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April 5th, 2004, 7:00 pm
Howson Branch Library

EXECUTIVE COMMITTEE MEETING

Please Check Mailing Label for Renewal Date

West Austin Neighborhood Group
P.O. Box 5722
Austin, Texas 78763-5722



West Austin Neighborhood Group

Organized 1973

*"To preserve our neighborhood
and protect it from deterioration."*

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Background Photo of Lime Kiln #PICA24140,
Austin History Center, Austin Public Library

THE NEIGHBOR

P.O. Box 5722 • Austin, Texas 78763-5722

March, 2004

**President's Message
March 2004**

Greetings all!

'Tis Spring again! Austin's best season. All flowers and light. No bugs or heat. Peach blossoms and red buds bustin' out in blooms. All the tree leaves simultaneously exploding to green one day. Cuss-free golf. Sweat-free runs on the hike-and-bike trail. Pickup soccer games at Austin High. Afternoon beers on the deck at Mangia's. Takeout pizza and your favorite Italian drink on Mount Bonnell. Scooter date nights! Late night walks to Starbucks or Seattle's Best. Spring storms and heat lightning nights. Are you loving life here in T-town?

**Street Socials, Neighborhood Walks,
Friendly Waves and Other Ways To Meet
Your Neighbors**

With all the good will generated by Austin's Spring, this is a perfect time to get out, go about and meet your neighbors! Take advantage of the post-winter-thaw, pre-summer-doldrums to throw a little party for the folks on your street. Come up with some excuse to invite your street over to pop a keg, open some chips and listen to some Robert Earl Keen tunes on a Friday afternoon.

Of course, the simple act of getting out on the street where you can actually say "howdy" to folks is so much easier now. Take a walk. Be a nice and nosy neighbor. See what is happening on your street. Go meet the people who moved in recently.

Something else that's fun is to wave at folks when you walk, ride or drive around the 'hood. It's really great to see someone smile when they wave back. And of course, one of the last things people expect when they are driving is to be greeted with a wave. But one of the nice things about growing up here is that, many times, I recognize the driver of the car. (Of course, the reverse of this probably helps me with my driving courtesy, since I assume people will recognize me, even if I'm in my vehicle.) This is what separates the anonymity of suburban life (like in Dallas where I lived for a while) from the connectedness of living in a true community like West Austin. So wave at friends or strangers, make them smile and build a community five fingers at a time.

And one last suggestion. Come out to Reed Park on Saturday morning, April 24, 2004, to help clean up the park and greenbelt area. In coordination with Friends of Reed Park and the

Austin Parks Foundation, we hope to have lots of neighbors helping clean up. You can meet other helpful neighbors at the Park to help us remove trash and dead wood from the park. We are still looking for a sponsor or contributors to help with refreshments for the cleanup effort, so please contact me if you can help.

**Notwithstanding Ants or Mouse,
We Will Miss Our Holiday House,
But When It's Time To Say Good Bye
We Won't Be Left High and Dry.**

While I'm not certain about the actual departure date for our beloved Holiday House, I'd like to use this opportunity, before anything actually happens, to say what a great run it's been. Our neighborhood has been so lucky to have had the Holiday House here. Many of us were raised on a steady diet of cheeseburgers from Holiday House. But more than a source for burgers and great shakes, HH has been tried and true friend for our neighborhood. How many deals were done over power lunches and breakfast tacos at the Holiday House? And even the failed attempt to introduce fancy food to the HH menu told us something about ourselves, namely that we ain't all fancies over here in West Austin.

So I know that people will be sad, and even mad, when HH leaves. But while I'm sure I've said this before, I think we should be sure to recognize that we have had a net gain of great restaurants added to the neighborhood stock of eateries. I'm not sure it gets any better than Maudies for tasty, fresh tex-mex. And if you haven't had some pizza and beer on Mangia's outdoor deck, you're definitely missing something big. Of course, Zoots is probably the finest restaurant on this side of MoPac.

But there are even more great places. In addition to Hula Hut and Mozart's Café, the Lake Austin restaurant row has a new addition that deserves a try - The Boat Yard. Under new management, the Boat Yard has recently revised and significantly upgraded their menu, and one of our very own is managing the place. With lots of space, great views and outdoor decks, and a super looking menu, people should definitely check out The Boat Yard as an alternative location for our eating needs.

As always, please feel free to contact me on matters of neighborhood concern.

Michael Rocco Cannatti
338-9100 or mike@hamiltonterriale.com

Be sure to visit our website at <http://www.deepeddy.com/wang/>!

**WANG Executive Committee Meeting Minutes
March 1, 2004**

Attending Board Members: Joyce Basciano, Erik Cary, Linda Dickens, Selena Serna, Jim Girardeau, Blake Tollett, Susan Pascoe, Gwen Jewiss, Mike Cannatti, Joe Bennett, Hal Katz, Ken Pfluger and Stephen Griffith.

Guests: Sara Madera, Dan Garrison, C. Ruiz, Bill Moriarty and Lesley Airth.

I. Call to Order

Erik Cary called the meeting to order at 8:05pm, March 1, 2004.

II. Member Communications

Mr. Dan Garrison – Executive Director of The Town Lake Trail Foundation

Mr. Garrison provided an introduction to The Town Lake Trail Foundation (TLTF). In 2002, runners and friends of the Town Lake Trail formed the TLTF as a charitable organization to serve as a vehicle to expand, improve, beautify, and maintain the network of hike and bike trails. The foundation started with an initial endowment and has since received contributions from individuals, organizations, and corporations. The targeted projects for improvement include: expansion of the trail, general beautification and maintenance, new construction projects, and erosion prevention.

The first project for the foundation is the construction of a new restroom facility near the Shoal Creek outlet. This project is budgeted at \$65,000 and is close to beginning. All equipment has been donated. Pfluger Associates provided architectural work and Ralph Harris provided the site survey. An architectural committee with 50 members collaborated on the design.

The next planned project is to add better signage on the trail. While the trail is familiar to Austinites, guests from out of town often get lost.

Fund raising is in progress for three additional projects: 1) Garden plots for beautification. 10 will be available for bid for individuals and non-profits. 2) Relocation of pigeons from under the MOPAC crosswalk, and 3) Veteran drive beautification and improvement.

Mr. Garrison requested that WANG endorse the projects and write a letter of support.

Mr. Crispin Ruiz — Austin Water and Utilities

Mr. Ruiz addressed the board to provide details on the waste water improvement program that will affect our neighborhood. During the past 10 years, numerous overflows have occurred in the wastewater system, usu-

ally coupled with heavy rain. The City has 2300 miles of wastewater pipe and 3 treatment plants. Many are not fully maintained and some are over 100 years old. The EPA has ordered the City to fix the overflow conditions by 2007. The correction process has been divided into three phases: Crosstown Intercept, Govalle, and Onion creek. The overall correction program will cost \$200 million and will be funded by utility fees. The WANG area will be significantly affected by the improvement program, with many streets in the neighborhood targeted for pipe replacement or repair. The WANG website will post additional information and area maps of the planned repair work.

III. Approval of Minutes

The minutes from the WANG meeting in February were approved. Hal Katz made a motion to approve the minutes. Linda Dickens seconded the motion and it passed 9-0.

IV. Committee Reports Communications

No news.

Liaison

Susan Pascoe provided a summary of the ANC (Austin Neighborhoods Council) meeting of February 25. There was a multi-topic program starting with “The Hospital District - Pro and Con.... How will you vote in May? Information to help you decide.” During a lively question and answer session, many opinions about the district were voiced. Jim Walker presented the Mueller Redevelopment Plan which includes a mix of residential, retail and office. Seton Healthcare Network is also planning a new Children’s Medical Center at the site. Several Seton representatives attended to provide a brief overview of their plans. Susan proposed inviting representatives from Seton and from the Hospital District to the next WANG meeting.

ANC has submitted letters to Envision Central Texas requesting that the final report state that neighborhood plans will be respected and the ECT vision will not be used to supersede those plans.

Membership

The first annual Reed Park cleanup day is scheduled for April 24th in conjunction with the Austin Park Foundation. Membership will recruit members at the cleanup. Membership will consider listing names in the newsletter of members who have renewed.

A seminar for property tax strategies for challenging appraisals is under consideration.

Transportation

The transportation committee held a meet-

ing with City officials and will generate a proposal for the board.

Historical Designation

WANG held a neighborhood information meeting with neighbors in the Deep Eddy Heights area on the 18th of February, at Mangia Pizza to discuss and determine neighbor interest in including the Deep Eddy Heights area in the development of the Historic District. Some neighbors were concerned about this district and how it would affect property rights. More research is needed on the positive and negative aspects of the historic district and its boundaries. We are planning to contact the City of Austin for better clarification on how Historic District information is accessed and utilized by the City, especially with respect to demolition permits.

Infrastructure

The city has agreed to add some funds from admissions to help renovate the bathhouse.

Nominating

No News.

Bylaws

No News.

Zoning

Atlanta Street, Richard Miscoe and Jim Bennet. The owner/developer is seeking a variance in impervious cover on two of six lots on Atlanta street (lots 12 and 13). These are slated for 3 story 4000 sq foot duplexes on lots of size 8500 and 8200 sq feet. An impervious cover exception was requested due to a 20 foot driveway running through the lots that service other homes, and because TxDOT had declared imminent domain and taken part of one of the lots. The board noted that the TxDOT action had occurred before the owner bought the property and there is no assurance that the piece of lot taken will remain undeveloped. Linda Dickens made a motion to oppose the variance request; Mike Cannatti seconded and the motion passed 10-1-2.

V. Treasurer’s Report

Account balances: \$1275 checking, \$1196 Oak Wilt, \$3179 Savings. 282 paid members. The newsletter costs \$375 a month to print and mail. Selena recommended considering email newsletters (to those who sign up) as a method of cutting costs.

VI. Old Business

No News.

VII. New Business

No News.

VII. Adjourn

The meeting was adjourned at 8:50.

Minutes recorded by Jim Girardeau.

A FRIENDLY NEIGHBORHOOD UPDATE... Feb 2004

FROM THE CITY OF AUSTIN • AUSTIN WATER UTILITY, and Brown and Caldwell Environmental Engineers & Consultants

WHAT: WALSH TRACT LIFT STATION REHAB PROJECT

This project consists of rehabilitation of the existing 50+ year old lift station and installation of approx. 95 linear ft. of new wastewater force main

WHERE: Existing Lift Station located at: 1502 Scenic Drive (northern end of Lake Austin Blvd adjacent to Walsh Tract Landing)

WHY: Required by EPA Administrative Order VL-99-1221.

WHO: 210 houses, 30 condos, LCRA Bldg and Businesses located within area bordered by Lake Austin Blvd and Scenic Drive, Windsor Road, Exposition Blvd and Enfield Road

PROJECT MILESTONE COMPLETION ITEMS:

Successful Installation of New Force Main
Successful Installation of New Equipment

Tree Protection

Communication Plan

Pollution Control

Traffic Safety

Dust Control

WHAT’S NEXT?

•Testing of the New Facility

•Grading of the PARD Parking Lot

•Site Clean Up

•Park Area Improvements: Trees and Park Bench Added

•Revegetation & Sodding

•Landscape Improvements

Anticipated Completion Date - April 30, 2004
Questions? Contact Bobbie Garza-Hernandez, 1.866.424.3583 Toll Free

WENG Liaison Report

The Episcopal Diocese of Texas, the Episcopal Church of the Good Shepherd of Austin, the Good Shepherd Episcopal School, the Windsor-Exposition Neighborhood Group (WENG), and the West Austin Neighborhood Group (WANG) reached a binding agreement for development at the Good Shepherd site (corner of Windsor and Exposition). This agreement was filed and recorded in the office of the Travis County Clerk on December 3, 2003.

The neighborhood agreed not to oppose the church in two things that it had to have to move forward with its development:

Acquiring Moffett Street from the city.

Obtaining a zoning variance to allow the church to have the impervious cover it needs for its plans.

In return the agreement provides legally binding assurances for the neighborhood regarding building height, parking, and other aspects of the church’s development plan:

There will be no buildings taller than two stories. All structures on the church property are restricted to a maximum height of 35 feet.

The church’s new plan will provide 60 surface

parking spaces and there will be an underground parking garage with access off Exposition with an additional 40 spaces. The drop-off and pick-up for the day school will be in this garage, so that congestion on Gilbert caused by parents dropping off and picking up children will be ameliorated.

If the church should acquire any new residential property in the neighborhood, the property will remain residential (from the north side of Windsor south, from the western boundary of the church property to the west, from the southern boundary of the church property south, excluding the rectory).

All of the church property will remain zoned residential (SF-3).

If the zoning variance expires, if the roadway vacation request is withdrawn, and if the redevelopment project is not implemented, the agreement becomes void, except that the church cannot apply for any zoning change or variance or roadway vacation before September 30, 2008, unless and until the Diocese pays WENG \$20,000.

If either party violates the agreement and the other has to sue, the prevailing party will be entitled to reimbursement of legal fees by the other.

The church will discourage illegal parking. It will distribute at least once per month for at least two years written notice to church members advising them of the no parking areas. They will also make “frequent and regular” announcements regarding parking.

During any and all times of pick up or drop off at the school, the church will not allow automobiles to queue on any public street adjacent to the church property.

There shall be no structure or development of any kind within 50 feet of the western boundary of the church property. There shall be no building (except the rectory) within 100 feet of the western boundary.

The church will erect and maintain a fence



along the western boundary of the church property.

The new Parish Hall will not be operated or occupied between 10 pm and 6 am except for regularly scheduled educational and/or worship activities of the church.

The church may not rent or lease its facilities for parties or athletic events.

Except for funerals and regularly scheduled worship services, the church will provide off-site parking and shuttle service.

All trash receptacles, service areas, and mechanical equipment will be screened from public view.

All exterior lighting will be shielded.

The church will have no fences higher than six feet.

WENG is seeking donations to help pay pending legal bills related to the settlement.

Please send donations to the WENG Treasurer Donna Magnuson at 2205 Meadowbrook. Checks should be made out to Brown Mc Carroll, L.L.P. Please contact George Edwards at gaedwards@msn.com for further information.

Sara Madera
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