



HPWBANA

HIGHLAND PARK WEST BALCONES
AREA NEIGHBORHOOD ASSOCIATION

THE HPWBANA NEWS

VOLUME 16, NUMBER 1 • JANUARY 2020 • WWW.HPWANA.ORG



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
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Rebecca Spratlin board@hpwbana.org

Bill Hyland board@hpwbana.org

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The HPWBANA Board meets on the first Monday of each month except December. Please go to HPWBANA.org for our current meeting location or contact 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



The Highland Park West Balcones Area Neighborhood Association would like to thank all our

2019 BUSINESS PLUS MEMBERS

Your support and generosity have been instrumental in our success. Many of the activities and projects could not have been done without your assistance. Thank you!

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Land Development Code Update

(from Community not Commodity)

On Saturday, December 7th, more than 700 local residents attended the Austin City Council's only public hearing on the next CodeNEXT. [Nearly 70 percent opposed it.](#)

Mayor Steve Adler and his acolytes clearly didn't get the message. On Wednesday evening, they [pushed through a preliminary approval of the city's controversial, 1,366-page rezoning plan after a three-day marathon of chaotic council sessions that looked more like speed dating than mature deliberation.](#)

The mayor scheduled a final vote on the plan for early March of next year. If it passes, it will rezone every residential property in the city and effectively abolish single-family neighborhoods throughout Austin. In the city's so-called "transition zones," the plan will allow buildings up to 45 feet tall on some lots, with up to 10 dwelling units on each. Up to 60 percent of many of those lots could be covered by concrete or other impervious materials.

The mayor may have swayed a majority of the council on Wednesday, but he failed to achieve a consensus. Alison Alter (District 10), Ann Kitchen (District 5), Leslie Pool (District 7), and Kathie Tovo (District 9) voted against the plan, enduring hours of condescension and disrespect while tenaciously advocating for a code that will bring our community together rather than divide it.

More than 200 amendments debated over the course of the week. Many of those amendments were on paper and never made available to the public, but here some of them under consideration:

- An amendment incentivizing demolition of existing homes by increasing entitlements for a greater number of replacement units
- An amendment expanding transition zones around areas designated as "activity centers"
- An amendment expanding the extra-unit "preservation bonus" to homes 15 years and older, allowing "simple resubdivision" with no minimum lot sizes
- An amendment allowing the rezoning of homes in the middle of neighborhoods for commercial uses, such as restaurants

Omitted was any serious consideration of the [People's Plan](#), a systematic set of solutions for our community's displacement crisis.

The city's staff have promised to release a fresh draft of the plan and a new rezoning map by late January. The mayor stated his intention to hold an intermediate vote on those items in early February, giving the public only two or three weeks to review them.

In the meantime, [check our map to see how the city's rezoning plan impacts your property and neighborhood. These renderings show the types of buildings that could start appearing in your area.](#)

Austinites opposed the plan can continue to [file official rezoning protests until the City Council's final vote. Once you protest the rezoning of a piece of property, Community Not Commodity's legal team believes the City of Austin will be unable to rezone it without a vote of three-fourths of the city council \(9 of 11 votes\), rather than a simple majority.](#)

Community Not Commodity wants to give a special thanks to the members of the Austin City Council who have chosen to stand up against the land developers and other special interests pushing for the next CodeNEXT. With their help, we will continue to fight for a land code that benefits our entire community.

Together we can build an Austin for everyone!



2729 Trail of Madrones

Contemporary Westlake home, beautifully updated. High-end finishes throughout, open floorplan, lots of natural light, 3 bedrooms, 2 full baths, pool. 0.64 acre. Eanes School District. Offered for \$1,070,000

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HELP WANTED



The Highland Park West Balcones Area Neighborhood Association (HPWBANA) is looking for volunteers:

1. If you are interested in serving on the board of HPWBANA, please contact Piet Sybesma: president@hpwbana.org. Board members help advocate for and strengthen our neighborhood in a variety of ways. The board meets on a monthly basis.
2. We are also looking for a Newsletter Editor for our newsletter. The Editor would work to collect and provide relevant, informative and interesting articles for the newsletter on a monthly basis. Please contact Dawn Lewis, secretary@hpwbana.org if you are interested.
3. Contributing writers for the newsletter: We are looking for contributors to the newsletter who would like to share interesting information, a story about a neighbor, a favorite book or movie, a great activity to do in Austin. We would love to have you submit it to include in our newsletter. Please contact Dawn Lewis, secretary@hpwbana.org if you are interested.
4. Committee members are needed to serve on the association's Traffic and Safety, Event, Wildfire Protection, and Neighborhood Preservation committees. Please contact Piet Sybesma, president@hpwbana.org if you are interested.

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FIREWISE NEWS

Thanks to the Austin Firewise Alliance, we now know the importance of having Firewise communities. The first step to making your home safer before a wildfire occurs is by having your home evaluated. All research around home destruction and home survival point to embers and small flames as the way the majority of homes ignite in wildfires.

The National Fire Protection Association (NFPA) recommends methods to prepare your home to withstand ember attack and minimize the likelihood of flames or surface fire touching the home or any attachments (fences, decks, porches) as the first place for homeowners to start working to prepare their properties.

By having your home evaluated, you will be doing your part in the planning, understanding and preparation of creating a more fire-safe environment for you, your family, the community, and the local firefighters. You can fire harden your home and landscape to establish your defensible zones. The brochure "Be Embers Aware" explains in detail what you can do in Zones 1, 2 and 3 around your home and property. "Firewise Landscaping in Texas" and "Ready, Set, Go! Your Personal Wildland Fire Action Guide" are two additional brochures that can assist you in creating the protection your home needs. Because of where we live in Central Texas, we are at high risk due to ongoing droughts. All three booklets will reinforce the suggestions for your home made by the Firewise evaluators. By implementing your evaluation suggestions, you can begin to fire-harden your home, thus helping your family, your neighbors, and better assist the firefighters in their work.

To schedule a "Home Wildfire Risk Evaluation," call 311 and ask for the Wildfire Division of The Austin Fire Department. You may also contact AFD Wildfire representative Christopher Vetromile at Chris.Vetromile@austintexas.gov. OR. HPWBANA Board member Bill McMillin is a trained assessor and will perform an assessment for you. You may contact him at billymac57@mac.com or 512-659-7511 to schedule an HIZ (Home Ignition Zone) assessment of your home. These assessments are FREE!!!!

Excerpts from Constable Patrol Log November and December, 2019

TUE - 11/12 HP Neighborhood Patrol from 7am to 9am / Roving patrol thru neighborhood / 3200 blk Hancock -Speeding X4 / 3900 blk Balcones - Speeding X1 / Valley Oak at W. Highland Terr. -Fail to yield right of way at stop sign - X1

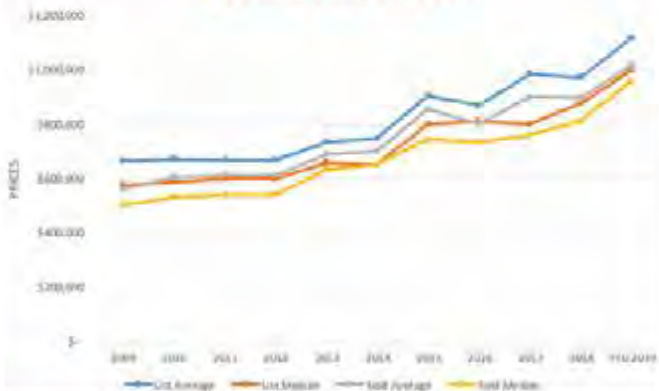
WED - 11/20 HP neighborhood patrol from 2pm to 6pm / 3200 blk Hancock -Speeding X2 / School zone 2 parking violations / 3900 blk Balcones -Speeding X1 / 3300 blk Perry Ln -Speeding X3 / 3200 blk Perry Ln Const Site "Work Zone" with workers present -Speeding X0 / Valley Oak at W. Highland Terr -Ran Stop Sign X1 / W. Highland Terr -Speeding X1 / Balcones at Madrona -Ran Stop Sign X3 / 4000 blk Mount Bonnell rd -Speeding 1 / Balcones at Mont Bonnell dr -Ran Stop Sign X0

THU - 12/12 HP Neighborhood Patrol 2pm to 6pm / Perry Ln const and detour / Valley Oak at W. Highland -Ran Stop Sign X8 Marijuana/ drugs X1 Poss of Drug Paraphernalia X1 / Valley Oak at Fairview -Ran Stop Sign X3 / 3300 blk Perry -Speeding X0 / W. Highland at Fairview -Ran Stop Sign X3 / Beg Bend at Fairview -Ran Stop Sign X3 / Worked school zone -Warnings given for drove wrong way, exp reg, no reg, blocking disabled ramp, parking in "no parking-tow away" red curb, No LP / Valley Oak at W. Highland Terr - disobey road closed sign X1 / adjust several DETOUR signs blocking stop signs or not in a safe/correct location

HIGHLAND PARK WEST and BALCONES PARK Area Neighborhoods Real Estate Statistics

Analyses Completed by Rebecca Spratlin

List and Sold Prices



List and Sold Prices Per Square Foot



▼ The number of active home listings in November of this year doubled those in November of the past two years with 6, 6 and 12 active listings in November 2017, 2018 and 2019 respectively. The number of active listings in November 2019 were among the highest listing months during the past three years, equaling the listings in March of 2017, and April and May of 2018. The five homes sold during November 2019 were typical of previous years' sales.

HIGHLAND PARK WEST AND BALCONES PARK AREA NEIGHBORHOODS HOME LISTINGS AND HOME SALES



All data was derived from Austin Board of Realtors® MLS. Data reflects listings and sales by member Realtors®. Note that off-market/private homes listed and sold by owners are not included in his data. © by Rebecca Spratlin of Rebecca Realty, LLC.

Highland Park West Balcones Area

LETTUCE RECYCLE! *by Dena Houston*

WHAT'S IN YOUR TRASH CAN???????



Even though most of us try hard to compost and recycle, there are still items that need to go into our trash cans and ultimately into the landfill. **NEED YOUR INPUT!**

Below is a list of some of the items that should go into the trash can. The items in this list cannot be recycled or composted in the Austin market. If any of my readers have any suggestions on how to reuse, replace, or recycle anything in the list below, please email me your suggestions at recycling@hpwbana.org. I will research your ideas and list them in a future newsletter.

- AC filters
- Aerosol containers (partially full)
- Animal waste
- Antibacterial wipes
- Broken glass
- Candy wrappers
- Cellophane
- CD jewel cases
- Chip bags
- Cooking oil and grease
- Dirty aluminum foil
- Dryer sheets
- Food pouches
- Garden hoses
- Guitar strings
- Ice cream cartons (paper)
- Incandescent light bulbs
- Juice boxes
- Paper coffee cups
- Pizza boxes (if you don't have curbside compost pickup)
- Plastic bags – Bags for certain products, such as dog food, soil, fertilizer, and compost, are designed to hold weight. They are not recyclable at the plastic bag collection bins at the grocery store. Frozen food and salad mix bags are treated with certain polymers to keep the food fresh. They also must go into the trash.
- Plastic deodorant bottles (without recycling symbol)
- Plastic straws
- Plastic wrap – Saran Wrap, Press and Seal
- Tetra paks – Cardboard milk or juice cartons

• Wire coat hangers (if in good condition, can be reused by dry cleaners)

QUESTIONS AND IDEAS FROM OUR READERS:

IS THERE ANY ADVANTAGE TO PUTTING FOOD INTO CURBSIDE COMPOSTING INSTEAD OF INTO THE GARBAGE DISPOSAL? Not really. Everything that goes into your curbside compost becomes soil. Everything that goes into your garbage disposal goes into the wastewater stream. In Austin, the sludge from the wastewater treatment plant is processed into Dillo Dirt (a type of fertilizer unique to Austin).

ARE PLASTIC ROLL-ON DEODORANT CONTAINERS RECYCLABLE? Only completely empty plastic deodorant containers with the recycling symbol on the bottom are recyclable. Aerosol containers (any kind, including deodorant) are recyclable in the blue cart **ONLY** if they are completely empty. Partially full aerosol cans are a fire hazard at the recycling processing facility. They must go into the trash can or be taken to the Recycle & Reuse Drop-Off Center.

I'M STILL CONFUSED ABOUT HOW TO RECYCLE JARS AND THEIR LIDS. PLEASE CLARIFY. All glass bottles and jars need to have their lids removed. All plastic jars and bottles need to have their lids and caps left on.

ARE DISPOSABLE PAPER VACUUM CLEANER BAGS ALLOWED IN THE GREEN CURBSIDE COMPOST BIN? No, they are not. A vacuum cleaner bag could contain contaminated materials such as glass and cat litter. There is no way to open each bag to check the contents at the compost facility. Also, some bags have metal or plastic parts that make them non-compostable.

Please remember: WHEN IN DOUBT, THROW IT OUT! AND



Here is a very informative City of Austin recycling website called What Do I Do With. It is a guide to recycling, reusing, composting and more for City of Austin residential curbside customers. Just type in the name of an unwanted item and you will find out what to do with it. <<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.



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OPEN HOUSE EVENTS

INFORMATION SESSION

January 15th

5:30-6:30 pm
School Library

PREVIEW SUNDAY

January 26th

10:15-11:25 am
School Library

LUNCH & LEARN

February 24th

11:30-12:30 pm
School Library

+ Meet With Administrators & Teachers

+ Hear From Parents & Students

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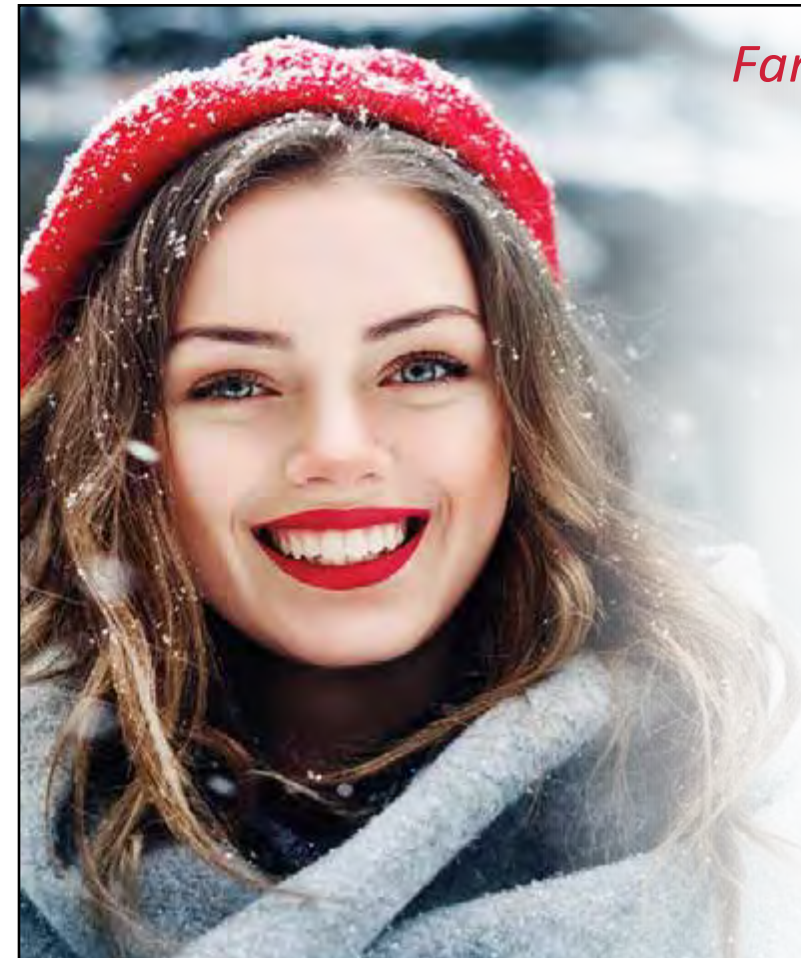
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