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CRESTVIEW NEIGHBORHOOD NEWS

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October 2015

EVENTS CALENDAR

Tuesday, October 6: National Night
Out block party, 7:00–9:00 PM.

Monday, October 12: Crestview
Neighborhood Association Meeting.
7:00 PM at Crestview United Methodist
Church, 1300 Morrow St. Guest
speaker Jeff Jack and a discussion
and possible vote of the proposed
rezoning of the AKPC property.

Saturday, October 17: Travis County
Master Gardeners Association private
garden tour, including a Crestview
garden. For more information, see
www.insideaustingardens.org.

Tuesday, October 20: Crestview
Neighborhood Plan Contact Team
meeting. 7:00 PM at the Episcopal
Church of the Resurrection, 2008
Justin Ln. The agenda includes the
election of a new Vice-Facilitator. For
more information, see www.cnpct.org.

Saturday, October 24: Annual
Brentwood Elementary School PTA
Halloween Carnival. 3:00–7:00 PM.
Awesome haunted house, box maze,
obstacle course, bounce house, face
painting, games, and magic by Peter
the Adequate at 4:00 and 5:00 PM.

Saturday, October 31: Annual
Halloween Carnival hosted by the
Journey Imperfect Faith Community.
5:30–7:30 PM at 7500 Woodrow Ave.
Everyone is welcome to this free, fun-
filled family event with booths, prizes,
treats, pizza, and drinks!

Saturdays: Johnson's Backyard
Garden and Bikkurim Farms
farmers' market, 9:00 AM–1:00 PM, at
7113 Burnet Rd., in front of Dallas
Nightclub.

Sundays: Sunday yoga, 10:00–
11:00 AM, Brentwood Elementary
covered slab. For more information,
see www.yogadenada.com.

The Rubik's Cube: CodeNext, New Urbanism, and Effects on Neighborhoods

By Jeff Jack

Editor's note: Jeff Jack will be the guest speaker at the October 12 CNA meeting. He is an architect, a member of the CodeNext Citizens Advisory Group (CAG), former chair of the Board of Adjustment, and former ex-officio member of the Planning Commission. In May, Jeff addressed the Hyde Park Neighborhood Association (HPNA) and spoke about the CodeNext process and its potential impact on neighborhoods, and he will be discussing similar topics at the CNA meeting. Limited excerpts of his remarks at the HPNA meeting appear below and are reprinted from the Pecan Press with permission. To read the entire article in the Hyde Park Pecan Press, see www.austinhdepark.org/2015/05/pecan-press-june-2015.

Know what this is? It's a Rubik's Cube. The Rubik's Cube is a good analogy for what we've been doing in the city of Austin for a long time. I was president of the Austin Neighborhoods Council when we started neighborhood planning. The council was supposed to be a vehicle to address the conflict between neighborhoods, environmentalists, and the development community, where the community would come together and map out the future and get it codified into a neighborhood plan. Then, that neighborhood plan would be respected by the Council.

It didn't work that way. After the first couple of plans were created, the staff began to take the process in a different direction. The staff's intention was simple—new urbanism, density. What we've had over the last 20 years is a process where each turn of the Rubik's Cube was lining up for an inevitable conclusion. That is going to play out in the last step of the process called CodeNext.

Imagine Austin was one of the steps in this process. We went through this great community gathering of people interested in shaping our city. Out of that came some recommendations, but a lot of the voices in the neighborhood weren't heard. Many felt that the staff had a foregone conclusion about where they wanted the process to end. At the very end of the process, council members Tovo and Morrison put in page 207. Page 207 is critical for our neighborhoods because it states that the neighborhood plans that had been created by the communities, and codified by the vote of the council, would be respected in the CodeNext process. Well, maybe and maybe not.

Editor's note: Limited space prevents us from reproducing the entire content of Jeff Jack's remarks here, but he went on to discuss many issues of concern to Crestview residents including:

- Forces driving new urbanism in Austin
- The five groups of people who support new urbanism
- The role that money plays
- How the development code will affect your property taxes
- Deed restrictions and neighborhood plans

These and other issues will be explored by Jeff at the October 12 CNA meeting. Please plan to attend.



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CNA General Meetings are held the second Monday of every month at 7:00 PM at the Crestview United Methodist Church
1300 Morrow St.

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CNA Committees

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ART AT ENTRANCES



Korean Church Zoning Update

By Chip Harris, CNA Newsletter Editor

The City Council is scheduled to hold a hearing on October 1 regarding the rezoning application for a one-acre portion of the Austin Korean Presbyterian Church at 2000 Justin Ln. Currently zoned single-family and used as a parking lot for the church, the applicant is requesting a change to multi-family zoning (MF-3) that would allow up to 36 units per acre to be built according to the city's zoning guide.

After the council hearing and vote at the first reading, the case will come back to the City Council for the second and third (final) readings within a month or so, generally depending on the applicant's completion of any additional paperwork required by the city. So, although the October 12 CNA meeting is after the council's hearing, it is before the council's final vote and a recommendation by the CNA could impact the council's decision.

The Crestview Neighborhood Plan Contact Team (CNPCT) discussed the zoning case at their August 18 meeting. A motion was made to support the applicant's request for MF-3 zoning. But a substitute motion was made to recommend to the council that the property be rezoned to either a lesser density multi-family (MF-1) that allows up to 17 units per acre or a more restrictive residential zoning and including a conditional overlay limiting the height to two stories and requiring that 100% of the required parking be provided onsite. (Note: the city's development code allows certain developments to provide as little as 80% of the required parking.) The substitute motion passed by a vote of 56-7.

Reflected by their vote at the contact team meeting, many people feel what would be appropriate here would be something that is compatible in scale and density with the surrounding uses. That can be accomplished with any zoning category between the existing single-family (SF-3) and the suggested multi-family (MF-1).

Some of the issues involved in the zoning case:

- *Inappropriate location.* Located at the corner of Cullen Ave and Hardy Drive, this development would set a precedent for high-density apartment complexes in the interior of our neighborhood.
- *Incompatible in scale with surrounding uses.* Everything to the east of this property is single family homes which are mostly one story. To the west is a mixture of single family, duplexes and small apartment complexes with nothing over two stories.
- *Violation of adopted neighborhood plan.* The council approved Neighborhood Plan states: "Any new development should respect and complement the single-family character of the neighborhood."
- *Lack of transition.* According to the COA Zoning Guide, MF-3 does not fulfill a transition function between single family homes and more intense uses.
- *Pressure on existing infrastructure.* Brentwood Elementary and Lamar Middle School are at capacity.
- *Lack of affordability.* The developer plans to charge market rental rates for the apartments, currently \$2,000 a month for a 1000 square foot apartment.
- *Lack of accessibility for the disabled and elderly.* The developer is proposing parking on the ground level with two stories of apartments above. This would not provide accessible housing for the disabled or the elderly.
- *Excessive traffic generation.* A 2014 City of Austin transportation report states: "The traffic along Cullen Ave. and Hardy Dr. currently exceeds the requirements established in Section 25-6-116."
- *Higher impervious cover with MF-3 than SF-3.* The developer's request for MF-3 zoning would result in 65% impervious cover and redevelopment of the site would contribute more to flooding in the area than a less intense zoning. The current zoning of SF-3 limits impervious cover to only 45% and MF-1 limits it to 55%, both levels helping to avoid runoff and flooding.

For more information, contact Chip Harris at austinchip@hotmail.com.

Neighborhood Announcements, etc.

Crestview's own Lynnette Alley was featured in the American Statesman. You can find a copy on the CNA bulletin board next to the Minimax or at www.mystatesman.com/news/lifestyles/home-garden/home-matters-adopt-a-median-minispas-from-mecca-ma/nnfG4.

One of Crestview's original residents, Billie Marek, passed away on September 13, 2015. Our condolences to her family and friends. She will be sorely missed.

The Crestview Neighborhood Association has lost one of its original founding members, Robert Bradford "Brad" Fickett. He passed away on September 21, 2015. Our sincerest sympathies to his family and friends.

The best and most beautiful things in the world cannot be seen or even touched—they must be felt with the heart.

-Helen Keller

New Service from the Austin Public Library

City of Austin Press Release



What's all the hoopla about? The Austin Public Library is excited to announce the public availability of thousands of movies, television shows, music albums, e-books, comic books, and audiobooks, all available for mobile

and online access through a new partnership with hoopla digital—all you need is a valid library card!

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From the President

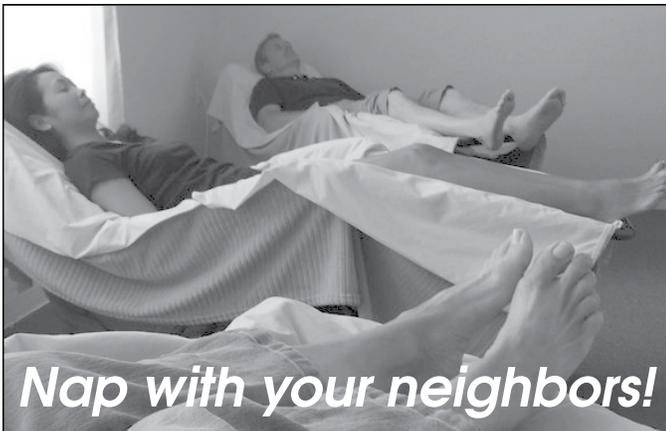
The sleepy town of Austin in the 90's has woken up. The 2015 city of Austin is the nation's 11th largest city. Our neighborhood too is waking up. The soaring cost of real estate in the area, our location, and the demographics of our neighborhood have combined to make us a place of interest for development and growth.

The time has come again for our neighborhood to stand up, stretch a little, and re-engage in shaping the changes that are coming our way. Recognizing the growing investment in development in our area and in the city as a whole, new organizations have entered the ring in hopes of claiming a role, or directing how this development transpires.

In short, Austin is undergoing a surge in development, particularly in locations like our neighborhood. Other new organizations are ready to fill the role as the voice of city residents, including the voice of our neighborhood. It's time for us to come together in strength and maintain our position as the voice of our own neighborhood.

I ask you to please join your fellow neighbors at our next CNA meeting and hear more about this topic and other initiatives that are changing the safety, lifestyle, and character of our neighborhood. Both members and non-members are always welcome.

Dave Considine
CNA President



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Highlights from the September 14th CNA Meeting

By Chip Harris, Newsletter Editor

The September meeting started out with a surprise visit from our District 7 Council Member Leslie Pool. She explained that this year's budget completed the restoration of library hours that had been reduced during the last several years due to the recession. For the North Village Library, this means it will start opening at 10:00 AM on Fridays instead of 1:00 PM.

She talked about Morrow Street and said that traffic counters had been placed on the street to measure current volume with one count being done on a weekday and the other on a weekend day. Regarding the proposed Crestview park to be located at Justin Ln. and Ryan Dr. on land currently owned by Austin Energy (AE), she said AE was willing sell the five acre tract to the city of Austin but at its current market price which is over \$5,000,000. However, AE indicated that they might be willing to amortize the costs over several years rather than a one-time payment.

This was promising news, as a smaller amount, spread over several years, would make the park a more likely possibility. At one point, it was suggested that the land could be utilized as a park

but with AE retaining ownership. However, that raises questions about the future of the park in the event that the city sold AE to a private owner, a suggestion that comes up from time to time.

Representatives from the Drive A Senior organization (formally North Central Caregivers) discussed services they offered to seniors (see the related article in this issue) and encouraged everyone to participate in their October 15th fundraiser, Oktoberfest, from 4:00-7:00 PM at Delaney's Ice House at 7849 Shoal Creek Blvd.

Announcements at the meeting included comings and goings at the association. President Dave Considine announced that former CNA President Matt Armstrong had resigned his position as Advisory Chairman.

Other long-term volunteers were leaving, Dave explained, including Sue Hill who had handled newsletter distribution for five years and Rhonda Marple who had done proofreading for the newsletter for many years. Megan Baker will be taking Sue Hill's place working with distribution.

In addition, Rick Von Flatern, the newsletter editor, resigned because of

increased demands on his time related to his employment. In his absence, the CNA Executive Council elected Chip Harris to fulfill the remainder of Rick's term as editor.

There was a discussion of the Neighborhood Partnering Project at the City of Austin that assists neighborhoods in funding improvements in their areas. Applications are accepted twice a year: June 1st and October 1st.

CNA's Art At Entrances committee has been working diligently to submit an application by October 1st to leverage neighborhood funds in order to create Crestview entrance signs with an artistic flair (see the related article in this issue).

A motion was made and seconded to have CNA sponsor the Art At Entrances project and submit an application for funding with the Neighborhood Partnering Project. The motion was approved and more details will be forthcoming.



The advertisement for Texas DPS Credit Union has a blue background. At the top, it says 'TEXAS DPS CREDIT UNION' in white, with a large white star to the right. Below this is the slogan 'Dependable Personal Service' in white text on a blue banner. The central image shows a family of four (a woman, a man, and two children) smiling and riding bicycles. Below the image, the text 'You Can Join!' is written in a red, cursive font. At the bottom, a white box contains the text: 'Texas DPS Credit Union is a member-owned, full financial institution open to all Crestview residents who wish to join!'. The address '621 West St. Johns Ave. 512-452-5211 | www.txdpscu.org' and social media icons are at the very bottom.

The advertisement for Presidio Group Realtors features a large, stylized 'P' logo in maroon and white. Below the logo, the text 'presidio group REALTORS' is displayed. A quote reads: 'Long term Crestview & Brentwood property owner familiar with the distinctive homes of the neighborhood'. A photo of Ron Redder is shown on the right. Below the photo, his name 'Ron Redder' and title 'Broker/Owner' are listed, along with his credentials 'ABR, CRS, GRI, MBA, SRS' and phone numbers '512.476.1591 office' and '512.657.8674 mobile'. At the bottom right, the email 'Ron@PresidioGroup.com' and website 'www.PresidioGroup.com' are provided.

Drive A Senior Program

By Nancy Barnard, CNA Executive Council Member



Looking for an opportunity to help your neighbors and do a good turn? Consider volunteering for the Drive a Senior program. In its 26th year of operation, this program helps seniors maintain their independence by providing transportation to and from appointments, grocery stores, and other locations. The service is provided free of charge to people over the age of 60 and within the following boundaries: FM 1325/45 toll road, 45th St., IH-35, and Burnet Rd., with services extending to some areas along the Mopac boundary. Currently they serve approximately 300 seniors in the area.

Congregations and volunteers in the Austin area run the program, and they are always looking for more volunteer help. Opportunities include driving, home visits, phone calls, minor home repairs, administrative work, and helping with pet needs. They would also love to find office space within the neighborhood. Interested people should contact the office Monday–Friday from 9:00 AM–noon at the number listed below.

You can also help through monetary donations or by participating in one of their four annual fundraisers. Their next fundraiser is an Oktoberfest at Delaney's Ice House on October 15th from 4:00–7:00 PM. Tickets are \$20 in advance and \$25 at the door. Call 512-453-2273 for more information.

Drive A Senior is also reaching out to seniors who need services. If you are a person with transportation concerns, or if you want to know more about any of our services, call our office at 512-453-2273.

Art at Entrances

By Alicia Traveria and Nancy Mohn Barnard

At the September CNA general meeting, the membership voted in favor of supporting the Art at Entrances application to the Neighborhood Partnering Program (NPP) through the City of Austin. The application was officially submitted for consideration on October 1.

The NPP provides partial funding and cost sharing for community projects throughout the city. Any financial support from NPP will be in addition to cash and in-kind donations along with “sweat equity.”

Results from the selection process will be available sometime in January 2016. If the NPP funds this project, guidelines for art submissions will be published shortly thereafter. In the meantime, the committee plans on brainstorming additional fundraising opportunities.

We would like to thank everyone who has supported the Art at Entrances project thus far. This project promises to be an exciting opportunity for community building as we commemorate the historic and artistic roots of this neighborhood.

If you are interested in volunteering, please contact the committee at cnaartproject@gmail.com. We are especially in need of those with grant writing and fundraising experience. Additional updates can be found on the CNA website at www.crestviewna.com, our Facebook page, and future newsletters.

Art at Entrances committee members include Nancy Mohn Barnard (CNA EC), Melissa Zone (CNA EC), Bradley Linscomb (VCCW President), Ben Combee (VCCW), Alicia Traveria (Crestview Resident and Artist), Henry Levine (Crestview Resident), and Charlie Boas (Brentwood Resident and GIS Expert).

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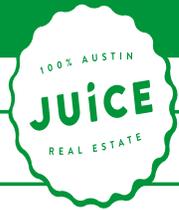
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HOLIDAY BAZAAR

Saturday, November 7th, 9:00 AM to 2:00 PM
at Crestview United Methodist Church
1300 Morrow St. All profits go to charities.

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