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# CRESTVIEW

## NEIGHBORHOOD ASSOCIATION

### NEWSLETTER

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APRIL 2025

## CNA's April Meeting - Crestview/Brentwood Neighborhood Drainage Improvements Study

Flooding is an issue that impacts the entire neighborhood with increasing risks as older smaller homes are replaced with larger homes and/or multiple units that cover more ground and reduce drainage. Please attend this meeting where city staff will describe their plans for drainage infrastructure improvements to reduce flooding risks. The meeting will be on Monday, April 14, at 7 pm in the Chapel of the Episcopal Church of the Resurrection at 2200 Justin Ln.

Many streets in Crestview are threatened by flooding. (See

page 2 for a list of streets directly included in this study.) The city's study evaluates potential solutions for flooding, erosion and water quality problems along three tributaries of Shoal Creek including parts of the Crestview and Brentwood neighborhoods.

These neighborhoods lack adequate drainage infrastructure because they were developed before current drainage regulations went into effect. Homes are built within the

*See Drainage continued on page 2*





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## NEIGHBORHOOD ASSOCIATION

### NEWSLETTER

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

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P. O. Box 9505, Austin, TX 78766  
[www.crestviewna.com](http://www.crestviewna.com)

CNA General Meetings are held the second Monday of every month at 7:00 PM at the Episcopal Church of the Resurrection Chapel  
2200 Justin Lane

Treasurer: [joincrestview@gmail.com](mailto:joincrestview@gmail.com)

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### Episcopal Church of the Resurrection

2200 Justin Lane  
Up Coming Events:

Lent with Blues Music  
Sundays through 4/6

Holy Week 4/13 - 4/19

Easter Sunday 4/20 with an  
Easter Egg Hunt for kids  
following the 10:30 AM service



*Drainage continued from page 1*

floodplain, the storm drainpipes are undersized and erosion threatens streets, utilities, and houses.

The study area is generally between Burnet Road and North Lamar Blvd., starting at Morrow St. to the north and extending south of Koenig Lane. It includes parts of three small creeks that eventually join with Shoal Creek: Hancock Tributary, Grover Tributary and Goodnight Tributary (that flows into the Grover Tributary).

While drainage issues impact the entire area, folks living on these Crestview streets included in this study may especially want to attend the meeting. Those streets include portions of the 1800 & 1900 blocks of Pasadena, Madison, Piedmont and W. St. Johns; Hardy from Pasadena to W. St. Johns; Yates south of W. St. Johns; portions of the 1200 blocks of Madison and Piedmont; Grover south of Madison; the 1100 blocks of W. St. Johns and Cullen; Reese Lane: the 1100 & 1200 blocks of Justin and Arroyo Seco. Also of interest is the proposal to utilize part of Brentwood Park for a detention pond.

The study has identified several options. These will need to be prioritized due to the high costs. Any potential project would need to be constructed in several phases. These include:

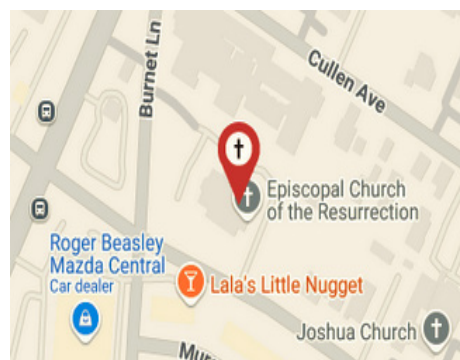
- Storm drain improvements along Brentwood Ave. and several side streets
- Storm drain improvements along Grover Ave. and several side streets
- Underground storm water detention along Arroyo Seco
- Channel improvements along Hancock and Grover Tributaries
- The city is also looking into possible locations for detention ponds.

Capital improvement projects take many years from start to finish. The process typically includes the following phases:

- Preliminary Engineering – when a solution is identified and costs are estimated.
- Design and Permitting– when the details are worked out, construction plans drawn up and all permits are secured.
- Bidding – when a contractor is hired
- Construction – when the project is built.

The extent of the drainage issues and the high cost of potential solutions have extended this process and been a barrier to proceeding with a construction project in the past. Multiple studies have been done to evaluate the flooding in this area, starting in 2008. The current study kicked off in 2016 with data collection and a review of past studies. The project moved into Preliminary Engineering in 2023. Please note that the city has not identified funding to move into design or construction phases.

\*\*\*\*\*



Location for CNA's April 14th meeting at 7 PM

## Greater Austin Clay Studio Tour

Greater Austin Clay Artist is hosting the Greater Austin Clay Studio Tour to welcome the Austin community into area studios to take part in demos and workshops, purchase work from area clay artists, and experience what Austin has to offer the clay world. The event is Saturday, April 5 from 10am-6pm and Sunday, April 6 from 11am-5pm. There are 20 locations around the city, including some near Crestview. For an interactive map showing the stops go to: <https://www.austinclay.org/studiotour>



## Pending Land Use Bills at the Legislature

Here are some of the land use bills that will become law and impact Austin if passed during this session of the legislature and signed by the governor. Note: HB stands for House Bill and SB stands for Senate Bill.

### SB 15 – Bettencourt HB 3919 – Gates (Identical language)

On new Plats of 5 acres or more cities cannot enforce an ordinance that says lots have to be larger than 1,400 square feet, wider than 20 feet or deeper than 60 feet (that would be about 31 units per acre)

On existing small lots of 4,000 square feet or less setbacks cannot be more than 5 feet (front and back) and impervious cover on the lot can be 70%. Must allow 3 full stories. Note: Current Austin residential impervious cover limit is 45%.

### SB 2477 – Bettencourt HB5187 Patterson (Identical)

#### SB840 – Hughes HB3404 Hefner (Identical) (All similar bills)

Must allow mixed-use development or multifamily residential use and development in a zoning classification that allows office, commercial, retail, warehouse, or mixed-use use or development without zoning change.

The limit on density that is highest residential density allowed in the municipality or county;

The limit on height would be the highest height that would apply to an office, commercial, retail, or warehouse development constructed on the site

A municipality may not charge a fee in connection with the submission, review, or approval of an application for a permit related to the use, development, or construction of a building proposed to be converted to mixed-use residential or multifamily residential use, including building permits; No Parkland dedication

fee. No traffic impact analysis, no fee for mitigating traffic impacts, no utility improvements except for the minimum for the project.

### HB 878 – Vasut

Lots cannot be required to be > 2,400, wider than 16 feet, deeper than 30 feet, density of 31 units/acre;

Small lots (<= 4,000 square feet) Setbacks are 5 feet, impervious cover is 70% and 3 full stories are allowed

A municipality cannot prohibit an accessory dwelling unit on any minimum lot size or require parking or limit the size of the ADU to 50% of the main dwelling unit or 800 square feet; (also in HB1779 - Bucy, SB673 – Hughes)

On lots of 10,000 square feet a municipality must allow 2 accessory dwelling units (this is also in HB 2480 – Talarico, also in HB1779 - Bucy)

### HB 2797 – Vasut

A municipality may not adopt or enforce a zoning ordinance, rule, or other regulation that limits the number of people who may occupy a dwelling unit based on: 2) familial status; (5) whether the occupants are related

### SB 844 – Hughes HB24 Orr (Identical)

Protest petitions against upzoning will now require the owners of 60% of surrounding property (instead of the longstanding 20% standard) to trigger a supermajority vote of the city council. (HB 1742 – Hickland proposes 50%)

The requirement for individual notice of a city-wide upzoning of neighborhoods would be eliminated. Lawsuits to challenge illegal city initiated upzonings must be filed within 60 days of the effective date of the change – an unreasonable limitation out of step with current law.

See Legislature continued on page 4

## New WEEKLY SPECIALS

**MUNCHKIN MONDAY**  
Enjoy 1/2 off a Kid's meal with the purchase of an adult combo or dinner

**POP A TOP TUESDAY**  
\$2 off Top Pick, Top Special, Top Dog sandwiches and canned beer

**WING IT WEDNESDAY**  
\$2 off Two Piece Fried Chicken Dinners

**TASTY TREAT THURSDAY**  
\$1 off All Shakes and Fried Pies

**FRIDAY FAMILY MEAL NIGHT**  
12 piece Mixed Fried Chicken dinner with 2 Family Size Mashed Potatoes & 2 Family Size Coleslaw

**CHICKEN FRIED WEEKEND**  
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### SB 854 – Middleton HB 3172 Gates (Identical)

A municipality must permit multifamily and mixed-use as allowable uses on religious land.

A municipality may not require a proposed multifamily or mixed-use development on religious land to obtain a zoning or land use change, special exception, variance, conditional use approval, special use permit, comprehensive plan amendment, or other land use classification or approval.



A municipality must not restrict the height of a proposed development to less than 40 feet and three full stories.

A municipality may not restrict the ratio of the development's proposed building gross floor area to site area, building coverage, density, unit size or number base as compared to site area, size of a unit, or otherwise restrict development using any other dimensional constraint.

### SB 1648 – Hughes HB 2767 – Landgraff

A county or municipality may not:

- (1) regulate the operation of an online global marketplace; or
- (2) require an online global marketplace to provide personally identifiable information of its Internet platform users without an administrative subpoena or court order.

*(Note: This bill prohibits cities from regulating the operation of an "online global marketplace" such as AirBNB. Cities won't be able to require the platforms to post only legal listings or to provide data that will enable cities to collect the hotel occupancy tax, which seems to be the driving force of COA STR deregulation.)*

## Violet Crown Festival is Back May 3rd at Brentwood Park!

By David Ezrail, Violet Crown Community Works (VCCW)

Save The Date for the return of the Violet Crown Festival on Saturday, May 3rd! After a five-year hiatus due to COVID the Violet Crown Festival is back this spring!

Taking place on Saturday, May 3rd, at Brentwood Park, this beloved neighborhood event has been celebrating local arts, music, and community spirit since 2001. Expect a fun-filled day with live music, local art vendors, delicious food, and family-friendly activities—a true showcase of what makes our neighborhood special.

This year we are going to do something new and exciting, an amateur BBQ brisket cook-off contest called the Violet Crown Barbecue Showdown. If you are interested in competing, please fill out our BBQ Showdown interest form.

We will announce sign up for artists and volunteers soon.

You can get the latest updates on the Violet Crown Community Works Facebook page.



### The 15th Annual Brentwood Rocks!

Brentwood Elementary is hosting a concert and fundraiser on Saturday, April 5, 2025 from 3 to 6 p.m. outside at the school. Enter through the Arroyo Seco gate. This year's event will feature live performances by Big Wy's Brass Band, Lamar Dance Company, and School of Rock Austin. For more information go to:

<https://www.brentwoodpta.com/pages/brentwood-rocks>

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## In Memoriam

### James “Bubba” Smith

James Arthur “Bubba” Smith passed away peacefully on January 20, 2025. Born on February 14, 1937, in Austin, Texas, Bubba dedicated his life to his faith, family, and work in the produce business. He began his career with the family-owned Smith Produce (located at Cullen and Burnet Road) before continuing his work in the produce industry.



Known simply as “Bubba” by nearly everyone, his given name, James, was rarely used—and even less likely to get a response. He never met a stranger. His outgoing nature, quick wit, and warm heart made him a friend to all, whether they had known him for years or only a few minutes.

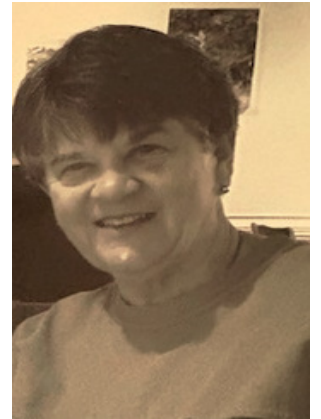
His passion for sports also left a lasting legacy in the Austin community. He officiated basketball, baseball, and softball for many years and spent over 30 years working with University of Texas athletics. He loved working the shot clock at the women’s basketball games and the Austin Toros. Bubba was also instrumental in establishing girls’ junior high school basketball in Austin, championing opportunities for young women at a time when such efforts faced significant resistance.

Bubba was always a man of his word, believing that a handshake was more binding than any contract. He was quick to lend a helping hand, and lived a life filled with generosity and kindness. His sense of humor, love for storytelling, and larger-than-life personality made him unforgettable to everyone who had the privilege of knowing him.

(See <https://www.statesman.com/obituaries/paco1071215> for complete obituary)

### Sylvia Kay “Scooter” Rushing

Sylvia Kay Rushing “Scooter” passed away at her home in Crestview on January 7th, 2025 at the age of 76, after a courageous battle with Cancer. Scooter graduated from McCallum High School in 1967 where she excelled in sports. She was an avid softball player and golfer for many years.



Scooter was well known in Brentwood and Crestview. Even though she was born in Eugene, Oregon, she spent her childhood in Brentwood and most of her adult life in Crestview. She has a permanent presence on the iconic Crestview Welcome Wall as one of the children portrayed in front of Brentwood Elementary School. Scooter is the little girl with long braids.

Scooter could often be seen driving around the neighborhood in her baby blue VW bug, always stopping to chat with neighbors and handing out dog treats to all the dogs. Scooter was an animal lover to the core. She had many dogs and cats over the years, most recently her beloved corgis Dennis and Hazel.

Often referred to by her friends as the Mayor of Crestview, Scooter will be sorely missed.



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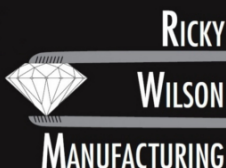
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