

Brentwood Neighborhood Association CodeNEXT V2 (September 2017) Recommendations

Brentwood is a neighborhood in north central Austin, Texas. The area is bordered by Burnet Road on the west, Lamar Blvd on the east, 45th Street on the south and Justin Lane on the north. The City of Austin annexed most of the neighborhood in 1946 and purchased the land next to Brentwood Elementary to establish the neighborhood's Brentwood Park in 1951. Many of the homes are bungalow style homes, normally one story, and have a low to medium pitched roof and simple, rectangular shapes. Many were originally two bedrooms and were purchased by GIs who wanted to start families following WWII. Other homes in Brentwood were moved from the UT and downtown areas. Redevelopment is occurring and modest homes are being replaced with larger duplexes and single-family homes. CodeNEXT V2 mapping entitlements will increase *demolition* and displacement.

Residential Single-Family Duplex (SF-3 areas)

All of the single-family/duplex areas of Brentwood are currently zoned SF-3, which allows either a home and an ADU (5750 sq. ft. lot), or a duplex (on a 7,000 sq. ft. lot). The current map proposes upzoning all of these properties to R3C, which allows three or more units on every lot (limits on cottage courts and cottage corner units do not exist in current document). R2C is the appropriate zoning as it is more consistent with existing Brentwood SF-3 zoning, and with proposed lot sizes and units more compatible with the adopted neighborhood plan.

Recommendation #1: Brentwood current SF-3 to be zoned R2C, not R3C

2500 sq. ft. lot Footnote

A footnote appears in many of the zoning classes that suggests that lots existing at time of the adoption of the code can be only 25' wide and 2500 sq.ft.

Recommendation #2: Remove following footnote from R1B, R2C, R2A, R2B, R2C, R2D, R3B, R3C, R3D, R4A, R4B and R4B zoning classes: *1 25' lot width (min.) and 2500 sf area (min.) for lots existing at time of adoption of this Land Development Code.*

FAR (Floor Area Ratio) limits

Nowhere in the document is it stated that FAR limits in a zoning designation are cumulative. It says only that the FAR limits for the primary structure is 2300 sq. ft. or 0.4 FAR, whichever is greater, and that the FAR limit of the Additional Accessory Dwelling Unit (ADU) is 0.15 Far or 1150 SF, which is smaller. We need clarification on this issue. In addition, 1150 SF for an ADU is larger than many existing structures and should be limited to an acceptable percentage of the main house (like many other cities).

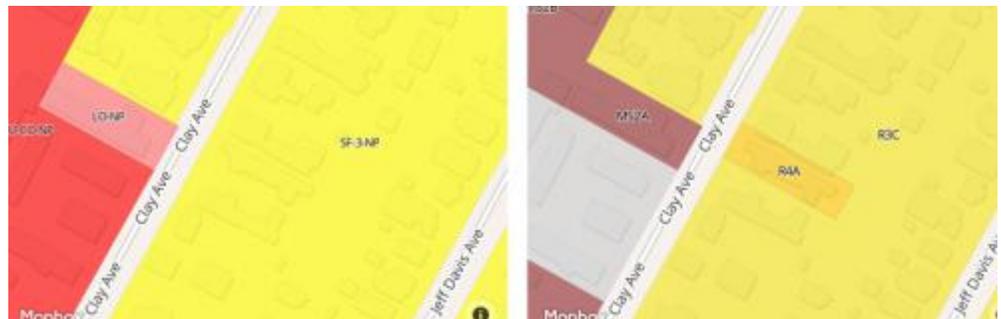
Recommendation #3: Clearly state the total FAR limits for the lot, not the buildings.

Spot Zoning

Scattered throughout Baja Brentwood are unexplained spot further upzonings:

Existing Zoning

Proposed Zoning



Recommendation #4: Remove Spot upzonings from Brentwood.

Lamar and Burnet Zoning

In its neighborhood plan, Brentwood adopted the VMU tool for properties on Lamar and Burnet Road to encourage housing on the corridors (CS-MU-V-CO). Much of Lamar Blvd and Burnet Road has been upzoned to MS3A, which allow buildings up to 85' directly next to single-family/duplex homes.

Recommendation #5: Zone properties that are MS3A on Lamar and Burnet in CodeNEXT V2 to MU2B and MU3A to encourage housing, or MS2B and MS2C.

Koenig Lane East

Koenig Lane is the east-west arterial through Brentwood, where homes have been converted to office uses, with a few retail areas by intersections. The new proposed zoning on the eastern side of Woodrow will allow late-night restaurants and bars abutting homes in taller buildings.



Recommendation #6: Change MS2B properties to MS1A, which does not allow bars, and has a lower height limit.

Koenig Lane West

Koenig west of Woodrow is almost all LO zoning. There is no office zoning in CodeNEXT.

Existing Zoning



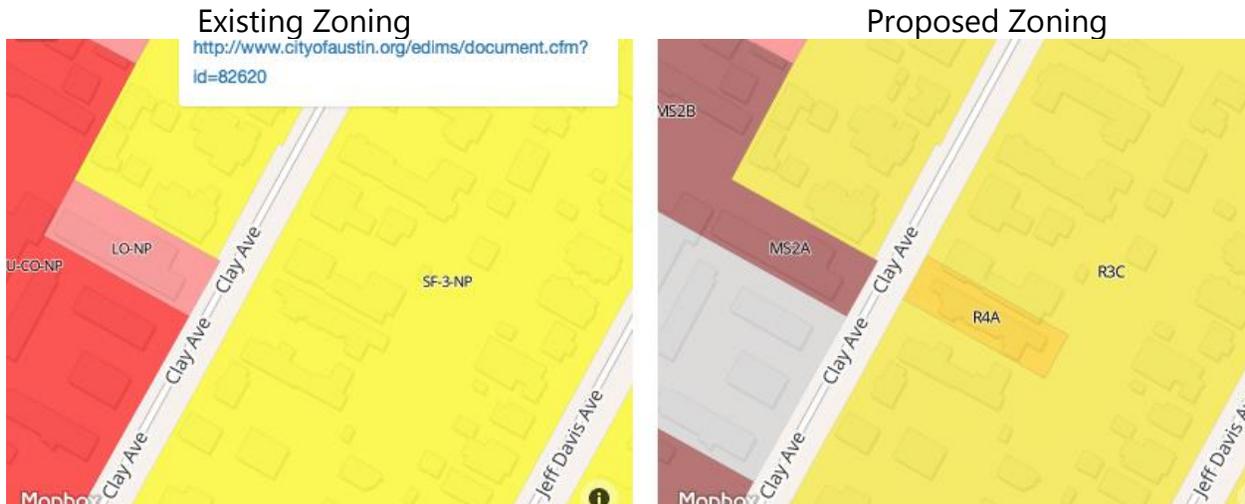
Proposed Zoning



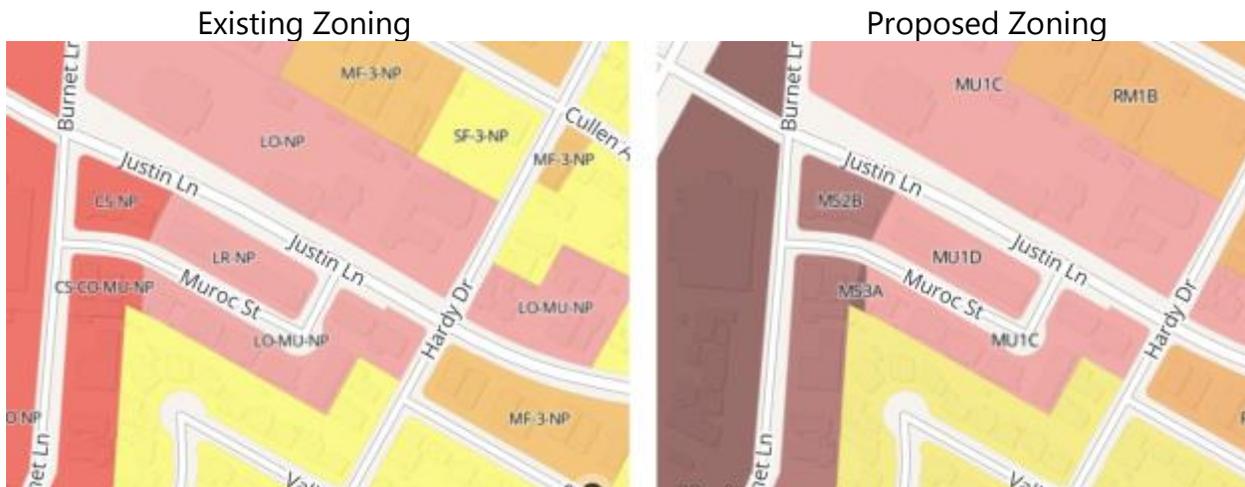
Recommendation #7: Create office zoning in CodeNEXT; for LR properties use MU1A, which does not allow bars, in place of MU1D which allows bars.

Late Night Restaurant –LO upzoning

LO property in the middle of a residential street (surrounded by homes and apartments) has been upzoned to MS2A which is : “a medium-intensity main street environment with active frontages” which allows a late night restaurant in the middle of a residential street.



LO zoning behind Vallejo Drive upzoned to category which includes bars and late-night restaurants.



Recommendation #8: Reinstitute NO/LO level office zoning category.

Live/Work

The city has designated a new category of use that greatly expands the commercial use of most homes in 23-4E-6210 Live/Work.

- Reuse of existing residential building to accommodate live/work
- 1 employee must live in the unit; additional 2 employees or more may work; 3 or more with approval
- On-premise retail sales allowed of goods made in house
- Director can determine parking

Live/Work permitted in LA, RM2B, RM3A, RM4A, RM5A

Live/Work needs MUP in RM2A

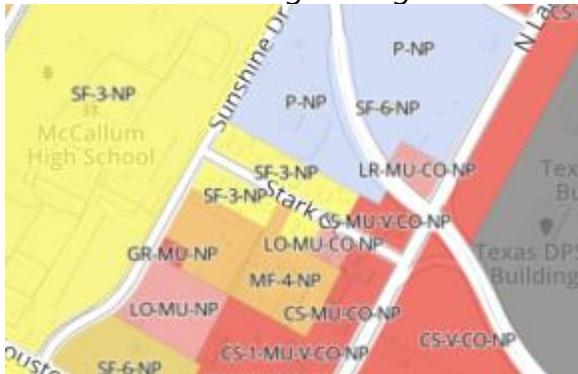
Live/Work needs CUP in R2B, R2C, R2D, R2E,R3B, R3C, R4C, RM1A, RM1B

Recommendation #9: Remove Live/Work from R residence classes.

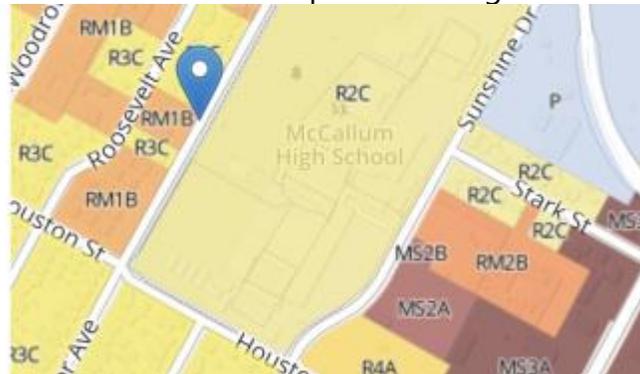
McCallum High School Area

Currently across the street from McCallum High School are low-intensity offices and multi-family. CodeNEXT upzones the property to MS2A and MS2B, a medium intensity main street environment with active frontages. These properties only access is directly across from the front entrance of McCallum High School, on a narrow street within the neighborhood, not a large arterial street. This zoning allows among other things, hotels and motels, bail bond services (regulated by Texas Occupations Code Chapter 1704), Fortune tellers, psychics, and palm and card readers; Spas and hot tubs for hourly rental; Tattoo and body piercing services; Cigarette/e-cigarettes/vapor shops; and Hookah lounges, liquor stores, bars, micro-breweries, late-night and drive through restaurants, and 10,000 sq. ft. retail stores.

Existing Zoning



Proposed Zoning



Recommendation #10 – Provide housing opportunities in proximity to schools, rather than incompatible uses. Only MS1A or MU1A exclude incompatible uses.

Compatibility Standards

CodeNEXT V2 Height Compatibility is 5' taller from 25-100', equal to or 5' less for less than 25', but is non-existent for buildings at 100'.

Current Compatibility Standards would allow a 120' building at 540' from residential property, new standards would allow 120' building at 100'.

Compatibility: Current and CodeNEXT V2



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Recommendation #11: Reinstate compatibility standards beyond 100' to existing. They are critical for quality of life abutting corridors.

Bars Everywhere

- Currently Austin zoning ordinance, the only zoning that permits bars without a CUP is the CBD (Central Business District). The zonings where a bar can be considered with a CUP are: L (Lake Commercial), DMU (Downtown Mixed Use), CS-1 (Commercial-Liquor Sales) and CH (Commercial Highway Services).
- Now nearly every major arterial in the core can have a bar on every single property
Permitted: MS3A, MS3B, MU3A, MU4B, MU5A

MUP: MS1B, MS2B, MS2C
CUP: MU1B, MU1D, MU2B

Recommendation #12: Reinstate separate bar zoning in areas outside of the CBD. Limit bar density outside of designated bar districts.

Parking

Residential On-site Parking requirement is cut to one parking space per dwelling unit - **half** of what is required today for single family homes.

Commercial. At the same time that CodeNEXT is **increasing** the volume of **commercial traffic**

generated by zoning districts in and around neighborhoods, it is **reducing** the **parking** requirement.

| | Current | CodeNEXT V2 | Reduction |
|----------------|--------------------|-------------|-----------|
| | 1 space per sq.ft. | | |
| Retail & Banks | 275 | 350 | 20% |
| Office | 275 | 500 | 45% |
| Medical | 200 | 500 | 60% |

These reduced parking requirements will be eligible for **additional** cumulative reductions of up to 40% for a variety of reasons such as proximity to a corridor (e.g. a major arterial), or bike racks or off-site parking 1,000 feet away. The director may waive at his discretion all onsite parking.

Recommendation #13: Retain existing parking regulations. Parking is critical for neighborhoods in close proximity to corridors that have reduced parking today due to urban core reductions.

Minor Use Permits (MUPS)

MUPS are now allowed for many categories of use approvals that in the past required zoning changes (such as bars). A MUP is granted with an administrative approval. These permits are not appealable to any elected local officials (only the land use commission).

Recommendation #14: Eliminate the use of MUPS

Existing older Multi-family

Brentwood contains many affordable older multi-family complexes on streets such as Romeria, Jim Hogg, Woodrow, Grover, Houston, North Loop and Roosevelt. The older multi-family buildings are being zoned RM1B. The chart below shows the huge increase in units per acre and that will accelerate demolition of the affordable units, replacing them with high density units where the AHBP Bonus requires only 5-10% unit affordability. The setbacks are also incompatible with surrounding properties.

| | Current | | CodeNEXT V2 | | | |
|--|-------------|-------------|----------------------|---------------------|----------------|----------------------|
| | MF-2 | MF-3 | RM1B | | | |
| | | | Multiplex: Medium | Multiplex: Large | Row- house: | Courtyard Buiding |
| Lot | | | | | | |
| Minimum Lot Size | 8000 | 8000 | 5000 | 7500 | 1800 | 10000 |
| Minimum Lot Width | 50 | 50 | 50 | 75 | 18 | 100 |
| Dwellings per unit (non-ADU) | — | — | 8 | 12 | 3 | 12 |
| • +AHBP (non-ADU) | | | 18 | 24 | — | 24 |
| Accessory Dwelling Unit (ADU) | 0 | 0 | 1 | 1 | 1 | 1 |
| | | | | | | |
| Maximum Total Units per Lot | — | — | 9 | 13 | 4 | 13 |
| • + AHBP Bonus | | | 19 | 25 | — | 25 |
| Calculated Maximum Units per acre | 23.0 | 36.0 | 78.4 | 75.5 | 96.8 | 56.6 |
| • + AHBP Bonus | | | 165.5 | 145.2 | — | 108.9 |
| | | | | | | |
| Massing | | | | | | |
| Maximum Building Coverage | 50% | 55% | 50% | 50% | 50% | 50% |
| Maximum Impervious Cover | 60% | 65% | 60% | 60% | 60% | 60% |
| FAR (Floor Area Ratio):1 limit | — | 0.75 | 0.8 | 0.8 | 0.8(E) | 0.8 |
| • +AHBP Bonus | | | 1.6 | 1.6 | — | 1.6 |
| Maximum Height | 40 | 40 | — | — | — | — |
| • ≤ 80' of front property line | — | — | 45 | 45 | 45 | 45 |
| Minimum Setbacks: | | | | | | |
| •Front yard | 25 | 25 | 10 | 10 | 10 | 10 |
| •Street side yard | 15 | 15 | 5 | 5 | 5 | 5 |
| •Interior side yard | 5 | 5 | 10 | 10 | 10 | 10 |

Recommendation #15: Rezone all older affordable units in Brentwood RM1A, which disincentivizes demolition, and has compatible setback.

This is most likely not a complete list of recommendation for the Brentwood Neighborhood. Most of the CodeNEXT mapping does not honor the Brentwood Plan, which is a living document. We seek to have Brentwood remain a family-friendly neighborhood, with diverse housing options, housing diverse people in different life stages.