



Allandale Neighbor

August 2023
Vol 38, Issue 4

Distributed to more than 4,900 homes by the Allandale Neighborhood Association

CONTENTS

President's Letter	2
Lettuce Recycle	5
Parks Summertime Update.....	7
July 4 Parade Pictures.....	10
Council Report: Item 126.....	13
Neighborhood Schools Report	14
Quick Bites Everywhere.....	16
El Rinconcito Chapin.....	17
Pokeworks	18

ANNOUNCEMENTS

ANA General Membership Meeting

We will elect new ANA board members on Wednesday, October 4, at 7:00 pm at Northwest Recreation Center. All dues-paid members are eligible to vote.

ANA 50th Anniversary

Volunteers and great ideas are needed to help plan this fifty-year celebration! Anyone interested please reach out to board members, block captains or email: allandale.neighborhood@gmail.com.



Follow us on Facebook!

@ Allandale Neighborhood Association and Allandale Neighbors

July 4 Parade

Mary Fero

Patriotic colors and smiling faces filled the annual parade! Hundreds of happy neighbors and friends enthusiastically joined this year's Allandale July 4 Parade, continuing the tradition begun here in 1960. It was a grand day, with enough cloud cover and gentle breezes to lower temperatures for a perfect parade. It was a day to celebrate friendships and the many things that unite us as a community and as a nation.

Local elected officials who showed up to meet and greet parade-goers included Travis County Tax Assessor-Collector Bruce Elfant, District Judge Catherine Mauzy, Travis County Constable Carlos Lopez, State Senator Sarah Eckhardt, Justice of the Peace Nick Chu, and Austin ISD Board of Trustees member Kathryn Whitley Chu. We're fortunate to have such great public officials and

appreciate the chance to say hello!

Participants began gathering at the corner of White Rock and Bullard before 8:30 a.m., eager to find their place in the procession. Onlookers in festive costumes lined up along the route to Gullett Elementary School to cheer the various groups of walkers and riders.

Firefighters from Fire Station 12 on Hancock Drive sounded their siren at

CONTINUED ON PAGE 8

Go Green and Cut Cost\$

Congressman Lloyd Doggett (TX-37)

Last year, Congress took bold action to address the climate crisis our nation faces and passed the climate law, the single largest investment in clean energy. With my support, this law also offers cost-saving measures that lower household energy costs and put money back in your pocket.

Homeowners and renters in our

CONTINUED ON PAGE 5

Real Estate Market Update

Ruth E. Powers

Allandale sales have remained strong even through the disruption in the economy. The higher interest rates have caused inventory to sit a little longer than pandemic days. For example, in the year 2017, the average number of days it took to sell an Allandale home was thirty-one. In the year 2021, it took nine days!

CONTINUED ON PAGE 4

The Allandale Neighbor

is published bimonthly by the
Allandale Neighborhood Association (ANA)

www.allandaleneighbor.com

EDITOR newsallandale@gmail.com
ADVERTISING 512-348-8ADS
allandaleneighbor@gmail.com
DESIGN Raleigh Savage
PRINTER Worley Printing

A SPECIAL THANKS TO OUR
ADVERTISERS AND
CONTRIBUTING WRITERS

CONTACT INFORMATION
Allandale Neighbor,
PO Box 10886, Austin, TX 78766-1886
allandaleneighbor@gmail.com

ANA Board of Directors

PRESIDENT Hans Magnusson
VICE PRESIDENT Janis Reinken
TREASURER Nicko Burnett
SECRETARY Julie Peckham
BOARD MEMBERS Chris Barnard
Mary Fero
Nathalie Frensley
Cynthia Keohane
Becky Reedy
John Tate
Carlene Wegman Todd

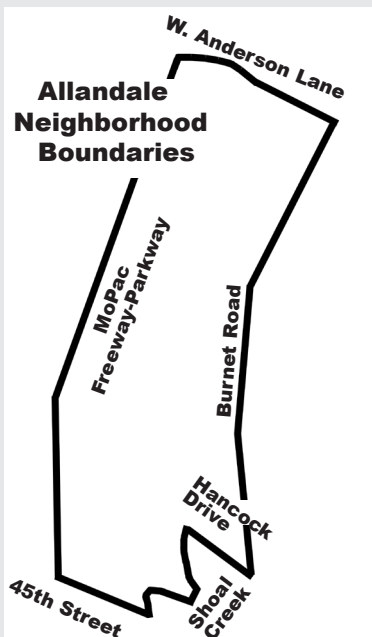
ANA Executive Committee meetings are held on the first Wednesday of the month at NW Rec Center. General Membership meetings are held in April and October. (Meetings are currently held via Zoom)

Committees

BYLAWS TBD
COMMUNICATIONS Sarah Torchin and
Kaylee Romantic
FINANCE Nicko Burnett
MEMBERSHIP TBD
NOMINATIONS Janis Reinken
PARKS Mary Fero
SAFETY Carlene Wegman Todd
ZONING & PLANNING Nathalie Frensley
AUSTIN NEIGHBOR-
HOODS COUNCIL REP Caroline Reynolds

Allandale Police District Rep.

Ofcr. Phillip Sparkman, 512-974-8123
phillip.sparkman@austintexas.gov



President's Letter

Hans Magnusson, ANA President (512) 522-8773, ana@hmviking.com

Dear Allandale Neighbors:

The annual Independence Day parade and celebration was a success with many neighbors gathering on Bullard Drive. Lots of help from our sponsors, volunteers, participants with elaborate floats, and spectators made it all possible. Discussions at the ANA board meetings started early in the year about getting a parade organized, but it didn't get off the ground until the Safety Committee members found themselves assigned the task. They still don't know how it happened. A shout-out to Allison Thompson, who organized earlier parades, for sharing her experiences and a detailed plan to help get us started. Allison's large spreadsheet with action items was invaluable to get the event organized this year.

When the heat recedes, hopefully in October, the ANA will mark its fifty-year anniversary. Ideas for an appropriate celebration, and volunteers to help organize an event, are more than welcome. Anyone interested please reach out to board members, block captains, on the listserv, or to our email: allandale.neighborhood@gmail.com.

Elected officials on the city council are working hard to solve the housing affordability problem. The latest proposal comes from District 7 Council Member Leslie Pool. This proposal makes a blanket change to single-family zoning to allow for three dwelling units per 2,500 square feet of land. A common lot size in Allandale is 10,000 square feet. Your neighbor's single-family lot could suddenly be scrapped and replaced by twelve dwelling units. Under the proposal there is no requirement in the proposal to reserve space to park vehicles. The majestic live oaks and pecans that used to shade the sidewalk will be gone. Anyone who has been walking in the 'hood can feel the big difference in temperature between no shade and shade. Losing trees is not an ideal adaptation to a hotter climate.

Curiously, the Mueller development and some high-priced properties along the lake are exempt from this proposed zoning change. Ms. Pool is a recent new homeowner in the Mueller development.

I'm getting more skeptical about the policy decisions being made to address affordable housing. To date, a lot of affordable housing ended up becoming luxury apartments. At the same time there are perhaps five thousand people camping in tents around Austin, in parks, and near highways and overpasses. The policy decisions do not appear to help those who live in camps. So, who is supposed to benefit from the city's affordability initiatives? What is affordable, anyway?

"But if thought corrupts language, language can also corrupt thought."

George Orwell

Hans ☼

The *Allandale Neighbor* is published and distributed bimonthly by the ANA. Contact our ad coordinator at 512-348-8237 or allandaleneighbor@gmail.com for more information.

Your Ad	Size	One time rate
Full Page	7½ x 9¾"	\$350
1/2 Page	7½ x 5	\$225
1/4 Page	3⅝ x 4½	\$125
Business Card	3⅝ x 2	\$80

We prefer digital files, at least 300 pixels (TIFF or PDF best). New prices to cover the increased costs in printing and distribution.

* a 10% discount is offered on three or more ads.

Here to
guide you
through
today's
real
estate
market.

COMPASS

Jason Heffron
REALTOR® | Allandale Resident
jason.heffron@compass.com
512.658.8822



© Juice Real Estate Group is a real estate team affiliated with Compass. Compass is a licensed real estate broker and abides by federal, state and local laws. Equal Housing Opportunity.

Let Us Hear From You!

We'd love for readers to submit ideas and articles.

allandaleneighbor@gmail.com




**NOW OPEN AT
5501 BURNET ROAD!**

SHOW US THIS AD AND GET 10% OFF YOUR PURCHASE WHEN YOU SIGN UP FOR OUR LOYALTY REWARDS PROGRAM!
VALID THROUGH 9/15/2025



KEEPING AUSTIN
FUN
SINCE 1987

512-904-0209 WWW.TOYJOY.COM



FAITH LUTHERAN
CHILD DEVELOPMENT CENTER

Now Hiring Teachers!

PT & FT Positions
No nights or weekends
Benefits & Competitive Wages
Low Ratios

Email Resume to flccdc@att.net



6600 Woodrow Ave. Austin, TX 78757

<https://www.faithlutheranaustin.org>



(512) 451-1116 ext. 17

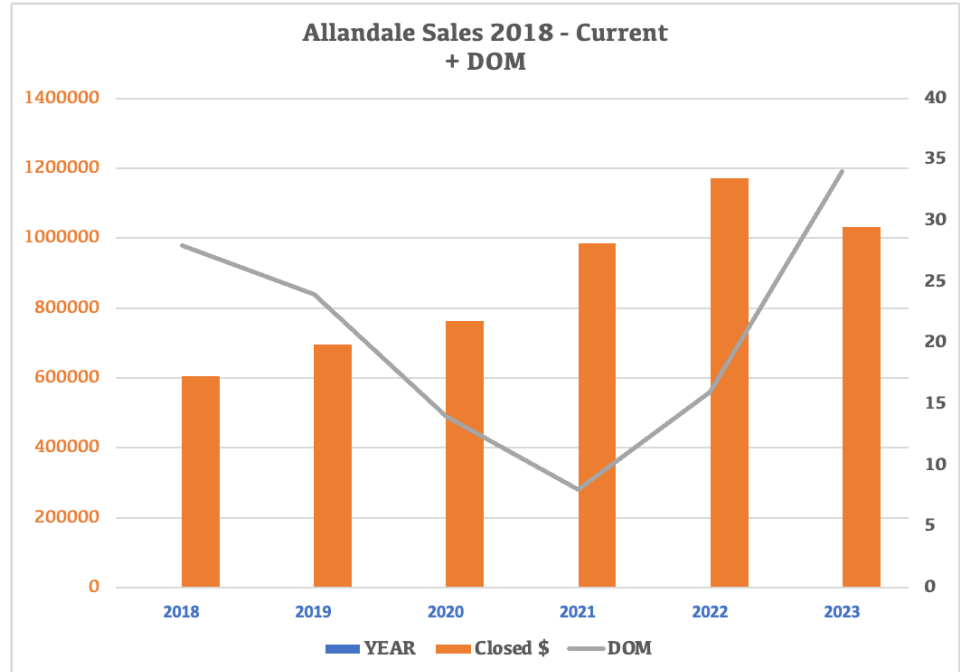
Real Estate Market Update

CONTINUED FROM FRONT PAGE

Currently, we are looking at about thirty-six days on the market, and realtors remind people, "Remember when?" Our prices haven't dropped as much as a lot of other cities, but we do see a drop from the pandemic years. In looking back at the sales (per MLS) one can see the average sales price remains high.

In the last three years, the average closed price has risen from a 2020 high of \$762,653 to \$1,170,813 in 2022. Currently, Allandale shows an average sales price sold at \$1,065,698, where the Austin metro area shows \$612,704. No doubt, the newly built homes with the higher prices impact the average Allandale sales price. We still see Allandale sellers receiving close to 95+% of their list price. Multiple bidding situations are around, just not everywhere and not every house. We see homes being bid on are usually priced under \$400,000 if in good condition and in surrounding neighborhoods.

We recommend that if you must sell now, then price it accordingly. Don't look back at the pandemic years; they have passed. If you are thinking about buying now, it may be a great time to find a seller who is willing to negotiate and



To view a color version of this graph, visit AllandaleNeighbor.com and click on NEWS.

make a deal. There are predictions that by 2024, the potential drop in the rates and lack of inventory will cause it to become a seller's market again.

It is hard to gauge what Austin's real estate market will do if the Federal

Reserve keeps increasing the interest rates, but our market here seems to be steady, relatively strong, and churning away. If we can help with your real estate needs feel free to reach out. We love to talk real estate! ☺

40 Year Austin Resident
14 Year Allandale Resident
18 Year Real Estate Agent,
Investor & Flipper

Proud Parent of Students in :







Chad Proctor
 512-870-7292
 ChadProctor@RealtyAustin.com
 www.Allandaleliving.com

RA

**WE'RE
FOR
HERE**

Interested in ad space?

We have
reasonable rates!

Plus you'd help support
this newsletter.

Reach us at
allandaleneighbor@gmail.com
 or 512-348-8237.

Go Green and Cut Cost\$

CONTINUED FROM FRONT PAGE

community may be eligible to save on average \$500 per year on energy bills, while also potentially receiving thousands in support through tax credits and rebate programs to help weatherize homes, upgrade to efficient appliances, purchase electric vehicles, and more. To learn what federal benefits are available to you and your family, visit my website at doggett.house.gov/new-climate-bill.

As always, my office is a resource for you. I hope you'll keep me updated on your experience with these programs to transition your home to clean energy. I also encourage you to sign up for my email list and follow me on social media, @RepLloydDoggett, to stay up to date on my work for Austin families. ☘

*Selling Austin for
Over 30 Years*

CALL US FOR
YOUR REAL
ESTATE NEEDS

PROFIT FROM
TWO REALTORS
FOR THE PRICE
OF ONE

2X THE EXPERIENCE
2X THE SERVICE
2X THE RESULTS



RUTH E. POWERS
512.964.3434
&
EVONNE GOTTSCH
512.810.3189
powerspropertygroup.com
info@powerspg.com



Powers Property Group
BRAMLETT PARTNERS

Paul Kevin Smith, M.Ed.
Yoga & Mobility Classes
Personal Fitness Training
Functional Movement Screening

at **Allen's Capital Fitness**
7739 Northcross Drive, Suite V

paulkevinsmith1@gmail.com
www.paulkevinsmith.com

Lettuce Recycle!

Dena Houston

"Party Time" With Zero Waste!

Summertime is a great time for parties. I have large parties frequently and my goal is to have parties with zero waste. Below is what I do to make that happen:

- For hot drinks, I provide coffee mugs, not disposable cups. All wine bottles, aluminum cans, and plastic recyclables go into the blue bin.
- I use compostable paper plates, napkins, and bowls.
- All eating utensils are BPI certified compostable.
- All leftover food goes into compost.
- At the party, I have containers marked "trash," "compost," and "recycle."
- I use a 13-gallon compost bag in the container marked "compost." I then put that directly into my green compost bin.
- I empty the "recycle" container into the blue bin. Please remember: Don't put bagged recyclables into the blue bin.
- The only kinds of trash I ever have are chip bags and beer bottle tops!

Recycling Black Plastic?

Black plastic is very difficult to recycle because the optical sorters at the recycling facility cannot recognize the black plastic. Even though black plastic containers may be marked with a recycling symbol, they are not recognized by the optical sorting machines at the recycling facility and therefore are sent to the landfill. The optical sorters needed would require a significant financial investment. Unfortunately, there is not a strong enough market for black plastic to justify the expense at this time. Black plastic containers should be reused whenever possible or put into your trash can. Black plastic containers from plant nurseries can often be taken back to the nurseries for reuse.

Biodegradable vs. Compostable

Compostable material is always biodegradable, but biodegradable material is not always compostable. Compostable materials will break down in a compost pile and become dirt or humus. Biodegradable products are designed to break down into smaller pieces, but they never become dirt or humus. For example, a biodegradable plastic bag degrades into small pieces of plastic, while a compostable plastic bag becomes dirt. Therefore, it is important that you place only compostable materials in the green curbside compost bin. All plastic bags in the green compost bin must be BPI certified compostable.

What Does "BPI Certified" Mean?

BPI certification means that an item labeled "BPI Compostable" meets the standards to be composted in a commercial facility and to break down into compost

CONTINUED ON PAGE 6

18-Month Share Certificate

5% APY*



texas dps
credit union

Learn More: txdpscu.org

Lettuce Recycle!

CONTINUED FROM PAGE 5

in a timely fashion and have pure, high-quality compost as an end result. There is no assurance that products without this certification will meet these standards.

Here is what is frustrating: Many people might assume that products made with agave, sugar cane, cornstarch, or other plant-based materials will compost. In reality, these products do not compost organically and completely in 120 days.

Questions and Answers

- How do I recycle old hearing aids and their batteries? The University of Texas Speech and Hearing Center will take these either by drop-off or by mail. They are located at 2504 Whitis Avenue, Austin, TX 78702, (512) 471-3841.
- The cart labels have faded on my trash, compost, and recycling carts. How do I get new ones? You can print new ones from the following website: austintexas.gov/signmaker.
- What do I do with propane tanks that cannot be refilled? Take them to the Recycle & Reuse Drop-Off Center.

Here is an informative City of Austin recycling website: austintexas.gov/whatdo

Stay tuned for future tips that will include creative ways to recycle or reuse. If you have any questions or recycling ideas, please send them to: denahouston3309@gmail.com ☘



EXPERIENCE THE EASIEST WAY TO STRAIGHTEN YOUR TEETH...

Got movie plans? Prom? School pictures?
Get your new smile without disrupting your life.

NOW AT SHOAL CREEK DENTAL

A NEW INVISALIGN OFFER
ONLY \$3800



SHOAL CREEK DENTAL CARE
8015 Shoal Creek Blvd., Suite 120
512.453.8181
www.shoalcreekdental.com



Parks Summertime Update

Mary Fero

It's hot, y'all, and our parks are a haven from the heat. Beyond the high temperatures, this summer has given us a greater appreciation for Sheffield Northwest Park! From the pool to the extensive canopy of trees that provide a cool place to picnic and play, neighbors have enjoyed Northwest Park since 1955. Today it's more important than ever to protect this treasure in our midst.

The park's 2022 Vision Plan set long-range goals to preserve the environment and restore aging infrastructure, and these projects are starting to take shape.

Pool Renovation Project

Plans are underway for the renovation of this well-loved aquatic facility. Austin PARD staff continue working with architectural design and construction contractors and are expecting updated cost estimates in August. Some of the

design changes are focused on ADA improvements, while working to preserve historical aspects of the original bathhouse structure and planning for necessary plumbing and electrical updates.

The anticipated fall 2023 timeline to begin construction will be delayed due to a new permitting process for public projects that was launched this summer to assure plans meet water quality and drainage standards for floodplain areas, which include Northwest Park. Should the permit be approved by next spring (perhaps an ambitious estimate), PARD will review options for a new construction start date. Expect official updates in the coming weeks. Visit austintexas.gov/sheffieldNWpool

Pond Maintenance

When you visit the park, be sure to take a walk over to the pond. On the north side near the dam, you'll notice that work is underway to remove invasive species, and native plants are being installed to mitigate future spread of

invasive plant growth. This work is being done through a Parks department contract, which also is included in next year's budget. As a PARD amenity, it's lovely to restore a more aesthetic view of the pond; as a component of the Shoal Creek flood mitigation system, it's important to ensure that water between the pond and creek can flow freely.

This oasis in the center of the park is a natural habitat for birds, fish, turtles, and at least one very loud bullfrog with a lovely deep voice. Whether it's kids trying to catch glimpses of the fish and turtles, birders taking photos of egrets, folks pausing to chat on park benches, or musicians who delight park-goers with jam sessions, something interesting is often happening at the pond.

Volunteer Opportunities

Thanks to the leadership of Parks committee member Ranleigh Hirsh, ongoing volunteer opportunities are offered under the auspices of Austin Parks Foundation (APF). While these efforts

CONTINUED ON PAGE 12

Bring in this ad for Complimentary Appetizer!

*** We ♥ Allandale! ***

**SUMMER FROZEN MARGARITAS!
KIDS EAT FREE ALL DAY ALL SUMMER!
SAT/SUN BRUNCH, OUTDOOR PATIO
TAKE-OUT, CATERING**

**SANTA
RITA
ATX CANTINA**

512 419-7482

santaritacantina.com

**25% OFF BOTTLES OF WINE
ALL THE TIME!
SATURDAY BRUNCH
TAKE-OUT, CATERING**

**34
CAFE
WINE BAR**

512-371-3400

34thstreetcafe.com

July 4 Parade

CONTINUED FROM FRONT PAGE

9:00 a.m. to signal the start of the parade, and Precinct 5 Deputy Constables guided the participants to ensure safe passage for all who followed.

Marchers were led by the Color Guard of the Patrick Henry Chapter of the Texas Society of Sons of the American Revolution. These gentlemen in tri-cornered hats and long coats first joined the Allandale July 4 Parade thirty years ago, and their ongoing participation is greatly appreciated.

Scouts from Troops 410 and 2019, along with Cub Scout Pack 55 (joinpack55@gmail.com), carried flags that were formally presented at the parade grounds, where they led the crowd in reciting the Pledge of Allegiance. Girl Scouts from Troops 466, 754, 789, 820, 42606, 42621 and 42757 proudly carried the Girl Scouts' G.I.R.L. Power banner and Allandale July 4 Parade banner. Special recognition goes to all these scouts and their leaders.

Musicians from the Silver Thistle Pipes and Drums kept energy and spirits high. The unmistakable sound of the bagpipes played by Duncan Petersen-Jones, accompanied by drummer Stephen Dick, signaled that the walkers, riders, and floats were on the way. At Gullett, the duo performed a medley of a march, a slower strathspey dance tune, and a reel, before concluding with "Amazing Grace." They answered questions and allowed kids to take a turn at the drum.

In addition to those who walked, pushed strollers, pulled wagons, skateboarded and biked, there were unique and antique vehicles creatively decorated with patriotic themes. Neighbors wowed the crowd with their creativity, including one giant array of red, white, and blue balloons that looked as if it could almost "float" away. The Silverleaf Circus float featured a full contingent of circus performers including an acrobat, a strong man, and clown who walked alongside. Children went scrambling for sweets and treats flung Mardi Gras-style to the crowd.

The River City Rope Tension Drummers kept the pace lively as the parade continued to the school grounds. The group's name honors an old nickname for Austin and the description of their 17th century reproduction instruments that originally produced tension on the drums by ropes strung between the hoops holding the drumheads. The Drummers began performing in the Allandale Parade in the early 1990s and have played every year since with the exception of 2020, due to COVID. Alan Cline, Kevin Crawford, Jim Hubbard, and Bruce Bray were on hand this year and, most remarkably, two of the members traveled from Maryland and Massachusetts to take part in our parade. Great thanks to all!

The firefighters from Station 12 invited children to climb aboard their fire engine as the festivities continued on the school grounds. We're thankful for these local heroes who protect our neighborhood and our city.

Local businesses including Amy's Ice Creams, Taco Shack, The Flower Studio



**DANCE
DISCOVERY
ALLANDALE**

NEW CLASSES REGISTER TODAY!

CLASSES FOR AGES 2-17
Ballet - Jazz - Tap
Hip Hop - Modern - Acro

FOR MORE INFORMATION
(512)-419-7611
WWW.AUSTIN-DANCE.ORG
[@DANCEDISCOVERYOFAUSTIN](https://www.instagram.com/dancediscoveryofaustin)



July 4 Parade

CONTINUED FROM PAGE 8

(whose owner delighted ladies along the parade route with his gift of flowers), the Big Os Pit BBQ, and Kona Ice drove their vehicles along the route or parked at the school for post-parade festivities.

The long history and continued success of the Allandale July 4 Parade is possible because of volunteers and generous sponsors. This year's PARADE SPONSORS provided treats and gift certificates to support the festivities. The generosity of these local businesses helped make the Allandale July 4 Parade a great success, and we urge you to express your thanks. We appreciate their support and the great products and services offered by these companies: Amy's Ice Creams * Eldorado Cafe * Voodoo Doughnuts * HEB Grocery * Ruth E. Powers / Powers Property Group * Taco Shack * Burnet Go To.

Special thanks to Evelyn Barnard for the eye-catching design of our parade signs that were posted in the neighborhood prior to July 4. We're also grateful for the generous anonymous donation of this year's signs and sponsor banner.

Sincere appreciation to our own wonderful Gullett Elementary School for once again serving as the host location for this joyful community gathering. Thanks to Northwest Softball League for their assistance with arrangements to provide a portable restroom facility.

Thanks to Allandale Parade Committee members Hans Magnusson, Amanda Cagle, Mary Fero, Cynthia Keohane, Julie Peckham, and Alan Greenberg. Very special thanks to Donna Beth McCormick and Joe Reynolds for contributing their knowledge of the history of the Allandale parade while helping with this year's parade, and for their many years of service as board and committee members. Thanks also to Allison Thompson and Randi White, whose extensive work as recent parade organizers helped to guide this year's efforts.

Finally, a big shout-out to KXAN for their coverage of Allandale's parade: bit.ly/3OzjFWZ ☼

The Allandale Neighborhood Association thanks our July 4 Parade Sponsors:



SING DANCE PLAY

Music and Movement classes for children from birth to age 7 and the adults who love them.®

Celebrating
19 Years in
Austin!



www.HeartsongMusic.net | (512) 371-9506



July 4 Parade Pictures

Photos by Steve Johnson





Parks Summertime Update

CONTINUED FROM PAGE 7

have slowed a bit during the extreme heat, those interested in helping can find more information via Give Pulse, which APF uses to track volunteer projects.

Website: givepulse.com/event/265058 (users must create an account if they do not already have one).

Expanding upon these efforts, a proposal has been submitted to Keep Austin Beautiful and approved by Austin Watershed Protection to adopt the old meander channel of Shoal Creek, aka the "slough" that runs through the park adjacent to the playground and across the wetland area toward the pond. The grow zone restoration plan involves removing invasive species and restoring the grow zone with beneficial species that will repropagate over time. Once details are finalized, you'll be invited to participate!

Park Safety

The surveillance camera that was installed at the beginning of the pool season appears to have reduced vehicle break-ins, but some late-night activities and random vandalism continue. Frequent loud exchanges heard well past

curfew, along with next-morning evidence of alcohol consumption, point to ongoing concerns. The toilet in the men's restroom on the playground literally was exploded into pieces in July, putting that facility out of commission until repairs could be completed. Graffiti is appearing once again. The Parks Department is aware of these concerns, and they continue to communicate with Austin PD. As troubling as these incidents may be, we can be thankful that they are not as severe as issues affecting other parts of the city.

Additional Project Delays

Other major park projects also are experiencing delays. The plan to replace the wastewater line that runs through the playground has been combined with the Northwest Park Dam Maintenance & Modernization Project. Design on these projects is expected to begin this fall, and it likely will be two more years before construction commences. As a result, replacement of the playscape (one of the only funded Vision Plan items) is delayed until the wastewater line has been replaced. See: bit.ly/3Oi1Dr5

Zilker Park Vision Plan

On May 22, the Austin Parks and Recreation Board voted 7-3 to approve a Zilker Park Vision Plan that continues to generate comment and controversy. Of greatest concern are proposals to erect three parking garages; to establish a 5,000-seat amphitheater on the Great Lawn to replace the existing Hillside Theater; to authorize an umbrella non-profit group to be a single point of contact with the Parks department; and to reduce Barton Springs Road to one lane of traffic in each direction. News reports have extensively covered various aspects of these and other issues included in the plan.

Subsequent to Parks board vote, Mayor Kirk Watson expressed his opposition to the proposed amphitheater on the Great Lawn and also said he does not support putting parking garages in the park. Several councilmembers echoed those sentiments. A City Council hearing on the Zilker Park Vision Plan, originally scheduled for August 31, has been postponed indefinitely. ❧

A-PLUS AIR CONDITIONING & HOME SOLUTIONS
Heating • Cooling • Ductwork • Repairs • Installation

512-450-1980
www.AplusAC.com

A+ Rating ACCREDITED BUSINESS GREEN BUSINESS PARTNER

Locally Owned & Family Operated for 45+ Years!

Free Estimates on New A/C Systems
Fast 7-Day A/C Repairs
Energy Audits
Duct Repair & Replacement
Home & Handyman Repairs
Remodels & Additions
Senior Accessibility Upgrades
Painting & Staining
Drywall & Popcorn Removal
Decks & Fences / Install & Repairs

\$25 OFF
Any A/C Repair or Handyman Service Over \$250

May not be combined with other offers. Check our website for additional coupons & discounts. Expires December 31, 2023.

Let Us Hear From You!

We'd love for readers to submit ideas and articles.

allandaleneighbor@gmail.com

Council Report: Item 126

Allandale Zoning Committee

On July 20, City Council held a public hearing on Item 126, District 7 Council Member Leslie Pool's Multi-unit Everywhere initiative. Pool's resolution will change the land development code to allow new multi-unit construction on all current single-family (SF) lots, including in Allandale. It would exempt lots in Planned Urban Development (PUD) zoning (e.g., The Grove) and designated Rural Residential, such as Lake Austin estate lots.

What does Pool's initiative do?

It allows all SF-1, SF-2, SF-3, and SF-4 lots to be subdivided into 2,500 square foot lots. Each of these small lots can have three or more residential units, including row houses, tri-and four-plexes, cottage courts, and garden homes with no need to preserve existing homes. To achieve this density, Council Member Pool asks the Interim City Manager Jesús Garza to change existing ordinances to reduce setbacks, increase allowed heights, increase impervious cover, increase the Floor Area Ratio (FAR), and remove minimum site area requirements and building coverage limits.

What is the scale and scope of Council Member Pool's initiative?

Pool's initiative allows fifty-two units per acre, which is right below the limit for MF-5 High-Density Zoning and impacts 176,694 SF lots. Those lots are equivalent to 160.7 square miles of Austin. This will change residential real estate everywhere, especially in Allandale, where almost every lot is single-family. Pool's Multi-Unit Everywhere initiative will affect all Austinites' property and quality of life. Allandalers need to do our due diligence.

When is the due diligence period?

The due diligence period is during the holiday season. Council Member Pool has set December 14, 2023 as the date that the full council will vote on one or more amendments started by her resolution. However, we will see the specific amendment language only when they are added to backup materials on the agenda. Often, they are not added until less than a week before.

Council Member Pool states her resolution applies the "Mueller Model" city-wide, believing it enables middle-income earners to afford homes near work. She also believes subdividing lots will enable aging Austinites to stay in their homes because they have the option of developing part of their lot to produce passive income or live near relatives. Pool has said nothing publicly about how her initiative will change the highest and best-use definitions of SF properties, which is the basis for assessing taxable value. However, Council Member Pool has publicly acknowledged her initiative "will have some unintended negative consequences."

CONTINUED ON PAGE 15

Yard Life
POOLS

We Dig Allandale!
Creative Designs. Solid Plans.
Quality Builds. 512-520-5005

Henderson Plumbing
452-5963

- Licensed plumbing repair
- Clean, personal service
- 29 years experience
- Drain cleaning

452-5963
Leave message

Specializing in
Disney destinations & Universal Studios
Becky McPhaul
Becky@pixiedustvacationplanners.com

Disney World, Disneyland, Disney Cruise, Disney Hawaii,
Universal Studios Orlando, Universal Studios Hollywood & more!

My Services are complimentary
All you have to do is pack!

Neighborhood Schools Report

Tara Lane Bowman

Gullett Elementary School

Want to know what's happening at Gullett? Go to GullettGeckos.com. The site has information on childcare options after school, how to join PTA, and more. Families should also join Konstella, a private school network, to stay informed.

Highland Park Elementary School

Scottie Rally Day took place on August 11 to usher in a new school year. Families who purchased supplies through SproutSupplies.com will have the supplies delivered automatically to the school.

Lamar Middle School

Lamar begins this school year with a new principal, Mr. Travis Brunner. Principal Brunner most recently served as principal for Cowan Elementary in south Austin. Previously, he was a math teacher and then an Assistant Principal at O. Henry Middle School. Be sure to look at the campus from Burnet Road; you'll see the new dance facility that opened August 1.

McCallum High School

McCallum also has a new principal, but he's a familiar face. Former Assistant Principal Andy Baxa will assume the role of principal after having served as a student teacher, then a teacher, and even a coach. He also oversaw the McCallum Fine Arts Academy. Dr. Samuel Parrott is now the new director of the academy. Dr. Parrott spent the last eleven years as a K-12 educator in Austin and Seguin and nine years as the Artistic Director for the Austin Children's Choir. ☼

WE LOVE OUR SCHOOLS!



covenant
PRESBYTERIAN PRESCHOOL

Now
Enrolling!

Ages 9 months - 5 years 9am - 1pm (extended care option)

Designed to provide high quality, age-appropriate opportunities to prepare your child for grade school. We've been helping children develop problem solving skills, confidence, social, and emotional growth in a Christian environment for over 50 years.

Music, Art, Spanish & Chapel

Mopac at 2222

512-454-8370

covenant.org/preschool

HAVE WHAT IT TAKES TO BE A REFEREE?



SCAN ME

SINGLE GAMES PAY A MINIMUM OF \$70!



Serving Austin Metro School Districts

AUSTIN BASKETBALL OFFICIALS ASSOCIATION
www.basketballofficials.com

TRAINING | EVALUATION | ASSIGNMENT



WE NEED YOU

to help on various committees! Email
allandale.neighborhood@gmail.com for more info.

All types of
positions
available

Council Report: Item 126

CONTINUED FROM PAGE 13

These are due diligence questions Allandalers should ask in evaluating this initiative:

- How will middle-income earners not be priced out of new housing stock by institutional investors, short-term rental owners, and upper-income earners who move to Austin?
- How can people who can't afford to stay in their homes afford the hundreds of thousands of dollars to build additional units?
- How many homes will be lost to demolition and how many people will Council Member Pool's initiative displace?
- What are the engineering principles for treating fixed infrastructure like water mains, storm drains, and sewage pipes as elastic? What cost does Council Member Pool forecast for expanding infrastructure in existing neighborhoods, and what will it do for the City's bond rating?
- How many trees will be lost to decreased setbacks?
- How will increased impervious cover impact flooding and the urban heat sink?
- How will property taxes and home insurance be affected?
- How will transforming single-family neighborhoods platted decades ago into multi-unit affect fire, police, and emergency medical service provision?
- How are negative consequences not intentional when councilmembers know there will be negative unintentional consequences, but vote for this resolution anyway?

Councilmembers Alison Alter and Mackenzie Kelly voted against Council Member Pool's initiative. Alter expressed concern "that this will incentivize the demolition of existing homes to build newer, bigger, more expensive structures and send more homes to the landfill." She further states that "this resolution is much more drastic and goes much further than anything our staff brought to council for a vote during the CodeNext or land development code rewrite process."

Council Member Kelly said, "This item could allow developers to acquire properties and then subdivide them. Such a scenario could lead to increased property taxes, potentially displacing hardworking, everyday individuals we seek to assist." ☼

HECHO EN TEJAS

Eldorado

CAFE

*Breakfast tacos! For you,
your family, the teachers or
work. We got you covered.*

Curbside & delivery, Tuesday – Sunday
Breakfast: 9am-1pm
Lunch/Dinner: 11am -9pm

3300 W. ANDERSON LN • AUSTIN, TX

EldoradoCafeATX.com | 512.420.2222

We can fix more than just your canines!



- General Dentistry**
- Oral Surgery**
- Invisalign**
- Cosmetic Dentistry**
- In-House Specialist**
- Gum Maintenance**
- Digital Dentistry**



STRAIT SMILE STUDIO
 5017 Bullcreek Rd. Austin, Tx 78731
 512.459.7811
 www.straitsmilestudio.com



THANK YOU
ADVERTISERS!

Quick Bites Everywhere!

Robert Mace

Several new places have opened up since the last Allandale Neighbor issue. Carve American Grille over yonder in The Grove just opened, slinging chef'd up American chow. Que Divino Cocina Mexicana stealthily opened up the hill from Chinatown, a trailer-to-brick-'n'-mortar success story. My first visit proved promising. Yamas Greek Kitchen+Bar opened up at 5308 Balcones Drive, and it looks absolutely lovely. I'm not sure how long it's been there, but there's a Pressed Juicery at 4800 Burnet Road if you're looking for a late cleanser for all those hotdogs you ate on July 4. It appears Happy Chicks has a delivery-only side hustle called Austin Salad Company.

Another surprise opening was Restaurante Rinconcito Chapin at 2931 West Anderson serving up authentic Guatemalan cuisine (review, this issue). KHON Thai Kitchen by SEEDA, the replacement for SAP's Ver Fine Thai Cuisine, is now open as well. Toy Joy has moved into 5501 Burnet Road (ye olde Karavel's location) and brought Yummi Joy, a coffee, candy, and ice cream shop, with it.

The coming H-Mart at 5222 Burnet is still coming. Austin's Very Own Saltt (still purposely misspelled) is still in the process of opening. Verdad True Modern Mexican is still under construction with a promised late-summer opening. Tikka Shack Indian Grub at 2438 West

Anderson opens August 25. Taco Shack closed its outpost on Spicewood Springs, but the new drive-thru is now open at 1508 West Anderson Lane. Sadly, Monkey Nest's days appear numbered, at least at its current location; all that dozin'-n'-developin' in Austin these days has that property (and its neighbors) in its crossblades.

For hotlinks (digital, not sausages from Elgin) and full-color (and expanded) reviews, please visit austinwanderlist.com. Send tips, tricks, and politely-thrown tomatoes to bubba67@mac.com. ☼



An early taco test at Que Divino Cocina Mexicana

El Rinconcito Chapin

Robert Mace

I was checking on the status of a nearby poké place when El Rinconcito Chapin (Chapin's Little Corner) unexpectedly appeared on the map. Just then, The Bride walked in. "Where we going for lunch?" she asked.

Chapin's started as take-out only at Payton Gin and Lamar, progressed to full-service at 6539 North Lamar, and has now opened an outpost on West Anderson Lane in the same strip mall as Fresh Plus. The proprietor (Chapin?) came straight from Antigua, Guatemala, and brought a bunch of recipes with him. Guatemalan cuisine is similar to, but different than, Mexican cuisine. Mayan culture influences both cuisines, so you'll see dishes you expect, but you'll also get some surprises in execution (which is where the fun comes in!).

An excellent place to start is the Chapincito Plate, a sampler with two garnachas, a chicken tostada, a chuchito, and fried plantains (\$18). Garnachas are thick corn tortillas topped with meat (in my case, chicken) and sauce. The chicken tostada carried me back to that old Wendy's commercial with the old ladies, "Where's the bird?" But it's there, micro-shredded, Guatemalan style. Chuchitos are what you might call a Guatemalan tamale, but they are masa heavy and hella thicker. Another good place to start is with the tostadas, where you can try three with different toppings, including tomato sauce, chicken, guacamole, and refried black beans (topped with cotija cheese, onions, and parsley depending on the main topping; \$3 apiece).

The desserts, although few, are amazing (and amazingly priced). We tried the Blushed Pears (a pear smothered with red wine and spices sauce, served with ice cream; \$6) and were amazed by the visual drama and flavors of the dish. They also have something called Snow Figs (three sweet figs garnished with caramel sauce and coconut flakes; \$6) and Platanos en Molé (fried plantains cooked in sweet molé sauce and garnished with toasted sesame seeds; \$6). The restaurant has a stage and hosts live music to boot. If you're seeking a short trip to Central America, you only need to get your culata over to Anderson and Rockwood pronto!

El Rinconcito Chapin, 3022 West Anderson Lane, elrinconcitochapin.com ☿



A sampler of tostadas from El Rinconcito Chapin

Pokeworks

Robert Mace

Pokeworks started in midtown Manhattan, introducing the business class to poké (pronounced po-kay), the Hawaiian dish of cubed, raw fish. The concept took off and soon franchised across the United States with 65 locations and more on the way. This fast-casual place has six signature bowls: Spicy Ahi,

Hawaiian Ahi, Yuzu Ponzu Salmon, Umami Ahi, Sweet Sesame Chicken, and Sweet Shoyu Tofu, the latter two featuring cooked proteins if raw fish ain't your (or your friend's) thing. You can also Poké Your Way by choosing your proteins and toppings. Poké is traditionally served in a bowl, but the 'works has fused

with Mexican to create the poké burrito, essentially a giant sushi roll wrapped with a flour tortilla instead of seaweed, and nachos (poké on top of tortilla chips).

Since we prefer to avoid making (too many) decisions, we've only explored the signature bowls, but we've been impressed. You still have to make a few decisions (bowl, burrito, or chips; white rice, brown rice, salad, kale noodles, ramen noodles, cauliflower rice; torching; extra items), but not too many. The Spicy Ahi (Ahi tuna, cucumber, sweet onion, edamame, Sriracha Aioli flavor, masago, green onion, sesame seeds, onion crisps, and shredded nori; \$13.50) didn't hurt enough to earn its name but was flavorful with lots of veggies ("These dishes seem healthy," decreed The Bride). The Bride enjoyed the sauce in the Hawaiian Ahi (Ahi tuna, cucumber, sweet onion, hijiki seaweed, edamame, Pokeworks Classic sauce, chili flakes, seaweed salad, green onion, sesame seeds, and seasonal crunch; \$13.50) and preferred it to the Umami (Ahi tuna, cucumber, sweet onion, hijiki seaweed, edamame, Umami Shoyu flavor, surimi salad, pickled ginger, green onion, sesame seeds, garlic crisps; \$13.50), but to each her own.

All the dishes we've tried are attractive arrays of colors and textures with fun flavors. You can enjoy your food in their bright and sassy location, order takeout, or, for two bucks, get your order delivered.

Pokeworks Creekside, 3022 West Anderson Lane, pokeworks.com ☞



Poké from Pokeworks



Take Pride in Our Neighborhood



Allandale Neighborhood Association New or Renewal Membership.

All residents within Allandale's boundaries are welcome to join the Allandale Neighborhood Association. Annual dues are \$20 per household or \$10 (over age 55 household). Dues may be paid in advance for multiple years.

Name _____
Address _____
Phone _____
E-mail _____

Membership rates: \$20 dues per household \$10 dues per age 55+ household

Please make checks payable to: ANA ■ PO Box 10886 ■ Austin, TX 78766-1886 ■

Or join online via www.allandaleneighbor.com

I am willing to serve on the following committees: Bylaws Communications Finance Membership
 Nominating Parks Safety Zoning and Planning Other _____

Get Involved with your Allandale Neighbor Newsletter

Allandale Neighborhood Association

Newsletter Submissions

Do you want to submit an article to our newsletter on a subject of community interest? Here's what you need to know:

- All submissions require the approval of the Allandale Neighborhood Association president.
- Submissions are due September 29 for our October newsletter and November 24 for our December newsletter.
- Articles may be lightly edited for

grammar, spelling, length, or clarity.

Do not add any special formatting or bold text. Headings, subheadings, and paragraphs are fine.

- Please submit all articles via Google Drive to newsallandale@gmail.com. Submissions in other document formats (Microsoft Word, etc.) cannot be accepted. Email newsallandale@gmail.com if you need guidance with this step.



Allandale Neighborhood Association
PO Box 10886
Austin, TX 78766-1886

PRSRT STD
ECRWSS
U.S. POSTAGE
PAID
EDDM RETAIL

*****ECRWSS****
Postal Customer
Austin, TX



ASKRACHEL

Clients come first, plain and simple.

Your trusted advisor with market expertise.
Rachel Nation, Broker Realtor
Specializing in Central Austin for over 15 years.

NATIONHOLDINGS.COM 512.514.5458
RACHEL@RACHELNATION.COM



Painting Allandale one neighbor at a time...

- * **Free Estimates**
- * **Reasonable Rates**
- * **Professional Results**

Phone: 791-8114



Bright Spot
Painting / Remodeling