



# WEST AUSTIN NEIGHBORHOOD GROUP

P.O. Box 5722 • Austin, Texas 78763-5722 • September 2019

Organized 1973

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

## Board of Directors

Holly Reed  
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*Vice President*

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Mary Arnold  
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Joseph Bennett  
Michael Cannatti  
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## Honorary Committee Members

Hon. Steve Adler  
Hon. Alison Alter  
Hon. Kathie Tovo

Our next regular meeting is Tuesday October the 1st, 2019, 6:30PM  
Howson Public Library 2500 Exposition Blvd, Austin, TX 78703.  
We look forward to seeing you! Please join us. And speaking of joining us....

## President's Message Who We Are

*By Holly Reed, President*

Dear Neighbors,

Austin is at a critical point in its history. The decisions our City makes in the next few months, regarding growth, will impact life in Austin forever. We can decide to grow in a way that preserves what is precious, unique and livable about Austin. We can work to find solutions to Austin's challenges without forfeiting the very things we love about living here. We can decide **who we are as a City of Neighborhoods**, and how we choose to grow. Whether you are new to Austin, have lived here for some time, or were born and raised here, we hope you will join us now, as an active voice in shaping our beloved City's future.

The West Austin Neighborhood Group was founded in 1973, with the mission of preserving the neighborhood and protecting it from deterioration. We actively engage with our neighbors and the City of Austin regarding development, parkland, transportation,

safety, the environment, historic preservation, and much more. During this critically important time for citizens to have a voice in how the City's growth plan will permanently affect our neighborhoods, the West Austin Neighborhood Group is here to help. Please join us at our Monthly Meetings on the first Tuesday of each month, and at our upcoming Annual Meeting in October.

## Why is this such an important time in the history of Austin?

In early May, the City Council adopted a set of policy directives to provide guidance to the staff charged with revising the **City's Land Development Code** after CodeNEXT was withdrawn last year. These directives prioritize the development and preservation of multi-family housing at the expense of single-family homes in Central Austin neighborhoods like ours. This priority is based on the assumption that there is not enough multi-family or "missing middle" housing in those neighborhoods although what is "enough" has never been defined.

Council has put adoption of a new land use code and zoning map on a very fast track. Both currently have an online release date of October 4.

**PLEASE JOIN US!  
WANG ANNUAL  
MEETING & SOCIAL  
SUNDAY OCTOBER 20, 2019  
1:00PM  
TARRYTOWN TRIANGLE PARK  
FOOD & BEVERAGES PROVIDED**

Be sure to visit our website at <http://www.WestAustinNG.com>

There will be just two opportunities for public feedback – at the October 26th Planning Commission hearing and at a mid-November City Council meeting. Currently Council is scheduled to vote on the new land use code in early December, on first reading only!

The Council wants the new land use code to result in the creation of approximately 400,000 additional units over a ten-year period. This number is approximately three times higher than what the final version of CodeNEXT would have created.

The new land use code will create **Transition Zones**, which are neighborhood areas that adjoin **Transit Corridors** and Transit Priority Networks (essentially Cap Metro routes where buses run at intervals of at least every 15 minutes). Single-family homes in Transition Zones will automatically be up-zoned to multi-family (4-10 unit buildings or more), thereby increasing their taxable values.

Owners of single-family homes in these zones will be able to remodel or enlarge their homes, but if they, or a buyer, want to demolish a single family home and build something new, the new structure must be multi-family.

W 35<sup>th</sup>, Exposition, Westover, Enfield, and Lake Austin Blvd. are all **Transit Corridors**.

Generally, a Transition Zone will extend 2-5 lots deep beyond a Corridor into a neighborhood. Exactly how far will depend on the orientation of the adjoining residential blocks to the Corridor – whether those blocks are parallel or perpendicular to the Corridor. (Deeper if blocks are parallel) However, the Mayor and Council have refused to cap the depth at 5 blocks so it's possible that Transition Zones could intrude deeper into a neighborhood.

**What will happen in the Transition Zones?**

- The City will re-zone your property, from single family to multi-family or mixed use.
- Site development requirements will be reduced for multi-family housing or “missing middle housing.” More units per lot, smaller lot sizes and less or no compatibility setbacks will be allowed.
- Impervious cover allowances may increase.

This could lead to more flooding and loss of trees. Where impervious cover limits remain the same, when a single family home is demolished and replaced with a multi-family structure, the additional units will have to be achieved by building up.

- Parking requirements for commercial and residential uses within a quarter mile of Activity Centers, Activity Corridors, and Transit Priority Networks will – except in special circumstances – be eliminated, turning neighborhood streets, many without sidewalks, into substitute parking lots.

**Why are we concerned?**

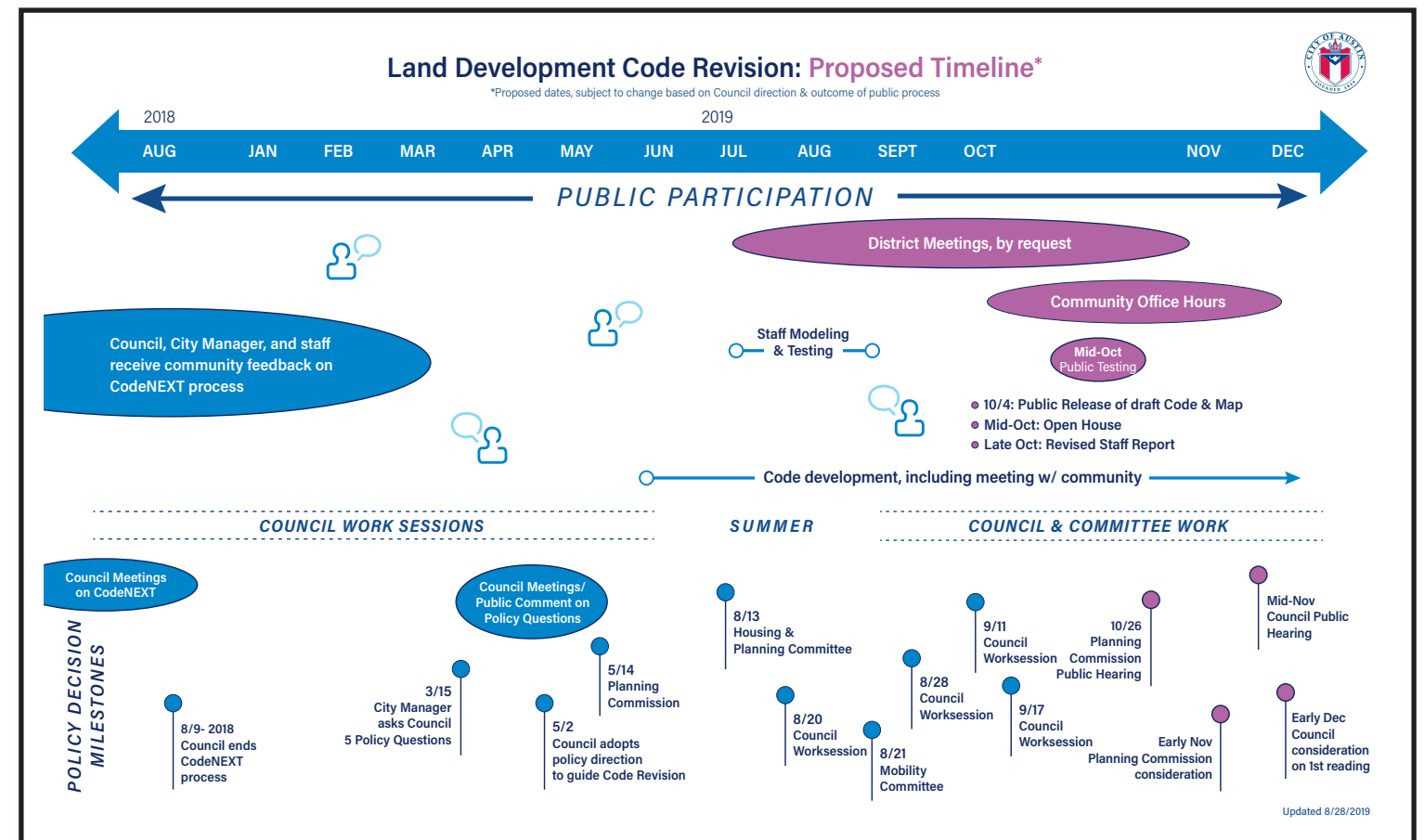
- The impacts of up-zoning the neighborhoods include demolition of existing homes to build larger multi-family buildings, more traffic, loss of privacy, displacement because of rising property values and rents, parking on streets causing safety issues, loss of the neighborhood's historic character, and violation of deed restrictions.
- Who will foot the bill for the infrastructure upgrades needed to support a significant increase in multi-family housing in the neighborhood. Will it be the city or will developers be expected to pay the cost? If the latter, they are certain to pass the cost on to buyers and renters, making the neighborhoods even more unaffordable.
- How will a significant increase in multi-family housing affect Central Austin public schools, like Casis, O'Henry and Austin High? It's assumed that most residents of that type of housing will not be families with school-age kids.
- Will more multi-family housing lead to more illegal short term rentals (STRs) and even short term rental “hotels?”
- Neighborhood Plans will be abandoned. Why can't the City work with individual neighborhoods to devise appropriate plans for where density should be increased, rather than having a “one-size-fits-all” solution imposed on them?

**“Subscribe our monthly E-Newsletter!”**  
 Send your email address to  
**Newsletter@WestAustinNG.com”**

**How can we have a voice in the Land Development Code Rewrite?**

WANG advises neighbors to do the following:

1. **Write to the Mayor and all City Council members**, and let them know you would like TRANSPARENCY during the Land Development Code Revision. Ask them to engage with the citizens of Austin, Neighborhood Groups and Neighborhood Plan Contact Teams during this process.
2. **Sign this petition**, asking the Austin City Council to withdraw the Transition Zone plan, which was created WITHOUT input from citizens of Austin, and develop a plan hand in hand WITH the local community: <https://actionnetwork.org/petitions/stop-transition-zones-in-austin/>
3. **STAY INFORMED!** Visit the websites we've listed in our newsletter, particularly <https://communitynotcommodity.com/do-you-live-in-a-transition-zone/>  
 Visit the City's Land Development Code Revision website page: [www.austintexas.gov/ldc](http://www.austintexas.gov/ldc)



**Join the West Austin Neighborhood Group on the First Tuesday of every month STAY INFORMED on local topics and issues that effect you and the Neighborhood!**

- The City of Austin Land Development Code Rewrite
- The Brackenridge Tract Development
- Transportation – Austin Metro
- Lion's Municipal Golf Course
- Redbud Trail Bridge Project
- Mayfield Park & Preserve
- The Austin State School
- Deep Eddy Pool & Park
- Neighborhood Parks
- Walsh Landing
- Camp Mabry
- District 10
- And more...

**“To join, fill in the form on the back of this newsletter or visit <http://westausting.com/neighborhood/join-wang/>”**



# VIRGINIA, ROBERT and the PECAN TREE or “HOW A PECAN TREE BECAME SURROUNDED BY A SAFEWAY STORE”

By Mary Arnold

She was a red-headed dynamo from Walla Walla, Washington with a degree from Whitman College in Public Relations... He was a well-respected Austin attorney known for his expertise in representing real estate interests before the Austin City Council. How did they get tied up with a Pecan Tree in Austin, Texas?

Announcement by UT Regents at their July 1975 meeting that they had approved leasing 2.7 ac. of land across the street from Lions Municipal Golf Course for a Safeway Grocery store was followed in August by articles in the paper that UT was seeking a zoning change for the land — from Residential to Commercial. The articles also referenced the future of the golf course, and the recent struggle with UT to maintain it as a city-operated public golf course.

City Council and the UT Board of Regents. In December 1973 a “deal” between UT and the city of Austin provided that the lease continue until 1987.

The headline November 19, 1975 screamed “Supermarket Plans Irk West Austinites”. Fears about commercial uses on the golf course were aroused, and Virginia Bedinger was quoted saying residents “feel it’s opening up zoning changes that could go on and on.” In that same article we first become aware of THE TREE! Brian Schuller in city Planning is quoted as saying that there would only be one tree removed from the lot — the one in the center of the lot! The article also noted, “Safeway officials could not be reached for comment.”

With the Muny fight still in the minds of the neighbors, and fearing loss of the open land that was to become a grocery store, opposition to the proposed zoning change began to coalesce.. Safeway very astutely engaged the well-respected Robert “Bob” Sneed to act on their behalf — and UT probably suggested Mr. Sneed to them, as he ended up representing both Safeway and UT in the zoning case that went to the Planning Commission and to City Council. In a Nov. 24, 1975 article, Sneed is quoted as saying that the neighbors complaints have sent Safeway “back to the drawing board” in an attempt to make its plans more acceptable.



By late February 1976, after a series of meetings between the neighbors and representatives of Safeway, a compromise had been

worked out - and the project was on the Planning Commission agenda in March. Virginia was quoted in an article titled “Store dispute solved”, and the “main concession” was the preservation of the large pecan tree — which was to remain in place, with the grocery store built around it! An “atrium” was to be constructed surrounding the tree, and it would be in the center of the store!

Virginia also persuaded Safeway to add landscaping to the center of the parking area, so that it would not be just one big parking area. (This was a FIRST for Austin, although she had seen it done in Florida, and came back to Austin with a copy of the Florida city’s ordinance — then persuaded a group of volunteers to work for such an ordinance in Austin - which they did!)

VIRGINIA, ROBERT and the PECAN TREE, continued from page 4

The newspaper articles don’t fully report Bob Sneed’s contribution to compromise with the neighbors, which was to help “sell” Safeway on agreeing to many of the neighborhood requests. He first had to persuade the local Safeway fellow to support the suggestions with his superiors in California, and then help to respond to the concerns of those superiors...

“Who the hell ever heard of building a store around a tree? It’s impossible,” said the Safeway folks in California, according to a June 28, 1976 article. “NOWHERE IN THE NATION has the firm encountered as much trouble prior to building a store as in Austin.” But the Safeway fellow went on to say that the months of delay and preparation were not “unreasonable” - and that they might become standard operating procedure for Safeway!

One thing the news did report in an article on March 24, 1976, was that Bob Sneed persuaded Safeway to agree to pay the City of Austin “roughly \$10,000 a year in lieu of ad valorem taxes on state-owned, tax exempt land,” as an inducement to the City Council to approve the zoning change. (Sneed had heard Mayor Jeff Friedman speak of how businesses that had commercial uses on tax-exempt property had an “unfair advantage over their competitors.”)

The Planning Commission approved the zoning change and the special permit, and City Council added their approval on April 1, 1976.

(to be concluded in the next edition recounting the opening of the new Safeway store)

## NEWS FROM MAYFIELD PARK 2019 Mayfield Park/Community Project The Mayfield Council September 2019

As always things have been busy inside the walls at the Mayfield Cottage and Gardens. On Saturday March 2nd we again participated in the semi-annual “It’s My Park Day” sponsored by our good friends at the Austin Parks Foundation (APF). Using garden funds collected in 2018 at our annual Mayfield Trowel & Error fundraiser, this year we purchased 10 cubic yards of Kiddie Kusion mulch from Whittlesey Landscape Supplies. This mulch was a lighter color than the mulches we have previously used, so after we spread the mulch along the garden paths the subsequent fall of the live oak leaves wasn’t so visible. Thank you Garden Coordinator Janice Brown for this suggestion. All in preparation for Trowel & Error (T&E) 2019 held on April 6th. Our speakers this year were Jeannie Ferrier, President of the Austin Pond Society, Colleen Dieter, owner of Red Wheelbarrow Landscape Design, and Joseph Baiocchi, President of the Austin Rose Society. Again, as always, outstanding speakers with informative presentations. The only downside being the rains that day forced us inside and kept the attendance down somewhat, but this is a rain or shine event and we carried on. A big “Thank You!” to this year’s sponsors of T&E 2019, Friends of the Parks Austin, Friends of Reed Park, Frost Bank, Barton Springs Nursery, West Austin Neighborhood Group, McCarthy Print, The Natural Gardener, the law firm of Scott, Douglass & McConnico, and Austin’s Parks & Recreation Department (PAR). T&E 2020 will be on Saturday 4 April 2020!

As reported last year, our major construction project during 2018-2019 was the rebuilding of the stone arch leading into the gazebo space at the back of the gardens. This began as an emergency safety repair, but as our historic mason Brian Ash disassembled the arch it completely collapsed. From an original estimate of 12 to 15 thousand dollars to do the repairs our final cost was north of 45 thousand. The generosity of our hundreds of supporters softened the impact on our bank account, and we remain grateful for their faith in our mission and their confidence in our ability to fulfill the obligation. PARD normally either covers these major repairs or we apply for and receive historic preservation grants before undertaking projects, but this was a situation everyone felt needed to be addressed immediately. Fortunately, the City Council has expanded the amount and availability of Hotel Occupancy Tax (HOT) monies to historic properties so perhaps these issues can be addressed proactively rather than reactively.

This coming year our major project is the continuation of the implementation of the City vetted and approved Historic Landscape Treatment Plan, specifically the formalization of the landscape at the 35th Street entrance into the cottage and gardens. The focal point of the project will be a peacock themed carved stone bench, a generous gift from donors who came to us wanting to do something special for Mayfield. We are applying for grants from the Austin Community Foundation and the Austin Parks Foundation, amongst others, for the funding for the complimentary landscaping, but help is always appreciated. If the monies become available, we are also hoping to have installed metal stanchions around some of the walkways to help direct visitors to the gardens.

Jeannie Ferrier and The Austin Pond Society



Austin History Center, PICA 09705

was in that 1972-73 effort to keep the golf course that Virginia Bedinger, the red-headed dynamo, became an Austin activist as well as a golfer, tennis player, and art museum docent. UT owned the golf course land, but leased it to the City of Austin. It was part of the Brackenridge Tract, given to UT in 1910, and the 2.7 ac. tract was a part of it as well. Forming a Save Muny group with golfers and other folks, Virginia et. al. had gotten the attention of the



continue to do amazing work at Mayfield. As stated last year, we are truly blown away by what this organization has done to rehabilitate the flower ponds (you have noticed the central ponds are in the stylized shape of a flower haven't you?). PARD is utilizing HOT monies to reseal the ponds and the Austin Pond Society is taking on the restocking of plants, fish and features.

Of course, there are only limited funds and manpower that PARD is able to allocate to a park, and it is through volunteer efforts that allow Mayfield to truly shine. The Mayfield Council wants to thank those who have given their money, but especially those who have given their time, to the preservation and maintenance of this true gem in the City's parks system. The Mayfield Cottage and Grounds, a City of Austin historic landmark and a National Registered District, would not be what it is today without these volunteer efforts. For tax purposes, contributions to the Mayfield Park/Community Project are channeled through an IRS § 501(c)(3) entity (Austin Community Foundation, MP/CP Fund) and can be sent to:

Mayfield Park/Community Project  
PO Box 5721  
Austin, Texas 78763

Austin Community Foundation  
Mayfield Park/Community Project Fund  
4315 Guadalupe Street  
Austin, Texas 78751

We also have an endowment fund with the Austin Community Foundation that we opened with an initial donation of \$20,000 from the Mayfield Council. Our goal is a million dollars (maybe not in my lifetime) with the long-range well being of the cottage and grounds in mind.

Keep us in mind and come visit the park. We are expecting you.

Blake Tollett, Chair  
Mayfield Council  
3701 Bonnie Road 78703  
512-477-4028  
<Blake.tollett@earthlink.net>

The Mayfield Council <Mayfieldpark.org>

Karen Cannatti	Rick Chance
Janice Brown	Tom Kidd
Tricia Ziegler	Barbara Watt
Sharon Lamb	Shawnee Merriman

## West Austin Neighborhood Group BOARD OF DIRECTORS MEETING MINUTES

Tuesday, August 6, 2019

These are the minutes of the meeting of the West Austin Neighborhood Group Board of Directors held Tuesday, August 6, 2019 at 6:30 p.m., at Lions Municipal Golf Court Clubhouse.

### I. Call to Order:

The meeting was called to order at 6:30 PM by President Holly Reed. Board members in attendance included: Joe Bennett, Mary Arnold, Holly Reed, Joyce Basciano, Mike Cannatti, Haidar Kazan, Brady Pedneau, Craig Lill, August Harris, and Cathy Kyle.

Absent: Blake Tollett, George Edwards

### II. Approval of Minutes:

Minutes for July 2, 2019 were approved unanimously.

### III. Neighborhood Communications:

Deep Eddy Parking meters: Neighbors expressed concern about the City's Parks Department's proposal for installation of parking meters in the Deep Eddy parking lot. Presently, parking is pushed several blocks into the neighborhood, and the concern is that the parking meters will push parking even further into the neighborhood.

### IV. Land Matters

A. 2401 Winsted Zoning Change/Community Mtg – The applicant is requesting a zoning change from MF-2-NP to LR-MU-NP, Multi-Family to Neighborhood Commercial Mixed Use, with the intention of opening a neighborhood restaurant. Applicant is also requesting an amendment to the Neighborhood Plan FLUM (Future Land Use Map) from Single Family to Mixed Use. There was a 7/11/19 meeting at Howson Library for the Neighborhood Plan Contact Team and the Community.

The WANG Board opposed the zoning change for the reasons that Pres. Reed

## REAL ESTATE UPDATE »

Statistics for homes in 78703 and 78731 + condos in 78701

Submitted by Elizabeth Adams, REALTOR®, Elizabeth@urbanspacerealtors.com



	78703 STATS	78731 STATS	78701 STATS
# OF ACTIVE LISTINGS	63	68	132
MONTHS OF INVENTORY	3.5	2.3	7.76
# OF SOLDS (LAST 90 DAYS)	54	87	51
MEDIAN PRICE / SF	\$465	\$309	\$576
MEDIAN SOLD PRICE	\$985,000	\$830,000	\$485,000
MEDIAN DAYS ON MARKET	33	12	31

Source: Austin MLS as of 09/05/19

MAUDIE'S TEX-MEX  
FALL INTO YOUR NEIGHBORHOOD MAUDIE'S  
\*\*\*\*\*  
THANKFUL FOR FRIENDS, FAMILY AND QUESO  
@MaudiesTXMex f Maudie's TEX-MEX WWW.MAUDIES.COM

KNOWLEDGABLE. EXPERIENCED.  
READY TO REPRESENT YOU.

LOCAL ROOTS. GLOBAL REACH.

Contact me for any real estate need.



AUGUST  
"HAPPY"  
HARRIS

REALTOR®, CLHMS

512.653.8611

august@moreland.com  
moreland.com

I am here to be of service to you and your family if, and, or when the day comes that you decide it is time to move. I have lived in our amazing neighborhood my entire life and I am blessed to have gotten to know many of you over the years, through business, socially or through my leadership in various organizations in our neighborhood and in our community. Like you, I really do love it here.

Call me when you need a trusted representative and a neighbor who appreciates you, the value of your home and our neighborhood. After all, it is not only what you know, but who you know in Austin's competitive real estate market that makes a difference. I'll put my LOCAL ROOTS and GLOBAL REACH to work for you.





expressed in her letter to the City. City staff will support the re-zoning, which lends support before Planning Commission (PC) and Council. Under the new Land Development Code (LDC), it's possible that MF will be given additional entitlements. Pres. Reed suggested that we enter into negotiations with developer, agreeing to drop our opposition in exchange for conditional overlay (CO) enforced by a Restrictive Covenant. The current application does not include conditional overlays. The CO would include a list of prohibited uses and limits restaurant uses to 7,700 sq. ft.

Arnold pointed out that the CO does not include any agreements regarding height, density, etc. The City's representative had no idea of the owner's proposed re-zoning before the presentation at Howson. Previously, the proposal was only for potential retail space and did not include any residential.

The only access to property is from Winsted; the site is not accessible by any sidewalks and is not on a CapMetro route.

Council Member Alter's office is confident that will pass City, unless there is a valid petition (20%). The neighbors in opposition only have 5% right now, according to the City's case manager. Drenner Group is open to postponement until 9/10/19, which will have to be approved by the PC.

Cannatti informed the Board that the Neighborhood Plan Contact Team has not decided on this, either.

It is not clear that the owners are limiting it to restaurant use. 7,700 sq. ft. is half of the lot. Also, the restrictive covenant should still be in play – COs may not be enforced in the re-write of the LDC. Drenner is open to agreeing to restrictive covenant.

Cannatti suggested that there might be a more suitable location in the neighborhood for a food truck. For example, Tarrytown Park. What is allowed as additional restrictions as mobile food truck.

If there's a real need for more food options, Triangle Park would be a better solution as a counter-proposal. Have not talked to neighbors about it. Council has had a lot of calls in support of this zoning change. Council has not heard about that alternative.

Harris pointed out that neighbors may not understand the impact of the zoning change on the FLUM.

Lill suggested that the new residential units may not be affordable since the new owners paid full market value. Current tenants have been switched to month-to-month, and 8 were not renewed.

The Board should have a final report from staff around 8/17/19.

**V. Transportation:**

- A. Brackenridge Tract
  - a. City traffic study has not been released yet. The traffic study includes MoPac, Lake Austin Blvd., Exposition, 35<sup>th</sup> St., and Westlake. Data has been collected.
  - b. HEB's preliminary traffic study is much more limited, focusing only on the HEB site.
- B. Cap Metro has noted possible changes to approx. 30 routes.

**VI. Membership**

- A. Newsletter collaboration.
- B. Add a QR to newsletter to allow folks to join using a code.
- C. Increase email alerts related to amended LDC.
- D. The importance of keeping the website updated was noted.

**VII. Newsletter**

- A. Annual newsletter is targeted to go out in September, before the anticipated release of the revised LDC and map on Oct 4.
- B. Add link to newsletter in NextDoor.

- C. Discussion of need to sell advertising for annual newsletter.
- D. Deadline of 9/6 for content and ads. 9/23 is mail date/winds up in people's hands by 9/23 and 24. Topics: ACL; Brack Tract; Ants; Pecan Tree Safeway article (Arnold);

**VIII. Old Business**

- A. HEB site plan. Randall's is closing within the month. HEB is not operating at the location in the interim. HEB will deliver from other locations for Randalls' pharmacy patients. Anticipated open date for HEB is 2 yrs. HEB is trying to move up construction deadline, but they have not received final approval for amendments to the Brackenridge Development Agreement (BDA) from UT Board of Regents. The Board noted concern about the trees along the side street. The preliminary traffic study indicated that the new store will change the flow of traffic but will not change the dynamic of the intersection.
- B. Pres. Reed has scheduled a meeting with Rodney Gonzales, the asst. city mgr overseeing the Brackenridge Tract, for 8/15/19. CM Alter says that there have been absolutely no discussions by either party. Munny lease has been extended until May 2020.
- C. Red Bud Trail Bridge

Harris suggested that if the new bridge has to have a NEPA study, it could delay the project. CAMPO will not fund the new bridge, but they are still going to request CAMPO funding.

**IX. ANC Liaison Report**

- A. Community Tech & Telecommunications Commission: Resolution submitted to commission to record the meetings of the leadership people who are involved in the LDC Rewrite committee meetings in June 2019.

MOTION: send letter in support of ANC's resolution to CM Alter. Passed unanimously.

- B. CNC has petition requesting community engagement with the LDC rewrite.
- C. Reed: to write letter requesting seat at the table.
- D. Arnold wants to know whether the LDC re-write is an amendment of the Imagine Austin comprehensive plan.

**X. Treasurer's Report:**

Checking	\$4,893.16
July 4 <sup>th</sup> Parade	\$344.69
Oak Wilt	\$1210.11

**XI. New Business**

- A. Annual Meeting: Oct 26. Location TBD.
- B. Next meeting Sept 3, 6:30 pm, at Lions.

**XII. Adjourn:** The meeting was adjourned by President Holly Reed at 8:33 PM.





# HELP PRESERVE HISTORIC MUNY!



*"If one was to try to measure the worth of this wonderful place, and what it has meant to so many people, that worth would be incalculable."*

**Ben Crenshaw**



**Dear Neighbor,**

Lions Municipal Golf Course (est. 1924) has been part of Austin's fabric for almost 100 years – more than half of the city's lifetime – as the oldest and most beloved public course. "Muny" is a precious urban green space and has been recognized as a significant civil rights historical site as the first public course to racially integrate in the southern United States. Yet, our community is in grave danger of losing this invaluable property to development. The University of Texas Board of Regents have indicated they will close the course and develop the land.

Muny must remain an inclusive, affordable, and centrally located place for all Austinites to enjoy the outdoors and the game of golf. With only months until the City of Austin lease for the course expires, the stakes have never been higher to **SAVE MUNY**. Please support the effort to protect and enhance this historic landmark for generations to come, donate or join the effort at [SaveMuny.com](http://SaveMuny.com).



**Today, Lions Municipal Golf Course is:**

- A practice course for more than 20 Austin area middle and high school golf teams
- Host to more rounds (including Junior and Senior rounds) annually than any other area golf course
- Host to more tournaments and charity events than any other Austin golf course
- A civil rights historical site listed on the National Register for Historic Places and recognized by the National Trust for Historic Preservation on its list of the "11 Most Endangered Historic Places in America"
- A perennial location for Interscholastic League tournaments, having hosted hundreds of schools from across Texas
- A 141-acre wildlife sanctuary and water recharge zone, home to hundreds of heritage trees

**Lions Golf Course in the near future could:**

- Remain the most popular and scenic public course in Austin
- Offer a world-class municipal course with restoration led by local golf legend and acclaimed course designer Ben Crenshaw
- Enhance quality of life for all Austinites as an affordable, central recreation opportunity
- Enhance the value of future development projects on surrounding land



*A revamped Muny Golf Course could include park days, farmers markets, a restored historic clubhouse, an Austin Golf Museum, teaching center, meeting space, a new clubhouse with restaurant and private event space, and much more.*

**A bulldozed and developed Muny would mean:**

- The loss of the only 18-hole public golf course in central Austin
- Demolition of priceless green space in an increasingly dense urban area
- The permanent loss of a civil rights landmark
- The culling of hundreds of heritage trees
- Taxpayer funds would be collected to support decades of construction work
- Thousands of additional cars in the neighborhood in perpetuity
- \* The end of a public place that has been part of Austin's fabric for nearly 100 years



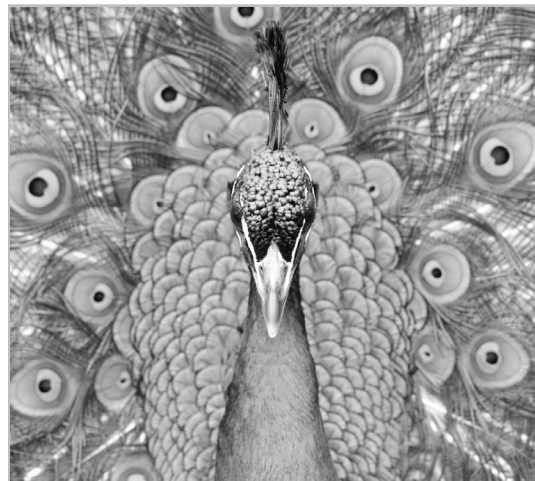


# MAYFIELD PARK NEEDS YOU!

## Please consider donating!

We are in the process of implementing our historic Landscape Treatment Plan, and we need your help. Please consider donating to this important project and thereby ensuring many more years of beauty for our beloved park.

More information can be found at [mayfieldpark.org](http://mayfieldpark.org)



### Contact Us

Blake Tollett  
Chair, Mayfield Park/Community Project  
512-477-4028 | [blake.tollett@earthlink.net](mailto:blake.tollett@earthlink.net)

Janice Brown  
Mayfield Park Garden Committee  
[janicehillbrown@gmail.com](mailto:janicehillbrown@gmail.com)

[mayfieldpark.org](http://mayfieldpark.org)

### Save the Date

Saturday, April 4, 2020

### TROWEL & ERROR

Annual Gardening  
Symposium

# R<sub>O</sub> FITNESS

INCREASE YOUR STRENGTH  
CHALLENGE YOUR CARDIO  
BUILD YOUR COMMUNITY

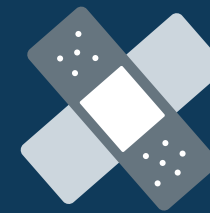
LOCAL INDOOR ROWING STUDIO, LOCATED IN THE HEART OF TARRYTOWN! JOIN US FOR A FULL-BODY, LOW-IMPACT INTERVAL WORKOUT DESIGNED TO PIT YOU AGAINST YOUR OWN PACE. WHETHER YOU'RE AN ELITE ATHLETE, OR HAVEN'T WORKED OUT IN YEARS, THIS UNIQUE WORKOUT WILL CHALLENGE YOU! LET'S R<sub>O</sub>W!

## 3 PASSES FOR \$25!

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# Why Not Have Spot Zoning for Restaurants ANYWHERE in the neighborhood?

By: Mike Cannatti

Recently, there have been proposals by city planners and others to up-zone the transit corridors in our neighborhood so that we can have more restaurants and higher density housing options. You can read below about the efforts to insert restaurant zoning at the residential intersection of Windsor and Mopac. In general terms, the city planners' "CodeNEXT" zoning change efforts to increase our density and commercial zoning is now being joined by private development proposals to add more intense mixed use zoning so that we can have multifamily zoning and restaurant zoning added throughout our neighborhood. Unless there is a big change of heart at City Council, the upcoming land development code changes will likely add "mixed use" zoning to any existing multifamily zoning in our neighborhood and along our major transit corridors – Exposition, Windsor, Westover, Enfield, and Lake Austin Boulevard. To that end, the "enlightened" thinkers of our Planning Commission seem inclined to up-zone broad swaths of our neighborhood and let the free market figure out how best to create more housing and commercial amenities.

What could possibly go wrong? Hasn't Houston's excellent example of letting the market drive the zoning outcomes worked out great for them? Of course, the Big H is covered in concrete, floods all the time, and has commercial businesses butt-up against residential homes. But even so, *wouldn't you love to have a restaurant conveniently located next door to you?* Think of the convenience of being able to walk to a meal, or opening your window to smell the savory flavors. Of course, if you add a restaurant by your house, there might be some teeny-tiny drawbacks, like having additional traffic on your street from all the happy restaurant customers, or parking congestion in front of your house where the customers end up parking when there is no space in the lot, or any behavior-related issues from serving alcohol at the restaurants, or dealing with commercial lighting during (and after) hours of operation, or having the garbage dumpster scents and sounds (from early morning garbage trucks), or safety concerns for your family if they venture out into the street with the additional traffic and parking congestion, or the compatibility issues of having

a taller commercially zoned structure located next door to you. But hey, what about the savory smells?

Alas, we're not Houston. We're Austin. And Austin has eschewed the "wild west" approach to allow "spot zoning" where anything can go anywhere, instead opting (as do most cities) to have a plan for our land use and zoning decisions which systematically attempts to minimize the adverse effects that land use/zoning changes have on society and environments while maximizing the benefits to the community. Having a plan is especially important for communities, like Austin, that are experiencing significant growth. Indeed, the growth pressure, coupled with increased awareness of environmental, economic, and social issues, has led the city to adopt land use/zoning plans to ensure that land use decisions take into account the needs of the communities, economy, and environment.

To this end, our neighborhood adopted the Central West Austin Neighborhood Plan (<ftp://ftp.ci.austin.tx.us/npzd/Austingo/cwa-combined-np.pdf>) which provides a decision-making framework to guide city staff, the Planning Commission, City Council, developers, neighbors, and others on what kinds of land uses and zoning are encouraged or discouraged in a particular area. Newer neighbors may not realize this, but the Neighborhood Plan was actually developed with broad and extensive community input over many years. Initiated in June, 2007, the neighborhood planning process involved at least 883 participants for fifty (50) neighborhood plan meetings and additional hearings before the Planning Commission and City Council, culminating over three years and hundreds of hours of meetings later with the September 2010 approval by City Council. We were told that "neighborhood planning is an opportunity for diverse interests to come together and develop a shared vision for their community." We were told that the neighborhood plan would provide a "clear picture of the type of development they would like to see in the future" and "a framework for zoning and land use decisions." So we engaged with the plan. For three-plus years of meetings. We participated in the process. We followed the rules. We have worked hard in this planning process to address our neighborhood concerns and plans for future growth, including specifically how and where to add density and commercial amenities while preserving the existing character and integrity of the single family neighborhoods by guarding against negative effects of development and preserving harmony among land uses.

Why Not Have Spot Zoning..., continued from 14

In our neighborhood plan, we strongly believe in the city's adopted "zoning principles." First, we believe that zoning should be consistent with the Future Land Use Map (FLUM) in our adopted neighborhood plan. Second, we believe that "spot zoning" should be avoided by ensuring that any zoning satisfies a public need and is not a grant of special privilege to an individual owner. We are also guided by the concern that granting a request for zoning should result in an equal treatment of similarly-situated properties, so a zoning should not be granted that sets an undesirable precedent for other properties in the neighborhood.

Applying these principles, the West Austin Neighborhood Group, along with the Neighborhood Plan Contact Team, helped keep Maudie's Tex-Mex Restaurant in our neighborhood by invoking the neighborhood plan's guidance that neighborhood restaurant zoning belonged at the current Maudie's site. On this point, the plan specifies a number of existing sites where neighborhood commercial is appropriate, and we prevented changes to the Future Land Use Map (FLUM) which could potentially alter the zoning at these sites.

By the same token, these principles weigh *against* the insertion of new restaurant zoning at 2401 Winsted Lane. This is a purely residential area at the intersection of Windsor and Winsted (near MoPac), so there are speeding traffic concerns from MoPac cut-through traffic, inadequate sidewalks, already congested street parking, and existing multi-family and residential housing that will be negatively affected. Our community's neighborhood plan specifies where restaurant zoning belongs and where it does not belong, and any departure from this plan would open the door to attempt to add restaurant zoning to other parts of our neighborhood. Accordingly, please contact the city planner (Heather Chaffin, [heather.chaffin@austintexas.gov](mailto:heather.chaffin@austintexas.gov), 512-974-2122) to oppose the zoning change for 2401 Winsted Lane by referencing Case No. C14-2019-0049 in your email. In addition, please contact the city planner (Kathleen Fox, [kathleen.fox@austintexas.gov](mailto:kathleen.fox@austintexas.gov), 512-974-7844) to oppose the future land use map change for 2401 Winsted Lane by referencing Case No. NPA-2019-0027.02 in your email.

Sure, we'd like more dining options, but it should be noted that we have a plan for where they belong. It should also be noted that we have a lot more dining options (14 and growing) on the west side of MoPac than in past years, with more coming in the new HEB at Lake Austin Blvd. Finally, the neighborhood has the opportunity to

create locations for food truck operations, possibly at some of our neighborhood parks, including possibly Tarrytown/Triangle Park. However, in considering this possibility, we should consider the potential effects on nearby neighbors, much in the same way you'd want your neighbors to consider the impacts on you.

## ZONING AND VARIANCE REQUESTS 2018-2019

This report contains the past year's noticed requests to the Board of Adjustment (BoA) for variances from the City's Land Development Code (LDC) and other noticed land use change requests, such as zoning/rezoning, Conditional Use Permits (CUPs) or resubdivision, that after review and deliberation by the Board of Directors (BoD) were voted on to be either opposed by WANG or not opposed with/with out conditions.

### Board of Adjustment

**Case Number: C15-2019-0021**  
3004 Bonnie Road  
Applicant/Owner: Sandra Wilson

The applicant has requested a variance from Section 25-2-899 (D & (E) of the LDC to increase the fence height permitted from an average of 6 feet, maximum height of 7 feet (required, up to 8 feet permitted with adjacent signatures) to 8 feet (requested) on order to maintain a recently constructed fence on a corner lot with swimming pool in an SF-3-NP zoning district.

The WANG BoD voted to oppose the requested variance. The BoD was made aware of the substantial close by neighbor support, but we did not feel the hardship alleged by the applicant was unique to the property. We also felt the granting of the variance would set a precedent for similarly situated properties. The BoA denied the variance request. There was no request for reconsideration of the denial by the BoA.

**Case Number: C15-2019-0029**  
2710 Scenic Drive  
Applicant: David Cancialosi  
Owner: Alex Tynberg

The applicant is requesting a variance from § 25-2-1176 (A) (3) (Site Development Regulations for Docks, Marinas, and Other Lakefront Uses) to reduce the interior setback requirement from 10 feet (required), 9 feet 5 inches (existing) to 0 feet (requested) from the south side property line in order to erect a boat dock in a SF-3-NP. The LDC states that a dock may not be constructed closer the 10 feet to the side property line, regardless of the side yard setback generally applicable within the base zoning



After discussion, the WANG BoD voted 8-4 to not oppose the variance request. Our non-opposition was predicated on the understanding that there has been no close by neighbor opposition to the request. The BoA denied the requested variance. The Board determined there was no hardship evidenced, as another boat slip could be located on the property. In addition, there is a large undetermined tree on the southern contiguous, common property line and the applicant did not show the impact of the proposed boat slip expansion on the tree. There was no request for reconsideration of the denial by the BoA.

**Rezoning Requests**

Because our neighborhood is under a City Council adopted neighborhood plan (the Central West Austin Neighborhood Plan), the preliminary land use commission hearings are held before the Planning Commission (PC) rather than the Zoning & Platting Commission (ZAP) before going to the City Council for final determination.

**Case Number: C14-2019-0043**

Project Location: 2602, 2608, and 2610 W 7th Street, 703 Newman Drive  
Owner: TASC Properties, LP, Tracy Livingston  
Applicant: Thrower Design, Ron Thrower

Proposed Zoning Change:

From: CS-NP and CS-1-NP

CS-General Commercial Services district is intended for commercial and industrial activities of a service nature having operating characteristics or traffic service requirements generally incompatible with residential environments.

CS-1-Commercial-Liquor Sales district is defined similarly to CS, and specifically includes liquor sales as a permitted use.

NP-Neighborhood Plan district refers to a tract within the boundaries of an adopted Neighborhood Plan.

To: CS-1-NP and CS-NP

NOTE: The shopping center operated under two zoning districts, CS and CS-1. The request is to relocate the CS-1 zoning from the parking area in front of the current Twin Liquors to the current Maudie's Restaurant, which would effectively trade zoning. The resulting configuration of the shopping center will have the CS-1 liquor sales district (currently Twin Liquors) on the western end of the building and the CS restaurant use (currently Maudie's) will be on the eastern end of the center and replace the commercial use (the Goodwill Store) currently there.

After extended discussions between the applicant and the neighbors and WANG it was determined that

the changes envisioned for the zoning districts were de minimus and were not opposed. The City Council ultimately granted the rezoning request.

**Case Number: C14-2019-0049**

Project Location: 2401 Winsted Lane  
Owner: Wesley G Ritchie, Executor of the Estate of Clyde R. Littlefield/Lincoln Ventures  
Applicant: Drenner Group, Amanda Swor

Proposed Zoning Change:

From: MF-3-NP

MF-2 Multifamily Residence (Low Density) district is intended to accommodate multifamily use with a maximum density of up to 23 units per acre, depending on unit size. This district is appropriate for multifamily residential areas located near single-family neighborhoods, and in selected areas where low density multifamily use is desirable

NP-Neighborhood Plan district refers to a tract within the boundaries of an adopted Neighborhood Plan.

To: LR-MU-NP

LR Neighborhood Commercial district is intended for neighborhood shopping facilities which provide limited business services and office facilities predominately for the convenience of residents of the neighborhood.

MU Mixed Use combining district is intended for combination with selected base districts, in order to permit any combination of office, retail, commercial and residential uses within a single development.

**The WANG BoD initial response to the City concerning the requested rezoning:**

22 July 2019

Scott Grantham, Case Manager  
Planning & Zoning Department  
City of Austin  
RE: Case # C-14-2019-0049; 2401 Winsted Lane  
Dear City of Austin:

The Board of Directors (BoD) of West Austin Neighborhood Group (WANG) have voted electronically to oppose the rezoning request referenced above and we would ask the Planning & Zoning Department to not recommend the request to the City's Planning Commission.

Our opposition to the rezoning request from MF-2-NP [Multifamily Residence (Low Density) district-Neighborhood Plan district] to LR-MU-NP [Neighborhood Commercial district-Mixed Use combining district-Neighborhood Plan district] is based on the following:

- Currently the site is home to long-standing multi-family housing that has in the past been relatively affordable. It is desirable that this purely residential use continues in our neighborhood, and under the proposed rewrite of the Land Development Code (LDC), there may be potential for a modest increase in density if there is an affordable housing addition. Rezoning the property to a commercial zoning district, even with a mixed use designation, gives an entitlement that potentially could eliminate the residential use entirely on the property, and possibly eliminate the ability for an increase in affordable housing units under a rewrite of the LDC.
- At the City of Austin sponsored public meeting on 11 July to discuss the proposed zoning change, if the LR zoning district was granted, the applicants volunteered to restrict the permitted commercial uses through Conditional Overlays to all but Restaurant (limited) and Administrative and Business Offices. Under the LR zoning district, the applicants would then be entitled to have a more than 15,000 square foot commercial enterprise on this property, a commercial use in the middle of a purely residential neighborhood. To WANG, this would constitute a spot zoning, a normally undesirable zoning precedent.
- The only feasible access to the property is off Winsted Lane. Currently, Winsted Lane is heavily used by residents in the area and their guests for parking. There is no guarantee that the patrons of the applicants' proposed use of the property will confine their parking to the site itself. In addition, there are no sidewalks in this area of the neighborhood and according to the City's sidewalk master plan, there are none contemplated in the near future. The intersection of Windsor Road and Winsted Lane is extremely complicated and the heavy use of it makes for a very unfriendly pedestrian and bicycle interface. This area of our neighborhood is not serviced by the City's transportation system.
- One of the applicants' justification for their rezoning request is the perceived need for a privately designated "pocket park" where local residents can gather to socialize and have available a place where their children can safely play together. Three blocks to the north of this project along Winsted Lane is the City's Triangle Park with a great lawn, a designated and designed children's playscape, picnic tables and a concrete ping pong table. Three blocks to the south of this project along Winsted Lane is the City's Westenfield Park with a swimming pool, basketball courts, a great lawn and tennis courts. Both of these city parks have some safety fencing currently in place, and if there is a desire for a completely enclosed play area, the City's Parks & Recreation Department have partnership opportunities to accomplish this goal.

The neighborhood association sees a distinct precedent setting downside to this rezoning request and virtually no upside. The justifications put forth by the applicants for the rezoning would on their face appear

laudable, but zoning runs with the land and plans change. Again, we ask that the City Staff not recommend this rezoning request to the Planning Commission.

Thank you for your attention to this matter.

Sincerely;  
Holly Reed, President  
West Austin Neighborhood Group  
PO Box 5722  
Austin, Texas 78763

Currently the hearing before the Planning Commission is scheduled for 24 September with a subsequent hearing date before the City Council. There have been discussions between the applicant and the WANG concerning Conditional Overlays defining the zoning district's entitlements being sought and Restrictive Covenants that would be placed on the property's deed, in anticipation of the rezoning being granted.

Blake Tollett, WANG  
3701 Bonnie Road 78703

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<b>THE CURE</b>	THIRD EYE BLIND [R] • KALI UCHIS • ROSALÍA • LAUREN DAIGLE
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	PINK SWEATS • KOFFEE • THE ACES [R] • MADISON BEER [R] • THE AMAZONS [R]
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	OTIS THE DESTROYER [R] • ABHI THE NOMAD [R] • CAROLINE ROSE [R] • JANE ELLEN BRYANT [R]
	ALESIA LANI [R] • KADY RAIN [R] • DIAMANTE ELÉCTRICO • STONE WHEELS [R] • PATRICK DRONEY [R]
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**Contact ACL@WestAustinNG.com to provide helpful comments before the festival and request the "Call-In" number when it is available.**

**Neighborhood Fundraising: Reserve your 3-Day wristband Now through September 22nd - Contact ACL@WestAustinNG.com**



We will again be putting out enforceable “No Parking” signs on one side of the street as noted in the map above. This helps keep streets open for emergency vehicles. Signs will be up and enforced the entire two weeks of the festival. We will again have a “call in” phone number to report any illegal parking or unwarranted behavior of fest-goers.

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# TEXAS A&M AGRI LIFE EXTENSION

## Fall Baiting For Fire Ants

The month of September celebrates Fire Ant Awareness Week, so get involved! While you may not be seeing too many mounds yet, fall is a great time to bait for fire ants. Baiting in fall can help reduce the number of mounds appearing in spring. Baits take time for results to be seen, so be patient and schedule a regular baiting program for every spring and fall. If you need fire ants killed quickly, you may want to use an individual mound treatment.



- Read the label; it will tell you the rate of application and equipment required for application.
- Many baits are placed at a rate of 1-1 ½ pounds per acre.
- Many people do not follow the label and put out more bait than is needed.
- Check that fire ants are foraging before putting out bait.
  - Place a hotdog slice or potato chip near a mound, leave for 10 minutes, then check for fire ant activity.
- Do not use stale or old bait.
  - Smell bait to make sure it is not spoiled; spoiled bait smells rancid (if you are using spinosad fire ant bait, it smells somewhat funky normally so do not be alarmed).
  - Store bait sealed in the original container out of reach of children and animals.
- Get your neighbors to bait the same time as you do; this will push reinvasion boundaries of fire ants further away from your property.
  - Even better, organize a community-wide fire ant management program; they can help reduce the amount of fire ants within your community & save money on chemical costs for everyone in the neighborhood.

For more information or help with identification, contact Wizzie Brown, Texas AgriLife Extension Service Program Specialist at 512.854.9600. Check out my blog at [www.urban-ipm.blogspot.com](http://www.urban-ipm.blogspot.com)

This work is supported by Crops Protection and Pest Management Competitive Grants Program [grant no. 2017-70006-27188 /project accession no. 1013905] from the USDA National Institute of Food and Agriculture.

*The information given herein is for educational purposes only. Reference to commercial products or trade names is made with the understanding that no discrimination is intended and no endorsement by Texas A&M AgriLife Extension Service or the Texas A&M AgriLife Research is implied. The Texas A&M AgriLife Extension Service provides equal access in its programs, activities, education and employment, without regard to race, color, sex, religion, national origin, disability, age, genetic information, veteran status, sexual orientation or gender identity.*

Tips on using fire ant baits:

- Make sure you have a bait, not a granular
  - Baits are either broadcasted over an entire property or sprinkled AROUND individual mounds for fire ants to pick up as food. Baits should NOT get wet.
  - Granulars are sprinkled on TOP of a mound and watered in to carry the pesticide into the mound to come into contact with the ants.
  - Read the product label BEFORE YOU BUY to figure out if it is a bait or granular.
- Broadcasting baits using a handheld spreader saves time and reduces the amount of chemical applied to the environment.
- Use the proper amount of bait and application equipment for your yard size

# ZONED OUT

## The Legacy of CodeNEXT

A SHORT DOCUMENTARY FILM BY STEVE MIMS

## ZONED OUT

The Legacy of CodeNEXT

Austin, Texas is about to launch a profound and potentially historic experiment in reshaping a city by zoning.

Zoned Out is a short independent investigative documentary that explores the economic and political forces driving the process.

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# West Austin Neighborhood Group

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