

BALCONES CIVIC ASSN.  
P.O. BOX 26864  
AUSTIN, TX 78755-0864

## *Fall 2004 Newsletter*

[www.main.org/bca](http://www.main.org/bca)



### **BCA Annual Meeting**



**Tuesday Sept. 21, 2004 at 7 PM**



**Anderson High School Theatre**



**Speakers: Randy Farrar, Wildlife Biologist**



**Turk Jones, Game Warden**



**Texas Parks & Wildlife Dept.**



**Topic: Deer and Coyotes in Northwest Austin**



#### Background

Residents in Austin seeking the beauty and peace of wooded land have increasingly moved to undeveloped areas of the city, which has caused clashes with indigenous wildlife such as deer and coyotes. Flyers have been circulated recently about sightings of coyotes in our neighborhood near an undeveloped piece of land on Cima Serena Dr. Several residents who live in this area have expressed great concern about coyotes living so close to their houses. The BCA Executive Committee has discussed this issue and has decided to enlist expert help in understanding this complicated situation. To this end, we have invited two knowledgeable wildlife specialists from the Texas Parks and Wildlife Dept. to speak at our 2004 annual meeting about deer and coyotes. Both speakers will be available to answer questions during the program.

In addition to the speakers from the Texas Parks and Wildlife Dept., we will hear brief presentations from the following people:

**Sr. Officer Mike Dunn, Austin Police Dept.— Crime Report for NW Area**

**Special Guests: Candidates for Travis County Sheriff and for Representative, District 48, Texas House of Representatives.** Each candidate will give a brief summary of his/her credentials for office.

## Mark your Calendar! BCA Monthly Meetings

Bank Building at 7800 MoPac  
NW corner of MoPac Expwy. &  
Spicewood Springs Rd.  
First floor east conference room  
Third Wednesday of each month

Oct. 20, 2004      7:00 PM  
Nov. 17, 2004      7:00 PM  
Jan. 19, 2005      7:00 PM

### BCA Officers 2004

President	Tom Arbuckle	454-9003
Vice President	Stanley Moos	345-4594
Secretary	Louise Epstein	502-8885
Treasurer	Jack Jennings	231-1032
Past President	Mary Tannahill	343-1573

### BCA Executive Committee Representatives

	Sector 1	
Belinda Herrera		346-6126
& Ann Trentin		346-6974
Elizabeth Gunter		343-1218
Lee Melugin		345-4440
Mary Tannahill		343-1573
	Sector 2	
Joe Makeever		345-0800
John Rhodes		345-0778
Gwen Sederholm		345-0720
Monroe Zoch		345-0687
	Sector 3	
Tom Arbuckle		454-9003
Watson Howell		346-6042
Jack Jennings		231-1032
Linda Keeling		345-4704
	Sector 4	
Louise Epstein		340-0030
Rick Bradstreet		338-9907
Stanley Moos		345-4594
Bill Walters		231-0866
	At-Large Representatives	
Tony Aterno		346-3437
Sam Robertson		343-7659
Bill Pierson		343-9122
Mary De Ginder		346-2115

## USEFUL PHONE NUMBERS

### AUSTIN POLICE DEPARTMENT

New Non-Emergency number	311
Main Switchboard	974-5000
WebSite	<a href="http://www.cityofaustin.org/police">www.cityofaustin.org/police</a>
Northwest Area Command	974-5500
Abandoned Vehicles	280-0075
Auto Theft Info (H.E.A.T. & VIN etching)	974-5713
Crime Stoppers	472-8477
Graffiti Removal	854-4125
Community Liaison Office	459-1877
Traffic Office	974-5789
Victim Services	974-5037

### CITY OF AUSTIN

Main Switchboard	974-2000
WebSite	<a href="http://www.cityofaustin.org">www.cityofaustin.org</a>
Animal Control	972-6060
Dead Animals (Solid Waste Services)	494-9400
Dogs running loose	974-6033
Flooding Complaints	974-3355
Garbage Pickup (Solid Waste Services)	494-9400
Handicapped Curb Ramps	974-6426
Home Chemicals Collection	974-4343
Illegal Dumping	494-9400
Mosquito Infestation	972-5692
Night Watchman Lights Installation	505-7617
Noise Complaints	311
Pothole Complaints or obstructions in roadway	440-8444
School Sidewalk Safety	974-7240
School Zone Light Malfunction	457-4851
Stop Signs	457-4885
Street Light Installation	505-7617
Street Light Repair (Austin Energy)	505-7617
Street and Bridge Repairs	440-8444
Street Signs Down	457-4885
Traffic Signal Malfunction	457-4850
Weeds & Trash on private or city property	972-5600
<b>Watershed Protection Dept.</b>	<b>974-2550</b>
Call to report environmental spills or deliberate dumping (e.g. dumping of used motor oil, etc.)	

## Austin Police Department Northwest Area Commander's Forum

**Date/Time:** Tuesday, Nov. 9, 2004 7:00 PM

**Location:** To be announced (check the BCA web site in early November for location)

**Interesting & informative sessions.**

## Mesa-Greystone Utility Project Update

On July 21, Patricia Wadsack, Project Mgr. for the Mesa-Greystone utility project, issued an update on the progress to date. The following information is taken from her 7-21-04 update.

Phase III for the project should reach conclusion by late July or early August, weather permitting, on the new line running along Mesa between Greystone and Spicewood Springs Rd. We will soon finish testing the line and connecting it to the old one. After the final connection is accomplished, we will repave the area. After the repaving, we will leave the barricades up while we re-stripe the road and place concrete pads around the valves.

Phase IV will begin in late July or early August, once the roadway for Phase III is back in service. Phase IV will run from Greystone to Far West on Mesa. During this phase, one-way traffic will be maintained northbound on Mesa Dr. **Southbound traffic will be detoured down Deepwoods Drive to Waterline.**

Also in late July or early August, work will begin on Phase V. Phase V is a bore and jack under Spicewood Springs Rd. at Mesa. Because the contractor will bore beneath the intersection, no lane reductions will occur on Spicewood Springs Rd. On Mesa Dr., two-way traffic, one lane in each direction, will be maintained. Phases IV and V are expected to take **about three months each**. The final phase (VI), also to complete in the fall, will clean the existing water line. The overall project remains on schedule for completion late this year. About 1,000 residences near the project should receive improved water service as a result of the project. At the end of the project, the driving surfaces of both Greystone and Mesa will be repaved.

## Useful Web Sites & Phone Numbers

### Federal Trade Commission (FTC)

The FTC web site has information on how to report spam e-mail and how to avoid it. Log on to [www.ftc.gov/privacy](http://www.ftc.gov/privacy)

Another good web site to consult for information on spam avoidance is:  
<http://spam.abuse.net>

### League of Women Voters, Austin Area

For information on candidates and/or propositions in upcoming elections, call 512-451-6710 or go to [www.leaguewv.austin.tx.us](http://www.leaguewv.austin.tx.us)

### Travis Central Appraisal District

To look up appraisal values for properties near you, log on to: [www.traviscad.org](http://www.traviscad.org)

### Balcones Civic Association

Need information on oak wilt or Austin's Land Development Code? Just log on to [www.main.org/bca](http://www.main.org/bca) and click on "Oak Wilt" or "Land Development Code."

### Texas Dept. of Insurance (TDI)

Want to research homeowners insurance and find which companies are still writing new policies? Go to the TDI web site at : [www.tdi.state.tx.us](http://www.tdi.state.tx.us)

### Texas No-Call List

Sign up to limit telemarketers from calling your home for three or five years. Cost is \$2.25 or \$4.80, respectively. To sign up online or print the consumer registration form to mail in, just log on to the site at: [www.texasnocall.com](http://www.texasnocall.com) The phone number is 866-896-6225.

### City of Austin Public Information Office

Want to find out what is going on in various city agencies or obtain information on upcoming city-wide events? Just log on to the web site for the City of Austin's monthly bulletin entitled "At Your Doorstep." You can find it at:

[www.ci.austin.tx.us/doorstep/](http://www.ci.austin.tx.us/doorstep/)

## DEED RESTRICTIONS/RESTRICTIVE COVENANTS

Two topics generate more calls to members of the BCA Executive Committee than any others: deed restrictions and City building codes for additions and renovations on residential property. Because of widespread interest in these topics, I want to outline the steps that any resident can take to obtain accurate information from the City of Austin and Travis County, about development of a residential site.

1. Find the legal description for the subject property (yours or someone else's) on your recent property tax statement or on the Travis County Central Appraisal District's web site, [www.traviscad.org](http://www.traviscad.org) (Type in the street address for the search.)
2. Using the legal name of the subdivision within which the subject property lies, go to the Travis County Clerk's office at 5501 Airport Blvd. and ask for a copy of the restrictive covenants for that subdivision. They are in the Deed Records of Travis County, Texas.
3. Obtain a copy of the plat for the subdivision by going to the City's Land Development Center in One Texas Center, 505 Barton Springs Rd., Austin. The zoning for the properties in the subdivision will be on the plat.
4. Specific regulations governing development of a lot zoned SF3 (Single Family district), are contained in a table entitled "Site Development Regulations," paragraph 25-2-492 of the City's Code of Ordinances.
5. The section of the City of Austin Code of Ordinances that contains the site development regulations table is:
  - Volume II, Title 25. Land Development**
  - Chapter 25-2. Zoning
  - Subchapter C. Use and Development Regulations
  - Article 2: Principal Use and Development Regulations
  - Division 1: Regulation Tables
6. To find this table on the City's web site, go to [www.cityofaustin.org](http://www.cityofaustin.org) and click on the heading "City Code." Or you can go to American Legal Corp.'s specific web link, [www.amlegal.com/austin\\_tx/](http://www.amlegal.com/austin_tx/)

The other option is looking in the Code of Ordinances at an Austin branch library.

Note: The Austin City Code is being updated, so until this is finished, one has to use the American Legal Corp. web site and search procedures, which are a bit more difficult than the City's old procedures.

7. Remaining details for finding the site development regulations table on the Am. Legal Corp. web site are given on the BCA web site under the heading "Site Development Regulations-Austin." These instructions are too lengthy to include in this article. A table of contents for the first two chapters of the Land Development Code is also on the BCA web site, for your convenience.

*Mary M. Tannahill, Chair, BCA Zoning Subcommittee*