

# Z-News

The Newsletter of the Zilker  
Neighborhood Association

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

Message from ZNA President Jeff Jack

## “We the People...”

The United States was founded on the premise that our government gets its authority only through the consent of the governed. That is, "We the People" choose our government, and it only has power that the people grant it. This concept is embedded in our representational form of government, in which we elect individuals to represent us at all levels, from local school boards to the President of these United States. Our Zilker neighborhood will see many changes this year in our various levels of government. Included in these changes is the redistricting of the House of Representatives of the Texas Legislature.

Our Thanks to Representative Glen Maxey

The redistricting of the House of Representatives will see the departure of an old friend. For the last ten years Zilker has been in District #51, and we have been fortunate to have as our representative a resident of the neighborhood, Representative Glen Maxey. Glen has worked tirelessly for our community and for all the people of Texas on a variety of important issues. From leading the efforts on providing medical insurance for children to helping the Zilker Neighborhood Association get a pedestrian

*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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(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, May 20 6:30pm**  
**Kinney Ave. Baptist Church**  
**Fellowship Hall**  
**1801 Kinney Avenue**

### AGENDA

- 6:30 – 6:45 *Meet and Greet Social*  
Come and meet your neighbors!  
Light refreshments will be served.
- 6:45 – 6:50 *Call to Order*  
Introductions and Announcements
- 6:50 – 7:00 *Issue Updates*  
Traffic Calming  
Crime in the Neighborhood  
Neighborhood Planning  
Zoning Cases  
Barton Springs Road Update
- 7:00 – 7:15 *Austin Community College South Campus*  
Update on Site at Manchaca & Stassney  
John Worley, ACC Board of Trustees
- 7:15 - 7:30 *Sidewalk Workshop*  
Trans Texas Alliance Workshop Proposal  
Lorraine Atherton
- 7:30 – 8:00 *Texas House of Representatives*  
*Redistricting*  
State Representative Elliott Naishtat  
New District #49
- 8:00 – 8:15 *Preparing for Your Property Appraisal Protest*  
Jeff Jack
- 8:15 – 8:30 *City of Austin Single Member Districts*  
Preparing for Drawing District Boundaries  
City of Austin Staff
- 8:30 – 8:45 *Old Business*  
Membership Report  
Treasurer's Report
- 8:45 – 9:00 *New Business*
- 9:00 *Adjourn*



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crosswalk installed on Lamar for the folks at the Mary Lee Foundation, Glen has been a true representative for the people of our area.

Unfortunately the State Legislature redistricting plan shifts the major portion of Glen's old district eastward and would have meant that Glen would have had to move to run again for that district. However, Glen has decided instead to retire from the Legislature. After ten years of service it is understandable why Glen would choose to retire. The workload of a State Representative is grueling, while the parttime pay is only a token at best. But we like to think that Glen is really retiring because he just couldn't leave our wonderful neighborhood!

In any case, this will be Glen's last year as our representative, and the Zilker Neighborhood Association would just like to thank you for a job well done, encourage you to stay involved with the community, and extend our best wishes for your future.

### Meeting Time Change

As usual there are a lot of important issues affecting our neighborhood on this month's agenda. We hope the items we bring forward are of interest to everyone. But we also respect the time that our members spend coming to ZNA's meetings and want to make our meetings as positive, informative, and helpful as possible.

In response to some suggestions on how to improve the ZNA meetings, we have moved up the starting time for the business meeting to 6:45 and we will try diligently to stick to the schedule so we can adjourn by 9:00. So please mark your calendars. We hope to see you on May 20.

*Your neighbor, Jeff*

## Sign Up for ZNA E-mail:

The ZNA officers are working with Richard Gravois, our original neighborhood webmaster, to update the ZNA website at [members.tripod.com/~znaweb/](http://members.tripod.com/~znaweb/) and the e-group list that he started through Yahoo.com. We are learning as we go, so please bear with us. If you would like to get neighborhood e-mail news, sign up online through [groups.yahoo.com](http://groups.yahoo.com), or give your e-mail address to Fontaine Maverick, Lorraine Atherton, or Ken Marsh and we'll do the sign-up for you. Many thanks to Richard for taking the plunge into electronic communications years ago and for making the website and list available to ZNA, and thanks to Bryan King, too, for his encouragement and useful advice.

## Development Activity in the Neighborhood

### 2115 Bluebonnet

The construction of four new homes has begun on Bluebonnet. Back in April 2000, this large lot was subdivided into four smaller lots for single family houses. At that time the developer worked with the neighborhood to address some concerns we had with the proposed project. As a result the site plan was changed and the developer agreed to some additional conditions such as reducing impervious cover, minimizing driveway widths, and saving as many of the trees as possible. Right after the project was approved by the City, the economy began to falter, and the project has been on hold until now. Hopefully we will soon see four new homes that are compatible with their neighbors and are an asset to the community.

### 806 and 808 Kinney Avenue

The two older houses that are on this site sit on three small lots that have a combined width of 75 ft. The owners want to tear these buildings down and build two new homes. To do this, since these are substandard lots, they needed a variance from the minimum lot width (50 ft.) that the City requires. This variance was granted by the Board of Adjustment back in March 2002. The owners still have to get the property resubdivided for the two lots, and in the resubdivision process the City requires that they build a sidewalk along the front of the property. The owners have applied for a variance to eliminate the sidewalk from the site plan. The staff has supported this request because there is a sidewalk on the other side of Kinney and there are no connecting sidewalks on either side of the property.

The neighborhood association does not agree with the staff recommendation and has protested the variance. While we do not now have sidewalks on both sides of Kinney, it is hoped that someday we will. In our ZNA survey on sidewalks it was clear that we want more, not fewer, sidewalks in the neighborhood. And as most of us who use Kinney on a regular basis know, the traffic is getting worse and not having sidewalks on both sides of such a busy street is a safety problem. So we should not pass up this opportunity to have the developer put this sidewalk in.

This case will be heard by the new Zoning and Planning Commission on May 7 at 6:00pm. The ZAP meets at One Texas Center, 505 Barton Springs Road, in room 325. If you think we should keep the sidewalk requirement for this project, please attend this meeting to voice your concerns.

### Cedar Door on Toomey Road

The owner of the Cedar Door has moved his building onto a portion of the old Pecan Park property off Toomey Road. As most folks know, the Cedar Door has been an Austin institution for many years and has had several

homes. While such a use is consistent with the concept for an entertainment and restaurant district as noted in the master plan for Town Lake, the proposed rezoning of the property has met with opposition from the private school down the street on Toomey.

The proposed rezoning was before the City Council last month but was postponed until the Texas Alcoholic Beverage Commission rules on the owner's application for a liquor license. Once the TABC has granted the license, then the owner will schedule the case for the Council to hear the rezoning request. Stay tuned on this one!

### Three Ring Service

For many years the Three Ring Service has been a good neighbor in the Zilker neighborhood. This business provides entertainment services for birthday parties and other special events and has grown over the years. In the last few years the owner has expanded his fleet of specialty vehicles, including a variety of carnival-type rides along with his other service vehicles. The parking of these vehicles has become a problem, especially when the shared parking with Artz Rib House is full, leaving no other option but to park on the street. While the owner has tried to find other parking in the area for his trucks, no solution has been found yet. As a result, adjacent home owners who are concerned with the safety of truck parking on the street have filed a complaint with the City. The City has investigated and have determined that the off-site parking of these commercial vehicles is a violation of City code. In addition to the parking problem, the property was found to not have the correct zoning for the apartments that are located on the site.

To correct these problems the owner will need to rezone the property for both issues. In order to keep the apartments, the back part of the lot will have to be rezoned to MF-3 (multifamily medium density) and correct permits and certificates of occupancy obtained for the apartment building. To continue to park the commercial vehicles on the site would require rezoning the area owned by Artz Rib House to CS (Commercial Services). While there may be some support for rezoning to allow the continued use of the apartments, the proposed CS zoning poses significant problems. The CS zoning is the most intense commercial zoning that the City has and would allow much denser development into the residential area of the neighborhood, furthering "Commercial Creep" down Bluebonnet. The City has given the owner 30 days to address these issues, and we hope that we can work with him to find an acceptable solution to the parking issue without rezoning to CS.

If you have any questions concerning these projects, please contact Jeff Jack at 447-5877 or by e-mail at [jjack2@austin.rr.com](mailto:jjack2@austin.rr.com).

## Saying Good-bye, Saying Hello

Sending our good wishes his way, we say a fond farewell to Keith Hamblin. After serving the Zilker neighborhood as our Austin Police Department district representative, he was recently promoted to corporal and has returned to primary patrol duty. Corporal Hamblin has always been very supportive of the Zilker Neighborhood Association. He has attended our general meetings, kept our Zilker neighbors updated on crime in our area through his articles in Z-News, and came to Zestival last October to talk with our Zilker kids about safety and crime prevention.

Back in 1972, graduating from Lockhart High School, Keith Hamblin had no idea that police work would be his life's work. "After graduation, I hopped from job to job for awhile. Then I became a firefighter and emergency medical technician. But I was only making \$500 a month in Lockhart. I decided to come to the 'big city' and joined the police academy, which then was paying \$1,000 a month—that was before taxes."

Now, 26 years and a few salary increases later, Corporal Hamblin still works for the Austin Police Department, and still lives in his hometown ("I love Kruez Sausage in Lockhart!" he says) with his wife of 25 years and his three children.

We congratulate Corporal Hamblin on his promotion and new job, and we thank him for his service to Zilker. Corporal Hamblin says that he will be patrolling our area, so be watching for him on your street. If you see him in the 'hood, give him a big wave!

Senior Police Officer Mike Sommers is our new district representative. Officer Sommers grew up in Dallas (we won't hold that against him), but came to Austin to attend St. Edward's University where he received his degree in Criminal Justice.

He joined the APD in 1987 because, he says, "I'm

a Type A personality. I enjoy the adrenaline rush that the job brings. In just a moment, you can go from buying a Coke in the local Tiger Mart to being in a pursuit with a car thief." Come the middle of June, Officer Sommers will be getting another adrenaline rush. He will become a father for the first time. "It's a boy!" he happily declares.

Officer Sommers says, "I am very excited about being the district representative for the Zilker neighborhood for several reasons. First, the reputation you have as a strong neighborhood association. Second, your dedication allows me the flexibility to utilize some new ideas to keep the Zilker neighborhood safe and clean."

We welcome Officer Sommers to the neighborhood. He will be at our general meeting on Monday, May 20. Come by and introduce yourself. Curious about how an APD district representative can help our neighborhood and you? Officer Sommers' new column, KRIMEDOG! On page 8 will tell you everything you need to know!

Barbara Cossie

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# SOUTH CENTRAL COALITION NEWS

The South Central Coalition is a group of neighborhood associations including Barton Hills-Horseshoe Bend, Bouldin Creek, South River City Citizens, Avenue Merchants, Dawson, Galindo Elementary, South Lamar, and Zilker. Members of the associations meet the first Saturday of the month (breakfast at Mexico Lindo on South Lamar from 9 to about 10:30am) to share information and discuss matters of mutual interest, which can be anything from positions on zoning changes to good places to walk your dog to the next big party. Speaking of which:

**Food and Fun.** The South Austin Culture Club is having another luncheon, bubba style, on May 29, 11:30-1, at Miller Crocket Bed and Breakfast, 112 Academy Drive. The featured speaker will be Jackie Goodman, and there will be a comic face-off between South Austin neighborhood presidents. Some would say the main event will be the salute to the unique arts and eating establishments of South Austin on South Congress Avenue, South First Street, South Lamar Boulevard, and Barton Springs Road. This time the food will be provided by the South Lamar Chango's (owners of Manuel's). As usual, it's \$10 per person, with limited seating. For reservations call 619-7350 or e-mail SoAcc@hotmail.com. RSVP by Friday, May 24.

**ACC South Austin Campus Survey.** Austin Community College has purchased the old Albertson's at the intersection of Stassney Lane and Manchaca Road and intends to renovate it into a full-service campus. The ACC Board of Trustees has created a South Austin Community Advisory Committee (SACAC) to help plan for and support the establishment of this campus. The SACAC meets the first and third Wednesdays at 6:30pm in the Crockett High School Library. The SACAC is gathering information about the educational needs and interests of South Austin residents and how ACC might address those needs at the new campus. Your input on this survey will greatly assist their efforts and recommendations to the ACC Board of Trustees. Please go to the website at [www2.austin.cc.tx.us/sacac/](http://www2.austin.cc.tx.us/sacac/) and complete the on-line survey, or you can pick up a survey at the ZNA meeting on May 20. If you would like more information, please call 223-7601 or e-mail [sacac@austin.cc.tx.us](mailto:sacac@austin.cc.tx.us).

**South First Street Reconstruction.** The City of Austin Public Works Department will reconstruct South First Street between Ben White Boulevard and Barton Springs Road beginning this summer. The project will repair and improve water and wastewater lines and then rebuild the pavement. The width and alignment of the street will remain the same, and there may be some minor improvements to the sidewalks where they coincide with utility work.

Rick Colbrunn, the project manager, estimates that construction will begin in mid to late summer. The project will be constructed in five phases and is expected to take about 18 months.

The first phase will involve water and wastewater improvements from Fletcher to Gibson and El Paso to Oltorf. The remaining four phases will involve reconstructing South First beginning at Barton Springs Road and proceeding south in segments to Ben White Boulevard. The project will be multiphased to reduce inconvenience to motorists.

During the work, two-way traffic on South First Street will be maintained at all times, with one lane in each direction. Driveway access also will be maintained at all times. Mail delivery will not be affected. If you have questions, Rick Colbrunn can be reached at 974-7089.

**Bouldin Creek Neighborhood Plan.** In April the City Council approved the Bouldin Creek Neighborhood Plan. Bouldin Creek is the neighborhood on our eastern boundary, from the railroad tracks to South Congress, between Town Lake and Oltorf. The main zoning change was to add "mixed use" to the existing commercial properties, which allows residential uses. A few isolated lots were changed from multifamily to single family, and several lots on Oltorf were changed from single family or duplex to townhouse and condominium. Bouldin Creek's process relied heavily on meetings where small groups of property owners worked out their differences among themselves and tailored the plan to their decisions. Their experience should serve as an excellent model for Zilker's neighborhood plan, if we ever get a chance to do one. Lots of details are available at the Bouldin Creek Neighborhood Association's excellent website, [www.bouldincreek.org](http://www.bouldincreek.org).

*Lorraine Atherton*

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## Single Member Districts for the Austin City Council

**B**y the time you read this article, the voters will have decided whether or not Austin should have a mixed system for selecting City Council Members. On the May 4 ballot, proposition #3 asked if the City should scrap the current seven (7) member at-large system and replace it with an 8-2-1 system. The 8-2-1 system would have eight single member districts, two citywide at-large members, and the mayor also elected city-wide.

During the City Council's debate on the plan, there was a lot of discussion about drawing district boundaries before the election or after. Many folks felt that the concept should be voted on and the districts decided later, while others believed that most voters wanted to know what the districts would be before deciding if it was a good plan or not. At first the Council committed to have a map of the districts drawn before the election. Then, after deciding on the 8-2-1 concept, they began to explore how those eight single member districts would be configured. Immediately some very difficult problems began to emerge, and eventually the Council backed off on its commitment to have a district map drawn before the election.

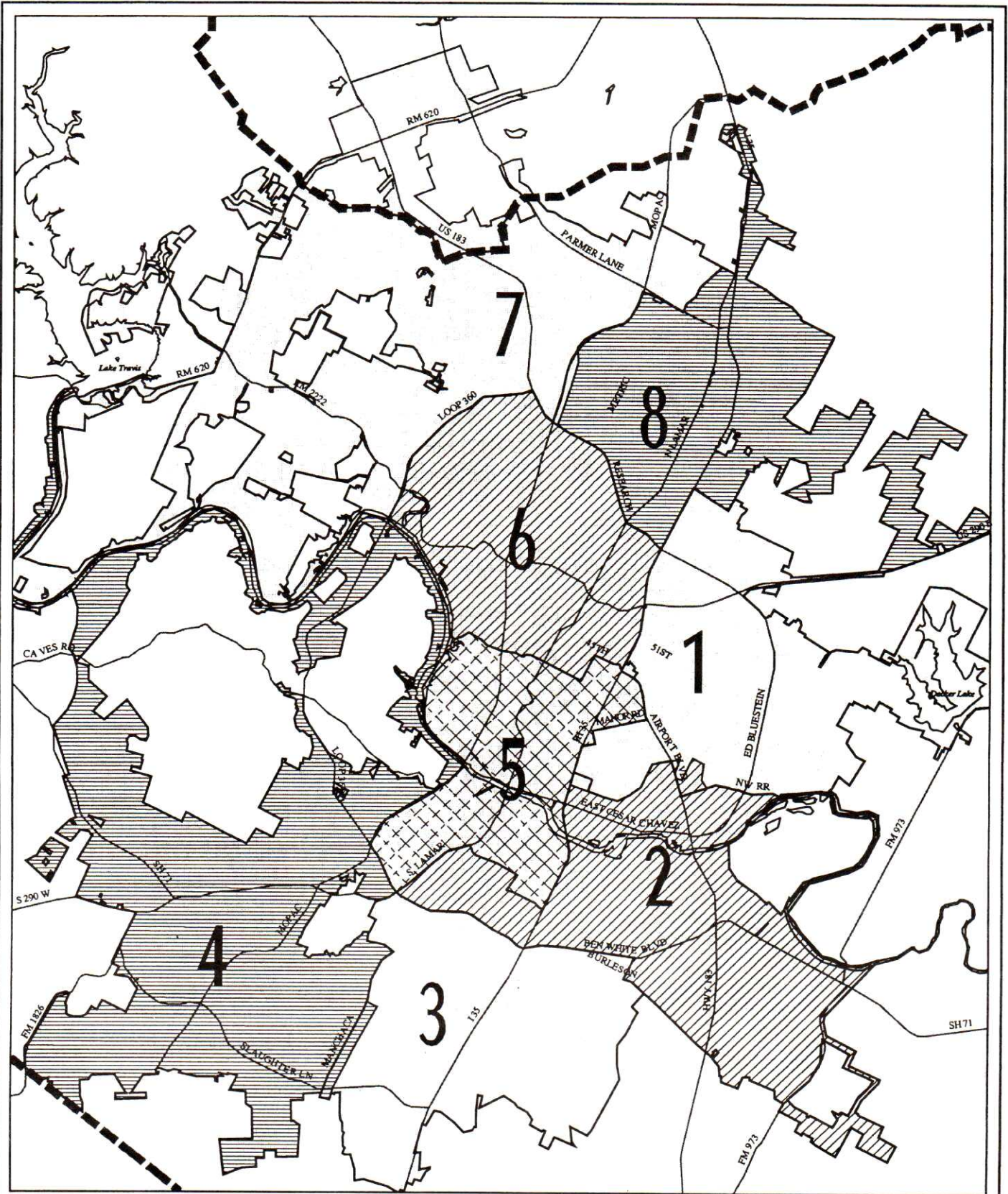
However, since the Federal Department of Justice has to approve any change in governmental organization to ensure conformity with the voter rights laws, the City, if proposition 3 passes, will at some point have to have drawn boundaries for these eight single member districts. As I write this, it is unknown if Prop 3 will pass, but if it does it will have a big impact on the Zilker neighborhood. And because the district boundaries will have to be drawn quickly after the election in order to get it into the DOJ, we have scheduled a presentation by City staff for our May meeting. Included in this newsletter is a map (Option A) of the last 8-2-1 boundary that was considered by Council and that probably will be the starting point for any future discussion on district boundaries.

This map was created by City staff, and they began the process by dividing the total population of Austin by 8, the number of districts. This resulted in districts with approximately 83,000 people. One of the criteria for shaping districts is that the districts should have no more than 10% deviation in population. Another criterion was to not have any dilution of minority voting rights. So staff's next step was to form a district that gave the African American community a reasonable chance to have an African American elected to one seat. This is District 1. Next, two districts were created that would have Hispanic majorities. These are districts 2 and 3. The potential for a third Hispanic district was also created. District 8, though not a majority Hispanic district, could elect a Hispanic if the Hispanic population continues to grow in that area. From there the rest of the city was carved up into approximately even populations while trying to keep "communities of interest" together.

Unfortunately, one of the problems discovered about Option A was that it seriously diluted the voting strength of center city neighborhoods by grouping them into two districts. An analysis of voter turnout for the May 2000 City Council elections identified 10 precincts that had over 500 votes cast, with Zilker being one of those areas. However, Option A groups 9 of these high voter precincts into two districts, District 5 and District 6. This placed Zilker with other high voting precincts north of the river in District 5. The result was that almost 45% of the total votes cast in the last City Council elections would have ended up in only two districts, while the remaining 55% would have six districts. This raised serious concerns that the high voter turnout precincts were being penalized with less representation and thereby marginalized, while lower voting precincts were being rewarded with increased representation on the Council. While several alternatives were proposed to address this problem, the Council in the end could not agree on a plan and decided to wait until after the election to draw the districts.

If Proposition 3 has passed, then we need to let the Council know how we want our district to be configured. So please join us on May 20 for the staff presentation, and we welcome your suggestions on how best to ensure the best representation for the Zilker neighborhood.

*Jeff Jack, ZNA president*



# Prototype Single Member Districts

**Austin City Council**  
**Eight District Scenario, Option A**

- Arterials
- County Lines
- District Lines

Map produced by: The City Demographer, Department of Planning, City of Austin, March 2002.

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# CRIMEBUSTERS!

by SPO Mike Sommers

## Just What Is a District Representative?

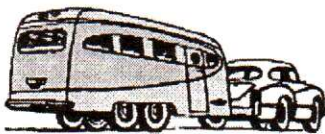
Ever wonder why you would ever need to call your district representative? Who, or what, is a district representative anyway?

An Austin Police Department district representative is a resource for anyone to use. Basically, if there is a problem, be it civil or criminal, and you are not quite sure where to turn ... who you gonna call? No, not Ghostbusters! Call your local police district representative (d.r.). No problem is too small for your d.r., and you will be steered in the right direction. A d.r. works as a liaison between the community and police, with patrol officers and detectives, as well as with city agencies.

As the Zilker neighborhood's d.r., I am yours for the asking. Concerned about crack dealers or prostitutes on your block? Call me. Speeding or abandoned cars on your street? Call me. Eighteen-wheelers parked in your neighbor's front yard? Call me. Having a barbecue with lots of food? Call me!

If you have any problems or concerns, and you need assistance, call me. We'll work together to find a solution. My number is 974-8241. Call me anytime.

I look forward to seeing all you Zilker folks at the general meeting on Monday, May 20.



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# OFF-DRIVEWAY PARKING FINE?

by Bobby Rigney, your ANC (Austin Neighborhoods Council) Representative

For two years, some North Austin residents have been concerned about neighbors parking off the driveway, in their (own) yards. They have lobbied to get a new city ordinance passed that would result in a fine for violating a new law, if enacted. Their requests resulted in a council member agreeing to present this idea at City Council. But first, since many people were opposed to such an ordinance, the Austin Neighborhoods Council created an ad hoc committee to work at finding a compromise satisfactory to all concerned.

I was asked to serve on that group last October, and for several months our group members met to find a middle ground. Though we never reached a workable compromise, we did identify a lack of City code enforcement (matter of priorities) which allowed some junk and abandoned vehicles to not be removed quickly enough. Several existing laws already apply to dangerous or illegal "junkers." But this new proposed ordinance would apply to even brand new vehicles parked harmlessly off to the side of a driveway. This parking often eliminates the need for parking in the street when a driveway is full. And be aware that the end of "your" driveway is on the City's right of way and a \$40 ticket can already be issued if you park there.

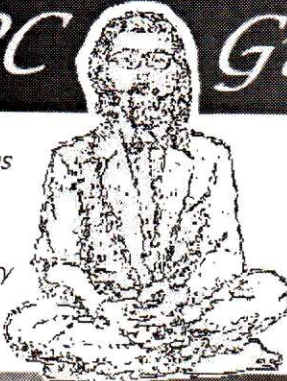
Do we have enough laws to enforce already? Does this law go too far? There has been no provision so far to make exemptions for those without good street parking. Next time you drive on Oltorf (from Lamar to past South 1st), notice that the faded "No Parking" signs only restrict times 7-9am and 4-6pm, and ask yourself if cars would be better parked on the street at noon or night? A workable compromise could weigh these and other considerations against the "eyesore" factor that would occasionally be endured. In fact, many households think off driveway parking is harmless practical use of their own property. Their cars are safer, and the streets are less cluttered. And for

many neighborhoods, this has never even been a concern. Having other people's strange cars parked right in front of your house is of more concern. But in some neighborhoods, yard parking is evidence of high occupancy densities and related problems and some have claimed it lowers property values. One look at your tax appraisal indicates this is not happening in the Zilker neighborhood.

The city council has now passed a preliminary variation of the original proposal. Neighborhood self-determinism was upheld. It allows only neighborhoods that want to be included for enforcement to have their area added to the application map. Police already apply other laws within specific areas (youth curfew, open container, glass bottles), and have agreed to enforce whatever the council passes in this non-safety related matter. At press time, only the first of three required council "readings" was passed. More deliberation will continue at future council meetings. Concerns were expressed over what basis could neighborhoods be included, how could areas get on/off the map in the future, and some details will have to be worked out.

Whatever final ordinance gets passed, be aware that private deed restrictions are completely different and not enforceable by the City of Austin. Specific landscaping standards, garage-only parking, and no yard parking or visible boats are some commonly found deed requirements within newer subdivisions. Central city neighborhoods are older and had few of these type rules found in the subdivision records filed with the county. In Zilker, we successfully customize our own individual livabilities. Our homes, yards and lifestyles do not all have to be the same. Zilker is situated within a healthy range of diversity, naturally.

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# Property Taxes Going Up Again????

The yearly notices from the Travis County Appraisal District have begun to arrive in the mail, and this year the valuation increases have been incredible again. Having seen a huge increase last year (my 2001 valuation went up over 47% from 2000), I was shocked that this year's valuation shot up another 48%! That is equivalent to a 74% increase in just three years. I surely must be feeling good about the appreciation of my property, right?

Well, maybe not. These big increases in valuation eventually mean a hefty increase in the property taxes we pay, even if we have a 10% cap on homesteads. While some politicians note that they are holding the line on the "tax rate," the impact of higher valuations is a bigger tax bill for everyone. And now we see most of our taxing jurisdictions (the City, AISD, and ACC) are talking about a possible tax rate increase. The cumulative impact could be a significant increase in the out-of-pocket cost for all residential property owners.

Rising property taxes may not be a problem if your income has grown at a rate to cover this increase and other cost-of-living expenses. Unfortunately for most folks in the Zilker area, this has not been the case. Any significant increase in property taxes has a direct impact on our quality of life and means we all have less to live on day to day. But what can we do about it? There are many policy issues that have affected

the rising cost of living in Austin. Ten years of wild economic growth have not brought the prosperity that was envisioned. But changing those policy directions will take time and a lot of political courage that our current elected officials have not shown yet.

There is one thing we can do that has an immediate effect; that is to protest the valuations assigned by the Appraisal District. On the back of the Appraisal Valuation notice is the protest form, and I encourage everyone who thinks their valuations are too high and want to reduce their taxes to file a protest. But does it do any good to protest?

Yes it does! As an example, last year the original increase for my property was over 47%. However, after the protest hearing it went down to just over 17%. The time I spent on the protest was well worth it, and I will be protesting my valuation again this year. But being successful at the appeal hearing does take some preparation, and at this month's ZNA meeting I will explain the appeal process, the homework you need to do, and show the material I prepared for my hearing. Hopefully this will help you get a reasonable valuation and save you some money when you write that check for your property taxes later this year.

*Jeff Jack*

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## 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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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.