



# News Northwood from

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

*May/June 2018*

## *Zoning & Development*

### **Apartments Housing Tax Credits hearing June 28**

#### *Background*

In December 2015 a developer contacted the Association Board to notify us they planned to build affordable apartments on the 7.1 undeveloped land at the east end of Oak Creek between Pegasus and the creek. As the tract was zoned for structures such as neighborhood offices rather than residential, they had to obtain a zoning change to MF-4. Many neighbors believe that this site is not suitable for any type of apartments due to environmental, flooding, traffic and safety reasons. Despite strenuous neighborhood opposition the City Council granted that zoning change to MF-4 in 2017; up to 90 apartments can be built. The current version of this project is called Elysium Grand.

#### *Updates*

The planned Elysium Grand apartments have applied for the non-competitive 4% Housing Tax Credits; tax credits are “awarded to eligible participants to offset a portion of their federal tax liability in exchange for the production or preservation of affordable rental housing.”

The developer requested to be on the June 28th board agenda to request approval of the 4% tax

credit allocation. Assuming they are on the agenda, the Board will vote on whether or not to award the tax credits. The Board takes public comment at each Board meeting for the agenda items. We plan to be present and explain the reasons why we believe this is a poor site for apartments and should not be awarded the housing tax credits.

Interested parties may also submit comments in writing, these are included in the documentation presented to the Board at the meeting. If you mail comments to the Board, be sure to clearly identify the project is Elysium Grand and mail the letter by June 10 to the TDHCA, P.O. Box 13941, Austin, TX 78711-3941. If you write, we would appreciate it if you email the Board a copy at northwoodna@gmail.com. We suggest you focus on reasons why the tract is not suitable for apartments (our website northwoodna.com has a post Oak Creek apartments: Updates & Resources Summary which describes our positions, including the Environmental and Traffic/walkability concerns).

Having additional neighbors present showing support for our position will be helpful. The location is presumably 221 East 11th Street; we don't yet know the time. We will confirm the date and time as it gets closer; watch NextDoor, FaceBook or the Silver Creek Board. 

2018 Dues are Due!

**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.



**Zoning change requested for property behind St. Francis Church**

The home and 1.2 acre property at 3503 Oak Creek directly behind St. Francis Anglican Church has been recently purchased by a developer. He contacted the Northwood Board has met twice with the Board and our zoning chair.

He plans to tear down the house and replace it with up to 5-6 buildings, containing up to 12 condos (two per building).

He stressed that he grew up in his area and he wants to build something that's compatible with Northwood. He is requesting a zoning change from SF-2 to SF-6. The rezoning application and additional updates are on our website.

This project is in the very early stages so there will most likely be many changes. His current vision is to have 1-3 bedroom condos that are 2 stories with a usable attic. He said there will not be any balconies facing the adjacent houses.

We developed an amendment to the zoning request to include a conditional overlay to mitigate the impact on the surrounding residential properties; as of this writing his team is reviewing our ideas. (Conditional overlays are part of the zoning and are enforceable.) We let the developer know that nothing is finalized or officially decided until we get input from the neighborhood.

Our email to the developer with Conditional Overlay details includes the following items:

1. 50' building setback from all residential properties
2. Buildings not to exceed two stories or 25 feet in height
3. No parking between any setbacks and residential properties

4. Decorative Boundary wall along Oak Creek
5. Community trash, recycling and other refuse collection containers must be located along eastern property line
6. All exterior lighting shall be hooded to limit impact on residential properties
7. Decorative masonry wall abutting all residential properties
8. Garages will be limited to front entry only
9. No balconies facing residential properties. ☞

*Upcoming Events*

**June Neighborhood meeting - discuss both Oak Creek zoning cases**

We are scheduling a neighborhood meeting sometime in June to discuss both zoning cases. As of this writing, we haven't finalized the date, time or location. Watch the Silver Creek/Parmer board, NextDoor, Facebook and the website. ☞

**July 4 parade**



Bring flags to wave and decorated wagons and bikes to ride for the annual Independence Day parade. At 10:00 AM. meet at Oak Creek Cove (just west of Timberside). From there the route is Oak Creek to Manhasset and beyond. Everyone who lives in Northwood, Preston Oaks, McNeil Estates or The Reserve is invited to a "northwest corner parade".

We're looking for people who would like to help with munchies and drinks at the end of the route (the Association will reimburse costs) and also someone to provide some marching music during the parade. Email northwoodna@gmail.com if you want to help. See you at 10:00 on July 4! ☞



## Neighborhood Notes

### Austin Energy Tree Trimming

Our Neighborhood Association President received a certified letter from Austin Energy dated April 25, 2018 (the letter is on the website) advising us that contractors will soon be pruning and removing trees near the electric lines. They will try to notify property owners ahead of time.

The letter also explains that property owners may request the following actions from Austin Energy and its contract personnel.

- You may request an on-site meeting with a Contractor representative to review the proposed tree work
- You may request an on-site meeting with an Austin Energy employee to discuss the proposed tree work
- You may request to have a third party present during the meetings
- You may request modifications to the proposed tree work
- You may request to not have trees removed on your property
- You may request to be present when the tree work is performed
- You will receive a written work plan documenting the final plan for your property
- You may request pricing on potential electric system modification to minimize or reduce tree work

For questions or concerns, contact Craig Stoughton at (512) 505-7546.

If you have oak trees and call, you may want to ask how they handle trimming oak trees to avoid the spread of oak wilt; see the following article. 

### 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 (spray paint works). 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](http://texasoakwilt.org). 

### Hot pavement = hot pet feet

As summer arrives, remember that if the sidewalk or street is too hot for you to walk barefoot, it’s probably too hot for your pet’s feet as well. And if you carry a water bottle for yourself, remember to carry water and bowl for your dog. 



### Scoop the poop

Please remember when you walk your dog to carry bags to scoop up their poop. We must all be responsible pet owners and take pride in our Northwood Neighborhood and be courteous to our neighbors and their yards.. And if you already do that, many thanks! 

## Continuing News

### 2018 Due\$ are due

The 2018 dues are due. They are \$20 and are for the calendar year 2018.

The dues pay for the gift certificates for the yard of the month, the website 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 mail a check for \$20 payable to Northwood Neighborhood Assn to Treasurer Nancy Grijalva at 4705 Tamarack Trail, 78727 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 with only Northwood neighbors or also nearby neighborhoods. To join **over 680 Northwood neighbors** on Nextdoor, go to [www.nextdoor.com](http://www.nextdoor.com). 📧

**Yard of the Month**

*April*

Congratulations to the April Yard of the Month winners, Jerry and Mary Spence at 4602 Bridlewood. They do all the work themselves. Eventually they want to get rid of as much of the grass as possible and replace it with flower beds and walkways.

They try to use water wise plants and Texas natives. Some of the plants are Pride of Barbados, Flame Acanthus, Gopher Plant, Autumn Sage, Skullcaps, Firebush, Foxtail Ferns, American Beautyberry, Gregg Mistflower, plus many more. They use a lot of rocks in the landscape and have gotten many for free from craigslist. They pick up tree roots people are getting rid of and incorporate them in the flower beds. Mary loves walking the neighborhood and seeing what everyone is doing new in their yards.

*May*

The Kotwal Family at 12603 Beaconsdale Circle are the May Yard of the Month winners. They drew inspiration from visits to the Ladybird Johnson Wildflower Center. They try to look for flowering plants that are water-wise, deer resistant, and good for bees and butterflies. Some of their favorites are milkweed, lavender, calendula, winecups, blackfoot daisy, mexican oregano, and esperanza. 📧

**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 311 smart phone app. 📧

**Police report**

The City's Crime Viewer is available at [www.austintexas.gov/GIS/CrimeViewer/](http://www.austintexas.gov/GIS/CrimeViewer/)



*March*

Oak Creek Dr. Criminal Trespass Notice 10:57

*April*

Burr Oak Dangerous Animal 14:02

Council Bluff Assault by threat 20:03

Oak Creek Dr. Harassment 12:20

Palfrey Theft 12:03

*May*

Oak Creek Abandoned vehicle 9:42

Oak Creek Dr. Harassment 11:46

Palomar Criminal Mischief 21:23

Tamarack Trail Burglary of Vehicle 6:45

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. 📧

**Calendar**

July 4 Parade  
October 13 Fall Garage Sale  
December Holiday lights contest

## Your Realtor® & Northwood Neighborhood Specialist



I've called Northwood home for over 26 years and have been a REALTOR® for 18. We live in one of the most unique and desirable neighborhoods in North Austin.

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

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program saves you mon-  
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Linda Holmbeck  
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# NORTHWOOD REAL ESTATE UPDATE

(As of 5/19/18)

By Linda Holmbeck, REALTOR® - Horizon Realty Austin

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

- 5 – Homes sold in Northwood
- 4 – Active listings on the market in Northwood
- 5 – Pending listings on the market in Northwood
- 39 – Average number of days homes in Northwood spent on the market
- \$204.06 – Average sold price per square foot in Northwood
- \$361,400 – Average sales price for homes sold in Northwood

## Austin Area Market Stats For April, 2018 (Per latest data released by Austin Board of Realtors®)

- 2611 – Single-family homes sold volume (up 4% from April, 2017)
- \$316,000 – Median sales price for single family homes (up 4% from April, 2017)
- 6154 – Active single-family home listings on market (down 3% from April, 2017)
- 51 – Average number of days homes spent on market (up 2 days from April, 2017)
- \$1.1 Billion – Total sales dollar volume (up 14% from April, 2017)

Critically low inventory and robust sales continue to drive Austin's competitive housing market this spring. "In the Austin-Round Rock MSA, price classes across the board are seeing an increase in demand with a decrease in inventory," Steve Crorey, 2018 president of the Austin Board of REALTORS®, said. "While new listings are up year-over-year, homes are selling faster than they can be listed on the market. This has led to a smaller number of active listings and an increasingly competitive market for homebuyers."

Recent articles in US News & World Report and Business Insider named Austin the best place to live in the United States in 2018. While jobs and affordability are big factors, relocating millennials also focus on lifestyle, education and overall growth of an area. Mark Sprague, State Director of Information Capital for Independence Title, said, "The desire to live in the city of Austin continues to drive home sales."

Activity in Northwood remains strong with houses selling in well under the average marketing time for the Austin area. There are currently four active and five pending listings in the neighborhood ranging in price from \$319,900 to \$425,000.

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](https://www.facebook.com/AustinHomesByLinda).



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*Your real estate goals  
are my priority.*