

Neighborhood Newsletter

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



Notice of SRCC Bylaws Revision

The SRCC membership will vote on the adoption of revised bylaws at the General Membership meeting on Monday, September 4, 2017. It will be held at 7:15 pm in the Fellowship Hall at Life in the City United Methodist Church, 205 E. Monroe. A two-thirds majority vote in favor of adopting the revisions is required to pass the motion. To be eligible to vote, member dues must be paid a month in advance, with the exception of former members' dues having lapsed no more than 2 years.

The exact wording of the proposed bylaws is available on the SRCC website www.srccatx.org on the Bylaws page, under the "About" menu. A detailed spreadsheet showing current wording, proposed wording, and rationale for changes can also be found on the website. If you are not able to access the SRCC website, please contact your Area Coordinator to arrange for a printed copy of the documents.

Summary of Bylaw Revisions continued on page 2

CodeNEXT Stumbles at the Starting Gate but Presses On

In January, the city released for public comment a draft proposed rewrite of the Land Development Code along with a draft proposed zoning map, showing how the text would be applied. Public responses have ranged from confused to unenthused. This re-write of the code includes re-zoning every property in Austin and it is vital that every property owner understand what is happening and how to make their voices heard.

Some representatives of development interests support the general direction of the project, and think it could do much more to both simplify regulations and extend the areas targeted for redevelopment or a new "urban" character. Some people think the new code is so off-base, they would like the city staff and code consultants to start over. For now, City Council and management seem committed to press forward, and make adjustments to make the CodeNEXT effort and its final product more useful – or at least less harmful. Most neighborhood associations, including SRCC, and most advocacy groups are at the stage of trying to participate in the public comment process in order to move the project toward a better end.

The City's Land Development Code

The city's rules and processes that regulate where and what type of development may occur was written nearly 30 years ago, when Austin's population was half the size it is now. The code is complex and is sometimes called "byzantine" after being amended hundreds of times over the years to accommodate unforeseen issues and negotiated bypasses. According to the CodeNEXT website:

"The Code needs to be changed to help us create the kinds of places we want, as identified in Imagine Austin, and to address critical issues such as diminishing natural resources, household affordability, and access to healthy lifestyles – to name a few."

CodeNEXT Release

In April, a first draft of the proposed zoning map, which shows where there is proposed "legacy" zoning (existing traditional zoning remains), and where new form-based zoning ("Transect" and "Non-transect") is proposed for new development and redevelopment, was released for comment. Somewhat confusingly, Transect zoning is described as

appropriate for areas that are "urban and walkable" while Non-Transect zoning is described as appropriate for areas that are "suburban and driveable." An online tool was made available for entering comments on the code text, line by line. Online comments received prior to June 7 on the text, and July 7 on the map will be considered in developing the next draft and staff's recommendations to the Planning Commission and Zoning and Platting Commission for their review this fall. [Note: it now appears as though the 2nd draft of the code may have a completely different nomenclature, which does not include the concept of "transect" or "non-transect." Stay tuned].

There is a considerable amount of explanatory or promotional material published on the CodeNEXT website, (<https://www.austintexas.gov/department/about-codenext>) but very poor or non-existent tools for comparing old versus new. Also, the code is long (1100-plus pages), dense, and complex. There have been some complaints that City responses to questions have been confusing, inaccurate or misleading, or unresponsive to concerns, depending upon whom you talk to. The staff appears (to some of our committee members) to feel more pressure to complete within schedule than to make any significant changes or course corrections. Mayor Pro Tem Kathy Tovo on the other hand, has been open to questions and comments. She held a very informative June 3 District 9 Zone Map Open House (where constituent questions/comments were almost all dissatisfied with the current proposals); and came to the SRCC June 5 meeting to take notes and talk with members.

SRCC Ad Hoc Committee

SRCC formed an Ad Hoc Committee for CodeNEXT in April to explore issues in the draft code and draft zoning map. A Special Called SRCC informational meeting on CodeNEXT was held May 17 with presentations from Jerry Rusthoven (Assistant Director of Planning & Zoning for the City), Mandy DeMayo (Executive Director of Housing Works Austin), and Kate Singleton (Executive Director of Heritage Austin), and a summary of concerns from the committee. Assuming the City's comment deadline of June 7 for online comments on code text might also apply to association and other public comments not

CodeNEXT continued on page four

Summary of Bylaw Revisions

Continued from page one

- The Bylaws are to be updated to reflect the way SRCC currently operates. Redundant or confusing language is corrected and information is arranged in a logical order.
- East boundary updated to include new streets extending Parker Lane.
- Clarify that Family Membership is intended for family members residing at the same address and each member of a Family Membership is entitled to a vote.
- Restate quorum requirement to be either (a) 20 members, or (b) one-tenth of members whichever is less. *Rationale:* The bylaws have always stated that for General Membership meetings the quorum is one-tenth of members. Attendance at meetings is usually at least twenty members. However, with the popularity of dues discount options for multi-year payments and family memberships, our membership count continues to increase and it can be challenging to reach the one-tenth attendance count every month. By adding the alternative requirement to have at least twenty members present, it is less likely there would be meetings where we could not take action due to lack of a quorum.
- Clarify the existing requirement that members must be present in person at a General Membership meeting in order to vote.
- At Executive Committee (EC) meetings, only members of the EC can vote. General Membership is welcome to attend and participate on a non-voting basis.
- Being present in person is important at EC meetings. We are proposing that EC email votes be restricted to emergency situations and require a higher standard for approval: a minimum of half the total EC must cast a vote and the decision must pass by an absolute majority of the full EC. Only as a last resort, where a critical deadline prevents the normal process of delaying the vote until the next scheduled EC meeting, would EC be able to conduct a vote via email.
- Expand the EC to include Standing Committee chairs, the Austin Neighborhood Council Representative, Officers, and Area Coordinators.
- Add an officer position for Membership Secretary due to the importance of this role in determining eligibility to vote, confirming quorums, and handling membership funds.
- Specify that officers share responsibility for maintaining the official SRCC documents online, and using the established collaboration tools.
- Add Finance Committee and Historic Preservation Committee as Standing Committees (see Article VIII (a) Standing Committees). Previously, the Standing Committees were grouped into four categories. Now, for clarification, each of the eight Standing Committees is defined to better describe its purpose and function.

Specifically: Historic Preservation Committee, Parks and Environment Committee, Schools Committee, Public Safety Committee, and Mobility Committee.

- Create a Communication Committee to include the roles of newsletter editor, and website managers.

The Ad Hoc Bylaws Committee consists of Carol Martin, Gretchen Otto, Sounthaly Outhavong, David Swann and Marc Davis.

City Manager Search

Choosing the next City Manager will be the most important decision the Mayor and Council make in the coming months because the success of the 10-1 Austin City Council depends on a good partnership with our City Manager. The Council created the City Manager Search Advisory Task Force in recognition of the importance of conducting an open and transparent selection process. The Task Force is composed of an appointee from the Mayor and each Council Member, and is charged with developing and conducting a community engagement process to shape the profile for Manager candidates. The public is invited to help identify skills, abilities, experiences, and personal characteristics that are essential for the next City Manager. Public input is critical because it will affect both the recruiting efforts, and the subsequent candidate pool. The City Manager selection process will have three phases:

- The Task Force will collect public input and submit recommendations on candidates to the City Council and recruitment firm, Russell Reynolds Associates.
- The recruitment firm will use the Task Force's feedback to recruit qualified candidates for consideration.
- The Council will deliberate and select a new Manager.

Citizen input will point us in the right direction to ensure that City Manager candidates are aligned with Austin's needs and goals for our future as a vibrant, livable city. The Task Force will solicit public input through: **Public Meetings**—Public meetings will be held on 6/12, 6/16, 6/28, 7/8, and 7/12. These meetings will be recorded and made available on the city's website.

District Feedback—The Task Force will gather feedback with the format and timing varying depending on needs and preferences of each district.

Reaching into the City of Austin Organization—An initiative will educate city staff on the process, seek feedback, and provide opportunities for professional staff to participate in public hearings.

Electronic Input to the Task Force—With assistance from the City and recruiters, the Task Force will sponsor a website for people to submit recommendations for a City Manager.

You may also call 3-1-1 to provide your feedback in any language, or you may go to the Task Force website at www.Austintexas.gov/page/city-manager-search-advisory-task-force.

St. Edward's University Operations Building and Master Plan Update

At a July 7 meeting with CodeNext staff, neighbors confirmed the zoning PROPOSED for the south side of St. Edwards Dr. will allow the university to build 18 living units per acre with office or retail on the first floor. The buildings can be four stories tall and won't have to provide parking. On just the nine acres of baseball and soccer field, the university could build 162 dorms or apartments.

This is the type of building CodeNext is proposing on high traffic corridors like S. Congress or Lamar including the S. Congress frontage of the St. Edward's campus. The proposed zoning includes St. Edwards Dr. from Carnarvon to Eastside with the land directly east of East Side Drive being proposed for high density residential.

With this proposed increase in zoning, is it any wonder the university suggested to select neighbors in a June letter that Sherwood Oaks apply for a Residential Parking Program (RPP)? It was proposed that the university would pay the annual \$15 per car parking permits so neighbors could park in front of our own homes under the RPP regulations. At an SRCC meeting in 2014, City Council member Chris Riley reported that the cost to the taxpayers to administer the RPP program in the S. Congress area was not covered by the permit fees. Taxpayers picked up the \$60,000 difference. Since SEU pays no property taxes and is exempt from parking requirements on the north side of their campus, providing parking on our neighborhood streets is basically free to the university.

This past spring an extremely intoxicated St. Ed's student living on Eastside Dr. drove into a house on Nottingham Ln. destroying the front bedroom. The student was driving a friend home from a party to a house one block away. Luckily, no one was sleeping in the bedroom at the time of the incident. The student driver also had received a DWI a few months prior.

In March, a group of Catholic neighbors in Sherwood Oaks sent a letter asking for help from Sister Donna Jurick who is leading the campus master planning effort at St. Ed's. Neighbors

appealed, based on their shared faith, to divert the 18 wheeler deliveries away from the new Operations Building to other loading docks the university has on Woodward. The neighbors report no response.

The university presented their proposed master plan at a public meeting this past March. Missing from the map were security gates at the entrance to campus on Eastside Dr. at St. Edwards Dr. The university proposed these gates as helping the neighborhood with "our" parking problem. Residents believe this will actually exacerbate parking in our neighborhood as long as the university charges for parking. Staff continually stressed at the meeting and in follow up emails that nothing in the master plan is permanent and it can be changed at any time for any reason.

The plan also presented the relocation of the St. Edwards Dr. sports fields to the SEU property on IH35. This location was suggested by neighbors in Aug. 2016 as a more neighborly site for the loading dock instead of our neighborhood. An earlier version of the campus master plan shows dorms and parking lots at the site of the sports fields on St. Edwards Dr. which is consistent with the newly proposed CodeNext zoning for the site.

—Elloa Mathews, Area 5 Co-Cordinator



No sidewalks on St. Edwards Dr. looking east from the Operations Building. Now, add 18 wheeler trucks, kids on bikes, and intoxicated students....

Thank You!

Thank you to Interfaith Action of Central Texas for helping an elderly Sherwood Oaks neighbor this spring. In March, 37 members of Bethany United Methodist Church and Humanity Texas replaced rotted wood, painted, and did landscaping at the home on Carnarvon Lane. Bethany is in far north Austin, so their volunteerism in our neighborhood was especially meaningful. Thank you to all the volunteers for such a wonderful example of good neighborliness.

—Elloa Mathews



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submitted through the online tool, the committee produced a position paper which was approved by SRCC's Membership on June 5, and distributed to staff and Council on June 6. The paper is available at <http://www.srccatx.org/2017/06/19/srcc-position-paper-on-first-draft-of-codenext/>

In sum, the application of transect zoning (and in some cases non-transect zoning) to areas of single family housing in close-in neighborhoods not only fails to protect neighborhood character, but specifically targets these areas for redevelopment, i.e., driving modest income individuals and families from the neighborhood and inviting demolition and landfilling of existing character-defining and historic housing. Our position paper describes these major concerns:

- Neighborhood Plans have been ignored or given short shrift in first draft and need to be respected, included and shown with an overlay.
- CodeNext does not currently reflect Imagine Austin's recommendations that would protect historic fabric and neighborhood character.
- Compatibility standards are hard to find and understand, and appear to have been substantially reduced.
- CodeNext currently proposes additional substantial increases in density outside Imagine Austin growth centers and corridors.
- CodeNEXT rezoning appears to be encouraging the demolition of the urban core neighborhoods' existing "missing middle" housing.
- There is no evidence of coordination of the land development code rewrite with environmental goals and the related work program identified in Imagine Austin.
- Some administrative elements of the draft would significantly impact and effectively reduce public participation.

Additional Concerns

Having had a few weeks since the position paper to dig more into the map, we continue to find that our area has been targeted for upzoning generally. Transect zoning (T3N, T4N) is inappropriately used. Non-transect LMDR (Low-Medium Density Residential) may also be a problem with lots larger than 7,000 sq. ft.

Compatibility may pose an even bigger issue than we supposed because of much weaker standards including fewer height compatibility restrictions and removal of many compatibility triggers. The form-based zoning is supposed to replace McMansion Ordinance protections which would be removed, but allows less restrictive setbacks and no building area limit. The theory is: "More units by right" – *"By allowing more units and incentivizing a range of unit sizes, the new code makes it easier to develop more housing to suit a range of space and economic needs while ensuring it is built in a context-sensitive manner to work within the character of*

the neighborhood." Or so they say. Staff has been disingenuous or misleading on the extent of upzoning, or increase of development rights built into the new zoning.

Committee members have also expressed concern with appearance of a staff or consultant intent to subvert or eliminate Neighborhood Plans.

Reimagining Success

Imagine Austin envisioned something other than the current proposals from CodeNEXT. It will take considerable effort to be sure that we are heard and help to refocus this project. Other neighborhoods are experiencing similar concerns and a new non-profit, Save Our City Austin, has formed a project called "Community Not Commodity" to engage a coalition and develop resources to help citizens move CodeNEXT toward the Imagine Austin vision. We will be reading through these informative materials and encourage SRCC members to take advantage also. We also invite SRCC members to continue using the online comment tools provided by the CodeNEXT project, continue to discuss the project with your neighbors, and continue to show up at information meetings, and Council public hearings as these become scheduled.

Remaining schedule (currently planned)

- August 2017 : 2nd draft of code and maps are released
- September 2017: Public hearings before the Planning Commission (PC) and the Zoning and Platting Commission (ZAP)
- November 2017: Feedback from commissions
- January 2017: 3rd draft of code is released
- February 2017: City Council will begin consideration of the draft text and map and hold public hearings
- April 2018: Intended completion of Council review and adoption of CodeNEXT

Resources

- <http://www.austintexas.gov/codenext>
- <https://codenext.engagingplans.org/codenext-comparison-map>
- <http://www.austintexas.gov/department/viewpoints>
- <http://www.communitynotcommodity.com/codenext-information/>

Community Not Commodity has created a YouTube channel

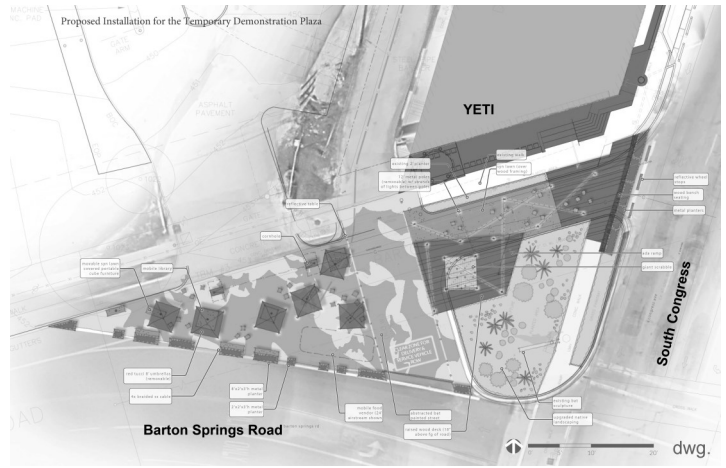
- https://www.youtube.com/channel/UC8ft5G8_rV2W9NW8U0b1g8Q which includes a video on how to understand non-transect zones such as LMDR:
- <https://youtu.be/oB69gob5yhY>
- And also a video on Transect zones such as T3 and T4:
- <https://youtu.be/ZYPY7AvYJyo>

—Tom Fitzpatrick,
CodeNEXT Committee Chair

Temporary Plaza Proposed at Barton Springs and Congress

Mayor Pro Tem Kathy Tovo will be sponsoring an ordinance to create a temporary “pop-up” plaza along Barton Springs Rd. off of S. Congress. This is part of the South Central Waterfront Plan presented to SRCC last year.

This public plaza closes off the dedicated right hand turn off Southbound South Congress Avenue onto Barton Springs Road; a sharper right onto Barton Springs Road at the bat sculpture will now be required. Once in place, after about 12 months, the plaza will be reviewed before determining whether or not to make it permanent. The plaza will be a pedestrian friendly space with upgraded landscaping, games, and seating.



Keep Up With City Hall Votes

In the past, it has been difficult to track how our city council members have voted on important issues. Now, the Austin American Statesman has set up a new “VoteTracker” tool which will help do just that.

<http://apps.statesman.com/votetracker/entities/austin-city-council/>

Using this tool, you can search by topic, meeting date, or council member to find out how the council has voted. This is a great new tool to help understand what is happening at council and should be invaluable when it’s time for the next election.

Ciclovía Coming to Congress 2018

Local non-profit, Bike Austin is working to bring a Ciclovía "Open Streets" event to Congress Avenue in May of 2018.

Ciclovías started in Bogota, Columbia and have spread to major cities around the world, including Los Angeles, New York, and San Antonio. The event closes a street to cars and opens it to people walking and biking. In this case, Congress would be closed on one Sunday in May from 11th Street to roughly Mary Street, with key crossings left open at major cross-streets like 5th and 6th streets, Cesar Chavez, etc.

The primary goal of a Ciclovía is to encourage physical activity, so the event will feel much more like a marathon than a street fair, although there will be family friendly programming like Zumba, hoola-hoops, etc along the route. More details forthcoming.



Sunshine Camp After School for Falcons

Fulmore students! Hang out with the Austin Sunshine Camps' after school program!

Sunshine Afterschool takes place daily between 3:30-6:00 p.m. in Zilker Park.

Students participate in fun lessons that focus on STEM (Science, Technology, Engineering, and Math), Outdoor Education, and Life Skills.

To qualify, students must attend Fulmore Middle School, qualify for free or reduced lunch, attend Sunshine Afterschool at least 3 days a week, and show an interest in learning for life-long success!

Transportation to and from Sunshine Afterschool is provided.

If you're interested, call 512-472-8107 or apply online at www.sunshinecamps.org.



Area Coordinators

Area 1 Claudette Lowe	512-447-1514
Area 1 Marilyn Orton	512-440-7770
Area 1 Lee Schneider	451-250-5936
Area 2 Russell Fraser	512-771-9736
Area 2 Eugene Kubelka	512-441-9262
Area 3a Jo Webber	512-441-3117
Area 3a Sara Newsom	512-444-8292
Area 3b Brooks Kasson	512-444-8100
Area 3b Marc Davis	512-656-2841
Area 4a Sam Martin	512-441-5222
Area 4a	—Volunteer Needed!
Area 4b Kris Asthalter	512-443-4963
Area 5 Neal Nuwash	512-462-9093
Area 5 Elloa Mathews	512-442-6986
Area 6 Rachel McClure	512-326-5572
Area 6 Laura Gass Weaver	gassweaver@sbcglobal.net
Area 7 Jackie Hatfield	jackie.hatfield@gmail.com
Area 7 Sounthaly Outhavong	512-784-6956
Area 8 Kim Lanzillotti	512-658-8565
Area 8	—Volunteer Needed!

Parks, Schools & Environment

David Todd (Parks)	512-416-0400
Marty Christman (Environment)	512-912-0724
Gretchen Otto (Schools)	512-227-1507

Transportation & Public Safety

Mike Sledge (Chair)	transportation@srccatx.org
Jeff Kessel	jeff@impactpro.com
Mike Kelly	txcheeser@gmail.com

Neighborhood Patrol —Volunteer Needed!

City District 9

James Bilodeau	ancrep@srccatx.org
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East Riverside (EROC)

Toni House	512-447-8090
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St. Edward's

Elloa Mathews	512-442-6986
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South Central Coalition

Elloa Mathews	512-442-6986
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Travis Heights Art Trail

Charlotte Bell	512-447-2150
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Travis Park Apt/Austin Interfaith

Terry Franz	512-447-8786
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Ad Hoc Committees

<i>Communications</i>	—Volunteer Needed!
<i>Membership</i>	
Carol Martin	membership@srccatx.org
<i>Financial</i>	
Sam Martin	512-441-5222
<i>Newsletter</i>	
Maia Reeves	newsletter@srccatx.org
<i>Norwood House</i>	
Wolf Sitrler	512-447-2150
<i>TH-FP Historic District</i>	
Michele Webre	512-422-1262
<i>CodeNEXT</i>	
Tom Fitzpatrick	fitz@prismnet.com

SRCC Officers

President

Gretchen Otto	president@srccatx.org
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Vice President

Dan Fredine	vicepresident@srccatx.org
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Treasurer

Nancy Byrd	treasurer@srccatx.org
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Secretary

Mary Friedman	secretary@srccatx.org
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Standing Committees

Planning & Zoning

Russell Fraser (Chair)	russell_fraser@msn.com
Jean Mather	512-444-4153
Kent Anschutz	kent@kentanschutz.com
Marc Davis	marc.davis@gmail.com
David Swann	swanito@att.net

Representatives

Austin Neighborhood Council

James Bilodeau	ancrep@srccatx.org
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City District 3

Kim Lanzillotti	512-658-8565
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SRCC Meetings

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

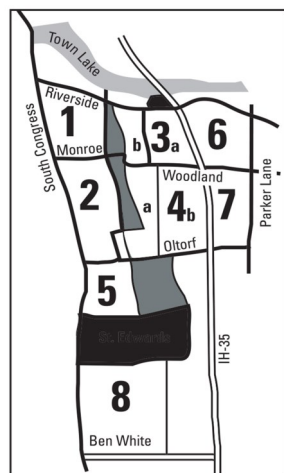
We thank all our officers, area coordinators, committees, and representatives for their dedication to our community! Call your area coordinator for SRCC questions, volunteer opportunities, or to help deliver newsletters.

Membership Levels		
No. 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 and contributions are **not** tax-deductible. 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	Date: _____ Name (s): _____ Address: _____ SRCC Area (See Map): _____ Phone (s): _____ Email (s): _____
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Membership Fee Due: \$
Add'l Donation to
SRCC General Fund: \$
TOTAL: \$