

Dutton, Greg

PUBLIC COMMENT

From: David Whitworth <[REDACTED]>
Sent: Tuesday, March 08, 2016 1:03 PM
To: Dutton, Greg
Subject: Re: FW: Garage placement code amendment draft language

PS. Single-family attached, which allows 25 foot wide lots, wouldn't get a front facing garage at all under this new concept.

David Whitworth

On Tue, Mar 8, 2016 at 12:44 PM, David Whitworth <[REDACTED]> wrote:
Greg,

Please consider my response below to the garage placement tool. Thanks!

David Whitworth

----- Forwarded message -----

From: David Whitworth <[REDACTED]>
Date: Tue, Mar 8, 2016 at 12:42 PM
Subject: Re: FW: Garage placement code amendment draft language
To: [REDACTED]

So this is terrible. On a standard lot which is 40ft buildable width after set backs, 1/3 means you get 13.33ft for a garage. Even worse for the small lot amnesty, cottage lot, and urban home infill tools which are narrower. 20ft behind the front façade is incredibly significant. This adds big time impervious cover pushing a garage that far back. Architects are having to dodge trees, easements, deal with grade issues, meet McMansion, etc. and this is just one more bizarre parameter making things more and more unworkable. It was hard enough at 1/2, but 1/3 is overkill.

This is simply too much. It will increase the cost of home for a variety of reasons: fewer sites are then feasible bidding them up, Duplexes which are a more affordable housing model are dis-incentivized by this, and you basically need more land to make this work which we know affects the cost of housing big time in central Austin.

This reminds me of something else that was revised recently resulting in a death blow on the premise that they meant something else 20 years ago. It is on the tip of my tongue, I just can't remember.

David Whitworth
David Whitworth Development Company
512-294-5139

[REDACTED]
www.dwdcaustin.com

On Tue, Mar 8, 2016 at 11:49 AM, Geoffrey Tahuahua <[REDACTED]> wrote:

We saw this at council last week to set a public hearing on 3/31. What is everyone's thoughts on this? Does anyone have any particular examples where this would significantly increase costs?

--

Geoffrey Tahuahua

Vice President of Public Policy

Home Builders Association of Greater Austin

[REDACTED] | Direct : (512) 982-9175 | Mobile: (210) 557-3876 | [REDACTED]

From: Dutton, Greg [mailto:Greg.Dutton@austintexas.gov]

Sent: Tuesday, March 8, 2016 11:42 AM

To: Dutton, Greg <Greg.Dutton@austintexas.gov>

Cc: Rusthoven, Jerry <Jerry.Rusthoven@austintexas.gov>; Guernsey, Greg <Greg.Guernsey@austintexas.gov>; Word, Daniel <Daniel.Word@austintexas.gov>; McDonald, John <John.McDonald@austintexas.gov>

Subject: Garage placement code amendment draft language

Hi all,

You are receiving this email because you have expressed interest or may be interested in a proposed code amendment regarding the neighborhood design tool for garage placement. Previously, Planning Commission initiated a code amendment to clarify that for neighborhoods that adopted this tool that the garage may not be more than 1/2 the width of the adjacent home (that is, not including the garage), or 1/3 of the total structure, including the garage. Please see attached draft language and initiation review sheet for more information.

Staff would welcome any input or questions you have on this item. You're welcome to contact me via phone or email, or I'm happy to set up a time to meet and discuss. We anticipate this item being to Council on March 31st. We will seek input from the Codes and Ordinances Subcommittee next week (3/15) and PC on 3/22.

Many thanks,

Greg