



## Upcoming GENA Meetings

Monday May 21  
Monday July 23  
Monday Sept. 24

South Austin  
Rec Center  
7:00 – 8:30 pm

**PRESIDENT'S LETTER:** Hello, neighbors! You know, we in Galindo have really got it good. We've got our prime location in the middle of a zip code that is in the middle of a great town, we've got live oaks (and coyotes! and foxes!), and we've got nearby shops and restaurants of all sorts, without the mania and stress of Dallas or Houston. We've got city living at its finest. Consider my Wednesday this week.

In the morning I went to Opa to get some work done on my laptop. That spot is walking distance from my house and is the sort of agreeable "third space" a lot of us frequent these days. While I was there, I overheard not one but two different meetings between wheeler dealers negotiating some kind of app developer "synergy" "disruption" opportunities that will surely make everyone involved rich – good for them. Then back at the house I heated up some leftover Polvo's for lunch, and while I enjoyed that king's repast, I was able to stream a little quality sci-fi programming via Google Fiber, since Google made Galindo one of the first neighborhoods in the United States with gigabit internet. Later that afternoon my next-door neighbor called. Someone was at his door looking for tools; there was a car with a popped tire in the driveway one house over on S. 5<sup>th</sup> where we live. Turns out the guy who knocked was a pedestrian trying to help the lady who was driving the car. I had the jack and the wrench and the compressor; we had the lady back on her way in 12 minutes flat, and there were warm, fuzzy feelings all around.

That left me just enough time to make it to class at the fancy gym I've been going to lately. There I was able to get the kind of personalized, detailed explanation of what is wrong with my physique that simply isn't available in a lot of less cosmopolitan areas. That evening my wife and I indulged in tacos just down the road at Papalote, which makes as good a taco as you're going to find anywhere on earth. That was a pretty regular day around here, and a fine day, and a day you couldn't have in a lot of neighborhoods. There are many ways to win the game, residentially. High-rise condos downtown are cool and swanky, big new ranches in Buda are just right for some, and a "tiny house" on your own plot of land outside of town is the ideal for others. But for me, Galindo is the sweet spot, with its big park in the middle, its pace, its amenities, and especially its residents. I'm proud to call y'all my neighbors.

GENA, the neighborhood association that, among other things, puts out the newsletter you're reading, works to represent and advance neighborhood interests. In the rest of this newsletter, you can read a bit about what's going on in Galindo right now. GENA has general meetings every other month, usually on the fourth Monday of that month. Those meetings are open to all neighbors, and the next meeting is May 21st. I hope you'll attend! Meanwhile, see you 'round the neighborhood.

Bob Price, GENA President

## 2018 Officers

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## CODENEXT PUBLIC HEARINGS

**Tuesday MAY 29**  
10AM – City Council  
Chambers at  
Austin City Hall  
301 W 2<sup>ND</sup> Street

**Saturday, JUNE 2**  
10AM – City Council  
Chambers at  
Austin City Hall  
301 W 2<sup>ND</sup> Street

**Join GENA!** by Marshall Davis, GENA Treasurer

GENA is the recognized representative association for the neighborhood receiving this newsletter. So if you're getting this newsletter, you live in GENA boundaries, and GENA exists to represent YOU! The best way for GENA to make sure it represents all the various viewpoints of neighbors is for all of those neighbors to get involved. We have meetings every other month on the fourth Monday. Our next meeting will be May 21st at 7:00 p.m. at the South Austin Rec. Center. Come meet some neighbors! Please note that because the fourth Monday in May is Memorial Day, this year we are having our May meeting on the third Monday, the 21<sup>st</sup>.

One way to participate is by joining the association as a dues paying member, which makes you eligible to vote at GENA meetings on Association business and issues. Annual member dues are only \$20 per household. Dues are GENA's only regular source of funds. You are eligible to join if you live within the area bounded by Oltorf, South First, Ben White, and the Union Pacific Railway. The quick and easy way to pay annual dues is online, via the "membership" button at our website, [www.gena.org](http://www.gena.org). Alternately, you can bring cash or a check to a general meeting.

Whether you've been here forever or are a new resident, I hope you'll get involved or stay involved with your neighborhood association.

***Join the Galindo Conversation!***

The Yahoo Group is GENA's official email notification platform and is open to ALL residents of the neighborhood.

Get info on city events, garage sales, crime watch, elections, parks and much more.

To subscribe, please visit:

**[https:// groups.yahoo.com/neo/groups/  
GalindoNeighborhood/info](https://groups.yahoo.com/neo/groups/GalindoNeighborhood/info)**

Also join the Galindo Facebook page:  
**[facebook.com/groups/GalindoNA](https://www.facebook.com/groups/GalindoNA)**

***Overheard in Austin...***

"CodeNEXT increases entitlements on almost every residential property in the city, if not by increasing units, by reducing lot size. Evidence from upzonings shows that ...increased density appears to correspond to higher rents, higher median incomes..."

"There are winners and losers in this redesign of Austin, and CodeNEXT is aimed at making Austin a 'better' city for the demographic of people who are going to move here in the future at the expense of the people who live here now."

**Testimony on CodeNEXT by Barbara McArthur, UT Astronomy Fellow, presented at the Joint Land Use Commission public hearing on April 28<sup>th</sup>, 2018**



***Keep South Austin Park beautiful... Dog owners, please scoop the poop!***



**SOUTH FIRST STREET HERO** by Susan Littleton, GENA Communications Photo: Chris Davis, KXAN

I have never met April White but I have often seen her riding her Vespa up and down South First with her fluffy, white dog tightly tucked in its forward carry-pouch. I sure hope that one day I will get a chance to meet this modern day heroine.

Last fall on Friday, October 6, 2017, Ms. White was coming home at 9:30pm riding her moped on South First Street in front of the Texas School for the Deaf when she saw a cyclist just to her right. She remembers a pickup truck barreling up. The truck then rolled over the cyclist "like a pancake, and I just screamed, no, no. I didn't know whether he was alive or dead." White said. The truck didn't stop and other people came to assist the cyclist.



White was sure the driver knew he had hit someone and was trying to get away. Despite her Vespa's limited speed, she followed the driver and caught up with him at William Cannon Drive. She wrote down his license plate number and immediately sent it to the police. She then headed back to the scene where the injured cyclist was being taken to the hospital. Police ran the license plate and quickly arrested the driver on intoxication assault. The cyclist Edward Hudek was treated at Dell Seton Medical Center for broken bones, bleeding in his brain and a punctured lung.

"He's a survivor right here," White said at the hospital. "Well, I'm a survivor, but she's a saint," replied Hudek.

**UNION PACIFIC TO INSTALL FENCING** by Bob Price, GENA President

After ongoing episodes of vandalism by rock throwing youth walking along the railroad at the western edge of our neighborhood, Union Pacific has agreed to install fencing to discourage the problem. The plan is for Union Pacific to install an eight-foot tall fence made of heavy "barbecue grate" along a 1500-foot stretch that parallels Corbin Lane.

The fence is planned for the east side of the tracks, on the railroad right of way. The railroad and its right of way are the private property of Union Pacific, which is covering the cost of installing and maintaining the fence. Union Pacific is aware of the drainage issues in that area and has indicated it will build with those issues in mind. Installation of the fence should be completed by the end of 2018.

**ZONING UPDATE** by Donna Coates, GENA Zoning Chair

Although there is a lot of construction in the neighborhood, there are no active zoning requests at this time.

MIT's Department of Urban Studies and Planning has reached out to our neighborhood to discuss design strategies concerning what is referred to as "missing middle" housing - a range of multi-unit or clustered housing options compatible in scale to single-family homes that help meet the growing demand for walkable urban living. The MIT students have selected two sites for their work - the South First Street corridor and the proposed Colony Park Neighboring Communities project in East Austin.

The MIT students will be working with the American Institute of Architects Austin's Urban Design Committee to develop a report with proposed strategies to retain and build missing middle housing along transit corridors. When the report is completed, it will be shared with the GENA membership.

**GALINDO FEATURED NEIGHBOR: VELIA SANCHEZ** by Susan Littleton, GENA Communications

**When did you first move to Galindo? Describe the neighborhood at that time.**

I moved into this neighborhood in 1975 because it was the only place that I could afford. I was a single Mom with five daughters, and in those days, financial institutions were not user friendly to single females. I bought my house on a "deed of trust" and I was very fortunate that the gentleman that sold it to me was kind and helpful.

I had taught at Becker Elementary School for a few years so I knew about this area. I was told that the neighborhood was not a safe place to live because it was located near the Meadow Brook housing project. But I happened to know some of the people there and I was not afraid to buy in this area. I truly loved Becker and this community so I also became very involved in the first South Austin Neighborhood Council that formed out of Becker Elementary School.

We worked hard to keep this area from going to low status by fighting to have the South Austin Recreation Center built (to keep our youth engaged in sports and not vandalizing); the first Community School started at Becker; and the Multipurpose Center was built on South First.

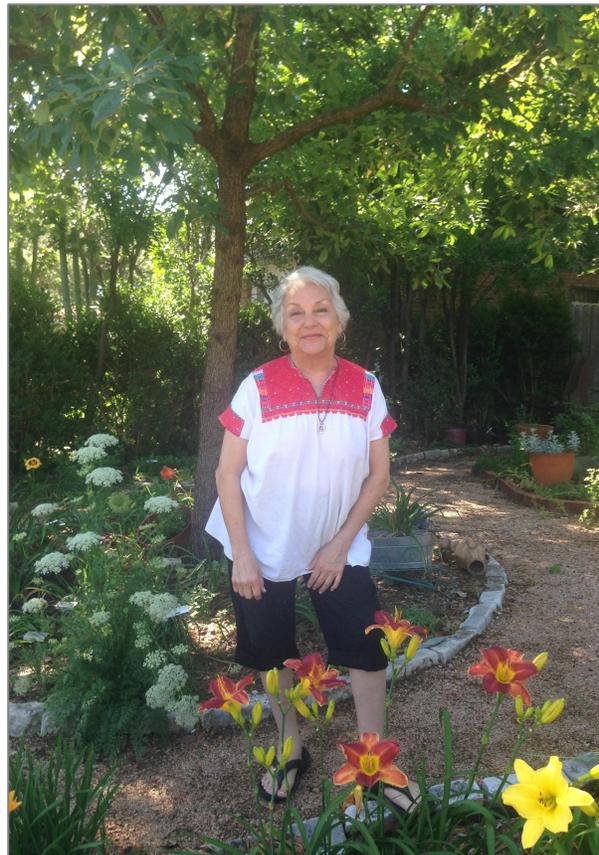
We fought to keep Fulmore Junior High in its present location. The Travis Heights Neighborhood had wanted a new junior high in their area but wanted it east of IH 35. This community won that fight.

Manuel Navarro lived on South 5th near Becker and became a School Board member and a strong advocate for this community. Mr. Charles Guerrero, another city employee was on the South Austin Council and worked hard to keep this area a good place. Ricky Guerrero Park was named after his son.

Because I was a Physical Ed teacher at Becker I pushed hard for the Rec Center so that the youth would have a place to hang and learn. While we waited for the Rec Center to be approved, I would open the gym at Becker for after school activities. The first Extend-A-Care, another well known after school care program, started at Becker Elementary because we had people that cared about this community. So I have had an interest and worked hard for this area, even before I moved into this house on Southwood Road.

When I first moved here, many of the original families were still living here. Many are gone now, mostly to passing. This area was the outskirts of Austin, according to them, and very much a family oriented neighborhood.

We had some famous citizens on Southwood Road, including Ann McAfee, a well known Democrat and owner of our neighborhood paper, the South Austin Herald. Since then, and now that so many of the original families are gone, some really wonderful people have taken their place.



Before it was known as "Galindo" it was called the "Southwood" neighborhood. Galindo Elementary School is relatively new to me, (Becker and Dawson were the local schools) and it was named after a lady by the name of Emma Galindo, a teacher I knew.

**What activities and organizations do you participate in? Can you set out a little background of your life and list what accomplishments make you the most proud.**

In my lifetime, here in Austin, I have been involved in many organizations that would hopefully improve lives. But I will stick with the present. After 33 years of teaching and raising a family, I retired and continued to serve the community. I served on the Emma S. Barrientos Mexican American Cultural Center board, the Austin Area Garden Council as a board member. I am President of the oldest garden club in this area - the Violet Crown Garden Club of Austin, the Travis County Master Gardeners Association and a few others.

My proudest accomplishment I would have to say, raising five young ladies at 1213 Southwood Rd. They grew up to be amazing women. The thinking back in those days, that single Moms, aka divorcees would have emotionally disturbed children - not so.

**What are the biggest changes that you have witnessed in our neighborhood?**

The biggest changes I have witnessed are the great young families that have moved here. From a place where there were concerns about neighborhood decline to a place where everyone wants to live now is amazing. I cannot believe that when I say I live in 78704 you hear gasps, and remarks like "wish I could afford to move in your area." I love the families that have moved here.

**What is your vision for the future of Galindo?**

My vision for Galindo is what is already happening - new, innovative, young families continuing to improve this area. The diversity, the energy and so much more makes me happy.

**What do you love the most about living in Galindo?**

What I love most about living in Galindo is the people - as I said earlier, young, energetic, friendly and smart members of this community just make my neighborhood so special.

**Summer Swimming and GENA Pool Parties!** by Diana Zake, GENA Secretary

Our lovely neighborhood **Gillis Pool** located at 2504 Durwood Street will be open from **June 11<sup>th</sup>** to **August 12<sup>th</sup>** during the summer of 2018.

Pool hours are 1:00 PM to 8:00 PM. The pool is closed on Wednesdays.

Check the pool website for information on swimming lessons: [austintexas.gov/department/gillis-pool](http://austintexas.gov/department/gillis-pool)

Join us and bring your friends and family to **GENA's pool parties** on **Saturday June 16<sup>th</sup>** and **Saturday August 11<sup>th</sup>**, from **3:00 PM to 5:00 PM**. Ice cream treats will be provided.



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## **HOW CODENEXT WILL IMPACT GALINDO** by Patty Sprinkle, GENA Vice-President

The City of Austin is revising its Land development Code in a process called CodeNEXT. This rewrite covers a broad range of regulations like zoning, land development, affordable housing and land use. This new code will determine for all parcels in Austin what can be built, how many units and what types of uses will be allowed on the lot including building compatibility and setbacks from adjacent properties.

To date, three versions of CodeNEXT have been released for public comment with an addendum released on April 21, 2018 that has 410 pages of changes. The City Council will hold Public meetings at City Hall Council Chambers on **Tuesday May 29, 2018** and **Saturday June 2, 2018**. Both meetings begin at **10:00 am**.

How will this new code impact your property? In our neighborhood, **SF3- single family home** lot size requirements will decrease from a minimum of 5750 SQFT to 5000 SQFT and will allow **three units per lot** which includes an accessory dwelling unit. Lots of 7000 SQFT can have **four units per lot**.

Mercury Hall, on the corner of South First and Cardinal Lane currently has a **General Retail, Commercial Services and Commercial Services** liquor sales zoning or **GR-CS-CS1**. If the new code is implemented it would be zoned **Main Street 3B** allowing it to be developed into multi-unit residential, office, and retail uses with a height of up to 85 feet if the project meets the guidelines of the Affordable Housing Bonus Plan. The potential number of residential units is not known at this time.

A parcel that runs from ABGB on Oltorf, along the railroad tracks on one side and West Bouldin Creek on the other to Locke Lane has a proposed zoning from **Commercial Services** to **Mixed Use 4B** which will allow 36 residential units per acre. This area is known to flood and the current residents in the Woodridge Trailer Park have needed water rescue multiple times in the past few years. Urban infill, especially along creeks, and more impervious cover will only add to runoff and flooding increasing danger to local residents and first responders.

Once the new code is implemented, a **future land use map (FLUM)** will be drawn showing all the properties and their zoning. For example, if your single family lot is rezoned, the highest and best use of the land would be to have as many units as allowed by the new zoning, making the existing use of single family home a non-conforming use. The new zoning could make it more difficult for homeowners of these properties to refinance or add on to the original structure, as the highest and best use of their land would not be for a single-family home. This would likely hasten the already fast-paced demolition of single-family homes in the central core. This could decrease the supply of existing affordable housing, as property owners and renters are unable to afford the increasing rents, taxes and upkeep of their properties.

Austin community group **Community not Commodity (CNC)** and **Linda Curtis**, director of **IndyTexans** gathered 32,000 signatures to place the code rewrite before the voters in November. On April 23, 2018 the City Clerk's Office validated the CodeNEXT petition asking for both a waiting period and voter approval before any new land development code is implemented. The City Council has declined to place the item on the November ballot. Attorney Fred Lewis of CNC has stated that he will challenge the City's decision in court.

If you are concerned about how CodeNEXT could rezone your property, raise your taxes and remake the neighborhood, please attend the public hearings at the City Hall Council Chambers on **May 29, 2018** and **June 2, 2018** at **10:00 am**.

Write and call **Mayor Adler** ([austintexas.gov/email/steveadler](mailto:austintexas.gov/email/steveadler) | 512.978.2100) and **District 3 Council Member Renteria** ([austintexas.gov/email/sabinorenteria](mailto:austintexas.gov/email/sabinorenteria) | 512.978.2103) and let them know your opinion on CodeNEXT and how it will impact you and your family.

Visit [austintexas.gov/codenext](http://austintexas.gov/codenext) for up to date information from the City, and **Community Not Commodity** for a different point of view at <https://communitynotcommodity.com>.

**YOU'RE INVITED TO OUR MEMORIAL DAY PARTY!**

BRING YOUR FRIENDS FOR FOOD, BEER, MUSIC AND SPORTS! CHEER ON 8 OF OUR HELL YES PROJECT PARTNERS AS THEY GO FOR A \$1000 GOLD MEDAL PRIZE!

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- ★ Ghisallo Cycling Initiative
- ★ Austin Habitat for Humanity
- ★ Save Our Springs Alliance
- ★ HAAM
- ★ Central Texas Food Bank
- ★ Foundation Communities
- ★ AIDS Services of Austin

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- ★ Crowler Can Stacking
- ★ Speed Corn Hole
- ★ And More!

Olympics start at 3pm. Live karaoke will start around 6:30pm. Each team will perform one song. Your votes will help determine the winner of the event, and perhaps, the entire Olympics!

For more info on **THE HELL YES PROJECT**, visit: <http://theabgb.com/hell-yes-project/>

**MEMORIAL DAY PARTY + HELL YES OLYMPICS**



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