Brentwood Neighborhood Association

BNA – Serving Our Neighborhood from 45th St. to Justin Lane and North Lamar to Burnet Road

November 2019

www.brentwoodaustin.blogspot.com

25th Annual Holiday Luminarias December 22 - 25

Arroyo Seco (Justin to Theckla)

As we turn our clocks back, our thoughts turn to the winter holidays. Brentwood's most beloved tradition, the *Lighting of the Luminarias*, is celebrating its 25th Anniversary! This year, the festivities will take place from **Sunday, December 22 through Wednesday, December 25.** Fortunately, Deb Copas is organizing the event again this year. It is gratifying to see so many neighbors in Brentwood and Crestview working tirelessly to make it all come together, and that is sure to be the case again this year.

We ask neighbors to volunteer to be responsible for small, manageable blocks along the Arroyo. These Block Captains will procure their own milk jugs, cutting them and filling the bottoms with sand or pebbles, positioning them with the candles (provided by the BNA!) in place, and, finally, lighting and extinguishing them for four nights. Volunteers have been saving their jugs rather than recycling them, so our task should be easier this year - even if some of the jugs need to be replaced. By working together with our neighbors and sharing many of the tasks, the project is an easy and enjoyable social event for everyone involved. What an opportunity to Meet New Neighbors!

Stay tuned to the neighborhood listserv in late November for emails from Deb with more info regarding volunteer opportunities. It is not too early to start collecting your milk jugs, just in case! Seeing those twinkling lights all the way from Theckla up to Justin Lane is a beautiful sight, even more enjoyable while strolling the hike and bike path!

If you have any questions or already know that you would like to be a Brentwood Section Captain, send an email to us at brentwood.austin@gmail.com. We will be sure to pass along the information to our organizer. Remember friends, keeping this lovely tradition alive depends on you! This unique Austin tradition is a true neighborhood treasure!

Save the Date — Arroyo Seco Cleanup !

In preparation for the Holiday Luminarias, the Brentwood Neighborhood Association is sponsoring a Cleanup of the Arroyo on **December 14 from 9 am – noon**. We will meet in front of Brentwood Elementary School to sign-in and will provide trash bags and grippers. Working in pairs, we will remove trash and debris from along the banks from Koenig to Justin Lane.

Please wear long pants and closed-toe shoes and bring your water bottle. More information will be posted on the neighborhood listserv, NextDoor, and on the BNA website as we get closer to the date.

It's My Park Day, Fall 2019

A huge Thank You to the nearly 100 volunteers who spread mulch, cleared root collars and weeded the flower beds in Brentwood Park on November 2! We worked hard, fueled by Genuine Joe's coffee and El Dorado's breakfast tacos as well as the desire for a healthy tree canopy. Neighbors planted the trees in the park and are thankful for the support of these twice-a-year workdays from Austin Parks Foundation. We look forward to IMPD Spring 2020!

The Future of our Brentwood Neighborhood – You Decide

By Barbara McArthur

With the release of its latest draft of CodeNEXT (Version 4) and the Zoning Map on October 4, the City

revealed *its* vision for the future of *our* neighborhood. The City's vision promotes the redevelopment of Brentwood by shrinking our single-family/duplex area, disrupting its residential scale and density, creating a sizable transition zone, and setting the stage for future change that stretches deep into the neighborhood.

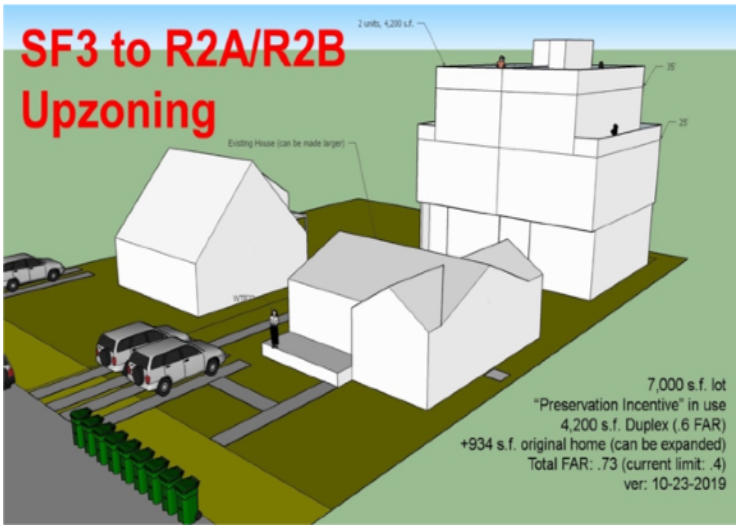
In doing so, the City has ignored our concerns for the walkability of our streets, the safety of our school children, our tree canopy, local flooding problems, traffic congestion, accessible parking, and the rights of our residents, who have built - or are building - their lives here.

The City is trying to rush this plan to adoption. The Mayor wants to have a first reading in December.

1. The City will reduce the minimum lot size for virtually every single-family/duplex residential property in our neighborhood to 5,000 sq. ft. (or 2,500 sq. ft.). Reductions apply to the R2 and R4 zoned lots in the maps on-line. A 10,000 sq. ft. lot can be subdivided without public notice into two lots, with two or more units per lot. For the RM zoned lots, the minimum lot size is 1,800 sq. ft.

2. The newly created "Preservation Incentive" allows an owner to keep two walls of a 30 year old structure and to add an additional unit over the current limit, which could result in *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 new units to *not* be included in Floor to Area Ratio (FAR) limits for the property.

3. The City is rezoning residential lots in some parts of neighborhoods to zone R2B, reducing the front setback requirement to 15 feet from the street - too shallow for both a sidewalk and a car. This change incentivizes the demolition or partial demolition of existing homes by providing more space to build two additional units on the lot. Only one parking space for both structures will be required, breaking up the streetscape and further destabilizing the neighborhood. R2A, "suburban", is often across the street from R2B - "urban". R2B allows a 300% increase in the units per acre over existing properties now zoned for single family homes or duplexes (SF-3). In R2A and R2B, a duplex can have a floor to area ratio (FAR) of 0.6, while a single-family home can only have a FAR of 0.4. A 2,000 sq.



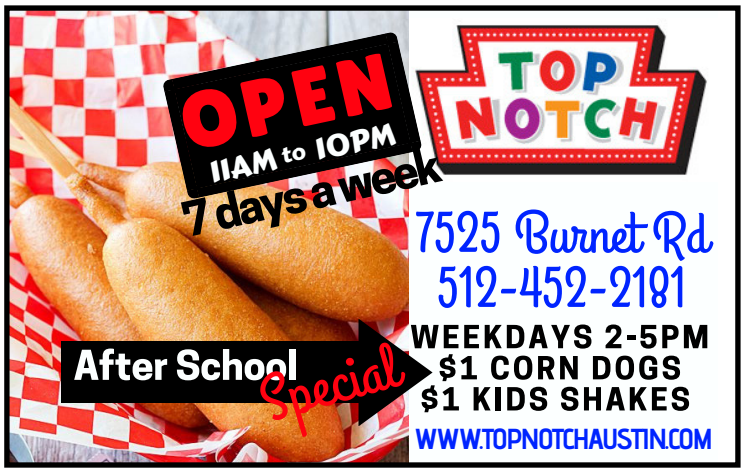
ft. home or a 3,000 sq. ft. duplex could be built on a 5,000 sq. ft. lot.

4. The City proposes creating "transition zones" along corridors and within neighborhoods in certain areas. 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 51st, North, Lynndale, Joe Sayers, Ullrich, Adams, Clay, Stark, Laird, Palo Duro, Alguno, Romeria, Alegria, Pequeno, Payne, Brentwood, Karen, Wild, Dwyce, and Justin.**

5. There are two levels of density in transition zones: RM1 allows 6 - 10 residential units in one or more structures on a 5,000 sq. ft. lot, while R4 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 high as 40 - 45 feet or 3 - 4 stories. Previously, the public was told these 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, that use will be continued, expanded, or rebuilt as long as the use continues. However, if the owner discontinues use as "single-family" for a prescribed period, it cannot be resumed. 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 opt not to live on congested streets next to a 3 or 4 story building.

8. The R4 and RM1 proposed zoning allows group residential use, including fraternity/sorority houses, dormitories, and boarding houses. The RM1 transition zone properties can also be used as LIVE/WORK, allowing outside employees and retail sales. One employee must 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 blocks where the City has identified local flooding and drainage problems. The City has mapped transition zones in the adopted flood plain. In addition to exacerbating flooding problems, the increase in impervious cover, and the height and bulk of buildings, will thin our tree canopy.

10. There are no longer strictly office uses in the proposed code; all retail, restaurant, and office uses are combined. For example, any business on Lamar, Burnet, Koenig, and Justin can become a bar without a zoning change as is currently required.

11. Current multi-family housing in the neighborhood, much of which is market affordable, is proposed to convert to zoning with 60' heights and with more units. Some of the increased height and density is linked to an affordable housing bonus, but the rules for how many affordable housing units need to be produced are not yet clearly set out. For example, the proposed up-zoning will "give away" 178,000 bonus unit capacity to market rate while only producing capacity for 8,841 income-restricted units. Fewer than 5% of the proposed Affordable Housing Bonus will actually be affordable housing, while some existing older apartments in Brentwood are 100% affordable.

12. Compatibility standards that protect neighborhoods are being radically reduced. Today a building that is 120' tall needs to be 540' from a neighborhood. In this new plan, the distance is reduced to 100'. A 90' building that currently has to be 420' from a SF-5 zoning or use would be allowed at 50 or 100'. Some parts of **Laird, Modesto, Wild, Palo Duro, Aurora (N), Adams, Clay, McCandless, Jeff Davis, North Loop, Woodrow, and Capital Court** will have MU5 zoning that, with bonuses, can go to 90' and would only have to be set back 50' from the property lines.

13. Conditional Overlays, which our neighborhood has negotiated, are not being continued. For example, BNA had a height overlay on Koenig Lane of 40'. Negotiations with the developers of the Pearl raised

that to 45' due to flooding concerns. The proposed zoning is for MU-5A, allowing a height of 60' + 30', which is double what our overlay allowed.

14. Parking standards are reduced 100% for commercial and residential lots within ¼ mile of Imagine Austin and Transit Priority Network corridors (Lamar, Burnet and Airport). That is, NO parking is required if the lot is connected to a corridor by an accessible sidewalk system ***or*** if the Sidewalk Prioritization Map ranks the construction priority of the sidewalk as "Very High" or "High". For properties located within ½ mile, parking requirements are reduced 50%.

15. The City believes it can deny homeowners and residents the official notice, hearing, and protest rights that currently 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 schools, 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:

Call or email the Mayor and tell him what you think of the City's short-sighted vision for our city. Tell him you want this plan to slow down and that the community wants to have a say in the future of our neighborhood.

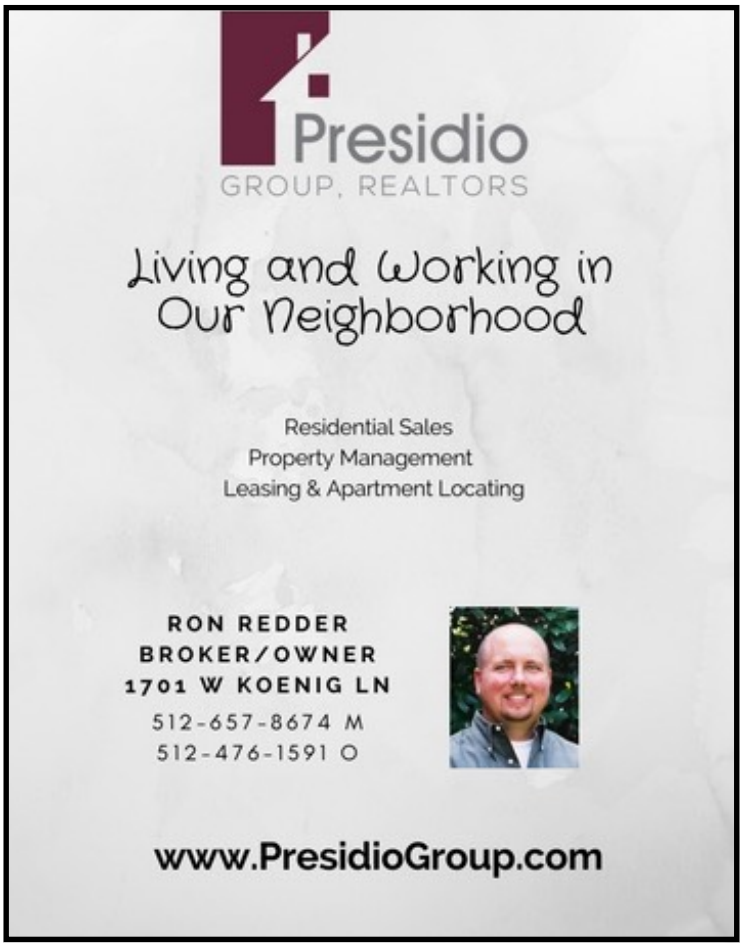
Mayor Steve Adler

steve.adler@austintexas.gov | 512-978-2100

Please note that District 7 Councilmember Leslie Pool met with residents on October 24 to let us know the status of CodeNEXT, to hear our concerns and answer our questions and to support us.

File A Protest:

If you want to file a rezoning protest on your home you can go to this website: https://fileyourprotest.-



PETRA
PRESCHOOL
ARE YOU LOOKING FOR QUALITY FULL-TIME CHILD CARE?
Centrally located just 3 minutes from the Brentwood/Crestview area
at For the City Center
500 E. St. Johns Ave.
Austin, TX 78752
Monday -Friday
7 am – 6 pm
Infants – 4 Years
ENROLL NOW!
mention this ad to waive the enrollment fee
For more information or to arrange a tour
call us...512-777-1746
email us...info@petrapreschool.org
www.petrapreschool.org
Petra Preschool is a 501(c)(3) not for profit organization, and admits students of any race, color, national and ethnic origin.

Gateway
CHURCH
"NO PERFECT PEOPLE ALLOWED"
MEETS EVERY SUNDAY
9:30 & 11:15 a.m.
MCCALLUM HIGH SCHOOL
5600 Sunshine Dr.
gatewaychurch.com/central

com/

Other Resources:

The City's Website: http://www.austintexas.gov/department/land-development-code-drafts and BNA in depth info on Brentwood & CodeNEXT.

Annual Nut Sales & Pecan Cracking
At The Lamar Senior Center

Pecan cracking season is planned for November and December 2019 and for January 2020 *pending volunteers* to cover 4-hour shifts on Mondays, Wednesdays and Fridays during this season. Volunteers are also needed to sell packaged nuts in the LSAC Lobby in November and December. Team up with a friend and socialize while assisting with this annual fundraiser in support of the LSAC Advisory Board. Call (512) 978-2480 or visit the Center at 2687 Shoal Crest Avenue to volunteer today!

The Lamar Senior Activity Center is the only place in town providing this pecan cracking service for residents. All pecans must be in brown paper bags, with no more than 20 lbs. in each. In addition to whole pecans in shell, pecan halves, and pieces, there will be your usual favorites – walnuts, cashews, pistachios, mixed and candied nuts, plus snack mixes and local honey. Come stock up for holiday baking and gift-giving!

All proceeds from the LSAC Advisory Board Nut Sale and Pecan Cracking Service are given back to the center in support of its programs, special events, training, excursions and more.

In Memoriam

By Clare Barry

Longtime community leader Phyllis Brinkley passed away on September 25, 2019. Phyllis was passionate about the preservation of Austin's neighborhoods. She was Past-President of the Allandale Neighborhood Association and worked closely with the Brentwood Neighborhood on may projects over the years.

She was instrumental in the conversion of the old Americana Theatre into a neighborhood (Yarborough) library. Phyllis was one of the leaders in the Brentwood and Allandale Neighborhoods' fight to stop a crosstown freeway on Koenig Lane. She and her neighbors in Allandale sold pecans to help defray the cost of the effort.

Phyllis had a deep concern for the environment. She was one of Austin's early advocates for the protection

of Barton Springs and was a founding member of the Save Barton Creek Association. She worked tirelessly on behalf of all that she believed in.

Phyllis was as kind as she was passionate. She always had time to listen to what was going on in the lives of her many, many friends. Phyllis, we miss you. The world is truly a better place because of you.

We were also saddened to hear that **Michael Prellop** passed away on October 8, 2019. Michael, alongside his parents and siblings, was a beloved owner of the Crestview Minimax. "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. As the saying goes, to know him was to love him, but more accurately, it was to laugh with him.

He was kind, joyful, and funny. His love for people was equally matched with his love for animals and fishing. He spent the last few years of this life rescuing Brittany Spaniels, giving them a loving home to live out their days. Michael was given the gift of additional life through organ donation and his family encourages all who knew him to consider being donors. It was in that borrowed time that he was able to meet his four grandchildren.

Floodplains in Brentwood — Atlas 14 Update

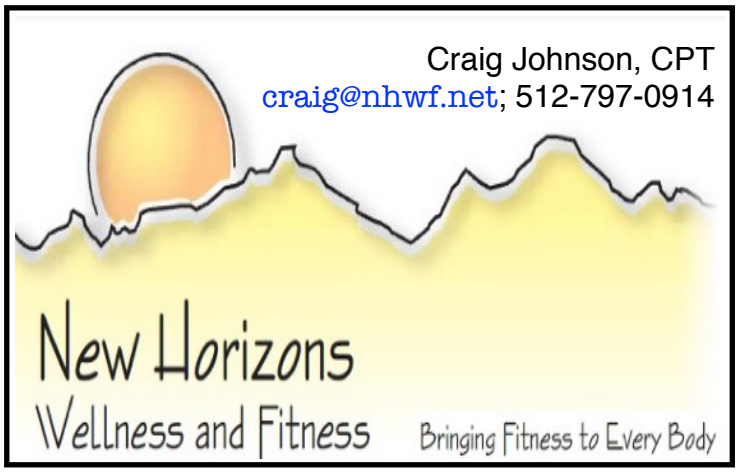
By District 7 City Council Member Leslie Pool

I am very pleased to let you know that your conversations and engagement on Atlas 14 bore tremendous fruit. City Watershed Protection Department staff presented Atlas 14 to the Planning Commission with an addition to their recommendations to allow homeowners to renovate, rehab, and add onto their homes within the floodplain. Kevin Shunk, our city's Floodplain Administrator, outlined the new amendment in the message below.

I know many of you share my deep concern about Austin's flood risk, particularly in our District 7 neighborhoods. This issue can be very close to home, especially if your property is at risk of flooding.

Watershed staff brought the proposed Atlas 14 upgrade of our current floodplain maps and management plan to the Planning Commission. These upgrades increase public safety and inform property owners and residents about their flood risk.

Many of you have engaged in conversations with my



Carpentry - Cabinetry - Home Repair

MONTE H. SMITH

512-913-0603

montehsmithconstructor.com

montehsmith78757@yahoo.com

Reasonable Hourly Rates

47 years in Austin Construction

32-year Brentwood Homeowner

2019 BNA Officers & Steering Committee

Contact BNA at: brentwood.austin@gmail.com

President:	Bill Spiesman	5700 Clay	512-699-1493
Vice-Pres.:	Barbara McArthur	5700 Clay	512-699-1493
Treasurer:	Angie Ward	1707 Romeria	512-796-1060
Secretary:	Diane Larson	1307 Choquette	512-919-2235

Steering Committee:

Pam Leighton-Burwell	1417 Palo Duro	512-467-7093
Rachel Copperman	5604 Wm. Holland	512-680-1997
Bill Morgan	2005 Burbank	512-454-7207
Don Leighton-Burwell	1417 Palo Duro	512-323-2017
Kristine Poland	5709 Woodrow	512-914-5505
Meg Driscoll	1413 North St.	512-371-9869
Rachna Patel	rachna_patel@alumni.northwestern.edu	

staff, with our Watershed staff, and with each other around Atlas 14. You expressed the need to ensure that homes remain viable places to live as you raise your families and age in place. The ability for property owners in our widening floodplains to easily improve their homes was not included in the initial Atlas 14 plan.

I very much appreciate the dogged determination everyone has brought to the discussions of flood risk and want to emphasize that your conversations and engagement on Atlas 14 made a difference. I also very much appreciate city staff's willingness to hear your concerns and to act on them in positive ways.

COMPASS

Your Brentwood Specialist

John Dunham
Broker Associate
john@johndunham.com
512.431.3654

Brentwood Area: Year to Date	2018	2019
Sold Transactions	99	102
Avg. List Price	$490,219	$508,557
Avg. Sold Price	$484,354	$505,251
Avg. SF of Sold Properties	1,457 SF	1,405 SF
Avg. Days on Market	34 Days	20 Days

For more detailed market information about your home contact John Dunham (johndunham.com).

All YTD data is pulled from Austin MLS for single family residence as of Jan. 1, 2019 - Sept. 30, 2019

JUICE REAL ESTATE GROUP

BNA Dues Renewal:

Use the form below to support BNA, or join on-line via PayPal:

I WANT TO SUPPORT THE BRENTWOOD NEIGHBORHOOD!

BRENTWOOD NEIGHBORHOOD ASSOCIATION "Supporting" Membership Form (2019):

Name: _____

Address: _____

Phone #:_____ E-mail:_____

What are your most important concerns?

_____

_____

Can you deliver newsletters on your block? Yes / No (please circle one)

___Renewal or ___New Membership? ___$10.00/Household ___Additional Donation? (this will really help!)

(Please check one) ___$5.00/Senior Citizen Household

Please make checks payable to **Brentwood Neighborhood Association**; Clip and mail form (with check) to:

BNA, 1707 Romeria, Austin TX 78757. Contributions are NOT tax deductible.