



Available online at www.crestviewna.com

CRESTVIEW

NEIGHBORHOOD ASSOCIATION

NEWSLETTER

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

NOVEMBER 2021

MYTH: Austin's Current Land Development Code Is Constraining Development

by Community Not Commodity

(Note: This is the second in a series regarding myths about Austin's land development code.)

KEY POINTS

- CodeNEXT supporters claim Austin's Land Development Code is limiting the supply of homes, but City Hall has been approving new housing at a higher annual rate than any other community in the nation.
- Austin issues permits for new housing units at a rate of three times the national average and two-and-a-half times higher than Houston, a city famous for its lack of zoning.
- Former City of Austin Demographer Ryan Robinson has labeled assertions that Austin's code is constraining housing production a "false narrative".
- Labor and material shortages and the permitting process are doing more to constrain development than the city code.

You've heard it repeated for years: Austin's supply of new housing is severely constricted, and the blame rests with our community's "outdated" land development code. Land developers and their allies in City Hall used the line to promote their failed CodeNEXT initiative and the "transition zone" plan that followed. Now they've trotted out the same argument to launch what looks like another rezoning attempt:

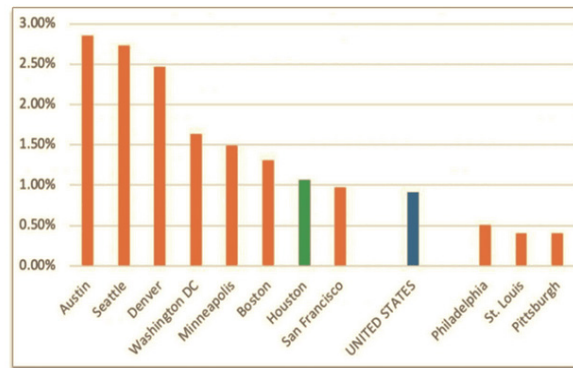
[Austin Mayor Steve Adler] thinks the city cannot afford to work any longer under the current code, which he describes as "out-of-date" and "bad." — KUT, December 6, 2019

Since 1984, we have literally not had a code that was intended to produce much housing ... I'm hoping that's going to change because it has to. — Scott Turner, Developer, Riverside Homes LLC, Austin Business Journal, June 14, 2021

Statistical Data Confirms Austin's Very High Housing Unit Permit Approval

They're wrong. According to data compiled by the U.S. Department of Housing and Urban Development (HUD), Austin issues more permits for new homes than any other American city, when that figure is measured as a proportion of existing housing stock.

As the above bar graph derived from the HUD SOCDS



Average number of new units approved annually 2014-2019 as a percentage of existing housing stock SOURCES: Shelterforce, State of the Cities Data Systems (SOCDS), U.S. Department of Housing and Urban Development

database shows, from 2014 to 2019, Austin led the nation with the highest annual number of approved units as a percentage of existing housing stock.

Austin's percentage of approved new units was nearly 3 times the national average for five years running. We're beating booming communities like Seattle, Denver and Washington, D.C. Even though the City of Houston has no zoning and lax building regulations, Austin approved 2.5 times the number of new units per existing stock as Houston. These units in Austin were

all approved under the existing code.

Expert Opinion

These findings align completely with a conclusion former City of Austin Demographer Ryan Robinson drew in early 2020:

The amount of multifamily housing under construction right now with the City of Austin is simply phenomenal—a phenomenon running orthogonal to the false narrative that housing production within the City is somehow severely constrained by the City's land development code. And even if the code were to be dramatically opened up with vast increases in entitlements, I'm just not sure we would see levels of production much above what we're currently seeing—the pipeline of production must be nearing a maximum threshold of sorts. — City of Austin Demographer Ryan Robinson Multifamily Report - The Development Pipeline from 01-01-92 through 01-01-20

Robinson's findings were apparently too much for his superiors to take. As reported by *The Austin Chronicle* and others, the assistant director of the city's Planning and Zoning Department ordered the above quotation to be deleted from the demographer's report as "not relevant" soon after his report went public. (See "Demographer's Land Code Analysis Scrubbed from Austin City Report" in the *Austin American-Statesman*, March 3, 2020) Sadly, the censored version is still visible on the city's website today.

Austin's land development code may not be impeding housing supply, but that doesn't mean the local homebuilding industry isn't facing significant growth-related limitations right now. Robinson hints at some of them in his report.

Continued on page 2, See Development Code

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

Neighborhood Email Groups

crestview-gardeners@googlegroups.com
crestview-parents@googlegroups.com

Though home is a name, a word, it is a
strong one; stronger than magician ever
spoke, or spirit answered to. - Charles
Dickens, *Martin Chuzzlewit*



Join us for in-person worship
in our completely renovated sanctuary!

violetcrown.church



Development Code, continued from page 1

Non-Code Constraints: Labor and Material Shortages

More relevant to any constraints or delays in housing supply than current zoning are non-code restraints. Supporting the City Demographer's opinion about peak housing production, a recent report indicated that in 2020, the construction volume of housing units in the Austin metro exceeded the market's ability to furnish the necessary labor:

The Austin metro spent the most money per construction worker on residential buildings out of any other large metro in the country, meaning it has a comparatively low number of construction workers relative to its high amount of residential demand. — Austin Business Journal, July 23, 2021

An Austin construction training coordinator, quoted in the July 23rd article, succinctly summarized the labor shortage: "There's just too much work and not enough workers."

There are also reported supply chain shortages in Austin, including critical building materials like lumber and cement (Austin Business Journal, July 8, 2021). Today's materials shortage are nationwide. Austin's land development code has no effect on Austin's labor and material shortages.

Non-Code Constraints: Permit Processing

The number of building applications has exceeded the City's ability to process them on time further confirming the City Demographer's 2020 statement that the "pipeline of production" was nearing a "maximum threshold."

It was recently reported that:

A main concern from area developers is how long it takes to get a permit or a building plan review, which many have said can take up to two years. — Austin Business Journal, June 22, 2021

In a 2021 interview, Denise Lucas, director of the Development Services Department (DSD) for Austin, stated that the high demand and volume had strained DSD resources with turnaround times increasing and the department unable to meet its goals even with added temporary staff (Austin Business Journal, June 22, 2021).

Takeaway

The evidence indicates that residential construction in Austin has been and is performing at or near capacity. Any constraints on Austin's housing supply pipeline are not attributable to Austin's existing Land Development Code but to labor, material, and permitting-process limitations. Accordingly, amending the Code to immediately increase entitlements and relax zoning regulations on residential properties will not increase housing supply generation beyond what it would otherwise be.

(Community Not Commodity is a local organization that advocates for land development policies that support community values over developer profits. For more information go to <https://communitynotcommodity.com/who-we-are/>)

*****Time to Renew Your CNA Membership for 2022*****

Any residents living within the boundaries of Crestview (Lamar, both sides of Justin, Burnet Road and Anderson) are eligible to join the association. Dues are \$10 per year per household (up to 4 adult members) and are paid on a calendar year basis. To join the association or to renew your dues through December 2022, use the form below. Make checks out to Crestview Neighborhood Association or CNA. Or you can use PayPal by going to <https://crestviewna.com/join/>. Any questions regarding your membership can be directed to the Treasurer at joincrestview@gmail.com.



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: _____

November Road Trip

by Marilyn Querejazu

So, Halloween has come and gone, and we are in the mellow month of November. Time to get out and enjoy the subtle colors of fall in Texas. There are some bright yellows and reds, but you've got to look for them. I suggest the easy, pleasant drive east from Austin to Smithville; it's about an hour to get there, but well worth the time.

When in downtown Smithville, you are also in the Richard D. Latham Cultural District, a well-deserved designation due to the notable venues for theater and art found here. There's a lot of art going on in this small central Texas town. Park the car and explore.



- Mosaic Art & Home, 218 Main St., 512-360-2531, mosaicartandhome.com - The online photos and list of contributing artists are impressive. Open Wednesday – Saturday 10-6 and Sunday 12 – 6.
- Lost Pines Artisans Alliance, 206 Main St., lostpinesartisansalliance.org - The LPAA offices are in the Mary Nichols Art Center, a beautiful historic home at 206 Main which has been renovated for Smithville area artists. This beautiful building is used by LPAA for meetings, workshops and classes in painting, music, fiber arts, pottery, and other arts. Artist members of LPAA show their work in space donated by woodworker/writer Sam Blasco on Main Street.

- Bella, Bella, Bella - Cottage Antiques and Other Passions, 119 Main St, www.bellascottageantiquetx.com

- Back Door Café, 117 Main St., 512-237-3128 (opening soon)

Walking Tours, etc. See <https://www.smithvilletx.org/tours/> for tips and maps, including tours of historic sites, movies made in Smithville and the railroad museum and depot.

As you make plans here are some events to consider:

- November 13 from 10am-2pm: Airing of the Quilts. Come view the beautiful quilts hung along main street. Grab lunch and do some shopping.

- December 4, 2021 will be the 31st annual Festival of Lights & Lighted Parade - All along Main Street and indoor holiday market at Smithville REC Center.

Always the first Saturday in December. 10 am – 9 pm, parade begins at 7pm. Also, Live Music in the Gazebo from 5:30pm to just before the parade begins.



- December 11, 2021 Makers and Merchants Faire from 9 am to 4pm. The faire is happening right in front of EH Mercantile & Subway at 1509 Dorothy Nichols.
- December 11 and 12, 2021 Holiday Sip and Shop – 2pm to 6 pm. Ten downtown businesses will be partnering with local wineries to offer wine tastings (\$25) as you stroll and shop. Enjoy live music and food specials as you sip.



CAT CHAVANNE REALTOR® ABR

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

THE MARYE COMPANY *Neighborhood Resident*

RESIDENTIAL REAL ESTATE
AUSTIN, TEXAS



After School Special!
Weekdays 2-5pm
1/2 off CORN DOGS KIDS SHAKES

NEW! Top Notch Tuesdays
Every Tuesday 5pm-Close
\$3 TOP PICKS and TALLBOYS

TOP NOTCH
CHARCOAL HAMBURGERS
Famous Fried Chicken
DINING ROOM # CUPD SERVICE

OPEN 11am to 9pm
7 days a week
Call 512-452-2181

www.topnotchaustin.com



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

Serving Austin since 1985

KLOCK'S Electric

(512) 837-4704
Call or Text

TECL#27866
Service calls
Troubleshooting
Panel Upgrades
Recess lighting
Wiring Projects

Klockelectric.com
Klockola@aol.com

10 COVID Myths and Facts

There are so many myths circulating about COVID that it can make your head spin (or fall over from laughter). This month let's look at a few of them and sort out the fact from the fiction. We'll ignore some of the more outlandish ones (like the vaccine will turn you into a monkey or that the virus spreads on 5G networks – which would be amazing. Star Trek fans would recognize that stunning breakthrough as the first instance of biological teleportation!)



Myth: It's just the flu, so it's not that bad.

Fact: While the flu and COVID share some symptoms, COVID is about five times as deadly as the flu. The pandemic has killed more Americans in a few months than any disease outbreak has in an entire year since 1918. Meanwhile, thousands of Americans of various ages are dealing with dozens of crippling long-haul COVID symptoms, ranging from exhaustion to confusion to pain — weeks and months after their supposed recoveries.

Myth: Researchers rushed the development of the COVID-19 vaccine, so its effectiveness and safety cannot be trusted.

Fact: Studies found that the two initial vaccines are both about 95% effective — and reported no serious or life-threatening side effects. There are many reasons why the COVID-19

vaccines could be developed so quickly. Here are just a few: The COVID-19 vaccines from Pfizer/BioNTech and Moderna were created with a method that has been in development for almost two decades – a technology developers hoped would help them respond quickly to any new pandemic illness (just such a scenario as COVID-19 created). The vaccine developers didn't skip any testing steps, but conducted some of the steps on an overlapping schedule to gather data faster. Vaccine projects had plenty of resources, as governments invested in research and/or paid for vaccines in advance. Because COVID-19 is so contagious and widespread, it did not take long to see if the vaccine worked for the study volunteers who were vaccinated.

Myth: The virus mutates so fast that a vaccine will never work.

Fact: While the delta variant (and time) has diminished the effectiveness of the current vaccines, they are still highly effective. The reality is that the more individuals that get vaccinated, the less COVID will spread, and the less likely or the more slowly that COVID will mutate.

Myth: If I've already had COVID-19, I don't need a vaccine.

Fact: While evidence suggests there is some level of immunity for those who previously had COVID, it is not known how long you are protected from getting COVID-19 again. Plus, the level of immunity provided by the vaccines after having COVID-19 is higher than the level of immunity for those who had COVID but were not subsequently vaccinated.

Myth: Vaccinated people can shed the COVID-19 virus (specifically, one of its proteins) simply by breathing. Also, getting the COVID vaccine gives you COVID.

Fact: None of the COVID-19 vaccines used in the United States contain a live virus with the ability to reproduce itself, so this is scientifically impossible. All of the COVID vaccines are mRNA-based vaccines, meaning that they work by instructing your immune cells to create proteins that help

See Myths and Facts, continued on page 5



JB Goodwin
REALTORS®

LEON CONNELLY
REALTOR®, MBA
Residential Purchase, Sales & Leasing

512.294.0931
Leon@JBGoodwin.com

LEADING REAL ESTATE COMPANIES OF THE WORLD

MLS

ZOOM NECK?

Another Reason to See Dr. Dan Powers, D.C.
Zoom/Text neck is caused by spending long hours looking down at electronic devices and poor workspace ergonomics.

Danger Signs of Zoom Neck:

- Headache
- Blurred Vision
- Carpal Tunnel
- Numbness & Tingling in Arms
- Neck, Shoulder, Mid-to-Low Back Pain & Stiffness

\$20 VISIT
Exam, Xrays (if needed) & Consultation. Most insurance accepted.
CALL TODAY 512.794.9500

POWERS
FAMILY WELLNESS CENTER

1105 W Anderson Ln
powerswellness.com

HECHO EN TEJAS

Eldorado
CAFE

Breakfast, Lunch & Dinner
Winner
+ Cocktails to go!

EldoradoCafeATX.com

Open for curbside & delivery
3 meals a day,
Tuesday - Sunday

3300 W. Anderson Ln

AFS
AUSTIN FILM SOCIETY

OPEN DAILY
austinfilm.org

CLASSIC, FOREIGN, AND INDEPENDENT FILM - LOCATED IN THE LINC SHOPPING CENTER, BEHIND ACC HIGHLAND

your body recognize the virus and create an immune response.

Myth: I eat healthily and take vitamins, I can just trust my natural immunity to prevent me from getting COVID or to get me through it.

Fact: The human immune system is indeed an extraordinary mechanism, but it's not worth gambling with a disease as unpredictable and serious as COVID. It just takes that one slip, and your entire life could change.

Myth: Masks don't help.

Fact: Umm, what can you say about that one? Properly worn, masks have proven that they provide some protection to the wearer, and they are even more effective at protecting others. Combined with social distancing (yes, we still need to be doing that!) and hand washing, masks are a key tactic in layers of mitigation needed to get the pandemic under control.

Myth: Eating garlic or hot peppers or taking antibiotics will kill coronavirus.

Fact: While eating garlic is healthy, it will not kill COVID. While garlic has shown some effectiveness in slowing the growth of some bacteria, COVID is a virus not a bacterium. Antibiotics also only kill bacteria.

Myth: Drinking alcohol will protect you from COVID.

Fact: Unlike 5G networks, alcohol does have an effect on COVID-19: It raises your risk. Alcohol use, especially heavy use, weakens the immune system and thus reduces the ability to cope with infectious diseases.

Myth: Life insurance companies won't pay out benefits to anyone who dies after receiving a COVID-19 vaccine because the vaccines are considered experimental.

Fact: Life insurance policy contracts are very clear on how policies work, and what cause, if any, might lead to the denial of a benefit. A vaccine for COVID-19 is not one of them.

(Information from this article was taken from various sources including WebMD and John Hopkins Medicine.)

Saving Water in Winter Saves All Year Long



Your water meter measures your monthly water use, but there is no meter on your wastewater line. To calculate your wastewater fee, Austin Water monitors your water usage during three consecutive winter billing periods between mid-November and mid-March and bases the fee on the daily average. You can lower your wastewater costs for the next year by conserving water use during these billing periods.

Check your bill or go online at <https://www.austintexas.gov/department/wastewater-averaging> to find your wastewater averaging period and water-saving tips.

Austin Studio Tour

Big Medium is pleased to announce this year's Austin Studio Tour, a free, self-guided citywide celebration of art featuring over 530 Austin based artists and collaboratives.

The Austin Studio Tour introduces the public to new ways of experiencing art and the creative practices of artists around our city. This year, the studio tour combines the former East and West Austin Studio Tours into one citywide event presented across three weekends in November.

- Weekend 1: November 6-7 (WEST)
- Weekend 2: November 13-14 (WEST & EAST)
- Weekend 3: November 20-21 (EAST)

For more information, a list of participating artists and a map of studio locations, visit <https://www.bigmedium.org/ast>

VIOLET CROWN CLUBHOUSE

ARCADE, ICE CREAM & BEER!

7100 Woodrow Ave, 78757

- Espresso Drinks Tues - Fri: 8-12pm
- Frosé, Beer, Ice Cream

Thurs - Saturday Afternoons

violetcrownclubhouse@gmail.com

Follow Us: @vcclubhouse

DANCE DISCOVERY

Burnet/Anderson Ln.

512.419.7611 www.DanceDiscovery.com

HI NEIGHBOR!

Here to help our Crestview Neighbors achieve their financial vision!

texas dps credit union
your vision. our purpose.

Learn More:
www.txdpincu.org

NCUA

Your Neighborhood Realtor since 2003

COMPASS

Jason Heffron
Juice Real Estate Group
512.658.8822
jason.heffron@compass.com

The Juice Real Estate Group is a real estate group affiliated with Compass. Compass is a licensed real estate broker and abides by federal, state and local laws. Equal Housing Opportunity.



Your neighborhood jeweler!

7115 Woodrow Ave • 512-467-6131

Located across from the Crestview Minimax

LOVE WHEEL RECORDS

AUSTIN TEXAS

New and used vinyl, cd's, books and other assorted music accessories.

We Buy Used Records!

Give us a call at (737)-202-4494

Tuesday - Saturday 11 - 7, Sunday 12 - 6,
Closed Monday

2105 Justin LN | Austin, TX

Instagram - @lovewheelrecordsaustin



Crestview
VETERINARY CLINIC

Jordan Kautz, DVM

Owner, Medical Director

7415 Burnet Rd, Austin, TX 78757

512.535.2100 | info@crestviewVC.com | crestviewVC.com

CRESTVIEW AUTO REPAIR

SERVICING ALL MAKES & MODELS

Acura, Ford, Dodge, Honda, Hyundai,
Lexus, Subaru, Toyota, VOLVO, VW, etc.

TUNE UP'S / 30-MIN OIL CHANGES

Must Call for APPT: (512) 467-0765

Locally owned and operated

Fred Nagel
Bookkeeping
Services

Fred Nagel
Fred@DFMNConsulting.com

512 632 7331

Your resource for professional bookkeeping



RE/MAX
Austin Skyline
Each office independently owned and operated

(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



Drive a Senior
Austin, TX

HAVE AN HOUR OR
TWO EACH MONTH?

WE NEED VOLUNTEER DRIVERS

Make a difference in the lives of your senior neighbors!

Convenient volunteer opportunity, coordinating is done through your smart phone or computer.

driveasenioratx.org 512.472.6339

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!*

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 22nd Year!



BROOKSHIRE
INSURANCE AGENCY

SINCE 1973

Tim Kriegel,
Crestview Resident since 2013

Independent Insurance Agent & CIC
306 W. Main St.

Round Rock, TX 78664

512-218-0262

Tim@brookshireins.com

Specializing in Crestview Home, Auto, Business & Life Insurance