

**Subject:** Save Central Texas from Austin HBA: Call to Action!!  
**Date:** Wednesday, October 4, 2023 at 3:33:58 PM Central Daylight Time  
**From:** Matt Lewis  
**To:** Matt Lewis  
**Attachments:** The Ask for Taylor..pdf

Howdy Friends,

Your help is needed!

Cities don't get do-overs easily. Once infrastructure and lots are built, the pattern is etched in the landscape for decades. Central Texas is a special place where getting development done right the first time matters. Communities have had enough of the cookie-cutter subdivisions and desire real neighborhoods. Traditional neighborhoods have services, civic spaces, a range of house types, and they were built in blocks.

The lobbyists behind the Austin Home Builders Association (HBA) are working hard to ensure Central Texas communities are overrun with fiscally irresponsible sprawl. They build to the lowest common denominator at the cost of the built environment, costing us more in taxes to maintain their "product."

The City of Taylor and Bastrop need your help!

Please see the letter below and pass it on to people willing to step up and share their voices. If you have questions or need more info- write or call us!

Thanks,

M@ Lewis, CNUa

CEO | [simplecity design](#) |

phone: 512.484.8161

site: [www.simplecity.design](http://www.simplecity.design)

email: [m@simplecity.design](mailto:m@simplecity.design)

address: 120 W. Hopkins #101 SMTX, 78666

# simplicitydesign

## **Howdy Partners, Friends, and Clients,**

Usually, our letters are celebratory and uplifting. Fortunately, this one is, too, but it comes with a profound call to action.

### **Background:**

Our work focuses on providing communities the ability to understand what they have in their built environment, unpack how it fits together, and help them reassemble the plans, codes, and processes to bring what they desire to life. During this process, most communities choose to remove snout houses on cul-de-sacs and reestablish the grid and eclectic house types. The Bastrop Building Block Project ( B3 Code) perfectly exemplifies this unanimous community decision.

Over the years, we have discovered that the Austin Homebuilders Association and their key lobbyist members, the volume subdivision builders, are unwilling to modify the failed suburban template. Their only product is houses with front-entry garages on cul-de-sacs. The B3 Code, with its limited regulations and no minimum lot sizes, supports all types and sizes of homes, but the Austin HBA builders refuse to build to the local preferences of the community.

### **Situation:**

A City Council Member of the Bastrop community and his Austin-HBA lobbying cohorts are dismantling the hard work of the Bastrop community. This group is refraining from considering the voice of the community, the goals

of the Comprehensive Plan, or the intent of the B3 Code. The volume builders took a strong hold over the political landscape in Bastrop and will continue to force-feed the homebuyers one housing type. This model has repeatedly failed and has proven to be a fiscally irresponsible way of building communities. Their powerful control has allowed them to unseat commissioners and change plans and codes despite the established values of the community.



**B3 Code Intent Statement**  
We will build neighborhoods not subdivisions.

### **The Ask:**

The Austin HBA, through the voice of this Bastrop City Council Member, is now attempting to circumvent the long and inclusive journey of the City of Taylor community. Bastrop and Taylor intentionally struck from the code the ability to build this product type. This prevents the volume builders' pockets from becoming fat at the cost of the community.

The lobbyist group plans on attending the Taylor Public meetings to sway the City Council away from adopting the Taylor LDC.

[Click here](#) to see the draft Taylor LDC, the public hearing schedule, and related documents  
Or go to <https://taylor.konveio.com/>

Please join us at one or all public meetings to voice your opinion about saving communities from lobbyists selling monoculture subdivisions. If you can't be present and feel moved enough to write a letter, email, or phone call, that would be great, too!

The irreversible damage of the sprawling subdivisions will plague the landscape they consume for decades to come. Central Texas deserves to retain its charm and beautiful neighborhoods.

**You can help!**

## Plan Adoption Timeline

**Tuesday, September 12, 2023**

[Planning & Zoning Commission](#) workshop on the proposed Land Development Code.

Additional workshops and public hearings may continue at Planning & Zoning Commission and City Council meetings through October.

**Tuesday, October 10, 2023**

[Planning & Zoning Commission](#) public hearing on adoption of the proposed Land Development Code Open House to review the final Development Code.

**Thursday, October 26, 2023**

[City Council](#) public hearing on adoption of the proposed Land Development Code.

**Thursday November 9, 2023**

[City Council](#) consideration of adoption of the proposed Land Development Code.