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CRESTVIEW

NEIGHBORHOOD ASSOCIATION

NEWSLETTER

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NOVEMBER 2019

EVENTS CALENDAR

Saturday, November 2: Friends of Brentwood Park Work Day from 9 am to noon. For more information, go to friendsofbrentwoodpark.org.

Tuesday, November 5: Election Day

Sunday, November 10: Notoberfest! From 2 pm to 5 pm at the Crestview Shopping Center. Our beloved festival is back, thanks to our dedicated crew plus the help of the Episcopal Church of the Resurrection this year. We'll have lots of beer, food, kids' activities, and live polka music. Funds will be donated to the Brentwood Playground Project as well as other non-profits this year.



Monday, November 11: Crestview Neighborhood Association Meeting. 7:00 pm at the Crestview United Methodist Church, 1300 Morrow St. Agenda: Vote on CNA contribution to Notoberfest and discussion of issues of interest to the community.

SPECIAL EDITION

Austin's Proposed Land Development Code: What It Means for Crestview

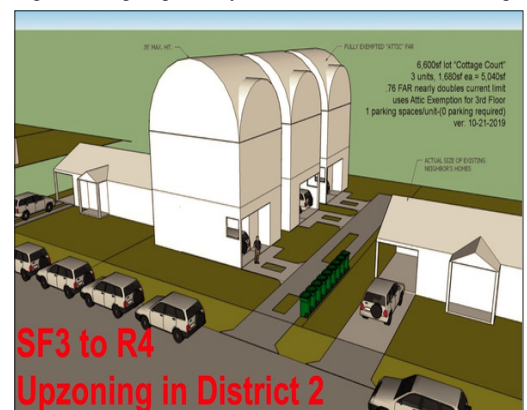
The Future of Our Crestview Neighborhood

By Barbara McArthur, Austin Neighborhoods Council and Brentwood NA V-P
(Editor's Note: Information in this article is based on what was known as we went to press. The proposed code is a moving target, and even now some planning commissioners and council members are arguing for more intense zoning and relaxed standards. Readers may find it useful to refer to the map of Crestview on the back page showing the proposed zoning for the neighborhood as they read the article. A more detailed version of this article with color illustrations and additional graphs and charts is available at <https://crestviewna.com/codenext-2/>.)

With the release of its latest draft of CodeNEXT (V4) and the accompanying Zoning Map on October 4, the City revealed its vision for the future of our neighborhood. The City's vision is one that promotes the redevelopment of our neighborhood by shrinking its single-family/duplex area, disrupting its residential scale and density, creating a sizeable transition zone, and setting the stage for future change that stretches even deeper into the neighborhood. In doing so, the City has ignored our concerns for the walkability of our streets and safety of our school children, our tree canopy, local flooding problems, traffic congestion, accessible parking, and the rights of our residents, who have built - or are building - their lives here.

See *The Future*, continued on page 3

Right: existing single family home. Left: Allowable R4 zoning



Reasons to Vote YES on Prop B

By Fred Lewis

Dear Friends: A vote for Proposition B means that you want a vote and do not trust the Mayor and Council to spend \$2 billion plus on a proposed Austin convention center demolition and expansion. Please support a YES vote for Proposition B and ensure that you have a say in how the City of Austin spends your hotel occupancy taxes over the next 10 years: Vote YES because:

- A yes vote allows you to vote yes or no on a future convention center expansion like every other city in Texas today except Austin and Ft. Worth. Don't leave the decision only to the Council.
- A yes vote means we can ensure that any new

convention center is well thought out and financially makes sense - which is needed because the City has given few details to-date and has no financial statements.

- A yes vote means that the Convention Center is limited to using 34% of the hotel occupancy tax, like Houston and other cities, rather than the current 72% on a convention center which attracts only 4% of tourists.
- A yes vote means at least several hundred million dollars of City hotel occupancy tax over ten years is freed up to be spent on other types of tourism promotion, such as music, art, cultural, historic and environmental tourism, that benefit tourism and Austin residents.
- A yes vote means there will be sufficient hotel occupancy tax available so that the county can renovate the Expo Center if they wish.

CRESTVIEW

NEIGHBORHOOD ASSOCIATION

NEWSLETTER

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

For information and to submit articles contact:

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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 at the
Crestview United Methodist Church,
1300 Morrow St.

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Howdy Neighbor!

By Mike Lavigne, CNA President

"We've got a long way to go and a short time to get there." - Jerry Reed

Pardon my brevity- This newsletter has a ton of important information you need to know, so I'll waste little space:

1. **Vote!** I voted FOR both City Propositions because I don't trust the Mayor and City Council. There ought to be transparency when we give away corporate welfare like a convention center or stadium. I want tax dollars to support local arts and parks, and I don't think any more of downtown ought to be gobbled up by the convention center than already is. I also want the chance to vote on giving free land to billionaires for sports stadiums in the future.
2. **OKTOBERFEST IS BACK BY POPULAR DEMAND!** This year we're calling it NOTOBERFEST. It will be held from 2-5 pm on Sunday, November 10th at the Crestview Shopping Center. It is being sponsored by the Episcopal Church of the Resurrection (on Justin Lane), The Violet Crown Clubhouse and a ton of volunteers from the neighborhood. You can buy your cup or stein at the Violet Crown Clubhouse or Arlan's. The beer is free, and proceeds benefit the Brentwood Park renovation and Thanksgiving baskets the church is putting together. It has been an incredible experience seeing so many businesses, churches and volunteers come together to pull this thing off again. I love this Neighborhood!
3. Not by popular demand, CodeNEXT is back! Do you think buildings along Woodrow Avenue ought to be 45-90 feet tall? Should all off-street parking requirements be eliminated when building multiple units on a lot? If you have opinions on this, you must let city council know...now! They are rushing this thing through during the holiday season so people won't have time to complain.
4. Go to <https://fileyourprotest.com> and take half a minute to protect your right to a valid petition. It could be the last thing that protects you from mass rezoning.
5. **VOTE!**



Crestview Neighborhood Association
PO Box 9505, Austin, TX 78766
www.crestviewna.com

All residents are invited to join
Annual dues are \$10 per household

Date: _____ New Member [] Renewing Member []

Household Members (List up to 4): _____

Address: _____

Email: _____ Phone: _____

To join the association or to renew your dues through December 2020, use the above form. Make checks out to Crestview Neighborhood Association or to CNA. Or you can go to the CNA website at <https://crestviewna.com/join/> and use PayPal.



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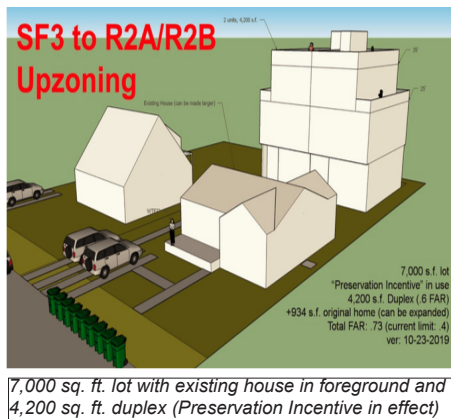
The City is trying to rush this plan to adoption. The Mayor wants to have first reading in December.

Here is a general overview of the impact under CodeNEXT V4:

1. The City will be reducing the minimum lot size for virtually every single-family/duplex residential property in our neighborhood to 5,000- sq. ft. (or 2,500 sq. ft.). Reductions apply to the R2 and R4 zoned lots in the map (see back page). A 10,000 sq. ft. lot can be subdivided administratively, without public notice, into two lots with two units per lot (or more). For the RM zoned lots, the minimum lot size is 1,800 sq. ft.

2. With the newly created "Preservation Incentive", an owner can keep two walls of a structure that is older than 30 years and add an additional unit over the current limit, which would be 3 units on a 5,000 sq. ft. lot in virtually all areas of town. Parking for the additional unit is not required. The "Preservation Incentive" allows the new units to not be included in the Floor to Area Ratio (FAR) limits for the property.

3. The City is rezoning residential lots in some parts of neighborhoods to zone R2B. R2B reduces the front setback requirement to 15-ft from the street, which is too shallow for both a sidewalk and a car. This change will incentivize the demolition or partial demolition of existing homes by



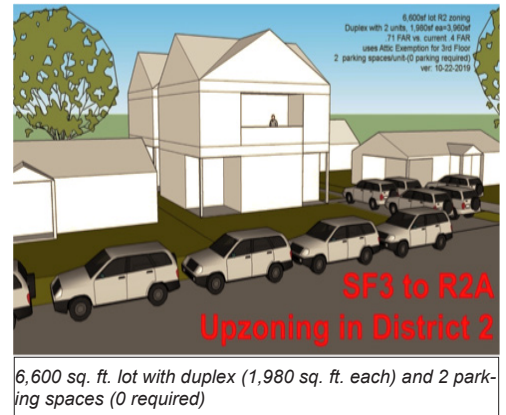
providing more space to build two new additional units on the lot. A total of only one parking space for both structures will be required. Breaking up the streetscape in this way will further destabilize the neighborhood.

R2A, called "suburban", is often across the street from R2B, called "urban". Even R2B allows a 300% increase in the units per acre over existing properties now zoned SF-3 for single-family homes or duplexes. In R2A and R2B, a duplex can have a FAR of 0.6, while a single family home can only have an FAR of 0.4. On a 5,000 sq. ft. lot you can build a 2,000 sq. ft. home or a 3,000 sq. ft. duplex, a bonus of 150 % for building a duplex.

4. The City proposes to create "transition zones" along corridors and within neighborhoods in certain areas (orange and red areas on maps on the city's website). Although the City talked about transition zones being 2 to 5 lots deep from the corridor, many are larger, extending in some neighborhoods up to 15 lots. In Crestview, they have mapped transition zones on sections of all of the streets that connect to Burnet Road and Anderson Lane and even some interior streets more than a block away from the corridor like Princeton and St. Louis.

5. There are two levels of density in the transition zones: RM1 (red) and R4 (orange). The RM1 designation allows 6 – 10 residential units in one or more structures on a 5,000 sq.

See The Future, continued on page 4





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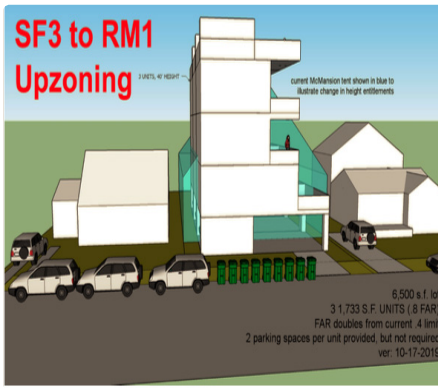
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ft. lot. The R4 zone permits 4 -8 units on a 5,000 sq. ft. lot. (See illustration on page 1.) The City is setting the occupancy limit under the new code at six unrelated adults per dwelling unit.

6. The transition zone buildings can be as much as 40 – 45 feet in height or 3-4 stories. Previously the public was told that they would be residential house scale. Homeowners remaining in the transition zone do not receive the protection of compatibility standards.

7. Single-family homes are no longer an “allowed use” in transition zones – if there is a vacant lot today, an owner or purchaser of the property would not be permitted to build a single-family home after the adoption of CodeNEXT. For existing single-family homes, the City says it will allow that use to be continued, expanded, or rebuilt as long as the use continues. If the owner discontinues a single-family use for a prescribed period, it cannot be resumed. Of course, an owner or purchaser can demolish the home and build a multi-unit structure at any time. The transition zone will set a precedent for further zoning changes outside the zone as investors and developers purchase adjoining lots from homeowners who don’t want to live on congested streets next to a 3 - 4 story building.

8. The R4 and RM1 proposed zoning allows group residential use that includes fraternity/sorority houses, dormitories, and



6,500 sq. ft. lot with three 1,733 sq. ft. units. 2 parking spaces per unit provided (zero required)

boarding houses. The RM1 transition zone properties can also be used as LIVE/WORK that allows outside employees and retail sales. One employee has to live onsite and 51% of the property must be used for residential use.

9. The City will increase the allowable impervious cover on residential lots in the transition zone to 50% or 60% even on those blocks where the City has identified local flooding and drainage problems, and has actually mapped transition zones in the adopted flood plain. In addition to exacerbating flooding problems, increased impervious cover, height and bulk of the buildings will thin our tree canopy.

10. There are no longer strictly office uses in the proposed code. All retail, restaurant and office uses are combined. For example, everything all business on Lamar, Burnet, Koenig and Justin can become bars without a zoning change as currently is required.

11. Current multifamily in the neighborhood (much of which is market affordable) is proposed to convert to zoning with taller heights (60') and more units. Some of the increased height and density is linked to an affordable housing bonus, but the rules for how many affordable housing units need to be produced are not clearly set out yet. For example, a recent city slide (see the complete article on the CNA website) shows that the city says this proposed upzoning will “give away” 178,000 bonus unit capacity to market rate while only producing capacity for 8,841 income-restricted units. So less than 5% of the proposed Affordable Housing Bonus will be affordable housing, while some existing older apartments in Crestview are 100% affordable.

12. Compatibility standards that protect neighborhoods from existing height are being radially reduced. Today a building that is 120' tall needs to be 540' feet from a neighborhood. In this new plan, that is reduced to 100'. For a 90' tall building that would now have to be 420' from a SF-5 zoning or use in the current code, the distance is reduced to 50

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or 100 feet. Some parts of Crestview will have zoning (MU5) that can go to 90' (with bonuses) and only have to set back 50 feet from the adjoining residences' property lines.

13. Protective features called Conditional Overlays that neighborhoods have negotiated are not being continued. For example, Brentwood had a height overlay on Koenig Lane of 40'. Negotiations with the developer of the former First Texas Honda site raised that to 45' because of flooding concerns. However, the proposed zoning for the site is for MU-5A that allows for a height of 60' + 30', double what the conditional overlay allows.

14. For commercial and residential lots within ¼ mile of Imagine Austin and Transit Priority Network corridors (Lamar, Burnet, Anderson and Airport), the on-site parking requirements are reduced 100% (no parking required) if the lot is connected to the corridor by an accessible sidewalk system or the Sidewalk Prioritization Map ranks the construction priority of the sidewalk as "Very high" or "High". For properties located between ¼ and ½ mile, the reduction is 50%.

15. The City believes it can deny homeowners and residents the official notice, hearing, and protest rights that would apply to a zoning case. The City plans to rezone your property without your consent, without the customary hearing, and over your objection.

The City's vision is not inevitable. We are not alone. Working with others, we can work to address the inequities in this plan – which will fuel land speculation and ultimately raise costs - if we stand together, arm ourselves with the facts and speak out. We must demand real solutions to housing challenges and a real say in the future of our homes, our schools, and our neighborhoods.

Remeber, this new CodeNEXT is scheduled for first reading in December of 2019. The timeline is very short.

(Architectural drawings by C. Allen. Map by B. McArthur)

Actions You Can Take

The two most important steps you can take to make a difference are communicating your sentiments to Mayor Adler, Council Member Pool and any other council members you wish (see "Areas of Concern" on page 6) and to file a rezoning protest on your home at <https://fileyourprotest.com> (see "File Your Protest" on page 6).

steve.adler@austintexas.gov 512-978-2100

leslie.pool@austintexas.gov 512-978-2107

Or send one email to the Mayor and all the Council Members:

<https://www.austintexas.gov/email/all-council-members>

Other steps you can take:

Support your neighborhood association's work by joining.
Website for membership/payment in CNA: crestviewna.com
or mail in the new membership/renewal form on page 2.

Contribute to Community Not Commodity.

Website: communitynotcommodity.com

Reach out to neighbors & friends - many of them are not aware of the proposed changes.

Attend public meetings and speak or sign up in opposition.
City Council Hearings, December, date and time TBD, City Hall

Put up a yard sign.*

Volunteer to help distribute informational literature.*

*Contact Chip at nlchip@outlook.com to request a yard sign or to volunteer.



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Areas Of Concern To Discuss When Communicating With The Council

If passed as proposed, the land use changes resulting from implementing the new land development code will have dramatic and lasting effects on the character of our neighborhood and its quality of life. Here is a list of some of the issues that are fleshed out on the CodeNEXT section of the CNA website (<https://crestviewna.com/codenext-2/>).

- A rushed and unfair process
- The more vulnerable will be the first pushed out
- Fake housing targets
- Transition Zones
- More localized flooding
- Higher property taxes
- Streets filled with parked cars and trash bins
- Reduced safety for pedestrians and cyclists
- Tree canopy reduction
- Inadequate water infrastructure
- Denial of protest rights
- 50% or more increase in density throughout the city
- Unreasonable building heights, setbacks, FARs and impervious cover rules
- Loss of compatibility standards
- Neighborhood plans ignored
- Loss of community

Streets Most Impacted In Crestview

While all of Crestview will be impacted by the new land development code, some streets will bear the brunt of the upheaval. Both sides of St. Cecelia along with a portion of Richcreek and Pasadena are being upzoned from single-family to multi-family zoning (RM1) which means six to ten units could be built on each lot and be 40 feet tall with increased impervious cover limits of 60%. Parts of many more streets will have their single-family zoning replaced with R4 zoning that allows four to eight units per lot, possibly as tall as 45 feet and having impervious cover limits of 50%. These streets include portions of Hardy, Mullen, Rutgers, Duke, Princeton, Northwest, Lazy, Tisdale, Gault, Watson, Stobaugh, Richcreek and St. Louis and all of Woodrow. (See the map on the back page.)

Protect Your Home! File A Rezoning Protest Today

On October 4, local officials revealed their plan to rezone tens of thousands of homes throughout our community without providing adequate notice to their owners.

Texas law gives you the right to protest zoning changes affecting your property and properties near your residence. When you file a rezoning protest in connection with your property, the City of Austin cannot rezone your property without approval by three-fourths of the city council (9 out of 11 votes).

The same is true when neighbors band together to protest the rezoning of property they do not own. When the owners of at least 20 percent of the area within 200 feet of a property protest the rezoning of that property jointly, the City of Austin cannot move forward without approval by $\frac{3}{4}$ of the city council.

Filing a rezoning protest is fast and easy! Just visit this website, <https://fileyourprotest.com>, fill out the on-line form, and Community Not Commodity will send your rezoning protest to the City of Austin. If you would prefer to file a protest by mail, there is a form on the website that you may use. Or, if you would like a form delivered to you, contact Chip Harris at nlchip@outlook.com. Once you protest the rezoning of a piece of property, CNC's legal team believes local officials will be unable to rezone it without a vote of $\frac{3}{4}$ of the city council. To protect your property from this year's rezoning, make sure to file your rezoning protest as soon as possible, but no later than December 5, 2019.

The website has additional information and an informative Q & A section that addresses many issues that the newsletter lacks the space to cover in detail.



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November: Time for Art and Nature

by Marilyn Querejazu

The Davis Gallery in partnership with Westcave Preserve and Travis Audubon Society is showing the work of four artists with an eye for exquisite beauty in nature. The group exhibition, “Lone Star Wild”, runs through November 30. Work by Margie Crisp, David Everett, Billy Hassell, and



Early Spring in the Basin by Margie Crisp

William B. Montgomery were selected for their excellent depictions of wildlife and their environments. “Lone Star Wild” is a statement of respect for Texas’ natural brilliance.

The gallery location at 837 W.12th makes this a perfect outing to combine with a stroll, run, or bike ride through Pease Park. This lovely inner-city open space is a work in progress and an Austin masterpiece.

Flatbed Press is now fully functional in its new location in southeast Austin. Their new exhibit, “Vitam Corporis: The Body in Print” celebrates the human body with a collection of prints made at Flatbed over a 30-year period. Since the first artist picked up their first stick, we’ve been trying to capture ourselves on surfaces. And what is more natural than that? The new location is quite a haul from Crestview, but easily combined with stops at the Austin Rock and Roll Car Museum and Independence Brewing. Flatbed Center for the Contemporary Print, 3701 Drosset Dr. flatbed.com.

Head South:

November’s visiting artist at Commerce Gallery in Lockhart, Susan Sage has dedicated her life to perfecting the human portrait. Her paintings explore the joy of human connection.

The paintings of the artist in residence, Christopher St Leger, are so fine you will just have to sit and stare at them. Preview the art and read about the artists here:

www.thecommercegallery.com

The gallery faces historic Lockhart Town Square, a wonderful environment to while away a few hours shopping and snacking.

Head North:

Fort Worth is quite a drive, but well worth it to experience the Amon Carter Museum of American Art. The mission of the newly renovated space is to let visitors connect historical artworks with current ways of considering our nation’s turbulent past, and about race and identity. Current exhibitions include the photography of

Gordan Parks (“The New Tide, Early Work 1940-1950”) and Justin Favela’s “Puente Nuevo”, a Mexica landscape made from piñata making paper. Engage your mind for free www.cartermuseum.org.



The Fall of the Cowboy by Frederic Remington 1895. On view at the Amon Carter Museum of American Art.



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Jordan Kautz, DVM

Owner, Medical Director

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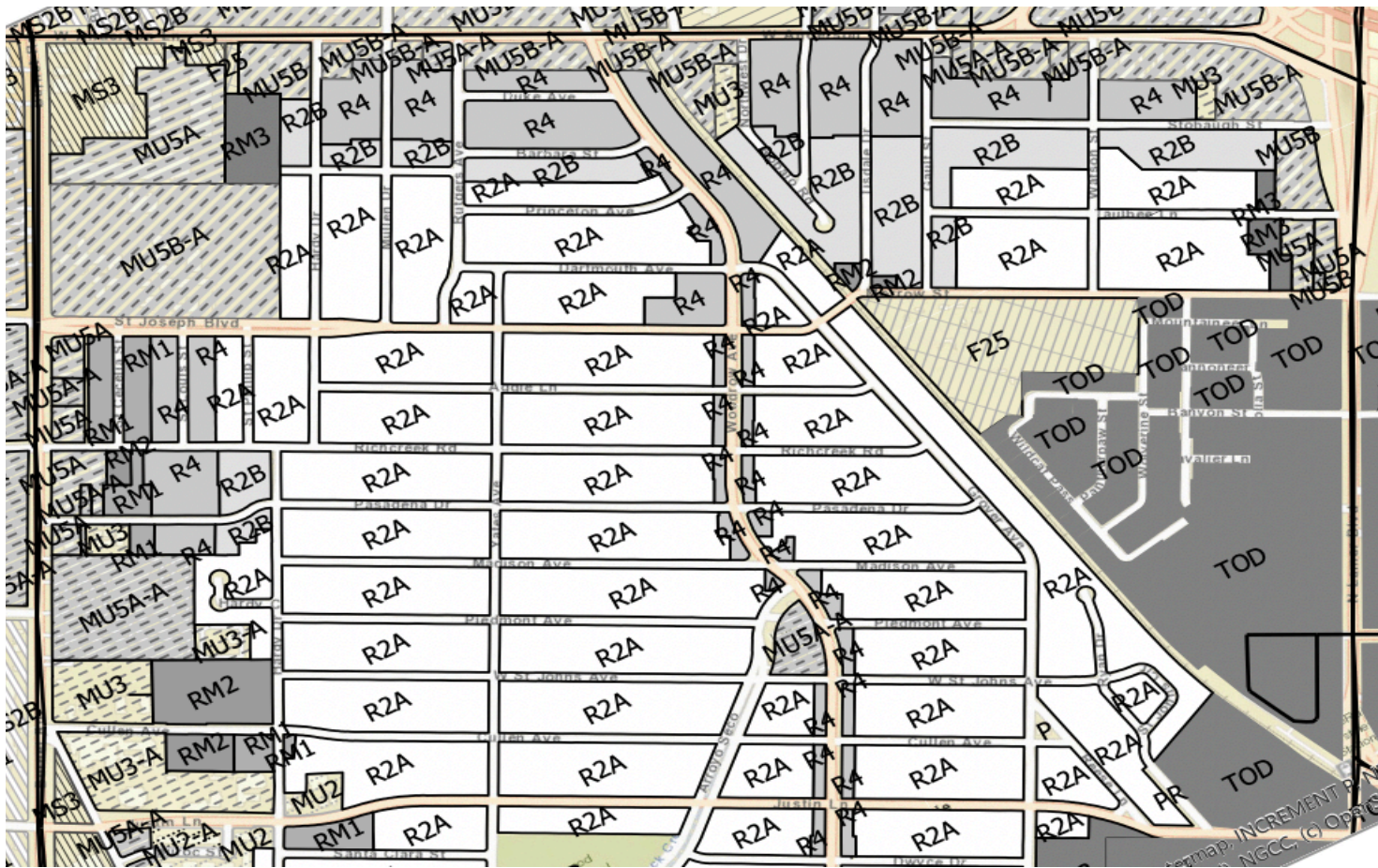


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Map of Crestview showing the new zoning in the proposed land development code. Anderson Lane is at the top, Burnet Road is on the left, Lamar on the right and Justin Lane at the bottom. The area along Anderson as far in as Barbara and most of the area east of the railroad tracks would be in the new transition zones with more intense zoning, along with most residential properties along Burnet up to Hardy Street. The first residential lot along Woodrow on both sides from Anderson to Justin would also be in a transition zone.



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