

Z-News

The Zilker Neighborhood Association Newsletter
P. O. Box 33546 • Austin, Texas • 78764-0546



October 2002

A Message from the ZNA President – Jeff Jack

The other day someone asked me what our neighborhood association does. For a moment I was perplexed that someone who has lived in the neighborhood for some time had to ask such a question. But when I stopped to think about the many things that the ZNA has done over the past few years, I realized that while some of the ZNA's activities

**It takes teamwork
to build a liveable
neighborhood!**



may be obvious, most of the issues that the neighborhood association deals with are not front page stories--just the day-to-day grunt work of neighborhood preservation. Yet, the question did cause me to review the ZNA bylaws and take stock of how well we have done in meeting the objectives of the association.

Below is a "check list" and an answer to my neighbor's question. These issues, activities and accomplishments give a clear picture of what our neighborhood association does. Our neighborhood is a wonderful place to live, and I hope you agree that the ZNA has fulfilled its purpose of working to protect and enhance our neighborhood.

ZNA Highlights

** Improvement of public services*

Worked with Austin Energy to address our tree trimming concerns, and to get the electric substation out of Town Lake Park. Worked with Public Works to get a pedestrian crosswalk installed for the Mary Lee Foundation on South Lamar Blvd. Worked with Drainage Utility to address sewer odors on Kinney Ave. and facilitate improvements to the storm water run off at the Umlauf Gardens.

** Improve residential housing*

Reviewed zoning and board of adjustment requests. Met with applicants and attended city meetings on in-fill housing proposals. Supported existing deed restrictions and opposed intrusive zoning changes, while encouraging appropriate residential projects.

President's Message....continued on Page 2

Zilker Neighborhood Association

General Meeting

Monday, October 28 6:45 PM
Kinney Avenue Baptist Church
(in the Fellowship Hall)
1801 Kinney Avenue

AGENDA

- 6:45 - 7:00 Meet & Greet Social**
Come meet your neighbors!
Refreshments provided by Russell's Bakery
- 7:00 - 7:05 Call to Order**
Introductions and Announcements
- 7:05 - 7:30 Election of 2003 ZNA Officers** (See Page 3)
- 7:30 - 8:00 County Commissioner's Candidate Forum**
Precinct 3 -- Gerald Daugherty (R)
Margaret Moore (D) Incumbent
Precinct 4 -- Margaret Gomez (D) Incumbent
Mike Hanson (R)
- Each candidate will be given five minutes for a brief presentation followed by questions from the audience.
- 8:00 - 8:30 Issue Updates**
1. Sidewalk on Kinney Ave. Hill
 2. Zoning Cases
 3. Neighborhood Planning
 4. E-mail Viruses
- 8:30 - 8:45 Membership and Treasurer's Reports**
- 8:45 - 9:00 New Business**
- 9:00 Adjourn**

All current ZNA members are invited to attend this meeting to elect the ZNA officers for 2003. Since this is Texas--not Florida--your vote will count!



President's Message....continued from Page 1

* **Consumer protection**

Brought attention to property tax appraisal problems, and provided information to property owners on how to protest property tax evaluations.

* **Participate in civic life of city**

Hosted political candidates forums in all major election races. Continued a strong "get out the vote" effort in our precincts. Worked closely with the South Central Coalition, South Austin Culture Club and Austin Neighborhoods Council on city wide issues.

* **Historic and unique character preservation**

Established a fund for fencing the historic Barton Springs Baptist Church and aided in securing a historic designation plaque on the building. Worked to build a coalition of surrounding neighborhoods to oppose inappropriate zoning changes along South Lamar Blvd. Opposed the demolition of existing houses that are reflective of the character of the neighborhood. Supported new businesses that are consistent with neighborhood interests.

* **Represent and advance interest of residents**

Attended numerous County Commissioners, City Council, Board of Adjustment, Planning Commission and CAMPO public hearings in support of the neighborhood. Worked with civic, environmental and business groups to address neighborhood issues.

* **Preservation, beautification and landscaping of parks and other green spaces**

Supported landscaping on Barton Springs Road. Worked with environmental organizations to protect the aquifer and fight high rise encroachment on the Town Lake corridor. Participated in the Town Lake Park project as a neighborhood stakeholder.

* **Committees**

Developed standing or ad hoc committees that worked on Zestival, zoning, membership and social events.

At the October meeting we will be electing new leadership for the coming year. I have truly enjoyed being the ZNA president these past several years. What the association has accomplished has truly been a team effort and I would like to thank all the members of the executive and standing committees, past officers, our *Z-News* walkers and event volunteers for all they have done for our neighborhood. And a special thanks to all of our neighbors who have shown up at City Council, Planning Commission or Board of Adjustment meetings in support of our neighborhood. Your presence made a difference! While much has been accomplished, the work to improve the quality of life in the 'hood will still go on.

As we begin a year of service to the neighborhood, I hope you will continue to support the association and our new executive committee.

* **Street safety and traffic control**

Participated in the traffic calming project and facilitated city coordination with Barton Springs Road businesses on construction on that street. Addressed Zilker Park special event parking problems and worked with Capital Metro on relocation of Dillo routes at Butler Shores. Successfully lobbied the city council to change designation of South Lamar Blvd. in the roadway plan to protect local businesses.

* **Educate residents on zoning, etc.**

Began developing a community database which provided zoning, utility and transit information in *Z-News*. Invited representatives from city departments to ZNA general meetings to discuss the infrastructure needs of the neighborhood.



* **Keep residents informed**

Increased the content, quality and circulation of *Z-News*. Developed a web page and e-mail list serve. Distributed special flyers on major issues.

* **Mutual protection and safety**

Participated in "Neighbors Night Out." Attended the Austin Police Department's Commanders Forum. Invited local police officers to participate in ZNA general meetings. Included crime reports in *Z-News*.

* **Include apartment dwellers**

Increased the circulation of *Z-News* to apartment dwellers and the Goodrich housing project.

* **Neighborhood planning**

Developed various background data for the neighborhood planning process. Monitored the planning process of other neighborhoods, as well as changes in the city procedures and all proposed changes in zoning regulations impacting planning options.

Your neighbor--

Jeff Jack

Louis

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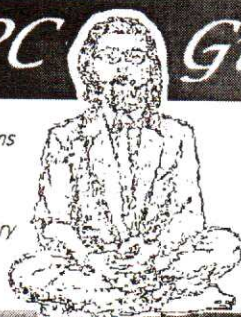
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Sharpen a Pencil and Mark Your Ballot! It's Election Time at the ZNA!

Sometimes elections are so big, we may get the feeling that our vote *really* didn't count.



But at the ZNA general meeting on Monday, October 28, your vote will count! That's when the ZNA will be holding its election of officers for 2003.

Below is a nomination list of the folks who are interested in serving on the executive committee, but it is not too late to add your name to this list. According to article 6, section 2, of the ZNA bylaws, nominations for officers may come from the general membership and must be received by the executive committee no later than October 21.

Three openings that still need to be filled are a social chair to organize Zestival and other social events; a co-secretary; and, a representative to the APD's Commander's Forum.

Thus far, the ZNA nominations are:

President: *Deborah Bice-Broussard*

Vice presidents: *Kim Suiter* and *Elizabeth Yevich*

Co-Secretaries: *Ken Marsh*

(We would like a second person in this office to share duties with Ken.)

Treasurer: *Jane Kurzawa Cravey*

Austin Neighborhoods Council Representatives:

Bobby Rigney and *Lorraine Atherton*

Newsletter Editor: *Wendy Papanan*

Social chair: *Open at this time*

(Although neighbors have volunteered to serve on the social committee to work on specific projects, no one has come forward to head up the committee and organize the ZNA Zestival.)

Commander's Forum: *Open at this time*

(A representative is needed to attend the monthly meeting of citizens and police commanders in South Austin to share concerns about crime and public safety.)

These neighbors have volunteered for unelected positions:

Fontaine Maverick will direct advertising and distribution of the newsletter.

Kaye Trybus will continue to represent the neighborhood in the Town Lake Park stakeholders committee.

Barbara Cossie will organize the holiday family gift-giving.

Carlene South will continue to supply refreshments at the general meetings.

Richard Gravois will continue as the facilitator of the Web site and the Zilker e-mail list.

There is always room for more participation. If you have a neighborhood project you would like to work on, contact any of our officers and tell us about it. We'll try to make a place for you on the executive committee. You are also welcome to attend the monthly executive committee meetings to discuss your ideas and issues of concern. Call one of our ZNA officers for the location, date and time of the monthly meeting.

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Kinney Avenue Baptist Church



Gordon R. Bergstrom, Pastor

1801 Kinney Ave. Sunday Worship Services
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Wednesday Prayer Meeting
6:45 pm



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Envision Central Texas



What do the metropolitan areas of Baltimore MD., Oakland CA., Miami FL., Seattle WA., Cleveland OH., Portland OR. and Denver CO. have in common? They are all big cities with populations of about 2.5 million people. Interestingly, a population projection of 2.5 million, (that's 2,500,000 people) is the estimated population that the leaders of the Envision Central Texas process believe the Austin area should be planning for today. The Metropolitan Statistical Area (MSA) of Austin is currently about 1.25 million and based on the explosive growth pattern of the last ten years, we could double in population in the next 20 to 40 years, reaching the size of the cities noted above.

Envision Central Texas is a non-profit group funded by local governments that aims to help plan for growth in the five counties surrounding Austin. In their initial workshop held on September 13, some 300 citizens participated in an exercise to see where folks wanted this growth to occur. The ideas ranged from whole new communities popping up in farmland to the creation of dense urban nodes along transit corridors, either along more highways or some form of rapid rail transit. The suggestions were as varied as the participants who came representing businesses, developers, neighborhoods, environmentalists and suburbanite concerns. Of particular interest to our neighborhood was the often-repeated suggestion that we have to add "density" to Austin's core neighborhoods. Some plans presented even suggested the wholesale redevelopment of intercity neighborhoods, removing residences and replacing them with downtown offices in order to accommodate the increased population. The workshop was a catchall of ideas, the final recommendations will be considered by our city council. Future zoning and development in our neighborhoods.

It should be noted that this is only the first workshop in what is expected to be an almost two year process, so ECT is far from making a final recommendation. While this first workshop did generate a lot of interest in the impact of accommodating another 1.25 million folks in the area, many attendees questioned its basic premise of using the 2.5. million population projections as a "given." Besides the population trend line based on previous growth, shouldn't some even more fundamental and important questions be addressed?

Do the folks in this region really want to become another urban center on the scale of Denver or Cleveland? Does Hutto want to become the size of Bastrop, Bastrop the size of Round Rock and Round Rock another downtown Austin? What is the reasonable capacity of our water, land and air to accommodate growth? Wasn't it ironic that Austin had an ozone alert on the very day that the ECT's consultants indicated we would

Envision....continued on Page 11

**New Businesses in the 'Hood!
Mimosa's Cafe, Mr. Natural and Jezebel's**

Even with the economic slow down, we are seeing some new business activity in the Zilker neighborhood, and all the better for us! Now along with our other fine restaurants and shops that we have in the 'hood, there are three more establishments that are "putting down roots."

Mimosa's Cafe, a new Japanese restaurant and sushi bar, opened last month on Barton Springs Road. Located in the building at the bottom of the Kinney Avenue hill, this



charming new restaurant brings another ethnic flavor to "Restaurant Row", and owner, Dinh Tran, invites you to try Mimosa's Cafe. It is decidedly different!

Another great addition to the neighborhood is Mr. Natural which is opening at the corner of Bluebonnet Lane and South Lamar Blvd. As the name suggests, this will be a vegetarian cafe with a Tex-Mex flair. This is Mr. Natural's second location, and as anyone who has had the opportunity to eat at their East Austin restaurant will attest, the food is so tasty and filling, you won't miss the meat. Honest! While the sign for Mr. Natural has been up for some time, they are still working with the city and landlord to get the space finished to open in mid-October.

While it is exciting to have two new eating places in the neighborhood, it is the opening of Jezebel's at 2208 South Lamar Blvd. that may be the best news for the neighborhood. In what was a run down eyesore for many years, the shop's owner, Liz Carrasco, has successfully taken on the challenge of remodeling the old Calcasieu Lumber Company building into a contemporary fashion boutique. The vibrant exterior colors reflect the upbeat style of the clothes within. The first floor showroom highlights women's apparel while the upstairs features men's clothing. The addition of such retail establishments on South Lamar Blvd. is certainly a welcome sight, and will be an asset in making "The Boulevard" truly a great street.



We hope our Zilker neighbors will visit these new businesses to see for themselves what our neighborhood is offering. After all, why go any place else, when you can dine and shop in your own neighborhood?



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Helping to Make the Holidays Happier for All

By Barbara Cossie



I don't know about you, but I think it's kind of perverse seeing holiday decorations set up in the stores by mid-August. It's 105°, and it's really hard to keep your mind on business anyway--like trying on those thong bikinis. Then "Santa Claus Is Coming to Town" begins to drift ever-so-seductively through the mall's sound system. Santa Claus is not *coming* to town. Santa Claus is already here!

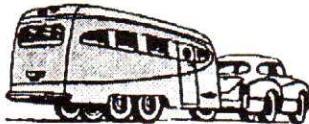
By October, I'm ready for the holidays. As the days become cooler, the nights grow longer, and the year comes to an end, I feel--well, panicked. Why didn't I start my holiday shopping earlier? Now the mall will really be crowded. The shopping, the cooking, the wrapping of presents--I'll never get it all done! But, I will. Because, honestly, I love the holidays--and I especially love working with our Zilker neighbors on the ZNA's Holiday Family Program.

Did you know that for the past three years the Zilker Neighborhood Association has been able to give some of our financially struggling families a happier holiday season? Whether it was through a lost job, a single income household or on-going health problems, the ZNA was there to offer the support these families needed.

This year, the ZNA wants to continue that spirit of giving by sponsoring several more families. And, because it takes many hands to make a light load, your help is needed. Will you help by providing toys, clothes, household items or food for one of our selected families for the holidays? As in the past, these families will be provided by Zilker Elementary School.

As an extension of the Holiday Family Program, the ZNA will also help some of our *teachers* at Zilker School purchase books for their in-room libraries. I didn't know until recently that teachers have to buy books for their class libraries with their own money. Foolishly, I thought that books used by students came out of the AISD budget. The ZNA wants to help stock some of the classroom libraries for those teachers who cannot afford to buy the books they need for their students. The teachers will provide the ZNA with their list of books, but--again--we will need your help to make this work.

If you want to be part of something greater than yourself by providing a family with a happier holiday or giving a classroom some new books, drop this newsletter and pick up the phone. Call me at 326-1222 (during the day) and let me know what you want to do, and how much you can help with our Holiday Family Program or Zilker School Book Drive this holiday season. No donation is too small. We can't do it without you!



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Neighborhood Planning: Do You Know What Your Zoning Constraints Are?

The city may still be years away from beginning the Zilker neighborhood planning process, but growth and change continue all around us. When we look at the new construction going on in the neighborhood, we want to keep in mind that all of what we see should be done in accordance with our deed restrictions and zoning regulations.

While many of us may know how our property is zoned, do we really know what the constraints for an SF-3 lot or a MF-4 parcel are? This chart gives the restrictions for each single family (SF) and multi-family (MF) residential lot. This includes the set backs from the front, side and rear property lines, maximum building height, building and impervious coverage as a percentage of the total lot area, and minimum lot sizes. This information, with some exceptions, and our deed restrictions define the maximum building area for each lot in our neighborhood. One of the exceptions is the city's approval of secondary residential units on certain larger SF lots which allows a second free standing house with up to 850 square feet or SF-3 lots over 700 square feet.

While this chart gives a good overview of what can be done on any particular lot, rules do change and if you plan to make any improvement to your property, it is highly recommended that you visit with Austin's Development Assistance Center (DAC) to verify all the constraints imposed by zoning. The DAC is located on the first floor of 505 Barton Springs Road, or you may call 977-2380 for more information.

Ord. 00511-109	RR	SF-1	SF-2	SF-3	SF-3 NPCD	SF-4A	SF-4B	SF-5	SF-6	MF-2	MF-3	MF-4	MF-5	MF-6
Minimum Lot Size (square feet)	43,560	10,000	5,750	5,750	2,500/ 3,500	3,600	**	5,750	5,750	8,000	8,000	8,000	8,000	8,000
Minimum Lot Width (feet)	100	60	50	50	40/30	40	**	50	50	50	50	50	50	50
Minimum Set Backs Front Yard (feet)	40	25	25	25	<15' to 20'	15	**	25	25	25	25	15	15	15
Street Side Yard (feet)	25	15	15	15	10	10	**	15	15	15	15	15	15	15
Interior Side Yard (feet)	10	5	5	5	5	*	10	5	5	5	5	5	5	5
Rear Yard (feet)	20	10	10	10	5	*	**	10	10	10	10	10	10	10
Maximum Building Coverage	20%	35%	40%	40%	55%	55%	45%	40%	40%	45%	55%	60%	60%	70%
Maximum Impervious Cover	25%	40%	45%	45%	65%	65%	60%	55%	55%	55%	65%	70%	70%	80%
Maximum Dwelling Units per Lot	1	1	1	1	1	1	**	--	--	*	**	***	***	--
Maximum Height (feet)	35	35	35	35	35	35	**	35	35	40	50	50	50	50

From the (D) Site development regulation table Source: Section 13-2-630; Ord. 001104-46

* See Section 25-2-557 (Single Family Residence Small Lot District Regulations).

** See Section 25-2-558 (Single Family Residence Condominium Site District Regulations.)

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Hey, Zilker neighbors!
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12:00 - 4:00 p.m.

- ◆ Food!
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- ◆ Fun for all ages!

Zilker Elementary School
 1900 Bluebonnet Lane



All proceeds raised from the Zamboree will benefit Zilker School.

Improving Zilker with "Code Compliance"

by Bobby Rigney

Austin Neighborhood Council Representative

"Code" refers to city ordinances (laws). There are many. These codes deal with loud parties, yard sales, barking dogs, trailers left in the street, noisy dumpster pick ups, pollution in creeks, etc. You already know the police enforce some of these locally created laws (speeding), while they also handle state and federal criminal statutes (theft, assault, kidnapping).



Traffic has historically been the police department's domain. Abandoned and junk car ordinances are also enforced by the Austin Police Department (APD). Some of those are civil offenses, not criminal. But the APD is not involved with major parts of Austin's code, like land development ordinances. Enforcement specialists in various city departments handle many other "code compliance" issues (zoning, health, building codes). The Neighborhood Planning and Zoning Department alone has a one million dollar enforcement budget.

Some other departments that have code enforcement responsibilities include: the Austin Fire Department (occupancy limits, fire alarms); Watershed Protection and Development (protecting creeks, construction quality); Solid Waste Services (dumpsters); and Health and Human Services (restaurant inspection, animal control).

Efficiency is attained by assigning associated duties appropriately. For example, Austin's Parks and Recreation Department (PARD) inspects, maintains and removes trees and vegetation in the public right of way--not Austin Energy line maintenance. So PARD also responds to vegetation visibility complaints at intersections (ord. 16-7-40 traffic violation).

Is it hard to get a complaint handled? Usually not, but the first step is finding the right department to call. Consult the blue pages of your phone book, or call Zilker's district representative, APD Officer Mike Summers, but have a realistic complaint question. Limited resources require prioritizing, and some laws address only a potential harm. A clean, legal car on a public street can become illegal by a "For Sale" sign taped to the window, even though the car is causing no problem. But what if there were a constant stream of five cars for sale in rotation out of the home? That could be a serious zoning violation. Often, the concern is important enough to justify a law. But it is difficult (or impossible) to write some ordinances that do not also capture the harmless as well as the intended.

Overly zealous enforcement can also upset the peace and well-being of the community. What if we strictly

Code....continued on Page 11

Zilker's Eye on Crime



Just Say "No"--Then Dial 911

Hey, folks! Here is a "scam alert" from the City of Austin about a recent door-to-door utility swindle attempt that is occurring in the city. Take note!

Residents should be on guard against anyone coming to their home or apartment and announcing themselves as a representative of the City of Austin, its electric, water or any other City department to request money for any service — such as a promise to help on the cost of a utility bill.

An individual claiming to work for the City of Austin has approached homes in the various areas of town telling the residents that he could get their utility bill paid by a new city assistance program. He asks the resident to show him the latest utility bill. If the balance is large, he says that for a cash payment he will get the remainder of the bill paid by a new City of Austin assistance program. The City's Utility Customer Service Center has learned of the scam and is trying to put the word out on this guy. Six cases have been discovered: three in the U. S. 183/U.S. 290 area and one each in neighborhoods along Pleasant Valley Road, Dessau Road and Gunter Street.

The individual claiming to work for the city is described as a Black male in his 30's or 40's, approximately 5'10" tall and 180 pounds, and has short hair.

The public is reminded that any City of Austin employee is required to carry--and show--a city photo identification badge when conducting city business. If any person comes your home or apartment, and offers any City of Austin service in return for cash or other payment, decline the offer and report this activity immediately to the Austin Police Department at 911. Take note of the person's clothing and vehicle as a further description for the police. If you recently have been approached by a person about utility assistance, call 311 to report the incident to police.

Remember, folks, there is only *one* person who can lower the cost of your utility bills: you!

This Guy Needs to Find Another Line of Work!

One of our Zilker neighbors reported that she had a lawn mower and tool box stolen from her carport on August 17. Apparently, in his haste to get some yard work done, the perpetrator dropped his wallet along with his probation papers on the carport while making the heist.

His current driver's license and other identification were in the wallet along with a "Texas Offender" card. The description of the suspect from the wallet is a 33-year old White male, 6'1" to 6'4" with blond hair and blue eyes.

Just a Little More Information

Our neighborhood has a relatively low crime rate, but not *zero* crime. Being watchful and reporting suspicious activity is a simple way to help maintain our low crime statistics.

Remember, reporting suspicious activity is not making an accusation. The Austin Police Department can do that when they have enough information to make those decisions--often using successful programs like working with pawn shops to find stolen items. Several reports made to police about the same kind of crime will show an obvious trend to them that the reporting individuals might not know.

Police organization is done by dividing up the city into sectors. Originally there were six (Adam, Baker, Charlie, David, Edward & Frank Sectors), but improved separation of "like" areas gave downtown its own sector status. The Zilker neighborhood is within the Southwest "David" Sector.



A commander is over each sector, which has about a dozen districts. Special experienced police officers are known as district representatives--or DR, for short. All district representatives are trained to recognize criminal trends and communicate what they have learned to other sector DR's. Officer Mike Summers is Zilker's own district representative. He can be reached at 974-8241.

If you are interested in learning more about public safety and crime prevention, plan to attend the Commander's Forum meetings. In these meetings, you can find out how current problems are being addressed, as well as hear some success stories. Call Bobby Rigney at 471-3758 for information regarding the next meeting time and location.



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Walking Uphill on Kinney Avenue

By Jeff Jack and Lorraine Atherton

The Zilker Neighborhood Association has been trying to address the traffic safety problems associated with the north end of Kinney Avenue for many years. It is a dangerous roadway for both motorists and pedestrians as it comes out of the residential neighborhood and drops down to Barton Springs Road. This is the segment that runs between Flipnotics and the new Lost Canyon condominiums. The road has a blind curve as it descends with no sidewalks for those walking down the hill. Nevertheless, it is the preferred pedestrian and bike route from our homes down to restaurants on Barton Springs Road, Zilker Park and the hike-and-bike trails, as well as commuters going into downtown or students headed for Austin High. It is our only access to bus services on Barton Springs Road and the Dillos on Toomey Road.

Years ago when the owner of the Lost Canyons property approached the neighborhood association about his plans to build condos at the corner of Barton Springs Road and Kinney Ave., the ZNA agreed not to oppose the project provided he would agree to construct a sidewalk on the east side of Kinney Ave. from Barton Springs Road to the top of the hill. He agreed at the time, but now he contends that it would be a waste of time and money to build the sidewalk before the erosion problems on the Kinney Ave. hill are addressed.

Since the erosion is in the city-owned right-of-way, he feels that the city must fix the problem, and build a curb before he can build a sidewalk. The city required him to add a note to the condo's approved site plan saying that he would build the sidewalk "when the City builds the curb and gutter along Kinney Ave." The absence of a curb is one of his reasons for not fulfilling his promise to the neighborhood.

There is extensive erosion along this side of Kinney Ave. It has even exposed the sewer line that runs adjacent to the street. The sewer line is cracked and undermined in many places, and continued erosion may result in a structural failure of the line. In time, this erosion will also threaten the eastern edge of the street pavement. In a big rain, the storm water runoff that comes down this cut will probably result in flooding of the new condos below. In short, the erosion of this embankment presents many problems that need to be fixed before there is an even greater cost involved. The cost of rebuilding the roadway, liability for flooding of adjacent property, sewer line replacement, as well as the increases in pedestrian and car traffic and safety concerns that will multiply when the Barton Springs Road construction is finished and the condos are completed, all suggest that the embankment should be stabilized and new curb and gutter installed immediately.

The ZNA is also concerned that if the erosion problem is not fixed by the time the Lost Canyon condos are completed and the developer has left the project, he will not be willing to come back and build the sidewalk.

By addressing this problem now, the city can save the cost of the actual sidewalk and prevent further and even more costly problems. The executive committee of ZNA is working with city staff to accomplish that goal.

Zilker's Helping Hands Volunteers Clean Up Barton Springs Baptist Church and Cemetery Grounds

Located at 2108 Goodrich, the unassuming little white building that once housed the first Black church fellowship in South Austin has sat empty for many years. However, the surrounding grounds which contain a cemetery of marked and unmarked graves, have not been entirely neglected. Emmett Watters, who remembers attending



services at the church as a lad, has looked after the property for the Barton Springs Heritage Society for as long as the building has been unused. And, he will be the first to testify that there is a *lot* of ground to cover--especially if you are cleaning up the area pretty much by yourself! But on the bright morning of Saturday, August 24, Mr. Watters got some "helping hands." Several Zilker neighbors and other volunteers rallied at the old church, bringing their yard equipment and trash bags with them. As the long day passed, trees were trimmed, trucks were loaded up with the collected rubbish and toppled grave markers were put back in place.

"The clean up project was a big success," said Lorraine Atherton, ZNA vice president, "Even though the city has done a marvelous job of picking up the mountain of brush, there is still a lot more work to do."

Dave Draudt, a volunteer assistant to Emmett Watters, who directed the work day, needs help in organizing another one as well and arranging for a dumpster to be delivered. There is debris, such as barbed wire, broken glass, discarded roofing material and other trash, that needs to be raked, swept, bagged and taken away.

For many years, some of our Zilker neighbors have said they wanted to help preserve this piece of Austin history but didn't know how. This is how--and now is the time! If you are interested in volunteering your Saturday for this worthwhile effort, please contact Dave at 291-0284 or ddraudt@austin.rr.com. He would love to hear from you! Your time and service to the neighborhood would be much appreciated.

The ZNA would like to thank Emmett Watters for his dedicated and loving attention to the church property over the past many years and Dave Draudt for his organization skills and hard work. Thanks, too, to all the other fine folks who volunteered their time and energy to this project. It is because of our "helping hands" that Zilker is the place to be! Thanks, neighbors!

**A clear conscience is usually the sign
of a bad memory.**

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enforced laws against signs for yard sales, neighborhood meetings, lemonade stands or "Home for Sale"? These signs, placed safely and temporarily--although *not* on utility poles--can benefit Zilker neighbors. And what about the front yards with plants in the 10 feet public right of way between the curb and property line? Code violations? Yes! And prohibition of "end of driveway" parking is also a violation of the ordinance. Consider, too, the code requires residents to maintain the public land (sidewalk easement, even with no concrete). But if it is never walked, too steep, or not navigable due to a million year old boulder, those public areas can be beautiful landscaping opportunities. For the overall public good, utility poles are exempt, and allowed to block sidewalks.

Ordinances exist for use as tools when needed to solve problems, not just to create violations. We all benefit from careful consideration of others and review of our priorities. That is when complaints count most! You can do your part to maintain a safe neighborhood for all our residents. Don't block a sidewalk, park too close to the corner, or allow stop signs, utility poles or intersections to be obstructed with signs or vegetation.

Here are some helpful numbers and web sites you can use to find out more about code compliance to improve health, safety and livability:

- ◆ City of Austin General Information line is 974-2000 to report a pothole or street light that is out.
- ◆ City of Austin Department/Service directory on-line: http://www.ci.austin.tx.us/help/directory_a.htm
- ◆ Neighborhood Resource Guide website is: <http://www.ci.austin.tx.us/neighborhood/default.htm>
- ◆ Zilker's APD district representative is Mike Summers. His phone number is 974-8241.
- ◆ All Code of Ordinances are on-line: <http://www.ci.austin.tx.us/development/lcd1.htm>

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have another million cars on our roads if we doubled in size? How much can Central Austin grow without subsidizing new development and financially burdening our current property tax and utility rate payers? How do we protect our quality of life and what is special about Austin, our neighborhoods, economic and cultural diversity and our environment?

Hopefully in the next series of workshops, there will be an opportunity to dig into these questions in more depth and to truly see how the community prefers to deal with growth. If you are interested in helping shape ECT's final recommendation, please get involved in this process.

The next workshops are noted below and you can register for them by calling 916-6037 or e-mailing them at: info@envisioncentraltexas.org. Since the seating is limited, early registration is recommended. Also, tell your friends and neighbors who care about our neighborhoods and Austin's future about this workshops.

By the time this newsletter reaches your home, ECT will have completed its second set of six regional workshops. Hopefully, you received a notice of these events from the press or through the ZNA e-mail list, and had an opportunity to attend one of these meetings.

If you did not have the chance to attend, you can still participate in the process. If you are interested in helping to shape ECT's final recommendation, please contact them at 916-6037 or e-mail them at info@envisioncentraltexas.org. We will be discussing the ECT process and their opinion survey at the October ZNA meeting on Monday, October 28. Come find out more about Envision Central Texas and how it may impact our neighborhood.

Daylight Saving Time ends Sunday, October 27.
Don't forget to "fall back" one hour!



Zilker Neighborhood Association Membership Form

Annual dues are \$7.00 per person

Name(s): _____

Address: _____

Home Phone: _____ E-Mail: _____

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

Zilker Neighborhood Association
Kaye Trybus, Membership Chair
P. O. Box 33546
Austin, TX 78764-0546

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 increasing 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 the 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.

This report courtesy of Thom Lemon, Broker.
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Z-News is published quarterly by
the Zilker Neighborhood Association
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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.