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# THE NORTH SHOAL CREEK NEWSLETTER

Issue Five

A publication of the North Shoal Creek Neighborhood Association

Spring 1997

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## President's Corner

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I wish to thank everyone who took part in the victory our neighborhood and surrounding neighbors won at the Planning Commission on January 28 against the Yellow Rose. Without your dedication, assistance, and presence, the victory would not have happened.

A very special thank you goes to KVUE and Greg Groogen for the story they aired on the Yellow Rose.

Now that we have the immediate problem solved, we need to work at reversing the CS-1 zoning for the site that the Yellow Rose tried to get. I have several people passing around a petition for signatures. If someone comes to your home, please help us by signing. If you would like to take a petition around, call me at 454-6654.

**Margo Courreges**  
NSCNA President

### NEXT NSCNA MEETING

**DATE:** May 5, 1997  
**TIME:** 6:30 - 8:00 p.m.  
**PLACE:** Pillow Elementary School Cafeteria  
**AGENDA:** Lt. Riske with the Adam Sector will be our speaker

## We Did It! The Yellow Rose Defeated

It was a victorious evening for those who had fought to keep the Yellow Rose, a topless bar, out of our neighborhood. On January 28, after listening to the arguments of more than a dozen opponents of the Yellow Rose, the City Planning Commission voted unanimously to deny the adult cocktail lounge the permit to move into the old Travis Boat and Motors Building on Highway 183 near Shoal Creek.

Banding together, approximately 75 North Shoal Creek residents, nearby business leaders, other city hood associations, other concerned citizens turned at the planning commission protest the Yellow Rose's effort to locate at 9185 Research Blvd. They voiced concerns about increased traffic and crime and about the safety of neighborhood children.

Their concerns were backed up by records of calls the police have answered at other adult lounges, where crimes often include public intoxication, brawls, car thefts, and even bomb threats. A city police officer explained to the commission that if the Yellow Rose moved in, he expected crime rates to rise in our neighborhood.



*See Yellow Rose, page 2*

# Yellow Rose Defeated

Continued from page 1

borhood and police response time to decrease because of the volume of calls.

Many protesters at the meeting were particularly worried about increased traffic and drunk drivers, pointing out that the lounge's proposed location on the northbound feeder road for Highway 183 would necessitate a U-turn to head south, allowing customers to take shortcuts through our neighborhood at Shoal Creek and at McCann Drive.

A girls' soccer field next to the proposed site and a day care facility at the nearby World Gym were also ammunition for opponents of the Yellow Rose.

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## Handy Phone Numbers



- Police Department ----- 480-5000
- City of Austin Collection—
- Yard Waste—Recycling and
- Garbage ----- 499-2111
- Electric Power Outages ----- 322-9100
- Water-Wastewater Problems----- 912-6000
- Flooding Complaints ----- 499-7115
- Tree Trimming to Clear
- Electric Power Lines ----- 322-6771
- City Animal Control ----- 472-7387
- Time and Temperature ----- 973-3555

# Yard of the Month

Congratulations to the December, January, and February Yard of the Month winners. December's Best Christmas Lights winner was Ellery (Don) Bergstrom of 8619 Winding Walk. Runners-up were H. J. Aragon of 8406 Flagstone and Margo and Wayne Courreges of 8610 Melshire. January's winners were Karl and Leona Babyak of 8500 Millway Drive. February's winner was Eleanor Adams of 8708 Primrose Lane.

Nominations for April are due March 15, and May's are due April 15. Call in your nominations to Pam Penick at 302-3467.



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- Rates per issue:** Business card: \$15      1/2 page: \$60  
1/4 page: \$40                      Full page: \$100

To run an ad, please call Pam Penick at 302-3467, or write to her at 8509 Daleview Dr., Austin, TX 78757. Ads must be camera-ready and paid for in advance of publication.



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## Real Estate Market in North Shoal Creek

The following sales information and its sources are deemed reliable but not guaranteed. For more information, please call Felicia Morrison at (512) 606-3399.

### Homes Currently Listed for Sale:

<u>BD—BA</u>	<u>Address</u>	<u>Price (\$)</u>
3—2	8205 Briarwood Ln.	90,000
3—1.5	8210 Briarwood Ln.	92,500
3—2	8314 Stillwood Ln.	106,900
4—2	8001 Stillwood Ln.	109,950
3—2	2603 Steck Ave.	95,200

### Homes Under Contract:

<u>BD—BA</u>	<u>Address</u>	<u>Price (\$)</u>
4—2	8113 Parkdale Dr.	100,000--120,000
3—2	8006 Parkdale Dr.	127,500
4—3	8310 Daleview Dr.	124,900

### Homes Sold Since September 1996:

<u>BD—BA</u>	<u>Address</u>	<u>Price (\$)</u>
3—1.5	8404 Briarwood Ln.	96,000
3—2	8314 Stillwood Ln.	103,000
3—2	3006 Firwood Dr.	92,000
4—2	2705 Kerrybrook Ln.	127,900
3—2	8005 Logwood Dr.	86,400

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# ***The Stats Are In!***

Here are the 1996 Austin Multiple Listing Statistics for the North Shoal Creek Area.

	<u>1996</u>	vs.	<u>1995</u>
•Number of homes sold	22		31
•Avg. price of homes	\$104,075		\$96,035
•Avg. price per sq.ft.	\$75.90		\$70.68
•Avg. days on the Mkt.	38		31
•Highest sale	\$130,000		\$143,000
•Lowest sale	\$77,500		\$64,000

Information deemed reliable but not guaranteed.

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***Office 502-7833 dpcg@aol.com***

# The "Dirt" on Composting

Soil preparation is an essential part of gardening, whether you want to put in a vegetable or flower garden or even do a simple landscaping project. Fortunately, most of our neighborhood has a thick strata of black soil; unfortunately, this soil typically contains heavy clay. To make your soil hospitable to the plants you want, you'll need to amend it by adding some form of organic material and perhaps some sand to assist in drainage.

There is no better amendment for clay soil than good old compost. Compost is nothing more than partially decomposed organic matter. It retains moisture in the soil, adds nutrients and beneficial bacteria, aerates and neutralizes our alkaline soil, and makes soil hospitable to earthworms (themselves beneficial to the garden). Compost also loosens soil to make future tilling and weeding easier. Moreover, composting keeps landfills from being used up with yard waste. All these advantages for something that is free for the making is a bargain by any standard. With the advent of the new City of Austin "Pay As You Throw" garbage collection policy, composting could also save you money.

Making compost is simple. All you need are organic matter, water, air, and time. The simplest method of making compost is to pile leaves, wet them, and wait until they break down. This can sometimes form mats of leaves that, while useful as a surface mulch, are not as good as true compost, and they can take a long time

to break down depending on the type of leaves.

Compost is best created in a bin approximately four feet square and three feet tall, where leaves, grass clippings, and kitchen waste (no meat products) are heaped. It is important to wet it down, because dry leaves will never decompose, and to turn the pile with a garden fork to aerate it every couple of weeks. Check the moisture content; it should feel like a damp sponge, not be dripping wet, and there should be no dry spots. Turning a large pile can be hard work, so make sure the size of your pile matches your ability to work it.

If you wish to accelerate the composting process, mix in green grass clippings and/or a layer of ammonium sulfate, which can be purchased in 5- or 40-pound bags at nurseries. Nurseries also sell compost "helpers," which contain the microorganisms that actually do the composting. These organisms are already present in soil, however, so you could save money by adding a small quantity of soil to the compost mix.

Prefabricated compost bins, which look really nice, are available at garden centers, but they can be expensive. You can construct an excellent bin yourself out of old fence pickets attached to a treated-wood frame.

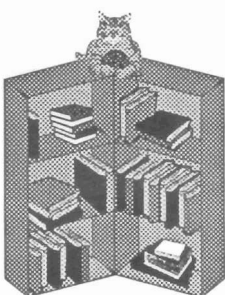
David Boucher



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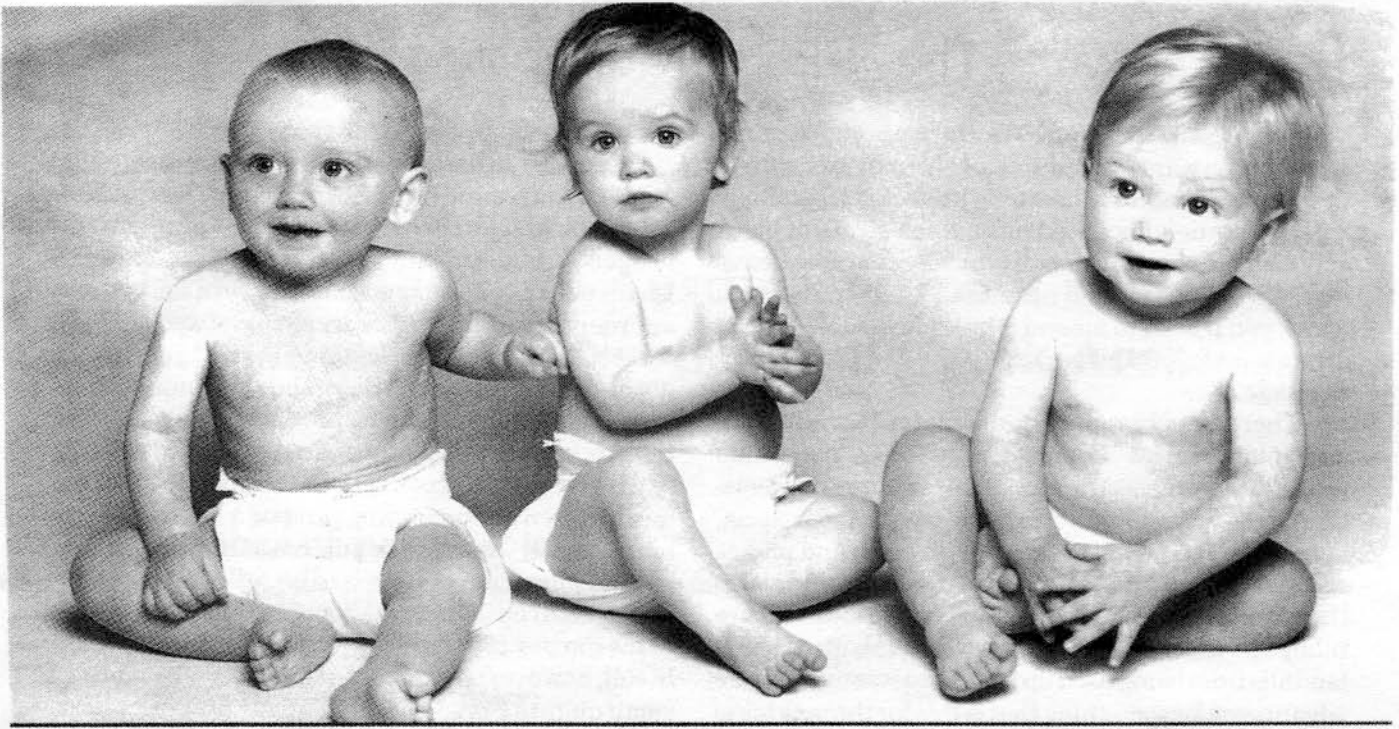


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# Minutes of the January 27, 1997, NSCNA Meeting

The meeting of the NSCNA was held on Monday, January 27, 1997, in the Pillow Elementary cafeteria. The meeting was called to order at 6:37 p.m. by president Margo Courreges. Minutes of the September 16<sup>th</sup> meeting were not read because they were published in the November/December 1996 issue of the neighborhood newsletter.

Treasurer Harold Anderson reported that the current balance in the NSCNA account was \$766.20, following disbursements of \$340 for printing and mailing costs. Fourteen new families had joined the NSCNA for 1997. Dues are \$13 per family.

The first item of business was the pending hearing at the City of Austin Planning Commission on the proposed opening of a new Yellow Rose adult lounge on the north feeder road of Hwy. 183. The hearing was scheduled for January 28 at 6:00 p.m. Many of the association members present were planning to attend the hearing, and Margo gave directions on where to park, what time to arrive, and how to sign up to speak before the commission.

Margo gave a summary of the events leading to the scheduled hearing. The Yellow Rose had acquired a zoning change for the property from L-1 to CS-1: L-1 zoning is "light industrial," and CS-1 is "commercial," which permits establishments that serve alcohol. Sexually-oriented businesses must obtain a Conditional Use Permit from the city before they can open. The hearing for that permit had been scheduled for December 5, 1996, but was postponed because the NSCNA had not been notified, despite the fact that the neighborhood would be directly affected by the proposed Yellow Rose because the only exit from the site is onto the feeder road that U-turns under Hwy. 183 and allows traffic to turn onto Shoal Creek and McCann. Subsequent scheduled hearings were postponed because of icy roads. The NSCNA had joined other neighborhood associations, the Pillow PTA, and businesses that adjoin the site in order to attend the

hearing at the planning commission and appeal that it deny the Yellow Rose's request for a Conditional Use Permit.

The second item of business was the status of the Lucas tract development. The final revision of the plot for the tract now includes a much larger retention pond, which will block an opening for Benbrook on the west side of the tract. The large retention pond is required by the city engineers to handle the huge amount of runoff water, which has been a major problem for homes to the south and west of the tract. The net effect is that all traffic produced by new homes will exit to the east side of the tract. There was a discussion about this, and Margo explained that an NSCNA committee has worked very closely with the developer for the past 2 years to ensure that the neighborhood's concerns were resolved in a satisfactory manner. Compromises were made, but water runoff is gravity-fed, and the pond must be placed on the southwest corner. Approval of the proposed plot is pending before the Austin planning commission.

The third item of business was the election of officers for 1997. Ballots were cast by the voting members. Margo Courreges was reelected as president, Lynda Oakes as secretary, and Harold Anderson as treasurer. Dallas Maham was elected as our new vice president. Margo appealed to the members to volunteer for office in 1998. Margo has presided as president for 3 years, and Lynda has served as secretary for 8 years. Margo, Lynda, and Harold announced that, after their 1997 terms end, they will continue to support the association, but not as officers; they would like other members to step forward to serve in 1998.

It was also suggested that the NSCNA ask Laurin Currie, president of the Balcones Civic Association, to come and speak at an NSCNA meeting.

The meeting was adjourned at 7:45 p.m.

**Lynda Oakes**  
NSCNA Secretary

## Yes, I Want to Join the Neighborhood Association

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## North Shoal Creek Neighborhood Association

### Officers

President - Margo Courreges: 454-6654  
Vice President - Dallas Maham: 452-3673  
Secretary - Lynda Oakes: 467-7781  
Treasurer - Harold Anderson: 453-4032

### Steering Committee Members

Chuck Crane: 451-1644  
Ida Fisher: 452-5941  
Pam Penick: 302-3467  
Tomas Rodrigues: 454-9851

### Newsletter Committee

Editorial/Production - Pam Penick: 302-3467  
Production - David Penick: 302-3467  
Advertising - Felicia Morrison: 451-2552

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