



Available online at www.crestviewna.com

CRESTVIEW

NEIGHBORHOOD ASSOCIATION

NEWSLETTER

Hand-delivered on recycled paper to over 2,400 homes and local businesses

MARCH 2020

EVENTS CALENDAR

Tuesday, March 3: Election Day!

Tuesday, March 3: City of Austin Development Department community meeting. 6:30 pm at the Episcopal Church of the Resurrection Parish Hall, 2008 Justin Lane. City organized public meeting to allow a developer to present their plans to change the existing neighborhood plan to change the designated use and zoning of 7113 Burnet Road from commercial and limited office (LO) to multi-family.

Saturday, March 7: Friends of Brentwood Park Spring Work Day. Info at friendsofbrentwoodpark@gmail.com

Saturday, March 7: Sunshine Gardens Spring Plant Sale

Monday, March 9: Crestview Neighborhood Association Meeting. 7:00 pm at the Crestview United Methodist Church, 1300 Morrow St. Agenda: Discussion and vote on \$250 contributions to Notoberfest and to Violet Crown Community Works for their spring festival and discussion of issues of interest to the community. Discussion and possible action on requesting that Arroyo Seco be designated a "no mow zone" during wildflower season.

Monday, March 9: Trial date set to hear a lawsuit over Austin's land development code and property owners' right to protest.

Tuesday, March 24: Crestview Neighborhood Plan Contact Team meeting. 6:30 pm at the Episcopal Church of the Resurrection Parish Hall, 2008 Justin Lane. Discussion and possible vote on an application to change the designated use and zoning of 7113 Burnet Road from commercial and LO to multi-family.

Anatomy of a Train Wreck

By Community Not Commodity

train wreck (noun) *A disaster, especially one which is large in scale and readily seen by public observers.*

The most important thing to know about CodeNEXT is that the City does not want you to know important things about CodeNEXT.

A mere six business days after releasing a new 1300 plus page version of its proposed land development code and a map that changed the zoning on over 25,000 properties, the City Council held a hearing which lead to a vote on the new text and map. Our council member, Leslie Pool, along with Council Members Alison Alter, Kathy Tovo and Anne Kitchen voted against this second reading. At this hearing, they passed even more changes never seen by average citizens, who have jobs and families to attend to, and who will have had no realistic chance to know what is being proposed for their home or their neighborhood.

See Train Wreck, continued on page 4

Land Development Code Updates

By Leslie Pool, District 7 Council Member

At Second Reading on February 13, I voted against the Land Development Code rewrite, along with my colleagues Council Members Alison Alter (District 10), Ann Kitchen (District 5) and Kathie Tovo (District 9), because it remains unclear that the code will do what is intended and needed.

Austin must get this right. The new code, with all its parts, must work together.

My three colleagues and I urge an approach to the Code rewrite that includes planning to inform how and where the city of Austin will grow.

Because of the intense market pressure that Austinites are experiencing, planning and thoughtful decision-making consistent with Austin's values are more crucial than ever.

I believe the city needs to build community consensus and better ensure that shared goals are achieved while reducing the risks of unintended harm.

I agree with the rest of Council that:

- Austin needs an updated land development code that includes better tools to address growth.

See Land Development Code, continued on page 5



Brentwood Students To Be Relocated To Webb Middle School Campus

Austin ISD has decided to relocate Brentwood Elementary students into portables to be located on the campus of Webb Middle School at 601 E. St. Johns Ave (close to IH-35) instead of the originally proposed location at Dobie Pre-school. Students will begin using the portables at the Webb campus starting in the fall semester of 2020 and will be there for 1½ to 2 years until the modernization work at Brentwood Elementary is completed. Additional information to be provided regarding transportation, after-school programs, transfers, enrollment, safety and more.

CRESTVIEW

NEIGHBORHOOD ASSOCIATION NEWSLETTER

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

For information and to submit articles contact:

Chip Harris
nlchip@outlook.com
512-458-2488

For advertising information, rates and sizes go to:
www.crestviewna.com

CNA EXECUTIVE COMMITTEE

PRESIDENT	Mike Lavigne
VICE PRESIDENT	Anne-Charlotte Patterson
SECRETARY	Steve Kuehner
TREASURER	Nancy Harris
NEWSLETTER EDITOR	Chip Harris
Place 1	Greg Smith
Place 2	Lourdes Jones
Place 3	Chris Lippincott
Place 4	Roland Rodriguez

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.

Treasurer: joincrestview@gmail.com

Twitter: @CNAneighbors

Facebook: [CrestviewNeighborhoodAssociation](https://www.facebook.com/CrestviewNeighborhoodAssociation)

Neighborhood Email Groups

crestview-neighbors@yahoogroups.com
crestview_forsale@yahoogroups.com
crestview-gardeners@googlegroups.com
crestview-parents@googlegroups.com

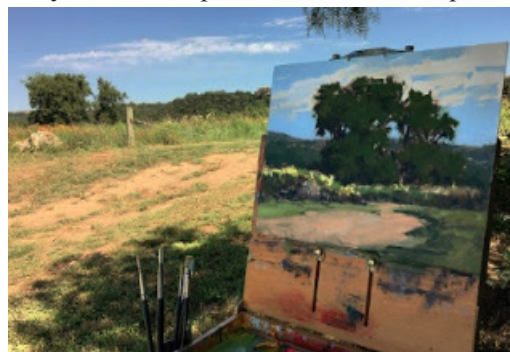
Get Out - Plein-Air Painting

by Marilyn Querejazu

Nothing is more exhilarating than the beauty of nature, so it makes sense for artists to paint or draw outdoors. Because French Impressionists made the art appreciation world see the advantage to this approach to art, the French term stuck. *En plein air* translates literally as “in the open air” and refers to paintings that are completed outdoors.

Of course, beautiful paintings are created in studios, either from photographs or memory, but there is something truer and more intimate about a good plein-air painting.

No surprise that impressionist painters like Monet and Pissarro adopted plein-air painting – the essential characteristics of the subject must be captured quickly, before the light changes, or the park fills up with frisbee players and dog walkers. So, the artist spends time setting up in a just-right location; she prepares her palette, composes the painting, and then attempts to capture the sunlight and shadows before they change.



Perfect spot for an easel

Like all creative endeavors, sometimes it works and sometimes it doesn't. It might take more than one sitting to get it right (who could paint the Grand Canyon in one morning?). And seriously, the plein air police aren't going to arrest you if you take photos and finish in the studio.

Austin artist Laurel Daniel (laureldaniel.com) is an instructor and practitioner of plein air painting. Her paintings are gorgeous, and her classes at the Contemporary Austin Art School are fun and inspiring. You can get to know Laurel's work through her website, then find her paintings on the walls of the Davis Gallery (837 W 12th Street) and other locations. She shares the process used for painting *Flowers of the Field* here: <http://laureldaniel.blogspot.com/>

In Laurel Daniel's words “Capturing a moment in time is an impossible task, but for me, an endlessly compelling one.”

And speaking of the Grand Canyon...

Since 2009, the Grand Canyon Conservancy's *Celebration of Art* has invited plein air artists to paint the Grand Canyon. The call for 2020 artists is ongoing. This year, the 12th Annual Celebration of Art will take place September 12, 2020 - January 18, 2021 at the South Rim.

In honor of Grand Canyon National Park's Centennial, the *Celebration of Art* promises an art-filled experience for visitors and a special place for artists inspired by the canyon. The effort raises funds to benefit a dedicated art venue at the South Rim. More than \$1 million has been raised so far. Check out the gallery at www.grandcanyon.org/get-involved/events/celebration-of-art-2019/.

What to see in Austin

Nicole Eisenmann's *Sturm und Drang* occupies the Contemporary Austin's Jones Center through August 16. Her work includes paintings, drawings and sculptures illuminating the human form, feminism, sexuality, humor and emotion. *Sturm und Drang* is the first independent show in Texas for this Brooklyn-based artist. <https://www.thecontemporaryaustin.org/exhibitions/nicole-eisenman/>

This Light of Ours at the Bob Bullock Texas State History Museum highlights the efforts of unsung heroes of the civil rights movement through the lenses of activist photographers. Nine men and women focused on the local people and student activists who together fought race-based disenfranchisement and Jim Crow laws in the 1960s.

With more than 150 black-and-white photos, *This Light of Ours* captures the day-to-day struggles of everyday citizens working toward equality and their resolve in the face of violence and institutionalized discrimination. Through May 31, 2020. <https://www.thestoryoftexas.com/visit/exhibits/this-light-of-ours>

Arlan's

MARKET

Open 7 days a week 7:00 am–10:00 pm
7108 Woodrow Ave. 512-459-6203
www.arlansmarket.com



Howdy Neighbor!

By Mike Lavigne, CNA President

It feels like just days ago I was writing the February column. The month zipped by, and spring break is almost on us. For those of us with kids in public school, it's not so much trying to figure out your SXSW schedule as it is asking yourself how the heck you're supposed to get your work done and parent meaningfully during the break.

While the month may have felt fast to us, City Council has wasted no time cramming through the new Land Development Code (CodeNEXT) and brushing aside almost every data point and suggestion that doesn't immediately and expediently serve up our city on a platter to foreign private equity and major development interests. To say we are being steamrolled is an unfortunate but adequate metaphor.

Our Council Member Leslie Pool is part of a vocal but staunch minority on council representing their constituents against the Mayor and his real estate money momentum. It's unfortunate, but the motives and impetus are becoming increasingly transparent. My favorite example has to do with their yield projections - meaning how many new units an upzoning will produce. For large swaths of currently residential areas that will be, overnight, allowed as much as 2-3x development entitlements...zero. They predict zero new units yielded. ZERO!! So yeah, the deck is stacked and it is. FRUSTRATING.

Now is the time to write an email to Council Member Pool and the Mayor and let them know what you think.

Speaking of elected officials, as I write this we've had two block walkers come to the house representing candidates in the Democratic Primary. Our mailboxes are flooded with candidate flyers, and anytime the sun is out, there's some contingent out banging on doors and pushing literature. This

is because our votes are very valuable. Our precinct box is among the bluest and the most predictable turnout numbers in the county. Our houses are close enough together to warrant the use of labor. Lots of houses per hour.

I would encourage you to take advantage of all this attention to tell those who come by your door what you feel about local issues. Regardless of what office they seek, they need to hear what you are worried about. You'd be surprised the impact that can make. Candidates get in a bubble. It can't be helped. It is the nature of the beast. It's on us to let them know what we want. Otherwise, they will almost always follow the path of least resistance. Get out there and show your face. The rules are written by those who show up.

Protest the City's Proposed Zoning Change to Your Property

As you probably know, the City of Austin is hard at work on a plan to rezone every property in our community, with a final vote on the matter as early as late March. Local officials want to let land developers pack up to 10 homes and buildings up to 45 feet tall on residential lots in the city's "transition zones," and they plan to allow a minimum of three large homes on virtually all lots outside those zones.

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 under the proposed land development code without approval by three-fourths (9 out of 11) of the city council.

You can protect your home and nearby properties by filing an official rezoning protest online at <https://fileyourprotest.com>. It takes less than a minute for property owners to log on, fill out the electronic form, and submit it to city officials. The current deadline for protests is mid-March or ASAP. Or contact Chip Harris at 512-458-2488 to obtain a form that he will deliver to the city for you.



(512) 423-6963
Laurie Janss
Our Neighborhood Realtor!

Crestview Owner/Resident for 30+ years
Office: (512) 328-5151 . Mobile (512) 423-6963
  **Email: Lajanss53@gmail.com**

VIOLET CROWN CLUBHOUSE

NOW SERVING ICE COLD BEER AND WINE!
ARCADE! ICE CREAM! SNOBALLS! COFFEE!

7100 WOODROW AVE
AUSTIN TX 78757

RENT OUR PARTY ROOM!
www.violetcrownclubhouse.com



@vcclubhouse




DANCE DISCOVERY

Burnet/Anderson Ln.

512.419.7611 www.DanceDiscovery.com

**"Our mission is to follow Jesus' instructions:
Love God and love your neighbor as yourself"**

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

Crestview United Methodist Church
1300 Morrow www.crestviewmethodist.org

This is an established pattern. The Council releases a new version of the text and map, and before citizens have even a fighting chance to learn how it will affect their homes, apartments, neighborhoods or shops, the Council approves the new version and then directs the Staff to make more changes which will not be revealed in time before the next vote. The City never allows citizens time to catch up, keeps them in the dark, and deprives them of any opportunity for meaningful participation along the way. And then it will be too late.

Here are new amendments they passed and new rules in the latest draft:

1. Three units on a 5,000 sq. ft. lot are still permitted in single-family neighborhoods with homes at least 15 years old through the "Preservation Incentive," which still does not require the structure to be preserved as that term is generally understood. The City's definition of "preservation" permits demolition or removal of 50% of the exterior walls and structural support.
2. High-density transition zones remain throughout the city. New transition zones have been introduced in areas where they did not exist before – some only tenuously connected to a corridor. Some transition zones were removed and some were slightly reduced resulting in about a 28% reduction in transition zone acreage city-wide. But some of those transition zones were replaced with zoning that allows 3-4 units. Four units are the low end of what is allowed in transition zones. And, the density of some other transition zones was increased.
3. Some areas vulnerable to displacement were mapped with R2B, R2C, and R3 zones. These zones have higher density available through the so-called Preservation Incentive and shorter front setbacks and higher impervious cover than what exists today. These characteristics will incentivize displacement and redevelopment. There are

still transition zones in Central East Austin. The intensity of commercial uses has also been increased in the eastern crescent.

4. New: Grocery stores of up to 20,00 square feet – no parking required – will be allowed on residential lots in neighborhoods with a conditional use permit.
5. New: Businesses – now with up to 5 outside employees – are allowed on residential lots as a Live/Work use in RM1 transition zones and all multifamily (RM). Home occupations are allowed in all residential areas– but now it is being proposed to allow 2 outside employees, and 32 vehicle trips per day, a 1000% plus increase over the current limit of 3.
6. New: Greater height, bulk (FAR), and impervious cover are now permitted in various zones in or near neighborhoods, with greatly reduced compatibility (500-1000% less).
7. Occupancy has been raised to 6 unrelated people per unit from existing 4 unrelated people per lot. For second reading, Council Member Harper-Madison proposed that 6 people be allowed in each sleeping unit in co-housing.
8. Parking requirements – even for high-traffic generating commercial uses – are still significantly reduced or eliminated within ¼ mile of a corridor – including around neighborhood elementary schools. Onsite parking requirements are also reduced generally outside corridor areas.

Mayor Adler and his group want to have final reading in late March or early April. They are going to change the maps and the text again, so we don't know what they will propose, or what they will remap or when they will let us see it. Time is critical.


For information visit <https://communitynotcommodity.com/>

AFTER SCHOOL SPECIAL
CORN DOGS \$1.00
KID'S SHAKES \$1.00
WEEKDAYS 2-5PM

OPEN
11AM TO 10PM

7 Days a Week

Call **512-452-2181**
WWW.TOPNOTCHAUSTIN.COM



TOP NOTCH

CHARCOAL **HAMBURGERS**

Famous Fried Chicken
 * DINING ROOM * CURB SERVICE

CRESTVIEW

AUTO REPAIR



Jerry Sawyer **512-467-0765**
7200 Woodrow Avenue, Austin, TX 78757



Dan Walker
 Agent

2105 Justin Lane Suite 103
 Austin, TX 78757-2448
 Bus 512 973 9499
 dan@austintexasinsurance.com
 austintexasinsurance.com

NMLS #139716 NMLS MLO #1410010 MLO License #1410010

The greatest compliment you can give is a referral.





Eric Schell
Piano tuning and repair

512-363-6236

A crestview neighbor since 1986
www.schellpiano.com ericshellpiano@gmail.com

- Increasing housing along major corridors makes sense because new development can be more easily served by robust transit.
- Imagine Austin regional centers are opportunities to create more housing and complete communities.
- Our city needs more affordable housing and housing types across the city and council has agreed upon target goals to meet.

However, I remain concerned that:

- The proposed code and map will not provide new development where we want and need it or at the right price.
- Some council actions may have unintended consequences, accelerating the loss of older, more affordable housing for renters and families.
- The draft proposal and amendments triggering increases in size, number of units, and reliance on street parking, without planning for necessary sidewalks, street improvements, drainage, and other infrastructure will unnecessarily degrade quality of life, public safety, and potentially increase cost burdens to residents to remedy the deficiencies.
- Applying dramatic increases in entitlements instead of phasing increases over time could destabilize neighborhoods and accelerate loss of affordable housing.
- Mapping without sensitive consideration of the location or context and without involvement by the people who live in the areas impacted risks loss of public trust.

In the next several weeks, the four of us will bring forward a proposal we have been working on for a while. We will propose an approach that builds on the District Level Planning amendment adopted at First Reading. This approach will offer a path to build broader, citywide consensus on the code. We hope our colleagues will consider this approach on Third Reading.

I will continue to urge my colleagues to develop a community-driven, data-based, and context-sensitive planning process that will ultimately serve the evolving needs and future growth of communities in and around Activity Centers and Corridors.

I want to thank all of you who have written or called me and my staff about the LDC rewrite. I realize that the proposed code and zoning maps continue to cause deep concern, particularly in the central city where the vast majority of the change is proposed. I will continue to work as hard as I can to address your concerns, make improvements to the code and maps, and persuade the council to build consensus around this code for a more sustainable city.

More Updates from Council Member Leslie Pool:

Two of my six amendments passed on second reading: 1. Updating District 7's North Burnet Gateway Regulating Plan to ensure we are putting growth in the Regional Centers, as envisioned in Imagine Austin, our adopted comprehensive plan. And 2. Ensuring we are preserving our existing market affordable multifamily structures with appropriate zoning so that we don't trigger redevelopment of these critical community assets.

I will continue to bring amendments to improve the draft code and zoning maps as we proceed to third reading, focusing on: •Environmental issues and flood mitigation; •Reducing transition zones so as not to destabilize our neighborhoods; •Promoting a planning process for any upzoning of our communities; •Boosting the requirements for on-site affordable housing; •Increasing the supply of multi-bedroom housing for our families and other multi-generational households, and •Restoring the public process for any removals of heritage trees.


My staff Kayla.Simon@AustinTexas.gov and Louisa.Brinsmade@AustinTexas.gov will continue to help you with your questions and get answers for you.


AUSTIN NATIVE AND CRESTVIEW RESIDENT
FOR 14 YEARS.

PATTY JOHNS

REAL ESTATE ADVISOR

CONTACT ME TO LEARN ABOUT A COMPLIMENTARY
PRE-HOME INSPECTION AND REPAIR ESTIMATES!





512.426.9899
PATTY@PATTYJOHNS.COM
PATTYJOHNS.KUPERREALLY.COM

Thank you, Crestview!



Stepping Stone SCHOOL

Academic Curriculum & Care
for Ages 6 Weeks-13 Years.

512.459.0247
SteppingStoneSchool.com
 (Three locations in 78757)



Voted
"Best in Childcare"
 for the 21st Year!



Yost Auto I
 5415 N. Lamar
 (512) 374-9678

Yost Auto II
 6517 N. Lamar
 (512) 452-9678

www.yostauto.com

SPRING BREAK SPECIALS

**\$75.00 TRIP CHECK or
\$5.00 OFF ANY OIL CHANGE**

Just come by either one of our locations before March 17th
and mention this ad.






barley SWINE

(512) 394-8150
 Austin, TX
 6555 Burnet Road, Suite 400
barleyswine.com

Fred Nagel
Bookkeeping
Services

Fred Nagel
Fred@DFMNCConsulting.com
512 632 7331

Your resource for professional bookkeeping



WELCOME TO THE *Family.*

LEARN MORE AT REDEEMER.NET



LANIER PLUMBING
SERVING CENTRAL TEXAS
SINCE 1931
DON'T FUSS, CALL US!
(512) 450-1673

Piano Lessons for All Ages and Levels

Tess McKenna, a Crestview resident

512.630.7982
tess_mckenna@utexas.edu

I'm experienced and easygoing. I'll teach in your home or mine- whichever you prefer!



Your neighborhood jeweler!

7115 Woodrow Ave • 512-467-6131

Located across from the Crestview Minimax



BROOKSHIRE
INSURANCE AGENCY

SINCE 1973

Tim Kriegel,
Crestview Resident since 2013
Independent Insurance Agent & CIC

512-218-0262
Tim@brookshireins.com

Specializing in Crestview Home, Auto, Business & Life Insurance

dia's  market

812 Justin Lane

512-520-5115

Open Mon-Sat 8a-9p, Sun 9a-6p

Locally owned Crestview food market & deli

breakfast & lunch sandwiches *grocery staples*
beer & wine *rotisserie chicken & more!*



**Your Neighborhood
Yoga Studio**

Family owned

Highly
experienced
teachers

Diverse
schedule

917 W
Anderson In **StudioSatya.com**



Piano Lessons for All Ages and Levels

Tess McKenna, a Crestview resident

512.630.7982
tess_mckenna@utexas.edu

I'm experienced and easygoing. I'll teach in your home or mine- whichever you prefer!



CAT CHAVANNE REALTOR® ABR

c: 512-791-0211
catchavanne@gmail.com
themaryecompany.com



*Neighborhood
Resident*

RESIDENTIAL REAL ESTATE
AUSTIN, TEXAS



Crestview
VETERINARY CLINIC

Jordan Kautz, DVM

Owner, Medical Director

7415 Burnet Rd, Austin, TX 78757

512.535.2100 | info@crestviewVC.com | crestviewVC.com