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NEIGHBORHOOD ASSOCIATION

NEWSLETTER

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DECEMBER 2019

EVENTS CALENDAR

Friday, December 6: First Friday Fair & Holiday Market. From 5 pm to 9 pm at the Violet Crown Clubhouse in the Crestview Shopping Center. Santa will be there from 5 – 8 pm, and for a small donation to the park fund, you can take a picture of your kids with Santa. See Mike Lavigne's article on page 4.

Saturday, December 7: City Council hearing on the revised Land Development Code. From 10 am to 5 pm at City Hall at 301 W. 2nd Street (Free parking garage below the building). See article on this page for more information.

Monday, December 9: Crestview Neighborhood Association Meeting – Cancelled. Have a happy holiday season, and we'll see you in January.

Wednesday, December 11: Brentwood Elementary School Relocation Meeting. Details TBA and will be posted on CNA's website: <https://crestviewna.com/meetings/> See article on this page.

Sunday, December 22 through Wednesday, December 25: Arroyo Seco Luminarias, Candles lit nightly along Arroyo Seco from Koenig to W. St. Johns.

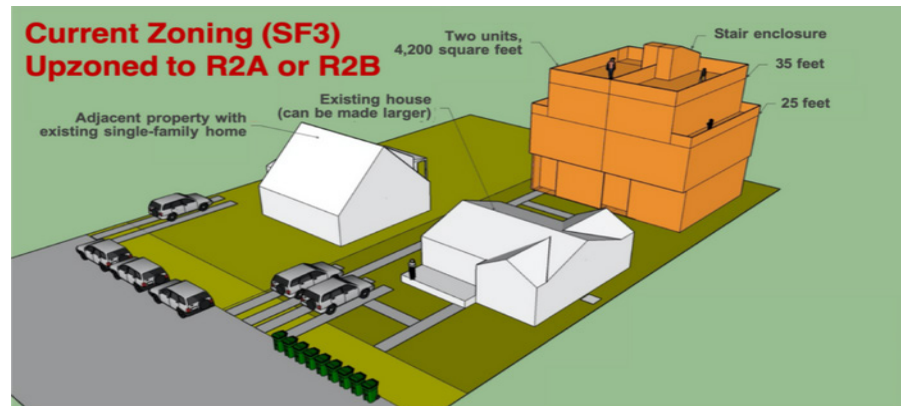
Here's What the Next CodeNEXT Could Do to Neighborhoods Outside Austin's Transition Zones

By Community Not Commodity Staff

By now, you're probably aware of the drastic changes that could be coming to neighborhoods inside Austin's so-called "transition zones," where the City of Austin's controversial rezoning plan calls for multi-unit structures as tall as 45 feet, with up to 20 dwelling units in each. (See the Crestview Neighborhood Association Newsletter for November 2019 at <https://crestviewna.com/newsletter/> and click on "archives" in the newsletter menu.)

But the next CodeNEXT doesn't stop there. It also allows land developers to add a pair of large residences on any lot in the city that is 5,000 square feet or larger and has a home 30 years or older already on it. That would apply to the vast majority of residential properties in Austin, effectively abolishing single-family neighborhoods throughout the city.

Here's an illustration showing what these new developments could look like:



The white house on the left side of the illustration shows what a single-family property looks like under current zoning rules. The lot to the right shows what City Hall's rezoning plan would allow under its "preservation incentive" program, with the new residences depicted in the upper right. Up to six unrelated adults would be

See Next CodeNEXT, continued on page 2

Brentwood Elementary Moving Off-Site During Renovations

by Sue Reilly, Brentwood Elementary School Parent

On November 11, AISD notified Brentwood Elementary families that all 650+ students and staff would have to be relocated during the planned school renovation. Safety, cost and construction scheduling were given as reasons for the significant and relatively last-minute change as originally, the plan was to keep Brentwood students on-site during construction. AISD proposes to move Brentwood operations to the vacant Dobie Pre-K on Rundberg east of IH-35. This campus is adjacent to Dobie Middle School, approximately 4.5 miles away from Brentwood, and it consists of 20 portable build-

ings. AISD would modify the campus to accommodate Brentwood students and staff. AISD claims that the relocation will shave a year off construction time and could potentially save up to \$1.85 million of the project's total \$35,817,000 budget. Construction is slated to begin in June 2020.

AISD conducted a meeting in the Brentwood cafeteria on November 19 to discuss the proposed relocation with Brentwood families. Drew Johnson, P.E., the AISD Director of Planning—Construction Management Department, gave the presentation and took questions on the relocation. Gilbert Hicks, Associate Superintendent for Schools, also spoke. Briana Burns, a Brentwood parent, was given time to voice the concerns of a group of Brentwood parents. These concerns included the distance to Dobie and its effect on transportation,

See Brentwood Elementary, continued on page 3

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

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CNA Contact Information

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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.

Treasurer: joincrestview@gmail.com

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Neighborhood Email Groups

crestview-neighbors@yahoo.com
crestview_forsale@yahoo.com
crestview-gardeners@google.com
crestview-parents@google.com

Next CodeNext continued from page 1

allowed to live in each of the lot's three homes, and in many cases land developers will not be required to provide space for any additional parking.

You can find additional renderings of other building types allowed by the next CodeNEXT at <https://communitynotcommodity.com/renderings/>. They were produced along with the illustration on page 1 by Rosedale-based architect Chris Allen, a member of both the City of Austin's Land Development Code Advisory Group and McMansion Task Force. Allen and his wife, Gina, have spent the last few weeks blogging about the rezoning plan, which they explain will make Austin's affordability crisis worse:

The only "solution" being offered by the City right now is GIANT housing that will accelerate displacement and gentrification and drive housing costs higher at an even faster rate than we see today. This isn't a PLANNING process—it's simply a large-scale entitlement handout to the real estate development industry. (From Chris and Gina Allen's blog <https://austinupzoned.blogspot.com/2019/11/>)

The City of Austin's rezoning plan threatens to completely reshape neighborhoods in transition zones, but it will also have a deep and lasting impact in areas of the city far beyond them. As residential lots are redeveloped to accommodate three large homes apiece, the surrounding property-tax assessments are sure to rise—and surging tax bills and rents will displace residents and in many cases may lead to the demolition of the homes they now occupy.

The Austin City Council could take its first vote on the next CodeNEXT as early as December 9, 2019. Austinites who oppose the plan are urged to take the following steps:

If you own property in Austin, file an official protest against the plan at <https://fileyourprotest.com> as soon as possible (preferably by December 5, 2019 or as soon as possible after). The process is quick, safe, and easy. Once you file a protest in connection with a piece of property, our legal team believes local officials should be unable to legally rezone it without approval by three-fourths of the City Council (9 of 11 votes), rather than a simple majority.

You are also encouraged to join us at City Hall at 10:00 AM on Saturday, December 7, 2019, for the only public hearing on the next CodeNEXT. This could be your last chance to take action before council members take their vote. Register your opposition to the plan using the electronic kiosks in the building's lobby and sign up to speak before council members if you wish. Let them know you are opposed to the City's plan.

Together we can build an Austin for everyone!

Time to Renew your CNA dues for 2020!


Thank you to those of you who have already renewed/joined for calendar year 2020. If you haven't had a chance yet, you can use the form below. Make your check out to Crestview Neighborhood Association or to CNA. Or you can go to the CNA website at <https://crestviewna.com/join/> to pay using PayPal.



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	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: _____		

the economy of our neighborhood, and school volunteers; the disruption to students' and families' lives; the infrastructure at Dobie Pre-K; the dollars being spent on this relocation and the impacts on Brentwood's modernization budget; and the dialogue (or lack thereof) between AISD and families.

A group of parents has coalesced to determine if there is a more suitable site(s) for relocation closer to our neighborhood, and to discuss ideas on how to best support our students through this transition. An official committee of parents will be formed to give input on the relocation.

Families are looking forward to the beautiful new Brentwood Elementary that will open in a couple of years. It will be a little bit of a rocky road getting through the next couple of years, no matter where we end up, but our community will support our students, teachers, and staff through this transition.

If you are the parent or guardian of a student who will attend Brentwood Elementary during this relocation, here are some resources:

- There is a Facebook group called "Brentwood Parent Organizing Group" where parents can find resources and ask questions. There is also an email list for meetings, notes, etc. Please email Briana Burns to be added.
- You can email future@austinisd.org with questions.
- December 11 will be the next meeting of parents and AISD, details TBA. Child care was provided at the previous meeting.
- Briana Burns is forming the new committee of parents. Her email is briana@siegelfortexas.org
- If you know of families with 3-5 year olds who will be attending Brentwood before January 2022, please make sure they know about the relocation and have these resources. Their input is needed but they may not be aware of this major change.

Reduce Winter Water Use and Save All Year Long

Wastewater averaging is a way for you to save money. Wastewater averaging takes place during the late fall/winter months and determines the cap for the volume of wastewater you will be billed for each month for the next year.

Your water meter measures your monthly water use, but there is no meter on your wastewater line. Wastewater averaging provides a measure that is generally reflective of the amount of water that goes directly into the sanitary sewer system from your property as outdoor watering is usually minimal during the late fall and winter months.

Wastewater averaging is calculated from mid-November to mid-March. Austin Water monitors your water usage during three consecutive winter billing periods and bases the fee on the daily average use during those months. To calculate your wastewater average, you must have at least 60 consecutive days of water use with a minimum of 100 gallons used per billing period. If less than 100 gallons is billed for two or more months of the averaging period, the wastewater average will be set at a default of 5,000 gallons.

Find a copy of your recent bill and use Austin Water's Wastewater Averaging Period calculator: <http://www.ci.austin.tx.us/water/wwaverage/wwaverage.cfm> to find your specific dates for your household that water usage will be monitored for your new wastewater average.

For more information, visit www.austinwater.org.





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Howdy Neighbor!

By Mike Lavigne, CNA President

The Brentwood Park Renovation phase one is oh so close to being fully funded! The city recently upped the cost total, so in an effort to help raise the last bit before deadline, we've called in the big guns. We have a very special guest coming to help us out...

SANTA IS COMING TO CRESTVIEW!

He will be at the Violet Crown Clubhouse from 5-8pm for the First Friday Fair/Holiday Market. Bring your own camera and get those Santa pics for the kids or family knocked out for a small donation to the park fund. WE WILL ALSO BE SELLING CRESTVIEW T-SHIRTS!

It's been a good year for our neighborhood!

- Thanks in large part to the efforts of Nancy Barnard, Bradley Linscomb and the rest of the board at Violet Crown Community Works, the Brentwood Park phase one renovations are a hair away from being fully paid for.
- We've had some great events this year as a neighborhood: The Violet Crown Festival, Notoberfest, the mixer at Cover 3, the Ice Cream Social and more I'm probably forgetting.
- We've not lost the battle over the new Land Development Code just yet. Go to



<https://fileyourprotest.com> now and take 20 seconds to protect your rights!

- The housing market seems to have slowed a touch and I've noticed less demolitions this year than last year, but that is just anecdotal of course.
- The Violet Crown Clubhouse has opened in the Crestview Shopping center, providing free community space for all sorts of meetings and groups and fundraisers.

Next year will be a doozy. Change is coming and how we react and adapt to it will likely define our neighborhood for the next decade.

- CodeNEXT is back, and it's impact on our neighborhood (as it is written now) will mean a sharp increase in demolitions and height maximums as well as less driveways and more street parking. Council is voting on the first draft and will allow public input on Dec 7.
- Brentwood Elementary is slated to close for renovations for 16-20 months beginning this summer. The current plan is for students to attend classes in portable buildings in the field outside of Dobie Middle School on East Rundberg. Parents are working on trying to find alternate solutions, but AISD does not appear willing to budge.
- The Crestview United Methodist Church will soon become a "Legacy Church", meaning they have folded their resources and name back into the Methodist Church. They are currently undergoing a name change, considering renovations like changing the pink brick outside and altering the inside of the chapel. I'm grateful they will remain a church, and the new Pastor has expressed a commitment to maintaining an active presence in the community.

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In Memoriam

As we near the end of another year, let's take a few minutes to remember those of our community that we have lost recently and who helped to make Crestview great by their contributions and friendship over the years.

Audry Wright, who made her home in Crestview for many years, died on April 2, 2019. Friends with everyone she met, Audry will be long remembered.

John Carlson, a longtime former Crestview resident and CNA member, passed away on July 13, 2019. During WWII, he became a paratrooper and was trained to be on the front lines of a possible assault on Japan. He was a charter member of the Crestview United Methodist Church and continued to be instrumental in the church's growth and development. Our condolences to his family and many friends.

Eugene "Gene" Wilde, CNA member since 1984 and longtime Crestview resident, departed this life on September 12, 2019. In addition to working for Miller Blueprint for 57 years, Gene loved the outdoors and spent hours in his yard and gardens. He had a real talent for growing vine-ripened tomatoes, a rarity in our hurried world. And he always had time to chat with everyone on his daily walks – Gene will be sorely missed.

Phyllis Brinkley, past president of the Allandale Neighborhood Association, passed away in late September. Always at the forefront of neighborhood issues, Phyllis worked tirelessly for our libraries, parks, schools and environment. Talented at bringing out the best in people, she was a great organizer and her accomplishments benefited the lives of countless people.


Michael "Sarge" Prellop died on October 8, 2019. As part owner of the Crestview Minimax (now Arlans), Sarge was a stalwart in the Crestview and Austin community, continuing alongside his brother Ronnie, the tradition of hiring local teenagers and delivering groceries to the elderly and disabled just as his father, Herb Prellop, had done. He may have left us but memories of his kindness will remain in our hearts.

Lyman Greer, a resident of Crestview since 1957 and a CNA member since 1986, passed away peacefully on October 22, 2019. He was a faithful member of Saint Martin's Lutheran Church and enjoyed visiting with his friends, fishing and walking in the neighborhood. He will be missed by his family and many friends.

David Shulder, a long time Crestview resident and CNA member since 1996, passed away suddenly on November 4, 2019. He enjoyed a brilliant career at IBM as a hardware/software engineer making computers easier for the rest of the world to use. As his yard would attest, he was an avid gardener and could always be found volunteering his time to improve local parks like Brentwood Park where his memorial service was held. We'll miss you David, and thanks for all of the contributions you made to our community.

Louise Lange, who settled in Crestview many years ago and became a CNA member in 1986, died on November 24, 2019. She had attended Saint Louis Catholic Church since 1958 and had volunteered in both church and school activities. She had a special desire to help the needy and less fortunate. Our condolences to her family and many friends.






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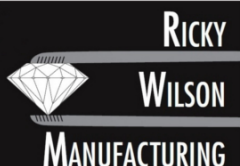
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