



15 June 2017

Re: CodeNext Draft Ordinance & Maps

Mayor, Council Members, Planning Director Guernsey, Interim City Manager Hart,

The Bouldin Creek Neighborhood Association (BCNA) by vote of its general association on June 13, 2017 supports the considerations and recommendations regarding CodeNext by the Zoning and Platting Commission (ZAP) in its May 30 letter to you (copied below).

Additionally, as our neighborhood is singularly slated in current draft CodeNext for the most dramatic up-zoning in all of Austin, affecting 100% of homes in our planning area, we are concerned about:

- Apparent contradiction and override of a Neighborhood Plan that was unanimously adopted by the Planning Commission and the City Council and is incorporated in the current comprehensive plan.
- Dilution of compatibility standards
- Lack of any plans and associated cost calculation for infrastructure upgrades to accommodate transect zones' increased density
- Decreased housing affordability as a result of incentivized demolition of existing housing stock and redevelopment
- As yet un-quantified impacts of increased density on watersheds and our urban creeks, East and West Bouldin Creeks
- Decreased citizen voice in code interpretation and implementation

As several council members have noted, residents have only had a short time to learn about the code that will impact their lives and those of future Austinites for years to come. And as the Zoning and Platting Commission noted, the process should be slowed down to give staff and consultants adequate time to engage the public and to incorporate their feedback in subsequent iterations.

Thank you for your attention and consideration,

A handwritten signature in black ink, appearing to read "Cory Walton", is written over a light blue horizontal line.

Cory Walton, President
Bouldin Creek Neighborhood Association

(cont'd.)



Text of Zoning and Platting Commission (ZAP) May 30, 2017 Letter to Mayor and Council

“The Zoning and Platting Commission finds that the CodeNEXT draft proposes a land development code that is less clear and harder to use than the current code, and recommends that there be one code for the whole city. The most important goal of CodeNEXT was to improve the Land Development Code’s effectiveness, clarity, consistency, predictability, and ease of implementation and administration. Unfortunately, the first CodeNEXT draft is incomplete, hard to understand, and will be difficult to use. Instead of one set of simplified zoning standards, the draft has two different standards with far too many categories. In addition, the CodeNEXT draft maps show that roughly 25% of the City will retain Chapter 25 zoning.

“The Zoning and Platting Commission oversees 68.5 percent of Austin’s geographical area, and at each meeting routinely approves plats and zonings allowing for the potential of hundreds of additional residential units. Unfortunately, we believe that CodeNEXT does not adequately deal with these growth areas. In greenfield areas where the opportunity exists to create the complete communities envisioned by Imagine Austin, the proposed code forgoes this option and instead commits these neighborhoods to being automobile-centric and without amenities within walking distance.

“The Zoning and Platting Commission considers the mapping imprecise and uneven, with transect, non-transect, and Chapter 25 zoning muddled together in several neighborhoods.

“The members of the Zoning and Platting Commission recommend that the process be slowed down to give the staff and consultants adequate time to engage the public and to incorporate feedback, in order to provide a cohesive, unified, easy to administer code that can be used throughout the city.”