

Z-News

The Newsletter of the Zilker
Neighborhood Association

P.O. Box 33546 • Austin, Texas • 78764-0546 • February 2002

Message from ZNA President Jeff Jack

Preparing for New Leadership

Does anyone know what happened to the year 2001? It went by like a whirlwind. But here we are in 2002, and I feel it will be a very good year for the Zilker neighborhood. But before looking ahead, I first want to thank everyone who participated with ZNA last year. Whether it was showing up for the South Lamar MAD4 hearings, working to preserve the historic Barton Springs church, walking our newsletters around, or helping out with our Zilker Elementary School holiday families, our members, the past executive committee and the many volunteers deserve a pat on the back. They have truly helped make Zilker a better place.

I would also like to thank the membership for their vote of confidence in electing our new Executive Committee. Spending time attending meetings, working on *Z-News*, and just generally keeping up with all that needs to be done is a true personal sacrifice that these folk make on behalf of their neighbors. We are grateful to the returning members and the new folks who have stepped up to serve as well. One of the most important responsibilities of any

continued on page 2

Zilker Neighborhood Association Membership Form ZNA annual dues \$7.00 per person

Name(s) of family members joining:

Address:

Home phone: _____

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Send completed form and check
(payable to Zilker Neighborhood Association) to:
Zilker Neighborhood Association
Kaye Trybus, Membership Chair
P.O. Box 33546
Austin, TX 78764-0546

ZILKER NEIGHBORHOOD ASSOCIATION QUARTERLY MEETING ANNOUNCEMENT

Monday, February 25 6:30pm
Kinney Ave. Baptist Church
Fellowship Hall
1801 Kinney Avenue

AGENDA

- 6:30 – 7:00 *Meet and Greet Social*
Come and meet your neighbors! Light refreshments will be served.
- 7:00 – 7:05 *Call to Order*
Introductions and Announcements
- 7:05 – 7:10 *Issue Updates*
Barton Springs Road Construction
South Lamar MAD4 Designation
Barton Springs Baptist Church Preservation
2001 Property Tax Appraisals
Traffic Calming
- 7:10 – 7:30 *Central Austin Cohousing*
Proposed re-zoning of 2105 Goodrich
- 7:30 - 8:30 *City Council Candidates Forum*
All announced candidates for the three City Council places on the May 2002 ballot will be invited to answer your questions.
- 8:30 – 8:45 *Proposed City Charter Revisions*
Single Member Districts
Term Limits
Police Monitor
Campaign Finance Reform
- 8:45 – 9:00 *Old Business*
Membership Report
Treasurer's Report
- 9:00 – 9:15 *New Business*
- 9:15 *Adjourn*

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organization is to nurture its future leadership. It is important that ZNA continue to be open to new leaderships, to new ideas, and to fresh energy. In that regard, my priority this year is to develop leadership for next year.

When I became ZNA President, my primary goal was to get Zilker through the City's neighborhood planning process. But two years later Zilker is still not in the "queue" for planning. Although we have developed important background information, such as this month's article on subdivisions and deed restrictions, Zilker may still be years away from the actual planning effort. And, due to personal priorities and commitments, this will be my last year as ZNA President. Therefore, it is the time to begin to develop new leadership for the coming years. This transition has begun already. In this month's *Z-News* you will find articles by many of the executive committee addressing issues important to them, and if you have something you would like included in future editions please let us know.

I want to thank my many friends and neighbors who have helped me so much this past year. It has been a year of much success and some failures. But through it all I came to know many of you better, and I truly appreciate your support.

Another important priority for this year will be to increase our ZNA membership. Although we have a strong base of loyal supporters, as we move toward neighborhood planning we need to reach out to more of our neighbors. With over 5,000 residents we would like to get at least 10% as new members of the organization this year, and of course we need your money to help support the work of ZNA. On the front page you will find our membership form. ZNA memberships are based on the fiscal year, so 2002 dues were due beginning in November 2001. The membership fee is \$7.00 per person (not per household), and you are required to be a paid member if you want to vote on any of the positions that ZNA takes throughout the year or for the next executive committee election in October. So bring your checkbooks to the next meeting or mail in your renewal fee now. But if you join or not, everyone in the Zilker neighborhood is welcome at our quarterly meetings and we hope to see you on Monday the 25th.

*Your neighbor,
Jeff*

Zilker Zestival: Always a Family Favorite

On a beautiful Saturday in October, with a blue sky as the backdrop and music filling the air, the stage was set for action. The booths were set up with vendors ready to sell their arts and crafts, and balloons dotted the parking lot of the Kinney Avenue Baptist Church with festive colors. What was occasion of all this hoopla? The Zilker Neighborhood Zestival, of course!

Now in its third year, the Zilker Zestival has entertained and delighted children and adults alike with its old-fashioned, community feel. This year was certainly no different. Craftspeople and artists sold their one-of-a-kind, handmade baskets, furniture, jewelry, pillows, photographs, paintings, and pottery. Nonprofit organizations including First Call for Help, Southern Animal Rescue Association, and Big Brothers/Big Sisters offered information about their services in the community. Even Chiropractor Dr. Ruth Arbuckle was there to provide some minor "adjustments" to those folks who needed it.

To the surprise of many, Officer Keith Hamblin and other officers from the Austin Police Department drove into the Zestival area—and parked their police cruiser right in the middle of the parking lot. They then opened the doors, got out, and stood there with friendly smiles and APD "give-aways" of stickers and pencils for the kids. Whew—no one was in trouble after all! Later that day, the firefighters from Station 11 drove their vehicle into the Zestival grounds, too, and the kids got to chat with the firefighters and see their fire truck "up close and personal."

But let's not forget the entertainment! Donating their time and talent, local musicians delighted and enchanted the crowd with their instrumental and vocal sounds throughout the day. The ZNA would like to thank Janet



Zestival brings out Happiness: Maria Hart, secretary of the Kinney Ave. Baptist Church, (left) and her daughter Happiness sell their handmade pillows at Zestival.

Hailey who not only performed, but also rounded up all our musicians for the day's event. Other performers were Bob Merrett, who also ran the sound system, Newland Moorefield, Max Myers, Steve Hopkins, Mike Notarthomasm, and Peter Mazetti.

During the afternoon, Jeff Jack, ZNA president, presented our APD district representative, Officer Keith Hamblin, and our neighborhood firefighters from Station 11 each a "ZNA Good Neighbor Award," which acknowledged their service to our community.

The ZNA would like to thank all the volunteers who donated their time to make the Zestival the success it was. Those wonderful folks were Chris and Tricia Yost, who arranged for the food from Whole Foods; Debra Rimmer, Cindy Corkill, and Sandy Rodesney who helped set up; and Daniel Skolnick who donated his car for the children's area for them to paint. Also, thanks go out to Whole Foods and Fiesta Mart for their donations of food and beverages, and Kinney Avenue Baptist Church for the use of the parking lot.

Finally, we would just like to say, "Thanks!" to all the Zilker Neighbors who attended Zestival and made it such a great day. We'll see you next year at Zestival 2003!

Barbara Cossie



Zilker's District Representative Officer Keith Hamblin offers a closer look at crime prevention.

What's Good in the Hood

Goodbye to Old Friends, Hello to New

In 1984 Lamar Antiques opened its doors at 2058 South Lamar. On September 30, 2001, after seventeen years of business, those doors closed. Ben and Ann Butler, and their sons Jesse and Kelly, closed up shop to spend more time with their family.

"Customers have been so sweet," says Ann. "There have even been tears."

Ben says that they have always liked doing business on South Lamar, and they hope that the neighborhood will not change much in the future. "We've enjoyed being here and have had a lot of nice people come in. We'd like to thank all the people in the area who traded with us over the years."

Ben and Ann have a house in Travis Heights, so they'll be near by. Jesse will continue his work as a real estate consultant for Keller Williams. Kelly, his father says, has "a big honey-do program" to tackle.

The Zilker Neighborhood Association thanks the Butlers for sharing their lives and business with the Zilker neighborhood for so many years and wishes them all the best in their new adventures.

The space Lamar Antiques used to occupy is about to become Good Gaud, a vintage resale shop. Stop by and welcome our new neighbors.

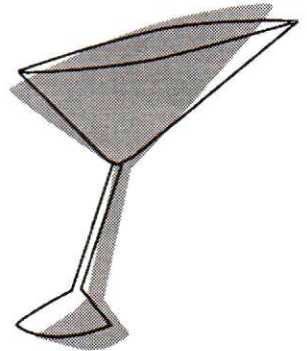
Shannon Smithson

The "Door" Is Always Open (Well, Almost)

The Cedar Door may or may not become part of the Zilker neighborhood...that's because of zoning issues that are yet to be resolved. As you are reading this issue, the decision may have been made (it's politics, maybe not). Whether or not The Cedar Door is to be a part of our neighborhood, there is a rich history behind this nomadic bar. Its owner, Gus Koerner, and his family have moved the bar for a fourth time. The building is currently residing behind Pizza Nizza facing Toomey Road.

After speaking with Tim Williams (he's the one who is responsible for the physical movement of the bar), I found out some interesting stuff. The bar was built in 1863 and has retained its unique feel. No franchises, no surprises; it remains as it was. It was built in the tradition of an Irish bar by "Brunswick" (the billiards people) for Anheiser-Busch. "Keeping its original charm has been the greatest challenge," says Tim. With each move, the original building has been maintained. Our own ZNA president, Jeff Jack, was the project architect who helped Gus with the design of The Cedar Door's last reincarnation just west of the Seaholm Power Plant on Cesar Chavez. The Cedar Door's hours (when and if they reopen) are from 4PM to 2AM, 365 days a year. Bartenders Jim, Pepe, and Mike have a combined 40 years of tending at The Cedar Door. "Once they come, they don't leave," says Tim.

The most popular drink at the Cedar Door is the "Mexican Martini." Tim says that "Texans added limes to the margarita, the martini is made with lemons." The bar serves no food, only snacks like peanuts. Therein lies the zoning problem. Food and drink: OK. Snacks and drink: Not OK (maybe they should sell donuts). The owners of the bar are working with Pizza Nizza and the other restaurants on solutions to the parking problem. Susan Toomey Frost has been working with Gus to help keep an Austin original in our 'hood. This establishment is a real funky part of Austin. When Gus Koerner is confronted with a problem such as losing the land on which the bar sits, he thinks outside the box and just moves the bar. As to who packed all the glasses, Diane and Stacy, Gus' wife and daughter, completed that task. There is nothing like family. Good luck, Cedar Door, and welcome to South Austin, we hope.



Mary Ann Sides



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What's Good in the 'Hood focuses on businesses and services in the Zilker neighborhood. Your support keeps these businesses—and our neighborhood—thriving.

THE RAPID TRANSIT PROJECT: A SOUTH AUSTIN UPDATE

An editorial by ZNA Co-Vice President Lorraine Atherton

In the November 2000 Capital Metro referendum, precinct 332 (Zilker Elementary) voted 57% in favor of light rail. For those of you still interested in light rail, here's a summary of the latest study process.

Capital Metro still needs to submit a plan for an environmental impact study so Austin can stay in line for federal transit funds. That means choosing possible starter line routes to be subjected to a detailed impact study. Last year the City of Austin took over the direction of this process, now called the Rapid Transit Project. The project held several public meetings (called Area Team meetings) to present numerous alternatives to anyone interested. The Community Advisory Group (CAG) was formed to help pare the choices down, and last fall I agreed to join the group as a neighborhood representative.

The South Austin route chosen by the CAG crosses the river at South First Street and then angles east, taking South Congress all the way to Ben White. At an October meeting, John Almond, representing the City of Austin, asked the CAG to choose the Union Pacific right of way immediately east of South Lamar as an alternative, mainly to justify engineering studies on the railroad bridge. It was presented to the CAG strictly as a commuter train (heavy rather than light rail) that would share the right of way with freight traffic, making it enormously expensive, incompatible with the rest of the system, and essentially inaccessible to South Austinites north of Ben White. In other words, it is not a real option for a light-rail starter line. Also, Capital Metro figures indicate that the South Congress bus route has more than three times the ridership of the South Lamar corridor. According to the Rapid Transit Project newsletter, "Federal funding for this study requires that the proposed route alignment is located in the corridor that is perceived to have the densest population of potential riders."

Zilker Neighborhood residents need to be aware that the Union Pacific tracks run alongside and over

West Bouldin Creek, between Barton Springs Road and Oltorf. Laying a second set of tracks in that right of way would seriously impair a major drainage feature for our area. The capital cost estimates the CAG was given for this commuter line are too vague to be of any use.

The CAG finally voted to include the commuter train option, in the hope that it would spur some progress toward the removal of freight traffic from the Union Pacific tracks in central Austin. The route recommendations were presented to the Capital Metro board in November, along with staff recommendations on vehicle technology. (The CAG did not discuss or vote on vehicles at its October meeting.) The next step is to choose the likely first segment to be built. John Almond expects that to be north of downtown. That should be determined by this summer, when the Capital Metro board will probably take some formal action on the project.

Where to cross the river remains an issue. At the January CAG meeting it was reported that a South Area workshop had recommended use of the South First bridge and rejected the notion of constructing any new bridges. The technical recommendation in the workshop summary, of course, leaves all options open. No capital cost estimates were given to the CAG. Footnotes mention only that "the cost of constructing a new bridge relative to the cost of reconstructing the South First Street Bridge has not been assessed." Frankly, I don't believe that the South First bridge needs to be reconstructed to carry light rail.

Good news for South Austin: a prime location for a park-and-ride lot is likely to be available immediately south of Ben White at South Congress in the near future. South Austinites have been hoping for just such a park-and-ride since the mid-eighties. This location (the Furrows site) could be an important link in the current bus system and a big convenience for Austinites south of Ben White, regardless of light rail considerations.

Neighborhood Planning—Subdivision and Deed Restrictions

After the tragic events of September 11, 2001, the Austin American-Statesman published an article by Editor Rich Oppel on the Bluebonnet Market. The article was very complimentary about how well the neighbors accepted a Middle Eastern businessman in our neighborhood. Although this acknowledgement of the tolerance and diversity of our neighborhood was appreciated, it did rankle a few folks that Mr. Oppel identified the "neighborhood" as Barton Heights. Everyone who has any awareness of South Austin neighborhoods knows that this is the Zilker neighborhood. How did Mr. Oppel make such a faux pas?

My suspicion is that Mr. Oppel was just confused because he is not familiar with South Austin or he did not know the difference between a "neighborhood" and a "subdivision." In all likelihood he probably sent one of his staff to look at the city maps to ascertain which neighborhood the Bluebonnet Market was in, and when they pulled the city records it showed that indeed it is in the Barton Heights subdivision. An easy mistake to make when you consider that there are 175 different subdivisions that make up the Zilker neighborhood!

Whereas a neighborhood is defined by a sense of community, geographic landmarks, and historic boundaries, subdivisions are legal devices to define land areas for the purpose of determining ownership. The subdivision process has evolved with the city's growth. Years ago, subdividing was done more casually in order to facilitate the development of land, but now we have very specific rules and requirements. These subdivisions started with large parcels, such as "Barton Village A Section 1," and through time many have been "re-subdivided" into smaller and smaller pieces, such as the "Goodeats" subdivision that was made just for the site of the old Good Eats restaurant on Barton Springs Road. Many of the original plots were farmsteads that then were converted to residential lots; some are called "subdivisions" and others are referred to as "annexes" or even "additions" to a previous subdivision. The map on the opposite page shows what some of the original subdivisions looked like and what area of the Zilker neighborhood they cover.

So what is the importance of the subdivisions when we think about neighborhood planning? One important factor is that these subdivisions have set the lot sizes in different parts of the neighborhood. In some areas we see what is referred to as "modular lots," with as small as a 25 ft. street-front width. In these areas several lots could be bought and combined for one homestead. Because of this we have quite a few homes that straddle more than one lot. Later subdivisions that had to conform to new City rules have larger minimum lot widths and minimum areas for the lot, usually 5750 sq. ft. Although the City has regulated a minimum lot size, there is no maximum size and in some areas we have really large lots with hundreds of feet of street frontage and up to several acres. It all depended on when and how the land was "subdivided."

Another consideration about subdivisions is that each subdivision probably came with deed restrictions. The intent of deed restrictions is to define the character of the subdivision, and they are used to give the purchaser some surety of what the built-out subdivision will be like. If you bought your home, you probably were given a copy of the plat, a site plan showing the location of the house on the lot, and a list of the deed restrictions. The deed restrictions can contain almost anything, from proscribing who can live where, to what materials can be used on the house, the architectural style allowed, to limitations on what activity can go on at the premises. All of these restrictions are used to define the character of the subdivision and are often very important in people's decisions about where they want to live.

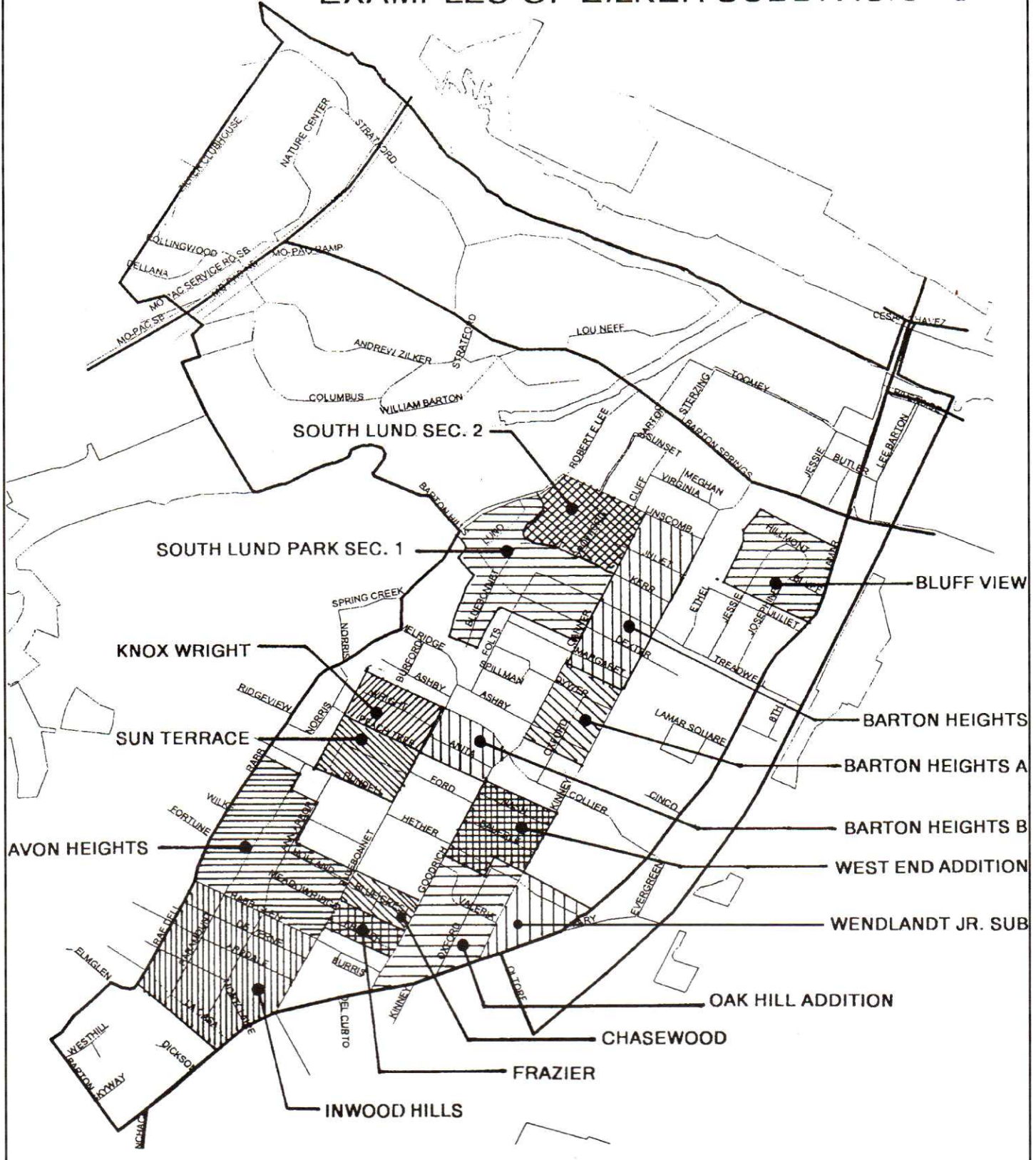
Although some older deed restrictions, such as those that prohibited minorities from living in certain areas, have been found to be unconstitutional, others remain in force. A good example of this is in single family areas where a limitation of only one residence per lot is dictated. This is the type of deed restriction we need to pay close attention to when we think about the other major land use control, zoning, during our neighborhood planning process. The authority of the City to zone property is quite distinct and separate from deed restrictions, and in some cases may represent conflicting goals and expectations.

Recently the City passed a new ordinance allowing a second detached residence to be built on any SF-3 lots with over 7,000 sq. ft. of area. The intent was to allow folks in our older neighborhoods to have additional revenue to help defray the rising costs in the city, add more housing units in the urban core, or simply to accommodate a relative, hence the name "Granny Flat." These units can be up to 850 sq. ft. and can be built anywhere on the property as long as the other zoning restrictions (set backs, impervious cover, height, etc.) are adhered to. Although the passing of this ordinance may give everyone the idea that this can be done on any lot that meets these City standards, in fact the deed restrictions that run with the subdivisions may expressly prohibit just such a second unit.

So what happens when the City issues a building permit for a second unit and it turns out to conflict with the deed restrictions? The City does not review deed restrictions when it issues building permits and takes no responsibility for enforcing them. Unfortunately, the only recourse is for either the neighborhood association or an adjacent neighbor is to sue the offending party in court. What a headache, and it does not make for friendly neighbors! To help prevent such conflicts, our neighborhood planning process should review the various deed restrictions in the neighborhood and see if they are consistent with what we want to happen in Zilker. If not, we can change them by having a "vacation" of the deed restrictions. If we think these deed restrictions are good and we want to keep them, we will have to clearly note when they are in conflict with City ordinances during our neighborhood planning process. Zilker, with 175 different subdivisions, and as many different sets of deed restrictions, will be quite a puzzle to figure out!

Jeff Jack, ZNA president

EXAMPLES OF ZILKER SUBDIVISIONS



ZILKER NEIGHBORHOOD ASSOC.

Possible Zoning Case: 2105 Goodrich Avenue

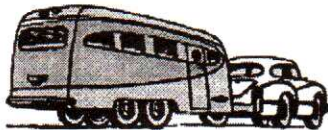
Although the economic downturn has affected many local businesses, the demand for housing continues unabated. This trend is most often seen in our older urban core neighborhoods where developers target vacant parcels to build new housing units. Many of the single-family lots that were vacant just a few years ago in our neighborhood now have new homes on them. Another trend we have seen in Austin is some larger single-family lots are being bought with the intention of subdividing the parcel into several lots. A case in point was the re-subdivision of the corner lot at Fraizer and Bluebonnet into three smaller lots. The original house was torn down and now we have three new homes.

The opportunity to provide for more housing in the neighborhood is generally a good idea. It builds the tax base, reduces suburban car traffic, and puts new neighbors on our street. And, if done with a sense of compatibility with the existing neighbors, can work to everyone's advantage. However with such a large pent-up demand for housing we are also seeing developers buy larger single family lots with the intent of getting a zoning change to allow much greater density of housing, typically apartment building. The site at 2105 Goodrich is just such a site. Last year one developer seriously considered purchasing the site and would have asked to get it re-zoned from Single Family to Multifamily. That project did not go beyond the concept stage, but another group is considering the site.

That group is Central Austin Cohousing (CAC), and they are proposing a somewhat novel approach to new housing construction. In their plan there would be a "Common" house shared by all and between 22 and 30 apartment-style condominiums. The ZNA executive committee has requested that they present their concept at our February meeting. We have also asked them to respond to the neighborhood concerns noted below that are typical of such a development. We appreciate them agreeing to come and hopefully they can provide clear answers to these concerns.

1. Traffic. Although the site does have good street access, we have to be aware of the impact on the surrounding street grid. We are suggesting that a Traffic Impact Analysis (TIA) be done to verify that the added traffic of this greater density would not be detrimental to the existing residents. If the TIA finds that there are negative impacts to the adjacent neighbors, how will it be mitigated?

2. MF-3 Zoning. In many ways the project may be a sensitive approach to providing new housing. Unfortunately, there is no assurance that CAC's concept will actually get built, and since the zoning runs with the property and not the project, we could be stuck with a much denser zoning without the project we thought we were getting. Since MF-3 is much denser than the surrounding lots, it could potentially have a very big impact on the character of the area if, after the MF-3 zoning was granted, an apartment developer came in and did typical "block" apartments.



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The usual solution offered to this problem is a provision in the zoning approval to have a "roll back" to the original SF-3 zoning if this particular project is not built. But this is not automatic, requires owner approval, and will take some time to implement since it has to go back through the entire zoning process. So the real question is: How do we ensure what is presented to the neighborhood is actually built, and if it's not, how will we revert to the current zoning?

3. Restrictive Covenants. The design of the project would have to be compatible with the character of the neighborhood. Generally, developers are willing to work with the neighborhood on specific design issues and often get neighborhood support for the project based on working out these issues, which range from where the dumpster is located to the materials used on the buildings. However, most of these items cannot be part of the conditions set in the re-zoning. Private agreements, called restrictive covenants, usually must be written between the neighbors and the developer. Most property has some form of restrictive covenant, but since they are between the developer and other private parties, the City does not enforce them. If the developer failed to live up to these agreements, the only recourse the other party would have is to sue in court. That is an expensive and time-consuming ordeal with no assurance that the restrictions will be enforced in the end. So how do we ensure that what is negotiated with the neighbors is realized on the site?

4. Precedent. The concept of "cohousing" has been around for many years and may be very workable for those who choose that life style. However, it is not the norm for multifamily developments and is considered a niche market. But if we support this concept and the MF-3 zoning, we may be setting a precedent for other large SF-3 parcels in our neighborhood. As noted in our May newsletter last year, we already have 29 apartment complexes in the neighborhood with almost 900 units. Based on the citywide average of 2.4 persons per unit, that is over 2,000 apartment dwellers or almost one-third of the total population of the neighborhood. If all the remaining large lots were converted to multifamily zoning we could significantly alter the current balance and change the character of the area. So how would we keep this from becoming a precedent for our neighborhood?

5. Impervious Cover. The change from SF-3 to MF-3 not only increases the number of units built but also the amount of impervious cover allowed. The City has just recently released a report

that indicates that to take care of the storm water runoff from existing development, we need over \$800 million in drainage improvements to our urban watersheds over the next 40 years. The cost for this work will be borne by the taxpayers of Austin, and as more construction is permitted, this \$800 million figure will probably rise. The Thanksgiving-weekend flooding last year resulted in massive damage to over 300 homes and some localized flooding in the Zilker area. Our neighborhood drainage feeds into either West Bouldin Creek or directly into Town Lake. The impact of adding impervious cover in our older neighborhoods is just now beginning to be understood. So can this proposed project be designed to prevent any additional downstream flooding?

6. Property Taxes. One of the most pressing problems we have in the neighborhood is the increase in property taxes. Although having new housing units in the area is nice, with each new unit built and sold during the boom times, the remaining residents are straddled with rising property valuations. This is difficult at best when we just compare single-family property to other single-family property. However, the problem is aggravated when residential property is converted to commercial use, such as multi-family. When SF properties are re-zoned to MF it is viewed as a "transitioning" area and other developers will look for other properties to convert to a higher zoning, often paying above single-family market rates with the anticipation of getting the zoning changed and developing at the MF densities. It is the old adage of buy low and sell high. And when they do sell high it puts added pressure on the valuations. This past year the valuations

for land alone rose almost 100% throughout the Zilker neighborhood. And as has been noted recently, City sales taxes have not met expectations, therefore the burden for paying for City services will come to rest more heavily on property taxes in the future. So how can this project be done in such a way that does not raise the property taxes in the rest of the area?

These concerns will need to be addressed as the project moves forward, and we hope that when the Central Austin Cohousing group shows us their concept they will also bring answers to these questions.

Jeff Jack
ZNA president

What Is Cohousing?

"Cohousing communities are housing developments designed and managed by their residents. They balance the traditional advantages of home ownership with the benefits of shared common facilities and ongoing connections among neighbors. Their design elements include clustered houses and/or apartments, separated from parking and facing a child-friendly pedestrian street. The first U.S. cohousing communities are now over 20 years old and demand for this type of housing remains strong."

Becky Weaver
Central Austin Cohousing

**More information can be found at
www.cohousing.org.**

Wouldn't you like to join as a Friend of the Umlauf Sculpture Garden?

In celebration of our 10th anniversary, and as a special benefit to Zilker neighbors,
join the Friends at half price!

USG&M members are the first in the know about exciting events going on at the garden. Activities range from the cool January lecture series to hot spring and summer dance performances. Friends always receive free admission to the museum during public hours (including special events such as the Family Day celebration and the annual Birthday Party). Additionally, Friends enjoy discounts on our after-hours events, such as our Valentine's Day Sweetheart Stroll, and discounts in our museum gift shop.

Your contribution to USG&M as a member of the Friends ensures the continued growth of one of Austin's rare jewels. Stay informed. Join as a Friend today!

Membership Levels

- \$25 Rosewood (\$12.50 Zilker Neighbors)** Unlimited admission for one, 10% off gift shop
- \$50 Terra Cotta (\$25 Zilker Neighbors)** All above benefits, PLUS unlimited admission for two and their children AND admission to the Annual Friends Party
- \$100 Bronze (\$50 Zilker Neighbors)** All benefits above, PLUS mug from gift shop

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YES! Please include a gift membership for:

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Name _____

Email _____

Address _____

Address _____

City, State _____

City, State _____

Phone _____ Membership Level _____

Phone _____ Membership Level _____

For more information, call Laura Wells at 445-5582, or email membership@umlaufsculpture.org



***Kinney Avenue
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Gordon R. Bergstrom, Pastor

<p>1801 Kinney Avenue Austin, Texas 442-6719</p>	<p>Sunday Worship Services 9:45am, 11:00am & 6:30pm</p> <p>Wednesday Prayer Meetings 6:45pm</p>
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- ▶ Seasonal Plantings
- ▶ Magic Make-Overs
- ▶ Gutter / Roof Cleaning
- ▶ Sod Installation
- ▶ Installation of Garden Beds
- ▶ Masonry
- ▶ Hauling
- ▶ Annual Yard Maintenance Plans

SATISFACTION GUARANTEED!!

Zilker Neighbors Make The Holidays Brighter

"Mom! They're here!" That was the voice of one excited young lad who saw the station wagon pull into the driveway. He had been waiting anxiously all afternoon for his presents to arrive, and now his patience had paid off.

Everyone deserves a happy holiday—especially the kids. With that in mind, many of our Zilker neighbors provided gifts and food for four families from Zilker Elementary School during the holiday season. With more than 20 Zilker neighbors signed up to assist the families for their holiday needs, the shopping lists were distributed.

"Nothing on any of the families' 'wish lists' were out of the ordinary. In fact, most things the families requested were things like clothes and household items. That made shopping easy," said Kaye Trybus, ZNA membership chair.

On the eve of Christmas Eve, the presents were wrapped in colorful paper, tied with bright bows, and readied for delivery. Then Cheryl Alexander, Jeff Jack, Kaye Trybus, and Barbara Cossie delivered the gifts and food to the four happy families. Of course, all this happiness would not have been

possible without the assistance of the Zilker neighbors who gave their time, money, and effort to help sponsor our families. The ZNA Executive Committee wishes to thank the following individuals for their contributions: Gretchen and Amos, Nick and Amy Constant, Cheryl Alexander, the Smolinsky Family, Sue Thornton, Marcia Lucas and Dr. Charles Tesar, Trish and Chris Yost, Molly Stevens, Robin and Jane Cravey, Lila and John Carl, Peg and Joe Kopec, the Stonecipher Family, Iris Ramos, Leonora Siedo, Peggy Wallace, Gary and Sharon Reynolds, Tony Napilillo, Stuart

Wagner and Connie Swearer, Pat Elias, Aletha Houston, Judy Jolly and Kelley Shannon. Also, thanks go out to Bobby Hernandez at Texas Discount Furniture, and Denise and Cindy at Zilker Elementary School for their assistance.

Sharing is caring, and it is through all those who shared what they had that Zilker could give four families in our neighborhood a good holiday season. Thanks, neighbors! You're the best!



Holiday Helpers: (left to right) Barbara Cossie, Kaye Trybus, Cheryl Alexander (seated), and Jeff Jack.

Barbara Cossie

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 show 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 homesellers 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 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 The Newsletter of the Zilker Neighborhood Association

Z-News is published quarterly by the
Zilker Neighborhood Association
P.O. Box 33546
Austin, TX 78764-0546

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Zilker Neighborhood Association (ZNA) general meetings are held four times each year (February/April/July/October) on the last Monday of the month. General membership meetings are open to all Zilker residents and others interested in the preservation of the Zilker neighborhood.