



News from Northwood

www.northwoodna.com

May/June 2016

Zoning & Development

Oak Creek Apartments updates

Zoning & Platting meeting results

On May 17 the application to change the zoning for the undeveloped 7+ acres on Oak Creek Drive just east of Pegasus to MultiFamily 4 was heard by the Zoning and Platting Commission. Many thanks to the 45+ neighbors who attended and remained until our case was finally heard at 10:30 PM and voted upon close to midnight; it definitely made an impression!

Get involved:

- ➔ Attend City Council meeting when the zoning case has been on the agenda (check NextDoor, Facebook and the website for the date(s))
- ➔ Pay your dues / Donate to the Northwood Legal & Research Fund
- ➔ Attend June 20 neighborhood meeting at United Christian Church (see inside)
- ➔ Get updates on NextDoor and the new, private Facebook group (see website for details)

The Z&P Commission's vote is simply a recommendation for City Council. Council makes the final decision. They can accept the Z&P's recommendation, change it or reject it.

The developer's conceptual plan which was approved included the following:

- most of the parking will be under the buildings (like a carport) with some tandem parking
- there will be a 75 ft. setback from Pegasus and the north side
- the 3 buildings will be U shaped, with the bottom of the U at the north side
- the building closest to Pegasus will be 35 ft. at most -

parking then 2 floors of apartments

- the bottom of the U (north side) will be 42 ft. - parking and 3 stories
- the eastern building will be 52 ft. - parking and 4 stories of apartments

The video of the meeting is available on the City's website; this link and the newest conceptual site layout and elevation drawings are also on our web site's Apartment Resources page at northwoodna.com.

Rezoning recommendation

The Zoning staff recommendation was to approve the rezoning to MF-4 for up to 90 apartments. The Zoning Commissioners voted unanimously in favor of the rezoning with a few conditions, which are described below. The developer met briefly with the neighborhood officers and zoning chair before our case was heard and described their revised conceptual plan, which is what the Commissioners voted to approve.

Oak Wilt Alert: only prune and paint oak trees when it is very hot or very cold, then prune and immediately paint (you can use latex spray paint). Avoid pruning between February and June when the beetles transmitting the fungus are most active.

2016 Dues are Due!



At the hearing the applicant (developer) representatives described their plans, then the neighborhood spoke. Our speakers focused on the safety issues for traffic and pedestrians, environmental (flooding and karst - possible undiscovered voids or caves). We also have over 1,000 signatures on a general “no apartments” petition and - more importantly - enough property owners of land by the tract have signed a specific “valid” petition against the project.

Valid petition - very helpful

When at least 20% of landowners around a tract sign a specific petition against the rezoning, that petition is considered “valid”. A valid petition requires 75% rather than a simple majority of City Council to approve the zoning change. This is a huge advantage for us - at the third reading 3 “no” votes will defeat the rezoning.

Housing tax credits not guaranteed

The 9% Housing tax credits (HTC) are very competitive; as of this writing (late May) the project is not being considered for funding. The developer stated that if they do not get the 9% Housing Tax Credits award, they will cancel the project. *This statement is not legally binding and the HTC status may change.* We recently submitted our general petition with over 1,000 “no apartments” signatures to the state agency that awards the HTCs; many thanks to everyone who emailed that agency with their objections. Details will be available on NextDoor, Facebook and the website as we learn them.

Oak Creek Apartments next steps:

Now that the ZAP has made a recommendation, the City Council must vote. The Northwood workgroup will meet with Council members or their staff before the official meeting at City Hall; we will explain the reasons why apartments simply don’t make sense at this location (safety, flooding and environmental issues). 📍

Contact Zoning case manager and our City Council member

Please cc northwoodsecretary@gmail.com in all emails so we know how many people have contacted the City. Include “C14-2016-0023.SH Elysium Park opposition” in the subject line.

Please email Zoning Case Manager Sherri Sirwattis, sherri.sirwattis@austintexas.gov; all comments sent to her will be included with the packet that is given to all City Council members.

Also email our City Council member Leslie Pool **district7@austintexas.gov** or call her at 512.978-2107 and let her know you are opposed to apartments on the site. Emails are better as there is a record; call if that is easier.

In your communications, focus on concerns such as the dangers of the location near the frontage road and railroad line, lack of easy access to grocery, public transportation - imagine walking to HEB, a nearby restaurant or the bus stop along the frontage road (the sidewalk is next to the high speed traffic with no protection) - flooding and traffic, NOT property values.

For the present, please disregard the earlier flyer asking everyone to contact the other Council members; the Association officers will meet with them. For now we need everyone to only focus on our own representative (and save the flyer). 📍

City Council Rezoning Decisions= 3 steps

City Council must hear a rezoning case three times; each time is called a “reading”. Uncontested rezoning readings may occur together; we expect that the Oak Creek apartments readings will happen on 3 separate dates. If we learn of a change, we will notify everyone through NextDoor (see separate article), Facebook, our website and the Silver Creek board.

As noted above, since we have a “valid” petition, *on the 3rd reading* 75% of the Council (9



members) must vote to approve the rezoning. Including the mayor there are 11 possible votes; 6+ is a majority. Here are the possible outcomes:

Vote result/ Reading	1st Reading	2nd Reading	3rd Reading
6+ for rezoning	Continue to next reading	Continue to next reading	New zoning in place
6+ against rezoning (unlikely)	Ended; no zoning change		
3+ vote against (<75% for rezoning)	Continue to next reading	Continue to next reading	No zoning change

City Council meeting with Zoning case may be June 23; everyone attend!

We expect the Council hearing to be June 23. WE NEED EVERYONE TO ATTEND THAT MEETING; we will post the actual date on the northwoodna.com website, NextDoor.com, Facebook and on signs in the neighborhood once it is confirmed. If you need a ride or can provide one, call Lynn at 512.341.8989.

Watch the Silver Creek board, signs, website, NextDoor and Facebook for updates, including the meeting starting time

The meeting will be at City Hall at W. Cesar Chavez and South 1st. Parking is available under the building, enter on the Guadalupe side.

Zoning cases are usually not heard until late afternoon at the earliest (less time off work for interested parties). And City Council does not meet in July, so the second and third readings should be in August. The dates may change.



Donations needed \$

Professional services come with a price tag. We have created a Legal & Research Fund and are seeking donations to pay for attorney and other services. To donate to the fund, either use the PayPal donation button on the website or mail a check payable to Northwood Neighborhood Assn. Legal & Research Defense Fund to 4507 Tamarack Trail, Austin 78727. This is NOT tax deductible.

Also, *please pay your dues* if you have not yet done so. We have additional expenses such as printing documents, including color copies of slide presentations for the Z&P Commissioners and City Council. 🌳

Updates at Neighborhood Meeting June 20 at United Christian Church, 3500 W. Parmer

Please attend the neighborhood meeting on June 20 at the United Christian Church, 3500 W. Parmer to learn the latest news, ask and answer questions (and pay dues). The workgroup will be there at 6:00 PM for informal discussion; the formal meeting begins at 6:30 PM. Please join us! IF YOU CAN ONLY ATTEND ONE MEETING, THAT WEEK, GO TO THE CITY COUNCIL MEETING; we need them to see how strongly we oppose apartments. 🌳

Upcoming Events

July 4 parade

Bring flags to wave and decorated wagons and bikes to ride for the annual Independence Day parade. 10:00 AM. Meet at Oak Creek Cove (just west of Timberside). From there the route is Oak Creek to Manhasset.



Anyone who wishes a longer parade route, we



suggest continuing to Council Bluff, turning left and going up Tamarack to Manhasset.

At Manhasset we will end the parade and have some refreshments. Everyone is invited to stop and meet neighbors. See you at 10:00 on July 4!
📍

Neighborhood Notes

Oak wilt survey!



We are nearing the end of oak wilt season. The tiny nitidulid “sap” beetles visit infected trees and get the spores on them and then land on a recently-cut healthy oak tree and infect it. Avoid pruning or injuring oaks from February to June, and immediately paint wounds on oak trees year round. The sap smell attracts the beetle that carries the spores; hence the need to spray immediately.

If you see someone trimming oak trees without painting and are not comfortable talking to them, call 311, they will contact the City Arborist.

If you have oak trees and they do not appear to be healthy, contact one of the Association officers; we will ask the Forester to check your tree. For details on oak wilt, visit texasoakwilt.org. 📍

Family Safety

Keep dogs on leash

Reference: austintexas.gov/departments/animal-protection-ordinances

When walking your dog(s), please keep them on a leash rather than letting them run loose. When a dog is off leash it can be difficult or impossible to keep them away from other dogs or neighbors out for a walk, including walking with children or babies in strollers. Keep dogs leashed and everyone safe! It's also the law 📍

Continuing News

2016 Due\$ are due

The 2016 dues are due. They are \$15 and are for the calendar year 2016. The dues pay for the gift certificates for the yard of the month and help pay for the newsletter and some of the special activities.

Dues must be current to be eligible for financial assistance for treatment of oak wilt

To join the Northwood Neighborhood Association, either complete the form on the back of this newsletter and mail a check to the treasurer at the address listed on the form OR use the PayPal option on the web site, www.northwoodna.com. 📍

Join the Northwood Nextdoor and Facebook groups!

Join the Nextdoor Northwood neighborhood group and the Facebook group (see web site) to stay updated on the latest - from information about the apartments to lost/found pets, recommendations for home repair, and more.

Nextdoor messages can be shared only with Northwood neighbors or also nearby neighborhoods. To join **over 440 Northwood neighbors** on Nextdoor, go to www.nextdoor.com. 📍



Police neighborhood contact

Our police contact is Officer Michael Whetston. Contact him at 512.974-5553 or Michael. Whetston@austintexas.gov. To just report an incident, call 311. 📍

Police report

The City's Crime Viewer is available at www.austintexas.gov/GIS/CrimeViewer/



Street	Crime	Time
<i>March</i>		
Palomar	Burglary of vehicle	13:39
Tamarack	Suspicious person	13:36
<i>April</i>		
Council Bluff	Crash/Leaving the scene	13:54
Council Bluff	Family disturbance	12:45
Oak Creek	Theft	11:38
Oak Creek	Theft from auto	13:15
Palfrey	Burglary of residence	7:45
Silver Creek	Arrest	
Woodchester	Theft of auto parts	12:07
<i>May</i>		
Tamarack	Burglary of vehicle	16:48

Unclassified

United Christian Church invites your children ages 4 (by January 1) through 5th grade to Vacation Bible School June 13-17. To find out more and to register, go to: www.uccaustin.org/vacation-bible-school.html.

Officers:

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Any time you see a person or vehicle that doesn't seem to belong, get as detailed a description as possible and notify the police – call 311 (or 911 if they are still present). If you can safely do so, get a photo. 📷

How To Sell Your Home Smarter, Not Harder

If you're thinking of selling your home or a rental, a smart thing to do is consider a direct sale to a local cash buyer. These are real estate investors loaded with cash seeking to acquire houses, duplexes and vacant lots.

You'll get a quote with a NET figure that you will clear at the closing table. You'll receive a detail comparison on how their offer stacks up against what you could NET through a conventional sale with a real estate agent.

7 Great Reasons To Skip The Traditional Listing and Sell To A Direct Cash Buyer:

(1) Close the sale when it's convenient to you, not buyer **(2)** Sell "as is", No inspections, No repairs to pay for **(3)** No listings, No showings = your privacy protected **(4)** No surprises at closing, No extras to pay for **(5)** No realty commissions to pay **(6)** Investor will pay all your closing costs **(7)** No loan approvals, No uncertainty with shaky buyers.

Your sale is simple as A-B-C: **A.** Pick a date to close, **B.** Sign a contract, **C.** Show up at a title company to pick up your check. Service is friendly, no pressure, no hassles.

For more information on how to sell your property to a direct cash buyer call Alex Gurevich (512) 773-5673



Your REALTOR® and Neighbor on Timberside



*Your
real estate goals
are
my priority*

I've called Northwood home for over 24 years and have been a REALTOR® for 15. We live in one of the most unique and desirable neighborhoods in North Austin.

Austin is currently a seller's market and I would love the opportunity to meet with you if you're considering selling or buying. I'll focus on your individual needs and provide you with the highest level of service.

Linda Holmbeck

ABR, CRS, GRI, REALTOR®

www.austinhomesbylinda.com

www.facebook.com/AustinHomesByLinda

512-653-4644



Calendar

- July 4 Parade
- October 10 Fall Garage Sale
- December Holiday lights contest

Northwood 2016 dues \$15.00

Name _____ Phone _____

Address _____

Email _____

Make check payable for Northwood Neighborhood Association and mail to Nancy Grijalva, 4507 Tamarack Trail, Austin, TX 78727 (do not drop in the Association mailbox, it isn't waterproof)

OR pay via PayPal on the website, www.northwoodna.com

Be sure to join the Northwood Nextdoor discussion group - go to www.nextdoor.com to sign up.

NORTHWOOD REAL ESTATE UPDATE

(As of 05/19/16)

By Linda Holmbeck, REALTOR® - Horizon Realty Austin

Northwood Numbers (Based on sales data from the last 90 days)

- 8 – Homes sold in Northwood
- 3 – Active listings on the market in Northwood
- 3 – Pending listing on the market in Northwood
- 27 – Average number of days homes in Northwood spent on the market
- \$ 189.48 – Average sold price per square foot in Northwood
- \$336,144 – Average sales price for homes sold in Northwood

Austin Area Market Stats For April, 2016 (Per latest data released by The Austin Board of Realtors)

- 2600 – Single-family homes sold (up 5% from April, 2015)
- \$288,198 – Median price for single-family homes (up 7% from April, 2015)
- 47 – Average # of days single-family homes spent on market (no change from April, 2015)
- 5,553 – Active single-family home listings on the market (up 9% from April, 2015)
- 2.3 – Months of inventory of single-family homes (up 0.1% months from April, 2015)
- \$910.9 Million – Total dollar volume of single-family properties sold (up 9% from April, 2015)

Single-family home sales increased once again in the Austin area in April, 2016. The median sales price for single-family homes, total volume sold and number of single-family houses sold all rose in April.

This growth highlights an increase in urban sprawl as rising housing costs compound affordability challenges, according to the latest report released by the Austin Board of REALTORS®. The strong demand for housing is propelling growth in surrounding counties as well. “Much of Central Texas’ home sales activity is now taking place outside of Austin’s city limits, with housing demand driving growth in surrounding counties,” said **Aaron Farmer**, 2016 President of the Austin Board of REALTORS®.

Sales in Northwood have been brisk this spring with eight houses closing in the last 90 days and three listings currently pending. Active listings on the market in Northwood are priced from \$295,000 to \$389,900.



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www.austinhomesbylinda.com
www.facebook.com/AustinHomesByLinda



H O R I Z O N R E A L T Y
A u s t i n



*Your real estate goals
are my priority.*