

The Neighborhood State by BCNA Pres. Kathie Tovo

Several times during the McMansion discussions, I heard people remark that if everyone acted like good neighbors, our city wouldn't need such an ordinance. While the same could of course be said about most city ordinances and more than a few of our state and federal laws, something about the single family housing debate has particularly drawn attention to the concept of neighborliness.

Some of my days as BCNA president seem to be dominated by the actions of bad neighbors: businesses that blast music into adjacent homes, developers who "forget" to put up silt fences and send debris into the creek, residents who build higher-than-allowed fences that create a pedestrian-unfriendly streetscape, property owners who ignore city arborist rulings and fell 30"-in-diameter live oaks. And not to be forgotten was the phone call from one property owner who argued that McMansions are far preferable to the "junky shacks" which line the streets off Bouldin Avenue (where I, not incidentally, happen to live—and many of you do, too).

Although bad neighbors often get more attention in our BCNA communications and citywide media, Bouldin Creek has more than its share of great neighbors. For example, the generous and hard-working neighbors who transformed Nicholas Dawson Park and continue to maintain the rich garden of flowering plants, or local business owners like Bouldin Creek Coffeehouse and Pizza Nizza who donate

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MEETING

BCNA General Assoc. Meeting
Tuesday, July 11, 2006 6:45 pm.
Becker Elementary School

*Want to join the neighborhood email list? Go to
<http://groups.yahoo.com/group/BCNA/> or link from the
Bouldin Creek website*

Cory's Column by Cory Walton

McMansion Ordinance Benefits Beyond Stopping Super-Size Houses

In a bold move to aid Austin's established neighborhoods against speculative building and property investment, City Council on June 22 unanimously passed single family residential development regulations (McMansion Ordinance). The regs limit new, renovation or add-on homes and duplexes to the larger of 2,500 square feet or 40 percent of the lot size. An "envelope" limits height to 32 feet and directs additional stories toward the center of the home rather than looming over adjacent neighboring properties."

The volunteer task force that drew up the ordinance included members of the building and architectural communities as well as several resident group leaders, who worked hand-in-hand with city staff. Among these was SRCC's (Travis Heights Neighborhood Association) co-president, the Austin Neighborhoods Council's president, and Bouldin Creek Neighborhood Association's zoning committee member, architect Will Burkhardt.

The benefits of the ordinance should go far beyond simply reining in the monstrosities that are increasingly looming over our more human-scale homes and the increased tax rates they bring. Here's how:

In the countless hours these task force members spent on the ordinance they became familiar figures in city development, planning, management, and watershed protection departments. For the first time neighborhood representatives had a degree of access to city decision-makers usually enjoyed only by developers and their lobbyists!

City officials saw in these resident task force members knowledge, understanding, and a willingness to work through a difficult task. They also saw an ability to compromise and reason with the issues beyond what a few builders and realtors were willing to contribute.

From the task force member's efforts we can hope they've won some protection for our neighborhoods, and that they've garnered for the neighborhoods council, neighborhood associations and Central Austin residents a new level

continued half way down on p. 6.

News Up From The Street

BCNA has partitioned the neighborhood into 7 sectors for the purpose of newsletter distribution and individual sector representation. The boundaries are listed on the back page.

Green Sector Report - Cynthia Shiebel

City of Austin confirms the fire hydrant at the corner of S. 2nd St and Live Oak is replaced and working. Drive by and take a look at the new shiny silver hydrant!

The Johanna Street parking campaign will soon lose two of it's champions...Jennifer and Mohan are moving to India and hope another Johanna St resident picks up the ball. We appreciate Jennifer's and Mohan's work on the parking issue and wish them a fond farewell. They mention they will miss the great block parties their neighbors organize. What a wonderful idea for every block!

The green sector continues to see several tear-downs and new building going up..ie: the 600 and 700 block of Live Oak. We can only hope it doesn't go too "up, up, up...."

Remember to support the S. 1st merchants as well as the "inner 'hood" businesses like the newly opened P&K Grocery at 5th and Mary.

Got Green News? Send me an email and I'll add you to the Green Sector List.

Yellow Sector report - Jody Zemel

The Yellow sector has been quiet with the approach of summer. It's getting a bit hot for the large First Thursday crowds, the stop sign was cancelled and the neighborliness of South Congress Cafe and the new Gueros' development have yet to be determined. One thing I'd like to mention is that our steering and zoning committees have been swamped with lots of meetings, and if anyone (of any color sector) would like to help out, please make yourself familiar with this calendar of Boards and Commissions meeting on the City's website. Go to the city's website at www.cityofaustin.org. On the right hand side, Under **Boards and Commissions**, click on **Other Scheduled Meetings** and **View Agendas** to find out when these groups meet.

The Board of Adjustments (Board of Adjustment/Sign Review Board) meets the first Monday of the month, the Planning Commission meets every other Tuesday, and Zoning and Platting meets on the other Tuesdays. All these meetings are in the evenings, and if you can help out by attending and taking notes, please let me know you and I'll get the information to you. If our neighborhood has items on the agenda, this is a good way to support our decision-makers.

Lavender Sector Report - Sara Wilder

The Lavender Sector was made a little cleaner and a little greener this spring, when several neighbors took to the streets to pick up our neighborhood trash for the Lavender Sector Sidewalk Sweep and Herb Planting Day. Thank you to all who participated—especially the clan of boys who brought nine bags of trash out of Bouldin Creek! (It was a great reminder to me that we can all pitch in anytime to keep the

neighborhood sidewalks and streets clean just by taking a small trash bag along on our walks.) Please keep me posted with your Lavender Sector news and summer happenings.

Blue Sector Report - Kris Kwolek

The last two months in the blue sector have been pretty uneventful. The duplexes at 716 Monroe have taken shape, and it is an enormous shape indeed. Permitted on the very day that the McMansion moratorium went into effect, it looks like two 4600 square foot duplexes will be constructed (4 units total). Please let me know if anyone in the blue sector has any issues or concerns about goings-on in the blue sector - Thanks.

Pink Sector Report - Mateo Scoggins

Greetings from Pink Land. Things have been pretty interesting these last couple months. Dawson park will probably see some improvement from PARD, but not in the short term. We thought we were going to get a small swing this summer using some grant money, but things have gotten very complicated and nothing is going to happen before our next update. We are going to ask PARD to be the "requesting party" for the vacation of James Street, from Public Works, and things are in motion for that, but again, nothing is going to happen soon. No word yet on the BMX park down in the West Bouldin Greenbelt, but if anyone has information, please pass it on to me. Lots of construction going on in the Pink Zone. A new slab was poured last week on the 900 block of W. Gibson that looks to be extra-large, if not monstrous. You have probably noticed the HUGE project going on at the corner of S. 3rd and Monroe. From what I have heard, this is going to be TWO humongous duplexes, using every square foot of development rights that they can squeeze. I am assuming they got this plat- ted before the interim "Mcmansion" ordinance went into effect. It is pretty heinous and a good example of why we really need the single family ordinance that goes before council for final reading on June 22nd. Both creeks were looking pretty lousy as summer settled in, but we got a couple nice gully-washers the weekend of June 17th that should have

continued on pg 3

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cleaned things up pretty nice. At the very least the Pink Zone should be green for another month. Don't forget to email me any Pink news you might have and have a nice July 4th.

Orange Sector Report - Jim Retherford

A HYMN TO HUMMER HOUSES — AND WHEELER-DEALERS

In 2003, one of the city's well-known McMansion developers, Hunter Wheeler, discovered fertile ground in the Bouldin Creek neighborhood, building an almost 5,000-s.f., three-story McMonstrosity on Daniel Dr., where the typical single-family home is about 1,000 s.f.

Last year, he sold the house and moved on to West Austin where he gained notoriety by buying an architectural landmark, the award-winning Fehr-Granger House, and bulldozing it on the morning of a scheduled meeting with the city historical preservation officer. Wheeler built a new home there listed by TravisCAD at a McMansion-like 7,300 s.f.

According to Daniel Mottola (Austin Chronicle, August 26, 2005), Wheeler had some other misadventures in West Austin and Pemberton Heights, where he has been accused of misrepresenting the truth in order to persuade longtime, often elderly homeowners to sell to him.

In March, Wheeler plucked up two more Bouldin Creek properties before they even hit the market. The first is the Knebel house at 1006 Daniel, next door to his first project.

A few years ago, when Hertha Knebel went into assisted living, the house got a facelift and new owner — recent UT grad Chris Hinkle and his wife Anky Chau. In February, as Chris and Anky were preparing to relocate, Hinkle was approached by Wheeler and his father. Chris told me that the Wheelers introduced a "buyer" who told the Hinkles how he and his wife "loved the house" and wanted to live in it. But the property was quickly flipped to Hill Country builder Jack Dabney, who removed the cottage to Wimberley and now has filed a building permit for a 4,300-s.f. McMansion.

The second property acquired by the Wheelers is across the street at 1005 Daniel Dr. On June 15, the one-story house was cut in two and moved to northeast Austin where it will join an existing dwelling as duplex rental property.

Also, a 700-s.f. cottage at 909 Post Oak was recently demolished, and Dallas owner Alexandria Gillespie is building a 3,000-s.f. two-story Hummer that appears to sit almost on top of the neighboring single-story house to the west.

IMAGINE STREETS FREE OF CARS DURING ACL FEST - City staff and Austin City Limits Festival promoters have agreed to return to a traffic/parking formula that has worked in the past — hiring Austin police to supervise entry points into neighborhoods, allowing only residents and their guests to pass, as was done when large Auditorium Shores events brought traffic and parking chaos into our area.

Some residents will want to have guests during the ACL Fest, so I look forward to hearing your ideas about how to



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SPOTLIGHT ON BUSINESS

From Bumper Stickers to Biscotti, The Unemployed Democrats Company Offers Percolated Politics to the Latte Lovers of Bouldin Creek

Calling Bouldin Creek Neighborhood home since late 1992, I have felt and still feel a strong connection with the people here. Over the years I've had the privilege of building very strong, supportive friendships with my neighbors . . . something unattainable while living in fast-paced Southern California. As progressive as Bouldin Creek is, its neighbors are delightfully old-fashioned - always a wave, a smile, and often, a moment of their time. Their acceptance, free-thinking and honest desire to help hooked a rolling-stone like me. I had finally found a home in . . . of all places . . . Texas!

Blessed with a strong, entrepreneurial spirit, my business, The Unemployed Democrats Company, Inc., born in the Bouldin Creek Neighborhood, thrived. In my wildest dreams, I could have never imagined the National notoriety that would result from opening a store-front in early 2004 at 910 West Mary Street. Almost overnight, we became a world-wide phenomenon, created 22 new Austin jobs and sold more than \$1,000,000.00 worth, of all things - bumper stickers, t-shirts and campaign buttons! I still believe this would have never happened without the monumental support of my neighbors in Bouldin Creek.

Our "Thank you" to the neighborhood began to take shape shortly thereafter . . . a coffee-house, uniquely different from all the rest: upscale, safe, a gathering place for friends, free-thinking neighbors, local musicians, and grass-roots organizations that not only offered the usual caffeinated con-

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Letter From the Editor

Property Tax Strategies

During a discussion recently on the effects of our city's rapidly changing neighborhoods I lamented to a builder friend of mine that my friends could no longer afford my neighborhood and that property taxes were eating us alive. He acknowledged the reality of the changing face but insisted that spiraling property taxes needn't be a dealbreaker. The increase in property taxes, he said, can be financed by the increased value in the home.

I've been honing my survival skills for a long time now. My chosen profession affords me many riches but I don't count dollars as one of them; not a lot of discretionary income at my house. I've never bought a lottery ticket, shopping is a necessity not a lifestyle, and I don't subscribe to the American pitch of "I can't afford not to buy that". As a result I'm always looking out for tools to help me afford that which does hold meaning for me; my work and my home. My friend's reasoning could very well be one of those tools.

Generally property taxes are paid with financial assets that are defined as liquid; assets that are easily accessible. Our income is a liquid asset because it can readily be turned into cash. A savings account or a money market account are liquid assets because they are accessible on short notice. Equity, on the other hand, is a measure of our wealth but is not so easily accessible. An IRA or 401k (retirement accounts) can accrue great wealth (equity) but are access restricted by law (to encourage retirement saving). Equity is the difference between the original investment and the current value. Our homes generally increase in value, building equity. Paying down the mortgage principal builds equity. What if we could access the equity in our homes?

The overarching idea is that the rising equity in our houses can be used to establish a line of credit that can be used to pay the increases in our property taxes. This tool assumes two things 1) that the homeowner can afford the property taxes at the time of home purchase and 2) in the future we will continue to live in an inflationary economy. My friend created an Excel spreadsheet to demonstrate his point.

For many of us who bought 5 or more years ago the skyrocketing value of our houses has created a substantial amount of equity and correspondingly a bigger and bigger yearly outlay for property taxes. In 1998 Texas law was finally changed to permit the use of one's homestead as loan collateral; commonly known as a home equity loan. A line of credit (LOC) is a type of loan that allows a borrower to have access to a pre-determined amount of money but the monthly payment reflects only what has been drawn from the account. If one has a line of credit of \$100,000 but only uses (spends) \$10,000 then the monthly principal and interest payments are based on the \$10,000. In my friend's

spreadsheet he plugs in a tax rate of 2.72 cents (changeable within the spreadsheet) per \$100 of appraised value. He figures a 6% yearly increase in appraised value (also changeable). The increase in appraised value plus the reduction in loan principal (mortgage payments) is an increase in equity.

Setting up a line of credit to pay the increases in property tax results in an additional first year annual payment of \$46, second year annual payment of \$142, third year \$244 and so on. By setting up a line of credit a homeowner can amortize the tax increases over time. As time goes by the LOC can be increased to reflect the increased market value. At ten years, for example, the market value of the home has risen to \$358,170 with a subsequent tax increase of \$4,302. The amount withdrawn from the LOC to offset the increase in property tax now stands at \$17,304 with an annual payment of \$994. So instead of paying an additional \$4,302 in tax for the tenth year one pays \$932. If you were to sell your home in that tenth year you would pay off your LOC of \$17,304 with the equity proceeds from the sale; \$235,412.

Essentially what one is doing by utilizing this tool is accessing the increased value in property to offset the subsequent increase in tax by delaying the total tax payment until cash is plentiful, in other words when the home is sold and the equity is turned into cash.

Note: In Texas only one home equity loan is permitted per property and there are limited withdrawals per year. This strategy is perfectly safe so long as:

- 1) You are prepared to keep the debt proportionate to the equity value in the property.
- 2) You stay on top of things so that, in the event of a financial crisis you can conduct an orderly sale of the property in order to pay off debt and preserve your accumulated equity,
- 3) you are psychologically comfortable with the possibility, however remote, that you might have to sell the property (i.e. your home) as a last resort, end game tactic.

If all of these things are not true for you, you probably should not be in debt, at least on your homestead.

It is a tool, that's all, and like many tools it has sharp edges that can either work for you or hurt you.

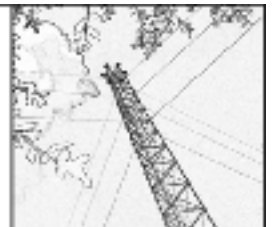
Disclaimer: I'm not a financial advisor, just a poor sap, so consult a professional and ask lots of questions before trying this at home.

I will be glad to forward this excel spreadsheet to anyone requesting a copy. Please email me: steel@io.com. You can plug in your own numbers and see if this tool can help you afford to live in Bouldin Creek.

Property Value Alert

If you're serious about keeping up with Bouldin property values, or just curious, subscribe to Bouldin RE Alert. Send us an email with "Bouldin Alert" in the subject line. You'll be notified if there's a new listing in Bouldin, with address, photos, price and complete details on the property.

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TAX STRATEGIES

Only change BLUE numbers!!!

		VARIABLES	
First Lien Interest Rate		6.000%	
Market Appreciation rate		6.000%	
Tax rate per \$100 taxable value		\$2.72	years
Equity loan amount		3.0	
Equity loan interest rate		7.000%	

DO NOT CHANGE
 Taxable value increase 6.00% (Max'd at 10%)
 Average land loss pct% of Mkt. 0.000%

NO VALUES IN THIS SHEET ARE ADJUSTED FOR EITHER INFLATION OR RETURN ON INVESTED CAPITAL !

Time Frame	Market Value	Equity	Taxable value	Annual Tax	Tax Diff. from present	Equity LOC Available (w/ 80% of equity)	Equity Loan Required to Pay Excess Tax (principal amount, not computed) (percent* year loss)	Equity Loan Annual Pymt (ann l amt)	Pct. of Avail. Equity Borrowed (comp rates of equity av avail. Max)	First Lien Principal Bal. (approx.)
Present	\$ 200,000	\$ 20,000	\$ 200,000	\$ 5,400.00						\$ 180,000
Future Years										
1	\$ 212,680	\$ 24,000	\$ 212,680	\$ 5,766	\$ 366	\$27,200	\$126	-\$46	1.20%	\$ 170,000
2	\$ 224,720	\$ 27,000	\$ 224,720	\$ 6,132	\$ 732	\$47,200	\$409	-\$147	2.06%	\$ 171,267
3	\$ 236,203	\$ 30,000	\$ 236,203	\$ 6,499	\$ 1,099	\$57,903	\$2,039	-\$274	3.51%	\$ 172,724
4	\$ 247,405	\$ 32,000	\$ 247,405	\$ 6,865	\$ 1,428	\$74,328	\$3,455	\$351	4.66%	\$ 173,736
5	\$ 257,845	\$ 34,107	\$ 257,845	\$ 7,230	\$ 1,840	\$91,358	\$5,306	\$485	5.81%	\$ 174,448
6	\$ 268,014	\$ 36,304	\$ 268,014	\$ 7,597	\$ 2,217	\$104,115	\$7,587	-\$306	6.95%	\$ 147,310
7	\$ 278,226	\$ 38,551	\$ 278,226	\$ 8,000	\$ 2,740	\$127,643	\$10,322	-\$714	8.09%	\$ 141,172
8	\$ 288,770	\$ 40,836	\$ 288,770	\$ 8,451	\$ 3,231	\$146,968	\$13,573	-\$970	9.22%	\$ 135,034
9	\$ 297,826	\$ 43,160	\$ 297,826	\$ 8,941	\$ 3,751	\$167,204	\$17,304	-\$954	10.35%	\$ 128,686
10	\$ 306,170	\$ 45,527	\$ 306,170	\$ 9,472	\$ 4,307	\$188,209	\$21,605	-\$1,147	11.47%	\$ 122,258
11	\$ 314,860	\$ 47,940	\$ 314,860	\$ 10,047	\$ 4,887	\$210,417	\$26,447	-\$1,306	12.59%	\$ 116,630
12	\$ 322,839	\$ 50,397	\$ 322,839	\$ 10,666	\$ 5,506	\$233,505	\$31,999	-\$1,480	13.70%	\$ 110,492
13	\$ 330,956	\$ 52,892	\$ 330,956	\$ 11,328	\$ 6,163	\$257,703	\$38,162	-\$1,651	14.80%	\$ 104,344
14	\$ 339,181	\$ 55,425	\$ 339,181	\$ 12,030	\$ 6,850	\$283,180	\$45,021	-\$1,824	15.90%	\$ 98,206
15	\$ 347,612	\$ 57,997	\$ 347,612	\$ 12,772	\$ 7,567	\$309,799	\$52,619	-\$2,008	16.98%	\$ 92,068
16	\$ 356,270	\$ 60,609	\$ 356,270	\$ 13,553	\$ 8,300	\$337,712	\$60,998	-\$2,275	18.00%	\$ 85,930
17	\$ 365,155	\$ 63,262	\$ 365,155	\$ 14,375	\$ 9,059	\$367,010	\$70,207	-\$2,554	19.13%	\$ 79,792
18	\$ 374,268	\$ 65,956	\$ 374,268	\$ 15,238	\$ 9,838	\$397,771	\$80,204	-\$2,747	20.10%	\$ 73,654
19	\$ 383,610	\$ 68,691	\$ 383,610	\$ 16,149	\$ 10,649	\$430,081	\$91,014	-\$3,005	21.27%	\$ 67,516
20	\$ 393,197	\$ 71,467	\$ 393,197	\$ 17,107	\$ 11,497	\$464,004	\$102,670	-\$3,278	22.27%	\$ 61,378
21	\$ 403,033	\$ 74,283	\$ 403,033	\$ 18,119	\$ 12,374	\$509,738	\$115,374	-\$3,568	23.29%	\$ 55,240
22	\$ 413,120	\$ 77,139	\$ 413,120	\$ 19,183	\$ 13,287	\$557,284	\$129,537	-\$3,875	24.30%	\$ 49,102
23	\$ 423,460	\$ 80,036	\$ 423,460	\$ 20,307	\$ 14,244	\$576,780	\$145,877	-\$4,201	25.29%	\$ 42,964
24	\$ 434,055	\$ 82,974	\$ 434,055	\$ 21,490	\$ 15,246	\$618,064	\$163,463	-\$4,545	26.27%	\$ 36,826
25	\$ 444,907	\$ 85,952	\$ 444,907	\$ 22,741	\$ 16,297	\$662,149	\$182,371	-\$4,911	27.24%	\$ 30,688
26	\$ 456,018	\$ 88,970	\$ 456,018	\$ 24,060	\$ 17,398	\$709,061	\$192,679	-\$5,299	28.19%	\$ 24,550
27	\$ 467,390	\$ 92,028	\$ 467,390	\$ 25,456	\$ 18,544	\$758,846	\$204,473	-\$5,710	29.13%	\$ 18,412
28	\$ 479,025	\$ 95,125	\$ 479,025	\$ 26,928	\$ 19,736	\$811,551	\$218,841	-\$6,145	30.04%	\$ 12,274
29	\$ 490,925	\$ 98,261	\$ 490,925	\$ 28,476	\$ 20,972	\$868,131	\$234,837	-\$6,607	30.94%	\$ 6,136
30	\$ 503,090	\$ 1,148,700	\$ 1,148,090	\$ 31,245	\$ 25,805	\$918,900	\$252,681	-\$7,096	31.85%	\$ (2)
			Total Taxes	\$ 455,881	\$ 292,681			-\$79,668		

After 30 years, net proceeds available to seller, before closing costs, and with no adjustment for inflation:

Market value	\$1,148,090
First Lien balance	\$0
Equity Loan balance	\$203,681
Net to Seller	\$856,017

cafe from pg 3

coctions but nurtured the creative and innovative soul in all of us. A place to write, to paint, to perform, and yes . . . a place to voice your liberal mind. Combining an eclectic coffee-house with the political avant-garde of the Unemployed Democrats, Café Caffeine was born. Come meet your Bouldin Creek neighbors, share a cup of aromatic brew or a bite of homemade sweets, while keeping your mind aware and involved in the world around you! It's because of you that we are here.

- Your grateful neighbor, Jeff Lewis



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cory from page 1

of respect and inclusion in city policy-making.

If you get a chance, please thank task force members Laura Morrison, Melvin Wrenn, Chris Allen, Noah Kennedy, Mary Gay Maxwell, Karen McGraw, Michael Cannatti, Danette Chimenti, William Burkhardt, Dennis McDaniel, Doug Marsh, and Terry Mitchel; along with ordinance sponsors Brewster McCracken, Lee Leffingwell, and Betty Dunkerley; and city staff coordinator Tina Bui.

president from pg 1

food to neighborhood events, or the dozen neighbors who responded within hours, offering to remove five mattresses and heavy metal frames from East Bouldin Creek. More examples include neighbors who take the time to email notices to the BCNA email list about found dogs, owl sightings, and free items at their curb. When a house fire displaced an elderly couple several years ago, Bouldin Creek residents organized meals and visits; others raised money for a Bouldinite injured in a serious bicycle accident.

In the next several years, the number of Bouldin Creek residents will increase, perhaps dramatically. The largest project on Bouldin Creek's immediate horizon—redevelopment of the Hyatt—will add as many as 500 new residential units to the approximately 2,700 households in our neighborhood. As Bouldin Creek grows and changes, we will certainly face some challenges, and getting to know our neighbors will play an important role in how well we as a neighborhood craft solutions and respond to opportunities.

A few weeks ago, Bob Sessa suggested a new Bouldin Creek tradition: a casual gathering on the second Sunday of every month at 4 p.m. in the playground area of Becker Elementary. He describes the aim as “to build community and maintain the small neighborhood feel as we continue to grow and densify.” Upcoming dates are July 9 and August 13. All are invited to show up for a game of soccer, picnicking, or just plain old fellowship. As Bob points out, many of us know each other only through email—until we run into each other over a zoning issue down at City Hall. So mark the second Sunday afternoon on your calendars, and come out and meet your neighbors.

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Once again, Cliff suffers the consequences of drinking break room brew...



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do so while maintaining the effectiveness of the manned checkpoints. Please send suggestions. (info on back page) **TREED AGAIN** - Since the last newsletter, Treehouse owner Steffan Waltz (BSR at Dawson) has filed suit against the city. City staff previously approved Waltz's site plan for a six-story condo on top of a 40-foot parking garage. Staff suspended the site plan when they discovered that no compatibility study had been done. Waltz contends that his project is not required to comply with compatibility standards, and is suing to support his claim. A summary judgment hearing is set for July 5, at Travis Co. Courthouse. BCNA is considering a "friend of the court" filing.

OLD SCHOOLED - At last the future is cast for 603 Bouldin, the former Open Door Pre-School Center, and it will remain true to its tradition of early childhood education. The new co-owners are teacher Kathleen Patton, her husband Joe Willman, and a group of parents known as the Children's Community of Austin, and they plan to open a Montessori school serving up to 48 families in the fall.

Brown Sector Report - Stuart Hampton

A zoning change (Vertical Mixed Use) is in the works that will affect S. First St. (and Barton Springs Road, S. Congress, and Oltorf) all of which are designated as Core Transit Corridors by city planners.

- 1) Vertical Mixed Use or VMU zoning is a city clarification of existing MU base zoning, aimed (as with the Bouldin Creek Neighborhood Plan) in getting density in the right places, along transit corridors, while protecting SF zoning in the interior of neighborhoods.
- 2) It affects Core Transit Corridors, in our case VMU overlays would be applied to the existing NP MU zoning of S. Congress, Barton Springs Road, and S. First, in the first round, and Oltorf later.
- 3) VMU is out to encourage both mixed use (residential, office, retail) and greater pedestrian traffic (through wide sidewalks adjacent to newly built commercial properties).
- 4) Existing Neighborhood Plans trump the VMU in terms of uses. Whatever the NP says the VMU must follow.
- 5) Existing residential owners in the VMU overlay can rebuild residences without adhering to the new VMU guidelines. The VMU guidelines are intended to be applied for commercial

buildings only.

6) The VMU overlay makes no change to the existing zoning in terms of height and compatibility restrictions, but does allow for some lessening of existing code for setbacks, impervious cover, and parking.

7) Site incentives (eased restrictions other than height and compatibility) are being considered for "real" on-site affordable housing, effectively monitored by some other body than Smart Housing, so the site designs and property use are subject to City Council scrutiny.

8) The VMU Ordinance will be finalized in late July or early August. The neighborhood, through the Neighborhood Planning Team (not the Association) will have 90 days to review and make recommended site specific changes, if there are any egregious problems with certain properties or areas that don't make sense being included as VMU properties. The choice is not whether we have VMU or not, but whether a particular site does not make sense to be a part of a whole corridor of VMU properties.

There will be less impervious cover, small setbacks, and less parking requirements under this new code, but height, compatibility, and use will not change and use will be dictated by the Neighborhood Plan. To get an idea of what new commercial development under VMU looks like, take a look at the office/residential building on S. First, next to El Mercado.

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BCNA Officers

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707-6873 readorr@aol.com
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Community Policing Comm. Chair: Devota Swenson
devota@flash.net
Traffic Abatement Comm. Chair: Vacant
Neighborhood Outreach Committee Chair: Vacant

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Newsletter Advertising: Kris Hyatt
447-5402, kris@evastreetproperties.com
BCNA Email List Admin: Chuck Furlong
531-3574, chuck@chuckfurlong.com

BCNA Schedule

General Association meetings: Held at Becker Elementary School, every other month, on the 2nd Tuesday of the month.
Next Meeting: Tuesday, July 11, 2006
Steering Committee meetings: Every Month, the First Monday or Tuesday, call Kathie Tovo for location (contact info above)
Bouldin BULLETIN publication: Every other month, before the week preceding the General Association meeting.

Sector Representatives

Green Zone: Cynthia Schiebel
445-0153, cschiebel@austin.rr.com
(N/S: Oltorf to Mary; E/W: R.R. trks to S. First)
Lavender Zone: Sara Wilder
444-8154, swilder@scottdoug.com
(Oltorf to Johanna; S. First to S. Congress)
Yellow Zone: Jody Zemel
447-0261, nonalignedgeek@gmail.com
(Johanna to S. of the Deaf Sch.; S. First to S. Congress)
Blue Zone: Kris Kwolek
479-9716, kkwolek@mailbmc.com
(Mary to Monroe; RR tracks to S. First)
Pink Zone: Mateo Scoggins and Paula McDermott
462-9791, mateo.scoggins@ci.austin.tx.us
and mscog@swbell.net
(Monroe to Gibson between RR tracks to S. First @ Gibson to Christopher between S. 5th & S. First)
Orange Zone: Jim Retherford
440-1277, jreth@mail.utexas.edu
(Gibson to Christopher between RR tracks & S.5th and Christopher to BSR between RR track and Bouldin)
Brown Zone: Stuart Hampton
462-0061, shampton@hoovers.com
Copeland to BSR: S. 2nd to South First)



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Bouldin Creek Neighborhood Association Membership Application

____ I'd like to join the Neighborhood Assn, here's my recommended \$25 annual dues.
____ Count me in as a Business Advisor. Here's my recommended \$50 annual dues.

Name _____ Phone _____

Property Address _____ Email _____

Mailing Address (if different from above)

Please mail this form with payment to:
Ronnie Dittmar,
BCNA Treasurer
904 Ebony St.
Austin TX 78704

write checks to:
'BCNA'