

# News **Northwood** from

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

March/April 2017

## *Oak Creek Apartments*

### ***Oak Creek tract zoning changed to MF-4***

In February the City Council unanimously voted to rezone the undeveloped 7.1 acre tract of Oak Creek between Pegasus and MoPac Self Storage from LI/CO to MF-4 with a Conditional Overlay that allows up to 90 residential units and limits the height of the buildings based on location. The zoning CO indicates that maximum height of structures or buildings within a designated footprint along the north side may not exceed 42 feet (4 stories) and a designated footprint along the east side closer to the flood plain may not exceed 52 feet (5 stories). The area outside of these designated footprints, structures or buildings may not exceed 35 feet (3 stories)

Many thanks to the workgroup who met with City Council members, their staff and Representative Israel. Also thanks to those who worked in other areas, including speaking at the first of 3 readings of the zoning hearing, when public comments were permitted. All speakers did an excellent job of explaining why we believe this is a poor location for apartments. Nearly 40 neighbors attended the meeting. The hours of hard work are greatly appreciated by everyone!

This project includes reduced rent - affordable housing - units, and is the only such planned project in this part of town. Affordable housing

is a very politically important topic right now; at the first reading our Council member Leslie Pool spoke in favor of the affordable housing project, then the Council voted unanimously to approve the rezoning request.

After the vote, the workgroup met with the developer and one of Representative Israel's staff to negotiate some concessions. The developer had made it clear that they would not reduce the number of units or the height of the buildings. They did agree to a few changes that help somewhat mitigate the effect of the apartments; these are detailed in a separate article. These changes are listed in a private Restrictive Covenant, which the City would not enforce.

The Northwood Board and most neighbors recognize that Austin needs more affordable housing but most believe that this is not a good location. Some neighbors are willing to have an apartment complex with reduced rents nearby and think we should work with the developer. Others strongly oppose any apartments on that site due to environmental and traffic safety concerns and wish to continue opposing them. Others are concerned that if this project does not succeed, another developer could build apartments and we may or may not have input into the design.

The geology of the site determines the details of

**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.



what can be built; that will be learned during the detailed site exploration, which happens after the zoning change is approved.

**Zoning changed; housing tax credits not yet granted**

The developer is applying for Housing Tax Credits to help fund the cost of construction. They are requesting the very competitive 9% tax credits; from the Texas Department of Housing and Community Affairs (TDHCA). If they don't get that they may apply for the less competitive 4% tax credits.

Last year Representative Israel chose to remain neutral on this project because she had serious concerns about the limited public transportation. This year the developer is working on an answer to her concerns so she has endorsed the project. Her endorsement letter gives the project 8 points. This is important as a one point difference can determine if a project receives the 9% tax credits.

The neighborhood chose to oppose the 9% tax credits application by filing a Quantifiable Community Participation (QCP). We can oppose the 4% tax credits, however it is harder to fight.

*Next steps - contact the TDHCA*

Latest information about the applications is available on the TDHCA website, [www.tdhca.state.tx.us/multifamily/housing-tax-credits-9pct/index.htm](http://www.tdhca.state.tx.us/multifamily/housing-tax-credits-9pct/index.htm).

As residents of the neighborhood adjacent to the planned project we should let the TDHCA know our thoughts about this project possibly being awarded housing tax credits. There are 3 ways to communicate your opinion about the tax credits to the TDHCA. If you contact the TDHCA, be sure to include the application number and name, 17272 Elysium Grand.

1. Attend the public hearing on April 11 at William B. Travis Building 1-104, 1701

N. Congress at 5:45 PM. There will be information on NextDoor about this.

2. Email the TDHCA (details to be posted on NextDoor); include the application number and name in the subject. Please cc [northwoodsecretary@gmail.com](mailto:northwoodsecretary@gmail.com)
3. Sign a petition showing your opposition to this project being awarded housing tax credits. If you are willing to walk petitions, please email [northwoodpresident@gmail.com](mailto:northwoodpresident@gmail.com)

*TDHCA Deadline*

All comments and petitions must be submitted to the TDHCA before June 23. 

**Dues and Donations needed**

While opposing the zoning, we have incurred expenses, such as copying presentations for City Council members. We may incur some legal fees and may need to hire a geologist to review the geological reports the developer submits to the city. These services can be costly.

Dues are only \$20 per year starting in 2017 (\$15/year through 2016). There are over 600 homes in Northwood but only a small number of neighbors pay dues. The dues pay for various costs, from the website expenses, membership in the Austin Neighborhood Council (with ad revenue) the newsletter. They have also paid for the apartments opposition expenses.

***Please pay your dues!*** If everyone would pay their dues ***each year*** we might have enough funds to hire professional services when needed

To pay your dues, either go to the website and pay online (we use PayPal) or mail a check payable to Northwood Neighborhood Assn. to treasurer Nancy Grijalva, 4507 Tamarack Trail, Austin, TX 78727. Note: another reason to pay dues: they



must be current to be eligible for assistance in treating oak wilt.

We have created a Legal & Research Fund and are seeking donations to pay for attorney, geologist and other possible services. To donate to the fund, either use the PayPal donation button on the website; (the link is on the Pay Dues page) or mail a check payable to Northwood Neighborhood Assn. Legal & Research Defense Fund to 4507 Tamarack Trail, Austin 78727. This is NOT tax deductible. 

### **Draft Restrictive Covenant**

This is the restricted covenant that the developer and workgroup discussed.

1. Fencing. Owner shall construct and maintain a fence, no shorter than six (6) feet in height along the western and northern boundary lines of the Property (the "Neighborhood Fence") separating the Property from the adjacent neighborhood governed by Northwood (the "Neighborhood"). The Neighborhood Fence shall include alternating slats for purposes of limiting light from vehicles on the Property shining into properties within the Northwood neighborhood. Owner shall also construct and maintain a fence, between five (5) and six (6) feet in height along the southern boundary line of the Property and facing Oak Creek Drive, which shall also extend approximately fifty (50) feet along the eastern boundary line of the Property (the "Oak Creek Fence"). The Oak Creek Fence shall be an "Ameristar" type product consisting of five (5) to six (6) foot vertical steel tubing, with steel cross members and posts and shall be painted black with stone or brick masonry columns, on center and approximately thirty-two (32) feet apart. The general locations of both the Neighborhood Fence and the Oak Creek Fence are depicted on Exhibit "A". Owner shall plant vegetation along the Neighborhood Fence facing the Neighborhood and along the Oak Creek Fence facing Oak Creek Drive (the "Vegetative Buffer"). The Vegetative Buffer shall include evergreen shrubbery and the quantity of the plants comprising the Vegetative Buffer shall be at least twenty-five percent (25%) above the prescribed minimum mandated in the City of Austin Municipal Code of Regulations (the "Code"), as of the date hereof.
2. Signage. Owner shall be permitted to construct two monument signs, one on each side of the entranceway to the Property, to be located along Oak Creek Drive. The signs shall be situated at approximately a forty-five (45) degree angle to the entranceway. The overall height of each of the signs shall not exceed five (5) feet and the typeface included on the signs shall not exceed four (4) feet in height.
3. Building Façade. The exterior façade of all residential buildings that Owner shall construct on the Property shall include at least thirty percent (30%) brick or stone. The remaining exterior façade shall be cementitious or glass. This provision applies to all sides of any residential building that Owner shall construct on the Property.
4. Reflective Glass Specifications. The specifications for all windows on the exterior façade of all residential buildings on the Property shall provide for a minimum of seventy percent (70%) visible transmittance and a maximum of thirty percent (30%) reflectance.
5. Parking. Owner shall provide for a minimum of one and a half (1.5) parking spaces per residential unit to be constructed on the Property (inclusive of designated guest parking spaces). Owner shall provide signage on the Property notifying residents and guests of the Property that they shall not be permitted to park outside the boundaries of the Property, including in the adjacent neighborhood, or they shall be subject to towing.
6. Reduction in Units. Owner intends to develop not more than ninety (90) residential units on the



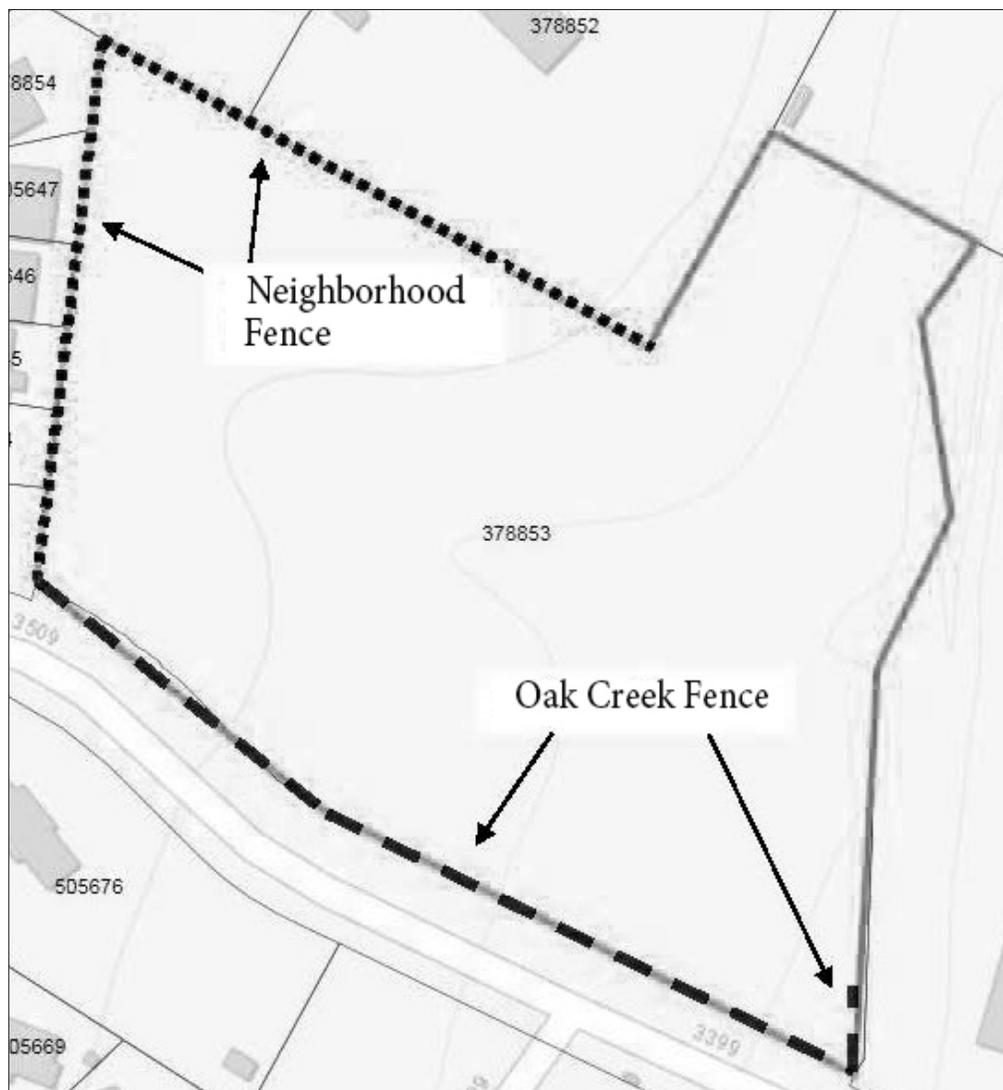
Property. In the event the City of Austin restricts the number of units permitted to be developed on the Property below the planned ninety (90) units or Owner elects to develop fewer than ninety (90) units, Owner agrees to use reasonable efforts to first eliminate those units located closest to the Neighborhood from its planned development, provided that same does not result in a material increase in cost to the planned development of the Property or otherwise result in undue hardship to Owner.

staff including a courtesy officer or superintendent, who shall reside full time at that designated unit. Secondary Access. Owner acknowledges and agrees that the secondary access point to the Property depicted on Exhibit “B” shall be for emergency ingress and egress only. *(exhibit B was blank)*

7. Required Units. Owner shall reserve up to one (1) unit in the planned development to house onsite

8. Photometric Study; Lighting Plan. Owner shall perform a photometric study of the Property with respect to the lighting plan, and the lighting plan shall be effectuated and maintained in compliance with the Code.

Restrictive Covenant Exhibit A





## Neighborhood Notes

### Spring garage sale May 6

The Spring Neighborhood Garage Sale is scheduled for Saturday, May 6 from 8 a.m. to 4 p.m., rain or shine, with a neighborhood preview Friday May 5. Registration for the garage sale will be from April 20 through May 5. Register on the website (preferred) or email northwoodna@gmail.com with the subject "spring garage sale" or leave a note at 4507 Tamarack Trail with the below information.

Please include the address of the sale and the general types of items being sold - adult/children's clothing, toys, books, furniture. We will add this to a map on the website and link that to CraigsList and NextDoor to help increase sales.

The garage sale will be advertised in CraigsList and Nextdoor and signs will be put out the day of the sale. Remember to register by May 5! ☺

## Home & Family Safety

### Watch for oak wilt

From [austintexas.gov/page/oak-wilt-suppression](http://austintexas.gov/page/oak-wilt-suppression) and [www.texasoakwilt.org/](http://www.texasoakwilt.org/)

If you have oak trees, now is the time of year to check for oak wilt. Watch the oak trees as their leaves bud. Oak wilt symptoms first appear in late spring or early summer. Leaves turn a dull, bronzed brown at the tips and along the outer margins, with a sharp line separating discolored from normal green tissue. Leaves discolor, wilt, and fall at the top of the tree first, and later at the tips of the lateral branches.

If you see any trees that match this description, contact one of the Association officers. The Association can contact the Texas Forest Service to conduct an overall survey of our neighborhood to look for signs of oak wilt. ☺



### Lost & Found Pets tips on website

A volunteer with Lost and Found Pets posted some excellent information on NextDoor recently on what to do if your dog or cat is lost or if you find a dog or cat.

To make that information easier to locate, it has been added to the Northwood website, in the Resources section. ☺

## Continuing Business

### Join Northwood's Nextdoor.com group!

Get updates about nearby events. Lose or find a pet? Need a handyman? Want to learn about nearby events or when the City shares information with neighbors? Join over 600 neighbors in Northwood - and over 6,200 folks in nearby neighborhoods - at [www.Nextdoor.com](http://www.Nextdoor.com). ☺

### Police neighborhood contact

Our police contact is Officer Hank Moreno. Contact him at 512.974-4764 or [henry.moreno@austintexas.gov](mailto:henry.moreno@austintexas.gov). To just report an incident, call 311 or use the Austin 311 app. ☺



### Police report

The incidents listed below were listed on the City police department crime report web page [www.austintexas.gov/GIS/CrimeViewer/](http://www.austintexas.gov/GIS/CrimeViewer/)

#### January

Oak Creek      Burglary of Vehicle      13:35

#### February

Oak Creek      Harassment      14:40

Tamarack      Stalking      2:36

Burr Oak      Family Disturbance      22:20

Spotcrime.com and krimelabb.com are other sources for crime reports. ☺



**Calendar**

May	6	Spring Garage Sale
July	4	Parade
October	14	Fall Garage Sale
December		Yard of the Month contest

**Classified Ad rates:**

Business card	\$15
1/4 page	\$35
1/2 page	\$60
Full page	\$85

**Officers:**

President Leanna Lang 512.680.6977  
 NorthwoodPresident@gmail.com  
 Vice President Jo Ann Bredl 512.914-8106  
 NorthwoodVicePresident@gmail.com  
 Secretary Donna Blumberg  
 NorthwoodSecretary@gmail.com  
 Treasurer Nancy Grijalva 512.218-9492  
 NorthwoodTreasurer@gmail.com  
 The News from Northwood is a publication of  
 the Northwood Neighborhood Association  
 Editor Donna Blumberg 512.244-7500  
 northwoodna@gmail.com

# RISE!

**Easter Sunday, 4/16**  
**Worship @ 9am & 11am**  
**Breakfast @ 10am**

**United Christian Church of Austin**  
*@ Parmer Lane, just west of MoPac*

**www.UCCAustin.org**





**Ladybug Sewing**  
**Learn To Sew**  
Private Classes or Small Groups  
Beginner through Advanced

Located in North Austin  
Contact Linda  
512-255-9982

[lindacook9982@gmail.com](mailto:lindacook9982@gmail.com)

**Northwood 2017 dues \$20.00**

Name \_\_\_\_\_ Phone \_\_\_\_\_

Address \_\_\_\_\_

Email \_\_\_\_\_

Make check payable for Northwood Neighborhood Association and mail to Nancy Grijalva, 4507 Tamarack Trail, Austin, TX 78727 OR pay via PayPal on the website, [www.northwoodna.com](http://www.northwoodna.com)  
Be sure to join the Northwood Nextdoor discussion group - go to [www.nextdoor.com](http://www.nextdoor.com) to sign up.

## Effective Self Defense without using violence or strength: Aikido



Learn how to deal with attacks in a non-aggressive but effective manner, minimizing injury to the attacker

Public classes are at the Northwest Austin YMCA, McNeil Dr. north of Parmer MWF 7:15 - 8:30 PM (attend 1, 2 or 3x/week) - [www.austinyymca.org](http://www.austinyymca.org)

New students (ages 8+) always welcome! First class free

Questions? email [austinaikidoclub@gmail.com](mailto:austinaikidoclub@gmail.com)

What is Aikido video? [youtube.com/user/austinaikidoclub](https://www.youtube.com/user/austinaikidoclub)

# NORTHWOOD REAL ESTATE UPDATE

(As of 03/16/17)

By Linda Holmbeck, REALTOR® - Horizon Realty Austin

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

- **8** – Homes sold in Northwood
- **0** – Active listings on the market in Northwood
- **2** – Pending listings on the market in Northwood
- **22** – Average number of days homes in Northwood spent on the market
- **\$199.06** – Average sold price per square foot in Northwood
- **\$316,106** – Average sales price for homes sold in Northwood

## Austin Area Market Stats for February, 2017 (Per latest data released by The Austin Board of Realtors®)

- **1829** – Single-family homes sold volume (up 1% from 2016)
- **\$287,000** – Median price for single-family homes (up 7% from 2016)
- **61** – Average # of days single-family homes spent on market (down 4 days from 2016)
- **2.1** – Months of inventory of single-family homes (up 0.1 months from 2016)
- **\$652 Million** – Total dollar volume of single-family properties sold (up 9.9% from 2016)

The latest Austin Board of Realtors Housing Market Report shows growth slowing slightly in the Central Texas market after a record-breaking 2016. According to Mark Sprague, State Director of Information Capital for Independence Title, “Low inventory levels, high home prices and slowing job growth across the region are preventing a resurgence of the record-breaking numbers experienced the last two years, but overall the region’s housing market remains very strong. The Central Texas housing market is normalizing into a more stable market.”

Single-family home sales in the Austin-Round Rock MSA remained largely flat in February 2017, increasing 0.9 percent year-over-year to 1,829 home sales in February 2017. Across the MSA, the only price classes to experience annual gains in single-family home sales in February 2017 were homes priced between \$200,000 - \$500,000 and \$1 million and higher

Northwood continues to experience brisk sales during the early spring market and there are currently no active listings in the neighborhood.

**Note:** “Like” and follow me on Facebook for the latest information on the Austin housing market as well as helpful news about real estate: [www.facebook.com/AustinHomesByLinda](http://www.facebook.com/AustinHomesByLinda).



### Linda Holmbeck

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

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*Your real estate goals  
are my priority.*