



WINDOW on WINDSOR

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Vol XXXVI No.10
October 2017

**Next
Neighborhood
Association
Meeting**

**Saturday, Oct
14th at 10am.**

**Back room at
Memorial United
Methodist Church
6100 Berkman Dr.**

**October
Meeting Focus:
Transportation
Improvements
Coming
to
Berkman Drive**

Invited Speakers:
City of Austin
Transportation
Department and
EAST LINK

Got something for
the newsletter?
Get it in by the 15th
to newsletter@
windsorpark.info

WPNA President's Letter - Oct 2017

*by Meghan Dougherty. Special thanks to
Guadalupe Abbud for translation services.*

Transportation Improvements Coming to Berkman Drive!

The City of Austin Transportation Department held a public input session at the Memorial United Methodist Church on September 28 to get final approval for plans to improve safety along Berkman Drive, including pedestrian hybrid beacon at the Rogge/Suffolk crossing.

Mejoras próximas de transporte a la calle Berkman

El Departamento de Transporte de la Ciudad de Austin sostuvo una sesión para escuchar los comentarios del público en la iglesia Memorial United Methodist el 28 de Septiembre para lograr la aprobación final a los planes para mejorar la seguridad de la calle Berkman, incluyendo una señal peatonal a Rogge/Suffolk. **Estos planes se presentarán a nuestra Asociación de Vecinos en la junta de Octubre 14.** Recuerda que la junta de Windsor Park Neighborhood se lleva a cabo el segundo Sábado de cada mes a las 10 de la mañana en la iglesia Memorial United Methodist localizada en 6100 Berkman. No faltes!

[Letter, continued p. 2]

The Impact of CodeNext Draft 2 on Windsor Park

Brian Graham

CodeNext calls for the rezoning of all the properties in the City of Austin with two declared goals:

1. to simplify obtaining the necessary permits for all kinds of development from a skyscraper to adding a room on your house; and
2. to increase the number of housing units as well as their density in the hope that will make housing both more available and more affordable.

CodeNEXT would substantially change the zoning in Windsor Park for both residential and commercial properties. In doing so it could increase the density of housing in what is now primarily a neighborhood of single-family houses on single lots by opening it up both to more kinds of housing units and more units on smaller lots. [Continued on page 11]

Yard of the Month - October 2017

Sara Jane Lee

The October winner is Ernest Peralez of 6301 Haney Drive. The bright flowers blooming near the street attracted us to Ernest's yard. Ernest has always wanted a yard that he did not have to water, and he has achieved it. He has a rain barrel that he uses for his backyard vegetable garden and sometimes for his flowers and plants.

In his front yard near the street he has New Gold and Trailing Lantana, Salvia Greggii and Salvia. He also has Hibiscus, Fall Aster, Pride of Barbados, Esperanza (aka Yellow Bells) and Plumbago. There are several plumbago plants and they are subtly different shades of blue. Ernest pointed them out to me with great pride because each shade goes particularly well with the other plants near it. He also has a Hope Plant and Lamb's Ear. Monkey Grass outlines his sidewalk, and he has Liriope near his house.

His trees include a reasonably healthy Arizona Ash tree and a young, vigorous Texas Red Oak. He also has a Vitex, a Ponytail Palm, and a Lady of the Night plant. As you might guess from the name, the lady of the night blooms at night; it is also very fragrant. [Cont., p. 3]

[Letter, continued from p. 1]

Members of the Transportation department will present on the finalized plans at our Neighborhood meeting on October 14th. \$60,000 of the funding was allocated by City Council District 4, and additional funding came from the Safe Routes to School Bond and Bikeways Local Mobility Programs. We have also invited EastLink to present on their plans to connect 5.1 miles of pedestrian and bike paths. If you're interested in ways to get more involved in our community efforts to improve transportation, please attend a Transportation Committee meeting, the 3rd Tuesday of each month at 6:30 at the Windsor Park library.

Second Draft of CodeNext

The City has revealed the second draft of CodeNext. Brian Graham will be contributing articles to help inform us about the changes. We will also be dedicating some time in our upcoming meetings to allow people to ask questions and learn more about the changes. Residents will be able to submit comments on this 2nd draft until October 31st.

Events Benefitting WPNA Scholarship Fund

The Austin Mennonite Church is hosting its 3rd Annual Pancake Breakfast October 7, 8-11 am. The proceeds from the event go to support our young men and women from the neighborhood graduating from Reagan, LBJ or LASA. Please come with an appetite and a donation! I can personally vouch for the deliciousness of the pancakes, fresh off the griddle, and the camaraderie of neighbors dining al fresco. Definitely one of my favorite events of the year! In addition, Hope Lutheran will also be raising funds for the scholarship through its Walkathon during its Fall Festival on October 28th.

There are lots of other opportunities for neighbors to meet each other. Many neighbors are participating in National Night Out on October 3rd. Some of the schools have Fall Festivals coming up, including the ever popular Blanton Boo Fest on October 27 and a haunted house at Reagan HS on October 28. In addition, we are planning a spooky movie night at Cement Loop (Windsor Village) on October 20, so stay tuned for more details.

We want to remind you that EVERYONE can participate in our neighborhood association, owners and renters alike. We encourage you to come out to any of our events or meetings and bring a friend!

Hope Lutheran Mother's Day Out Program

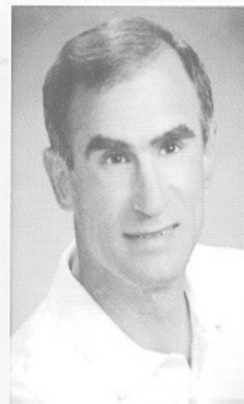
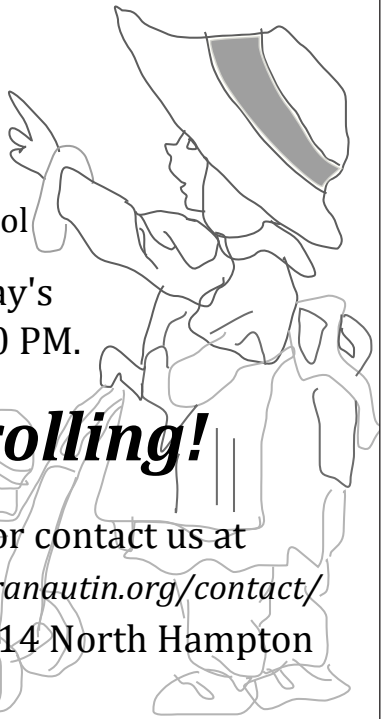
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WELCOME ...A PLACE FOR EVERYONE

A great place to meet new friends, find needed
encouragement and discover God's plan for you.

[Yard of the Month, cont. from p. 1]



Ernest has lived in Windsor Park 21 years and worked on his yard for the last 6 years. He does all the work himself and it takes him about 3 or 4 hours a week. He has gotten his ideas from other yards in the neighborhood and from YouTube.

Ernest will receive a \$50.00 gift certificate from our sponsor, Shoal Creek Nursery, 2710 Hancock Drive.

Do you like a certain yard, or yards, in the neighborhood? Tell us. We cannot visit every yard in the neighborhood every month - we may not have seen your great yard. Send your nomination(s) to WPNA YOMC, P O Box 16183, Austin, Texas 78761, call 512 928-0681, or e-mail wpna.yom@gmail.com.

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Halloween Movie Night

Joseph Marotta, WPNA Social Committee

As Halloween approaches, what better way to meet (and scare) your friends and neighbors than a Halloween movie night? The Social Committee of the Windsor Park Neighborhood Association will be showing a series of silent horror movie shorts, projected onto the side of the Cement Loop on **Friday, October 20**. Bring snacks, beverages, and a blanket or chair, and prepare to be spooked! The event will start at 6:30 pm, with some introductions to each other and our neighbors, and a short introduction to the movies themselves.

All films are silent shorts, within the public domain, and will be screened beforehand, to ensure that they're not too scary, so that kids can enjoy the movies, too. Cement Loop is an art gallery/artist workspace in Windsor Village, directly across Westminster Drive from the Windsor Park Library, and will provide access to restrooms. If you'd like to help organize the screening, or help clean up afterwards, please email me at joe@windsorpark.info. We're looking forward to seeing you all there!

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MEET YOUR NEIGHBOR: THE SAGA OF THE ORCHARD

Martin Luecke

Our neighbors on East 52nd Street for two decades, Walter and Rae Olenick own and reside in The Orchard apartment complex. You may have read about it a few months ago. It's the story of the City of Austin code compliance failure which has led to the closing of the complex, and an act of the city council.

Walter and Rae met in 1994 at a cave exploring conference in West Texas. "He was stalking me" Rae laughs. Walter had been a union carpenter for 25 years in Las Vegas and Rae was working in communications for The University of Texas. Soon, Walter moved to Austin and married Rae. Over the years Rae had been a journalist with papers in Hartford, Raleigh, Providence and St. Louis, and later published in Texas Highways and Texas Parks magazines. Walter got a carpenter job at an apartment complex, and



after searching, the Olenicks finally found what they were looking for: a small fixer-upper apartment building on the east side. "I knew they were going to move the airport, so I felt it would be a good long term investment. Something for retirement" Walter tells me with a wince of pain. It is both their business and their home. The Olenicks joined the WPNA and began attending meetings.

"The reason it was called The Orchard is because there were 20 peach trees on the property." Walter is very proud of the community that existed at The Orchard. "It was like little Mexico here." Almost all of the 20 apartments were inhabited by Mexican immigrants, many who had been there ten or more years. Cindy Luna and her husband Ruben lived there five years. Cindy says, "It was my home sweet home. There was never a problem." In 2013 the city began to take notice of the complex.

Cited for not getting a building permit to do some roof work, Walter lost that battle and paid a \$2000 fine. In 2015 the code compliance office received a complaint about smoke alarms. "[F]rom someone who didn't even live here" Walter says. Code Compliance officer Robert Moore visited the complex, discovered a number of violations and "a state of disrepair." He ticks off a long list for me. He took the case to the Building and Standards Commission after a city structural engineer said it was dangerous.

Walter scoffs at the list. "Some of these things were not as bad as they said. And the things they told me to fix, I was fixing already." Cindy Luna says there was nothing unsafe about the premises. Six year resident Don Cooper told the American-Statesman in April that there were no structural problems. "I think the city's been over-reaching and underhanded" he said. Walter agrees. Cindy Luna tells me the outside of the building was not great, but the inside of the apartments were fantastic. "I wish the city would have gotten input from the tenants." As far as she was concerned "there was nothing wrong with it." Robert Moore disagrees.

In late 2016 District Judge Karin Crump ordered repairs be made. Walter says he was doing the repairs as fast as he could, but on March 28, Judge Crump found the Olenicks in contempt of court for not finishing the repairs and ordered the complex closed. Two weeks later the Austin City Council voted for the first time to appropriate \$600,000 to help residents relocate and subsidize increased rent costs for up to 30 months.

Soon, the Olenicks appeared in court to report that they had found a buyer for the property and wished to close the case against them. The big problem is the \$840,000 in fines that have accrued since the beginning of the case (\$1,000 per day). The new owners would be responsible for payment, and it appears that the sale is stalled at this time. A spokesperson for the City Attorney tells me that the fine is subject to negotiations between the parties.

Walter is extremely unhappy about the situation; Cindy says he is a victim. Recently, the city served the Olenicks with a lawsuit. Walter says they can't attach such fines to a homestead. The Olenicks plan to defend themselves using state law. "If they try to collect we will simply never sell the place." They are countersuing for \$1.5 million in damages; Walter is confident they will win.

Please send neighbor nominations to mwluecke@hotmail.com, or call 512.536.0465

Proposed WPNA Resolution in Support of Austin ISD's 2017 Bond

The following resolution in support of the AISD bond will be discussed and submitted for a vote at our October neighborhood association meeting.

Whereas members and representatives of the Windsor Park Neighborhood Association (WPNA) have actively participated in Austin Independent School District's (AISD) community engagement meetings over the past two years leading up to the November 2017 bond,

Whereas AISD followed an extensive community engagement process involving 38 Facilities and Bond Planning Advisory Committee (FABPAC) meetings, collected more than 5,000 individual pieces of input and provided 500 engagement opportunities before drafting the bond proposal,

Whereas AISD commissioned a multi-year Facility Condition Assessment (FCA) and an Education Suitability Assessment (ESA) to identify deficiencies and suitability needs at every district facility, and incorporated feedback from every campus Community Advisory Council and the public in general before issuing the final reports,

Whereas such reports were used by the FABPAC and the AISD Board to inform the prioritization of the most immediate needs for the district's 130 campuses and 13 other facilities,

Whereas such reports and inputs also informed the creation of a 25-year Facility Master Plan that clearly outlines how the district intends to prioritize the upkeep, modernization, and use of its 143 facilities,

Whereas the 2017 bond includes one of two major requests approved by resolution at the February 2017 WPNA meeting for the construction of a co-ed middle school at the Mueller site,

Whereas the total proposed investment in schools serving the Windsor Park community included in the 2017 bond is \$114.4 Million, a sum roughly equivalent to 11% of the total bond package of \$1.05 billion,

Whereas the 2017 bond will not generate a tax rate increase,

Whereas the 2017 bond seeks to fairly and equitably address the most urgent district facility needs, and every campus on the district will see improvements as part of this bond,

Whereas the neighbors of Windsor Park agree that the bond is a step in the right direction, though not a sufficient one to address the district's needs,

Whereas the Windsor Park community is committed to supporting and strengthening our neighborhood schools, believes in equitable access to high quality facilities, instruction, and academic programming for all students, and wishes to see an increase in the socioeconomic and racial diversity of District 1 schools,

NOW, THEREFORE, BE IT RESOLVED, that the Windsor Park Neighborhood Association does hereby affirm its support for the Austin Independent School District 2017 bond.

The

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Austin Achieve Public Schools

Jessica Perez, Marketing & Communications Associate

Last month Austin Achieve celebrated another milestone by breaking ground on the new 22-acre campus that will house the Austin Achieve Elementary School, opening August 2018!

Achieve Mentors: Become an Achieve Mentor! As a mentor, you will work with students in a one-on-one or small group setting. Mentoring opportunities are available in multiple class subjects throughout the day, Monday–Thursday. To learn more about mentoring and other volunteer opportunities please call (512) 522-4190.

Do You Know A Great Teacher? We are looking to hire elementary school (K-2) teachers for the 2018-2019 school year! If you or someone you know are interested in learning more about the opportunities available for next year please visit austinachieve.org/careers or email talent@austinachieve.org.

Follow us on Facebook to stay up to date with the latest Austin Achieve news!

Blanton Elementary

Karon Smutzer, ACE Site Coordinator

Our first month has been very busy getting to know new teachers, students, parents and support staff. Everyone working studiously to make the start of a new year very productive.

Important October dates for parents and community:

- October 9, 2017 - NO School, Fall Parent/Teacher Conferences
- October 17, 2017 - Pre-K/Kinder Dual Language Tour
- October 19 & 20, 2017 - Principal Coffee, 4:30 p.m.
- October 27, 2017 - BooFest, 4:00-7:00 p.m.

Please feel free to visit the school, attend events, ask questions and learn more about what Blanton Elementary can offer for your student. For more information, please feel free to contact Karon Smutzer at karon.smutzer@austinisd.org

Harris Elementary

Kimberly Blankenship, Counselor

It has been an exciting start to the school year at Thomas G. Harris! Starting the day at 7:40, students enjoy breakfast in the classroom and engaging in morning meetings where they have a creative learning opportunities in building community.

Students connected the social and emotional skills they're learning to the community in practicing empathy by donating over 250 items to hurricane relief efforts! Reading is underway in big ways at Harris as Community in Schools partners again with a UT reading program where students receive individual reading support.

Afterschool, the Andy Roddick Foundation programming is keeping kids captivated with violin to yoga and running club. Walking by these students, you would have no idea it's afterschool time as the learning and excitement continues to fill the school.

In celebrating Grandparent's Day, we welcomed special guests and students enjoyed some a delicious meal with their family. Food, family and fun were all involved during September as students also kicked off



Marathon Kids with some time outside starting their miles tracked, which they will continue counting towards their marathon rewards!

As we are a District of Innovation, Harris staff has engaged in their first additional professional development day where staff had the opportunity to focus on refining learning practices and students had the opportunity to recharge. We all feel energetic as we realize that fall is near and Harris is excited for our upcoming Red Ribbon Week, October 23rd – 27th

Sadler Means YWLA

Mrs. Garcia, Parent Support Specialist

Upcoming dates of interest:

- Thursday, October 5 - CAC, 4:00 pm- 5pm
- Monday, October 9 - Friday, October 13th - Pink Out Week
- Wednesday, October 18 - Ready, Set, College Class Begins Here, 6:00pm – 7:30pm
- Friday, October 20 - Principal Coffee, 11:00am – 1:00pm
- Monday, October 23 – Friday, October 27th - Red Ribbon Week
- Thursday, October 26 - Parent Night, 5:00pm – 6:30pm
- Monday, October 30 - STEM Night, 5:00pm – 6:30pm

If you would like more information or have any questions, please contact Mrs. Garcia at 512-841-5788.

John H. Reagan Early College High School

Julia Remington, LCSW Bilingual Social Services Specialist

For the first time ever, students are receiving a Chromebook that they can take home and use for homework assignments. Over 1053 Chromebooks have been given out and the remainder will be provided to students soon. The students get to keep these devices until they graduate. Other great news is that we have 33 more 9th grade students who passed their TSI test and are college ready. They'll be enrolled in ACC classes.

Upcoming dates of interest:

- October 5- Late start. Classes begin at 10:15am
- October 9- No Classes. Staff development day.
- October 10, 9am to 10am- Principal Coffee in the

Family Resource Center

- October 14, 9am to 1pm- FAFSA workshop in the College and Career Center
- October 28, 7:30am to 8:30am- Attendance Orientation.
- October 28, 9:30am to 3pm- HopeFest

Please join us for the annual HopeFest on October 28. There will be games, food, music, and great resources such as Blue Santa and mobile healthcare vans.

Gather your friends to shop the latest in indigenous artisan-made accessories. Contact me to host a Holiday Trunk Show!

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October 2017 Mueller Update

Rick Krivoniak

Of the 6200 housing units planned for Mueller, about 2580 are currently complete or committed, putting the residential development near the halfway mark. A bit over 27% of those are affordable units, exceeding the 25% goal set forth in Mueller's Master Developer Agreement. Affordability is defined as spending no more than 1/3 of income on housing costs, so in high-cost cities like Austin, affordable rental units are set at or below 60% of Median Family Income, ranging from \$32,700 to \$46,680 for 1 to 4 member households, while affordable for-sale units are set at 80% of MFI, or \$43,600 to \$62,250 for 1 to 4 member households in Austin for 2016.

With the number of households coming to Mueller that will track to area schools, and increased family interest in Windsor Park and nearby neighborhoods, the AISD bond election is worth serious contemplation. Information is available at <https://www.austinisd.org/bond>. Early voting is October 23rd through November 3rd and Election Day is November 7th.

Planned to open by the end of 2017, Açai Hut, will serve cut fruit bowls, smoothies and other acai berry (pronounced ah-sigh-ee) items. The acai has been known for decades as a sweet and healthy berry, with four times the concentration of antioxidants as blueberries. Originally from Brazil, founders Angelica Cid and brother Rodrigo are expanding from their Barton Springs Road food trailer at 1911 Aldrich, Suite 160, and will offer both indoor and outdoor seating.

Every other Wednesday this fall, come out to Aldrich Street for an exciting activity on the paseo in between the Thinkery and B.D. Riley's Irish Pub, starting around 6 PM. Check MuellerAustin on Facebook for updates!

Enjoy family-friendly, free Movies at Mueller's Lake Park outdoor amphitheater on the Fridays of Oct. 6th and 13th. This fall's movies will be Moana and the live-action version of The Jungle Book. Movie-goers should arrive between 6:30 and 8 PM to get a seat. Grab your friends, family, blankets and join us for a fun evening under the stars.

KUTX Live at Mueller continues at the Mueller Lake Park Amphitheater. Brownout performs at 7 PM and Kupira Marimba at 7:45 on October 27th, and Super Special Guests and the Sugar Free Allstars appear on November

17th. Activities for kids and food for purchase will be available before the show starts. Parking is available at the McBee Garage. Please note: No chairs, glass containers or alcohol are permitted at the park. Guests may bring blankets or stadium cushions. See the KUTX Facebook page or <http://www.kutx.org/live-events/free-family-concerts-at-mueller> for more information.

Parking will be available in the McBee Parking Garage near Simond Avenue for all these events.

Two seats are open on the Robert Mueller Municipal Airport Plan Implementation Advisory Commission. If you have an interest in serving on any City board or commission, visit www.austintexas.gov/department/boards-and-commissions. The RMMAPIAC will next meet at 6:00 PM on Tuesday October 10, 2017 at the Britton, Durst, Howard & Spence Building (Chestnut Community Center), 1183 Chestnut Avenue. Go to <https://austintexas.gov/rmmapiac> to see RMMAPIAC agendas, minutes and other documents. Address Mueller questions and comments to bc-rick.krivoniak@austintexas.gov



How to contact your local Police District Rep

IDA 1 (West) - Officer Harold Ristow
(512) 974-5046 | harold.ristow@austintexas.gov

IDA 2 (East) - SPO Chris Pitman
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christopher.pitman@austintexas.gov

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Floodwater Mosquitoes

Wizzie Brown, Texas AgriLife Extension Service Program Specialist

If you've been outside lately, you have most likely noticed the giant mosquitoes that seem to want to pick people up and carry them off. With recent weather conditions, floodwater mosquitoes have emerged in large numbers.



Floodwater mosquitoes lay their eggs above the water line in ponds, ditches, pastures, or other places where water collects. The eggs can remain in dry areas and when these areas are flooded the eggs hatch, leading to swarms of hungry mosquitoes. These mosquitoes are larger than mosquitoes we

are used to and can swarm in high numbers.

While floodwater mosquitoes won't last forever, other mosquitoes called container breeding mosquitoes emerge when floodwaters begin to recede. Many of these species are ones that we are used to seeing around our homes.

Many things can help to reduce mosquito problems around the home. Eliminate all sources of standing water. Containers such as watering cans, buckets and bottles can turn into mosquito breeding grounds. Water should be drained from bird-baths, gutters, flowerpots and pet dishes at least once a week. Children's wading pools should be emptied of water at least once a week and stored so they cannot collect water when not in use. Tree holes should be filled in with sand or mortar, or drained after each rain. Leaky faucets and pipes located outside should be repaired.

Areas that cannot be drained, such as ponds or large rain collection systems, can be stocked with mosquito fish that eat mosquito larvae. Dunks can also be used in these areas. Dunks are a small, donut-shaped product that contains *Bacillus thuringiensis* var. *israeliensis*. The donut disrupts the life cycle of the mosquito and is non-toxic to humans, amphibians and fish.

When outside, wear loose-fitting, light colored clothing with long sleeves & long pants. Repellants containing active ingredients such as DEET, Picaridin, IR3535, or oil of lemon eucalyptus can be effective to keep mosquitoes from biting when activities cannot be rescheduled.

For more information or help with identification, contact Wizzie Brown, Texas AgriLife Extension Service Program Specialist at 512.854.9600. Check out my blog at www.urban-ipm.blogspot.com

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August 2017 Windsor Park Market Statistics

AVG SOLD PRICE/SQ FT (Aug 2017)	\$240.72
# OF HOMES SOLD IN (Aug 2017)	15
AVG SQ FT OF HOMES SOLD	1,760
AVG DAYS ON MKT OF SOLDS	24
# ACTIVE LISTINGS ON MARKET	23*
*As of Sept 15th, 2017 - Single Family Homes	
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Update from CM Greg Casar – Oct 2017

There's been progress on improving Berkman Drive north of 51st Street and south of 290 that I wanted to share with you. These improvements are funded by your participatory vote through the quarter cent funds approved by City Council last year, as well as funding from the 2016 Mobility Bond Safe Routes to School and Bikeways Local Mobility Programs.

Austin Transportation Department staff will be presenting a proposed set of improvements to Berkman Drive based on community feedback. A detailed summary of public feedback received at the public meetings are available online: <http://austintexas.gov/page/berkman-drive>.

The upcoming public meeting will include a specific proposal for changes to the street and will offer tools

proposed at desired locations to address issues raised including, but not limited to, the following:

- Adding or extending turn lanes at high-turn locations to address backups and safety issues
- Adding physical protection to the buffered bicycle lane to prevent darting around turning vehicles and to provide physical protection for people on bikes
- Improving pedestrian crossings with median refuge islands at Greenbrook Parkway, Broadmoor Drive, Ridgehaven Drive, Glenvalley Drive (Safe Routes to School), and Patton Lane; and a pedestrian hybrid beacon at Rogge Drive/Suffolk Lane (Safe Routes to School)
- Changing on-street parking to provide turn lanes and address visibility issues
- Driveway modifications for Memorial United Methodist Church to align with Wheless Lane

Between 2010 and 2015, a total of 97 crashes, including one fatal crash, occurred on this segment of Berkman Drive involving five people walking, four people bicycling and 88 people in motor vehicles. For these reasons, finding traffic and safety solutions for this area has been a top priority since I took office in 2015.

If you have questions or comments, please contact Jesse Duncan at (512) 974-7824 or Jesse.Duncan@austintexas.gov. If you have any other follow up questions about upcoming projects related to the 2016 Mobility Bond, please call (512) 974-6584 or email austinmobility@austintexas.gov. As always, don't hesitate to reach out to my office at District4@austintexas.gov or 512-978-2104.

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*The process of the total rezoning of all of Austin is continuing with the unveiling of **Draft 2 of CodeNEXT**. It is impossible to fully analyze its more than 1,300 pages in the space available here. The following is a very brief summary of the impact of Draft 2 for Windsor Park. Additional analyses may be available before the WPNA's November meeting where the WPNA will decide whether to take a position on the proposals.*

The deadline for individual comments on Draft 2 is October 31st. Comments submitted may be reflected in Draft 3 that will be the draft presented to the city council for its consideration and possible adoption. To submit comments, go to <https://codenext.civiccomment.org/user-comments>

A significant change from Draft 1 applies to the residential area west of Berkman to Cameron Rd. south from US 290 to Broadmoor. Under Draft 1 (released earlier this year), the area would have had several zonings, but land use in much of this section would not have been greatly changed. Draft 2 changes that to place ALL of the residential area under a retitled **R3C zone**.

R3C zoning would reduce the minimum lot size to 50 feet and authorize three new types of housing units: 1) a "Cottage" on a 45 ft. lot, 2) a "Cottage Corner" of three houses on a street corner lot; and 3) a "Cottage Court" with six separate houses on a 100 ft. lot. This would be a big change to the current zoning where this area is primarily single-family homes on 65-ft-wide lots with a small number of duplexes on 100 ft. lots. R3C would also allow duplexes on slightly smaller lots than under current zoning. Auxiliary Dwelling Units (ADU, aka "granny flats") would continue to be allowed, although not on a cottage corner or cottage court development.

R2C zoning would cover most of Windsor Park east of Berkman - the minimum size lots for houses would be 45 Ft. with duplexes only allowed on larger lots. ADUs could be built, but none of the cottage type dwellings would be allowed in R2C.

R2C and R3A: Brookside Estates is the area east of Berkman that runs south from Cloverleaf to 51st and along the top of Bartholomew Park; it is currently zoned SF-2 (single-family homes and ADUs). This area will be divided into two different zoning categories: R2C and R3A, with most of the area falling under a R2C definition. R2C would allow duplexes to be built. R3A zoning would apply to a narrow strip along Manor Rd. south of Rogge and the area just east of Berkman to Westminster Dr. south of Windsor Village to Bartholomew Park. In the R3A areas the minimum lot size will be 60 feet wide for both houses and duplexes (with possible ADUs) with up to two houses allowed on a lot.

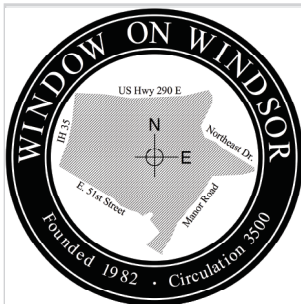
Commercial: CodeNEXT also substantially revises how commercial properties in Windsor Park are zoned with the greatest change in the area west of Cameron running to IH 35, which includes Capitol Plaza. Draft 1 left zoning in that area virtually unchanged but **Draft 2 reflects the recommendations made by the WPNA and the Windsor Park Neighborhood Plan Contact Team for a rezoning**. It provides that the future development of that area should be a combination of housing and commercial primarily in "block form" buildings of at least 4,000 sf and up to 75 ft. high.

Draft 2 also provides that the future development along 51st Street from Cameron to Berkman should include row houses, block form buildings and ADUs in a mixed residential and commercial area. Along 52nd street, it calls for the buildings found in the R3C area along one part of the street and a combination of multiplex, row houses and court yard building plus ADUs along another.

Draft 2 also refines the initial plan for the redevelopment of the Windsor Village shopping center and its surroundings into a housing, commercial and office area with buildings of up to 85 ft. tall where Windsor Village now stands.

All residents are encouraged to learn more about CodeNext from materials presented by the city. To see how your individual property would be zoned go to: <https://www.codenext.engagingplans.org/codenext-comparison-map>

Look up what your zoning code means at: <https://codenext.civiccomment.org/chapter-23-4-zoning-code-0>



WEB: <http://www.Windsorpark.info>
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☐ Sustaining — \$35 or more
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WPNA Calendar of Events

- **Pancake Breakfast Benefitting the WPNA Scholarship** October 7, 8-11 am, Austin Mennonite Church on Westminster
- **Contact Team Meeting** October 9, 6:30 pm, Windsor Park Library
- **Windsor Park Neighborhood Association meeting** October 14, 10-12, Memorial United Methodist Church on Berkman
- **Transportation Committee Meeting** October 17, 6:30 pm, Windsor Park Library
- **Beautification Committee Meeting** October 19, 6 pm, Cement Loop (Windsor Village)
- **Austin Neighborhood Council** October 25, 7 pm, Austin Energy Building 721 Barton Springs Road
- **Redevelopment Committee** October 26, 6:30 pm, Windsor Park Library
- **Fall Festival Benefitting the WPNA Scholarship** October 28, 4-6pm, Hope Lutheran Church on North Hampton
- **WPNA Executive Committee Meeting** October 30, 7 pm, Windsor Park Library

Windsor Park Library Updates and Events

Events and Book Club

Oct 4, 11, 18, 25 - 6pm: Pajama Storytime

Oct 5, 12, 19, 26 - 10:15am: All Ages Storytime

Oct 7, 2pm: Saturday Family Movie - Guardians of the Galaxy, Vol 2

Oct 10, 10:15am: Literature Live presents Strega Nona

Oct 10, 3:30pm: Lego Lab

Oct 10, 7pm: Book Club, discussion of Neuromancer by William Gibson

Oct 17, 3:30pm: Free Game Playing

Oct 23, 5pm: Dia de los Muertos

Oct 24, 3:30pm: Crafternoon

Library hours:

Monday - Thursday: 10am - 9pm

Friday: 1pm - 6pm

Saturday: 10am - 5pm

Sunday - closed

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<http://library.austintexas.gov/windsor-park-branch>