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October 2019

COVNA.org



**CASTLEWOOD-OAK VALLEY**

NEIGHBORHOOD ASSOCIATION

**COVNA HALLOWEEN PARADE OCT. 31 @ 6:30 PM**

Halloween Parade  
October 31; starts at 6:30PM  
Barkwood Drive

Get those costumes on early and join us over on Barkwood Dr. for our first annual COVNA Halloween Parade. Come on foot or decorate your bikes, strollers and wagons. We'll have glow in the dark goodies to hand out to participants and encourage everyone to head out for the night's trick or treating either before or after.

Halloween safety checklist:

- ◆ Make sure your pets are securely indoors on Halloween night
- ◆ Sweep walkways and paths of leaves or any possible obstructions to avoid falls in the dark
- ◆ It is getting dark earlier, so outfit your trick or treaters with glow in the dark items or a flash-light
- ◆ Slow down for the foot traffic and remind your trick-or-treaters to be mindful of cars.

**CONNECT WITH NEIGHBORS!**

**Introduce yourself to your adjacent neighbors this month!**  
New to neighborhood or have a new nextdoor neighbor? Introduce yourself. Exchange phone numbers. Get to know each other! Already know everyone? Introduce yourself to someone new on your walk today or meet one of the regular walkers that comes down your street.

There is lots going on in the neighborhood. Stay up to date in between newsletters by connecting to COVNA social sites and email distribution list here: <http://covna.org/connect.html>.

# LAND DEVELOPMENT CODE CHANGES TO COVNA

Land Development Code proposed changes were released on October 4 and along with it some significant changes to our neighborhood’s zoning. For those that aren’t aware, the land development code impacts what is constituted a permitted use for properties. Currently, COVNA is zoned SF1 which allows for a single dwelling on the property with the possibility of adding an accessory dwelling unit if permitted by the City of Austin. We have outlined below some of the major changes that the new zoning designations hold (R2A and R4) so that our neighbors are informed of potential changes.

We have current deed restrictions that also limit what can and can not be built on our lots, but enforcement is up to individual property owners and a civil matter that the city would not get involved in (just like now). Our current zoning SF1 although not a 1-to-1 match to deed restrictions, is much much closer in spirit and intent than to the new zoning that would allow for duplexes. We encourage EVERYONE to please reach out with any feedback that you may have at <http://www.austintexas.gov/departments/learn-ask>.

## COVNA CONTACTS

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# NEW ZONING MEETINGS

R2A Where: Entire neighborhood with the exception of a few houses on Monarch that are closest to Manchaca)

Most significant changes:

- ◆ Number of units allowed: 2 units (duplexes would now be allowed per code)
- ◆ Minimum lot size: 5000 sq ft
- ◆ Impervious Cover: 45% allowed v. current 40% that is now allowed
- ◆ Height maxes - structures up to 35' with top plate of 25' allowed

R4 Where: A few houses on Monarch that are closest to Manchaca

Most significant changes:

- ◆ Number of units allowed: minimum of 4 units with a possibility of up to 8 units per lot if developer/builder chooses to take advantage of affordability incentives
- ◆ Minimum lot size: 5000 sq ft
- ◆ Impervious Cover: 50% allowed v. current 40% that is now allowed.
- ◆ Height maxes - structures up to 35' with top plate of 25' allowed.
- ◆ Parking - no minimum required within ¼ mile of corridor (Manchaca in this case)

City updates to Land Development Code draft and changes (including interactive maps, info on meetings, etc):

<http://www.austintexas.gov/departments/land-development-code-drafts>

## 2019 COVNA CALENDAR


- |                   |                  |
|-------------------|------------------|
| ◆ COVNA Halloween | Thursday, Oct 31 |
| ◆ Holiday Party   | Monday, Dec 16   |



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