



Date: 16 October 2017

To: City of Austin Planning Commission

Re: Case # SPC-2017-0402A (Warren Wildlife Gallery)

Commission Members,

The Bouldin Creek Neighborhood Association's (BCNA) membership voted on October 10 the following position regarding the proposed Conditional Use Permit application for 1401 Bouldin Avenue:

"The Bouldin Creek Neighborhood association opposes the proposed Conditional Use Permit for this property, and calls upon the property-owner to comply with the present single family residential (SF-3) zoning and use of the property."

BCNA's registered, voting, resident membership has nearly doubled in the past several weeks as word of this property owner's intention and application for the proposed use became known. Most of these residents--numbering in the hundreds-- had no previous BCNA participation history.

The disruption and disturbance to residents by this property owner's continued construction and structural expansion over several years after partially demolishing a former modest, 1930s-era neighborhood church, has prompted unprecedented levels of concern among our residents. They question how the present use, appearance, signage and on-line promotion can possibly comport with the property's single-family residential (SF-3) zoning. They are also concerned about the project's continued expansion with the purchase of additional adjacent single-family homes by the same property-owner.

The proposed commercial, non-residential use of this property in the heart of our neighborhood's residential core imposes use and scale that is inappropriate to the location, and is antithetical to the letter and intent of the neighborhood plan that was unanimously approved by City Council and is now part of the City's Comprehensive Plan.

Please contact me with any questions regarding BCNA's position regarding this application.

Thank you for your public service on the commission.

Sincerely,

A handwritten signature in black ink that reads "Cory Walton". The signature is fluid and cursive, with the first name "Cory" being more prominent than the last name "Walton".

Cory Walton, President
Bouldin Creek Neighborhood Association

Bouldin Creek Neighborhood Association, P. O. Box 3683, Austin, Texas 78764

Bouldin Creek Neighborhood Association, P. O. Box 3683, Austin, Texas 78764