

June, 2003

Volume 2, Issue 3

# SLNA Newsletter

South Lamar Neighborhood Association [www.southlamar.org](http://www.southlamar.org)

**Next Meeting: Thursday, June 19<sup>th</sup> 7:00 to 9:00 pm**  
**Unity Church Youth Education Annex - 2806 del Curto**  
**TOPIC: Do We Want a Walgreens in our 'Hood ?**

## ***In This Issue:***

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### **The Future of Bluebonnet / South Lamar Rezoning Case Hearing June 10**

by Kevin Lewis, SLNA President

As many of you know, the Village Trailer Park (S. Lamar at Bluebonnet) is being considered for rezoning because a prospective buyer wants to build a Walgreens on about 1.5 acres of it. We as a neighborhood have an opportunity to say what we envision as the best zoning for that land. If City Council passes the requested zoning, the proposed Walgreens could move forward quickly. We have a very limited time to advocate or oppose zoning – it goes to the Zoning and Platting Commission on June 10, and to Council soon after. The developer's agent, Sarah Crocker, will present the current plans at our June 19 SLNA meeting.

Although the developer would buy only a part of the 4-plus acres of the trailer park, the application is for the whole property to be changed from its current zoning of SF-3 (Single Family) to GR, a commercial zoning that allows up to 60-ft. height and 90% impervious cover (concrete). City staff has recommended LR, a less intense commercial zoning that allows only 40-ft. height and 80% impervious cover. It is possible that the applicant would amend the application, to rezone only the parcel now being sold, leaving the balance SF-3 until it sells.

In considering rezoning, we should look at all possibilities. Although Walgreens is proposed, the land could be sold to a developer with other plans, which we might like less. Among the uses allowed in GR are pawnshop, fast-food drive through, service station, auto sales, auto repair, auto washing, and funeral services. Many neighbors oppose GR because of the many undesirable uses permitted and the impervious coverage allowed. We can request "Conditional Overlays" to prevent particular uses under any zoning, but would have to monitor compliance.

We could support LR zoning. Another option is to advocate rezoning that would allow for more intense commercial uses than current SF, but provide more amenities than a single store, possibly including housing. That could be a tiered setup with commercial on the front (a la S. Congress) and offices and/or residential further from Lamar. Or the whole plot could be developed with MU (Mixed Use) which allows combined residential and commercial, for example apartments over retail.

The current proposal is for a freestanding 14,500-s.f. Walgreens building with 74 parking spaces, entrances on both Lamar and Bluebonnet, and a sign at the corner. It would remove the former Anna's Toy Depot building and lease that entire property for parking. There would be a drive-through pharmacy, and the store might be open 24-hours. The developer could use native stone-type walls and metal roofing, but differences from other stores would be mainly limited to cosmetics. In short, it would look much like any other Walgreens.

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- continued from page 1 - **SLNA Members to VOTE at June 19 meeting:**

Per city code, they would have to do drainage control and replace many of the trees they would remove. They would also have to improve part of Bluebonnet from Lamar to their property line, widening it and building a sidewalk on their side, both of which would end approximately halfway to Del Curto. The Bluebonnet entrance would be used by 18-wheeler delivery trucks as well as most customers southbound on Lamar.

The land under Maria's Taco Xpress and the boot shop is already zoned Commercial (CS) and would not be included in this sale, but it would be impacted by the loss of parking spaces where Walgreens' Lamar entrance would be.

A committee of SLNA was formed in April to study this matter. Members of the committee have met with other involved parties to gather information. We're working with the Walgreens developer on mitigating impacts if their project proceeds. As we evaluate this case, we should remember that undeveloped land is in short supply, and we will live with the city's decisions for a long time. The proposed Walgreens could affect our neighborhood both positively and negatively. It would look much like those in the suburbs, and would cater little to pedestrians. On the other hand, this development could proscribe less desirable ones, and some see Walgreens as a step in a good direction.

**REMINDER:** We will vote on a formal SLNA position on the Walgreens project at the June 19 meeting.

Anyone wishing to vote or make a motion at the June 19 meeting should join SLNA by June 9 (10 days prior, per SLNA Bylaws).

Anyone who has joined SLNA in the past, but not yet paid their 2003 Dues to Bill Stoughton, should do so before June 19 in order to vote on this issue.

## **Other SLNA Development Updates**

by Carol Gibbs

**City View Storage (formerly "Lamar Storage") - Kinney Rd at S. Lamar** – Since our last newsletter, SLNA had another victory in this case, with the Board of Adjustment (BoA) Commissioners voting for a second time to deny the Applicant's requested parking variance. The Applicant then filed an official "Request for Reconsideration", which the Board can either grant or deny. If the request is granted, the Applicant - and SLNA - would get "one last chance" to make their arguments. That hearing is now slated for Monday, June 9.

**"Kinney Mues"** (Ravey Street – former Mary Lee Foundation property) – Wellstone Partners (Nathan Munk) has produced an information packet with several proposed floor plans of units planned for this project. Copies are available at the property for anyone to review (corner of Kinney Ave. and Ravey St.).

**2414 Thornton Rd** - Condo development – The stucco house and garage have been moved off the lot, and the Developer (Mr. Cutsinger) apparently did get an "administrative approval" of the internal compatibility setback variance that the BoA denied, so there is little else we can do here but hold the builders to the standards set by the City.

**Del Curto at Bluebonnet** (the big "Commercial Property For Sale" sign) – Currently zoned "MF-2" (Multi-Family), this property's future could be significantly impacted by what happens with the Trailer Park now.

**Hearings** -- SLNA zoning cases are heard by the Zoning and Platting Committee, which meets every Tuesday at 6:00pm. Variances (parking requirements, compatibility setbacks, etc.) are heard by the Board of Adjustment, which meets the second Monday of every month at 5:30pm. Both meet in Room 325 (3<sup>rd</sup> Floor) at 505 Barton Springs Rd. Sign in, note the Case # you are there for, and whether you are FOR or AGAINST what is proposed. Neighborhood representation does make a difference! If you cannot attend but want to follow their progress, Channel 6 usually airs these meetings live, and replays them later.

There are numerous property owners within SLNA boundaries who want to sell, rezone, and/or subdivide their properties -- too many to mention here. If you ever have a concern about a neighboring property, there are lots of resources available via links from the SLNA website: Property Tax records, Zoning and Subdivision applications – you name it. If you don't have email or web access, call one of the Officers on the back page, and they can advise you. Our ability to preserve the personality and charm of our neighborhood depends on all of us working together – we can make more of a difference if we know when the train's leaving the station, rather than waiting till we hear its whistles blowing from our back yards!

Also, if you are concerned about the goings-on at any property (trees, debris, cars, construction), report the street address to the appropriate City of Austin department and request an onsite inspection. If you can't find the right department to call, and cannot access our "Quick Directory", call the City Switchboard (974-2000) and they will help find the department you need.

### Honey Bees: Friend or Foe?

Honey bee colonies can often be found in wall voids, chimneys or attics. To keep bees from entering a home, seal any holes found in walls, cracks in window framing, knotholes, weep holes, or cracks between wood and brick junctures. If bees are already within a wall void, DO NOT block their entrance, this will only make them search for another way to exit and might lead the bees into the structure.

If honey bees have moved into a building, they should be removed as soon as possible. When a colony has been present over three weeks, the wall will have to be opened to remove the comb and honey. If the comb is not removed, there can be an invasion of secondary insect pests or smell of decaying bees. It is also possible for the comb to melt since the bees are no longer tending it, allowing the honey to seep into the sheetrock, which can stain the wall.

Dust or spray formulations can be used within a wall or cavity to control bees, but dusts tend to disperse better. Apply the insecticide at night through the entrance hole, or drill a hole above the nest for application (the hole should be small so bees cannot crawl through). More than one treatment may be required to eliminate all the bees. If bees are in an **exposed** location, they may be controlled with soapy water. Mix 1 cup of liquid soap in 1 gallon of water and apply to bees with a hand pump sprayer.

**ALWAYS READ AND FOLLOW ALL  
PESTICIDE LABEL INSTRUCTIONS !**

### Taking the Sting out of Scorpions

The striped bark scorpion is the most common scorpion found in Texas. It is yellow to tan with two black stripes that run the length of its back. It is approximately 2 ½ inches long. It has slender pedipalps, or pincers as well as a long tail with a stinger on the end. Striped bark scorpions are commonly found under rocks, bark as well as inside homes, and are capable of climbing trees and walls.

Scorpions will sting if disturbed causing a moderate reaction in most people. Someone who is stung by a scorpion should be monitored closely for ill effects. If swelling or pain persists or breathing difficulties occur, they should seek medical attention. An ice pack applied to the sting area can help reduce swelling.

To help control scorpions, all debris should be moved away from the home. Grass should be closely cut near the home and tree branches pruned that overhang or touch the roof. Any loose weather-stripping or doors should be repaired or replaced and window screens should be kept in good repair. Weep holes in brick veneer homes can be stuffed with steel wool or pieces of nylon scouring pads. Seal entry points around roof eaves and pipes with caulk.

Chemicals available for scorpion control include permethrin, cyfluthrin, cypermethrin, lambda-cyhalothrin and deltamethrin. Apply chemicals around the foundation of the house up to one foot above ground level on the exterior walls. Doors, window eaves and other potential points of entry may also be treated.



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### SLNA SOCIAL HOUR EVERY FRIDAY !

We start gathering about 6:00pm and usually stay till 7:30 or 8:00. We've been known to gather at Maria's Taco Xpress, Chango's, Artz Ribhouse, La FERIA, and other restaurants in the greater 78704 'hood. Each week the location is posted at [www.southlamar.org](http://www.southlamar.org).

If you don't have web access, just call an Officer (back page). We always know by Thursday where the gathering will be on Friday. Look for the NEON table decoration!

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A U S T I N T X

## Song Birds Wanted!

Texas Star Chorus, an affiliate of Sweet Adelines International\* is seeking women of all ages (12 to 112!) who love to sing. The group entertains at community events, parties, wherever invited. See their website for details and highlights at [www.texasstarchorus.org](http://www.texasstarchorus.org) or call Sally at 447-3273.

If you want to explore the world of barbershop harmony with this unique chorus, visit any of their Tuesday evening rehearsals. Just listen, or you can jump in and join 'em.

Rehearsals are held every Tuesday at 7:00pm at Parmer Lane Baptist Church, 12424 Scofield Farms Dr (78758). Guests are always welcomed.

If singing isn't for you, maybe you know of a group that would enjoy having them perform.

\* Sweet Adelines International is a non-profit organization dedicated to advancing the musical art form of barbershop harmony through education and performance.

Membership in the Association shall be open to all residents or residential property owners within these boundaries: North - Oltorf; South - Ben White; East - Union Pacific Railroad; West - S. Lamar / Manchaca; *Membership in the Association shall be issued on the basis of residency and payment of annual dues. Persons meeting the above criteria but who are unable to pay membership dues may request a reduction in dues or a waiver. The privilege of introducing motions and voting shall be limited to those who have joined the Association at least ten days prior to any regularly scheduled or special called meeting. Complete bylaws are available at [www.southlamar.org](http://www.southlamar.org) and will be available at regular meetings.*

## South Lamar Neighborhood Association

Member Information: Current Member \_\_\_\_\_ New Member \_\_\_\_\_

Please complete the following information. Couples, please use both first names.

NAME(S): \_\_\_\_\_

MAILING ADDRESS: \_\_\_\_\_

CITY, STATE, ZIP: \_\_\_\_\_

AREA CODE & PHONE NUMBER: \_\_\_\_\_

E-MAIL ADDRESS: \_\_\_\_\_

If you live outside the SLNA boundaries, please note the address of the property you own in the SLNA: \_\_\_\_\_

Dues \$10 per year per household

Or be a "Big Bubba/Big Bubbette" for \$20 (or more) per year

**TOTAL ENCLOSED \$** \_\_\_\_\_

[ ] Request Hardship Waiver of Membership Fee

Make checks payable to South Lamar Neighborhood Association

Mail/Deliver to Bill Stoughton, 3200 South Oak, Austin, TX 78704

Check out the SLNA Website at [www.southlamar.org](http://www.southlamar.org)

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