



OCTOBER 2019

Newsletter of the
Zilker Neighborhood
Association
Austin, Texas
Established 1981

Zoning on the Fast Track
by ZNA President Dave Piper

THE LATEST DRAFT of Austin's Land Development Code (LDC), released on October 4, is not a done deal, but it is on the fast track to be voted on by the City Council in December. That is insufficient time to vet this 1300-page document, not just to eliminate vague, confusing, and contradictory language but also to get the development entitlements, uses, and zoning map right. I urge you to examine the zoning map at zilkerneighborhood.org/ldc and contact Council Member Ann Kitchen with your concerns. LDCs last for around 30 years, and we don't want to be stuck with a bad one.

A District 5 town hall meeting on the LDC is set for Tuesday, October 29, but as this newsletter goes to the printer, the time and location have not been announced. Contact the District 5 office for updates (512-978-2105).

The LDC governs what can be built in the city, including the size, placement, and uses of buildings, and how it connects to water, sewer, drainage, road, and electrical systems. Zoning is a primary tool cities use to plan for the maintenance and growth of those basic services; in this time of environmental crises, it is vital to the health of our city.

A stated reason for rewriting the LDC is to raise the supply of housing in order to lower prices. That strategy is hotly debated (very dense cities have high housing prices), but the new zoning draft relies on it, expecting developers to build subsidized housing with regulated selling prices or rents in addition to market-rate housing. To see how that affects Zilker, start by looking up the proposed zoning map on the ZNA website and finding which of these new zones apply to your home.

Zones R2A & B: Larger McMansions

The bulk of the neighborhood is currently zoned to allow duplexes or houses with granny flats. In the new LDC, many of these same

lots are designated R2B, allowing larger houses on smaller parcels and reducing the front setback from 25 feet to 15 feet. (The R2A designation retains the 25-foot front setback.) The ZNA Zoning Committee estimates that duplexes may be 50% larger in R2 zones than is currently allowed under McMansion rules. One of the biggest shortcomings of the new LDC is the failure to address the demolition and replacement of small houses with big houses. Its "incentives" to preserve a small house won't affect people who just want a large house.

Zones R4 & RM1: Denser Transitions

The rest of Zilker's single or duplex lots are within the so-called transition zones just off S. Lamar. As an overlay, all requirements to provide parking have been eliminated within a quarter mile of S. Lamar, raising safety and congestion issues. In R4, up to 8 units are allowed on a lot; buildings may be closer to the street and impervious cover is increased from 45% to 50%. RM1 permits up to 10 units on a lot with 60% impervious cover, 40-foot height limit, and 5 times the floor area if affordability bonuses are used.

Transition zones proposed along Jessie,



THREE PROPOSITIONS on the November 5 ballot will be important to the future of Zilker Park, Butler Shores, the financing of new venues, and the management of big events in our neighborhood and across the city. Lucas Burdick of Unconventional Austin and Mayor Adler will attend the October 28 ZNA meeting to discuss Austin Prop B. The ballot language and complete ordinances for all three propositions are on the ZNA website, under "Neighborhood Knowledge" (zilkerneighborhood.org/elections.shtml) with links to pro and con information. Please read the ordinances for yourself (not just the ballot language) to get a handle on how the hotel occupancy tax and other public resources are distributed among competing interests. The propositions are:

- **City of Austin Prop A** (on the conveyance of City-owned property for sports or entertainment facilities)
- **City of Austin Prop B** (on the use of Austin's hotel occupancy tax revenue)
- **Travis County Prop A** (on the use of hotel occupancy tax revenue to finance the Exposition Center)

Several state constitutional amendments will also be on the ballot.

ZNA Election Meeting

Monday, October 28

Zilker Elementary School
1900 Bluebonnet Lane

6:30 PM, Meet and Greet

7-8:30 PM, ZNA Business

ZNA Officer Election

Holiday Families Program

Convention Center Prop B presentations
by Unconventional Austin and Mayor Adler

Mayor Adler on the new LDC and homelessness

Austin Water Department on
water and wastewater line replacements

PUDs and other development updates



Newcomers, homeowners, renters,
business neighbors

❖ ❖ ❖ All Welcome ❖ ❖

Josephine, Hillmont, Bluff, and part of Juliet stand out because of their difficult terrain prone to lot-to-lot flooding and location atop the limestone bluff, which isolates them from South Lamar. Transition zones are also proposed on Barton Skyway, La Casa, Montclaire, Arpdale, Frazier, Oxford, Kinney, Nash, Hether, and other streets where duplex, townhouse, or multifamily housing already exists.

Zones MU & MS: Fewer Apartments

Zilker is home to several older apartment and condo complexes (such as Ashton

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Vote early
Monday Oct 21-Friday Nov 1, 7 AM to 7 PM,
every day except Sunday (noon-6 PM).

**On Election Day,
Tuesday, November 5**

Vote at any Travis County polling place,
including Zilker School,
1900 Bluebonnet.

Find other locations and more election info
at votetravis.com or call 512-238-VOTE.

See the entire ballot at
www.traviscountyelections.org

or the
League of Women Voters Guide,
lwvaustin.org/voter-guide.

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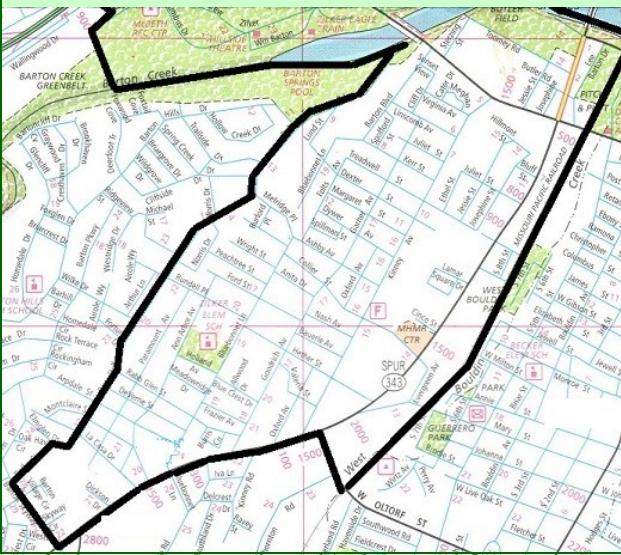
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Green on Kinney) built on commercial zoning. The new map designates more than 1000 units for mixed use (MU or MS), rather than multifamily (RM), which appears to contradict Council directives to protect existing multifamily housing. Likewise, South Lamar properties that now average 80 dwelling units per acre (with affordability required for 10% of units) are designated MU, which caps them at 48 units per acre, with no affordability. The Zoning Committee has been working with Council Member Kitchen to protect Zilker's existing affordable and more modest market-rate apartments and our ability to provide more multifamily housing on the corridor.

We hope to have updates and more Zilker-specific data posted on the ZNA website and available at the ZNA meeting on October 28. See you then. *Your neighbor, Dave Piper*

ZNA boundaries include Zilker Park and Rabb Road on the west, from Lady Bird Lake to Barton Skyway, and the railroad on the east to Oltorf and then South Lamar.



Give Your Neighbors the Gift of a Happier Holiday

by Harmony Grogan, ZNA Holiday Families Program Coordinator

ZNA AGAIN NEEDS YOUR HELP to brighten the holidays for families with children at Zilker Elementary. With the help of the school counselor, selected families complete wish lists, and volunteers, known as ZNA Elves, shop, wrap, and deliver the gifts to the families for Christmas. Please consider making a monetary donation or purchasing a gift directly from the wish lists. Local businesses can give a helping hand too!

If you would like to contribute, send your check to ZNA Holiday Families Program, 1510 Oxford, Austin, TX 78704, or come to the ZNA meeting on Oct. 28. You may also donate online at www.zilkerneighborhood.org (the ZNA web site). Any money received for the program will be used to purchase gifts for the families. Gift cards (in any amount) will be given directly to a sponsored family. For more info, e-mail ZNAHoliday@gmail.com.

Special ZNA Social to Benefit the Holiday Family Program
Join us for sausage wraps and holiday spirit on
Saturday, November 16, 11 AM-1 PM, at 2011 Goodrich Ave.

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ZNA is in District 5, represented by Council Member ANN KITCHEN, at district5@austintexas.gov or 512-978-2105. Email the Council at www.austintexas.gov/email/all-council-members

Our Austin Police District Rep is Officer Shawn Rougeou, at 512-974-5490 or Shawn.Rougeou@austintexas.gov

ZNA Officer Nominations, 2020

ELECTION OF OFFICERS will be the first item on the October 28 ZNA meeting agenda. These persons have been nominated to serve in 2020:

President: Dave Piper

Executive VP: Gary Hamilton

Secretary: James Russell

Treasurer: Bruce Wiland

VP Communications: Open

VP Parks and Environment: Gail Rothe

VP Social: Pat Cramer

VP Zoning: Bill Neale

ANC Delegate: Bobby Rigney

Under ZNA's bylaws, members have till Oct. 22 to volunteer or to nominate someone else to serve as an officer. Contact ZNA through the ZNA website or a current officer.

Membership and Voting

All ZNA memberships run from Jan. 1 to Dec. 31. To be eligible to vote at a ZNA meeting, you must be a member of ZNA for at least 30 days before the vote.

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Executive: Gary Hamilton

Communications: Open

Parks and Environment:

Gail Rothe

Social: Pat Cramer

Zoning: Bill Neale

Secretary: James Russell

Treasurer: Bruce Wiland

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605 Azie Morton, Austin TX

The Executive Committee meets the first Monday of most months at the Umlauf Sculpture Garden and Museum, 605 Azie Morton, 6:30 PM. Watch zilkerneighborhood.org for updates. For ZNA bylaws and to join online, visit www.zilkerneighborhood.org

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BECOME A ZNA MEMBER TODAY

Membership is open to Zilker residents (renters or homeowners) 18 years old or older. Nonresident property owners are not eligible for membership.

Annual dues are \$7 per person. Please list each member's name and e-mail address below.

Name: _____ E-mail: _____

Name: _____ E-mail: _____

Address: _____ Phone: _____

Dues amount: _____ Donation: _____ Total Enclosed: _____

Please make checks payable to Zilker Neighborhood Association and mail with this form to:

ZNA Memberships, 1510 Oxford St, Austin, TX 78704

or bring this form with you to the next ZNA meeting, or join online.