

Bouldin Bulletin

Presidential Concession Address (and Whither Goeth the Zoning Code?)

— Jesse Moore – BCNA President

Nice headline, right? “Presidential concession” might not apply to me since I am term-limited and grateful for a rest, but it still sounds good these days . . .

It has been an interesting three years. Somewhat quiet, thankfully: problems with peacocks, mechanical bulls, and giraffe statues have been relatively subdued, and Covid-19 has put CodeNext on a sidetrack. But, I will conclude my term with one more article on that subject.

“Transition zones” had become the key wedge issue for CodeNext (or whatever its new name is). In short, most of the debate seems to center on whether to target certain older existing single-family-zoned areas for upzoning, or whether to treat all existing single-family-zoned lots equally. In other words, the debate was between people who want to treat all neighborhoods fairly versus those who support upzoning somewhere else, just “not in my backyard.”

Unfortunately, the Code NIMBY crowd had been winning. The most recent version of the zoning code re-introduced “transition zones” to target a few older neighborhoods like Bouldin that are in the sweet spot of gentrifying-yet-not-affluent-enough, while leaving other districts virtually unscathed. Along with being hypocritical, however, such measures are also not needed. Mayor Adler himself had been noting earlier this year that the additional housing supply enabled by transition zones would be negligible compared to the potential supply created by other zoning deregulation.

Now, with Covid-19 on the table, the prospect of targeting a few older neighborhoods for “transition zones” and increased density will hopefully seem even crueler than ever. At the same time, other aspects of CodeNext that BCNA did actively support, such as expanding home office options as long as a nuisance is not created,

Inside This Issue

President’s Message	1
BCNA Elections.....	1& 2
Healthy Streets Update.....	4
Bouldin in the 1960s.....	5
BCNA Contacts	6

and creating more walkable neighborhoods everywhere, are now more important than ever.

Hopefully the new Council will finally drop transition zones and the accompanying debate over which parts of which older Austin neighborhoods most deserve bulldozing. The final CodeNext proposal, which took years of debate and millions of taxpayer dollars, dropped transition zones and recommended equal treatment. The Austin City Council should follow that recommendation and pass a moderate and reasonable land development code that treats all existing neighborhoods equally.

BCNA Officer Elections December 8, 2020

The Bouldin Creek Neighborhood Association is a volunteer organization and depends on neighbors to donate time and energy to represent our interests at City Council and other boards and commissions, and to manage or organize many other activities. We will take nominations from the (Zoom) floor at the meeting. You must be a registered member of BCNA as of November 30, in order to be a candidate or to vote.

Below is a slate of candidates that have announced their intention to run for office at this time. For their complete statements, please see bouldincreek.org.

President is the primary spokesperson of the BCNA. S/he presides at all meetings of BCNA general membership and the Executive Committee.

Candidate: Paul Strange, previously, Vice President – External Affairs “Next year will be a challenge for our community organization. We need to continue to work

(Elections, cont'd)

on making BCNA an inclusive organization that allows all residents to feel comfortable and welcome and secondly, to encourage more residents to participate in the organization and be willing to assume leadership positions."

Vice President – Neighborhood Issues shall assist and support committees related to zoning, development, parks and traffic. S/he presides at BCNA meetings in the absence of the president.

Candidate: Aaron Scruggs "Bouldin has given me a sense of community I've never know before. From neighborhood block parties to peacocks roaming the streets, this is home. At the core of our community is the BCNA. I want to give something back." **Back-up: Nadia Barulich**

Vice President – External Affairs shall assist and support activities related to community ambassadors, social events, creek clean ups, outreach, and serves as the Austin Neighborhood Council Representative.

Candidate: Thom Parker, previously Chair of the Traffic Committee "In Austin since 1999 and Bouldin since 2012. Recently retired from the YMCA as VP Operations including facility development and renovation. Enjoys being involved with the neighborhood and looks forward to serving on the BCNA board."

Communications Director - shall assist with and support activities related to information dissemination, newsletter publication, web sites and other media

Candidate: Denise Zucco "I moved here this summer from Maryland for my husband's job. I always volunteer when I join a new organization. This helps me get to know people and learn how things work in the association/group/board. In the past I served as secretary in 2 community associations."

Treasurer - shall assist and support activities related to finance, including record keeping, fund deposit and withdrawals, and other business management.

Candidate: Ronnie Dittmar, Incumbent "24 years of Association membership, with 15 years as Treasurer. I'm also a CPA, which has its own requirements for competence and ethical standards."

Secretary - shall record minutes of the General Association Meeting and the Executive Committee meetings, as well as assist and support activities related to records and agenda keeping, membership validation, and database managing.

Candidate: Matt Coldwell "It was a privilege to serve as Secretary this year and it shall be an honor to serve another."

Sector Representatives – must live in the sectors they represent.

The Green Sector:

N/S borders: Oltorf to South side of Mary

E/W borders: Railroad tracks to West side of South First

Candidate: Nick Sargologos, Incumbent; back-up: Melynda Nuss "Long time Austin resident, graduate of Lanier high school, then UT Austin, where he received a Bachelor of Science degree in 1982."

Candidate: Melynda Nuss, Green Sector backup "When we moved here from the Rio Grande Valley in 2014, the BCNA is one of the things that made us feel at home. I've been on the Bylaws Committee, served as VP of Neighborhood Affairs, and served as Green Sector rep for two terms."

The Purple Sector:

Oltorf to South side of Mary

East side of S. First to west side of S. Congress

Candidate: Paul Langley "I was born and raised in Austin and have lived in Bouldin since 2015. I've seen how much Austin has changed and what challenges cities face as they grow. I'm looking forward to engaging with the BCNA and our neighbors to make sure we're informed of, involved in, and prepared for how our city is changing."

The Blue Sector

North side of Mary to south side of Monroe

Railroad tracks to west side of S. First

Candidate: Rebecca Harrell, Incumbent "I moved to Austin in 2005 and have lived in Bouldin since 2014. I would like to see Bouldin Creek stay as safe and walkable as possible for residents and to support neighborhood businesses during this challenging time."

The Yellow Sector

North side of Mary to South side of School for the Deaf/
South of Nellie

West side of S. First to West side of S. Congress

Candidate: Jeff Seiden, Incumbent; back-up: Jody Zemel

"I have volunteered with BCNA for 6 years as Sector Rep and Treasurer. I participate on the Zoning Committee and have an interest in Pedestrian and Bicycle Mobility,

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THANK YOU
 FROM YOUR FRIENDS & NEIGHBORS AT



INFO BY ARIADNE LABS, & AUSTIN PUBLIC HEALTH, ICONS BY MONIK & LINEATOR

Traffic, Parking and Safety issues facing Bouldin's Yellow Sector residents. As sector rep I will work to balance Bouldin's historical neighborhood feel with the numerous changes in our area."

The Pink Sector

Monroe to Gibson between Railroad tracks to S. First
Gibson to Christopher between S. 5th & S. First

Candidate: Scottee Downing, Incumbent "I strongly hold the belief that we can find harmony between preservation and progress. While our neighborhood and city are rapidly changing, I am committed to staying educated on internal and external factors that will affect our homes and families."

Candidate: Stephanie Scholten, Pink Sector backup

"Three years as Brown Sector rep, moving on to Pink!"

The Orange Sector

North side of Columbus to Barton Springs Rd
Railroad Tracks and West side of Bouldin Creek

Candidate: Ross Wilson "I'm a long time Austinite and 10 year Bouldin Creek resident, with my wife and 2 children, and I look forward to potentially playing a more active role in the BCNA. I'm a firm believer that

community involvement and good people create great neighborhoods like Bouldin Creek."

The Brown Sector

Copeland to Barton Springs Road
East Side of Bouldin Creek to West side of S. First

Candidate: Cameron Zuniga "I am very excited for the opportunity to run as the Brown Sector Representative. It would be an honor to keep my section's residents informed about events, as well as to help remedy any issues they may have. We live in a wonderful neighborhood, and I hope to make each resident's time here as safe and pleasurable as possible."

The Aqua Sector

Southside of School for the Deaf to Lady Bird Lake
West side of S. First to East Side of S. Congress

Candidate: NEEDED

Healthy Streets Initiative Update

Input on the Healthy Streets Initiative - which has turned a large stretch of Bouldin Ave and several surrounding streets into a low traffic area to encourage socially distanced exercise due to the pandemic - has been overwhelmingly positive from our neighborhood.

Comments are still very much welcome and encouraged via the Survey
-- https://docs.google.com/forms/d/e/1FAIpQLSdoZKefiNlcYm4xFp7KLilg_Z8ZX-Q_e1Xh4SOYXgJsmcOr4A/viewform?gxids=7628
or other avenues to reach City staff and elected officials.

If you'd like to offer support for the initiative by volunteering as a block captain (keeping an eye on things - barriers, etc - and notifying the city of any issues) you can do that at the conclusion of the survey.

NEW LISTSERV: BCNAForum@groups.io (Yahoo groups shuts down on Dec 15)

— Mimi McKay – Communications Director

We're up and running on the new BCNA Forum platform on Groups.io and so many thanks to all those who have made the transition to the new list!

As a reminder, this action was taken due both to the elimination of forums by Yahoo (Yahoo groups - effective mid December) and the need for a forum to better support our communications, that offered more features including an option to sign up for a digest of messages, greater capacity for attachments and an event calendar.

As always, the Forum is open to all those who live in the Bouldin Creek Neighborhood. To subscribe, just send a message to: BCNAForum+subscribe@groups.io

In your request, be sure to include your full name and address within the boundaries of the neighborhood, to confirm your eligibility to subscribe.

Please keep in mind that the BCNAForum is an open, lightly moderated forum, and does not represent the opinions or official positions of the Neighborhood Association or its officers, unless posted by the President or other elected officer and described as such.

JULIE AHMAD ART STUDIO + GALLERY



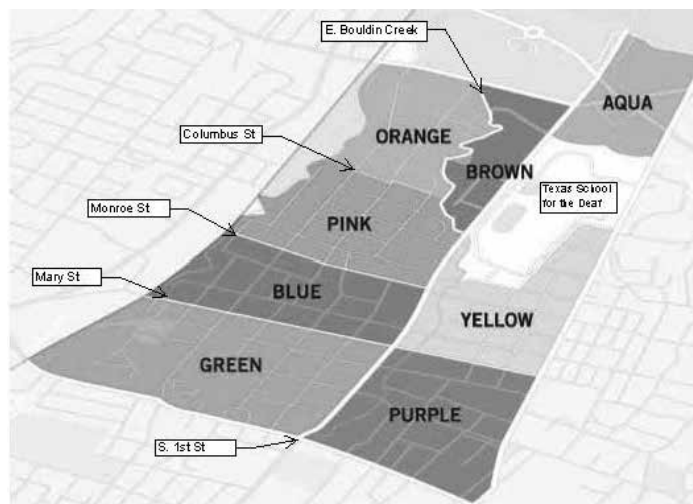
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Sector Information



Discover which BCNA Sector you reside in at:
<http://www.bouldincreek.org/sector-map/>

BCNA Officers as well as your sector rep and his/her information are always listed on the back page of the Bulletin. Or here: <http://www.bouldincreek.org/contacts/>

Bouldin Neighborhood in the 1960s



People may ask, what was the Bouldin Creek Neighborhood like in the 1960s? In this photo from 1967 a panoramic view looking north on South 1st Street is achieved by taping together multiple prints of film. The unknown photographer was standing next to the building that now houses El Mercado restaurant. Gas at the Kayo filling station was 26.9 /gallon, La Martinique Salad Dressing Co. and Crossroads Art Gallery occupied the space, and parking on South 1st was no big deal. Just check out that Austin Skyline. Oh, and some things never change like the sign that says, WELCOME FRIENDS.

Bouldin Creek Neighborhood Association Meeting Schedules

General Association:

2nd Tuesday every other month, 6:45 pm at The High Road on Dawson (700 Dawson Rd)

2020 Dates: December 8, February 9. (Watch the BouldinForum, BCNAForum@groups.io, and Bouldincreek.org)

Steering Committee:

1st Monday of each month, subject to change for Holidays, etc. (same time/place as General Association meetings)

Zoning Committee:

2nd Monday of each month, subject to change for Holidays, etc. (same time/place as General Association meetings).



BOULDIN CREEK NEIGHBORHOOD ASSOCIATION

www.BouldinCreek.org

OFFICERS

- President** – Jesse Moore jtmoore624@yahoo.com
- VP Neighborhood** – Kate Francis - kmfrancis@gmail.com
- VP External** – Paul Strange strange20@msn.com
- Communications** – Mimi Martinez McKay - pinkhouseiphone@gmail.com
- Treasury** – Ronnie Dittmar - treasurer@bouldincreek.org
- Secretary** – Matt Coldwell - e.bouldinfriend@icloud.com
- Zoning Chair** – Paul Strange strange20@msn.com
- Parks Chair** – Ingrid Weigand parkscommittee@bouldincreek.org
- Traffic Chair** – Thom Parker tnkparker@aol.com

SECTOR REPRESENTATIVES

- Blue** – Rebecca Harrell bluezonerep78704@gmail.com
- Brown** – Stephanie Scholten stephanielscholten@gmail.com
- Green** – Nick Sargologos nick.sargologos@gmail.com
- Lavender** – Robert Cantu rcan2@me.com
- Orange** – Sue Mercado Vincent - sue@mercadovincent.com
- Pink** – Scottee Downing - scottee.downing@gmail.com
- Yellow** – Jeff Seiden - jeff@techbizdev.com

NEWSLETTER

- Ads** – Kristie Sorenson-Hyatt kris@evastreetproperties.com
- Bulletin Coordinator** – Ronnie Dittmar rdittmar@gmail.com
- Publisher** – John Shobe jshobe2400@gmail.com

The Bouldin Bulletin, published every two months, is hand-delivered by your neighbors to approximately 2500 households. Please reach out if you would like to contribute to the distribution effort or if you would like to place an ad. (Ads are due one month prior to the GA Meeting.)

MEMBERSHIP

If you would like to join the Neighborhood Association to be able to vote or pledge a candidacy, please send your name, address, phone, and email to:

Ronnie Dittmar treasurer@bouldincreek.org
 BCNA Treasurer
 PO Box 3683
 Austin TX 78764-3683

If you would like to make the optional dues payment, please include \$25 payable to BCNA.

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