

# Z-News

Austin, Texas

The Newsletter of the Zilker Neighborhood Association

October 2000

## A Message from the ZNA President

By Jeff Jack

## Fall Weather Brings Election Fever

This morning I woke up early and stepped outside to the first cool breeze I can remember in a long time. It was a delight, a hint of fall that brought back feelings of sweater weather and the anticipation of a new football season. But it also reminds me that once again election time is here. While all elections are important, this election is a BIG one. Not only will we be electing a president, but the ballot will also include significant issues that will shape how Austin will grow for years to come.

Probably the longest running issue in Austin is light rail. For almost 10 years, this community has flirted with expanding our transit options by the development of a light rail system. With Austin's continued growth, our traffic problems have also grown. In fact, congestion on our roads is actually growing faster than our population due to the fact that each of us, on the average, is driving more miles than ever before. Light rail supporters believe that Capital Metro's plan for a light rail system will help Austin with congestion and other long-term issues such as economic development and growth management. The opponents question whether Capital Metro can build a system that delivers all that it promises.

To help us understand both sides of the proposed system, the Zilker Neighborhood Association is hosting a discussion on this issue at the October general meeting on Monday, October 30. Advocacy groups from both sides will be participating in a "give and take" debate. I look forward to moderating this discussion. Also, I hope we can get beyond the slogans and stock answers so we can make an educated decision about light rail on election day.

There are several other issues that will be important for us to consider. On page 4, the article, "November Bond Propositions", will explain the two bond propositions and the referendum on the proposed Prairie Grass Hotel and Golf Course at Long Lake that will be on the ballot.

Of course, there is another important election that is happening before November 7. It is the one that affects our neighborhood directly, and it's the election of the ZNA officers for 2001. All ZNA members are invited to attend our general meeting on **Monday, October 30** to cast their votes for the new officers. Please plan to attend. Your vote does count!

Also at stake in this election is Zilker's bragging right as the best voting neighborhood in the city. As noted in the last issue of Z-News, our Zilker residents turned out *more* votes than any other

*Election Fever... continued on page 11*

## Zilker Neighborhood Association



### October General Meeting Agenda

**Monday, October 30 at 6:30 p.m.**  
**Kinney Ave. Baptist Church**  
**Fellowship Hall**  
**1801 Kinney Avenue**

- 6:30 - 7:00 MEET & GREET SOCIAL**  
Come meet your neighbors!  
Light refreshments will be served.
- 7:00 - 7:10 Call to order**  
Introductions & announcements
- 7:10 - 7:20 Issues Update**  
Barton Springs Road  
200 South Congress
- Election Debates & Discussion**
- 7:20 - 8:20 Capital Metro Referendum on Light Rail**
- 8:20 - 8:45 City Bond Elections & Referendum**  
\$150 Million Road Bonds  
\$13.4 Million Environmental Land Acquisition  
Prairie Grass Hotel & Golf Course at Long Lake
- Election of ZNA Officers for 2001**
- 8:45 - 9:00 Report from Nominations Committee**  
Nominations from the floor & elections
- 9:00 - 9:10 Old Business**  
Treasurer's Report
- 9:10 - 9:15 New Business**
- 9:15 Adjourn**

**Don't forget!** Bring canned and/or packaged food for our Capital Area Food Bank Food Drive.





## COUNTDOWN TO ZESTIVAL TOO!

One, two, zee! The countdown has started for the two family-friendly fall festivals of the neighborhood: the **Zilker Elementary School Zamboree on Saturday, October 28** and the **Zilker Neighborhood Association Zestival on Saturday, November 11**.

"Last year at Zestival, we had a great turnout, and that was just our first one! I think we will have an even better turnout this year," said ZNA Social Chairperson and Zestival Coordinator Carlene South,

As local performers provide musical entertainment for the Zestival-goers, shoppers can view the creations on display of various Zilker artists and craftspeople, and perhaps find a unique one-of-a-kind gift for the holidays. The children's area, which was the place to be last year, will feature arts and crafts making, face painting by the talented "Fabulous Fontaine," car art painting, and plenty of other surprises.

Last year, "Limpy, the Clown" from Three Ring Service charmed and delighted kids and their parents with his jokes, stories



and how-did-he-do-that? balloon sculptures of cartoon characters, animals, and his original creation, "The Texas Twister". Three

Ring Service has graciously donated entertainment again for this year's Zestival.

"Zestival is a neighborhood event that everyone can participate in and enjoy on any level--as a donor, artist, or volunteer--and the Zilker Neighborhood Association is very pleased with the continued support we are getting from our local businesses," said Jeff Jack, ZNA president. "The Kinney Avenue Baptist Church has been a great supporter of the ZNA. Last year when we called Rev. Bergstrom to see if we could use the church's parking lot for Zestival, he said yes without hesitation. Actually, we use both parking lots. The north lot is used for general parking, and the parking lot to the south is used for the Zestival itself."

Back by special request is Hydro, the fire safety dog. "Hydro was a big hit at the 50th anniversary celebration for our neighborhood fire station in May 1999," said Kaye Trybus, ZNA vice president. "The kids really got excited about him. You should have seen their faces when he started talking to them! I'm glad we're able to get Hydro back this year, because he is not only fun for the kids, but teaches some valuable lessons about what to do if a fire breaks out." Hydro is scheduled to visit Zestival from 12:00pm to 3:00pm.



**Sure, there may be 101 Dalmations, but there is only *one* Hydro!**  
The Austin Fire Department's favorite pooch will be at Zestival to entertain and inform kids (and adults, too!) about fire safety.

Another special treat for the kids will be provided by Daniel Skolnick, "car artist." Perhaps you've seen his movable works of art around the neighborhood. Daniel has offered a car for kids to paint at Zestival this year, and for a few short hours, kids can do what they may have never had the chance to do before: paint a grown-up's car *without* the grown-up getting mad. (Kids, do *not* try this at home. Mom and/or Dad will not be happy.)

Making Zestival happen requires lots of Zilker folks. Vendors are needed to fill the parking lot with booths. Entertainers are needed to fill the stage. Volunteers are needed help with the set-up and clean-up.

There is still plenty of booth space available for artists, craftspeople, collectors, and even those wanting to sell household items. The cost of the booth space is only \$15.00, and all money raised from the Zestival goes directly to the Zilker Neighborhood Association. Contact Carlene South at 442-7909 before November 1, if you're interested in having a booth at Zestival this year.

To keep the crowds tappin' their toes, Zestival entertainers of all kinds are

needed, too. Remember--this is South Austin, folks; nothing is *too* strange to be called entertainment 'round these parts! If you are a fire-eater (How many of those do we have living in the 'hood?), an accordion player, belly dancer, poet, scat singer, animal trainer, storyteller, baton twirler, magician, juggler, or Shakespearean actor, the stage could be yours for your 15 minutes (maybe more!) of fame.

To volunteer your services as a "helping hand" or an entertainer, or to rent a booth, call Carlene South at 442-7909 by November 1. Call today! Don't delay! Mark your calendars now for this Zilker extravaganZa!



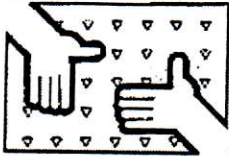
**Zilker  
Fall  
Zestival**

**Saturday, November 11**

**10:00am to 3:00pm**

**Kinney Ave. Baptist Church  
(south parking lot)**





## REACHING OUT Neighbor to Neighbor

*The Loaves and the Fishes Plan:  
Sharing What We Have*

Thanks to all the folks who contributed to our Capital Area Food Bank Drive at our July general meeting. Collection boxes will be at our October ZNA general meeting. Please bring a canned good (vegetables, soup, tuna) or a packaged food (beans, rice, pasta, cereal) for the donation box. If you are unable to attend the meeting, call Kaye Trybus at 447-4437 between Monday, October 23 to Monday, October 30 for a front-door pick-up of your donation.

### *The Holidays are for Heroes*

It's hard to believe that the holidays are upon us, but there's no denying they are. Halloween, Thanksgiving, Winter Solstice, Hanukkah and Christmas all tumble one right after another until--splat!--another New Year's Day! In the stores, the decorations are going up, and the toy aisles are getting longer. And, of course, the holidays make us not only think about our blessings, but how we can reach out to others less fortunate.

Last year--at literally the very last minute--the ZNA executive committee took it upon themselves to sponsor a family for the holidays from Zilker Elementary School. By the time the gifts were bought, wrapped, and delivered, the nine committee members and one other individual had provided the single mother and her daughter with a very nice holiday.

The executive committee will continue "Z-spirit of giving" again, and is inviting all Zilker neighbors to join in. Like last year, family will be sponsored from Zilker School. Depending on the number of interested participants signed up, we may be able to help more than one family.



If you would like to get in Z-holiday spirit with the ZNA, call **Laura Albrecht** at **445-5469** now to be put on the sponsorship list. You will be contacted for your assistance as the holidays get closer.

Thanks, Zilker neighbors, for opening your hearts, hands, and wallets to those who may not have as much as you and your own family.



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## November Bond Propositions: Your Vote in Austin's Future

This November there will be two bond propositions and a referendum on the ballot that will be of interest to Zilker residents. Proposition 1 is the mayor's proposal for \$150 million to be spent on transportation items, and Proposition 2 for \$13.4 million to be used for acquisition of environmentally sensitive land in the Barton Springs zone.

### Proposition #1: \$150 Million for Transportation Initiatives

Mayor Watson's proposal earmarks \$91 million of the \$150 million for matching funds to entice Texas highway dollars into the area to build new roads, \$42 million for traffic capacity enhancement projects to our existing street system, and \$17 million for bike and pedestrian improvements.

While there is no doubt that Austin has a traffic congestion problem, many question if the \$91 million recommended for new roads will help relieve this problem or simply generate more sprawl, and therefore more congestion. The Sierra Club has noted that Austin has built more miles of roads per capita than any other city in Texas, yet traffic has gotten worse. There are particular concerns that this money will be used as the local match for acquiring the right of ways for State Highway 130 and State Highway 45 north. SH-130 was billed as an eastern by-pass for IH-35 traffic and SH-45 would run east to west from IH-35 to around Highway 620 near Cedar Park. Both of these roads are essentially outside of our city limits; without strong land use controls along their routes, which the county does not have. Will we indeed be promoting more sprawl in both Travis County and southern Williamson County? It should also be noted that while these roads are mainly in the county, the Travis County commissioners decided not to include funding for them in their bond election. It appears that city tax payers are once again being asked to fund projects that promote sprawl outside our tax base.

Included in Proposition #1 is about \$17 million for bike and pedestrian projects throughout the city. No one can deny the need for more sidewalks, bike lanes, and hike and bike trails. However, it is unfortunate that these alternative transit projects are lumped together with the road items. This forces supporters of pedestrian and bike projects to vote for dubious road projects just to get their "piece of the pie." But it is the one part of Proposition 1 that seems to have the most community support.

It is important to note that Proposition 1's road package comes on the heels of the \$152 million road bond package passed by the voters in 1998. It has been suggested that Austin taxpayers will be asked to fund even *more* road construction outside the city. These road bonds are being promoted as a "balance package"--along with light rail--as a way to solve our future congestion problems. But without coordinated land use planning with the county, will these measures alone ever do anything but promote more sprawl and result in even more congestion?

The second part of the proposal is for \$42 million for "traffic enhancements" in Austin. This includes some noteworthy improvements, but also has some projects that raise neighborhood concerns. The language for this proposition does not include many specifics, and when asked what projects would be funded with this money, it was indicated that the projects would come from the Capital Area Metropolitan Planning Organization's (CAMPO) roads "wish list"



from the year 2025. One project on CAMPO's list could have major consequences for the Zilker neighborhood, and that is the widening of South Lamar Blvd. from Town Lake to Ben White Blvd. The CAMPO plan recommends that South Lamar Blvd. be rebuilt as a Major Arterial Divided roadway with six lanes--or "MAD-6." The Texas Department of Transportation and Austin transportation department have been trying for years to turn South Lamar Blvd. into a highway. This proposition is the latest attempt to make that happen. Such an expansion would result in a road similar to what we now have at the intersection of South Lamar Blvd. and Barton Springs Road. Former Council Member Gus Garcia called this vast stretch of concrete the worst intersection in the city due to its non-pedestrian friendly design.

The expansion on South Lamar Blvd. would require additional right of way, and take years to complete. Small local businesses not forced to relocate by the widening could face closing due to the lack of access during construction. Because of the severe impact on local businesses, the disruption to the neighborhood, the design of a less pedestrian-friendly highway, the lack of coordination with other transit options, and because there is no guarantee the widening of South Lamar Blvd. will ease congestion caused by growing suburban commuter traffic, the Zilker neighborhood has opposed this plan for many years. Improvements are needed to South Lamar Blvd. to turn it into the business and pedestrian friendly "Great Street" it could be. Keep in mind that a "yes" vote on Proposition 1 could be the start of turning South Lamar *Boulevard* into the South Lamar *Highway*.

### Proposition #2: \$13.4 Million for Environment Land

The second bond issue is the proposal to allow the City of Austin to use \$13.4 million in already approved bonding capacity to purchase environmentally sensitive land over the Barton Springs Zone. In 1984, the Austin Art Museum proposed a new facility downtown, and the voters approved bonds for the project. However, because of the a series of problems, the AAM never went forward. Recently, a re-organized and privately funded Art Museum project has emerged. This proposal does not depend on city bonds, and the Art Museum has offered to release this bonding capacity back to the city. With voter approval, these bonds could be sold for the purchase of land over the Barton Springs Zone, and would continue the purchase of land in Southwest Travis County to protect the Edwards Aquifer. In 1998, voters approved \$65 million for such purposes. The majority of money from that bond package has already been spent, and the City of Austin has acquired almost 15,000 acres of valuable conservation land. While that sounds like a lot of land, it is estimated that at least an additional 50,000 acres will be needed to protect the aquifer. While \$13.4 million will not come close to buying all the land needed to keep Barton Springs safe and flowing, this money will be important in keeping the land acquisition process going.

### Referendum on the Prairie Grass Hotel and Golf Resort

This proposal is being promoted by a private development company from New York that wants to build a hotel, golf course, and conference center on the northeast shore of Walter Long Lake. The lake is located off Decker Lane in far east Austin and was created for the Decker Power Plant as its cooling water reservoir. When the power plant was approved, the land around it and the lake were established as dedicated parkland, and voter approval is



# Zilker School Notes

## If it's October, it's gotta to be time for the Zilker School Zamboree!

Over the years, the Zilker School Zamboree Carnival has grown to be a quite the neighborhood event. The grounds overflow with excited children running from one game to another. "I've got a ticket. Let's play this game!" "I won! I won!" "Mom, can we stay a little longer? Pleeese?" The warm air is filled with the scent of grilling hot dogs, cotton candy and other tasty treats that remind you of your childhood--when you could eat those delicacies without guilt! As you feel a soft knock against the back of your head, you realize you have just been "Cascaroned." The brightly-colored egg shell opens, down pours a gentle rain of confetti over your head, down your shirt and into your memory bank of how it feels to be young again.

The Zamboree is an old-fashioned mini-carnival with food, rides, booths, a silent auction and other enjoyable activities for young and old alike. And, honestly, you don't have to bring any kids to attend. Grown-ups can have fun, too! The proceeds from the Zamboree go directly to Zilker Elementary School, so you know it's for a good cause.



We'll see you at the Zamboree on **Saturday, October 28 from 12 noon to 4 pm** on the Zilker Elementary School grounds! You can't miss it. Just listen for the sounds of excited, squealing children!

Now, if you want to help make the Zamboree a big success, Principal Ramona Trevino is requesting a few items from our Zilker neighbors. First, you know those Cascarones we spoke of? Well, to make them, the kids need eggshells--lots of them! So all you breakfast-eaters out there, after you carefully crack your morning eggs, clean them out and save them. When you have a dozen or more, bring them to the school. There is a collection box in front of the main office for the eggshells. Drop them in there--carefully.

Don't eat eggs? That's okay. Here is another way you can help. The Zamboree needs items for the silent auction. If you have a special talent (hair stylist, massage therapist, auto mechanic, house cleaner, landscaper, artist), well you get the picture (oh, there's another one: picture framer!), consider donating a certificate or artwork to the school for the silent auction. The more items on display, the more fun for those who attend and bid, and the more money the school makes. You can also give restaurant vouchers, theater or sporting event tickets, CD's, games, small appliances, beauty products, computers, musical instruments, Beanie Babies, jewelry, sports and exercise equipment, plants, furniture--did we leave anything out?--to the auction. If you have questions or want to donate an item, call Greg Vunderink at 326-8700. He'll take care of your donation.

Okay--got your assignment?

- 1) Save your eggshells and bring them to the school.
- 2) Donate a service or item for the silent auction.
- 3) Come to the Zilker Zamboree on Saturday, October 28.

Don't make us keep you after school!

## Lamar Plaza Drug Store

"Your Neighborhood Pharmacy"

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**Lamar Plaza Shopping Center**  
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## Zeroing in on Zilker's Zoning

When we think about Austin's growth, we might envision the new subdivisions springing up Southwest or toward Round Rock, but growth is happening all around us in the Zilker neighborhood as well. A new commercial center opens on South Lamar, a house down the street gets an addition, or a vacant lot is re-subdivided and three new houses pop up. Sometimes it makes you wonder what will happen next!

What can happen in a neighborhood is governed by many factors. The utilities in an area certainly influence growth. In our last newsletter, we discussed our sewer system, its routes and capacities. This month, we will look at another factor that has a major impact on growth--and that is zoning. Zoning, unlike topography or utilities, is an invention of our government for controlling land use. The power to establish zoning is given by the State Legislature and is restricted to incorporated cities and is not available in the county. When Austin was given this power, the existing land in the city was divided into various types of uses, such as commercial, residential, and industrial. Since that time, new areas have been annexed, and the code has changed several times to reflect the changes in commerce and residential patterns.

Our current zoning code not only establishes types of uses permitted, but also defines such things as building setbacks from property lines, impervious cover limits and building heights. All of these things help define what can and cannot be done on a particular property. **Do you know what your zoning is?** The map on page 7 and list of the various zoning categories shown below will give you a general idea of how our neighborhood is zoned.

If you have any plans to change the use of your property or build another kind of structure on it, you will need to confirm your zoning with the City of Austin. You can call 499-2206 for assistance. In a later newsletter, we will discuss how zoning gets changed.

Here are the zoning categories we have in our neighborhood:

**RR Rural Resident** district, low density and watersheds  
 Minimum Lot Size: 43,560 square feet (1 acre)  
 Minimum Lot Width: 100 feet  
 Impervious Cover: 25%  
 Setbacks: Front-40 feet Side-10 feet Rear-20 feet  
 Height: 35 feet

**SF-3 Moderate density** district  
 Minimum Lot Size: 5,750 square feet  
 Minimum Lot Width: 50 feet  
 Impervious Cover: 45%  
 Setbacks: Front-25 feet Side-5 feet Rear-10 feet  
 Height: 35 feet

\* Lots with 7,000 square feet can have a second residential unit, if the owner can meet all other requirements.

**SF-6 Townhouse, duplex, and condominium residence** district  
 Minimum Lot Size: 5,750 square feet  
 Minimum Lot Width: 50 feet  
 Impervious Cover: 45%  
 Setbacks: Front-25 feet Side-5 feet Rear-10 feet  
 Height: 35 feet

**MF-2 Multi-family, low density**  
 Maximum of 23 units per acre  
 Minimum Lot Size: 8,000 square feet  
 Minimum Lot Width: 50 feet

**MF-2 Multi-family, low density** (continued)  
 Impervious Cover: 60%  
 Setbacks: Front-25 feet Side-5 feet Rear-10 feet  
 Height: 40 feet or 3 stories

**MF-3 Multi-family, medium density**  
 Maximum of 36 units per acre  
 Minimum Lot Size: 8,000 square feet  
 Minimum Lot Width: 50 feet  
 Impervious Cover: 65%  
 Setbacks: Front-25 feet Side-5 feet Rear-10 feet  
 Height: 40 feet  
 Maximum Floor Area Ratio: .75 to 1

**MF-4 Multi-family, moderate to high density**  
 Maximum of 54 units per acre  
 Minimum Lot Size: 8,000 square feet  
 Minimum Lot Width: 50 feet  
 Impervious Cover: 70%  
 Setbacks: Front-15 feet Side-5 feet Rear-10 feet  
 Height: 60 feet  
 Maximum Floor Area Ratio: .75 to 1

**MF-5 Multi-family, high density downtown**  
 Maximum of 54 units per acre  
 Minimum Lot Size: 8,000 square feet  
 Minimum Lot Width: 50 feet  
 Impervious Cover: 70%  
 Setbacks: Front-15 feet Side-5 feet Rear-10 feet  
 Height: 60 feet  
 Maximum Floor Area Ratio: 1 to 1

In addition to residential zoning in our neighborhood, here are some other Special and Commercial Zoning Categories:

**P Public Special Purpose Districts**  
 All site development regulations vary due to site area and if owned by the city.

**NO Neighborhood Office, business on collector streets**  
 Minimum Lot Size: 5,750 square feet  
 Minimum Lot Width: 50 feet  
 Impervious Cover: 60%  
 Setbacks: Front-25 feet Side-5 feet Rear-5 feet  
 Height: 35 feet or 2 stories  
 Maximum Floor Area Ratio: .35 to 1

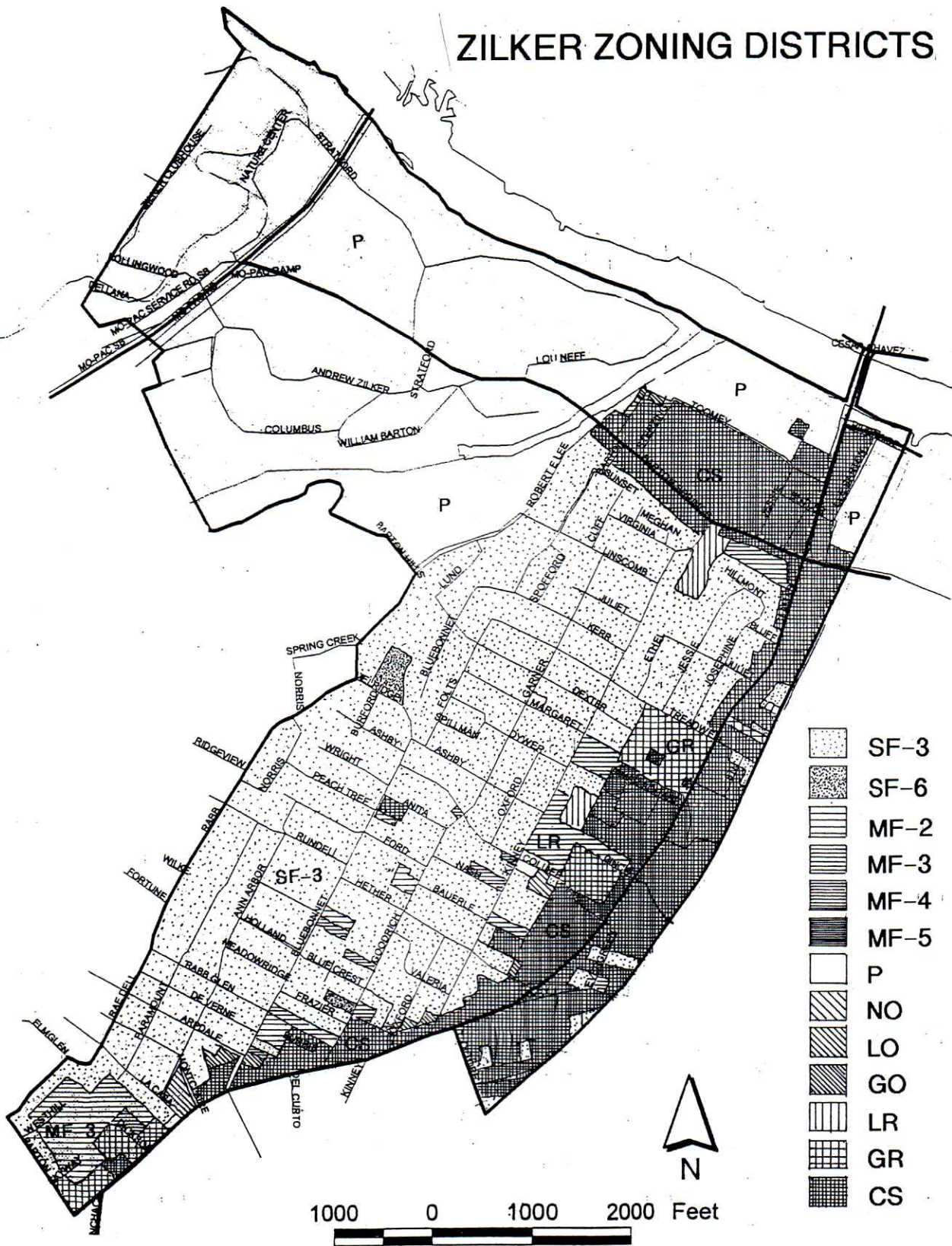
**LO Limited Office, offices within or adjacent to residential**  
 Minimum Lot Size: 5,750 square feet  
 Minimum Lot Width: 50 feet  
 Impervious Cover: 70%  
 Setbacks: Front-25 feet Side-5 feet Rear-5 feet  
 Height: 40 feet or 3 stories  
 Maximum Floor Area Ratio: .7 to 1

**GO General Office, serving city-wide needs**  
 Minimum Lot Size: 5,750 square feet  
 Minimum Lot Width: 50 feet  
 Impervious Cover: 80%  
 Setbacks: Front-15 feet Side-5 feet Rear-5 feet  
 Height: 60 feet  
 Maximum Floor Area Ratio: 1 to 1

*Zilker Zoning... continued on page 11*



# ZILKER ZONING DISTRICTS



# ZILKER NEIGHBORHOOD ASSOC.





## BRING IN Z-MAIL!

*Letters to the Editor*

Dear Z-News:

On the morning of August 27, between the hours of 1:00 and 5:00 am, the American flag that has flown on my front porch since February was removed. What makes this such a sad incident is the fact that this flag was to go to Bosnia in October to fly for the American soldiers deploying on the mission called SFOR 8.

As is proper, the flag has flown on my front porch, day and night, with lights, which is the only way to show the flag 24 hours a day. Personally, when I looked out my window and saw our flag, I was comforted--as my husband, Sgt. Gary Beauchamp, is doing a duty that some in this day and time would never consider. In his absence, the flag represented his presence to me.

I can't begin to address the meaning of such an act, except to say that it takes some kind of special something to feel free to steal the American flag without feeling some emotion. Typically, one of the first questions my husband asks me when we "visit" via e-mail is "Is the flag back yet?"

My husband is due to return very soon. I can only pray that his flag does, too.

*CheriLeagh Beauchamp*, Chairperson  
Family Readiness Group  
SFOR 7/Task Force Eagle

*Editor: Zilker neighbors, the American flag that was stolen off Mrs. Beauchamp's front porch was not a decorative item. The flag represented something very special to her and her husband. If you know anything about this flag, please let her know. She says, "No questions will be asked, when the flag is returned."*

Z-News welcomes your letters of compliments, comments and questions. For letters to be considered for publication in Z-News, all correspondence must contain the full name, address and home phone number of the writer. Please note that letters may be edited for length and content. Send your letters to:

Bring in Z-Mail!  
Zilker Neighborhood Association  
P. O. Box 33546  
Austin, Texas 78764-0546

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of the Zilker Neighborhood Association



### **Neighborhood Academy Helps Residents Build Strong Neighborhoods**

The City of Austin Office of Neighborhood Services in partnership with Austin Community College offers free training opportunities for community groups, neighborhood associations, and interested citizens who have the desire to build a better quality of life in their neighborhoods. These workshops teach necessary skills to organize and lead in neighborhood concerns, and are designed to be quick and informative.



Academy topics include neighborhood planning, zoning in Austin, conflict management, community activism and leadership, land use, code enforcement, public safety, and accessing basic city services. Some workshops of interest that will be offered in November and December are:

- |   |        |
|---|--------|
| 1. Representing My Neighborhood<br>Before the Council & Commissions | Nov. 3 |
| 2. Smart Growth: The Basics   | Nov. 4 |
| 3. Reducing Your Electric Costs                                     | Dec. 2 |
| 4. How to Run Effective Meetings                                    | Dec. 8 |
| 5. Neighborhood Traffic Calming                                     | Dec. 9 |

For more information about these sessions, to register for a workshop, or to receive a calendar of upcoming programs, call The Neighborhood Academy at 449-7672

**PLANT  
2000  
TREES  
IN 1 DAY!**



**TREE 2000  
2000 TREES \* 1 DAY**

Calling all neighbors! Grab your shovels, and join hundreds of volunteers from Central Texas. It's a great experience for families and civic groups. Come help set a record for urban tree planting and celebrate the new millennium.

**8:00 a.m. - 2:00 p.m.  
Saturday, November 4, 2000**

Beginning and ending at 13<sup>th</sup> and Brazos, near the State Capitol grounds, the 2000 trees will be planted on parkland at eight different sites across the Austin Metro area.

*Sponsored by: TreeFolks, Samsung, KGSR 107.1, Carr America, CSC, Charity Gift, AmeriCorps, Lifeworks, LCRA, Travis County and the Cities of Austin, Cedar Park, Georgetown, Lago Vista, Lakeway, and Round Rock.*

For more information and to volunteer, please contact:



(512) 443-5323  
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## Your Key to the Zilker Neighborhood

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*Election Fever...continued from page 4*

needed before dedicated parkland can be conveyed for private use.

Like most issues, this referendum has both pros and cons. Supporters suggest that the development will utilize "unused" parkland, provide a new golf course for the public, create jobs in East Austin, and bring in more economic development. Opponents question the idea that this land is "unused," and say that such a suggestion is misleading. They contend that not all "parkland" needs to have backfields, and that open space is just as important to maintaining our quality of life as golf courses. It is also a concern for many that this is one of the last areas of the Blackland Prairie left in Travis County, and that the natural ecosystem will be replaced by Bermuda grass and fertilizer. Another concern is how "upscale" this resort will be. Could the average citizen be able to afford to use the golf course? Will those who now go there to fish find expensive homes dotting the lakefront and little or no public access to their favorite fishing spots?

The issue of creating jobs and economic development is equally debatable. While there surely would be many new jobs created due to the building of a new hotel, golf course, and conference center, the kinds of job and the wage levels should also be considered. If the majority of jobs available to local workers would be the minimum wage type, then we should not use city parkland to support an enterprise whose workers do not earn a living wage. Thus, we have exacerbated the affordable housing problems our community faces. The supporters have also suggested that this would spur economic development in the "Desired Development Zone" (DDZ), and should be approved for this reason alone. This argument assumes that development in any part of the DDZ is good. Yet, if we leap frog out to Decker Lane, this will be just another type of sprawl where we will have significant infrastructure costs that the taxpayers will have to cover. Another consideration is that the cost to buy new parkland to replace this land will be very expensive, and that whatever Austin might gain from property taxes on this land could never come close to covering the cost for new land.

The most important issue, however, may be the precedent of alienating dedicated parkland for private use. The parkland we have was acquired for the enjoyment and enhancement of the quality of life for all Austin citizens. Will this development contribute to that quality of life for everyone--or just a select few? If we approve this project on this precious land, will we be opening the doors for other developers to come to the City of Austin leaders to ask for the use of other dedicated parkland for private gain? Ask yourself before you vote: Is the gain worth the risk?

**Remember to vote on Tuesday, November 7!**



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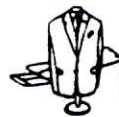
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*Zilker Zoning... continued from page 6***LR Neighborhood Commercial, neighborhood shopping services**

Minimum Lot Size: 5,750 square feet  
 Minimum Lot Width: 50 feet  
 Impervious Cover: 80%  
 Setbacks: Front-25 feet Side-NA Rear-NA  
 Height: 40 feet or 3 stories  
 Maximum Floor Area Ratio: .5 to 1

**LO Limited Office, offices within or adjacent to residential**

Minimum Lot Size: 5,750 square feet  
 Minimum Lot Width: 50 feet  
 Impervious Cover: 70%  
 Setbacks: Front-25 feet Side-5 feet Rear-5 feet  
 Height: 40 feet or 3 stories  
 Maximum Floor Area Ratio: .7 to 1

**GR Community Commercial District, serving larger areas**

Minimum Lot Size: 5,750 square feet  
 Minimum Lot Width: 50 feet  
 Impervious Cover: 90%  
 Setbacks: Front-10 feet Side-NA Rear-NA  
 Height: 60 feet  
 Maximum Floor Area Ratio: 1 to 1

**CS General Commercial Services, serving city-wide needs**

Minimum Lot Size: 5,750 square feet  
 Minimum Lot Width: 50 feet  
 Impervious Cover: 95%  
 Setbacks: Front-10 feet Side-NA Rear-NA  
 Height: 60 feet  
 Maximum Floor Area Ratio: 2 to 1

**CS-1 Commercial Liquor Sales District, area with liquor sales**  
Same as CS, but allows liquor sales*Election Fever...continued from page 1*

precinct with a voting percentage that was almost four times the city average. While we can rightly be proud of this turnout, we cannot rest on our laurels. With this being a presidential election, we expect many who usually do not vote on local issues to show up at the polls. This larger number of voters will especially affect turnout from many of our more suburban neighbors. You may remember that Circle C was second in voting totals! But closer to home, our adjacent neighborhood associations in the South Central Coalition, Barton Hills, Bouldin Creek, Dawson, Galindo, and South River City Citizens (Travis Heights) are concerned with their "slacker" image, and have issued a challenge to their members to get out the vote and beat Zilker in the poll turnout. Well, folks, we just can't let this happen, can we? "Z" may be the *last* letter in the alphabet, but Zilker is *first* in voting. And we intend to keep it that way! So mark your calendar for Election Day on November 7. Find your voter registration card, and call your neighbors to remind them to vote. Offer to take a friend or neighbor (especially those who may have difficulty driving) to the polls on election day. I recently saw a bumper sticker that reads, "GET INVOLVED. The world is run by those who show up." Let's remind our elected officials (and those

Your neighbor--

*Jeff***HAVE YOU HEARD Z-NEWS?**

A big Zilker welcome goes out to new residents, **Rob and Tebbie!** They recently moved here from Houston, and bought a house on Treadwell. Welcome, neighbors!

We are sending **Celia**, who lives on Kerr Ave., this big bouquet of get well flowers. She was in an auto accident in August, but, thankfully, is healing nicely now. Thanks to all the Zilker neighbors who delivered food, flowers, prayers and good thoughts to Celia and her family during her recovery time. And, thanks to **Sam**, who has been a *really* great brother to her!



Early happy birthday wishes go out to **Genevive** who lives on Garner. She celebrates her big day in November.

Guess who's back in the 'hood? **Mark Raines**, store manager of our local **City Market!** Welcome back, Mark. We've missed you!

**Yes! I want to be part of Z-Action!**  
**ZNA annual dues are *only* \$5.00 per person.**

Name(s): \_\_\_\_\_

Address: \_\_\_\_\_ Apt.#: \_\_\_\_\_

Home Phone: \_\_\_\_\_

E-Mail: \_\_\_\_\_

Send this completed form and your check  
 (payable to Zilker Neighborhood Association) to:

**Fontaine Maverick, Treasurer**  
**Zilker Neighborhood Association**  
**P. O. Box 33546**  
**Austin, Texas 78764-0546**

**Just a reminder, Neighbors!**

The 2001 ZNA executive committee election will be held Monday, October 30, 2000. Only current ZNA members are eligible to vote.



## Which of *These* Costly Homeseller Mistakes Will You Make When You Sell Your Home?

**Austin, Texas**--A new report has just been released that reveals the seven costly mistakes most homeowners make when selling their homes and the 9-Step System that can help you sell your home fast -- *and* for the most amount of money.

This industry report clearly shows how the traditional ways of selling homes have become increasingly less and less effective in today's real estate market. The fact of the matter is that fully three-quarters of today's homesellers don't get what they want for their homes and become disillusioned and financially disadvantaged when they put their homes on the market.

As this report uncovers, these seven deadly mistakes home sellers make will cost them literally thousands of dollars when they go to sell their homes. The good news is each and every one of these mistakes is entirely preventable.

In answer to this issue, industry insiders have prepared a free special report entitled, "*The 9-Step System to Get Your Home Sold Fast and For Top Dollar.*"

**To hear a brief recorded message about how to order your free copy of this report, call 1-800-278-5449 and enter ID #1086. You can call anytime 24 hours a day, 7 days a week.**

Call NOW to find out how you can get the most money for your home.

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### Z-News Newsletter

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Social Chairperson  
Carlene South  
442-7909

Newsletter Editor  
Barbara Cossie  
326-1222

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Zilker Neighborhood Association (ZNA) general meetings are held four times a year in February, April, July, and October. Meetings are scheduled on the last Monday of these months. The general membership meetings are open to all Zilker residents and others interested in the preservation of the Zilker neighborhood.