



CITY OF AUSTIN PLANNING COMMISSION

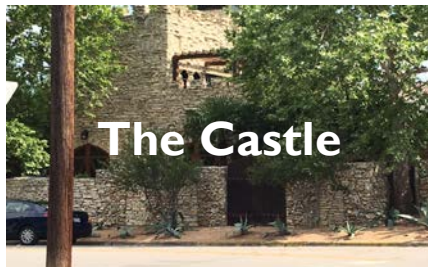
MAY 23, 2017

PROPOSAL TO ADOPT THE “GARAGE PLACEMENT DESIGN TOOL” IN THE BOULDIN CREEK NEIGHBORHOOD

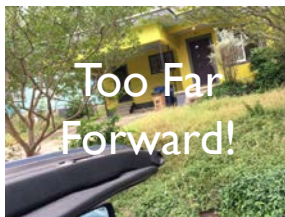
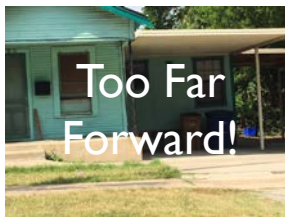
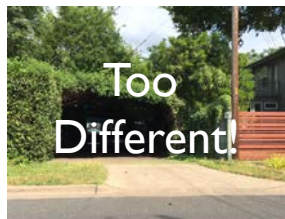
DAVID SMITH, NEIGHBORHOOD RESIDENT – IN OPPOSITION



PRESERVING WHICH CHARACTER?



WHO COMPLIES?



THE MERIT ARGUMENTS

- Direct adverse impact on planned improvements
- Proposed rules are extremely restrictive
- Adds to complex and multilayered codes
- Limits options to design around obstacles (e.g. heritage trees, etc.)
- Lot sizes in Bouldin were not considered
- Feedback from other neighborhoods was not obtained
- Constitutes an unwarranted governmental taking
- Goals are poorly defined and difficult to measure
 - Maintain the single-family character of the interior of the neighborhood
 - Reduce the “car/human” interface (PDW BCNA)
 - Protect bungalows
- Superseded by CodeNext
- Creates the risk of pernicious side effects
 - Increased on-street parking
 - Builders ignoring garages and maximizing square footage
 - Conflicts with Accessory Dwelling Unit (ADU) goals
- Imposing aesthetic preferences is like legislating morality

THE KEY ARGUMENT – IS THIS REALLY WHAT BOULDIN WANTS?

BCNA Outreach

- Multiple notifications on “neighborhood” listserv
- Notifications in two issues of neighborhood association newsletter
- Two public meetings of the BCNA
- Votes by three review bodies within the BCNA
- Review and a vote by Neighborhood Plan Contact Team
- Review and approval by the City Small Area Plan Joint Committee

Result

- Emails to those who sign up for BCNA listserv
- Notification to readers of the BCNA newsletter
- Discussion by attendees at BCNA meetings
- Votes by BCNA sub-committees including one chaired by Mr. Strange
- Vote by Contact Team. Mr. Strange is a member, Mr. Walton is the Secretary and the chair believes tool is bludgeon as opposed to a scalpel (passed 6 vs 2)
- Vote taken by City Committee addressed by BCNA president Mr. Walton

THIS IS NOT OUTREACH, THIS IS A ECHO CHAMBER WHERE THE SAME FEW BCNA MEMBERS TALK TO THEMSELVES

THE KEY ARGUMENT – IS THIS REALLY WHAT BOULDIN WANTS?

(CONTINUED)

City Outreach

- Mailing by Neighborhood Planning Department
- Public meeting conducted by Neighborhood Planning Department
- Proposal placed on April 25th Planning Commission consent agenda

Result

- Thousands of people informed of proposal and notified of meeting to occur in 19 days
- **12-13** members of the community attend, **4** were members of the Contact Team, one was a spouse (**5 of 12**)
 - After one year of “outreach” proposal supported by BCNA gains approval at meeting by **6** votes to **4**
 - **2** votes decided for a neighborhood of 1600 homes
- Commission grants delay and receives **28** messages of opposition vs. **12** in favor (one from a contact team spouse)

- The proposal has a huge impact on an unrestricted/uncovenanted neighborhood that affects hundreds of property owners and over \$800 million of our most valuable assets, our homes
- The BCNA may be well intentioned but they are a completely voluntary organization, have no authority and purport to speak for the neighborhood while actually seeking to impose their will
- This Commission cannot in good conscience approve this proposal without proof that it is supported by the community and no such proof has been presented