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CRESTVIEW NEIGHBORHOOD ASSOCIATION NEWSLETTER

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May 2017

EVENTS CALENDAR

Saturday, May 6: Violet Crown Spring Festival, 10:00 AM to 5:00 PM at Brentwood Park. Free admission. For more information, visit www.facebook.com/VioletCrownFestival

Monday, May 8: Crestview Neighborhood Association Meeting. 7:00 PM at the Crestview United Methodist Church, 1300 Morrow St. Agenda: Officer elections. See article for more information.

Saturday & Sunday, May 13 – 14 and 20 – 21: West Austin Studio Tour (WEST). For more information, visit www.west.bigmedium.org.

Thursday, May 18: Brentwood Elementary School Welcome Walk at 9:00 am. Pre-K and Kinder Kid Friendly Focused Walk for a kid audience and Q & A for adults.

Wednesday, May 31: Last day to file a property tax protest with TCAD.

CNA Officer Elections

Elections for officers of the Crestview Neighborhood Association will be held at the CNA meeting on Monday, May 8 at 7:00 PM, at the Crestview United Methodist Church at 1300 Morrow St.

Executive Council positions up for election include President and Treasurer for a two-year term. Vice-President and four additional Executive Council positions, Place 1 through Place 4, will be up for election for a one-year term. The current positions of Secretary and Newsletter Editor have a year remaining in their two-year terms.

To be eligible for office, one must be a paid CNA member. To be eligible to vote for CNA officers, one must be a paid member at least seven days prior to the election on May 8, meaning that their dues must be paid by May 1.

The New Code in Town: Code NEXT

by Barbara McArthur, Neighborhood Advocate

In mid-April, new zoning for every property in Austin was revealed. Code NEXT is a split code, with some neighborhoods being put into transect zoning, which is “form based” while other neighborhoods will have traditional residential zoning. “Form based” zoning means the form and not the use is what is important, so what a building looks like is more important than what it is used for. Neighborhoods designated as transects are no longer labeled ‘residential’ as many more types of uses are now allowed. Laura Morrison, a previous City Council member, told the Austin Neighborhoods Council that the transects were not meant to be used except in test neighborhoods that wanted to be part of the experiment but it seems many of the close-in residential neighborhoods will now be given transect zoning.

Transects zones are designed to increase the residential density and uses in neighborhoods, reduce parking and minimize or eliminate compatibility standards.

Transects zones are defined in part by the width of the lot, and the new code has the greatest development potential on the smallest lots. So lots that are at least 60 or 70 feet wide are allowed less development than lots that are 50 feet wide.

Duplexes and multiple residential structures will now be allowed on all lots in single-family neighborhoods. The current lot size minimum is 5,750 sq. ft. for single-family homes and 7,000 sq. ft. for duplexes. The new transect code prescribes lots as small as 1,875 sq. ft.

A typical 50' x 125' lot would allow 3 dwelling units per lot in T3 categories and 9 dwelling units per lot in higher zoned T4 categories. With subdivision of these typical lots to the lower lot standards, 5 - 8 dwelling units could be built in T3 Transect designations and up to 11 dwelling units in T4 designations.

Transects permit commercial short-term rentals (STRs), day care centers, small group homes and home occupations, all with signage, in converted homes or new structures on all lots with a Transect classification. With an administratively approved Minor Use Permit (MUP) or a Conditional Use Permit (CUP), large day care services, art galleries, meeting facilities and community recreation are also allowed.

Transects provide Sub-zones (called “Open zones”) which allow commercial uses such as office, retail, personal services, food sales and restaurant uses in converted homes or new structures.

See CodeNEXT, continued on page 2

Announcements

Ryland Mazur, longtime Crestview resident and original CNA member since its origin in 1982, passed away on April 8. Our condolences to his family and many friends. He will be sorely missed.

Upcoming CodeNEXT Events

District 7 Community Conversation

Tuesday, May 2, 6:30 PM to 8:00 PM
Northwest Recreation Center, 2913 Northland Dr.

This meeting will focus on Crestview, Brentwood, and Allandale where CodeNEXT proposes largely form-based “transect” zones rather than the current single-family zoning.

CodeNEXT Map Open House

Saturday, May 20, 12:00 PM to 2:00 PM Location: TBA

This meeting will be a continued discussion of the proposed CodeNEXT changes focusing on the zoning map. The meeting location will be posted on the CNA website.

CRESTVIEW

NEIGHBORHOOD ASSOCIATION

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CNA Contact Information

P. O. Box 9505, Austin, TX 78766
www.crestviewna.com

CNA General Meetings are held the second
Monday of every month at 7:00 PM.
Location to be announced.

Twitter: @CNAneighbors

Facebook: CrestviewNeighborhoodAssociation

Neighborhood Email Groups

crestview-neighbors@yahoogroups.com
crestview_for-sale@yahoogroups.com
crestview-gardeners@googlegroups.com
crestview-parents@googlegroups.com

CNA Committees

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ART AT ENTRANCES

CodeNEXT

Continued from page 1

The distinctions in the current code between office and retail uses are largely eliminated.

The distinction between medical offices and other professional offices reflected in the existing Neighborhood Office district, which excludes medical office use, no longer exists. Additional uses, most notably bars and lounges and larger restaurants, are permitted as a conditional use in several Transect neighborhoods with the approval of the Land Use Commission.

In Transect T4 Main Street, hotels, banks and larger retail and medical services are permitted even without an Open subzone. It is not clear if the conversion to a designated "Open zone" is even a zoning change. This is not addressed in the document.

Bars and nightclubs are especially disruptive. In the current code, opening a bar outside the Central Business District (CBD) requires a zoning change. Transect zoning has dramatically increased the ability to open a bar outside the CBD. Compatibility standards in the current ordinance that require bar parking to be at least 200 feet from houses are also eliminated.

In some Transect zones, bars require only a Minor Use Permit which does not require a hearing or Council approval though some as yet undetermined administrative appeal will be allowed. In other Transect zones, they are a permitted use or conditional use.

Transects allow taller buildings (and a broader range and size of commercial uses) on "main streets" through and adjoining neighborhoods and in the T5 Transect zones. Transects up to and including T4N.SS are limited to 2 stories and properties in these transects are now required to have 20 ft. setbacks compared to the existing 10 foot setback for SF-2 and SF-3 properties. But from there, the permissible height increases, and in the T5 zoning category, the setbacks don't keep up. For example, in T5N.SS a 4-story building only requires a 20 ft. rear setback. In T5U.SS, T5U and T5MS, up to 6 stories are allowed (which may be located on arterials like Burnet Road).

The current compatibility standards require a 200 to 400 foot setback from 4 to 6 story buildings. But in Code NEXT transects, only a 50 ft. setback is required from an abutting 4 to 6 story building. And if the building is across the street or alley from a home, then even this minimal setback is not required.

Furthermore, although the text is too ambiguous to know for sure, it appears that structured parking (parking garages), at least when not incorporated into the "primary building", are subject to only a 5 foot setback in the rear in the T5 Transects. If true, this is a setback loophole large enough to park a truck in.

Side setbacks are non-existent or woefully deficient when a tall building is next to a low intensity residential use. These rules also do not address residences across the street, and do not adequately protect homes across an alley from tall buildings. The code provisions need to be consulted on a property-by-property basis, but clearly in many cases the compatibility setback standards are half-baked not "baked in" as contended.

The compatibility standards involve more than just setbacks. They also involve scale and clustering, screening, lighting and noise requirements. Screening of parking, mechanical equipment, storage and refuse collection (refuse must also be at least 20 feet from housing) are required in the current ordinance, as well as screening between districts where a commercial district abuts a residential district. In Code NEXT, the only things screened in transects are large waste receptacles, loading docks, overhead doors and service entries.

No buffer zones are required in transects, only in non-transect zones. For example, a house across the street from the rear of a commercial business or abutting a commercial business no longer requires screening. For areas in a Code NEXT residential zone, a 25-foot setback is required, with screening.

See CodeNEXT, continued on page 3.



CodeNEXT

Continued from page 2

The current McMansion ordinance prescribes that infill housing must maintain compatibility with surrounding homes through setbacks, setback planes and floor-to-area limits. But in Code NEXT, McMansion standards are loosely integrated into residential zones, and absent from Transect zones.

Another aspect of compatibility in the present code is the application of the traffic generation limits as determined through a Neighborhood Traffic Impact Analysis. This provision has not yet been released for Code Next but is projected to be included. This will need to be watched to see if (how) it is weakened.

Transects reduce or altogether eliminate parking requirements for several non-residential (commercial) uses in these zones, effectively transferring parking to the neighborhood streets.

Under Code NEXT, a medical office as large as 2,500 sq. ft. is not required to provide parking for staff and patients. A 3,000 sq. ft. retail store, general office or bank is required to provide only a single parking space.

And the Director of Planning, whose decision is unreviewable, may further reduce or eliminate the on-site parking requirement for a variety of reasons such as proximity to a corridor, bike racks or off-site parking 1,000 feet away. Further, the proposed off-site parking provision eliminates the factors to be considered as part of the application process such as the impact of the parking facility on traffic patterns and nearby residents.

Approved Neighborhood Plans will constitute an overlay zone, the purpose of which is to require property to be “developed in a manner consistent with the goals, policies and objectives” of the Neighborhood Plans. The extent to which these will be considered is unclear.

Attention must be paid to the extent to which the plans address use, parking, lot size and density. To be remembered is that Neighborhood Plans are subject to amendment by the Council and those amendment provisions are carried forward into the proposed code.

Property Tax Protest Information From the State Comptroller’s Office

If you are protesting the appraisal of your home or small business, you can view videos on the topic on the Comptroller’s website at www.comptroller.texas.gov/taxinfo/proptax.

What Steps to Take to Prepare for a Protest

Observing the following tips can also help in achieving a successful appeal:

- Be on time and prepared for your hearing. The Appraisal Review Board (ARB) may place time limits on hearings.
- Stick to the facts and avoid emotional pleas. The ARB has no control over the appraisal district’s operations or budget, tax rates for local taxing units, inflation or local politics; addressing these topics in your presentation wastes time and will not help your case.
- Review the ARB hearing procedures. After you receive the ARB hearing procedures, take time to become thoroughly familiar with them and be prepared to follow them.
- Present your information in a simple and well-organized manner. You and the appraisal district staff are required to exchange evidence at or before the hearing. Photographs and other documents are useful. You should take an appropriate number of copies.

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THURSDAYS 6:30P
SUNDAYS 8:00A - 9:30A - 10:45A

Art Happenings in May

by Marilyn Querejazu

May is a big month for art in Crestview and all over Austin. The Violet Crown Festival on May 6 is an annual celebration of art, music and food at wonderful Brentwood Neighborhood Park. Check the Violet Crown Festival Facebook page for information at www.facebook.com/VioletCrownFestival.

During the WEST studio tour weekends (May 13, 14, & 20, 21) there are many art happenings in and near our neighborhood. To get the most out of the two weekends, get yourself a catalog—both North Village and Yarborough Libraries will have catalogs and art exhibitions during the tour.

Creative Reuse

Creative Reuse is many things. It is a group of individuals, a network of companies, and a community. It is an effort, a mindset – to think of the stuff we use at home, at school and at work in a more sustainable way. The Austin Creative Reuse Center is located at 6406 N. IH35, Suite 1801 (near ACC Highland Mall). At the center they collect, distribute and sell reusable materials donated from industry and individuals. Learn more about Creative Reuse at www.austincreativereuse.org.



During WEST the folks at Creative Reuse will have a table out in front of the center on both May 13 and 20 from 11:00 AM to 3:00 PM. They will demonstrate how to make art portfolios and journals out of materials like old hanging file folders, manila folders, notepads and other paper re-usables.

Creative Reuse will also be at the Violet Crown Art Festival on May 6 where volunteers will set up a fabulous spin art machine used to cover LPs and CDs with paint.

Blue Genie Art Bazaar

During the West Austin Studio Tour weekends, May 13-14 & May 20-21, the Blue Genie Art Bazaar at 6100 Airport Blvd will host stops #46-93 on the tour map. This includes special exhibits from Art from the Streets (art from the homeless community) and Eyes Got It (art inspired by reality TV). The exhibits at Blue Genie Art Bazaar are bound to provide a wondrous range of styles and genres—truly something for everyone. Plus refreshments! The hours are 11am to 6 pm each weekend.

Join Big Medium and Blue Genie Art Bazaar on Saturday, May 20 for the Art Star Olympics party with food trucks and art-themed activities. For updates check their Facebook page at www.facebook.com/artbazaar.

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**Sunday Worship,
 11:00 a.m.**

Crestview United Methodist Church
 1300 Morrow www.crestviewmethodist.org

Austin PD Crime Search Report for March 2017

Crime	Street	Date	Time
Aggravated Assault	71XX Easy Wind Dr	3/27/17	23:04
Assault by Contact	21XX Anderson Ln	3/28/17	1:05
Auto Theft	77XX Burnet Rd	3/8/17	11:09
Burglary of Residence	17XX Justin Ln	3/11/17	22:39
Burglary of Residence	2XXX Richcreek	3/21/17	20:32
Burglary of Vehicle	21XX Cullen Ave	3/8/17	1:19
Burglary of Vehicle	8XX St Johns Ave	3/10/17	13:29
Burglary of Vehicle	18XX Anderson Ln	3/24/17	16:19
Burglary of Vehicle	21XX Anderson Ln	3/28/17	15:02
Crash/Leaving the Scene	X Morrow St	3/2/17	2:27
Crash/Leaving the Scene	76XX Burnet Rd	3/6/17	21:25
Crash/Leaving the Scene	22XX Pasadena Dr	3/11/17	12:00
Crash/Leaving the Scene	8XX St Johns Ave	3/12/17	17:32
Crash/Leaving the Scene	76XX Tisdale	3/24/17	20:03
DWI	76XX Lamar	3/14/17	0:29
Theft	72XX Easy Wind Dr	3/3/17	9:07
Theft	72XX Easy Wind Dr	3/3/17	9:19
Theft	17XX Cullen Ave	3/23/17	23:46
Theft	77XX Easy Wind	3/26/17	14:25

May Crime Prevention Tip

With warmer weather comes more interest in being in the outdoors including the parks. To stay safe, don't become so

distracted that you are not aware of your surroundings. Watch for barriers (trees, bushes, man-made objects, etc.) where an attacker might hide. Avoid dark places or isolated areas especially when alone.



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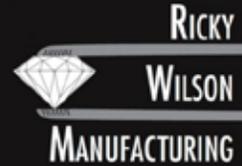
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