



## MEMORANDUM

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**TO:** Stephen Oliver, Chair  
Planning Commission Members

**FROM:** Greg I. Guernsey, AICP, Director, Planning and Zoning Department

*on behalf of Greg Guernsey*

**DATE:** April 16, 2018

**RE:** North Shoal Creek Neighborhood Plan

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Between the October 1, 2016 North Shoal Creek planning process' Kickoff Meeting and the December 9, 2017 Open House, Planning and Zoning Department staff, staff from other City of Austin departments, residents, business owners, and investment property owners collaboratively worked to create the draft *North Shoal Creek Neighborhood Plan* (NSCNP). We would like to provide Commissioners with some additional context that may be useful as they consider the plan.

- **Relationship Between Planning and Implementation** — The *Imagine Austin Comprehensive Plan* and attached Small Area Plans provide policy framework to guide future land use decisions such as zoning changes, capital expenditures, and regulatory changes such as the development of new zones or a new land development code. Plans are forward-looking and aspirational documents, whereas capital expenditures and the current land development code and the draft CodeNEXT are tools to achieve their vision.
- **Character-Based Future Land Use Map (FLUM)** — Following the adoption of *Imagine Austin*, staff developed a new future land use map model. Plans developed before *Imagine Austin's* adoption used a FLUM based on the desired land use for a specific parcel. Developed after *Imagine Austin's* adoption, the *South Austin Combined Neighborhood Plan* introduced a new, character-based Future Land Use Map (FLUM). The new FLUM concept was developed in recognition of the comprehensive plan and in anticipation of a new code. Although the new FLUM concept remains parcel-specific, it is based on the desired character of an area. This new model also relies more heavily than previous plans on a plan's content (text, photographs, graphics, maps, etc.) to provide context-specific policy direction for land use decisions. This model was expanded upon and used for the NSCNP and will be used in future small area planning efforts. Although developed in anticipation of CodeNEXT, the new FLUM concept is also compatible with the current code.
- **Relationship between Small Area Plan FLUMs and CodeNEXT Mapping** — In areas with adopted neighborhood plans, FLUMs informed the CodeNEXT mapping. After discussions at several community workshops, the final draft of the NSCNP FLUM was vetted by the community at the December 9, 2017 Open House. It was subsequently used to inform CodeNEXT's second and third drafts' mapping of the planning area with the understanding that changes made during the adoption process could affect the final application of CodeNEXT zones.
- **Extensive Community Input** — The NSCNP process included robust public participation. The process experienced participation levels at the same rate as the heavily-engaged South Austin planning process. Through four surveys, six workshops, a Spanish-language small group discussion, and a final Open House the community participated in a far-ranging discussion about the future of the planning area. This iterative process generated a plan that represents the needs of a broad spectrum of community stakeholders; accommodates future population and job growth; and supports increased ridership for Cap Metro's 803 MetroRapid service.



## MEMORANDUM

**TO:** Stephen Oliver, Chair  
Members of the Planning Commission

**FROM:** Jeff Engstrom, Planning and Zoning Department, (512) 974-1621

**DATE:** April 17, 2018

**RE:** North Shoal Creek Neighborhood Plan  
Case #: NP-2016-0031

### Previous Planning Commission Action

At the April 10, 2018 meeting of Planning Commission, staff requested a postponement of this case to April 24<sup>th</sup>. After discussion and taking input from Kevin Wier, president of the North Shoal Creek Neighborhood Association, Planning Commission voted 11-0 to postpone the hearing to April 24<sup>th</sup>. Staff is now ready to proceed, and has provided a separate memo with additional background regarding the plan.

### Description of Backup Information

Backup information for the North Shoal Creek Neighborhood Plan is attached, including:

- Participation summary, plan summary, summary of major themes, issues, and concerns (this document)
- [Draft plan](#), NP-2016-0031
- [Character District Map \(FLUM\)](#)
- Neighborhood Housing and Community Development Department's Affordability Impact Statement
- Note that additional background information, including an in-depth profile of the planning area and detailed recaps of all workshops, presentations, and exercises can be found on the plan web page: <http://austintexas.gov/northshoalcreek>.

### Participation Summary

The North Shoal Creek Neighborhood Plan was initiated by City Council Resolution (20140612-032) in June 2014. The kickoff meeting was held in October, 2016. Over the subsequent six months, Planning and Zoning staff conducted 6 workshops 3 online/print surveys. This was followed by release of draft plan elements and culminated in a draft neighborhood plan presented at the December 2017 open house.

DATE	WORKSHOP	PARTICIPANTS
October 1, 2016	Kickoff Workshop	49
November 5, 2016	Workshop #2 (Food Systems, Mobility)	30
December 3, 2016	Workshop #3 (Community Character, Housing)	39
January 21, 2017	Workshop #4 (Character Districts, Environment)	40
February 25, 2017	Workshop #5 (FLUM, Compatibility, NPCTs)	47
April 22, 2017	Workshop #6 (Discussion of Concerns)	33
December 9, 2017	Open House (Draft FLUM, Actions)	49

Please see plan appendix for summaries of meetings. See the plan web site for all meeting presentations and public input.

DATES	SURVEY	RESPONDENTS
Sept 15 – Oct 10, 2016	Initial Survey	325
Dec 3, 2016 – Jan 8, 2017	Visual Preference Survey	162
Jan 15 – Feb 1, 2017	Send-Home Survey	43
March 15 – April 17, 2017	Business Survey	13
Dec 1, 2017 – Jan 8, 2018	Final Survey	70

### Other Outreach

- Web Site with all meeting dates, presentations, and collected input
- Postcards
- City and Neighborhood Association yard signs
- Business and Apartment Complex Flyers
- Press releases and coverage by *Community Impact*, *Austin Chronicle*, KUT, and *Imagine Austin* blog
- Focus group discussion in Spanish with parents of Pillow Elementary school children
- Regular email updates (288 people signed up on list)
- Neighborhood Association meetings, newsletter, emails
- Nextdoor.com announcements

### Plan Summary

The North Shoal Creek Neighborhood Plan recommends action by community members, the City, and by other agencies to preserve and improve community character, plan for growth, and establish a complete community. The plan follows the principles of the *Imagine Austin Comprehensive Plan*, and builds on other City plans (such as the *Strategic Housing Blueprint* and the 2016 *Sidewalk Master Plan*). The community character visions and complete community goals emerged from these workshops and surveys. Each element of the plan vision corresponds to plan chapters and is summarized below.

**Community Character:** Seven distinctive areas were identified through the planning workshops. For each of those areas, participants developed Community Character vision and policies to achieve that vision.

**Future Land Use Map (FLUM):** In furtherance of the community character visions, a Future Land Use Map was created, taking into account the needs and desires of all stakeholders (residents, businesses, renters, property owners). The FLUM consists of character districts, which are the land

use categories that have been established after the adoption of *Imagine Austin*. North Shoal Creek's character districts focus on built form and broad groupings of compatible land uses.

**Complete Community Goals:** The remainder of the plan focuses on goals, policies and actions to make North Shoal Creek a more complete community. These are places that Areas that provide amenities, transportation, services, and opportunities that fulfill residents' material, social, and economic needs. Policies are to be considered during public review of proposed developments, or when public funds are invested in the area. Actions will be carried out by City Departments, public agencies, community groups, and individual property owners, and are to be shepherded by a Neighborhood Plan Contact Team. Goals are listed below:

**Mobility and Connectivity:**

- (1) Improve connectivity for pedestrians and bicyclists.
- (2) Make streets safer for all.

**Housing Opportunity:**

- (1) Maintain a balance of housing types for a variety of household sizes and incomes.

**Environment:**

- (1) Enhance and increase open space and greenery throughout the neighborhood.
- (2) Protect environment quality and reduce the effects of flooding.

**Quality of Life:**

- (1) Maintain and add quality public facilities and services.
- (2) Provide a diverse range of shops and services for area residents and visitors.
- (3) Provide quality jobs in commercial areas so residents can walk or bike to work; continue to provide job opportunities along Shoal Creek Boulevard.
- (4) Promote health throughout the neighborhood by promoting active lifestyles, improving access to recreational spaces and opportunities, and increasing the safety of pedestrians and bicyclists.
- (5) Encourage a sense of community.
- (6) Provide safety and maintenance.

**Summary of Major Themes**

- The planning area is well on its way to becoming a complete community. Some stakeholders felt that it was already perfect.
- Preserving the strong sense of community among residents, businesses, and students.
- Enhancing natural spaces and adding trees while reducing impacts of flooding.
- Directing growth to the corridors.
- Improving walkability and ease of bicycling.
- Making streets safer for all.
- Maintaining compatibility and reducing impacts of development.
- Improving park amenities for both students and residents.
- Adding residential units in smart locations to take advantage of high capacity transit.
- Utilizing Shoal Creek as an amenity.
- Preserving existing and expanding the amount of affordable housing.
- Providing new open space opportunities, especially south of Steck Avenue.
- Taking advantage of community resources, including North Village Branch Library and Pillow Elementary.
- Promoting and expanding local businesses.
- Celebrating community successes, such as the new community garden.

### Issues and Concerns

**Trees & Open Space** – The desire to maintain and expand the tree canopy came up constantly throughout the process. The Arizona Ash trees planted in the 1960's are reaching end of their lifespan throughout the planning area. The plan contains recommendations to fill out the tree canopy through City and non-profit programs.

There is a strong desire for access to nature and open space. Pillow Elementary School Park is the only public park in the area. Residents south of Steck Avenue are not within ¼ mile of a park. Acquiring land to develop a new park would be prohibitively costly, but there are opportunities for natural and open spaces as larger parcels develop. Through existing and proposed open space requirements and parks set-asides, larger redevelopments can help meet this need. This would be especially effective along Shoal Creek.

**Shoal Creek Access** – Shoal Creek is a hidden gem. Residents want access to the creek; however, it runs through private property as it crosses the planning area. Most of the creek is within rear yards of single-family homes. The plan identifies two potential trail connections between Anderson Lane and Steck Avenue: one along Shoal Creek (behind large commercial tracts), and one along a drainage ditch connected to The Summit condominiums.

**Connectivity & Safety** – Stakeholders identified a lack of pedestrian connectivity from the residential core to commercial corridors. Some of these connections can be fixed by installing missing sidewalks, and the plan identifies segments that are top priorities. In other cases, the lack of connectivity is due to 1960's era street layouts.

Cut-through traffic speed and volume is frequent concern. Plan recommendations include traffic calming and adding protected bike lanes (in accordance with the Bicycle Master Plan). New development should not impact the core of the planning area; instead it should be built along the edge corridors, and ideally clustered near high-capacity transit stops.

**Housing Affordability** – The plan calls for a balanced approach to housing affordability: additional units along Activity Corridors, promotion of density bonuses for affordable units, and infill accessory dwelling units where there is space and access available. While most single-family homes in the planning area are of above-average cost, apartments and condos in the area are mostly of an older vintage and run below city-wide cost averages. Stakeholders agreed that strategies from the Strategic Housing Blueprint to maintain those market-rate units as affordable are important. Other provisions of the Strategic Housing Blueprint were more controversial. Some residents feared the call for increased missing middle housing within ¼ mile of core transit corridors could alter community character. And a few stakeholders were against addition of multi-family housing along the Burnet Road and Anderson Land Mixed-Use Activity Corridors. Other stakeholders felt the plan did not go far enough to promote affordable housing, and would like to have seen an expanded Neighborhood Transition district in places currently occupied by single-family homes to support townhomes and small apartments. These two diverging opinions could account for some of the respondents who do not fully support the plan.

**Managing Growth Impacts/Compatibility** – There is a strong desire among homeowners to preserve the single-family nature of the residential core, which has not seen teardowns common in other neighborhoods. Through the plan, the residential core would remain predominantly single-family, although duplex and accessory dwelling units would be allowed in some areas.

Stakeholder also had concerns about redevelopment adjacent to residential uses. Transition districts were used in the FLUM to buffer low-density residential from the Mixed-Use Activity Corridor or Commerce districts wherever possible. There are only a few areas (shown in Figure 6, p. 57) that will rely on compatibility standards to separate homes from potential higher-intensity redevelopment.

Another concern related to aesthetic impacts of redevelopment along corridors. Stakeholders did not want to see a solid, 5-story wall of development along Burnet Road. While the FLUM cannot impose arbitrary height restrictions on different parcels within the Mixed-Use Activity Corridor district, the plan contains suggested typical design features (based on the visual preference survey), which should be consulted during any design review by the City. Additionally, lot sizes and parking requirements will limit the amount of development, especially on small to medium sized lots.

#### **Final Survey Results (61 responses)**

The Planning and Zoning Department surveyed the North Shoal Creek planning area stakeholders at the end of the planning process. The survey intends to assess stakeholders' satisfaction with the plan and their agreement with its recommendations. Overall, participants were satisfied with the process; on a scale of 1 to 5, the average satisfaction level was 3.6. Below are the results of responses to the question, "Do you support the North Shoal Creek Neighborhood Plan as a whole?" (66 total responses):

<b>Answer Options</b>	<b>Response Percent</b>	<b>Response Count</b>
Fully Supportive	20%	13
Support Most of the Plan	42%	28
Don't Strongly Oppose or Support	6%	4
Cannot Support Parts of the Plan	21%	14
Oppose the Plan	11%	7
<b><i>answered question</i></b>		<b>66</b>

Character District (Future Land Use) <i>Allowed Zones</i>									
	Residential Core	Neighborhood Transition	Neighborhood Node	Mixed-use Activity Corridor	Activity Center	Buell Ave Special District	Commerce	Industry	Open Space & Preserve
SF-1	SF-1								
SF-2	SF-2				SF-2*				
SF-3	SF-3		SF-3	SF-3*	SF-3*				
SF-4A	SF-4A*	SF-4A	SF-4A	SF-4A*	SF-4A*				
SF-4B		SF-4B	SF-4B	SF-4B*	SF-4B*				
SF-5		SF-5	SF-5	SF-5	SF-5	SF-5			
SF-6		SF-6	SF-6	SF-6	SF-6	SF-6			
MF-1		MF-1	MF-1	MF-1	MF-1	MF-1			
MF-2		MF-2	MF-2	MF-2	MF-2	MF-2			
MF-3		MF-3	MF-3	MF-3	MF-3	MF-3			
MF-4			MF-4	MF-4	MF-4	MF-4			
MF-5			MF-5	MF-5	MF-5				
MF-6			MF-6	MF-6	MF-6				
MH	MH								
NO		NO	NO	NO	NO	NO	NO		
LO		LO	LO	LO	LO	LO	LO		
LR		LR*	LR	LR	LR	LR	LR		
GO			GO	GO	GO	GO	GO		
GR				GR	GR	GR	GR		
CS				CS	CS	CS	CS		
CS-1			CS-1*	CS-1	CS-1*		CS-1		
CH				CH*	CH*		CH*		
LI				LI*	LI*	LI*		LI	
IP								IP	
W/LO						W/LO*	W/LO*	W/LO	
MI								MI	
R&D								R&D	
P	P	P	P	P	P	P	P	P	P
AG	AG	AG	AG	AG		AG	AG	AG	AG
PUD			PUD*	PUD	PUD	PUD	PUD		
PDA				PDA	PDA	PDA	PDA	PDA	
TOD			TOD	TOD	TOD				
NBG					NBG				
-MU		-MU	-MU	-MU	-MU				
-VMU		-VMU	-VMU	-VMU	-VMU				

\* Allowed, but not preferred in North Shoal Creek Neighborhood Planning Area



### Important Reasons to Approve the North Shoal Creek Neighborhood Plan

- The North Shoal Creek Neighborhood Plan policies are **consistent** with the elements of Imagine Austin Comprehensive Plan. It is an **amendment** to the Imagine Austin Comprehensive Plan.
- NSCNA Outreach efforts were continuous from summer of 2016 throughout completion in 2018.  
(See attached sheet with detailed listing)
- Fair housing choice and robust housing opportunities have been included in the North Shoal Creek neighborhood plan.
- The Plan allows most types of residential housing on most of the land. This plan allows for maximum density Multi-family, Mixed Use, apartments, duplexes, town-homes, condos, four-plexes, tri-plexes, row houses, single family homes and accessory dwelling units. We have had most of these types of housing for years.
- North Shoal Creek neighborhood currently provides a variety of owner occupied and rental housing options. These include:
  - Duplexes
  - Townhomes
  - Tri-plexes
  - Four-plexes
  - Apartments
  - Single family houses
  - Accessory Dwellings
  - Condominiums
  - 2 subsidized housing developments
- This plan allows for **substantial increases in housing opportunities and density and pays great attention to affordability**. Even prior to Austin's tremendous growth North Shoal Creek was a very dense neighborhood.
- Increased housing opportunities exist within what the City refers to as the Residential Core (RC) Character District with the allowance of Accessory Dwellings (ADU's) and duplexes. This already creates the potential for an approximate 37% increase in housing opportunity with the addition of Accessory Dwellings (ADU's) and the potential for an approximate 37% increase in housing opportunity with the addition in duplexes.





- **Additional Maximum density on the corridors and centers with access to transit in accordance with Imagine Austin’s Growth Concept Map. This provides additional housing opportunities. From Imagine Austin:**

HN P12. Protect Neighborhood character by directing growth to areas of change and ensuring context sensitive infill in such locations as designated redevelopment areas, corridors, and infill sites.

- **Maintaining a balance of housing types for a variety of household sizes and incomes is an important goal listed in the plan and the Housing Opportunity Policies reflect that. (Pages 92-93)**

H P4 Create opportunities for more families to live in North Shoal Creek through preservation of existing multiple bedroom apartments and condos, and promotion of two and three bedroom units in new construction.

- **Another example of innovative opportunities in our neighborhood:**
  - The Buell Live/Work District will become a place where a mix of live-work projects, residents, small scale services, artisanal businesses, offices and tradespeople coexist. Housing should include a mix of townhouses, row houses and small apartment buildings.
- **The North Shoal Creek Neighborhood Plan Goals, Policies and Actions reflect reflect the Imagine Austin Comprehensive Plan’s priorities for all of its stakeholders.**
- **Compact and Connected**
- **Develop and maintain household affordability throughout Austin**
- **Promoting transit-oriented development TOD**
- **Creating a Healthy Austin by improving walkability, access to recreational spaces and increasing safety of pedestrians and bicyclists, access to healthy food.**
- **Enhancing and increasing open space and greenery throughout the neighborhood and supporting green infrastructure**
- **Support for local businesses, our workforce, education systems and , entrepreneurs**



April 17, 2018

Jeff Engstrom  
Senior Planner  
City of Austin, Planning and Zoning Department, Small Area Planning  
505 Barton Springs Road, 5<sup>th</sup> Floor  
Austin, TX 78704

Dear Mr. Engstrom,

I am writing to express Shoal Creek Conservancy support the proposed North Shoal Creek Neighborhood Plan components that emphasize walkability, connectivity, and access to green space. The Conservancy shares these common values and goals with the North Shoal Creek Neighborhood Association (NSCNA) and its desired neighborhood plan.

Shoal Creek Conservancy is a 501(c)3 nonprofit organization that champions the Shoal Creek watershed in order to create a healthy and vibrant community. The scope of the Conservancy's work is the 13-square mile Shoal Creek watershed, which includes the North Shoal Creek Neighborhood planning area. The Conservancy envisions a continuous network of green spaces stretching throughout the watershed, connected by hike-and-bike trails in a healthy habitat.

To this end, the Conservancy, in partnership with the City of Austin and stakeholders including the NSCNA, is leading the creation the *Shoal Creek Trail: Vision to Action Plan*. This community-developed plan will guide improvements to the existing Shoal Creek trail and extension of the trail northward past 183 and through the planning area. When complete, the new trail will span over 10 miles and link major Austin destinations, while providing opportunities to enjoy the creek's natural and historic treasures.

The Conservancy, in particular, supports the following priority actions included in the proposed North Shoal Creek Neighborhood Plan. These goals and action items are consistent with the mission of the Conservancy and the priorities expressed by the community during the *Shoal Creek Trail: Vision to Action Plan* stakeholder engagement process.

- Create a public greenbelt along the west side of Shoal Creek from Anderson Lane to Steck Avenue,
- Construct a safe crossing for walking and bicycling from Shoal Creek Boulevard to the sidewalk and bicycle network north of US 183,
- Connect the Shoal Creek Trail through the planning area with enhanced pedestrian and bicycle infrastructure,
- Construct an off-street path for bicyclists from Shoal Creek Boulevard to Burnet Road along Research Boulevard,
- Construct sidewalks on Shoal Creek Boulevard from Steck Avenue to Crosscreek Drive,
- Encourage parkland dedication through redevelopment on Shoal Creek Blvd to provide public access to Shoal Creek,
- Create a sense of place/identity around the neighborhood through unique public art on the Steck bridge over Shoal Creek, and
- Promote Adopt-a-Creek program for North Shoal Creek.

[www.shoalcreekconservancy.org](http://www.shoalcreekconservancy.org)

701 West 7th Street Austin, Texas 78701

Phone: 512-474-2412 Email:

The Conservancy is committed to working with the NSCNA to achieve the above goals. Specifically, NSCNA requested the Conservancy assist with the goal of access to Shoal Creek, and the Conservancy has agreed to work with the NSCNA to achieve this goal. The concept is to develop an environmentally friendly hike-and-bike trail and small park area within the floodplain along Shoal Creek. This project will require a public-private partnership and obtaining access easements from commercial property owners along the creek.

Again, the Conservancy is committed to partnering with NSCNA and strongly supports the walkability, connectivity, and access to green space components of the proposed North Shoal Creek Neighborhood Plan. Please feel free to contact me at 512-474-2412 or [joanna@conservancy.org](mailto:joanna@conservancy.org) with any questions.

Sincerely,

A handwritten signature in black ink, appearing to read 'Joanna Wolaver', written in a cursive style.

Joanna Wolaver  
Executive Director



April 8, 2018

Jeff Engrstrom, AICP  
Senior Planner  
City of Austin, Planning and Zoning Department, Small Area Planning  
505 Barton Springs Road, 5<sup>th</sup> Floor  
Austin, TX 78704

Dear Jeff,

North Shoal Creek Neighborhood Association (NSCNA) supports the proposed North Shoal Creek Neighborhood Plan as it currently stands. We have voted to approve of the plan in its current form.

We believe it is a carefully crafted balance of interests of NSCNA, other neighborhood stakeholders and of the City of Austin Planning and Zoning Department. It represents about 8 years of effort on the part of NSCNA to even have a plan, 3 separate city council votes over multiple years in approval of us starting the planning process, plus about 2 additional years of very hard work, communication and collaboration by neighbors, stakeholders, and city staff to develop this plan. For reference, we began asking the city for a plan in 2007-08 before even Imagine Austin existed.

It represents a compromise between all the neighborhood stakeholders who participated in the process from residential owners, residential renters, business owners and the City of Austin's Planning and Zoning Department to find a long-term workable solution that will accommodate the future growth of Austin for this planning area and preserve the residential character of the core of our neighborhood. Like any compromise, no one got everything they wanted, but in the end, we all agreed that this plan represents the best path forward that all stakeholders can and did agree on.

Further, we believe if this plan is altered on its way to approval, this altering will upset the careful balance that it represents. If this unbalancing were to occur, we would no longer support the plan.

Note that we still do have concerns about the amount of density proposed along the corridors, especially Burnet Road. The attached list of our NSCNA top principles for the plan gives more detail. We also still have concerns about any density bonuses and/or transportation ¼ or ½ mile designations that depending on their implementation may also undo the careful balance, shifting the plan to one that NSCNA no longer supports.

Best regards,

Kevin Wier  
North Shoal Creek Neighborhood Association, President



### **Top 6 Principles of NSCNA for Our NSC Neighborhood Plan**

1. Preserve our core single-family residential area. We do not support combining tracts of SF to be made into multi-family.
2. Object to “canyon” on Burnet Rd. where the road is lined with walls of 5-7 story buildings. We support a variety of heights, uses and open space and open views.  
We do not support unlimited redevelopment of commercial into high-rise housing or mixed-use.
3. Require a pleasing, substantial buffer between commercial areas and our residential core to preserve our single-family homes. This buffer should reside on the commercial properties, not the single-family home properties.
4. Support local businesses and existing businesses in our area. There’s no need for wholesale change and forcing out the existing businesses in our area.
5. Preserve existing affordable housing.
6. Zone Pillow Elementary property as public and preserve the land and building for public use/ as a community resource if Pillow Elementary School ever goes away.



4/17/2018

attn: Jeff Engstrom, AICP  
Senior Planner  
City of Austin, Planning and Zoning Department, Small Area Planning  
505 Barton Springs Road, 5th Floor  
Austin, TX 78704

Dear Mr. Engstrom,

Crestview Neighborhood Association supports North Shoal Creek Neighborhood Association (NSCNA) and their proposed North Shoal Creek Neighborhood Plan as it currently stands.

We share common goals with North Shoal Creek Neighborhood Association (NSCNA) as neighborhoods along the north Burnet Road corridor being greatly impacted by gentrification.

NSCNA and all participating stakeholders, along with city staff, worked hard to compromise to get a plan that all could agree on. This plan represents a careful balance of interests.

And, it represents about 10 years of total effort by NSCNA to get to this point, including working to get 3 separate city council votes for this plan to be made.

The plan represents all the neighborhood stakeholders who participated in the process from residential owners, residential renters, business owners and the City of Austin's Planning and Zoning Department to find a long-term workable solution that will accommodate the future growth of Austin for this planning area and preserve the residential character of the core of our neighborhood.

Please ensure this plan passes in its current form.

Sincerely,

Mike Lavigne  
President  
Crestview Neighborhood Association



April 9, 2018

Jeff Engrstrom, AICP  
Senior Planner  
City of Austin, Planning and Zoning Department, Small Area Planning  
505 Barton Springs Road, 5<sup>th</sup> Floor  
Austin, TX 78704

Mr. Engstrom,

Austin Neighborhoods Council Executive Committee supports North Shoal Creek Neighborhood Association (NSCNA) in their support for the proposed North Shoal Creek Neighborhood Plan as it currently stands.

NSCNA is a member of Austin Neighborhoods Council. We have a strong relationship, and we know they have worked hard and long to achieve a plan that they support as well as one that you support. It's a good day when this occurs. It should be recognized and celebrated.

Please continue the effort to see this plan through unchanged to approval by the Planning Commission and City Council. We understand from NSCNA that if the plan is detrimentally altered, they will withdraw their support for the plan. This would be a just response to an unjust action to change a plan that has been agreed to by all stakeholders.

Do not be swayed by shrill, negative voices that are not stakeholders in this plan. This is a neighborhood plan for the people of North Shoal Creek—one they have been requesting since 2007 and one that has had three separate city councils vote to initiate. It is not a referendum on ideologies of societal engineering, not a platform for boosters of those who want to come to Austin over long-time existing residents, or any other irrelevant waste of energy and time.

This agreement between a neighborhood and the Planning and Zoning department can set an important precedent for working together in the future. Let's keep the faith and keep the plan that has been faithfully agreed to by all stakeholders.

Best regards,

Jeff Jack  
President  
Austin Neighborhoods Council

**Austin Neighborhoods Council Executive Committee:**

Jeff Jack  
ANC President  
Zilker Neighborhood Association

Linda Bailey  
ANC VP 1  
Glenlake Neighborhood Association

Kevin Wier  
ANC VP 2  
North Shoal Creek Neighborhood Association

Lottie Dailey  
ANC VP3  
Blackland Neighborhood Association

Sheryl Cheatham  
ANC Treasurer  
Windsor Park Neighborhood Association

Joyce Basciano  
Co-Secretary  
Brykerwoods Neighborhood Association

Justin Irving  
Co-Secretary  
Cherrywood Neighborhood Association

Chip Harris  
ANC Sector 2 Rep  
Crestview Neighborhood Association

Seth Fowler  
ANC Sector 3 Rep  
University Hills Neighborhood Association

Jim Lear  
ANC Sector 4 Rep  
Lost Creek Neighborhood Association

David Conner  
ANC Sector 5 Rep  
Hyde Park Neighborhood Association

Daniel Llanes  
ANC Sector 6 Rep  
Red River Bluffs Neighborhood Association

Patty Sprinkle  
ANC Sector 7 Rep  
Galindo Neighborhood Association

Wayne Shipley  
ANC Sector 8 Rep  
Southern Oaks Neighborhood Association



Mario Cantu  
ANC Sector 9 Rep  
Battle Springs Neighborhood Association

Susanna Woody  
ANC Sector 10 Rep  
Los Cialos Neighborhood Association

Mary Ingle  
Immediate ANC Past President  
North University Neighborhood Association

Willis Hunt  
ANC Parliamentarian  
Chestnut Neighborhood Association