

Mayor and Council Members, Planning Director Guernsey, and City Manager Harte,

The Bouldin Creek Neighborhood Association supports the considerations and recommendations regarding CodeNext outlined by the Zoning and Platting Commission (Letter copied below).

Additionally, as our neighborhood is singularly slated for the most dramatic up-zoning change in all of Austin in terms of residential lots affected (100%) we note our concerns regarding:

- 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

- decrease in housing affordability as of 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 process and learn the code that will impact their lives and those of future Austinites for years to come. As noted in the Zoning and Platting Commission recommendations, the process should be slowed down to give staff and consultants adequate time to engage the public and to incorporate feedback, in subsequent iterations.

Thank your for your attention and consideration,

Cory Walton, President
Bouldin Creek Neighborhood Association

“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 opp 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. ...”