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# CRESTVIEW

## NEIGHBORHOOD ASSOCIATION

### NEWSLETTER

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March 2018

## EVENTS CALENDAR

**Saturday, March 3:** Friends of Brentwood Park Spring Work Day 9:00 AM to noon at 6710 Arroyo Seco. For more information, contact [friendsofbrentwoodpark@gmail.com](mailto:friendsofbrentwoodpark@gmail.com)

**Saturday, March 3:** Ryan Drive Community Meeting. 10:00 AM to noon at Crestview United Methodist Church, 1300 Morrow St. Discussion of mobility opportunities related to this site, including public transit, bicycle and pedestrian access, and more. Info at [www.d7atx.com/single-post/2018/01/23/Planning-Starts-for-Future-of-City-Owned-Site-in-Crestview](http://www.d7atx.com/single-post/2018/01/23/Planning-Starts-for-Future-of-City-Owned-Site-in-Crestview)

**Saturday, March 3:** Sunshine Gardens Spring Plant Sale, 9:00 AM to 2:00 PM, 4814 Sunshine Dr. Info at <http://sunshinecommunitygardens.org>

**Sunday, March 4:** Violet Crown Car Show, 1:00 PM to 5:00 PM at the Crestview Shopping Center

**Thursday, March 8:** City of Austin Open House about the North Lamar Mobility Plan, 5:00 PM to 8:00 PM at McCallum High School, 5600 Sunshine Dr. Info at <https://data.austintexas.gov/stories/s/North-Lamar-Guadalupe-Corridors/xsdw-25cv>

**Thursday & Friday, March 8 & 9:** Brentwood Elementary School Used Book Sale. Check in at the front office at 6700 Arroyo Seco and bring your ID. Info at <http://brentwoodpta.com/annual-events/used-book-sale>

**Monday, March 12:** Crestview Neighborhood Association Meeting, 7:00 PM at the Crestview United Methodist Church, 1300 Morrow St. Agenda: Presentation by city staff on the Burnet Road Mobility Project – see article inside. Discussion and vote on an application by Northwest Drive residents to establish a Residential Parking Permit program on their street.

## Implications for Crestview in the Third Draft of CodeNEXT

Compiled from information provided by Barbara McArthur and Allan McMurtry

The third version (V3) of CodeNEXT was released on February 12, 2018, and despite reports in the press that neighborhoods can breathe a sigh of relief as the changes to neighborhoods will be minimal, nothing could be further from the truth. In reality almost the entire city would be up-zoned, and with few exceptions there would no longer be any single-family zoning as we know it. At over 1,500 pages of complex and inconsistent language, this draft has failed in its goal to simplify our current code, but instead has been used to shift the paradigm of neighborhoods in Austin. Here are some of the changes the new code would mean for Crestview.

- Minimum lot size - reduced from 5,750 sq ft to 2,500 sq ft
- Minimum side set backs - reduced from 5 ft to 0 ft
- Two parking spots per unit would be reduced to 1 per unit and 0 per ADU
- Minimum lot width – reduced from 50 ft to 25 ft
- Minimum rear setback – reduced from 10 ft to 5 ft with an ADU
- Impervious cover limit – increased from 45% to up to 60%
- New use – residential dwelling units will now be able to have retail sales

Elaborating on these changes, a zoning of R2C, which is what most of Crestview is zoned in the new code (some areas have even less restrictive zoning), would promote re-subdivision and redevelopment to smaller lots with more houses. A 7,000 sq ft lot would be allowed to have 4 units. Additionally, for lots less than 30 feet wide there is no impervious cover limit for the front yard meaning they could have 100% impervious cover that could greatly exacerbate flooding.

The new code expands the home occupation allowed uses to include retail sales of any merchandise between 9 AM and 5 PM Monday through Friday meaning that any home may be used as a business if one employee lives on site. An administratively given Minor Use Permit (MUP) would allow up to 3 additional workers in the business. No additional parking would be required. Commercial vehicles could be stored on the property if they are screened from the street (not other homes), and signage would also be allowed. While adult-oriented businesses and bars/night-clubs are excluded, brewpubs and food stores are not excluded.

By reducing the parking requirements, residential off street parking is reduced by more than half. Combined with the potential increase in homes, the new changes in home occupation, allowable reductions for business parking, and increased occupancy limits, available street parking will be drastically reduced. The proposed CodeNEXT code reduces business parking from 20 to 60% with additional reductions of 40% depending on location. In addition, certain uses such as bars, libraries, museums, and retail and studios in MS (Main Street) zones would require no parking if they are less than 2,500 sq ft. The Planning Director may also administratively waive all on-site parking requirements.

Occupancy limits will be rolled back to pre-2014 limits. Up to four unrelated adults may reside in a unit and 2 in an ADU. Thus a 7,000 sq ft lot that is allowed 4 units could conceivably have 12 unrelated adults once again promoting stealth dorms. And only 2 parking spaces would be required.

See CodeNEXT, continued on page 3

# CRESTVIEW

NEIGHBORHOOD ASSOCIATION  
NEWSLETTER

is published monthly on 100% recycled paper by the Crestview Neighborhood Association (CNA).

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CNA General Meetings are held the second  
Monday of every month at 7:00 PM at the  
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## What's the Buzz About? Why You Should Care About the World's Bees

By Christy Erickson – Founder, SavingOurBees

Bees have gotten a bad reputation over the years, and many people are apiphobic - meaning they are terrified of even the smallest of honeybees. But all fears of being stung (or having a potentially deadly allergic reaction) aside, bees are actually our friends.

Believe it or not, bees do more than just provide the world with a supply of honey. They also play an important role in our food production. Many plant species (and farmers) rely on bees for pollination. In addition to bees in the wild, farmers will also use beekeepers to assist with pollinating their crops. An estimated one in three bites of food are dependent upon honeybees. Without bees, many plant species would die. For example, without bees, there would be no more almonds, which are completely dependent upon bees.

But something is killing the bees - and scientists still don't understand the reason.

As of this year, one third of the world's bee population has mysteriously died. As if that wasn't already bad enough, in

previous years, a reported two thirds of bee colonies in the United States suffered mass deaths (also known as colony collapses). These numbers are tremendous, the devastation is real, and there is still no trace of what's causing what many experts fear will become a mass extinction of the world's bees.

As you can imagine, if the bees keep dying, it will have negative consequences on our food supply and our environment. The mass death of bees could potentially lead to food shortages, famine and starvation. Not to mention the increase in food prices. Because bees are responsible for \$30 billion of agriculture crops in the United States alone, our economy stands to suffer.

This threat is so real that scientists, farmers, everyday people, and even celebrities like Morgan Freeman have become dedicated to the cause. We need to discover what's killing the world's bees so that we may begin rebuilding their populations. Thanks to the important role bees play in our crops and pollination, this can't wait.

Luckily, we can all play a role in protecting the bees in our own backyards. Even beginner gardeners can make a difference with helping bees by planting bee-friendly flowers and herbs in your garden or yard. You can also avoid using harsh chemicals and pesticides, which are harmful to bees and other insects. And finally, you can leave a small basin of fresh water outside for the honey bees to drink; just make sure it's shallow enough that they won't fall in and drown. For anyone who lives in the city, urban gardens are a great option for helping boost the bee population. More information on how to start an urban garden can be found here: [www.redfin.com/blog/2016/04/how-to-start-your-own-urban-garden.html](http://www.redfin.com/blog/2016/04/how-to-start-your-own-urban-garden.html)

We must make it a priority to boost bee populations around the world. And because of the important role bees play in our crops and pollination, we must take action now. As grim as the data might sound, there is hope if we all work together (and work fast) to save the bees.



Photo courtesy of Pixabay by Alexas\_Fotos





Another impact would be on existing older apartment complexes that currently provide a significant amount of affordable housing in neighborhoods. For example, currently MF-3 zoning allows 36 units/acre. New RM3 zoning would allow 36 units/acre also, but if only 5-10% of units are affordable, then an increase of 40 units/acre (a total of 76 units/acre) is allowed. These entitlements would incentivize demolition of existing older apartments for newer units with only token numbers of affordable housing.

Homes that are adjacent to arterials and the corridors themselves that we all travel would be affected. Compatibility standards are greatly reduced. Currently a 120 ft building would need to be 540 ft from a residential property. Under the new code, the gradual height limitations are eliminated, and a building can be constructed at its full height only 100 ft from residential property.

Another compatibility issue is the location of bars. In CodeNEXT V3, bars do not need special zoning and a conditional use permit; they are allowed by right along most major corridors, and with a MUP or Conditional Use Permit (CUP) in many other locations, even near schools or adjacent to residential. Every property along Burnet Road from 38th St. to Hwy 183 could potentially have a bar.

The existing commercial zoning categories such as NO, LO, GO, GR and CS have been eliminated in CodeNEXT and replaced with 11 Mixed Use and 7 Main Street codes that carry forward commercial uses and permit the addition of residential uses. Importantly however, the new zones do not just add the availability of residential uses, but dramatically change what is allowed on existing commercially zoned property. For example, the current Neighborhood Office (NO)

zoning district, which was created for maximum compatibility with residential uses, has been eliminated. Office zoning is now combined with retail and entertainment zoning. Additionally, most corridors, including Burnet Road, have been given building height increases of at least 25 feet with many going from 60 feet up to 85 feet.

CodeNEXT V3 makes significant changes in Crestview and other neighborhoods that will potentially increase density by subdividing lots, demolitions, the need for off site parking, impervious cover, flooding issues and gentrification. While at the same time, it will reduce or eliminate the neighborhood tree canopy, set backs, and viable affordable housing. Neighborhood character will change from mostly residential to a potentially more commercially oriented atmosphere. Deed restrictions and Neighborhood Plans will be ignored under CodeNEXT, and more decisions will become administrative with little or no input from neighborhood residents.

Find the map and code at [www.austintexas.gov/codenext](http://www.austintexas.gov/codenext). The official timetable shows this going to the City Council in April, only a few weeks away. There are limited public hearings but public involvement and input is critical.

Currently, the rezoning of all of Austin can be approved with a simple majority vote of the Council, but there is a petition drive to put the rezoning of the city to a vote of the people. For information on the petition drive and a forthcoming in-depth analysis of Version 3, go to <https://communitynot-commodity.com>. A copy of the petition has also been included in this newsletter. If you haven't already, simply complete and sign the petition and mail it to the address at the bottom of the petition form. And encourage your friends and neighbors to do the same. These petitions do not need to be notarized, but if you collect signatures, you need to indicate that on the form. Thank you!



*Diki Swensenberg, MSN, APRN, FNP-C*  
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# Burnet Road Mobility Plan

By Allan McMurtry

*Editor's note: City staff will provide information about the status of this project at the CNA meeting on March 12, 2018.*

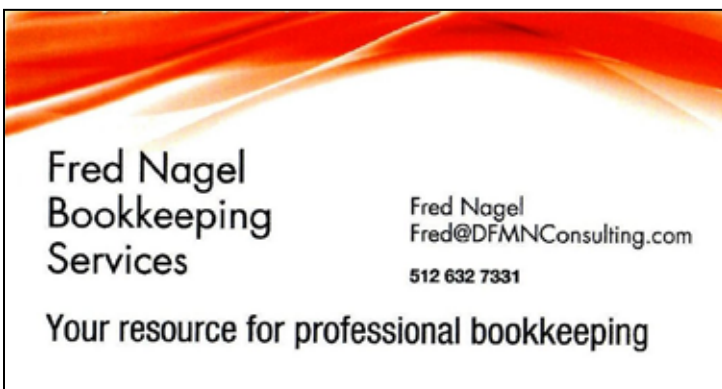
The objective of the mobility program is to increase the number of people who travel through the corridors, improve safety, and expand bicycle lanes and sidewalks.

At this point, the meat of the project is still listed on the 2013 study. Here are some of the main issues outlined in the 2013 and 2018 study:

1. The City is looking to put in a raised concrete median along Burnet from Koenig to US 183. The median will not have breaks at all street intersections, Pasadena being one such street. The raised median will eliminate the center turn lane, forcing cars to circle the block to reach their favorite businesses. It will impact neighborhood streets such as Laird, Burnet Lane, Hardy, St Cecelia, St Josephs, Richcreek, Pasadena, Cullen, and Payne on the east side as cars circle the block.
2. The Burnet Road design, as it now stands, does not allow enough room for U turns along the corridor.
3. The Burnet Road design contemplates bicycle lanes along Burnet. As of February 7, 2018, Mike Trimble with the City of Austin Transportation Department said the bike lanes would be included with the sidewalks, meaning they would be off the street, up on the curb. However, the plan is under review and the City said nothing was set in stone or concrete.
4. The 2013 Plan was designed to eliminate curb cuts on Burnet from Koenig to Anderson to one curb cut per business. I can find no such conclusion in the latest iteration, but the COA said that they were looking to eliminate some.
5. The plan also contemplates reducing lane widths on Burnet. The national standard is 12' but the Burnet Road lanes will be narrower than that. The argument is that narrower lanes slow the traffic. From a planning standpoint, that is correct. The question is will the reduced margin for error be worth sacrificing lane width.
6. The City further contemplates lowering the speed limit. We can assume since the current limit is 40 mph that the speed limit will be lowered to at least 35 mph.
7. Transit ridership in Austin has fallen to 1997 levels. One can't look at that without observing the rise of Uber and Lyft, the increased traffic that slows buses, and the difficulty of creating affordable bus routes that move people between locations that draw ridership. At this point, it is unclear whether bus pullout lanes will be implemented or not. Those pullouts increase car flow but make it more difficult for buses to flow smoothly as they have to wait for openings. The irony is that corridors do not work well in improving mass transit ridership; only retail/work nodes accomplish that.

At the February meeting in Allandale, the City stressed that the final design was a work in progress. It will be important for businesses and neighborhoods to get involved in the process so their voice is heard.

The Burnet Road Corridor Plan is moving along. A good website to look at is: <http://austin.maps.arcgis.com/apps/MapSeries/index.html?appid=c38edaee052f4f5292468406ffb90294>



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## Art Outings in March

By Marilyn Querejazu

This is a great month to head to the UT/Central Austin area for an art adventure. There are new and interesting things to see and do.

### José Parlá's Amistad América

This is the latest addition to Landmarks, the collection of public art on the UT campus. The artist created a giant mural (25 feet tall and 160 feet wide) which is installed in the M1 level of the AT&T Executive Education and Conference Center at the corner of MLK Jr and Guadalupe. It is an abstract painting, resembling a wall from which layers and layers of wallpaper and stucco have been torn away. You may have to ask for directions, but it's worth the trouble. This is an impressive piece to contemplate.

### Ellsworth Kelly's Austin

Walk a few blocks east to the Blanton Museum of Art where you can take in the new installation, Ellsworth Kelly's Austin.

There are many other works of art to see on campus so wear your walking shoes.

See <https://landmarks.utexas.edu/collection> to help plan your day.

The #5 bus will take you there. Paid parking is available in the Brazos Garage on Brazos Street and Martin Luther King Jr. Boulevard.

### Enchanted Stick Village (Yippee Ki Yay) Pease Park

Yippee Ki Yay is a perfect example of fun, free, outdoor art. More than an object to look at, this project is an experience that awakens the senses: touch the tightly woven branches, view the height of the structures, the light filtering through the walls and the refreshing asymmetry of it all. From within the

little houses, combined with the sound of pure joy (if children are there) you hear wind rustling through the branches and twigs. The interiors seem like well-engineered bird nests – a canopy of carefully spun twigs and leaves.

And the smell is so wonderfully natural, like mown grass. Take a picnic and you've exercised all five senses in one wonderful experience.

The artist Patrick Dougherty has created 288 of these "stickwork" projects around the world. Learn more about Patrick and his work on Facebook. We have the Pease Park Conservancy, their contributors and volunteers to thank for this lovely addition to central Austin.

### Refigured: Radical Realism

This exhibition of contemporary artwork by 12 Austin artists runs through March 10 at the Julia C. Butridge Gallery of the Dougherty Arts Center at 1110 Barton Springs Rd.

The exhibition illuminates Austin's best figurative artists and their exciting work, including painting and sculpture.

### Save the Date

Neighborhood Spring Fling Arts & Crafts Fair at Faith Lutheran Church, 6600 Woodrow. Saturday, April 14 10:00 AM to 4:00 PM. Art, crafts, and BBQ (10 bucks per plate). Interested in reserving a vendor table? Email [rlh5553@yahoo.com](mailto:rlh5553@yahoo.com) for application and additional info.

Are you inspired by outdoor art? Check out the Audubon Bird Murals here: [www.audubon.org/amp](http://www.audubon.org/amp) A wonderful solution to the ugly parking garage.

*It was one of those March days when the sun shines hot and the wind blows cold: when it is summer in the light, and winter in the shade.*

- Charles Dickens



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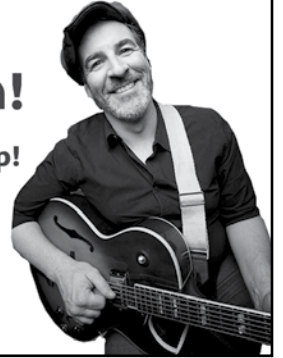
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