

## The Future of our Brentwood Neighborhood – You Decide

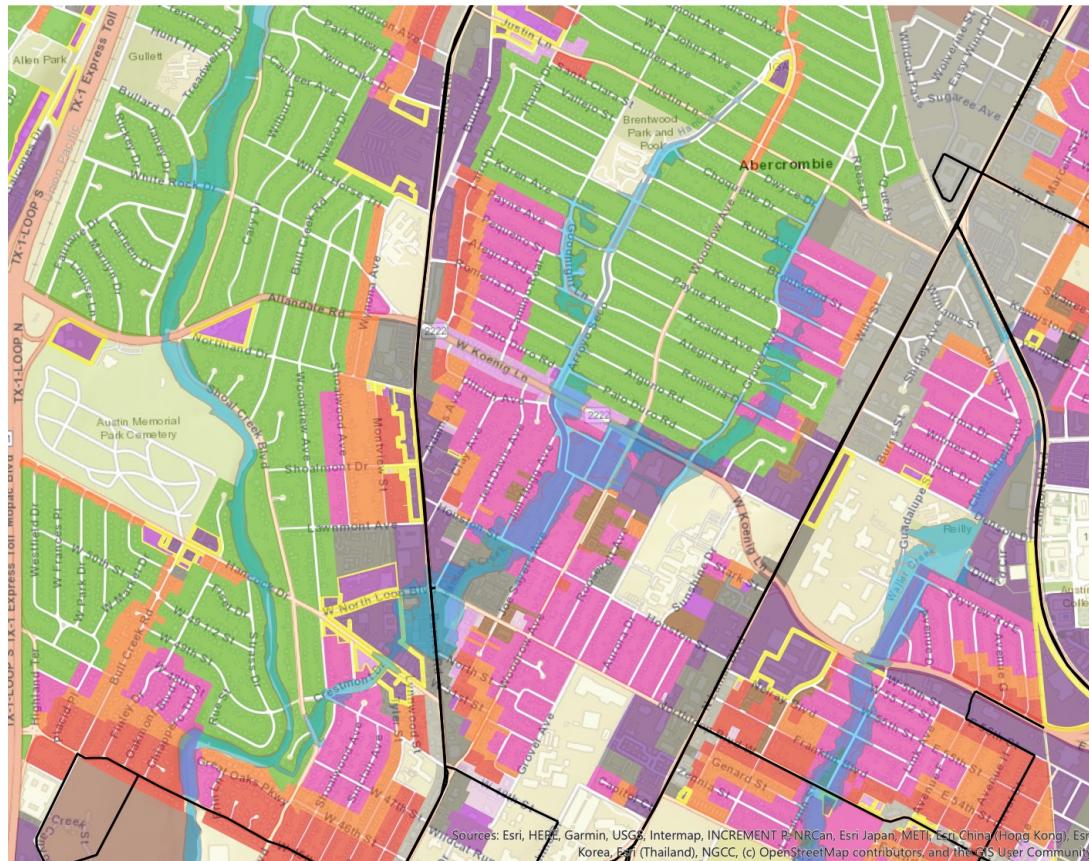
With the release of its latest draft of CodeNEXT (V4) and the accompanying Zoning Map on October 4, the City revealed *its* vision for the future of *our* neighborhood.

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.

**The City is trying to rush this plan to adoption. We have to inform ourselves and act now.**

Here is a general overview of the residential impact. Under CodeNext:

1. The City will be reducing the minimum lot size for virtually every property in our neighborhood to 5,000-sq. ft. (or 2,500 sq. ft.). Reductions apply to the red, orange, pink, and green lots on the map below. A 10,000 sq. ft. lot can be subdivided administratively, without public notice, into two lots with two units per lot (or more).
2. With the newly created “Preservation Incentive” an owner can keep two walls of a structure that is 30 years old 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 units is not required. The “Preservation Incentive” allows the Floor to Area Ratio (FAR) limit for the property to be exceeded.



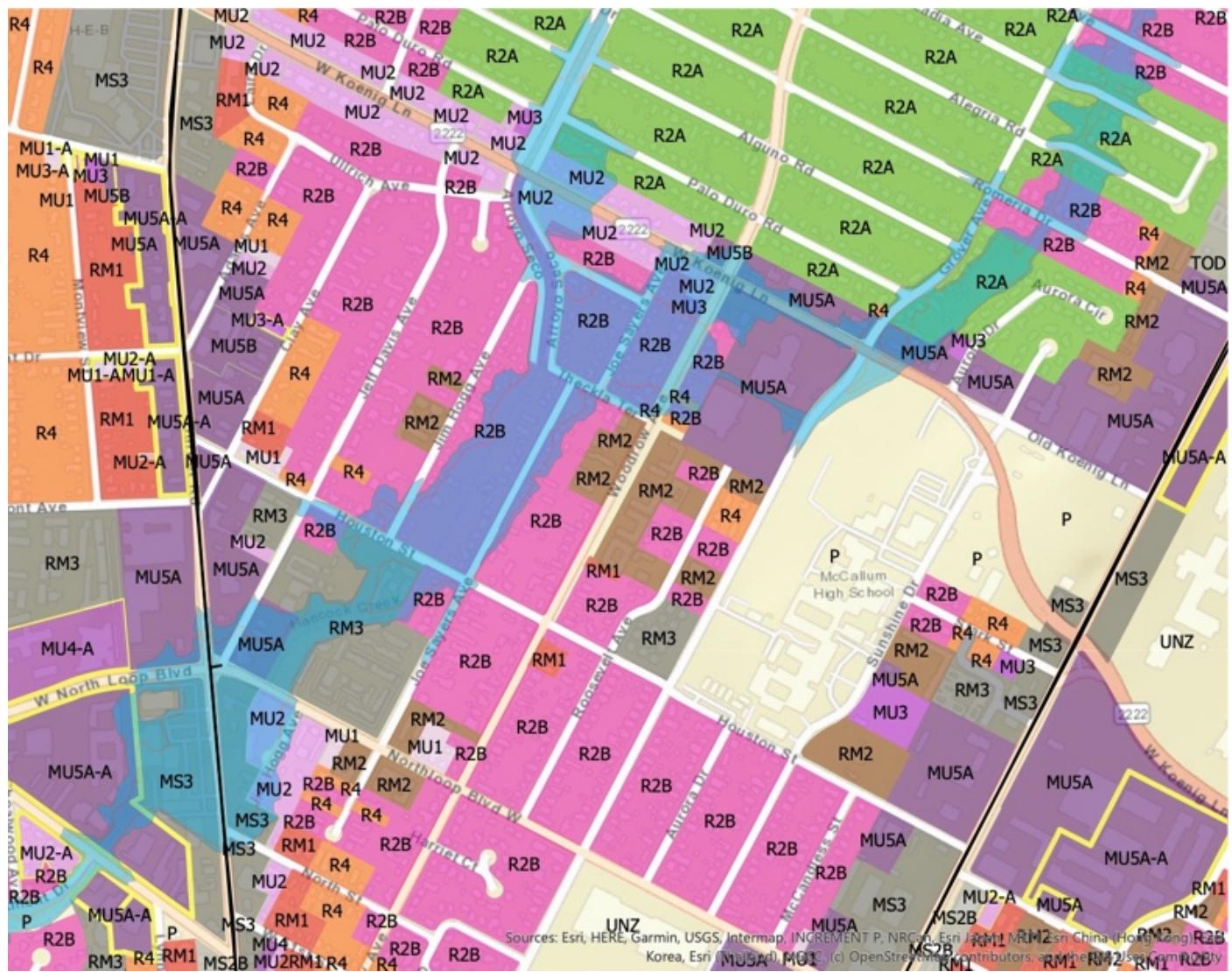
## Brentwood :North - Koenig, Burnet, Justin, Arroyo Seco



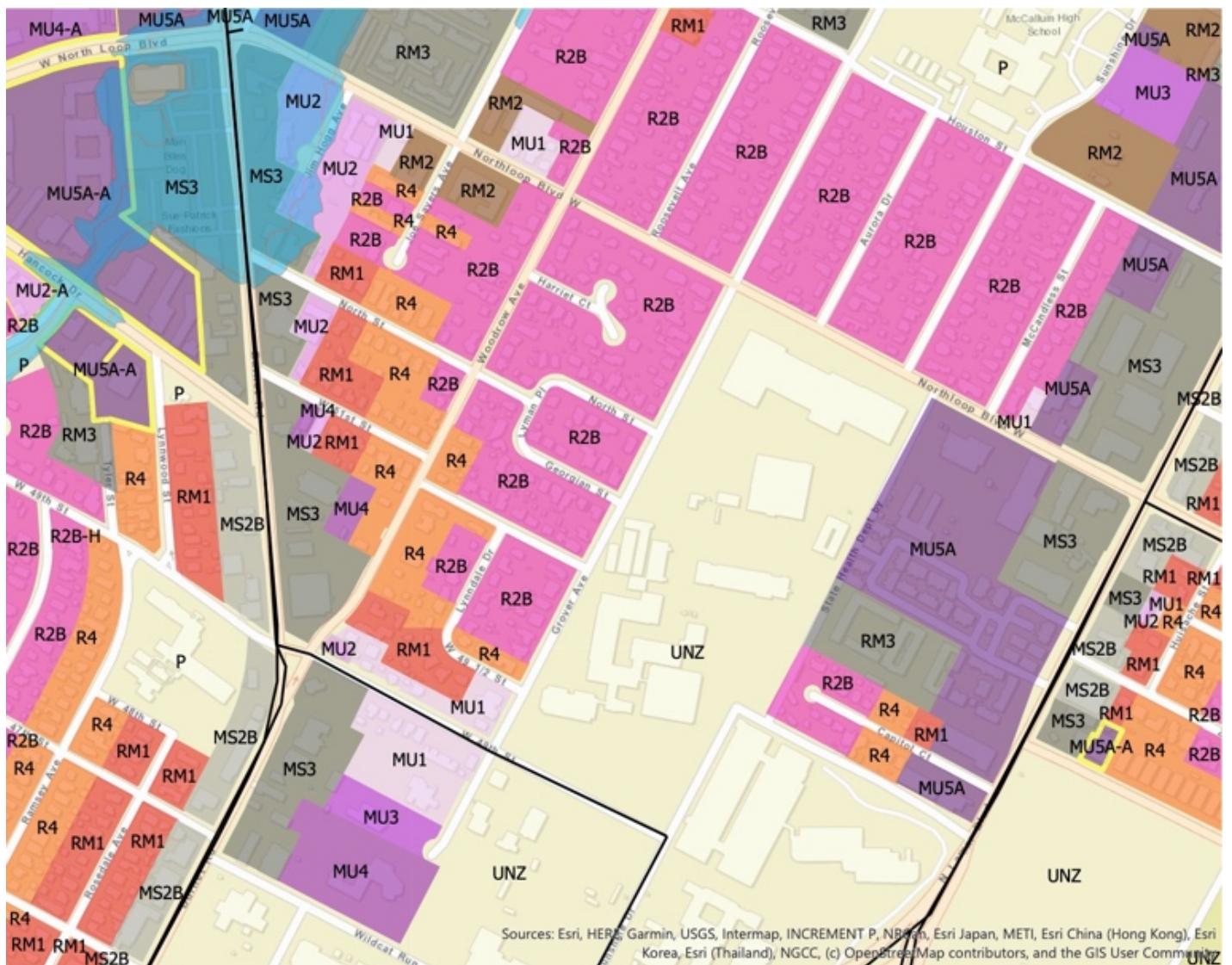
## Brentwood :North - Koenig, Lamar, Justin, Woodrow



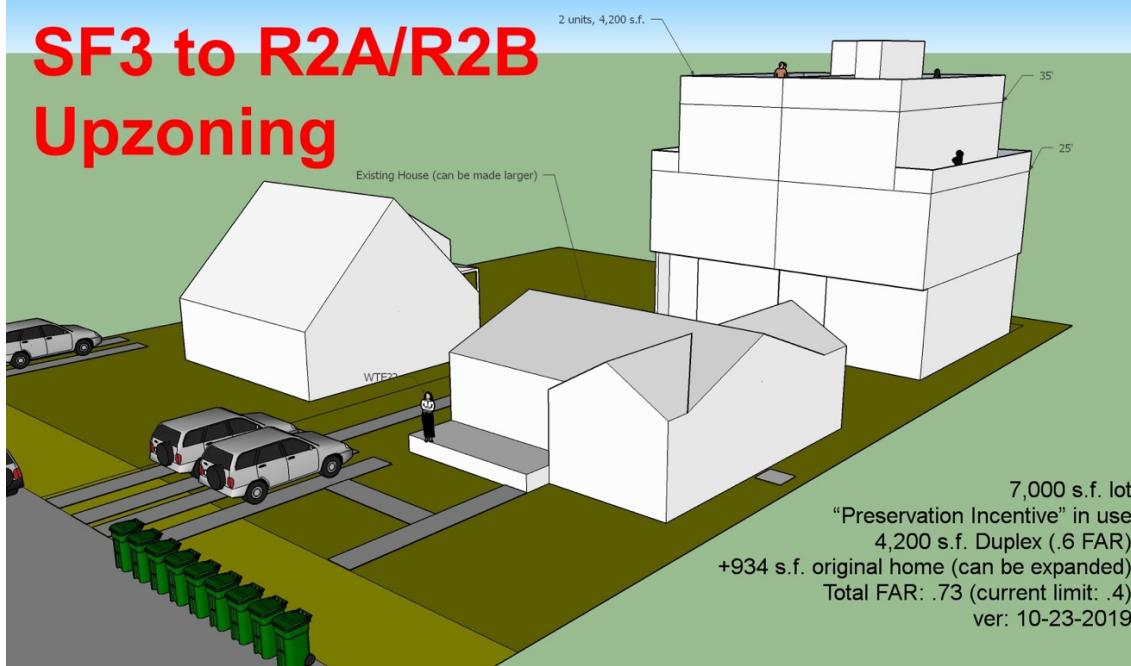
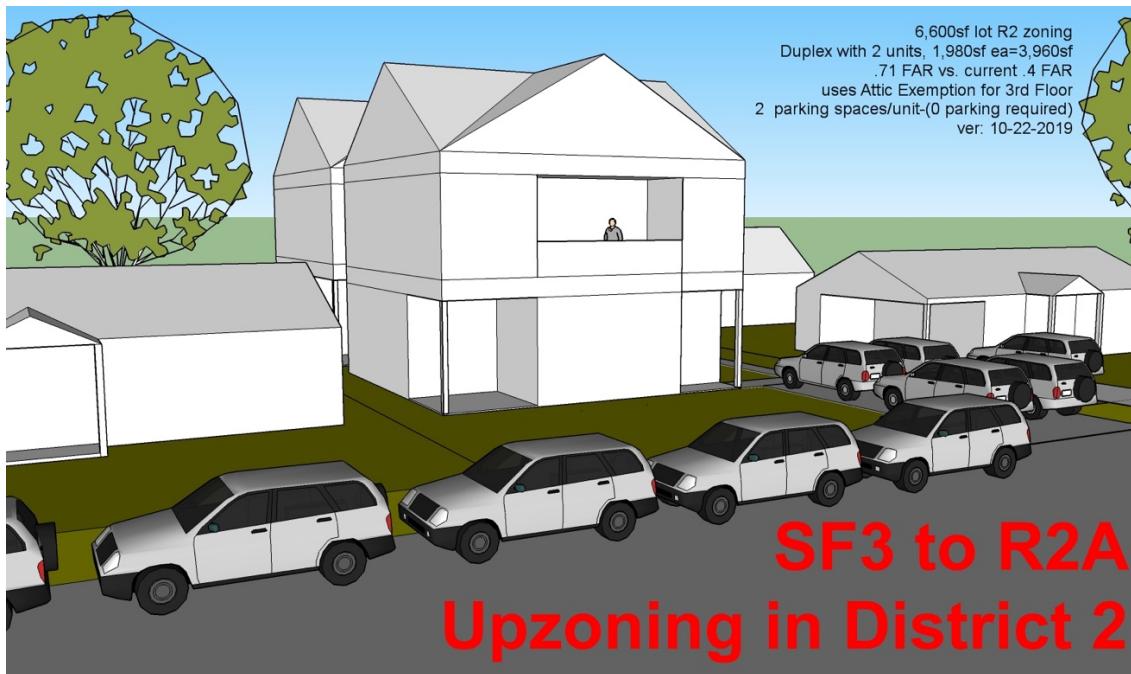
## Brentwood :South - Koenig, Lamar, Justin, Woodrow



## Brentwood :South - North Loop, Lamar, Burnet, Wildcat Run



3.The City is rezoning residential lots in some parts of neighborhoods to zone R2B (pink on the maps, and usually close to the “transition zones”). 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 (SF-3) now zoned 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.





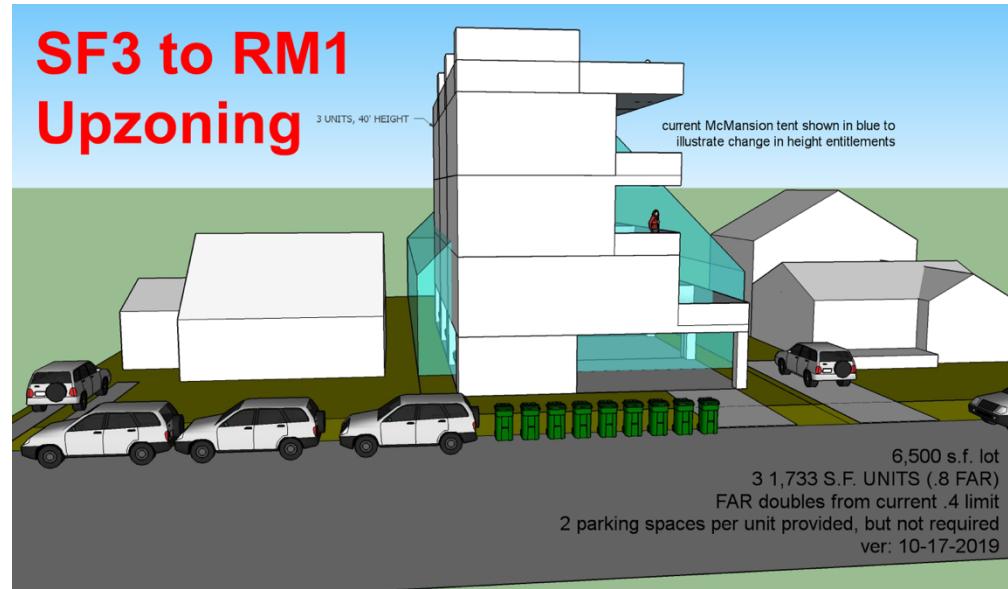
4. The City proposes to create “transition zones” along corridors and within neighborhoods in certain areas (orange and red areas on map). Although the City talked about transition zones being 2 to 5 lots deep, many are larger extending in some neighborhoods up to 15 lots. In Brentwood, they have mapped transition zones on sections of these streets: **49 ½, Woodrow, West 51<sup>st</sup>, North, Lynndale, Joe Sayers, Ullrich, Adams, Clay, Stark, Laird, Palo Duro, Alguino, Romeria, Alegria, Pequeno, Payne, Brentwood, Karen, Wild, Dwyce, and Justin.**

5. There are two levels of density in 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. ft. lot. The R4 zone permits 4 -8 units on a 5,000 sq. ft. lot. The City is setting the occupancy limit under the new code at six unrelated adults per dwelling unit.



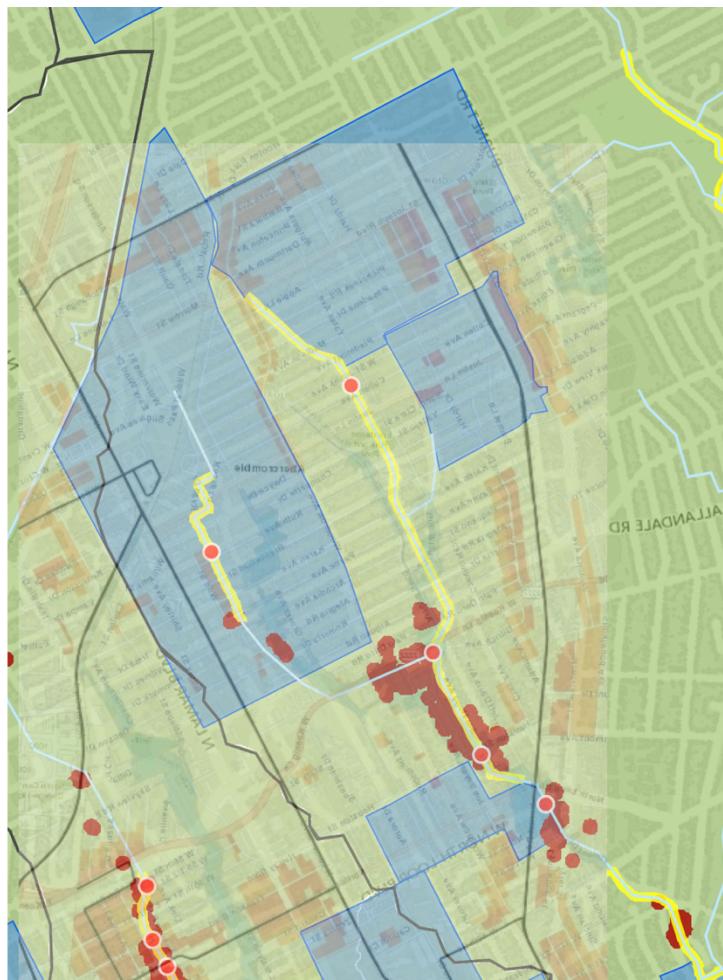
6. The transition zone buildings can be as much as 40 – 45 feet in height or 3-4 stories. Previously the public was told that they would be residential house scale. Homeowners remaining in the transition zone do not receive the protection of compatibility standards.

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 which includes fraternity/sorority houses, dormitories, and boarding houses. The RM1 transition zone properties can also be used as LIVE/WORK which 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.

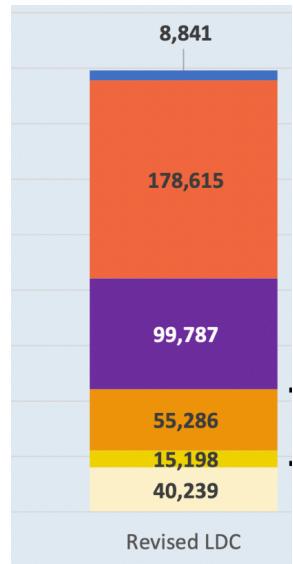
10. There are no longer strictly office uses in the proposed code, all retail, restaurant, office uses are combined. For example, everything in purple can be a bar without having to rezone (as currently is required).





RM1  
RM2  
RM3

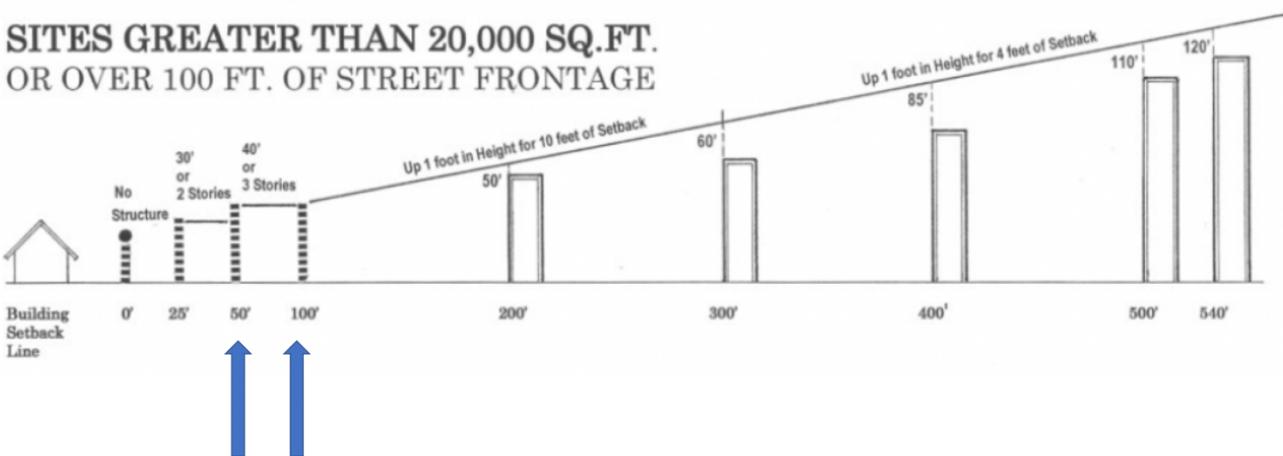
11. Current multifamily in the neighborhood (much of which is market affordable) is proposed to convert to zoning with taller heights (60') and more units. Some of the increased height and density is linked to an affordable housing bonus, but the rules for how much affordable housing units need to be produced are not clearly set out yet. For example , this city slide 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 units. So less than 5% of the proposed Affordable Housing Bonus will be affordable housing, while some existing older apartments in Brentwood are 100% affordable.



■ Bonus (Income-Restricted)  
■ Bonus (Market-Rate)  
■ Multifamily (excl. Missing Middle)  
■ Missing Middle  
■ Small Lot SF  
■ Standard/Large Lot SF

## COMPATIBILITY: HEIGHT + SETBACKS

### SITES GREATER THAN 20,000 SQ.FT. OR OVER 100 FT. OF STREET FRONTAGE



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' building that would now have to be 420' from a SF-5 zoning or use in the current code is reduced to 50 or 100 feet. Some parts of Laird, Modesto, Wild, Palo Duro, Aurora (N), Adams, Clay, McCandless, Jeff Davis, North Loop, Woodrow, and Capital Court will have zoning (MU5) that can go to 90' (with bonuses) and only have to set back 50 feet from the residences property lines.

13. For commercial and residential lots within  $\frac{1}{4}$  mile of designation corridors, the parking standards are reduced 100% (no parking required) if the lot is connected to a 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 within  $\frac{1}{2}$  mile the reduction is 50%.

14. 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 school, and our neighborhood.

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

**Here is a key action you can take:**

Email the Mayor and tell him what you think of the City's shortsighted vision for our city. Tell him you want it pulled down and returned to the community so we can have a say in the future of our neighborhood.

**Mayor Steve Adler:**

[steve.adler@austintexas.gov](mailto:steve.adler@austintexas.gov) | 512-978-2100

**Leslie Pool (District 7):**

[leslie.pool@austintexas.gov](mailto:leslie.pool@austintexas.gov) | 512-978-2107

If you want to file a rezoning protest on your home you can go to this website:

<https://fileyourprotest.com/>

Resources:

The City's Website: <http://www.austintexas.gov/department/land-development-code-drafts>

CNC: <https://communitynotcommodity.com/>

The Movie: <https://www.youtube.com/watch?v=q5YOurWEoSc&feature=youtu.be>

Architectural Drawing by C. Allen.

Maps by B. McArthur