



# THE HPWBANA NEWS

Volume 13, Number 4

April 2017

[www.hpwbana.org](http://www.hpwbana.org)

## LETTUCE RECYCLE!

*by Dena Houston*

### SPRING IS HERE! LET THE CLEANING BEGIN!

The flowers are blooming and we seem compelled to SPRING CLEAN and REORGANIZE. Cleaning and reorganizing always present the problem of what to do with all the stuff we want to get rid of. Here are some ideas of how to recycle the most common (and not so common) items.

If you have any items you think would benefit your favorite charity, please consider donating first to that charity.

**CLOTHING** – If you are faced with drawers full of outgrown and holey socks and underwear, donate these items to Simple Recycling. They recycle all textiles. They will also take worn-out shoes and the one lone tennis shoe. They pick up curbside in the green bags that have been distributed. Call 866-835-5068 to get the green bags.

**OLD TOYS AND OTHER HOUSEHOLD ITEMS** – Plastic toys with no metal in them can be placed in your blue curbside bin. Please let Simple Recycling have old toys or household items you feel like throwing into the trash. This will keep them out of the landfill.

**SHREDDED PAPER** – Shredded paper can be placed into your blue curbside bin. Be sure it is in a paper bag (not plastic) with the top closed to keep the paper contained.

**BATTERIES** – Household batteries, including rechargeable, can be recycled at most Austin public libraries. Do not include car batteries or specialty batteries (see below).

Here is a link to a complete list of the battery drop-off locations in Austin: <http://austintexas.gov/page/battery-drop-locations>

Specialty batteries (weighing less than 11 pounds) will be accepted at Home Depot, Lowe's, and the City of Austin Recycle and Reuse Drop-Off Center. These batteries include those found in cordless power

*(Continued on Page 3)*

## It's My Park Day at Perry Park!

Over 40 dedicated volunteers turned out on Saturday, March 4, to pretty-up Perry Park as part of the city-wide It's My Park Day sponsored by Austin Parks Foundation. Scouts, parents and neighbors braved the rain and cool weather to show their appreciation for this green space adjacent to the playground at Highland Park Elementary School.

Volunteers mulched ten trees, built stone borders for a planned butterfly garden, collected trash and weeded. Friends of Perry Park coordinated this project.

*Thanks to all who participated in It's My Park Day!*



# Rebecca Realty, LLC



**5106 Crestway Drive**

4-5 Bedrooms 4 Full Bathrooms  
Living/Dining/Family 4,889 Sq.Ft.  
Pool, Sport Court, 0.70 Gorgeous Acre  
**Offered for \$2,395,000**



**4513 Spanish Oak Trail**

4 Bedrooms PLUS Garage Apartment  
5,835 Sq.Ft. Built in 2006  
0.36 Acre Corner Lot  
**Offered for \$1,795,000**



**4107 Edgemont Drive**

Renovate Existing House or Build New  
0.367 Acre Lot, Backs to Camp Mabry  
**Offered for \$875,000**



**Rebecca Spratlin, Broker/MBA**

512-694-2191

Rebecca@RebeccaRealtyLLC.com

## IMPORTANT NUMBERS

Austin Citywide Information Center. 974-2000 or 311  
Emergency Police ..... 911  
Non-emergency Police (coyote sighting, etc.)..... 311  
Social Services (during work hours)..... 211  
Wildlife Rescue 24 Hour Hot Line ..... 210-698-1709  
APD REP. - Officer Darrell Grayson ..... 512-974-5242

## BOARD OF DIRECTORS

### PRESIDENT

Pieter Sybesma ..... [president@hpwbana.org](mailto:president@hpwbana.org)

### VICE PRESIDENT

Jason Lindenschmidt..... [vp@hpwbana.org](mailto:vp@hpwbana.org)

### TREASURER

George Zwicker..... [treasurer@hpwbana.org](mailto:treasurer@hpwbana.org)

### SECRETARY

Dawn Lewis ..... [secretary@hpwbana.org](mailto:secretary@hpwbana.org)

### NEWSLETTER EDITOR

Tammy Starling.....[newsletter@hpwbana.org](mailto:newsletter@hpwbana.org)

### WEBMASTER

Jan Roberts.....[webmaster@hpwbana.org](mailto:webmaster@hpwbana.org)

### BOARD MEMBER

Ty Allen .....

Chereen Fisher .....

Rebecca Spratlin.....

Noel Stout.....

Wallis Goodman .....

*[board@hpwbana.org](mailto:board@hpwbana.org)*

The HPWBANA Board meets on the first Monday of each month except December. Please go to [HPWBANA.org](http://HPWBANA.org) for our current meeting location or contact [president@HPWBANA.org](mailto:president@HPWBANA.org).

HWPBANA is bordered on the north by 2222, on the south by 35th St., on the west by Mt. Bonnell Rd., and on the east by MoPac and by Bull Creek Rd. between Hancock Dr. and 45th St. Mail your membership dues to HPWBANA, P.O. Box 26101, Austin, Texas 78755

## ADVERTISING INFO

Please support the businesses that advertise in the HPWBANA Newsletter. Their advertising dollars make it possible for all residents to receive a newsletter at no charge. No neighborhood association funds are used to produce or mail the newsletters. If you would like to support the newsletter by advertising, please contact Peel, Inc. Sales Office at 512-263-9181 or [advertising@PEELinc.com](mailto:advertising@PEELinc.com) for ad information and pricing.



# Highland Park West Balcones Area

(Continued from Cover)

tools, cellular and cordless phones, laptops, digital cameras, two-way radios, camcorders, remote control toys, and other portable electronics.

Car batteries are accepted at the City of Austin Recycle and Reuse Drop-Off Center. Most places that sell car batteries will also accept them, but there may be a fee for this recycling service.

**ELECTRONICS** – Orphaned remotes, obsolete video games, miscellaneous cables and cords, printers, computers, hard drives, routers, and all those computer and electronic peripherals that don't work anymore can all be recycled at Staples® Stores for free.

**STYROFOAM** – The City of Austin's Recycle & Reuse Drop-Off Center in south Austin accepts Styrofoam. This includes Styrofoam meat trays (clean) and egg cartons. Packing Styrofoam peanuts can also be taken to mailing stores like UPS and Pak Mail. They will happily reuse them.

**GARDENING ITEMS** – As we fill our gardens with lovely flowers and vegetables, we are left with the plastic flowerpots and the trays we get from the garden centers. All of those can be put directly into your curbside blue recycling bins (shake the dirt out first).

**LAWN EQUIPMENT** – New lawnmower? Finally, a new weed eater? Take the old ones to the City of Austin Recycle & Reuse

Drop-Off Center.

**Other Spring and Summer items accepted at the Recycle & Reuse Drop-Off Center:**

- Lawn chairs and furniture
- Playground equipment
- Children's pools
- Trash cans
- Window air conditioning units

**CHEMICALS** – Cleaning the pool or cleaning out the pesticide cupboard? The Recycle & Reuse Drop-Off Center will take pool chemicals, pesticides and herbicides.

**QUESTIONS FROM OUR READERS (AND THE ANSWERS):**

**ARE BABY FOOD POUCHES RECYCLABLE?** The squeezable pouches that toddler baby food and some other products like tuna come in are not recyclable. These pouches are made of layers of materials that do not allow them to be separated to be recycled. They must be thrown into your trash bin.

**HOW DO I RECYCLE AEROSOL CANS?** Aerosol cans (full or partially full) are accepted at City of Austin Recycle & Reuse Drop-Off Center. The material in them is considered hazardous material and cannot be put into the blue recycling bin. Totally empty aerosol

(Continued on Page 4)



**Smiles you love. Convenience you need.**

Looking for a dentist close to home?

**Shoal Creek Dental** offers dentistry for the whole family, from cleanings and exams to natural looking fillings, crowns, bridges, implants, and more.

No Drill  
No Needles  
No Numbing  
NO FEAR

Introducing our  
SOLEA LASER



**NEW PATIENT SPECIAL**

Exam, X-Rays, and Doctor's  
Consultation  
ONLY \$69  
(\$250 value)

For more information call  
**(512) 453-8181**  
Mon - Thurs 8-5

**SHOAL CREEK DENTAL CARE**

8015 Shoal Creek Blvd., Suite 120

**(512) 453-8181**

[www.shoalcreekdental.com](http://www.shoalcreekdental.com)



# Join the Fun!

## Perry Park Spring EGG HUNT

Saturday, April 15

9:30 a.m. Don't be Late!

Participants will be divided into  
the following age categories:  
Up to 2, 3-4, 5-7, 8 and older



See the Easter Bunny!

Find the Golden Egg!

Guess the number of Jelly Beans  
and win a Prize!

Only elementary age children are invited to participate in the hunt, please. Older children can volunteer to hide eggs. If you or your child would like to help out with the egg hunt, please send an e-mail to [volunteer@hpwbana.org](mailto:volunteer@hpwbana.org)

(Continued from Page 3)

cans may be put into the blue curbside bin.

**WHAT HAPPENS TO THE STUFF COLLECTED BY THE CITY DURING BULK COLLECTION WEEK? IS IT RECYCLED?** Anything set out for bulk collection that is collected by City trucks goes to the landfill. These items are not recycled. The only recycling or reuse that occurs is when the drive-by entrepreneurs pick up these items first.

On a personal note, in the future, before the City truck comes by, I will re-evaluate anything that I have set out to see if there is some alternative other than the landfill. Donating to a favorite charity, donating to Simple Recycling, and taking items to the Recycle & Reuse Drop-Off Center are all possible options.

Here is a very informative City of Austin recycling website: <http://www.austintexas.gov/what-do-i-do>.

Stay tuned for future tips that will include creative ways to recycle or reuse. If you have any questions or recycling ideas, please send them to: [recycling@hpwbana.org](mailto:recycling@hpwbana.org)

Lydia

YOU'RE INVITED TO A

# Mother-Daughter Tea

BENEFITING THE KEY2FREE

SUNDAY  
APRIL 30  
2:00 PM

DRISKILL  
HOTEL  
604 BRAZOS STREET

Tea Party Co-Chairs  
Julie Thomas & Stacy Brown

Guest Speaker: Heather Schott of REVtv

Proceeds provide hope and a voice in the fight to end human trafficking.



# INSIDE AUSTIN GARDENS TOUR SET FOR MAY 6, 2017

BY TRAVIS COUNTY  
MASTER GARDENERS ASSOCIATION



The Travis County Master Gardeners Association has set Saturday, May 6, 2017, 9:00am-4:00pm, for their popular Inside Austin Gardens Tour (IAGT). The tour provides a rare look inside five private gardens and one public experimental garden that demonstrate realistic, sustainable

gardening practices for Central Texas that will inform and inspire.

The tour's theme remains: "For Gardeners. By Gardeners", focusing on the vast variety and practical beauty of native and well-adapted plants in the garden. In turn, each garden has a theme that highlights a particular set of characteristics Central Texas gardeners are likely to encounter in their own gardens. Those themes are:

**Earth-Kind Landscaping** – environmentally friendly principles and a secret garden

**Wildlife Restoration, Preservation** – 23 acres of fruits, veggies, beehives and miniature horses

**Birds, Butterflies, and Zen** – natives, natural attractors along with meditation space

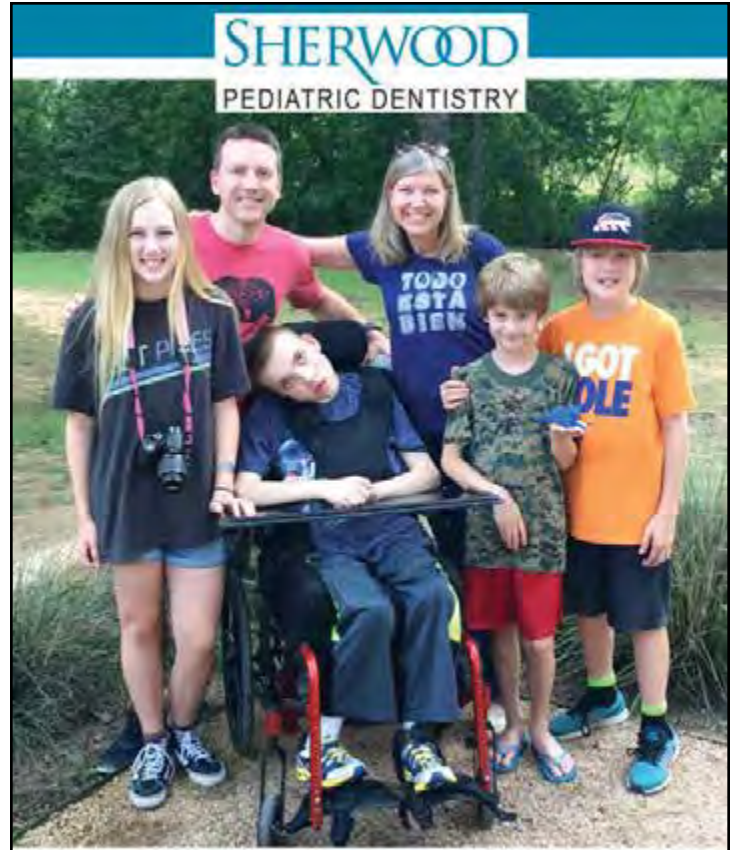
**Sun & Shade** – sunny daylilies to die for; shady umbrellas and gingers to soothe the soul

**A Journey Through Fairyland** – whimsical design, a plethora of plants and a garden piano

**AgriLife Testing Ground** – rainwater collection, new varieties and proven winners

Wendy Buck, the 2017 IAGT Chair, described the unique nature of the tour this way: "This really is a garden tour for gardeners, by gardeners. These distinctive private gardens have never been open to the general public before. Our aim is to educate and enthuse.

*(Continued on Page 7)*



## HEALTHY SMILES ARE OUR SPECIALTY

### WHY OUR PATIENTS LOVE US:

Empowering you to play an active role in your child's dental health.

Compassionate, individual patient care for your child's needs.

Enjoy a dental team focused on creating a positive dental experience for you and your child.

Utilization of the most recent technology.

You are invited to stay with your child through the entire appointment.

Monthly payment options available, including no interest financing.

**\$50  
OFF**

Mention this and receive \$50 off New Patient cleaning, fluoride and exam.  
(New patients only. This offer cannot be combined with other offers. Restrictions apply.)



STEPHEN SHERWOOD, DDS

**CALL TODAY!**  
**(512) 454-6936**

Visit [www.DrSherwood.net](http://www.DrSherwood.net)

## STEVE'S PLUMBING REPAIR

Master License: M-39722

- Water Pressure Problems
- Sewer & Drain Service
- Fiber Optic Drain Line Inspections
- Free Estimates
- Satisfaction Guaranteed

**Steve Brougher**  
**512.276.7476**



2605 Buell Ave

# Highland Park West Balcones Area

## HOW WILL CODENEXT IMPACT YOUR NEIGHBORHOOD?

By Mike Hebert

“CodeNEXT” is the name given by the City of Austin’s Planning Department to the ongoing total rewrite of the City’s land use and building rules, known as the Land Development Code. It will rezone every parcel of land in the city, including allowing uses not previously allowed in many neighborhoods. It will address what can be built, where it can be built, how much can be built, and how it can be used.

The initial draft was released January 30th. The City staff and consultants have conducted three years of public meetings with individuals and have accepted position papers from organized groups; however, the process did not result in meaningful engagement with neighborhoods or their representatives.

The new code will give new zoning designations to all of Austin, but just where these new zones will be applied is still unknown. Draft zoning maps won’t be released until April 18th. There is no process yet for neighborhood input into the mapping process.

In addition to changing the zoning rules, the new code will address a variety of other important rules, such as limits on impervious cover, drainage, landscaping, and tree protection, all of which could have dramatic effects on the safety and quality of life in your neighborhood.

The Planning Department calls the new code “Draft 1”. It will be considered first by the Planning Commission and the Zoning and Platting Commission, and there will be citizen comment and input pathways before the Council takes it up later this year. We need to use them to communicate our concerns.

Draft 1 creates two different zoning systems. One creates Transect Zones, and the other creates Non-Transect Zones. There will no longer be SF2 or SF3 lots. Transect lots will have design criteria focusing on the form of buildings. This is called “form-based zoning”. The theory is that what a building looks like is more important than what it is used for. Non-Transect lots will not be subject to the design criteria. Both types of zoning will have specific use tables that apply to specific categories.

When the maps are released, it is likely that the suburban lots that are not now “walkable” will have Non-Transect Zoning. Apparently,

Draft 1 does not define “walkable” but it is a criteria that the mapping teams will apply in deciding how to zone your property. Except for lots having at least 10,000 square feet, Draft 1 is calling for auxiliary dwelling units to be approved uses in all Non-Transect zones. Some Non-Transect zones will allow duplexes. Today’s SF2 zoning allows neither duplexes nor auxiliary dwelling units. SF3 zoning allows both. The closer a neighborhood is to downtown, the greater the chance that it will have Transect zones. If so, allowed uses in some residential zones may include not only duplexes and auxiliary dwelling units, but also cottages and businesses. In all Transect categories, required on-site parking is just one space per dwelling unit.

Why does the City want to change the Code? Austin’s Code is over 30 years old, and many sections have been added. It has become cumbersome and difficult to apply to a specific site, and it needs to be updated to conform to the City’s master plan (Imagine Austin) adopted in 2012. The draft’s new organizational structure is a good improvement, and it carries forward some of Austin’s neighborhood and environmental protections such as neighborhood plans, historic zoning, and the Barton Creek ordinance. However, depending on the mapping, it poses a threat of radically altering the face of our neighborhoods. Also on the negative side, Draft 1 has no separate chapter dealing with compatibility standards that protect neighborhoods from commercial development on corridors, nor does it carry forward the section on the so-called McMansion design rules. The City staff says that these missing chapters have been baked into Draft 1. We need to analyze the new provisions to see how these substantive rules have changed. There are additional issues that need to be assessed, such as the affect on affordable housing, displacement of working families, small businesses, renters, the environment, and infrastructure.

The City Council has set out a schedule for public comment on the draft code. It can be found, along with other information, on the City’s website by searching for “CodeNEXT” or by going here: <http://austintexas.gov/departments/codenext-community-engagement>

*(Continued on Page 7)*

The advertisement is a rectangular graphic with a white background. On the left side, there is a photograph of a family of five (two adults and three children) smiling. To the right of the photo, there is a list of services in blue and black text: "Free Estimates on New A/C Systems", "Fast 7-Day A/C Repairs", "Energy Audits • Weatherization", "Duct Repair & Replacement", "Home & Handyman Repairs", "Remodels & Additions", "Senior Accessibility Upgrades", "Painting / Staining", "Drywall & Popcorn Removal", and "Decks & Fences / Install & Repairs". Below this list is a quote: "We have been keeping Austin comfortable for over 35 years." - The Yamin Family. On the right side of the ad, there is a logo for "A+ Energy Management" with a blue and red "A+" symbol. Below the logo, it says "A-PLUS ENERGY MANAGEMENT AIR CONDITIONING & HOME SOLUTIONS" and "512.450.1980 • www.AplusAC.com". A large orange coupon reads "\$20 off ANY A/C Repair or Handyman Service!". At the bottom of the coupon, it says "Cannot be combined with other offers. Check our website for additional coupons & discounts." There is also a small cartoon character of a man in a blue cap and yellow shirt on the right side.



# Highland Park West Balcones Area

*(CodeNext Impact Continued from Page 6)*

The Planning Department has already released a survey for citizen input. We caution you to read it critically. The better way to give your input is to attend the scheduled citizen forums, comment online on sections of Draft 1, and after the maps are released, attend the office hours held by Planning Department staff.

The whole of Draft 1 is over 1,000 pages, so, if you want to dive in, start with the Zoning Code which you can locate from the table of contents of the entire Draft 1, which you can find here: [https://codenext.civiccomment.org/?mc\\_cid=1ad67109ae&mc\\_eid=36c655775c](https://codenext.civiccomment.org/?mc_cid=1ad67109ae&mc_eid=36c655775c)

Draft 1 uses terms that do not have the same definitions as in the current code. You will find definitions in the Administrative and Procedures chapter. The search feature in Draft 1 works well. If you have time only to look at the drawings of streetscapes in the Zoning Code, do so, and ask yourself the questions, "Why do they not show parked cars on the streets in Transect Zones? and why is it that smaller lots have more allowed uses than larger lots?" In addition to the new parking rules, focus close attention on the use tables in all of Transect categories, and make note of provisions that increase allowed uses and discretionary authority of the City staff.

We need to inform ourselves, come together, and take collective action to persuade a majority of our City Council to update the Code in a reasonable and responsible manner. You and our neighbors need to get involved.

*(Austin Garden Tour Continued from Page 5)*

Interested gardeners can experience a wide array of ideas, learn the details from the Master Gardeners that created the gardens, and know how to execute those ideas successfully in their own gardens."

Native and well-adapted plants require less water and less maintenance. They survive the Central Texas environment which includes erratic swings in temperatures, high summer heat both day and night, drought, flood, clay soil, and rocky soil. And, they are remarkably varied in style and structure. Natives provide food for animals and insects while establishing a beautiful, unique sense of place. They are the foundation of all the sites on the Inside Austin Gardens Tour.

## About Inside Austin Gardens Tour

Originating in 2005, the IAGT is held every 18 months by the Travis County Master Gardeners Association and Travis County AgriLife Extension Service. The one-day event features behind-the-scenes looks at gardens of Travis County Master Gardeners. As many as 2,500 people typically attend. A pass to all six gardens is \$20 in advance or \$25 on the day of the tour. Individual gardens are \$5. The event is held rain or shine from 9:00 AM to 4:00 PM. Only service dogs are allowed. Complete information and tickets at [www.INSideAustinGardens.org](http://www.INSideAustinGardens.org).

## ARE YOU AN ORIGINAL HOMEOWNER INTERESTED IN SELLING?



We can help you get top dollar for your timeless ranch style or mid-century modern home.



**Drew Marye**  
512-964-8944  
Real Estate Broker  
Highland Park Resident

Search all of MLS on our website  
[WWW.THEMARYECOMPANY.COM](http://WWW.THEMARYECOMPANY.COM)

At no time will any source be allowed to use the HPWBANA Newsletter contents, or loan said contents, to others in any way, shape or form, nor in any media, website, print, film, e-mail, electrostatic copy, fax, or etc. for the purpose of solicitation, commercial use, or any use for profit, political campaigns, or other self amplification, under penalty of law without written or expressed permission from the HPWBANA and Peel, Inc. The information in the HPWBANA Newsletter is exclusively for the private use of HPWBANA Neighborhood residents only.

**DISCLAIMER:** Articles and ads in this newsletter express the opinions of their authors and do not necessarily reflect the opinions of Peel, Inc. or its employees. Peel, Inc. is not responsible for the accuracy of any facts stated in articles submitted by others. The publisher also assumes no responsibility for the advertising content with this publication. All warranties and representations made in the advertising content are solely that of the advertiser and any such claims regarding its content should be taken up with the advertiser.

\* The publisher assumes no liability with regard to its advertisers for misprints or failure to place advertising in this publication except for the actual cost of such advertising.

\* Although every effort is taken to avoid mistakes and/or misprints, the publisher assumes no responsibility for any errors of information or typographical mistakes, except as limited to the cost of advertising as stated above or in the case of misinformation, a printed retraction/correction.

\* Under no circumstances shall the publisher be held liable for incidental or consequential damages, inconvenience, loss of business or services, or any other liabilities from failure to publish, or from failure to publish in a timely manner, except as limited to liabilities stated above.

LET ME PLANT SOMETHING  
**GREEN** IN YOUR YARD THIS  
 SPRING.



**Trey McWhorter**  
 REALTOR™  
 512-480-0848 x 116 ofc  
 512-808-7129 cell  
 trey.mcwhorter@moreland.com  
 www.moreland.com

Our intimate knowledge of Austin's best properties has helped thousands of people make Austin their home for over 30 years.

**We get it.**



**CHRISTIE'S**  
 INTERNATIONAL REAL ESTATE

**LUXURY PORT/OLIO**  
 INTERNATIONAL

**Leading** REAL ESTATE COMPANIES OF THE WORLD

**thinking about SELLING?**

For a personal, no-obligation consultation on your home's market value, give me a call.