



# Brentwood Neighborhood Association

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

May 2018

[www.brentwoodaustin.blogspot.com](http://www.brentwoodaustin.blogspot.com)

## Violet Crown Festival Sat., May 5th :: 10am-5pm Brentwood Park



### Art, Music and More on Tap at Violet Crown Festival!

by Nancy Mohn Barnard :: Photo by Jennifer M. Ramos

Springtime means the Violet Crown Festival is on the horizon! Mark your calendars for Saturday, May 5th from 10 a.m. to 5 p.m. at Brentwood Park. This art-filled festival is put on by Violet Crown Community Works and is a beloved neighborhood tradition.

Plan on a day of jam-packed fun at this year's festival. We have a great lineup of bands to get those feet moving. Some of our musical acts include Feet First, Jungle Jill and the Jaybirds, Paragon Prep's 5th Grade Ukulele Group, Marc Dulang and The Band, and Alice in Pearls (see website for times and continued updates).

After working up a sweat dancing, chat with some of our community groups, many of whom will be running kids' activities. Our gold sponsors, whose support is essential to the festival's success, will also be on hand. Please stop by and thank them for supporting the community.

With Mother's Day right around the corner, the festival is the perfect time to shop for a gift from one of our 50 local vendors. You're sure to find the perfect gift as the festival will have an assortment of wares from which to choose.

After all the shopping and dancing, you're sure to have worked up an appetite. Luckily, Eldorado Cafe, Fire and Slice Pizza, Arlan's Domino Dogs, Amy's Ice Cream, and Snowie's Snow Cones will be on hand to satisfy your cravings.

Such a fabulous festival is only possible because of our fantastic volunteers.

Become part of this neighborhood tradition and sign up for a shift or two, and this year, our volunteers will get a free shirt! Sign-up now at <http://signup.com/go/ZYMJEeT>

Parking is limited, so please walk or cycle to the festival. If you must drive, do not park in the pedestrian/bike lane on Arroyo Seco. For more information, visit <http://violetcrowncommunity.org> or contact Nancy Mohn Barnard, phone: 512-914-2917, email: [okra@austin.rr.com](mailto:okra@austin.rr.com).

### It's My Park Day Spring 2018

by Denman Glover Netherland & Friends of Brentwood Park

Thank you to everyone who came out this year to help with IMPD! With your help, we accomplished the following at Brentwood Park:

- 18 cubic yards of mulch were distributed to trees along the western side of the park
- Trees were weeded and root collars cleared
- The sign bed was weeded and mulched
- The Purple Martin bed was weeded and mulched
- The Shelton flower bed was weeded and mulched

We finished in record time. This fall, we will see if APF and PARD can spare us more mulch!

#### Thank you! to our sponsors:

- Genuine Joe's provided coffee
- Eldorado Cafe provided tacos
- Wheatsville Coop provided food
- Austin Parks Foundation planned IMPD and provided resources and assistance
- Austin Parks and Recreation provided support for the work and picked up our bags of yard debris

Let us know if you or your service group are interested in helping with ongoing park projects! Over 115 trees have been planted by and cared for by



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photo by alison narro

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neighborhood volunteers. They can use some love year-round. Feel free to contact Friends of Brentwood Park at [friendsofbrentwoodpark@gmail.com](mailto:friendsofbrentwoodpark@gmail.com) with any questions or comments.

## Purple Martins in Brentwood Park

by Denise Dailey

For the past several years, a dedicated team of volunteer citizen scientists and I have been collecting data and taking care of the Purple Martin Colony in Brentwood Park. This year, Mrs. Lee's 3rd graders from Brentwood Elementary have joined us at the colony for regular visits. The students are learning about migration, observation, and the life cycle of the Purple Martin. Each visit, the kids are eager to observe the changes happening inside the gourds. Just yesterday, they saw lots of leafy nests in the gourds! Next visit, maybe they'll see eggs! And soon... babies!

The Purple Martin Colony in Brentwood Park launched its 7<sup>th</sup> season this year on February 16<sup>th</sup> when the birds began to arrive from their wintering grounds in South America. Typically, the birds spend March preparing for the breeding season by selecting a mate, choosing a home, and building a bowl-shaped nest lined with live oak leaves. April is when the birds start laying eggs, anywhere from 3 to 8 eggs per nest. May is when the eggs start hatching and the colony gets very loud. In the park, you'll likely notice the parents tirelessly feeding flying insects to their babies. If you look closely, you'll see the young birds begging for food at the gourd openings with their mouths wide open. June is when the young birds start fledging (leaving the nest.) It's always a treat to see a young bird take its first flight followed closely by several attentive adults cheering it on and making sure it makes it to a safe perch. In July, the birds will start heading back south to Brazil. By August, the birds will be gone from the park. It will be strangely silent... until it all starts over again next February.

In the three years since 2015, the Brentwood Purple Martins have laid a total of 454 eggs, hatched 301 young and sent 258 fledglings out into the world to live their adventurous Purple Martin lives!

## Bicycling in Brentwood

Warmer weather means more bikes on the road! Stay safe and enjoy the ride while sharing space with cars and pedestrians. Bicyclists on the road must obey the same traffic laws as motorists, unless otherwise directed by a police officer or traffic signals, street signs and facilities specific to bicycles.

- Children ages 17 and under are required to wear a helmet while riding a bicycle
- Using a portable electronic device while operating a bicycle is prohibited
- Parked bicycles must not impede or obstruct pedestrian traffic on sidewalk paths
- Parked bicycles must not be attached to public or private property in a manner that may damage the property
- Riding a bicycle on a sidewalk is generally allowed, but it is prohibited in parts of downtown and the University



of Texas campus

- To be visible at night, a bicyclist must have:  
A front white light visible from at least 500 feet in the front and a red reflector or red light in the rear

For more information, go to <https://austintexas.gov/page/bicycle-laws-codes>

### Bicycle Safety Tips

- Always ride with traffic, never against it
- Obey traffic signs and signals, and observe others' right-of-way
- Use hand signals to tell motorist and pedestrians what you intend to do
- Don't pass other vehicles within the same lane
- Don't ride more than two bicycles abreast
- Stay visible, predictable and assertive
- Control speed on Austin's trails, and give 3 feet when passing

## CodeNEXT - Version 3 Neighborhood Implications

by Barbara McArthur

Austin's Land Development Code is being rewritten after 30 years of updates and amendments. It uses zones to regulate what can be built where. The third version of CodeNEXT was released in February with updated documents and maps. **V3** is significantly different from the previous two versions. To view the map, and for details and information about what the codes and zoning categories mean to you, go to <https://www.austintexas.gov/codenext>. Public involvement and input is critical to "getting this right", as the mayor puts it.

The residential (**R**) codes are reformulated, and the commercial codes are modified with additions. Some areas retain legacy **F25** zoning. The **R** code is supposed to be uniform for the "whole city", but the different sub-categories are designed for either the urban core or the more suburban areas of Austin. Almost the entire city would be up-zoned. With few exceptions, there would no longer be any single-family (**SF**) zoning as we now know it. At over 1,500 pages of complex and inconsistent language, this draft has failed to simplify our current code. City staff has continually refused to chart the changes from current code to new code.

Most of the areas of town which had "transect zoning" in version 1 now have more intense (**R2**) zoning. **R2A** and **R2C** have been placed in the more central city, while **R2B** has been placed in the more suburban areas. Currently zoned **SF-2** areas, which allow a home but no additional dwelling unit (ADU), would allow two units on every lot - a single-family house and an ADU, or a duplex on a corner lot. The new map converts current **SF-3** lots to **R2C**, which permits a house and an ADU on significantly smaller lots. Many neighborhoods that now have uniform zoning throughout would have "spot zoning. For example, Brentwood **SF-3** lots have been zoned to **R4A**, and Allandale **SF-2** lots have been rezoned to **R4B**. **R4** contains densities of 60 or more units per acre, which is higher than high density multi-family (**MF-5**) in current

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zoning.

Under the current code, there are 9 **SF** housing zoning categories which range from one house to townhomes. The new code contains 17 categories which have 61-plus subclasses with differing development regulations, with lot sizes drastically reduced from current code down to 18-foot wide, 1,800 square foot lots. An attached single-family home is allowed by right on a 25-foot wide, 2,500 square foot lot in *all* **R2** classes. In **R2A** and **R2B**, a single-family attached house plus an ADU is allowed on 5,000 square foot lots. In **R2C**, a single-family attached house is allowed with an ADU on a 3,500 square foot lots. These small lot sizes will greatly increase re-subdivisions and redevelopment. With re-subdivision, a 10,000 square foot lot in **R2A** and **R2B** could have 4 units, and in **R2C**, only 7,000 square feet is required for 4 units. For lots less than 30 feet wide, there is no impervious cover limit for the front yard; these re-subdivided lots could have 100% impervious cover in the front. This could greatly exacerbate flooding. While development potential is not absolute, CodeNEXT V3 significantly increases the number of allowed units per acre.

Occupancy limits for duplexes would be rolled back to pre-2014 limits. Neighborhoods near the universities would once again face increased demolitions and stealth dorms.

Existing older apartment complexes that currently provide a significant amount of affordable housing in neighborhoods are impacted. Current **MF-3** zoning allows 36 units/acre. New **RM3** zoning allows 36 units/acre. However, if 2-10% of the units are "affordable", an additional 40 units/acre is allowed for a total of 76 units. These entitlements would incentivize demolition of existing older apartments, replacing them with more units but a minimum of affordable housing units.

There are also use changes in residential areas. While the Live/Work designation has been removed from the residential house scale zones, the Home Occupation Allowed Use has been expanded to include retail sales of any merchandise between 9 AM and 5 PM, and allows any home to be used as a business if one employee lives on site. An administratively-given Minor Use Permit (MUP) allows up to 3 additional workers in the house. Commercial vehicles may also be stored on the property if they are screened from the street. Signage is also allowed. There is a short list of excluded businesses including adult-oriented, automobile repair, bar/nightclub, restricted personal services and restaurants, but many other uses such as brew pubs, food stores, and alcohol sales would apparently be allowed as a home occupation (chapter 23 of the code lists excluded uses).

Residential parking would be cut in half and business parking is reduced from 20% to 60%, with additional reductions of 40% depending on location. In addition to bars, these uses require no parking if the use is less than 2,500 square feet: Office General (non-medical) in **MU** (Mixed Use) and **MS** (Main Street); Library, Museum, Art Gallery, Retail in **MS**; and Studio in **MS**. The planning director may also waive all on-site parking.

Compatibility standards are greatly reduced. Currently a



120' tall building has to be 540' from a residential property. That setback has been reduced to 100'. This would significantly impact residences close to arterial roadways such as Burnet and Lamar.

Another compatibility issue is the location of businesses that impact the quality of life in neighborhoods. CodeNEXT V3 allows bars without special zoning and conditional use permits. Every property along Burnet Road from 38<sup>th</sup> Street to Hwy 183 could have a bar, and if it is in the **MS** category and is less than 2,500 square feet, no parking spaces are required. Locations of brew pubs have been extended into **MU1** classes that are next to homes.

The existing commercial zoning categories such as NO, LO, GO, LR, GR and CS have been eliminated in CodeNEXT and are replaced with 11 **MU** and 7 **MS** zones that carry forward commercial uses and permit the addition of residential uses. Importantly, the new zones do not simply add the availability of residential uses, they dramatically change what is allowed on existing commercially zoned property. The current Neighborhood Office zoning district, which was created for maximum compatibility with residential uses, has been eliminated. There is no longer any office zoning, as it has been combined with retail and entertainment zoning. Most corridors have also been given height increases of at least 25', many going from 60 up to 85 feet.

Sign-up to speak at the public hearings begins 30 minutes before each meeting. **Austin City Council Public Hearings:**

- 10 a.m. Tuesday, May 29, City Hall, 301 W. 2nd St.
- 10 a.m. Saturday, June 2, City Hall, 301 W. 2nd St.

For more information about the public hearings, call 512-974-2000 or visit [AustinTexas.Gov/CodeNEXT-Postcard](http://AustinTexas.Gov/CodeNEXT-Postcard)

## What is Acupuncture?

by Johanna Larson

Acupuncture is a type of therapy used by practitioners of traditional Chinese medicine (TCM). Chinese medicine is part of a spiritual tradition over 2,500 years old, emphasizing the importance of cultivating balanced energy in the body, mind, and spirit.

According to the principles of Chinese medicine, energy called Qi (or Ch'i) flows in and through our bodies. This energy travels along thirty-five channels, or meridians, linking the organs of the body together. Qi may be positive or negative in quality, similar to the poles of a magnet: these qualities are called Yin (negative) and Yang (positive). When Yin and Yang are balanced, Qi flows freely through the body, which is in a state of physical and mental health. When they are out of balance, however, the meridians can become obstructed, giving rise to all kinds of physical and emotional ailments.

## What is Community Acupuncture?

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on the head and below the elbows and knees to treat the entire body means there's no need to undress – just remove shoes and roll up pants and sleeves. And yes, that means that back pain can be addressed by treating the wrists. Allowing the needles to be retained for at least 30 mins to 1 hour will help with inflammation and stress. Many people fall asleep, and wake feeling refreshed.

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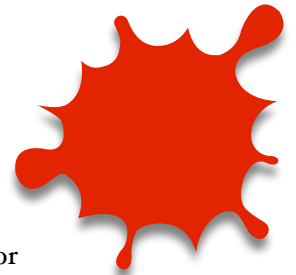
## An Ounce of (Mosquito) Prevention is Worth a Pound of Cures

by G.A.K. Reiff

There are many people new to our neighborhood — and new to the pests in Texas! Here are some tips to prevent mosquitoes from breeding and spreading *before* you resort to spraying pesticides in your yard. Despite claims, there is no evidence that either the "chemical" sprays or the "all-natural" mists can discriminate between target bugs (mosquitoes) and non-target bugs (ladybugs, bees, butterflies, dragon flies and lightning bugs).

### Remove Mosquito Habitats

- Get rid of standing water in old tires, buckets, plastic covers, toys, gardening supplies, trash cans, moving boxes, canoes, wheelbarrows, ceramic frogs wearing ten-gallon hats, or any other outdoor container that can hold water
  - Keep rain gutters clear of leaves and debris which can trap water and make sure down-spouts are not clogged
  - Do not dump leaves or other debris into the arroyos, it clogs them. Make sure your lawn care people know this
  - Empty and change water in bird baths, fountains and potted plant trays
  - Ensure that shady areas and piles of leaves are not harboring mud or water
  - Condensation from air conditioners may also create puddles and mud, especially if in the shade
  - Empty kiddie pools daily or cover tightly at night
  - Keep rain barrels covered with a tightly fitting mesh screen and treat with a natural larvicide (such as Mosquito Dunks)
  - Make sure your outdoor faucets are not dripping or creating puddles
  - Empty and change water in outdoor pet bowls daily
  - Construction Sites! Lots of places to collect water. Ask to talk to the manager and have him/her make sure the workers clean up daily
  - Keep swimming pool water treated and circulating
- Be neighborly — If YOU walk around your yard once a week emptying water, YOUR NEIGHBORS might be able to stay outside without bug repellent! **And vice versa.**



Contact the City of Austin at 311 to report stagnant water: <https://austintexas.gov/departments/stagnant-water>

For more information, go to: <http://www.epa.gov/>



## Capitol School of Austin offering “Academic Redshirting” to Kindergartners

by Kelsey Stewart

What is “Academic Redshirting”? We all know it, even if we may be unfamiliar with the term; it is the practice of holding back your “summer boy or girl” an extra year in preschool before moving to Kindergarten—allowing him or her that extra time to mature and develop, in order to hold a more competitive position in the classroom. The results of this practice are varied and disputed, therefore Capitol School of Austin offers a Head Start program for typically-developing children who might not be ready for the mainstream setting of a public Kindergarten class.

This program takes children that would ordinarily remain in preschool and places them in a low-ratio Kindergarten classroom where they receive more singular and focused attention from teachers in a safe and supportive environment. Then, at the end of the school year, the child can matriculate into public Kindergarten or straight to first grade, joining his or her age group—an option that would not be available in a traditional redshirting practice.

## Austin School Bus Cameras

From Austin AISD

Drivers who illegally pass AISD buses will be issued \$300 tickets under the district’s new school bus stop-arm safety camera program. A school bus violation



occurs when a motorist passes a school bus after the school bus has come to a complete stop with its stop-arm extended and lights flashing.

State law requires drivers traveling in either direction to stop when approaching a stopped school bus that has its flashing lights on or its stop arm extended. If there is a concrete barrier or other median, drivers going in the opposite direction don’t need to stop.

In the next year, all buses should have stop-arm cameras on AISD regular route buses.

- Cameras are installed at a key location on the exterior of each school bus
- When a school bus extends its stop-arm, the system can automatically detect if a vehicle passes the stopped school bus within the enforced zone
- If a vehicle passes the school bus, the cameras capture images and video of the violating vehicle
- The images show not only the violating vehicle as it passes the school bus, but also the vehicle’s license plate and the school bus’s extended stop arm. The system also records a video of the violating vehicle as further evidence of the violation
- Violation data and images are then wirelessly uploaded



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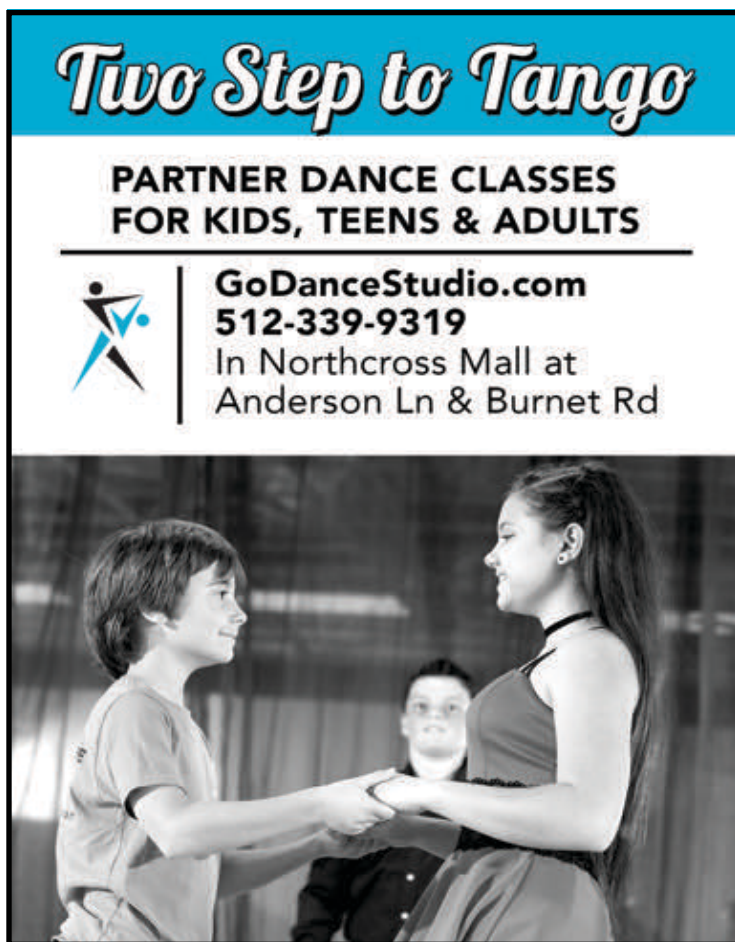
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(note: Diane is BNA's Newsletter Editor)

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**Save the Date for BNA's Arroyo Clean-Up:**

**Saturday, June 2nd (9am - noon)**

Please join your neighbors to help clean up the Arroyo. As part of our community-partnering with the City of Austin, Brentwood has agreed to maintain the Arroyo (adjacent to our popular and widely used Hike & Bike Trail). Look for updates and more specifics on BNA's Listserv, NextDoor and Facebook accounts.

**BNA Dues Renewal:**

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AVG DAYS ON MARKET	48 DAYS	55 DAYS

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