

****DRAFT** RESOLUTION OF THE BARTON HILLS NEIGHBORHOOD ASSOCIATION
ON PROPOSED "SINGLE FAMILY" ZONING REGULATIONS**

WHEREAS

A primary purpose of the Barton Hills Neighborhood Association "is to seek to improve the quality of life in the neighborhood in matters such as land use, traffic control, environmental protection, .. the protection and enhancement of Barton Creek", and

The City of Austin's proposed zoning changes pose threats to these purposes, as stated below, and

A goal explicitly expressed in Council Resolution No. 20230720-126, which detail a first round of zoning changes pursuant to the resolution, is to enable construction of townhomes, row houses, and tri and four-plexes in so-called "SF-" (single-family) zoned areas for purposes of "affordability", and

The phasing of adoption of the proposed changes proposed disguises their cumulative and eventual effect from the public of the combination of reduced lot sizes, relaxed height restrictions, impervious cover, setbacks, and floor to area ratio - incentives for subdividing existing lots without the calibration of these cumulative requirements, and

There is little evidence to suggest that the initiative would create more affordable housing, but would instead create just more dense housing, and

Whereas other objections include:

- The likely increase in property taxes
- The likely increase in displacement and gentrification
- The negative impact on tree canopy and green spaces needed to combat the heat island effect and other climate related problems, including flood resilience, and drought protection
- Wildland Urban Interface concerns
- The negative impact on aging infrastructure including electric, water, wastewater, utilities, as well as the potentially dangerous impact on impervious cover, aquifers, watersheds and Barton Creek

While Land use planning has historically and successfully directed density into areas where it does not affect existing single family neighborhoods, as witness the Mueller and Triangle developments and the hundreds of developments along thoroughfare streets, and there remains capacity for continuing this trend to accommodate new residences, and

The City and its voters are expending enormous resources to build mass transit and develop transit corridors with focused residential density along them to support the viability of our transit investment, and

The dispersal of residential density into single-family zoned areas runs exactly counter to the goal of concentrated density along corridors required to make our mass transit investment viable, and

While Council argues that deed restrictions will protect many property owners, these but are not considered by the City Development Services Department. Permits for developments that comply with newly relaxed code rules but violate deed restrictions can be issued administratively, so an aggrieved property owner may not know of planned redevelopment until construction commences, placing all parties at risk to civil court enforcement with a special burden on aggrieved property owners, many of whom cannot afford or do not understand their legal options. Enforcement shifts from a centralized City office to dispersed individuals;

THEREFORE, be it resolved the Barton Hills Neighborhood Association opposes all elements of the H.O.M.E. initiative except those that allow freestanding cottages or tiny homes as the second unit of a currently existing SF lot. Instead of city-wide up zoning, we desire a tailored, neighborhood stakeholder driven approach taking each neighborhood and district's needs, desires, ecological uniqueness, and culture into account. We regard the proposed changes as an attack on the integrity of our neighborhood, the protection of Barton Creek, and other existing single-family neighborhoods. Don't H.O.M.E. our homes.