



nwacaNEWS

NORTHWEST AUSTIN CIVIC ASSOCIATION

OCTOBER 2017

VOLUME 8, ISSUE 10

President's Message

Chris Hajdu

One of the big topics on the minds of all Austin residents these days is the AISD school bond election, slated for a vote on November 7th (early voting starts October 23rd). NWACA will hold a bond forum on October 18th at 7PM at St. Matthew's Episcopal Church, to go into depth on the AISD bond and its potential impact to taxpayers and families with children in our schools. This comprehensive district-wide bond includes improvements to Hill, Doss, Murchison, and Anderson to address overcrowding and critical facility issues in areas of safety and security, technology, buses, and providing 21st century learning spaces. Please attend this public session and also read the detailed articles on the school bond and on the bond forum in this month's newsletter.

To provide first-hand information, Hill, Doss, and Murchison are offering tours to area residents on October 19th. This will be especially helpful to neighbors who don't have children in these schools, or who haven't been inside the schools in quite some time. See the details in the article about the school bond.

We are approaching the halfway point in our Constable pilot program and we continue to examine the data coming in. The constable has been busy during his time in the neighborhood and has averaged about 11 violations per 2-hour window of duty.

One day when the constable was on duty, he was able to respond to a local 911 call and help AFD investigate a potential house fire. Please see the article this month with more detail about the Constable pilot. Note that we will also be conducting a survey in the near future to measure the effectiveness of this program.

We have another Cap Metro transit adventure coming up on Sunday, November 5th at 1pm. The last Cap Metro event took us to Peter Pan Mini Golf, and everyone had a great time. The destination for the November event is the Bob Bullock Museum. Come along for this free adventure and learn about our city's mass transit options while having fun along the way. See the article in this newsletter for more information.

And don't forget to circle Saturday, November 4th on your calendar for our next NWACA-wide recycling event. From 8am-10am, you can drop off your BOPA (Batteries, Oil, Paint and Antifreeze) materials at Doss Elementary. This event is one of the few that requires you to be a NWACA member. Not sure if you are a current member? You can check online at <http://www.nwaca.org>. Look under Quick Links for "Check if I'm a NWACA Member." We hope to see you there.

Have a great fall season!

Am I a Member?

You receive the newsletter every month, so you think you're a NWACA member, right? Not necessarily! Thanks to our advertisers, every single-family household in NWACA receives the monthly newsletter.

Members pay annual dues of only \$25 ensuring that NWACA special events such as the Fourth of July parade, fall garage sales, recycling events, and summer pool parties continue. NWACA committees such as Wildfire Prevention, Crime and Safety, and Tree and Environment depend on your donations to produce educational materials and programs. And, the Special Projects Fund helps to beautify and improve the quality of life in our neighborhood. Want to get more involved with NWACA? Members are also eligible to run for the NWACA board.

So, while, "Am I a member?" is a question we hear often, we're happy to answer! Email us at: nwacainfo@gmail.com with your name and home address, and we'll let you know. Thanks from all your neighbors!

New to the Neighborhood?



If this is the first time you're seeing our newsletter, welcome to the NWACA neighborhood! This map shows our boundaries – Mopac, RM 2222, Loop 360, and Spicewood Springs Road. There are about 4100 other households who are your neighbors and are happy you're here!

This newsletter is one way to keep up with what's happening here, but there's a lot more available, too. Check out the quick link For New Neighbors on our web site at www.nwaca.org Then, please join us as a dues-paying member; there's a form you can use at the end of the newsletter, or you can join online.

Welcome to NWACA!

NWACA EVENTS CALENDAR

Oct 1, 2 PM

Kneaded Pleasures
Parks Committee

Oct 3, 7-9 PM

Neighborhood areas
National Night Out

Oct 10, 8 AM

Kneaded Pleasures
Communications Committee

Oct 11, 6:30 - 8:30 PM

Mangia Pizza
NWACA Board Meeting

Oct 15, 12-2 PM

St. Matthew's Episcopal Church, 8134 Mesa Dr
Community Wellness Fair - see PSA article
elsewhere in this newsletter

Oct 15, 2 PM

Kneaded Pleasures
Tree and Environmental Stewardship Committee

Oct 18, 7:00 PM

St. Matthew's Episcopal Church, 8134 Mesa Dr
NWACA Bond Forum - panels discussing the AISD
School Bond and the Travis County Bond in the
November election (see article for more details)

Oct 19, 9:30 AM

Murchison Middle School Library, 3700 North Hills Dr
School tour for community members (see article for more details)

Oct 19, 10:30 AM

Doss Elementary School Library, 7005 Northledge Dr
School tour for community members (see article for more details)

Oct 19, 11:30 AM

Hill Elementary School Library, 8601 Tallwood Dr
School tour for community members (see article for more details)

Oct 21, 9 AM - noon

Bull Creek District Park
Monthly park beautification in the park and on trails

Oct 24, 5 PM

Temple Beth Shalom, 7300 Hart Lane
NWACA Zoning and Transportation Committee

Nov 4, 8 AM to 10 AM

Doss Elementary School Parking Lot
NWACA Member event - BOPA Collection - batteries,
oil, paint, antifreeze (see article for more information)

Nov 4, 9 AM to noon

Stillhouse Hollow Preserve
It's My Park Day - beautification at the preserve at
7810 Sterling Drive, just off Burney Drive

Nov 5, 1 PM

Northcross Mall to Bullock Museum
Cap Metro Bus Adventure - free entry to Bullock
Museum, free bus ride, and NWACA provides treats at
either Central Market or Amy's Ice Cream

Nov 8, 6:30 - 8:30 PM

Mangia Pizza
NWACA Board Meeting


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EVENTS CONTINUED

Nov 12, 2 PM

Kneaded Pleasures
Parks Committee

Nov 14, 8 AM

Kneaded Pleasures
Communications Committee

Nov 28, 5 PM

Temple Beth Shalom, 7300 Hart Lane
NWACA Zoning and Transportation Committee

AISD School Bond and a Chance to Visit the Schools

—Lauren Ward

NWACA is committed to providing our neighborhood with as much information on the upcoming AISD bond as possible. To that end, we will be holding a forum on October 18th at 7PM at St. Matthew's Episcopal Church, to go into more depth on the bond and its potential impact to taxpayers and families with children in our schools. In addition to other work, this comprehensive district-wide plan includes improvements to Hill, Doss, Murchison, and Anderson to address overcrowding and critical facility issues including safety and security, technology, buses, and providing 21st century learning spaces as a first phase to modernize all ALL AISD schools.

Some more bond details ... did you know that

- Based on a combination of tiered projects and projected appraisals, the 1.05 billion-dollar bond is structured so that there will be NO tax rate increase. Property taxes may still rise, but this would be due to a higher property appraisal, not due to the AISD Board of Trustees having to raise the tax rate to fund the bond.

- AISD tax amounts for homeowners who have an Over-65 Homestead Exemption registered with the county will NOT increase with the passage of this bond.

- AISD is great at managing bond dollars and finances as shown by their bond ratings: Aaa(Moody's), AA+(S&P), AAA/AA+(Fitch).

- 100% of approved bond dollars stay local. The state cannot recapture this money collected from the I&S tax rate.

- AISD estimates that approximately \$534 million of Austin taxpayer education dollars (over 50%) collected through the M&O tax rate will be recaptured this year by the state of Texas, and cannot be used for the educational needs of our district's students.

- Each of the 130 schools in AISD will get some improvements from the bond – this includes technology and/or facility upgrades

(Continued on Page 4)

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NWACA News

(Continued from Page 3)

- Improved infrastructure decreases maintenance and operation (M&O) needs in the long term. (Newer buildings + less portables = lower M&O). With an average age of 40 years for AISD schools, this bond addresses many critical needs and begins to bring classrooms into the 21st century. AISD's current budget cannot cover the maintenance needs for its current aging infrastructure.

For the vertical that serves most of NWACA families, did you know:

- Doss Elementary is the second most overcrowded school in the district – currently sitting above 160% capacity? And that being so crowded means children start eating lunch at 10:30am?

- There has been no major addition at Murchison in its 50-year history? And that in that time it has gone from being a 600-student school to a 1400-student school. It is also the most overcrowded junior high school in the district.

- There is no space at Murchison large enough for the band to all practice in the same room.

- Some Doss Elementary school students will spend twice as much time in portables during their school tenure as they did in the building.

- Hill Elementary school has as many portables as it can possibly hold on its grounds.

Online, there is a full view of all projects, by school, for the proposed bond here: <https://www.aecomconnect.com/AISD/bondscenario.html>

The administration of Doss Elementary, Hill Elementary and Murchison Middle School, would like to invite you to tour the campus facilities for those of you in the neighborhood that would like to see these campuses, all of them over 45 years old! - and the impact it has on our students. Doss Principal Janna Griffin, Murchison Principal Bradley Clark, Hill Principal Beth Newton, FABPAC member Kristin Ashy, and School Board member Julie Cowan will conduct the tours.

The tours will be on October 19th:

- Murchison Middle School at 9:30am in their library
- Doss Elementary at 10:30am in their library,
- Hill Elementary at 11:30 in their library

For Doss and Murchison, you will be able to travel between the two schools on foot. We encourage you to park on North Hills Drive between Murchison and Doss, and to proceed to Murchison for the first presentation. Proceed to the administration building entrance off North Hills to sign in as a visitor. Bring questions!

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Community Wellness Fair October 15th

—Public Service Announcement

On Sunday, October 15, St. Matthew's Episcopal invites all our neighbors to learn about and experience wellness opportunities in our own backyard. There will be a petting zoo, Camp Gladiator obstacle course for kids and adults, face painting, and more.

This Community Wellness Fair will include exhibits and activities by:

- Camp Gladiator
- Mantra Yoga & Massage
- The Meditation Bar
- One Human Race
- Brookdale Senior Living
- Hospice Austin
- HAAM
- Love Your Space

Food and snacks will be provided by:

- St Matthew's Holy Smokers
- Galaxy Cafe
- Hope & Sesame
- Chef Robert
- Nelo's Café
- D'lites

Snacks are free; full meals are \$7 for adults, \$5 for kids, and free for those under 7. To learn more, see www.stmattsaustrin.org



Bond Election Forum on October 18th

—Kam McCoy and John Sepehri

This fall's election ballot includes two bond issues that affect all of us in NWACA. They are a \$1.05B AISD School Bond and a \$184.94M Travis County Bond. To help inform voters about these bonds, NWACA is hosting a bond election forum. After presentations by panel members, both pro and con, audience questions will be posed to the panel members.

When: October 18, 2017, 7:00 PM

Where: Huffman Hall, St. Matthew's Episcopal Church, 8134 Mesa Drive

Agenda:

7:00 – AISD School Bond Panel

- Julie Cowan, District 4 AISD School Board Trustee
- Kristin Ashy, member of the FABPAC
- Representative from AISD (to be named)
- Don Zimmerman, Travis County Taxpayer's Union

8:00 – Travis County Bond Panel

- Brigid Shea, Travis County Precinct 2 Commissioner
- Don Zimmerman, Travis County Taxpayer's Union

There is additional information about the school bond in another article in this newsletter, as well as at this web page: <https://www.austinsd.org/bond>, where you can see both summary information and a flyer for each school and supporting facility in AISD, detailing the impact of the planned changes on that entity.

For more information on the Travis County Bond, please see this web page: <https://www.traviscountytexas.gov/cbac>

Early voting begins on Monday October 23, and ends on Friday November 3. Election Day is Tuesday, November 7.

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NWACA Project Reserve Fund Inviting Applications

—Vicki DeWeese and Joyce Statz

The Project Reserve Fund was established by the NWACA Board to help fund special projects in our neighborhood. Projects must have a community benefit for NWACA residents and be publicly accessible.

During the past year, NWACA funded the purchase of five recycling containers for use at Bull Creek District Park, Murchison Pool and Lakewood Park (Old Spicewood Springs Road at Loop 360). NWACA has also contributed funds for the development of a new soccer field behind Doss Elementary, which will be open to the neighborhood after school hours. In our most recent round of projects, we funded half of the Constable Patrol pilot project.

Any group or individual can apply for Project Reserve funds; just download an application online at www.nwaca.org. Go to the Get Involved tab and look for Project Reserve Fund.

Project applications for Fall 2017 grants will be accepted until October 10, 2017; and selected applicants will be encouraged to present their projects at the October 11, 2017 NWACA Board meeting. Submit applications, drawings, pictures, and estimated project costs to: nwacainfo@gmail.com, or by mail to: NWACA, P.O. Box 26654, Austin, TX 78755. Applicants will be notified of their acceptance and funds can be distributed as early as November following project selection. The number of projects funded is at the discretion of the Board. If you have questions about the program, email nwacainfo@gmail.com.

Some applicants may choose to submit an idea in concert with the City of Austin Neighborhood Partnering Program (see details at: <http://www.austintexas.gov/neighborhoodpartnering>). Applications must be submitted by October 1st or June 1st for their cost-sharing funding cycle. Other applicants may choose to team with the Austin Parks Foundation (see details at: <http://austinparks.org/tag/grants/>). Applications for different types of grants have different deadlines.

The Project Reserve Fund is just one of many ways that NWACA serves our community. Funds in this account are available because of the careful management of NWACA funds over the past several years. Please help us to continue our work by joining NWACA or renewing your membership today.

Constable Pilot Update

—Joyce Statz

We're now finishing the second month of our pilot with the Travis County Constable patrolling the neighborhood about 6 hours per week. We had an interrupt for two weeks, though, as the Constable's office responded to the need for help with communities affected by the hurricane.

During the first six weeks, the constable made a total of 71 traffic stops, accounting for a total of 94 violations, 71 of those moving violations. The moving violations were primarily for failure to stop at stop signs (many "rolling through") and for speeding. Non-moving violations included a citation for marijuana and drugs. In case you wonder about the impact of a ticket, you can check the fines at this web page: <https://www.traviscountytx.gov/justices-of-peace/jp1/court-costs>. Almost anything will cost you more than \$100, and it's easy to arrive at a \$500 fine.

A question many have asked is "Is it primarily cut-through traffic that is speeding through our neighborhood?" At this point, the data doesn't bear that out. For the traffic stops on which we have zip code data, 56.8% are from the 78731 and 78759 zip codes – probably most from NWACA or Balcones Civic Association (the neighborhood just north of Spicewood Springs Road). However, 78759 includes a lot territory west of 360, so we've asked the Constable to refine the data in the future to eliminate those drivers from our 78731/78759 count.

Other actions by the Constable during the patrol period included helping a resident with a blown-out bike tire and assisting the Austin Fire Department with a possible house fire (smoke damage, no injuries). These are examples of other situations that can arise, and if the Constable is present, he can help address them.

During the first week of school, the Constable made very few traffic stops; instead, he spent his time around the schools, working with crossing guards, helping keep traffic moving, and talking with parents – who appreciated seeing him there. This was in response to our request to keep an eye on the schools that week. If we have special needs, the Constable would like to hear about them.

On a number of occasions, the Constable stopped to speak with neighbors who had questions or comments, and there were many reported instances of neighbors waving or giving a thumbs-up sign.

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New Interpretive Signs in Bull Creek Greenbelt

—Richard Denney

October and the temps are finally cooling! And if you are out for a hike on our Bull Creek Greenbelt trails you may notice a couple of new interpretive signs. These new signs on the history of Bull Creek are a joint effort of the Bull Creek Foundation, NWACA neighbor Nancy Thompson and daughter Luci of Girl Scout Troop 812, City of Austin Parks and Recreation Department, and me as a member of the Travis County Historical Commission.

One of the interpretive trail signs is about the old mill that was located on Bull Creek.

Before electricity, flowing water was a prime source of energy to run mills for sawing lumber and grinding grains. The Mormons are credited with construction, in 1846, of one of Travis County's first mills on Bull Creek. But the Mormons were not the only ones to build mills on Bull Creek; and the trail signage talks about one built ca. 1850s by Hughell Walden, one of the early settlers to the Bull Creek Valley.

Another interpretive trail sign talks about Native Americans and Bull Creek.

Archeological investigations of the Bull Creek area show

utilization by humans stretching back at least 9,000 years. The canyons of Bull Creek offered the criteria of favored campsites on the Edwards Plateau: shelter in or near pecan groves (pecan fat content is comparable to bison) along perennial water sources, with close proximity to quality flint. At Austin's founding, historically recorded tribes included Apache, Comanche, Tonkawa, and Waco (a branch of the Wichita).

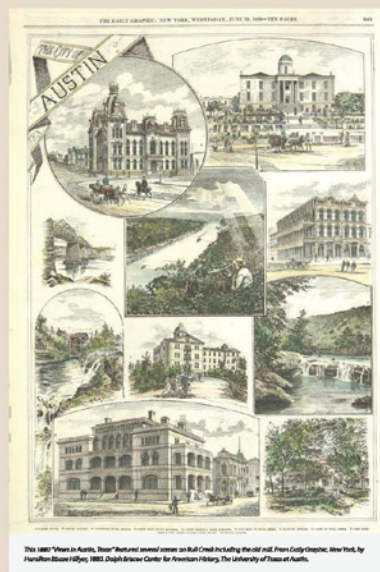
So, out for a walk along the trails of Bull Creek Greenbelt? Be on the lookout for the new interpretive signs. An unveiling ceremony is planned for October 22nd at 1 PM, at the location where the signs will be installed – near the south parking lot of the Bull Creek Greenbelt Lower, 7806 N Capital of Texas Hwy (access via Winding Ridge Boulevard). There will be patches for Girl and Boy Scouts along with snacks and refreshments.

For more on this part of the Bull Creek Greenbelt, see this link:

<https://www.austinparks.org/parks/bull-creek-greenbelt-lower/>

For more on this topic and other local history, visit Richard Denney's blog at <http://txcompost.blogspot.com/>

WALDEN MILL at Bull Creek

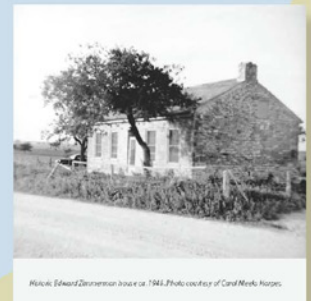


*B*efore electricity, flowing water was a prime source of energy to run mills for sawing lumber and grinding grains. The Mormons are credited with construction, in 1846, of one of Travis County's first mills on Bull Creek. That mill was created after the one at the base of Mount Bonnell on the Colorado River washed away.



*T*he Mormons were not the only ones to build mills on Bull Creek. The one shown here was likely built ca. 1850s by Hughell Walden, one of the early settlers to the Bull Creek Valley. This photograph was taken by H.B. Hillyer, Austin based photographer, variously dated at ca. 1869 or 1875.

*E*lementine Walden Jackson, granddaughter of Hughell Walden, says the mill was used as a lumber mill, shingle mill, and also for grinding corn. This photo of the home of Edward Zimmerman, built in 1861, now on the property of The Settlement Home for Children, is said to have been built with lumber from a mill on Bull Creek, quite possibly this one.



A GIFT FROM LUCI THOMPSON, GIRL SCOUT TROOP 812
TEXT BY RICHARD DENNEY, TRAVIS COUNTY HISTORICAL COMMISSION



BULL CREEK
FOUNDATION



NATIVE AMERICANS *at Bull Creek*

Archeological investigations of the Bull Creek area show utilization by humans stretching back at least 9,000 years. The canyons of Bull Creek offered the criteria of favored campsites on the Edwards Plateau: shelter in or near pecan groves (pecan fat content is comparable to bison) along perennial water sources, with close proximity to quality flint.



Tonkawa Camp ca. 1873 near Fort Griffin, Texas. DeGolyer Library, Southern Methodist University, Lawrence T. Jones III Texas Photographs

At Austin's founding, historically recorded tribes included Apache, Comanche, Tonkawa, and Waco (a branch of the Wichita). The Tonkawa were probably the oldest residents of the area at its founding.

The dominant tribe at Austin's founding were the Comanche. The Preece family were early settlers to the Bull Creek area. Bull Creek is said to have been named after the killing of a buffalo by Richard Lincoln Preece, Republic Era Texas Ranger who fought against the Comanche. Preece family history records their cemetery along West Bull Creek as the "site of a Comanche hunting ground."

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NWACA News

We're Doing Another Transit Adventure!

—Ruven Brooks

Cap Metro is providing the tickets, NWACA is providing the treats and we're riding from Northcross Mall down to the Bullock Museum, with stops at Central Market or Amy's ice cream on the way back.

When: Sunday, November 5 at 1 p.m.

Where: Metro Rapid stop on Burnet just southwest of Northcross Mall. The Panda Express restaurant is a good landmark.

Cap Metro to Add New Service in Our Area in June 2018

—Ruven Brooks

Beginning in June, Cap Metro will be introducing two new bus services in our area. The existing 323 route will be modified to become an east/west route and stops will be added along Hart Land and Wood Hollow Drive. It will run to Burnet Road where it will connect to the 801 north/south service. It will run every 30 minutes both during the week and on weekends.

The new 337 route will also be an east/west route and will start at Balcones Drive and 2222 and connect to the 803 north/south MetroRapid service as well as running to ACC Highland Mall campus. Further details are available at <https://www.capmetro.org/june2018/>

Firewise Videos for You

—Joyce Statz



Since pictures can replace a thousand words, a video can probably replace a million! So, this month, rather than giving you words to read, we provide some links to pictures and videos and online information to explain how we can all benefit from

hardening our homes against wildfire.

Here's a simple video about the need to be prepared: <http://tinyurl.com/NWvideo1>

To see one of many examples of how hardening a home saved it during a wildfire, check out this article: <http://tinyurl.com/FWexample>

And here's a quick video of tips to protect your home: <http://tinyurl.com/NWvideo3>

To learn more from a large collection of words, please go to www.nwaca.org and do one or more of these:

- search for wildfire prevention using the search box
- use the Resources tab, and read the items in the Library for Wildfire Prevention
- use the Resources tab, and read the items in the Blog for Wildfire Prevention Items

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Drive A Senior A Volunteer Opportunity

—Public Service Announcement

Would you like to help older adults in your neighborhood remain independent and living in their own homes for as long as possible? Would you like to hear stories from the past and make friends with your neighbors?

Drive A Senior – West Austin has been providing transportation to people over the age of 60 since it began in 1985. DAS-WA volunteers take people to medical appointments, grocery stores, and quality of life destinations. All services are free to the clients. In addition, DAS-WA volunteers do some home repair, yard work, friendly visiting, and computer assistance.

A Brookings Institute study showed that Austin has one of the fastest growing senior populations in the country, and the Northwest Hills area has the most seniors per capita in Austin. Because of the growing demand for our services, DAS-WA is always in need of more volunteers.

The volunteer opportunities are very flexible. DAS-WA volunteers log in to an online calendar, see what volunteer opportunities fit into their schedules, and sign up to do the drive. There is no obligation for the volunteers to serve on a regular basis, and volunteers sign up for times convenient for them. Many seniors love children, and welcome the volunteers bringing their children along for the ride.

As one client stated, “After I stopped driving, I felt like such a burden to my family and friends. Thank God for Drive A Senior. You saved my life. You are my angels.”

Be someone’s angel. Call 512-472-6339 or email westaustin@driveasenior.org to get started volunteering with Drive A Senior – West Austin.

In addition to volunteering, you might also consider recommending this service to a neighbor, friend, or family member who can no longer drive.



BOPA Collection Event November 4th

—Joanie Arrott

Start gathering those leftover paint cans, used oil and oil filters, and dead batteries. On Saturday, November 4th from 8:00-10:00AM, NWACA will be hosting our annual BOPA Collection Event for NWACA members at the Doss Elementary parking lot. If you’re not a NWACA member, you can join at the event.

We can only collect: batteries, oil, latex paint, and antifreeze. We cannot accept other household hazardous wastes including: oil-based paint, paint thinner or stripper, cleaning chemicals, pool chemicals, pesticides, or light bulbs.

Don’t be late! We must close at 10 AM, to be able to get the materials to the City site and unloaded before they close at noon.

Want to help out? We always need volunteers for our collection events. We need folks to corral the cars, unload vehicles, load the collection truck, and assist with separating the collected materials. If you’re looking for a great opportunity to help serve your neighborhood, meet your neighbors, and protect the environment, come join us! Any questions or volunteer sign-up can be sent to nwacainfo@gmail.com

Got more than just BOPA? Austin’s Resource Recovery Center will accept other hazardous wastes like lawn chemicals, fluorescent bulbs and tubes, cleaners, solvents, and insecticides. The Center, located at 2514 Business Center Drive, is open 9AM to 5PM Monday-Friday and 7AM-noon on Saturdays. More details and location info can be found at: <http://www.austintexas.gov/hhw>.

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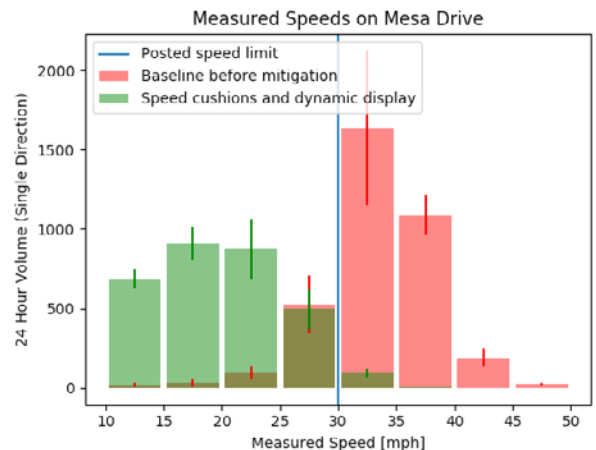
City Data Confirms Effectiveness of Mesa Drive Speed Mitigation Measures

—NWACA Data Science Team

Following up on NWACA President Chris Hajdu's message in the September newsletter, the NWACA Transportation Committee is providing this update on speeding data collected as part of the LATM (Local Area Traffic Management) program. Austin Department of Transportation data show that the current mitigation measures have been highly effective at reducing speeding on our neighborhood collector streets such as Mesa Drive.

The accompanying graph shows the distribution of speeds measured on Mesa Drive. Red bars represent speeds measured over the last 18 months, before any mitigations were put into place. Green bars represent speeds measured in the few weeks after installation of the speed cushions, while the dynamic speed displays were also still in operation. The plot shows that prior to the implementation of mitigation measures, the vast majority of vehicles were traveling above the posted speed limit, whereas afterwards, the vast majority of vehicles were traveling below the speed limit, with a near-elimination of vehicles traveling at speeds above the City's "excessive speeding" threshold of 35 mph.

NWACA is expecting more data from the City on the long-term effectiveness of the speed cushions, both in their current configuration and after the proposed modifications have been implemented, and we will provide another update when those data have been analyzed.



CodeNEXT Draft Version 2 is Out

—David Whitworth

The second draft of CodeNext was released on September 15th. City Staff will host a Draft 2 Open House at Anderson Highschool on September 30 from 10-12pm. Other dates and opportunities for a presentation should be provided at this link: <https://www.austintexas.gov/blog/community-open-house-schedule>

Draft 2 of the text (online and PDF), as well as district-level maps can be found here: <https://www.austintexas.gov/page/code-draft-2>

An interactive map showing current zoning and that proposed with CodeNEXT draft 2 can be found here:

<https://codenext.engagingplans.org/codenext-comparison-map>
Looking quickly at the maps released on September 15th, it appears that most of NWACA is rezoned to primarily R2, specifically R2C.

As members of the Zoning Committee pore over the second draft, we will update NWACA residents via NWACA communications regarding the general implications of the latest zoning within our boundaries.

The main theme of this revision is a reformatting of the code to have more understandable nomenclature. The transect and non-transect zoning codes have been combined into one set. In that set, R indicates residential "house scale" and RM indicates "multi-unit." These two general categories will replace the terms residential and multifamily moving forward. "House scale" zone "groups" such as R1, R2, R3, and R4 equate to entitlements of 1,2,3, or 4 residential units per site. This should give a reader of the code a general sense of entitlement behind the name before digging into the details. For

example, most parcels in NWACA are zoned R2C; two residential units are allowed on each of those parcels under the code.

While NWACA did not have form-based code in the first draft, the second draft tries to relax the specificity in form and layout that was fairly restrictive in design and implementation of new housing and remodel additions.

The NWACA residential areas and corridors will have to be analyzed in more detail in this second draft to really understand how the proposed changes affect housing and development, and how our comments were addressed after the first draft, such as the errant reduction in potential square footage and the single story limit beyond 80ft from front lot line that could hinder sites with slope that need to be pushed back from the street. Please follow NWACA communications and get involved.

From this point, the CodeNext schedule is fairly ambitious, with the third draft released November 28, and that final draft landing in front of Council by February of next year. Council is anticipated to adopt the new city-wide code by April of 2018. Here is a posted schedule in more detail: http://austintexas.gov/sites/default/files/files/Planning/ROAD_to_Council_8.14.17_drem.pdf?mc_cid=92a8ee0e74&mc_eid=45dbdb1b21



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The NWACA Board meets on the 2nd Wednesday of each month, except December. Please visit our calendar at www.nwaca.org to see the specific time and location. If you wish to speak at a Board meeting, please send email a week before the meeting, so that we can get you on the agenda.

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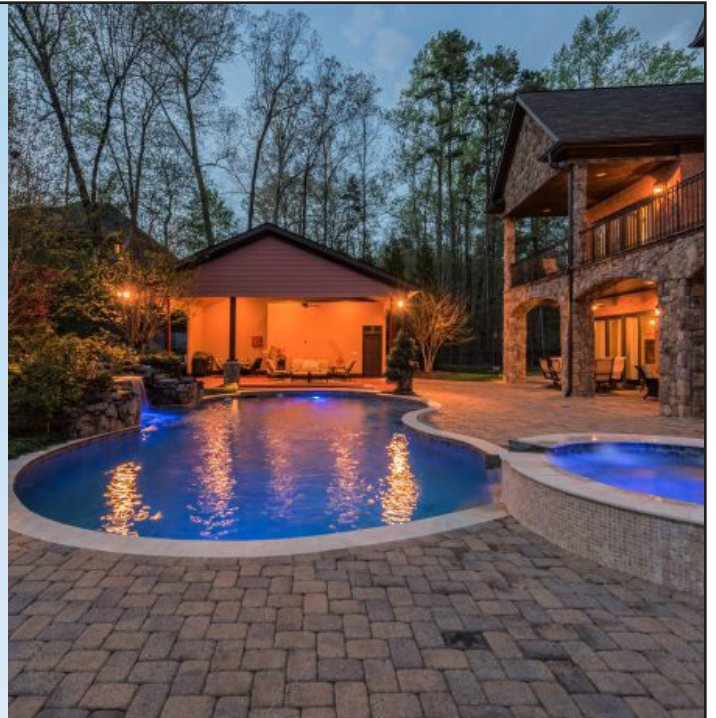
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