

Spring 2017 Newsletter



President's Letter

Hello Friends and Neighbors,

On Tuesday, April 18, 2017, the City released the initial draft of the CodeNEXT map. The map is the first round of the new zoning classifications which are part of the rewriting of Austin's land development code. This first map may be revised and changed as input and comments are encouraged during the next year before a final new development code and zoning map are adopted. The new zoning classifications define what is allowed to be built and where. This includes commercial, residential and industrial uses. The new zoning will specify the parameters on how properties can be developed concerning height, size and placement of structures.

Mayor Adler has stated that the main purpose of CodeNEXT is to increase the housing supply while protecting the quality of life of neighborhoods. The Mayor has promised to preserve what makes Austin special during the CodeNEXT process. This will be a difficult balance and the City has already spent years and millions of dollars on this endeavor to manage growth within Austin.

During the drafting of CodeNEXT and the assigning of a new zoning classification to a parcel, the City states a number of factors were considered, including: existing entitlements, development patterns, corridor or center designation, neighborhood plans, and conditional overlays.

The new zoning map allows housing density along what are defined as major growth corridors. The goal is to add housing supply to meet affordability goals while preserving the look and feel of individual neighborhoods. Please see Patty Sprinkle's article within this newsletter for a detailed comparison of current code within Galindo and proposed new code classifications under CodeNEXT. All properties within Galindo have received a new zoning classification. These new zoning classifications will most likely increase the density of Galindo. Our initial goal as a neighborhood will be to preserve what we love about Galindo as the new zoning classifications are being finalized during the next year. Our long-term goal will be to preserve what makes Galindo special once the CodeNext zoning classifications have been finalized and implemented.

To comment on the CodeNEXT map visit codenext.engagingplans.org. Public hearings before the Planning Commission (PC) and the Zoning and Platting Commission (ZAP) are expected to begin in September 2017.

Your neighbor,
Susan Littleton,
GENA President

Upcoming Events:

GENA Meeting
Monday, May 22nd,
South Austin Rec
Center, 7pm

*

**Memorial Day Party
& Hell Yes
Olympics, May 29th,**
3pm, ABGB

2017 Officers

President
Susan Littleton

Vice President
Kathryn Kawazoe

Secretary
Diana Zake

Treasurer
Bob Price

SCC Representative
Patty Sprinkle

ANC Representative
Patty Sprinkle

Zoning
Marshall Davis

Communications
Rob Albertson

The purpose of the Galindo Neighborhood Association is to seek to improve the quality of life in the neighborhood in matters such as land use, traffic control, social functions, environmental protection, public services, and other matters of neighborhood concern.

CodeNEXT

Patty Sprinkle, SCC & ANC Representatives

CodeNEXT, the rewrite of Austin's Land Development Code, released its preliminary Future Land Use Map (FLUM) on April 18, 2017. Many new zoning categories have been added particularly for urban core neighborhoods along transit corridors. The new code revises setbacks, height restrictions and impervious cover requirements allowing for denser development throughout the central city.

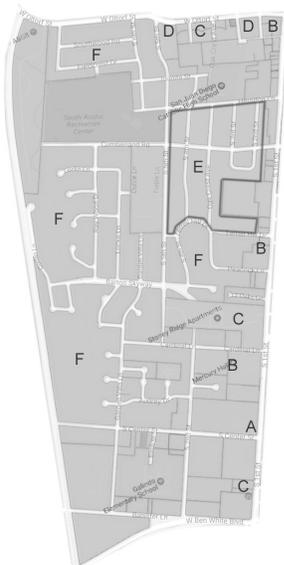
The map and key below illustrate the many new zoning categories proposed for Galindo and the basic land use requirements including types of building permitted on the lot. To see the current zoning and the proposed zoning for a specific address and to give online feedback go to:

codenext.engagingplans.org

Or schedule an appointment for office hours by calling: (512) 974-3583 or by visiting: tiny.cc/codenextofficehours

For more information on CodeNEXT visit: austintexas.gov/codenext

You may also read and comment on the proposed land development code at: codenext.civiccomment.org



Key	Location	New Zoning Category	Height	Front Setback from the curb	Impervious Cover
A	Corner of S. Center and S. First	Transect Zone T5MS Mid-rise & live work	Up to 6 stories	5 feet	95.00%
B	- Corner of Oltorf and S. First - Terrell Hill and S. First - Cardinal and S. First	Transect Zone T4MS Row house-med, Live-work Accessory Dwelling Unit (ADU)	Up to 3 stories	5 feet	80.00%
C	- Oltorf from Oakcrest to S. 3 rd - S. First near Ben White	Transect Zone T4N.SS Neighborhood Shallow Setback, Multiplex, duplex, small house, cottage court, ADU	Up to 2 stories	10 feet	60.00%
D	- Oltorf and S. Fifth - S.3rd to S. 2nd	Transect Zone T4N.IS Neighborhood Intermediate Setback multiplex, duplex, small house, cottage court, ADU	Up to 2 stories	15 feet	45.00%
E	Area from Herndon Lane to Terrell Hill, and S. Fifth to S. First	Transect Zone T3N.IS Neighborhood Intermediate Setback Duplex, cottage corner, cottage court, small house	Up to 2 stories	15 feet	45.00%
F	Pockets of formerly Single Family 3 (SF3) zoning; throughout the neighborhood	LMDR Low to medium density residential. Single family detached, duplex	Up to 2 stories	15 feet	45% - 55%

Put Down Roots *with... Moxie!*



Mishell - your Galindo neighbor since 2003!



www.moxierealtygroup.com

Mishell B. Kneeland • 512-965-5461
Justine A. Smith • 512-970-0681

Join GENA!

Bob Price, Treasurer

GENA is the recognized representative association for the neighborhood receiving this newsletter. Democracy at the very most local level! Those of us who make it to the every-other-month meetings would love to see many more of our neighbors get involved and give their two cents about neighborhood goings on – everyone agrees GENA should represent the views of the neighborhood as a whole. So whether you've been here forever or are a new resident, I hope you'll get involved or stay involved with your neighborhood association.

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 and 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.

You can pay dues now and be set for the rest of 2017. The easiest way to pay is online, via the "membership" button at our website, www.gena.org. You can also pay annual dues by bringing cash or a check to a general meeting. Those are usually on the third Monday of every other month; the next is May 22nd, 7:00 p.m. at the South Austin Rec. Center.

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

Galindo Neighborhood Association

PO Box 41232

Austin, TX 78704

Join the Galindo Conversation!

The Yahoo Group is GENA's official email notification platform and is open to ALL residents. Get info on garage sales, crimewatch, elections, parks, city events 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 at: <https://www.facebook.com/groups/GalindoNA/>

15 YEAR GALINDO RESIDENT **10 YEARS IN REAL ESTATE**

Since 2014 I've sold 27 properties in South Austin, and a third of those were in Galindo.



ROB ALBERTSON

REALTOR®
South Austin Specialist

512.653.8939

robalbertson@realtyaustin.com

Call Rob 512.653.8939 for your
FREE Galindo home valuation.



Statesman Spotlight on Galindo

Susan Littleton, President

The Austin American Statesman featured the Galindo neighborhood in the paper's Saturday, April 15, 2017 Home Section. The article highlighted some of the many attributes that make Galindo a classic South Austin neighborhood:

- * The 24 acres of our cherished South Austin Park and Recreation Center
- * The numerous large, old oak trees that cover our lawns
- * The beautiful homes with character where neighbors gather and become friends with the people next door
- * Pizza and beer at local brewery ABGB
- * A culture reminiscent of the days of Austin's past

*If you see a newsletter delivered to a vacant home, please remove it so that it doesn't invite the wrong attention.
And please recycle when you are finished reading.*

Galindo Featured Neighbor: Peter Dick, Architect and Builder

Susan Littleton, President

You graduated from the University of Texas at Austin in 1986 with an Architectural Degree, what was your first job?

As an older student at UT-Arch in the 80's, I needed to support myself as well as pay for the schooling costs (relatively low thanks mightily to the PUF - Permanent University Fund), so I continued to work as a general contractor/cabinet maker, concentrating on residential projects that required refined levels of finesse in their execution. In essence I had two full-time jobs, school Mon/Wed/Friday and nights, work Tues/Thurs/Sat, while supervising the crew during the school time during breaks, etc. Taking advantage of the internship program of UT-Arch (in year 4 of 5-plus), I spent ten months working in the office of Robert A.M. Stern Architects, still a prominent NYC firm that designs a wide range of building types all over the world. After returning to Austin to finish my degree, the 'Texedous' began (no local arch'l or building work, for almost everybody), so I returned to New York and accepted a position in his office. Three years in NYC saw experience in 2 different offices, while preparing for and passing the arch'l registration exam in New York State.



When did you first move to Galindo Neighborhood? and why?

Not wanting to raise our daughter in Brooklyn, we relocated to Seattle just as the 'Grunge' explosion commenced, in 1989. We stayed for 5 years, and then returned to Austin in 1994, and moved into our house on Oak Crest on Easter, 1995. A delightfully welcome present came to us that fateful morning when our Thai neighbors presented us with a fully-cooked duck, just to extend a loving hand to the newcomers.



We loved the neighborhood, it was a place that we could afford, and the diversity attracted us. We thought it was oh-so-far from downtown, but who knew what would happen...the best part is the fact that our daughter and son-in-law have returned from NYC, and live in Galindo as well, and are expecting the third generation to join us in May.

What criteria do you use when accepting clients?

My practice is split between architecture and construction, primarily in the residential sphere. I always seek individuals that have intriguing programs, quirky habits, and challenging desires. We live in a climate that demands attention, and I pride myself on respecting the rules of nature while overlaying some spatial magic and crafted finesse on any solution that the collaboration yields. When constructing one

of my own designs, I wear two hats of the troika, with the client wielding the other equally important voice; successful collaborations always require strong and sensitive clients. As always, we respect the pragmatic limitations of reality, and endeavor to make physical and aesthetic parameters work in our favor.

Do you have a particular philosophy when designing structures?

The scale and scope of our neighborhood interventions have varied from some modest artist and writer studios, to rear-yard cottages, to full interior remodels, to full-blown rehabilitation and reconfiguration of existing period houses that were brought into the 21 century. While not exclusively focusing on historic preservation, we do have varied and extensive experience in saving structures dating to the 1870's and 1880's through the 1950's and 1960's here

in Austin, and earlier work even further back, chronologically, in the Northeast. If the bones are strong, there are always options and possibilities to successfully meld older ideas with new, in existing structures and modern lifestyles. There is so much to learn from the energy and creative endeavors of our ancestors, to know history, in order to be able to forge the blazing paths of our own time.



AISD Facility Master Plan Update

Diana Zake, Secretary

Due to under-enrollment, Mollie Dawson Elementary School on S 1st (where approximately half of the Galindo households are zoned) will be part of a targeted utilization plan. This means that Dawson's enrollment must increase each school year by at least 2%, and the goal is to reach an enrollment of at least 400 students. You can help by talking to your friends and neighbors about enrolling their children at Dawson. Please encourage them to come for a tour to see what Dawson is all about. Dawson is an amazing place to learn and grow!

Registration for 2017/2018 school year is underway for pre-K through 5th grade. Dawson provides dual language as well as ESL, and preschool programs for children with disabilities. You will need the following information when registering your child:

- Official birth certificate
- Up-to-date immunization record
- Current proof of income
- Current proof of residence
- Parent/guardian picture ID

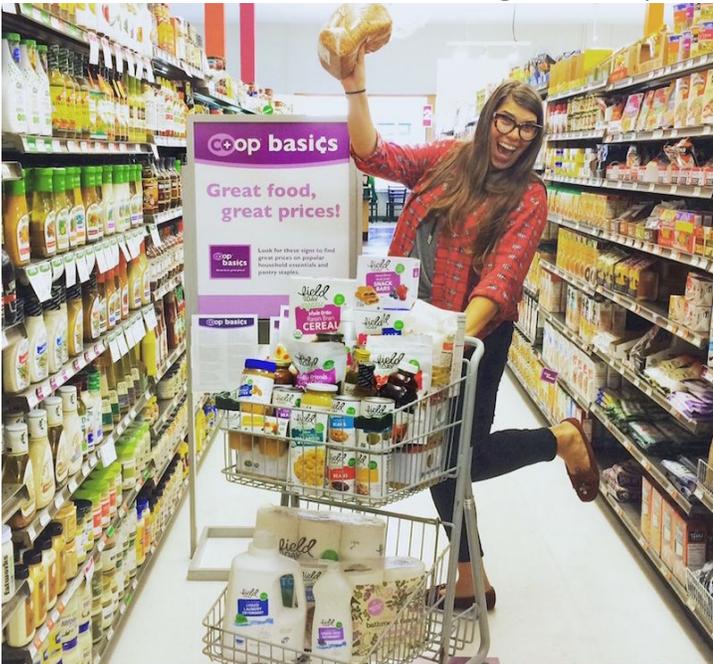
Please contact Noelia Guevara, Parent Support Specialist at 512-414-2070. Dawson Elementary School, 3001 S 1st St, Austin, TX 78704, 512-414-2070. Dawsonelementary.org / Facebook: Dawson is Awesome / Twitter: @dawsondolphins

South Austin Park Update

Kathryn Kawazoe, Vice President

The neighborhood's South Austin Park Master Plan was updated at the last general GENA meeting to include a more precise location for the trail that the city's Parks Department promised (more than) a few years ago. The crushed granite trail location in the new map was inspired by existing natural trails that reflect high use as well as by a desirable path around the perimeter of the entire park for recreational use. Recommendation for a trail connection to/from the South Lamar Neighborhood was also approved; using either the creek-side open area of the Austin Housing Authority development or the bike path that runs through Galindo. Residents would like to have a pedestrian and bicycle path that is safe, convenient, and aesthetically sensitive to creek habitat, but that also access to local businesses on South Lamar without having to get on Oltorf or Ben White access roads. Contiguous pedestrian access with the neighborhood is also a major goal. The newly installed sidewalk along running along S. 5th St., across the street from the park is an example what we hope to have along Garden Villa.

Once the Parks Dept. approves the Master Plan, Council can formally adopt it. For questions or comments, please contact Kathryn, GENA Parks Chair: vicepresident@gena.org



Great Food, Great Prices!

FROM PANTRY STAPLES
TO HOUSEHOLD ESSENTIALS,
WE'VE GOT HUNDREDS OF GROCERY
BASICS AT OUTSTANDING PRICES!

ALL SHOPPERS WELCOME—NO MEMBERSHIP NEEDED.

OUR
Locations

3101 GUADALUPE
512-478-2667

4001 S. LAMAR
512-814-2888

OPEN DAILY: 7:30AM - 11PM

WWW.WHEATSVILLE.COM

Instacart

WHEATSVILLE
FOOD  CO-OP

YOU'RE INVITED TO OUR MEMORIAL DAY PARTY!

BRING YOUR FRIENDS FOR FOOD, BEER, MUSIC AND SPORTS!

CHEER ON FIVE OF OUR **HELL YES PROJECT PARTNERS** AS THEY GO FOR A \$1000 GOLD MEDAL PRIZE!

- ★ Austin Pets Alive!
- ★ Ghisallo Cycling Initiative
- ★ Austin Habitat for Humanity
- ★ Save Our Springs Alliance
- ★ HAAM

HELL YES PROJECT OLYMPICS!

- ★ Egg On Spoon Race
- ★ Speed Hole
- ★ Water Balloon Toss
- ★ Crowler Can Stacking
- ★ Pie Eating Contest
- ★ Live Band Karaoke with *Karaoke Apocalypse!*

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



LUNCH. DINNER. MUSIC. 1305 W OLTORF THEABGB.COM



WE GALINDO!

*Our team can help you get top dollar for your home.
Call us today for a complimentary market analysis!*

512-968-9080 | blairfieldrealty@gmail.com | www.blairfieldrealty.com