



August 7, 2018

Austin City Council  
City Hall  
Austin, TX 78704

Honorable Mayor, Mayor Pro Tem, City Council Members,

North Shoal Creek Neighborhood Association (NSCNA) supports the proposed North Shoal Creek Neighborhood Plan in its original form and rejects the proposed changes from the Planning Commission. We have voted to approve of the plan in its current form twice and voted to reject these changes twice. Please honor the stakeholders' wishes for the plan and support it without the proposed changes.

We believe the plan without the changes is a carefully crafted balance of interests of NSCNA, other neighborhood stakeholders and of the City of Austin Planning and Zoning Department. The proposed changes upset the careful balance that it represents. If this unbalancing were to occur, we would no longer support the plan. The proposed changes do nothing that would improve the plan or more importantly the neighborhood. In fact, city staff has argued against the changes saying they were bad planning and unnecessary because the city had already extracted so much additional density out of the neighborhood with the plan in its current form, and that the Steck changes would be unsafe.

Background on the plan: It represents about 10 years of effort on the part of NSCNA. We began asking the city for a plan in 2007-08 before even Imagine Austin existed.

This plan represents the "Austin Bargain" that the mayor called for, to put density on the corridors and preserve the core of the neighborhoods. The plan without the recommended changes 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.

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.