive urban planning and design should protect historic areas and help maintain neighborhood character.

However, McMansion FAR limits are not sufficient to discourage the extensive demolition of residences within the central neighborhoods. Preservation incentives, such as more flexibility in regard to ADUs coupled with greater density rather than new development, are a positive step and another tool to avoid extensive demolitions.

4. FLOODING AND THE ENVIRONMENT

We agree with the proposed zoning changes' goal to address environmental concerns, such as a decrease in total impervious cover, especially in light of the vulnerability of SRCC neighbors to flooding, according to post Atlas 14 floodplain definitions.

However, developers often remove trees that prevent erosion & decrease temperatures. These trees add to the property values, and we have the right to rigorously protect our property values in the State of Texas. The current infrastructure, such as water, wastewater, and utilities, likely would not support the proposed increase in density. The City of Austin cannot afford litigation expenses if property owners sue for damage suffered because of overdevelopment. Development should not result in downstream flooding.

5. AFFORDABILITY

We agree that Austin needs more Affordable Housing, especially close to large employers to help cut our traffic congestion. People earning 50-60% Median Family Income, including many government, nonprofit, academic, small business, service workers and young professionals flee our city because of lack of affordability. SRCC has numerous affordable units in older homes, ADUs, and multifamily homes today.

However, we disagree with fee-in-lieu alternative for developers who receive greater entitlements in exchange for community benefits. 20% of the units should be on-site affordable housing, and other developments such as boardwalks and climbing walls should not be considered an alternative to building on-site affordable housing.

6. COMPATIBILITY

We agree that we may need to increase height on the corridors in order to attain more housing.

However, we believe that we should retain compatibility standards within the neighborhoods in order to retain the character, decrease congestion, and increase safe walkability.

7. PUBLIC ACCESS TO DECISION MAKING

We agree that public access to the LDCR process and final product is necessary and appropriate. There are three periods in which public input should be maximized. These periods are 1) owner access to City staff regarding personal lots; 2) access to the City Planning Commission review of the revisions; and 3) City Council meeting on revisions.

However, we believe that decision-making should rely on accurate, transparent data, presented in a timely fashion for public input and approval.

Get Involved with Your Neighborhood Association!

Your neighborhood association needs your help! We have several open volunteer positions providing great opportunities to get involved, meet your neighbors, and make a difference. Firstly, a special thanks to several neighbors who have recently taken on new volunteer roles in SRCC: Paula Kothmann (*Mobility Committee Chair and Land Development Code Ad-hoc Committee Chair*), Gabriel Pereira (*Austin Neighborhood Council Representative*), Megan Spencer (*Area Coordinator for Area 4a*), and Richard Whymark (*Area Coordinator for Area 7*). Thanks to all of you for getting involved and to everyone who participates in our neighborhood association! We still have a few important and exciting roles available:

Co-Vice President

We're looking for someone to work alongside our vice president, Dan Fredine, learning the ropes of the vice presidency and helping to lead the SRCC neighborhood association. Duties shared between Co-Vice Presidents include: developing agendas for and attending general membership and executive committee meetings, managing area coordinators, processing and forwarding city notices, and serving as president in their absence. *Note: This is an elected position, requiring a vote of the general membership. Contact: Dan Fredine, SRCC Vice President, vicepresident@srccatx.org*

Committee Positions

SRCC maintains several standing committees focusing on different areas of interest, as well as temporary ad-hoc committees to address specific issues or goals. Participating on a committee is a great way to get involved in an area you are already interested in, or to develop a new interest. The standing committees are: *Planning and Zoning, Historic Preservation, Finance, Mobility, Public Safety, Parks and Environment, Schools, and Communications*. If you are interested in joining or learning more about any of these committees, please contact the committee chair listed on <http://www.srccatx.org/officers/> or contact Eric Cassady, SRCC President, president@srccatx.org

Several committees are currently seeking new chairs.

Committee chairs are voting members of SRCC's executive committee and can help lead and shape the organization as a whole. General duties of committee chairs include: staying informed and engaged regarding the committee's area of responsibility, focusing on issues that directly impact the neighborhood, acting as a liaison between SRCC, the city and other agencies as needed, providing a contact point for neighbors' questions and concerns, as well as reviewing issues and making policy recommendations to the executive committee.

Historic Preservation Committee Chair

Help preserve the historic character of your neighborhood! The historic preservation committee provides guidance on issues of preservation by reviewing applications for demolition permits and certificates of historic appropriateness, along with supporting efforts to create and sustain local historic districts.

Contact: Angela Reed, Committee Chair, reed.as@gmail.com

Outreach Ad-Hoc Committee Chair and Members

A new ad-hoc committee is forming to brainstorm creative ways to increase SRCC's membership, member participation, and engagement with the neighborhood. We are currently seeking a chair and members for this committee, which has not started meeting yet.

Contact: Eric Cassady, SRCC President, president@srccatx.org

Getting involved with SRCC is a great way to get to know your neighbors, stay informed, and make a difference on issues that affect you every day. If you would like to volunteer, but don't see an opportunity here that seems right for you, please contact Eric Cassady, president@srccatx.org to learn about additional ways you can participate.

THAT: The Travis Heights Art Trail Nov 2-3

It's hard to believe that The Travis heights Art Trail (*THAT*) is in its 17th year! This year there are 40 artists at 15 locations. We are excited to have many new artists and new locations this year. What makes *THAT* fun is, of course our beautiful neighborhood, but also the variety of art that is exhibited: paintings, woodwork, hooked rugs, felt art, alcohol inks, quilts, jewelry, fabric art, ceramics, games, mosaics, mixed media, photography and wearable art. What a show! All you need to do is walk out your door, stroll the neighborhood, and meet your talented neighbors. The Authors Showcase is back at 1408 Travis Heights Blvd. There will be ten local authors speaking about and signing their books. We are so excited to have this back on the *THAT* after a year hiatus. Christ Lutheran Church on Monroe will again be hosting multiple nonprofits: Art from the Streets, Down Home Ranch, Marbridge Farms, as well as their own quilters. This gives an opportunity for artists with little exposure to show and sell their work. Ann Richards School artists will be at 1401 Kenwood. They were a hit last year!

These talented young women are learning about the marketing end of the art business by showing and selling their work. We invite everyone to join us at this family friendly event Nov 2-3 from 11:00 am-5:00 pm. Bring your friends, pick up a booklet from one of the homes near you, and see the whole show. <https://travisheightsartrail.org/>

—Charlotte Bell



Help Feed Hungry Kids 23rd Annual Austin Empty Bowl Project

On the Sunday before Thanksgiving every year for the past 22 years, Austinites have rallied to fight hunger by attending the Austin Empty Bowl Project. This all-volunteer effort to fight hunger has been embraced by the Austin community as have similar events in communities all over the US, Canada, and Europe, following the original “Empty Bowls” in Michigan 29 years ago. Join the tradition this year on Sunday, November 24, from 11 a.m. – 3 p.m. at the Central Texas Food Bank at 6500 Metropolis, only minutes away from Travis Heights. There will be thousands of beautiful and unique ceramic bowls to choose from, gourmet soups from dozens of Austin’s best restaurants and chefs, delicious bread, live music, and a silent auction of special ceramic pieces as well as celebrity signed and/or decorated bowls. Be sure to have your photo taken in the giant soup pot! Lastly, but most importantly, remember to take your bowl home with you to remind you that others less fortunate have empty bowls. All proceeds benefit the children’s programs of the Central Texas Food Bank and Meals on Wheels Central Texas.

For more information please visit our website at www.austinemptybowl.org or our Facebook page at <https://www.facebook.com/Austin-Empty-Bowl-Project-80741149547/>



Project Connect Coming to our Neighborhood

Capitol Metro's Project Connect has proposed two transit routes, the Orange and the Blue Lines, which will cross SRCC. The Blue Line will follow Riverside Drive from the Airport, across Lady Bird Lake between I-35 and Congress Avenue to The University of Texas campus and possibly to Austin Community College Highland campus. The Orange Line will use Congress Avenue from Slaughter Lane to Tech Ridge, with stops near St. Ed’s University and South Congress. The Orange and Blue Lines will intersect near Congress and Riverside, also in our neighborhood. You can view maps of these proposed routes on the SRCC website here:

<http://www.srccatx.org/2019/10/05/project-connect-coming-to-our-neighborhood/>

There will be a public input session on Monday, November 4, 5pm-7:30pm at The Bullock Texas State History Museum. You can learn more about the projects here: <https://capmetro.org/participate/>

South Congress Parking Strategy

Phase 2 of the South Congress Parking Strategy has commenced, and is scheduled to be completed by Feb. 2020. Between now and then, the project team (Downtown Austin Alliance contracted by the City of Austin, South Congress Public Improvement District which is also the South Congress Merchants Association and the consultants Nelson/Nygaard who are also involved with CapMetro Project Connect) will conduct public outreach in order to develop a strategy for their final report in late winter. Please refer to the SRCC website to learn more about the project which extends from Mary Street to Academy Drive. The stakeholders include SRCC and Bouldin Creek Neighborhood Associations, but mostly involve Congress Avenue building owners, developers, and business owners.

We invite you to send questions, comments and/or visuals related to the SoCo Parking Study or Project Connect to mobility@srccatx.org. For more information: <http://www.srccatx.org/2019/10/01/so-congress-parking-study/>

**Resident Workshop to develop ideas and solutions to inform parking strategy November 5, 7pm
The Highroad, 700 Dawson**

It’s My Park Day

Austin Parks' biggest city-wide volunteer event, *It’s My Park Day*, takes place the first Saturday in November. Each year, thousands of volunteers work to improve parks and greenbelts throughout the city. In Spring 2018, they had over 3,000 volunteers working on nearly 100 projects across town. In Fall 2018, they had over 2,000 volunteers at nearly 85 projects. These park lovers have invested significant labor hours into our parks saving our under-funded Parks and Recreation Department time and money!

Please go to this link, <https://austinparks.org/impd/>, and sign up to help at our neighborhood parks: *Heritage Oaks Park, Little Stacy, or Blunn Creek Preserve.*

Check out the volunteer page dedicated to Heritage Oaks Park here: <https://www.givepulse.com/event/130486-Heritage-Oaks-Park-clean-up%21>

***Snacks, t-shirts and drinks will be provided!
Come meet some of your neighbors!***



Travis Heights Elementary Upcoming Events

Fall Carnival: Friday, October 18, 5pm-8pm

Travis Heights Elementary campus

The Carnival is our big fall event and it has become a great community tradition. Get ready for games, inflatables, a photo booth, a cakewalk, yummy food, tons of prizes, and a haunted hallway! Children big and small are welcome to join in the fun! Come and see what makes our school so special.

Tamalada: Wednesday, December 4, 3pm

Travis Heights Elementary cafeteria

The Travis Heights community comes together to celebrate Mexican culture and make tamales with ingredients donated by area restaurants and grocery stores, which will be sold at our Cultural Festival. If you would like to volunteer at the tamalada, please contact Maile Molin, mailebh@gmail.com.

Cultural Festival: Saturday, December 7, 10am-Noon

Travis Heights Elementary main hallway and cafeteria

This is an opportunity for all the families in our school to share their heritage with the community. Families host a table with information on the history, food, language, dress, etc of their country of origin. There will also be performances and a *mercado*. Come and learn about our diverse community!

Lively Middle School Ways to Help

Falcon Showroom seeking clothing donations!

Getting rid of gently used clothing? The Falcon Showroom on campus could use clothing donations for adults, youth, and small children. The Falcon Showroom is open to our school and the surrounding community. The Showroom carries clothes, shoes, and accessories for students needing a change of clothes that day or for an upcoming event be it athletic, dressed up, or casual. Donations not only help our students, but they are an excellent resource for families in need. A variety of sizes are needed so that we can accommodate anyone in need.

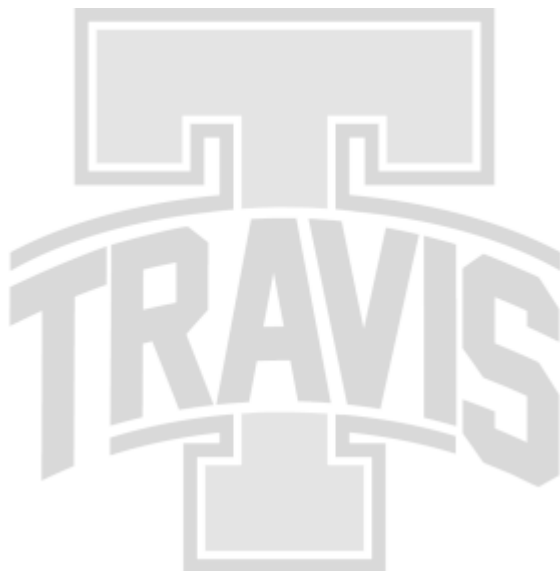
Email falconshowroom@gmail.com for more information.



Lively Library Amazon Wish List: https://www.amazon.com/hz/wishlist/ls/FENU9Y796Q7D/ref=nav_wishlist_lists_1?_encoding=UTF8&type=wishlist

Travis High School PTSCA Campus Work Days

Travis Early College High School is expanding its programs and support for students! Its Parent Teacher Student & Community Association is also growing and seeking community support. Among other things, neighbors could help us at campus work days on the following Saturdays: 10/12, 12/14, 2/8 and 4/11 from 8 AM-12 PM. Park and meet at the back of the school. Bring gloves. Snacks and water provided. Just show up! For more information on supporting Travis, please contact Deb Trejo, dtrejo@kempsmith.com.



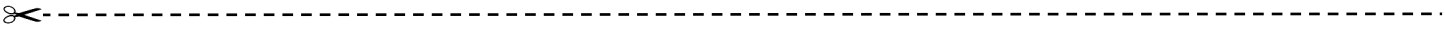
—Gretchen Otto,
SRCC Schools Chair and THES PTA President
gretchenotto7@gmail.com

SRCC Meetings

1st Monday of most months at 7:15pm at
Life in the City United Methodist Church, 205 E. Monroe

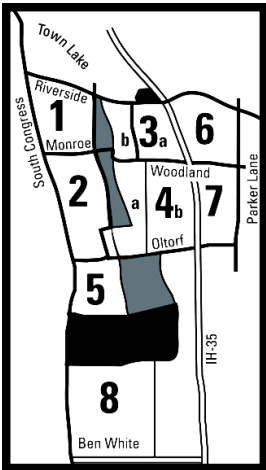
We thank all of our officers, area coordinators, committees, and representatives for their dedication to our community!
Call your area coordinator for SRCC questions, volunteer opportunities, or to help deliver newsletters.

<u>Area Coordinators</u>	<u>Standing Committees</u>	<u>Representatives</u>
Area 1 Claudette Lowe 512-447-1514 Marylin Orton 512-440-7770	Planning & Zoning Russell Fraser (Chair) russell_fraser@msn.com Jean Mather Kent Anschutz Marc Davis David Swann Ian Reddy Sarah Campbell	Austin Neighborhood Council Gabriel Pereira ancrep@srccatx.org City District 3 Kim Lanzilloti 512-658-8565 City District 9 <i>Volunteer Needed</i>
Area 2 Russell Fraser 512-771-9736 Eugene Kubelka 512-441-9262	Historic Preservation Michele Webre (Co-Chair) 512-422-1262 Angela Reed (Co-Chair) reed.as@gmail.com Melanie Martinez Ian Reddy Bob Gee	East Riverside (EROC) Toni House 512-447-8090 Greater South River City NPCT (GSRC) Elloa Mathews 512-442-6986
Area 3a Jo Webber 512-441-3117 Sara Newsom 512-444-8292	Finance Sam Martin (Chair) 512-441-5222 Will Andrews	South Central Coalition Elloa Mathews 512-442-6986 South Central Waterfront Wendy Todd (Chair) wendypricetodd@gmail.com
Area 3b Brooks Kasson 512-444-8100 Marc Davis 512-656-2841	Mobility Paula Kothmann (Chair) mobility@srcc.org Mike Sledge Jeff Kessel	St. Edwards Elloa Mathews 512-442-6986 Travis Heights Art Trail Charlotte Bell 512-447-2150
Area 4a Sam Martin 512-441-5222 Megan Spencer mary7megan@yahoo.com	Public Safety Tom Groce (Chair) tgroce@gmail.com	Travis Park Apt/Austin Interfaith Terry Franz 512-447-8786
Area 4b Kris Asthalter 512-443-4963	Parks & Environment David Todd (Chair) 512-416-0400	South Central Affordable CDC J.B Sigmon jb.sigmon@gmail.com SRCC Officers
Area 5 Neal Nuwash 512-462-9093 Elloa Mathews 512-442-6986	Schools Gretchen Otto (Chair) 512-227-1507	President Eric Cassady president@srccatx.org Vice President Dan Fredine vicepresident@srccatx.org
Area 6 Rachel McClure 512-326-5572 Laura Gass Weaver gassweaver@sbcglobal.net	Communications Betty Weed (Chair) communications@srccatx.org (Newsletter Editor) Gretchen Otto (Newsletter Designer) Maia Reeves	Secretary Mary Friedman secretary@srccatx.org Treasurer Oliver Caruso treasurer@srccatx.org Membership Secretary Carol Martin membership@srccatx.org
Area 7 Richard Whymark richard@apaproductions.com		
Area 8 Kim Lanzillotti 512-658-8565 Vicky Moerbe 512-442-5678		



Membership Levels		
# of Years	Individual	Family
1	\$20	\$35
2	\$35	\$65
3	\$50	\$95

Become a member and be eligible to vote! Join or renew online (www.srccatx.org) or at meetings. To pay via PayPal, go to www.srccatx.org/membership-dues/. You can also send a check made payable to SRCC, along with this completed form to:
SRCC, Attention: Treasurer, P.O. Box 40632, Austin, TX. 78704
Notes—for family memberships, please provide the names of each family member (adults residing at the same address). When paying via PayPal, you can include the names of family members in the *Instructions to Merchant* or *Shipping Details* areas. Dues are **not** tax-deductable. If dues lapse, renew at a SRCC meeting and be eligible to vote. New members can vote after 28 days.



Number of Years (*circle one*)

1 2 3

Membership (*circle one*)

Individual Family

Membership Fee Due:	\$ _____
Additional Donation to SRCC General Fund:	\$ _____
TOTAL:	\$ _____

Date: _____

Name (s): _____

Address: _____

SRCC Area (*see map*): _____

Phone (s): _____

Email (s): _____