

# SLNA Newsletter

June 2007  
Volume 6, Issue 3

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

## Ongoing VMU early opt-in zoning case Manchaca and Lamar

At our last regular meeting (April 19) the developer Cypress Advisers presented their project to us for a combined tract of land running from Del Curto Rd to Manchaca. The bulk of the property is the Unity Church Tract but there are a few other tracts and owners in the mix. To summarize the intended project, the developer wants: (1) neighborhood support for a VMU (Vertical Mixed Use) zoning overlay on a pentagonal-shaped property on Manchaca wrapping around to Lamar and Lightsey, (2) to downzone a separate square property in the middle from CS (commercial services) for SF-6 (townhomes/condos), and (3) to upzone from SF-3 (single homes/duplexes) to SF-6 a part of the land that Unity Church sits on, to accommodate the new project's water quality pond.

The developers apparently intend to cede some land along Del Curto to Austin PARD for a pocket park, the question is how much. The disposition of Unity's Youth Education Building (YEB) on the south end is uncertain. Presently Cypress is willing to sell that part to PARD or someone else. There has been some movement on the part of supporter's of Habibi's Hutch (a pre-school which would be displaced by the VMU project) to present themselves as a buyer of the YEB, reducing the possible land available for the park. The SLNA zoning committee feels the best use of this particular land for the neighborhood is as a park: there is no other public park within the bounds of our neighborhood, and no other likely site. We are asking the developer for a 3 acre park: to get a mere three acres they would have to put their water quality pond elsewhere and they would have to remove the YEB. We are sympathetic to Habibi's and their supporters but they are in a pretty good position as far as pressuring the developers to deal with them due to a two-year-plus lease that must be honored or otherwise accommodated. (in a similar situation several years ago Maria's Taco Express negotiated a building of their own from Walgreen's). In any case there are other possible and better locations for Habibi's Hutch and there is NO OTHER location for a park which would benefit the whole neighborhood. Also we have concerns about:

(1) the traffic situation just below "Deadman's curve" really is more dangerous than what is experienced presently by Habibi's parents on Manchaca, (2) the suitability of location for a day-care in the middle of a park: sounds idyllic but the reality is that strangers can loiter in a park, just over the fence. (3) the space on the downstairs floor of the YEB is inadequate for the number of children enrolled, and the YEB cannot be expanded due to its location in the flood plain, (4) is it wise or even legal to put a daycare in a flood plain? (5) we expect it would take a special permit to locate a daycare in the SF-3 zoning. We are always cautious about granting conditional use permits and special zoning for a specific business: the reality is that those grants generally apply to the specific real estate ("the dirt"), not the business. Once granted they persist even if the original business closes or moves on or changes owners. (6) PARD is very interested in the park at that location but if they lose the land taken up by the YEB to Habibi's it may make the project too small to be worth it to them, particularly if the water quality pond remains on the north end of the property.

This case was heard at Council on May 24th and the VMU opt-in was approved by Council for first reading. Three readings are required for final approval. We thought that before the third reading was done there would be a Public Restrictive Covenant (RC) in place, possibly also a Private Restrictive Covenant. We believed that the full tract's zoning requests needed to be dealt with together for this to move forward to even a second reading. We were wrong. The second and third readings were passed by council on June 7th. The actual ordinance states affordability at 80% Median Family Income (MFI) and neither covenant is mentioned. The council said the point of VMU was to trade density for affordability, not a park. Nonetheless they confirmed the 80% setting contrary to our stated goal of 60%. Cypress alleged that the filing for the zoning upgrade for one or both of the remaining tracts would be done at Planning Commission on Tuesday June 12th. Meanwhile you can see the latest conceptual layout of the project at <http://www.southlamar.org/cypress.htm>

## CALENDAR

**Next Meeting:** Thursday, June 21 7:00 -9:00pm  
Unity Church Main Building 2806 Del Curto

### Agenda:

Rick Cobrun will tell us about Oltorf reconstruction  
Crispen Ruiz will be here to explain the ACWP  
wastewater construction project  
Clawson Road developers  
Other Announcements

## KEEP AUSTIN BEAUTIFUL CLEANUP

You should have been there! A few neighbors joined KAB chairs Wendy and Link on March 31st for a morning of cleaning up and an afternoon of gettin' down! The "after party" at Waterloo Park was great, with music, prizes and lots of grilled burgers and dogs!

## FOR SALE IN THE HOOD

List\$	Beds	Sq ft	\$/SqFt	Address
259,000	1	800	324	2211 Thornton Rd.
327,999	4	1680	195	3005 Leaning Oak
355,777	3	2053	173	2618 Kinney Oaks Ct.
370,000	4	2205	168	2614 Kinney Oaks Ct.
375,000	4	2221	169	2716 Kinney Oaks Ct.
395,000	3	1830	216	1810 Village Oak Ct.
407,999	1	654	622	2500 Kinney Rd.

### LOTS (currently active)

749,500	0.81 acre	3504 Clawson Rd.
1,200,000	3.02 acres	3701 Clawson Rd.

**Thanks to Terry Echols of Keller Williams Realty for providing the numbers for June 2007! He can be contacted at 512-453-0903 or by fax 512-453-3946. Otherwise contact him online at [www.EcholsTeam.com](http://www.EcholsTeam.com)**

## SLNA MEMBERSHIP STATEMENT

Membership in the Association shall be issued on the basis of residency (including renters) or residential property ownership and timely payment of dues or waiver request. SLNA boundaries: North-Oltorf, South-Ben White, West-South Lamar/Manchaca, East-Union Pacific Railroad. Persons meeting this criteria may request a reduction in dues or a waiver when submitting the membership application.

The privilege of introducing motions and voting shall be limited to those who have joined the Association at least ten (10) days prior to any scheduled meeting. Complete bylaws and links to other useful SLNA related information are available at [www.southlamar.org](http://www.southlamar.org)

## 2007 SLNA Officers and Contacts

Oscar Lipchak, President	<a href="mailto:olipchak@austin.rr.com">olipchak@austin.rr.com</a>
Jan Cartwright, Vice President	<a href="mailto:jandot@swbell.net">jandot@swbell.net</a>
Nancy MacLaine, Sec.	<a href="mailto:nmaclaine@sbcglobal.net">nmaclaine@sbcglobal.net</a>
John Bissell, Treasurer	<a href="mailto:john@jmbissell.com">john@jmbissell.com</a>
Bill Stoughton Webmaster and SCC/ANC Delegate	<a href="mailto:bill@southlamar.org">bill@southlamar.org</a>
Dottie Cartwright, Newsletter Co-editor	<a href="mailto:jandot@swbell.net">jandot@swbell.net</a>
Annie Taylor, Newsletter Co-editor	<a href="mailto:annietaylor1@mac.com">annietaylor1@mac.com</a>
Wendy Brennan, SLNA-KAB Committee Co-Chair	<a href="mailto:wenbrennan@aol.com">wenbrennan@aol.com</a>
Link Davidson, SLNA-KAB Committee Co-Chair	<a href="mailto:osouthaustin@aol.com">osouthaustin@aol.com</a>
Roberta Leahy, Newsletter Distributor	<a href="mailto:robertaleahy@gmail.com">robertaleahy@gmail.com</a>

Neighborhood recommendations for VMU  
opt-in/opt-out gets 45 day extension

Previously we were working against a June 4th deadline to submit SLNA's requests on the subject of VMU (Vertical Mixed Use) overlay opt-in/opt-out on Lamar (East side) from Oltorf to Ben White. We have previously posted a spreadsheet with our first cut of determinations on the South Lamar NA Yahoo list, in the files section. You can also view this at <http://www.southlamar.org/vmu.htm>. We now have word from the city that all neighborhoods have an additional 45 day extension beyond their initial filing, to amend the original submission. Therefore we submitted on June 4th a determination that errs on the side of opting out nearly all properties—to give ourselves the most flexibility for our final submission on July 12. This will also allow more time for feedback from the neighborhood members if there are particular properties that some strongly feel should be opted a different way.

Summer Reminder

The “dog days” of summer will be here before we know it. As usual, the school year has flown by and it won’t be long before the kids are home for summer vacation. Having the kids home during the day increases the activity around the household and the neighborhood. The day will consist of children running outside to play in the backyard, out the front door to play with the neighbor kids, back in to cool off and grab a snack.

All this activity can greatly increase the likelihood of the family pet escaping from the home. Cats scoot out an opened door as kids run outside. Dogs push open the unlatched backyard gate and head out into the neighborhood. “The numbers of stray dogs and cats always increases during the summer months,” reports Ginger Scott, Lost & Found Supervisor at Town Lake Animal Center. So with summer vacation just around the corner, it’s a good time to make sure all your pets have on a collar and identification tag. An ID tag on your pet with your name and current phone number will greatly increase the likelihood of getting your pet back quickly and safely. Two studies published in the Journal of the American Veterinary Medical Association in January, 2007 (“Search and identification methods that owners use to find a lost dog,” and “Search and identification methods that owners use to find a lost cat” by Linda K. Lord, D.V.M et al) confirm that a simple identification tag is one of the most important factors in whether or not a lost pet is recovered.

Talk to your veterinarian about microchipping also. A small chip, the size of a grain of rice, is implanted under the skin of the animal and if your pet is scanned at a veterinarian's office or the local shelter, the chip will alert the clinic or shelter that your pet is owned and they'll be able to contact the chip-maker so that they can contact you right away.

Dr. Linda E. Cziny, Shelter Veterinarian Town Lake



YMCA of Austin

TownLake Branch—542-9622

Come see our recent renovations!



- Fitness Classes
- Aquatics
- Child Care
- Summer Day Camps

- Sports
- Free Weights
- Cardio Machines
- ... and much more!



Central Texas

TREE CARE

Quality Pruning, Diagnostics and Overall Tree Healthcare

Owned & Operated by Experts \* Certified Arborist \* Insured

Affordable, Competitively priced & personalized service

Attention to detail larger companies overlook!

Call today for a Free Consultation

973-9090

[www.centraltexas tree care.com](http://www.centraltexas tree care.com)

[www.LogicApproach.com](http://www.LogicApproach.com)

Coder: SLNA

Come blog with us! <http://logicapproach.com/blogspot.com>



SAVE 10%

You can save 10% on all computer service. Bring this coupon in when you pickup or drop off your computer for service. [Visit our Store or Shop online for the best deals around.](#)


Austin's Best Computer Store in your Neighborhood



444-4443

2500 S. Lamar Blvd • Mon - Sat 10-6

Whoever came up with "location... location... location..." must have heard about 78704.



ADVISORS REALTY, LLC

2001 La Casa Drive

[www.spillar.com](http://www.spillar.com)

444-3434

Representing Owners and Buyers of Residential, Business, and Investment Real Estate

[www.DeborahDeBalko.com](http://www.DeborahDeBalko.com)

Debbie@DeBalko.net

512 694-8798- Direct

EXIT REALTY

Your Neighborhood Specialist

Deborah DeBalko

REALTOR, GRI, e-PRO

1515 S Capital of TX HWY #415

Austin, TX 78746

Sign up to receive my monthly Homeowners Newsletter which contains valuable information each month and a monthly gift drawing. EMAIL me at: [Debbie@DeBalko.net](mailto:Debbie@DeBalko.net)

South Lamar Neighborhood Association Membership Form

Initial Application \_\_\_\_\_ Renewal \_\_\_\_\_

Print Name (Couples, please use both first names): \_\_\_\_\_  
Address: \_\_\_\_\_ Phone: \_\_\_\_\_  
E-Mail: \_\_\_\_\_ / \_\_\_\_\_  
If you live outside SLNA's borders, the address of the SLNA property that you own: \_\_\_\_\_

Annual Membership: \$10.00 per household OR \$20.00 to be a "Big Bubba/Bubette" TOTAL ENCLOSED \$ \_\_\_\_\_  
Make check payable to SLNA. Mail or deliver with completed form to: John Bissell, 2816 Kinney Oaks Ct. Austin TX 78704  
OR Check here if you are requesting a Waiver of this year's Membership fee: \_\_\_\_\_