

ORDINANCE AMENDMENT REVIEW SHEET

Amendment: C20-2015-006 Garage Placement

Description: Consider amendments to Title 25 of the Land Development Code related to the neighborhood plan design tool garage placement standards.

Proposed Language: See attached draft ordinance.

Summary of proposed code changes:

- Clarification that the garage placement design tool allows garages to be 50% the width of the adjacent (attached or detached) house (building façade).

Background: Initiated by Planning Commission on August 25, 2015.

The garage placement tool is a design tool that is optional for neighborhoods going through the neighborhood planning process. The tool stipulates that garages within 20 feet of the front façade of the adjacent home may be no more than 50% of the width of the façade of the house (1/3 of the total house + garage façade). The intent of the tool is to minimize the mass and impact of garages, which are often built closer to the street than the home. However, section 25-2-1604(C)(2) of the land development code states that:

“If the parking structure is less than 20 feet behind the building façade, the width of the parking structure may not exceed 50 percent of the width of the principal structure, measured parallel to the front lot line.”

Staff has interpreted “principal structure” to mean a house plus attached garage, which allows for a garage that is 1/2 of the total house + garage façade, which was not the *intent* of the garage placement design tool; the intent was to allow up to 1/3 of the total house + garage façade. The proposed amendment would clarify the original intent of the design tool.

Staff Recommendation: Recommended

Board and Commission Actions

March 15, 2016: Recommended by the Codes and Ordinances Subcommittee on a 3-0 vote (Commissioner Kazi absent).

March 22, 2016: Approved by the Planning Commission with the following amendments on a vote of 9-3 with Commissioners Thompson, Wilson, and Kazi voting against, and 1 vacancy.

- Strike the uses of single family attached and secondary apartment special use.

- Revise the draft ordinance to read *[(B) (1) BUILDING FACADE means the front-facing exterior wall or walls of the first floor facing a public right-of-way, of the principal structure on a lot ...]*

Council Action

March 31, 2016: Postponed to the April 14, 2016 meeting

April 14, 216: Postponed to the May 5, 2016 meeting

May 5, 2016: A public hearing has been scheduled

Ordinance Number: NA

City Staff: Greg Dutton

Phone: 974-3509

Email: greg.dutton@austintexas.gov