Planning Commission hearing: April 11, 2017

NEIGHBORHOOD PLAN AMENDMENT REVIEW SHEET

NEIGHORHOOD PLAN: Bouldin Creek

CASE #s: NPA-2017-0013.01/C14-2017-0026 **DATE FILED**: March 8, 2017

PROJECT NAME: Bouldin Creek Neighborhood Plan Area-Wide Garage Placement Plan Amendment and Rezoning

PC DATE: April 11, 2017

ADDRESSES: Area-wide (various)

DISTRICT AREA: 9

SITE AREA: 761.7 acres

Boundaries are:

North – Lady Bird Lake
East – West side of South Congress Avenue
South – North side of Oltorf Street
West – Union Pacific Railroad tracks

APPLICANT FOR ZONING CASE: City of Austin, Andrew Moore, Planning & Zoning Dept. (City-initiated)

APPLICANT FOR PLAN AMENDMENT CASE: Bouldin Creek Neighborhood Plan Contact Team (Sean Kelly, Current Chair/Stuart Hampton, Chair when application was submitted)

AGENT: Bouldin Creek Neighborhood Plan Contact Team (Sean Kelly, Chair)

TYPE OF AMENDMENT:

Change in Future Land Use Designation

From: n/a **To:** n/a

Base District Zoning Change

Related Zoning Case: C14-2017-0026
To: Add the Garage Placement Design Tool

NEIGHBORHOOD PLAN ADOPTION DATE: May 23, 2002

PLANNING COMMISSION RECOMMENDATION:

April 11, 2017 –

STAFF RECOMMENDATION: Recommended

BASIS FOR STAFF'S RECOMMENDATION: In the Bouldin Creek Neighborhood Plan document is a section on Voluntary Design Guidelines. One of the goals is to maintain the single-family character of the interior of the neighborhood and to encourage new construction, additions or reconstruction that use key architectural character elements found the neighborhood. Guide 1.4 addresses the desire to de-emphasize the garage as an architectural element. The Garage Placement Tool would help to implement this design guideline.

Supporting Sections from the Bouldin Creek Neighborhood Plan Document

RESIDENTIAL DESIGN GUIDELINES

Residential Objective 1: MAINTAIN THE SINGLE-FAMILY CHARACTER OF THE INTERIOR OF THE NEIGHBORHOOD. MAINTAIN THE EXISTING CHARACTER OF HOUSE STYLES WITHIN THE NEIGHBORHOOD. ENCOURAGE NEW CONSTRUCTION, ADDITIONS OR RECONSTRUCTION THAT USE KEY ARCHITECTURAL CHARACTER ELEMENTS FOUND IN THE NEIGHBORHOOD.

Guideline 1.1: Houses are predominantly 1 story high, with the first floor level 12-24 inches above the ground. The height of each floor of new construction should be similar to floor-to-floor heights on existing houses. If a second story addition is desired, locate the addition to the center of building footprint, and design it to resemble the existing house in overall shape, materials and colors.

Guideline 1.2: Use a house footprint similar to the typical simple rectangle or L-shape plan, with the narrow end of the rectangle facing the street.

Guideline 1.3: Roofs should be simple in form, either gabled or hipped, with low to moderate pitch (5 or 7:12 is common). Typical roofing materials include metal and tabbed composition shingles.

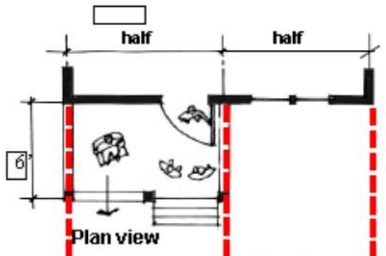
RESIDENTIAL DESIGN GUIDELINES

MAINTAINING THE SINGLE-FAMILY CHARACTER OF THE INTERIOR OF THE NEIGHBORHOOD.

Guideline 1.4: Garages or carports are not common in the neighborhood but where they exist, they are detached and located at the rear of the lot. If an attached garage is desired, setting it back at least 10 feet from the front facade of the house will help to preserve the people-oriented character of the streetscape. Garages are typically designed to resemble the house in shape, material and color.

April 4, 2017 Staff Note: Formatting error in the plan document.

ally modest
houses have
half the front
east 6 feet
space to sit



BOULDIN CREEK NEIGHBORHOOD DESIGN GUIDELINES DRAFT MAY 2002 47

BACKGROUND: The Bouldin Creek Neighborhood Plan was approved by City Council on May 23, 2002, which at that time the neighborhood plan design tools did not exist. On September 25, 2003, the City Council approved three neighborhood plan design tools, Garage Placement, Parking Placement and Impervious Cover Restrictions, and the Front Porch Setback, although the Garage Placement design tool ordinance was recently amended on May 5, 2016.

This application is a request by the Bouldin Creek Neighborhood Plan Contact Team to add only one of the design tools, the Garage Placement, to the planning area. The Garage Placement design tool is to de-emphasize the garage as a central architectural element and will be applied to single-family, duplex, and two-family residential uses.

On September 27, 2016, the Planning Commission approved a motion directing staff to initiate a zoning application to start the process to add the Garage Placement Design Tool to the Bouldin Creek Neighborhood Planning Area. In addition, the Bouldin Creek Neighborhood Plan Contact Team submitted a plan amendment application that would add text to the plan document to reference the addition of the Garage Placement Design Tool to be applied to the planning area boundaries.

PUBLIC MEETINGS: The ordinance required community meeting was held on March 29, 2017. Approximately 6,600 community meeting notices were mailed to people who live or own property within the planning area and to people who live within 500 feet of the planning area boundaries. Twelve people attended the community meeting including two City staff members, Maureen Meredith from Planning and Zoning Department and Juan Camou from the Development Services Department, Residential Review.

After staff gave a brief presentation, the following questions were asked:

Q. Why is this happening?
A. Cory Walton explained how an architect who lives in the planning area approached the Bouldin Creek Neighborhood Plan Contact Team with this idea and the team suggested he make some presentations to NPCT and the neighborhood. He made these presentations and they did outreach and eventually the NPCT approved a motion to start the process. The outreach they used was forums, general neighborhood association meetings, website, list serve and newsletters.

Q. How does this apply to new construction?
A. It applies to brand new construction and to existing homes where the homeowner wants to build a carport. If the carport is not flush with the home, the design tool would prohibit the construction. The homeowner would have to go to the Board of Adjustment to ask for a variance, but it's really only for a hardship.

Q. How does this apply to existing garages?
A. For an existing garage, you could build higher, but you can't change the footprint of the garage.

Comments:

- This design tool is not about aesthetics within the neighborhood, but it's really about protecting the bungalows.
- If single family homes need two off-street parking places, this design tool might affect this requirement.
- I didn't know a carport is considered a garage and would be affected by this ordinance.

After the discussion, a vote of the people who attended the meeting was taken:

Support:	6
Opposed:	4
Abstained:	2

Count of emails and comment forms received:

Support: 10
Opposed: 24

CITY COUNCIL DATE: May 11, 2017 **ACTION:**

CASE MANAGERS:

Maureen Meredith, Plan Amendment Case **PHONE:** 512-974-2695
Andy Moore, Zoning Case **PHONE:** 512-974-7604

EMAILS: maureen.meredith@austintexas.gov
Andrew.moore@austintexas.gov

Item E-02 Material Submitted to Planning Commission 1 of 1

MEMORANDUM

****

TO: Stephen Oliver, Chair
Planning Commission Members

FROM: Mark Walters, Planning and Zoning Department

DATE: September 22, 2016

RE: Small Area Planning Joint Committee Recommendation to the Planning Commission to initiate an areawide rezoning to implement the Garage Placement Design Tool for the Bouldin Creek Neighborhood Plan Area

****

At their September 14th, 2016 regular meeting, the Small Area Planning Joint Committee unanimously voted (5-0) to forward a recommendation to the Planning Commission recommending that the Commission initiate a zoning change for the Bouldin Creek Neighborhood Planning Area to adopt the Garage Placement Design Tool. If the Commission were to initiate the zoning case, the Bouldin Creek would initiate a plan amendment that will support the zoning change.

At the meeting a representative from the neighborhood, Corey Walton, spoke and expressed community support for the zoning change. He described the initial outreach steps that neighborhood association has taken to engage the residents. These included several postings in the neighborhood association newsletter as well as a community meeting held to discuss the issue. At that meeting a vote was taken which supported the proposed amendment and necessary zoning change.

Approved Planning Commission meeting minutes from September 27, 2016

REGULAR MEETING
MINUTES

PLANNING COMMISSION
September 27, 2016

The Planning Commission convened in a regular meeting on September 27, 2016 @ 301 W. 2nd Street, Austin, TX 78701

Chair Stephen Oliver called the Commission Meeting to order at 6:02 p.m.

Commission Members in Attendance:

Stephen Oliver – Chair
Karen McGraw
Tom Nuckols
Angela PineyroDeHoyos
James Schissler
Patricia Seeger
James Shieh
Jeffrey Thompson
Jose Vela
Trinity White
Michael Wilson
Nuria Zaragoza

William Burkhardt – Ex-Officio

Absent:

Fayez Kazi – Vice-Chair

Robert Hinojosa – Ex-Officio
Dr. Jayme Mathias – Ex-Officio

EXECUTIVE SESSION (No public discussion)

The Planning Commission will announce it will go into Executive Session, if necessary, pursuant to Chapter 551 of the Texas Government Code, to receive advice from Legal Counsel on matters specifically listed on this agenda. The commission may not conduct a closed meeting without the approval of the city attorney.

Private Consultation with Attorney – Section 551.071

E. NEW BUSINESS

1. **Northtown MUD Consent Agreement Amendment**

   Discuss and consider an amendment to the Northtown MUD Consent Agreement to accommodate a driveway cut on Howard Lane specific to a property located at 2800 S Heatherwilde Blvd.
   Staff: Virginia Collier, 512-974-2022
   Planning and Zoning Department

Motion by Commissioner Michael Wilson, Commissioner Trinity White seconded on a unanimous vote to recommend approval with an additional recommendation that the length of the right turn lane on Heatherwilde Blvd should be extended. Motion approved on a unanimous vote. Vice-Chair Fayez Kazi absent.

2. **Bouldin Creek Neighborhood Planning Area**

   Discussion and possible action to initiate an area-wide zoning case for the Bouldin Creek Neighborhood Planning area to amend the Infill and Design Tools.
   Staff: Mark Walters, 512-974-7695
   Planning and Zoning Department

The motion to direct staff to initiate an area-wide zoning case for the Bouldin Creek Neighborhood Planning area to amend the Infill and Design Tools was approved on the motion by Commissioner Trinity White, Commissioner James Shieh seconded on a unanimous vote. Vice-Chair Fayez Kazi absent.

3. Discussion and possible action regarding the Annual Internal Review of the Planning Commission.

No action taken; item tabled to October 11, 2016 on a consensus vote.

F. ITEMS FROM COMMISSION

1. Discussion and possible action regarding the practice of staff informing the Planning Commission of the proposed disposition of items on the Agenda. (Commissioners Nuria Zaragoza and Trinity White)

No action taken.

Planning Commission Note: Staff to consider verbiage for both the public hearing form and the online web page informing the public on how items are pulled for discussion.

Summary Letter Submitted by the Bouldin Creek NPCT

Neighborhood Plan Amendment

SUMMARY LETTER

THE COUNCIL-ADOPTED BOULDIN CREEK NEIGHBORHOOD PLAN CONTAINS 10 PAGES OF VOLUNTARY DESIGN GUIDELINES FOR DEVELOPMENT AND REDEVELOPMENT.

THE GUIDELINES STATE: "IF AN ATTACHED GARAGE IS DESIRED, SETTING IT BACK AT LEAST 10 FEET FROM THE FRONT FACADE OF THE HOUSE WILL HELP TO PRESERVE THE PEOPLE-ORIENTED CHARACTER OF THE STREETSCAPE"

THE INFILL DESIGN TOOLKIT, INTRODUCED IN 2005 WAS NOT AVILABLE TO THE NEIGHBORHOOD WHEN THE PLAN WAS WRITTEN AND ADOPTED IN 2002.

THE GARAGE PLACEMENT TOOL CODIFIES A MOSTLY IGNORED VOLUNTARY DESIGN GUIDELINE AND PROVIDES ONE SMALL TOOL TO HELP PRESERVE THE NEIGHBORHOOD CHARACTER AMID ACCELERATING RE-DEVELOPMENT.

THANK YOU FOR YOUR CONSIDERATION

SINCERELY,

CHARLES C. (CORY) WALTON
SECRETARY BOULDIN CREEK NEIGHBORHOOD
PLAN CONTACT TEAM

Bouldin Creek NPCT Meeting Minutes – Vote on Garage Placement Design Tool

From: Cory Walton
Sent: Wednesday, February 15, 2017 3:01 PM
To: Leslie Moore; Vicki Knipp; kris@; Jennifer Wenzel; Magdalena Rood; Brad Patterson; Koreena Malone; 'Scott McNearney'; Melanie McNearney; Gary Hyatt; Stuart Hampton; scott.specht@; klewis849@; lilli.a.poulson@; Bert McIlwain; sewaltz@; m.cathcart@; baindr@; Patricia McNew; npoulson@; Casey Wenzel; John Bodek; Murray Freeman; Susan Helgren; Koreena Malone; Melody Snow; Tom Hurt; Paul Strange; Lorie Barzano; Philip Keil; Sean Kelly; Tim Rotunda; James Retherford; Sue Bornstein
Cc: Meredith, Maureen
Subject: Bouldin Creek NPCT Meeting Minuites

All,
Here are minutes from Bouldin's February 9 Neighborhood Plan Contact Team meeting.
Maureen, please note item #3, wherein the team voted to amend the plan by adopting the garage placement tool.
Many thanks, y'all.
Please contact me with any questions.
Rgds.
Cory Walton, BCNPCT Secretary

9 February 2017
Bouldin Creek Neighborhood Plan Contact Team
The High Road. 700 Dawson Rd, Austin, TX 78704

Meeting Minutes

In attendance:
Stuart Hampton 1006 S. First St., shampton@
Susan Helgren, 1700 Block,S.Congress Ave., susanhelgren@
Kevin Lewis, 1002 Bouldin Avenue, klewis849@
Murray Freeman, murray@
Melody Snow, melosnow@
Paul Strange, 717 Post Oak ,strange20@
Sean Kelly, smtkellypg@g
Cory Walton,1701 Bouldin, coryellwalton@
Magdalena Rood,1003 S. 2nd Street, mrood@
Jesse Moor, jtmoore624@

Meeting called to order 7:05 PM

Attendee Introductions

Review of minutes from last meeting (December 2015) Those present at that meeting voted unanimously to approve.

Officer elections. Candidates: Sean Kelly, Chair; Cory Walton, Secretary,

Magdalena Rood, Vice Chair. No additional nominations from floor. Motion to approve slate of officers seconded and passed unanimously by those eligible to vote (previously attended a BCNPCT meeting).

Plan Amendments: Review of opt-in, opt-out infill options:
1. Parking on front yards
2. Food truck distance from residential properties.
Members voted unanimously not to opt-in to either option.
3. Review proposed Garage Placement tool option LDC 52-2-1604— Discussed previous year's notification efforts, review and approval votes by BCNA zoning, steering & general association. Motion to approve adoption, seconded; approved on 6-2 vote.

Review February 8 NPCT training session by City staff. Addition of consideration of fair housing access in planning areas and other possible city support initiatives. No action taken.

Bylaws revision discussion—small change recommendations from city staff for review, consideration. No action taken.

Meeting adjourned 7:57 PM

BCNA
Bouldin Creek Neighborhood Association
Bouldincreek.org

15 June 2016

Bouldin Creek Neighborhood Plan Contact Team officers,

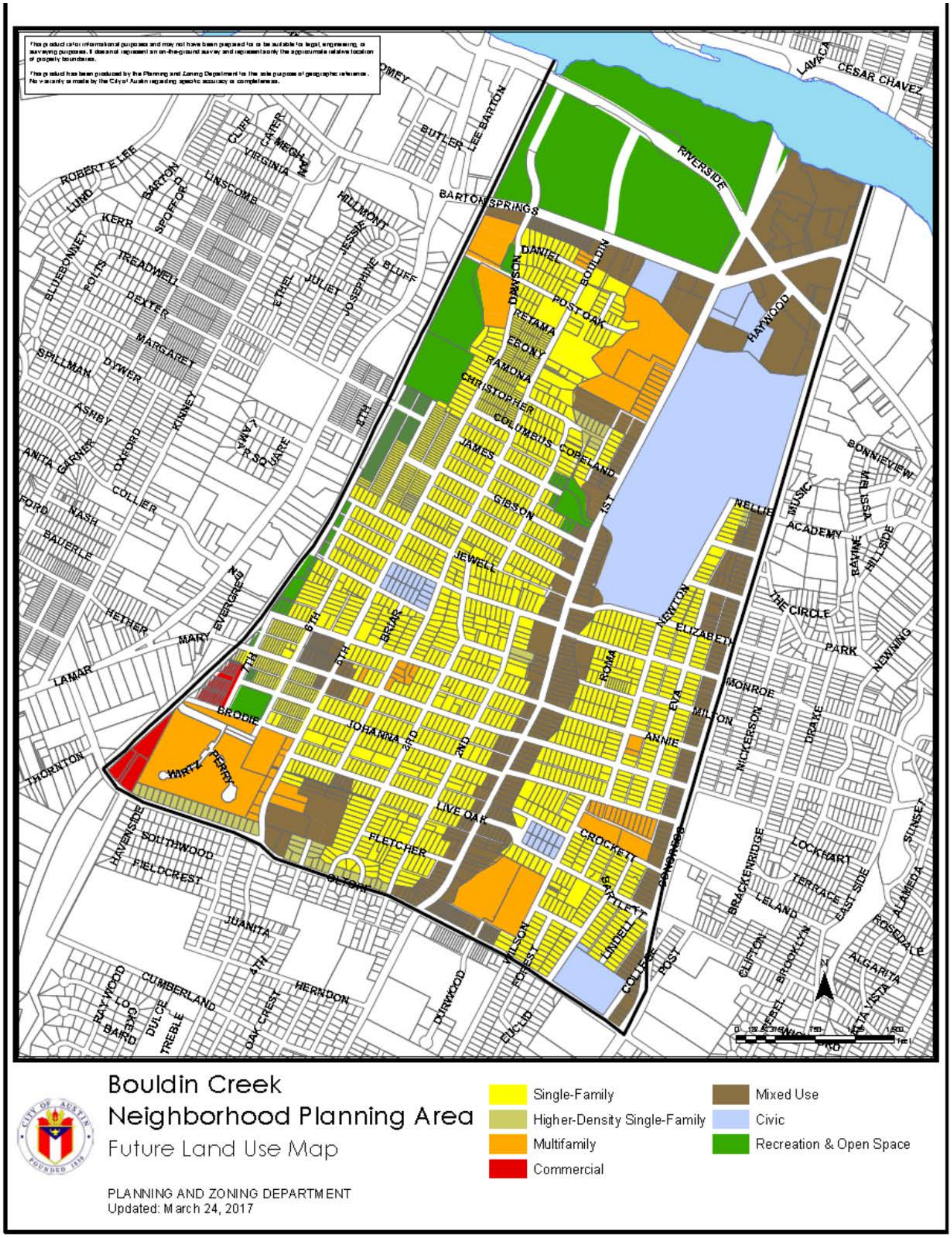
Following presentation in two consecutive bi-monthly general association meetings (April 12 and June 14, 2016), and several referrals to the City of Austin web site's description of the neighborhood plan design tool kit posted to the neighborhood's listserv for resident referral and review, the Bouldin Creek Neighborhood Association's (BCNA) zoning committee, steering committee, and general association voted their support of adopting the Garage Placement Tool into the Bouldin Creek Neighborhood Plan.

BCNA urges the plan contact team to consider the tool, and beginning the process for review and adoption at earliest convenience,considering adoption out of the plan's customary amendment cycle.

Many thanks for your consideration.

Cory Walton, President
Bouldin Creek Neighborhood Association.

Bouldin Creek Neighborhood Association, P. O. Box 3683, Austin, Texas 78764

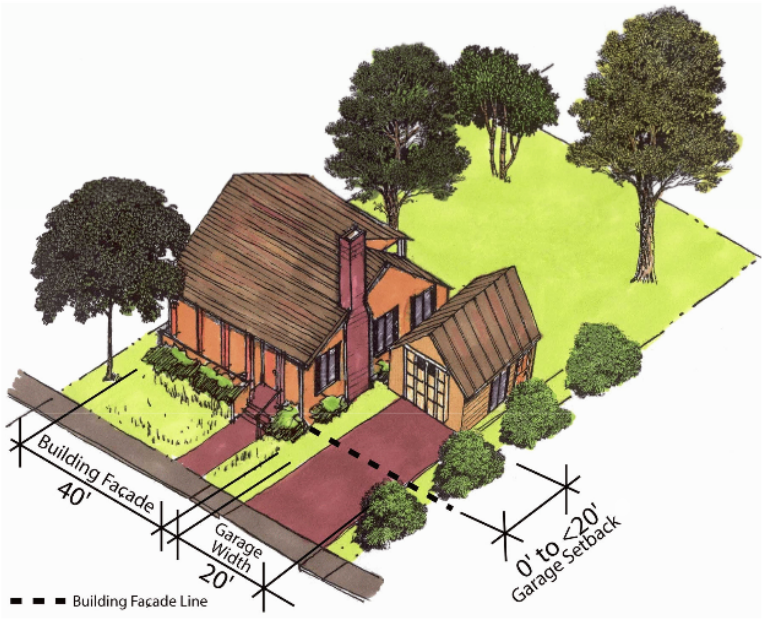

Bouldin Creek
Neighborhood Planning Area
Future Land Use Map
Single-Family
Higher-Density Single-Family
Multifamily
Commercial
Mixed Use
Civic
Recreation & Open Space
PLANNING AND ZONING DEPARTMENT
Updated: March 24, 2017
CESAR CHAVEZ
LAVACA
RIVERSIDE
BARTON SPRINGS
LEE BARTON
BUTLER
DANIEL
BOULDIN
DAWSON
POST OAK
RETAMA
EBONY
RAMONA
CHRISTOPHER
COLUMBUS
JAMES
COPELAND
GIBSON
JEWELL
HAYWOOD
NELLIE
1ST
NEWTON
ELIZABETH
ROMA
EVA
MILTON
ANNIE
MONROE
JOHANNA
3RD
2ND
5TH
6TH
7TH
BRIAR
MARY
EVERGREEN
LAMAR
BRODIE
WIRTZ
PERRY
THORNTON
LIVE OAK
FLETCHER
CROCKETT
BARTLETT
LINDELL
CONGRESS
OLTORF
WILSON
FOREST
COLLEGE
SOUTHWOOD
FIELDCREST
RAVENSIDE
JUANITA
HERNDON
CUMBERLAND
DURWOOD
EUCLID
OAK CREST
DULCE
TREBLE
BAIRD
RAYWOOD
ROBERT E LEE
LUND
KERR
BARTON
SPOFFORD
LINSCOMB
VIRGINIA
TREADWELL
DEXTER
MARGARET
SPILLMAN
DYWER
ASHBY
KINNEY
OXFORD
GARNER
ANITA
COLLIER
NASH
BAUERLE
HETHER
BLUEBONNET
FOLTS
ETHEL
JULIET
JOSEPHINE
HILLMONT
JESSIE
BLUFF
ACADEMY
MUSIC
MELISSA
BONNIEVIEW
RAVINE
HILLSIDE
THE CIRCLE
PARK
NEWNING
NICKERSON
DRAKE
BRACKENRIDGE
LOCKHART
TERRACE
EAST SIDE
LELAND
BROOKLYN
CLIFTON
ROSEDALE
ALGARITA
ALAMEDA
SUNSET
POST

DESIGN TOOLS

Garage Placement for Single-Family, Duplex, and Two-Family Residential Use
LDC 25-2-1604

Attached or detached garages and/or carports with entrances that face a front yard that abuts public ROW must be located flush with or behind the front façade of a house. The width of a parking structure located less than twenty feet (20') behind the front façade of a house may not exceed fifty percent (50%) of the width of the façade of the house. For example, if the front façade of a house—not including the garage—is thirty feet (30') wide, then the garage may be no wider than fifteen feet (15').

There is no garage width limitation for side entry garages or for attached or detached garages and/or carports located twenty feet (20') or more behind the front façade of a house.



§ 25-2-1604 - GARAGE PLACEMENT.

(A) This section applies to a single-family residential use, a duplex residential use, or a two-family residential use.

(B) In this section:

(1) BUILDING FACADE means the front-facing exterior wall or walls of the first floor of the principal structure on a lot, and the term excludes the building facade of the portion of the principal structure designed or used as a parking structure. Projections from front-facing exterior walls, including but not limited to eaves, chimneys, porches, stoops, box or bay windows, and other similar features as determined by the building official, are not considered part of the building facade.

(2) PARKING STRUCTURE means a garage or carport, either attached or detached from the principal structure.

(C) A parking structure with an entrance that faces the front yard abutting public right-of-way:

(1) may not be closer to the front lot line than the front-most exterior wall of the first floor of the building facade; and

(2) if the parking structure is less than 20 feet behind the building facade, the width of the parking structure may not exceed 50 percent of the width of the building facade, measured parallel to the front lot line, or the line determined by the building official if located on an irregular lot.

Source: Ord. 030925-64; Ord. 031211-11; Ord. No. 20160505-051, Pt. 1, 5-16-16 .

Proposed Text and Information to be Added to the Plan Document

Proposed new text, graphic and general information *(if approved by City Council):*

ADOPTED AREA-WIDE DESIGN TOOL

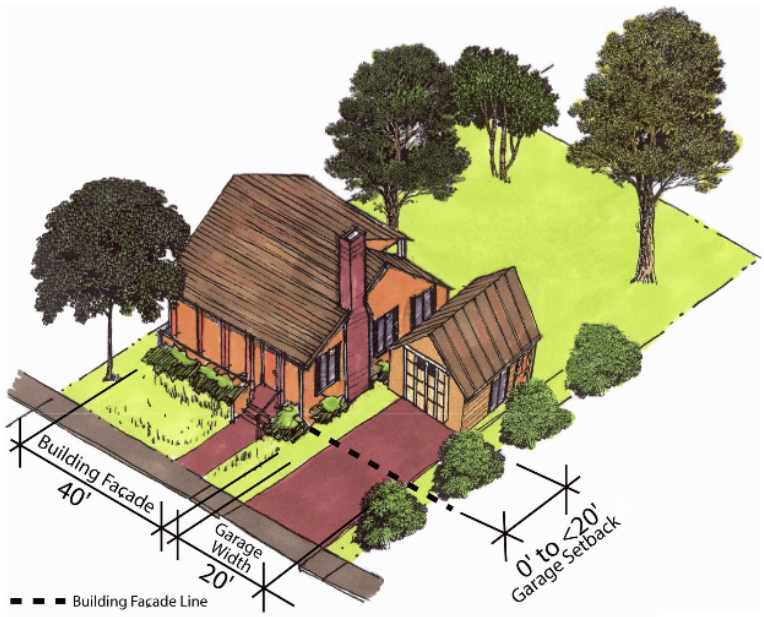
On _____, 2017, the Austin City Council approved an ordinance number _____ that adopted Land Development Code Section 25-2-1604 – Garage Placement that regulates the placement of a garage to de-emphasize the garage as a central architectural element. This design tool applies to single-family residential use, a duplex residential use, or a two-family residential use. See graphic below and general information:

DESIGN TOOLS

Garage Placement for Single-Family, Duplex, and Two-Family Residential Use
LDC 25-2-1604

Attached or detached garages and/or carports with entrances that face a front yard that abuts public ROW must be located flush with or behind the front façade of a house. The width of a parking structure located less than twenty feet (20') behind the front façade of a house may not exceed fifty percent (50%) of the width of the façade of the house. For example, if the front façade of a house—not including the garage—is thirty feet (30') wide, then the garage may be no wider than fifteen feet (15').

There is no garage width limitation for side entry garages or for attached or detached garages and/or carports located twenty feet (20') or more behind the front façade of a house.



Additional Information

From: Ryan
Sent: Tuesday, March 28, 2017 3:25 PM
To: Meredith, Maureen; Will Burkhardt; Dutton, Greg
Cc: paul strange; Stuart Sampley; Word, Daniel
Subject: Bouldin and the Garage Placement Tool

Maureen/Will,
Pls help my confusion. I participate in several Bouldin committees, but I am still unfortunately confused.

The detractors of the GPT primarily seem to think that it could affect their existing homes. However I am being assured that it would only be for NEW HOME construction.

"Garage Placement for New Single-Family Construction" is the heading for this Design Tool and the details don't address the conundrum.
I see how "New... Construction" could be interpreted similarly to BPs and total new builds. But I also see how it could be interpreted as any new construction activity, even on existing properties.

This is a HUGE differentiator that could have saved us a lot of back and forth so far with people that think their future parking spot is at risk because of their historic home layout. Is there anyone or anywhere that I could get absolute verification? Since this tool is deployed to 20+ Austin Neighborhoods, I assume we have a definitive answer. I just haven't been able to get one yet. Verification that this would not affect Joe's decision to build a carport in front of his 1930s house (assuming he had setback to spare), but it WOULD prevent a completely new build on a newly vacant lot from doing the same?

I should point out that either way I support the Garage Placement Tool as our only recourse against lazy big box assembly line developers. Your input just affects the manner in which I try to educate my neighbors.

Thanks,
Ryan

-----Original Message-----
From: "Word, Daniel" <Daniel.Word@austintexas.gov>
Sent: Tuesday, March 28, 2017 3:40pm
To: "Meredith, Maureen" <Maureen.Meredith@austintexas.gov>, "Ryan Gullahorn" < >, "Will Burkhardt" <>, "Dutton, Greg" <Greg.Dutton@austintexas.gov>, "Stuart Sampley" < >, "paul strange"
Cc: "Camou, Juan" <Juan.Camou@austintexas.gov>
Subject: RE: Bouldin and the Garage Placement Tool

The link below is to the actual code language:
https://www.municode.com/library/tx/austin/codes/code_of_ordinances?nodeId=TIT25LADE_CH25-2ZO_SUBCHAPTER_DNEPLCODI_ART8ADRECEDI_S25-2-1604GAPL

The short answer is that the tool would be applied not only to completely new tear-down/build new type projects but to additions as well. There is not any language in the code that supports distinguishing between the two. Adding a front-facing carport in front of an existing residence would not be possible under the garage placement tool without a variance.

Daniel Word
Acting Development Services Manager
City of Austin Development Services Department
One Texas Center, 2nd floor
505 Barton Springs Road
Office: 512-974-3341

Follow us on Facebook, Twitter & Instagram @DevelopmentATX
We want to hear from you! Please take a few minutes to complete our online customer survey.
Nos gustaría escuchar de usted. Por favor, tome un momento para completar nuestra encuesta.

austintexas.gov/page/residential-building-review

From: Ryan Gullahorn
Sent: Tuesday, March 28, 2017 5:03 PM
To: Word, Daniel
Cc: Meredith, Maureen; Will Burkhardt; Dutton, Greg; Stuart Sampley; paul strange; Camou, Juan
Subject: RE: Bouldin and the Garage Placement Tool

Daniel, thank you very much for the clarity. I suspected as much. I still support the tool either way, but this definitely affects the communication.

-R

Comments Received **In Favor**

From: Melynda Nuss
Sent: Monday, March 27, 2017 3:31 PM
To: Meredith, Maureen
Subject: Bouldin Creek Neighborhood Plan -- Garage Placement Tool

Hi Maureen --

My husband and I live in Bouldin Creek (2308 S. 2nd), and I'm writing to express support for the garage placement design tool that's proposed as an addition to our neighborhood plan. The house across the street from us has an obtrusive garage, and it takes away from the neighborhood's friendliness and walkability. The planning tool is a great idea.

Thank you so much for your time!

Melynda Nuss (+ Jose Skinner)
2308 S. 2nd
512-799-9792

From: Stephanie Land
Sent: Thursday, March 23, 2017 9:51 PM
To: Meredith, Maureen
Subject: Bouldin Garage Placement Rule

Dear Maureen,

I was told I should email you to register my support of the Bouldin Garage Placement rule. We have enough blank walls going up in the neighborhood without putting garages front and center, too.

Thank you very much,

Stephanie Land
S. 2nd Street

PUBLIC HEARING COMMENT FORM

If you use this form to comment, it may be submitted to:
City of Austin
Planning and Zoning Department
Maureen Meredith
P. O. Box 1088
Austin, TX 78767-8810

If you do not use this form to submit your comments, you must include the name of the body conducting the public hearing, its scheduled date, the Case Number and the contact person listed on the notice in your submission.

Case Number: NPA-2017-0013.01 and C14-2017-0026
Contact: Maureen Meredith
Public Hearing Dates:
Planning Commission- Tues., April 11, 2017
City Council- Thurs., May 11, 2017

☑ **I am in favor**
☐ **I object**

Ashley McCain + L.C. Schmeil
Your Name *(please print)*

2103 Wilson St. Austin 78704
Your address(es) affected by this application

Signature 3/22/17 Date

Comments: Building lots are too small for garages really, if the intention is to avoid loss of visual/neighborhood character by unsightly garage construction, we support that. We hope it does not deter tasteful redevelopment that allows families to continue to live in our area.

3

PUBLIC HEARING COMMENT FORM

If you use this form to comment, it may be submitted to:
City of Austin
Planning and Zoning Department
Maureen Meredith
P. O. Box 1088
Austin, TX 78767-8810

If you do not use this form to submit your comments, you must include the name of the body conducting the public hearing, its scheduled date, the Case Number and the contact person listed on the notice in your submission.

Case Number: NPA-2017-0013.01 and C14-2017-0026
Contact: Maureen Meredith
Public Hearing Dates:
Planning Commission- Tues., April 11, 2017
City Council- Thurs., May 11, 2017

☑ **I am in favor**
☐ **I object**

Carol Watts
Your Name *(please print)*

1308 So. 5th St. Austin, Tx. 78704
Your address(es) affected by this application

Carol Watts Signature 3/21/17 Date

Comments:

PUBLIC HEARING COMMENT FORM

If you use this form to comment, it may be submitted to:
City of Austin
Planning and Zoning Department
Maureen Meredith
P. O. Box 1088
Austin, TX 78767-8810

If you do not use this form to submit your comments, you must include the name of the body conducting the public hearing, its scheduled date, the Case Number and the contact person listed on the notice in your submission.

Case Number: NPA-2017-0013.01 and C14-2017-0026
Contact: Maureen Meredith
Public Hearing Dates:
Planning Commission- Tues., April 11, 2017
City Council- Thurs., May 11, 2017

☑ **I am in favor**
☐ **I object**

Deborah Trejo
Your Name *(please print)*

1717 Briar St. Austin, TX, 78704
Your address(es) affected by this application

Signature — 3/24/17 Date

Comments: I am in favor of this responsible regulation to maintain the history and aesthetic character of our neighborhoods

PUBLIC HEARING COMMENT FORM

If you use this form to comment, it may be submitted to:
City of Austin
Planning and Zoning Department
Maureen Meredith
P. O. Box 1088
Austin, TX 78767-8810

If you do not use this form to submit your comments, you must include the name of the body conducting the public hearing, its scheduled date, the Case Number and the contact person listed on the notice in your submission.

Case Number: NPA-2017-0013.01 and C14-2017-0026
Contact: Maureen Meredith
Public Hearing Dates:
Planning Commission- Tues., April 11, 2017
City Council- Thurs., May 11, 2017

☒ **I am in favor**
☐ **I object**

Becky Strange
Your Name *(please print)*

717 Post Oak St. Austin Tx 78704
Your address(es) affected by this application

Becky Strange — Date
Signature

Comments:

PUBLIC HEARING COMMENT FORM

If you use this form to comment, it may be submitted to:
City of Austin
Planning and Zoning Department
Maureen Meredith
P. O. Box 1088
Austin, TX 78767-8810

If you do not use this form to submit your comments, you must include the name of the body conducting the public hearing, its scheduled date, the Case Number and the contact person listed on the notice in your submission.

Case Number: NPA-2017-0013.01 and C14-2017-0026
Contact: Maureen Meredith
Public Hearing Dates:
Planning Commission- Tues., April 11, 2017
City Council- Thurs., May 11, 2017

☒ **I am in favor**
☐ **I object**

Kim Geary
Your Name *(please print)*

1111 E
1109 W Annie
Your address(es) affected by this application

Kim Geary 3-22-17
Signature Date

Comments:

3

PUBLIC HEARING COMMENT FORM

If you use this form to comment, it may be submitted to:
City of Austin
Planning and Zoning Department
Maureen Meredith
P. O. Box 1088
Austin, TX 78767-8810

If you do not use this form to submit your comments, you must include the name of the body conducting the public hearing, its scheduled date, the Case Number and the contact person listed on the notice in your submission.

Case Number: NPA-2017-0013.01 and C14-2017-0026
Contact: Maureen Meredith
Public Hearing Dates:
Planning Commission- Tues., April 11, 2017
City Council- Thurs., May 11, 2017

☑ **I am in favor**
☐ **I object**

Donald G. Hatch
Your Name *(please print)*

2101 Newton 78704
Your address(es) affected by this application

Donald G. Hatch
Signature

Date

Comments: I have been in my home since 1976 82 and have watched the old homes being rapidly replaced in the Recent years. I spend much time out on my screened porch. It does neighboring Martha + John Hanley. I'm for open front yards, fewer walls and no garages as barriers. Hatch

PUBLIC HEARING COMMENT FORM

If you use this form to comment, it may be submitted to:
City of Austin
Planning and Zoning Department
Maureen Meredith
P. O. Box 1088
Austin, TX 78767-8810

If you do not use this form to submit your comments, you must include the name of the body conducting the public hearing, its scheduled date, the Case Number and the contact person listed on the notice in your submission.

Case Number: NPA-2017-0013.01 and C14-2017-0026
Contact: Maureen Meredith
Public Hearing Dates:
Planning Commission- Tues., April 11, 2017
City Council- Thurs., May 11, 2017

☒ **I am in favor**
☐ **I object**

Kim Geary
Your Name *(please print)*

802 S 1st st #107 & 112
Your address(es) affected by this application

Kim Geary
Signature

3-22-17
Date

Comments:

PUBLIC HEARING COMMENT FORM

If you use this form to comment, it may be submitted to:
City of Austin
Planning and Zoning Department
Maureen Meredith
P. O. Box 1088
Austin, TX 78767-8810

If you do not use this form to submit your comments, you must include the name of the body conducting the public hearing, its scheduled date, the Case Number and the contact person listed on the notice in your submission.

Case Number: NPA-2017-0013.01 and C14-2017-0026
Contact: Maureen Meredith
Public Hearing Dates:
Planning Commission- Tues., April 11, 2017
City Council- Thurs., May 11, 2017

☒ **I am in favor**
☐ **I object**

Amy Hopkins
Your Name *(please print)*

1512 Newton St.
Your address(es) affected by this application

Signature

3/30/17
Date

Comments: WE ARE IN FULL SUPPORT OF THIS! IT IS A SHAME HOW THE DEVELOPERS ARE IGNORING THE STREET LEVEL INTERACTION BY REPLACING PORCHES WITH SUBURBAN GARAGES WHICH DOMINATE THE HISTORICAL DESIGN OF OUR HOUSES.

Comments Received **in Opposition**

From: stephanie kera
Sent: Friday, March 24, 2017 8:37 AM
To: Meredith, Maureen
Subject: Carport Ban / Garage Placement in Bouldin - Opposition Vote

Good morning Ms. Meredith,

I'm sending a quick note to voice my opinion to **oppose** the proposed zoning restrictions on carports and garages.

Thanks,
Stephanie Dulimba
2115 Newton St.
Austin, TX 78704

From: Jeffrey Andrews
Sent: Thursday, March 23, 2017 9:46 PM
To: Meredith, Maureen
Subject: Bouldin Carport Ban

Ms. Meredith,

I'd like to register my dissent to the proposed rule changes, from what I understand of them from the mailing I received and discussions amongst neighbors.

There are already so many building restrictions, and this proposed change strikes me as very heavy handed. As you are probably aware, there are a vocal minority of residents in Bouldin who seem to be a bit overzealous in terms of preservation and adding new rules. Having just built a guest house, I realized how complicated and labyrinth the existing rules are.

Thank you for your consideration.

Jeff Andrews
1900 S. 2nd St

From: Aaron McGarry
Sent: Thursday, March 23, 2017 6:53 PM
To: Meredith, Maureen
Subject: Carport/Garage Issue in Bouldin Creek
Maureen,
I hope this note finds you well. I plan on attending the March 29th public hearing as long as I have no flight issues getting home. Just in case I don't make it back in time I wanted to provide my feedback.

1. If you have a large lot and doing new construction you could do a side driveway and have a rear garage. You could also easily comply.
2. If you have a smaller lot and a exiting home you would be heavily restricted.

3. If you have an alley lot you have options.
4. If you have a corner lot you are good to go.

This seems to directly target people like myself who own a 1953 home that is already at the setbacks, on a narrow lot (50ft wide) and would promote people tearing down old homes versus remodeling them. I have to jump through enough red tape just to have covered parking (carport) on my property as it is. This would make it literally impossible.
I am extremely against this proposal.
Thank you,

Aaron McGarry
2210 S. 2nd Street

From: Jan Duffin
Sent: Monday, March 27, 2017 5:28 PM
To: Meredith, Maureen
Subject: Regarding the 3.29 Public Hearing Case number: NPA-2017-0013.01 and C14-2017-0026 (Bouldin Garage Tool)
To: Maureen Meredith

City of Austin
Planning and Zoning Department

In regards to Case number: NPA-2017-0013.01 and C14-2017-0026, the proposed amendment to adopt a Garage Placement Design Tool to the Bouldin Creek Neighborhood Plan.

From: Jan Duffin
901 W. Annie Street

Thank you for encouraging online comments, as I cannot be physically present at the March 29 community meeting.

There has been a lively online discussion by Bouldinites prior to this meeting and I will address some of their comments below. I hope to reference them fairly as I make a case for my vehement **objection** to the amendment.

1a) I refute the argument made that it is too late in the game to be objecting to a tool that has so much support from the planners.

1b) My argument: I should be heard on equal footing as the "for" viewpoint, and not disparaged because of the timing of my objection.

Yes the endorsers (BCNA Zoning Committee, BCNA Steering Committee, BCNA General Association meeting attendees, BC Neighborhood Plan Contact Team Officers) have been working on this awhile. It doesn't mean that they reached everyone. While it is apparent that it was discussed in meetings and placed in the Bouldin newsletter, those facts do not guarantee that the methods reached all people with an opinion. Just because I responded to the one public input outreach I *did* hear about (the City's mailing about the Public

Hearing Information) shouldn't imply that I didn't care up until this point. It could simply mean that's the first I'm hearing about it and want to make sure my voice is heard.

2a) I refute the argument that garages facing the street that stick out past the façade of the house (actually called "snout houses" by some) discourage community or diminish the "people-oriented character of the streetscape."

2b) My argument. This is absolutely too subjective an argument that has no logical basis. It relies entirely on aesthetics and is not rooted in any common safety issue or violation of current enforceable or implied code.

The use of the word "streetscape" in the pro-Placement tool presentation makes it sound as if Bouldin is a static painting. We are not. We are a vibrant, living, ever-changing, grand and wonderful neighborhood with growing diversity. And more diversity, it can be argued, is better for decision-making on a grand scale—NOT restriction of thought or aesthetic or opinion.

This tool is trying to solve a problem that does not empirically exist.

3a) I refute the argument that because other areas of the city are using it makes it good for Bouldin (according to the pro-Placement tool presentation, 23 areas have adopted it).

3b) My argument. So what? Each area also probably solicited feedback and made a decision. It's our turn. We're not the Justice Department going against a solid precedent. We're going through the process based on what we as a neighborhood believe would be in the best interests of our hood. I think this is going to divide us more than bring our interests together. There is ample email proof of the divisiveness of this issue already. Why codify this thing and cement these harsh feelings?

If these are voluntary guidelines, let us accept the current City mailing as our notification that says "We'd like you to follow this…" End of story. No going in front of the City Council or bothering the Zoning folks necessary!

I agree with a neighbor's previous assessment of this situation who basically said these code restrictions upon current residents who would like to stay in their Bouldin homes and build to suit a need, are instead encouraged to move away. I would add they are not only hobbled by the City restrictions and onerous building permit process, but actually goaded to leave by the very nasty e-list comments of some residents who say "don't move here and then try to change anything about your property, just live elsewhere." Which ironically enough will result in fewer long-time residents dedicated to making solid connections with neighbors, thus fewer opposing viewpoints to these restrictions.

Finally, the PowerPoint that was presented in order to garner support for this tool reasoned with an "urgency" claim in a few bullet points.

- Rapid demolition and re-development… (and)
- Will anyone recognize what is left?

My point is “Who will BE left?” And my answer is “The unhappiest (but determined to keep their perfect picture of the hood) Bouldinites who just want to call in to Code Compliance about the new neighbors, who will keep streaming in because that’s just what happens to a very very popular neighborhood.”

Thanks for your time.

From: Mike
Sent: Monday, March 27, 2017 10:46 PM
To: Meredith, Maureen
Subject: Regarding Case number NPA-2017-0013.01 and C14-2017-0026 (Bouldin Creek Garage Placement Design Tool)

From: Mike Cruzcosa
901 W Annie St
Dear Maureen Meredith
Thanks for encouraging feedback on this item
I'm strongly opposed to the amendment. I think it's arbitrary, illogical and unnecessary. I think the proponents of the amendment owe their neighbors a sincere apology, especially those they have attempted to stigmatize and out-group with their criticisms and the use of the "snout house" slur
Some considerations
- I've met some very likable people who live in "non-compliant" homes and I've read some cruel and mean-spirited e-list postings by people who apparently don't. I'm an introvert and I tend to shy away from all social interaction regardless of whether I have a garage or not. There is no correlational or causal relationship between sociability and garage configuration
- I've seen some "compliant" homes that I think are downright ugly and some "non-compliant" homes with innovative designs that I think complement the neighborhood. But these are my opinions and entirely a matter of subjective aesthetics. It would be poor form to presume that my subjective opinions should be imposed on my neighbors. There is no architectural absolute that equates garage configuration with aesthetic appeal
- People who prefer the way Travis Heights looks should probably move to Travis Heights or visit there more often
- I didn't find out about this debate until recently but I think my opinion about it counts equally
- If the underlying concern is to somehow insulate Bouldin from the urban transformation that is occurring across Austin and surrounding communities, it seems a little bizarre to fixate on garage configuration. If the intent is to exclude people who would transform our community in ways we don't like, let's just go whole hog and establish a Bouldin Creek Aesthetics Tribunal. We could review the designs of prospective homes and exclude the ones we don't like. We can require prospective residents to write essays about why they want to live here and exclude the ones we don't like. Just kidding of course, but then again some might like the idea which to me is more objectionable than the parameters of any garage or

carport. Bouldin has a unique charm and is diverse, vibrant and evolving. The character of Bouldin is not a function of the garages attached to the houses. It's a result of the people who live in these houses and how they treat each other and they pride they take in being part of the community
Thanks for taking the time to read these comments
Regards, Mike

From: Murray Freeman
Sent: Monday, March 27, 2017 6:41 PM
To: Meredith, Maureen
Subject: Regarding the 3.29 Public Hearing Case number: NPA-2017-0013.01 and C14-2017-0026 (Bouldin Garage Tool)
Hello Maureen Meredith!

I am filing my objection to this new rule

I have a trade show that I have to attend, in order to pay my property taxes in Austin, so I cannot attend the meeting on the 29th to speak in person.

My address is 616 W Monroe, Austin Tx 78704

My objections are based on these opinions

a) many older Bouldin homes have been photographed, that do not comply with this rule. As such, the rule is not "preserving" an existing style as much as it is imposing new restrictions, many many garages, carports exist in Bouldin, some even at the edge of the sidewalk, that were not mentioned at the time this came to a vote - as there was not time for people to collect data.

b) Fewer than 2% of the owners in Bouldin were at the meeting where this was presented. Many believe this rule is voluntary. Once a critical posting was made to the local newsgroup - that posting, last week, raised awareness to the 98% who had not realized the importance of this zoning change. Yes it is late - but what is the hurry to push this thru with such low participation?

c) At the meeting - their was a biased presentation in favor. At no time has time been allotted for someone to go back and study the impact on the narrow lots that are here in Bouldin

d) way isn't there an impact study? Why not a report on the number of new and older homes that do not comply?

e) I understand that many long term residents of Bouldin - who are more active in the Neighborhood association compared to people who moved here 5 or 10 years ago - that these residents are upset about the rapid replacement of older homes. However - the very fact that these older homes are being replaced, proves that the neighborhood plan has failed to preserve the character of the neighborhood. Indeed, these classic older homes cannot be duplicated - as they do not comply with current COA rules like

- Setbacks

- FAR
- Impervious Cover
- ADA
- "Tent"
- electrical and fire safety

Preservation of the visual character of the community has been made impossible by City zoning - resulting in a visually unappealing compromise between modern architecture and the very narrow limits on the size, outline, and features of new construction. This compromise has not slowed growth - but it has resulting in cookie cutter designs being proven as permittable and then duplicated over and over again.

f) the notion of a Variance application was given - that is not realistic, it inserts a subjective variability into the planning process and causes months if not years of delays.

Respectfully

Murray Freeman

From: Matt Cochran
Sent: Wednesday, March 29, 2017 9:35 AM
To: Meredith, Maureen
Subject: Opposition to "Garage Placement Tool" Case: C14-2017-0026

Maureen,

I'm writing this email in regards to the proposed "Garage Placement Tool" that is up for debate this evening (zoning case: C14-2017-0026). I can't attend due to work, but I wanted to express my thoughts as a Bouldin Creek homeowner. If possible, please forward my email to the interested parties in my absence.

I am strongly opposed to this new zoning restriction, and I do not think the small group of BCNA members speak for the community as a whole.

I understand that the BCNA have good intentions at heart, but opinions on "character" and "history" of our neighborhood are as varied as the houses themselves. Imposing this zoning code on a neighborhood such as Bouldin Creek seems to run in opposition of everything it stands for.

Adopting this new zoning plan would be detrimental for a few reasons:

1. Lot sizes and access to alleys vary significantly throughout the neighborhood. Building/zoning codes such as the proposed typically are applied to neighborhoods with conformity. In fact, the neighborhoods in Austin that have adopted similar restrictions are mostly newer, suburban areas – not central, urban neighborhoods. The code would place unnecessary burden on properties without access to alleyways.

2. This would not eliminate front access driveways. Homeowners remodeling their homes would still provide parking in the front of the house (because most don't have alley access).

Now we'd simply stare at more cars in front lawns instead of garages/carports. That doesn't solve anything from an aesthetic or pedestrian standpoint. Cars would still enter from the front.

3. This could potentially harm home values as certain lots would have restrictions on floor plans and parking.

In short, this proposed zoning change appears to be a veiled attempt by older homeowners to prevent certain architectural styles in remodels/new builds. This would not accomplish their goal, nor would it help with pedestrian traffic for the reasons mentioned above. It simply doesn't work for our neighborhood. MANY other homeowners feel the same and would be disheartened to see the measure passed.

Thank you,

Matt Cochran

Bouldin Creek Resident

-----Original Message-----
From: curwin@
Sent: Wednesday, March 29, 2017 12:32 PM
To: Meredith, Maureen
Subject: Feedback on Garage Placement Design Tool for Bouldin Creek

Maureen -
We are unable to attend the meeting tonight about case # NPA-2017-0013.01 & C14-2017-0026. We object to the proposed amendment.

We feel the proposal is too restrictive. We live in Bouldin Creek (614 W Johanna St) & are fortunate to have an oversized lot with alley access to a driveway in the back. Not all our neighbors have that luxury. Street parking is difficult at times & many lots are not sufficiently wide, so some residents have no option but to create parking in the front of their homes. Limiting garage width to half the house width also seems rather arbitrary, if there is sufficient land area. And many front-area garages & carports already exist in the neighborhood.

Thank you for gathering feedback. Hope the meeting goes well.
Charlene Urwin & John Pratt

From: Ben Stark
Sent: Wednesday, March 29, 2017 1:26 PM
To: Meredith, Maureen; Me
Subject: Against Garage Placement Tool in Bouldin Creek - Resident & Homeowner @ 105 W. Mary - Voting Against

I am a resident and homeowner in Bouldin Creek at 105 W. Mary. I am voting against and object to the zoning change for the garage placement tool on my house and across my neighborhood. I oppose both the content of the ordinance and I object to the process with which this ordinance was nominally voted on by a select few members of the neighborhood without a due process.

A major factor that makes a historical neighborhood like Bouldin Creek or Clarksville unique is the way the lots were uniquely subdivided. This was partly due to the historical presence/settling of African Americans in these neighborhoods prior to the major 1928 master plan zoning changes. Thus, both Bouldin and Clarksville have many smaller lots subdivided and carved out of otherwise standard subdivision city lots. Especially around corners and near intersections. This is what allowed for urban bungalows in an eclectic historical setting and appropriately dense housing environment given its proximity to downtown.

According to tax records and water tap records, 105 W. Mary was originally built and this lot was subdivided back in 1927. It is less than a 3,000 sft lot. There is no street parking allowed infront of my house as there is a bike lane in front of my house and high traffic intersection a block away. I have to be able to park at my home or walk across both lanes of traffic at a very busy intersection of Mary St to get to my house. The only way to park a car at my house is in the front. There is absolutely no other functional or even possible way. You can look at the survey of the lot.

As most of my neighbors, I both have and want to maintain the right to build and cover the parking for at least 1 car at my house with a carport. This one size fits all ordinance would not allow for that in a functional or design appropriate way given the unique lot of the house. The many neighbors who live on these types of lots should be allowed to have covered parking in a way that is uniquely appropriate to their lot without having to rebuild or reconfigure a curb cut and/or driveway or go through a series of reviews presentations and undetermined approvals for a number of months if not a year. It seems unfair to force the many homeowners or neighbors on these lots to carry groceries in the rain, or have their cars covered in bird excrement or tree pollen. It also seems unfair to force someone to have to go through a very stressful, time consuming and expensive variance process and go around seeking the approval of every neighbor just to get a covered parking spot that these other neighbors already have.

This ordinance creates and entrenches an adversarial process, not a friendly/neighborly process.

I also object to the process with which this ordinance could be adopted. I was not aware of the content of this ordinance nor was I aware that the City would be voting to adopt it until I read an email on the neighborhood listserve from a concerned citizen last week. I personally did not receive anything in the mail regarding the content of this ordinance. Nor was I aware of the content of the ordinance or its implications before the small group of neighbors voted in favor of it on a Tuesday evening many months ago.

The overwhelming majority of residents of Bouldin Creek were not aware of the actual content or details of the ordinance before a vote took place on it. Only those who happened to attend one meeting on a Tuesday night before a vote was taken to supposedly represent all the residents and homeowners of the neighborhood. This

vote will place permanent restrictions on all the lots across the neighborhood without respect to unique needs of the individual homeowners or lots. There was insufficient notice and due process in seeking a representative and informed vote.

I ask the commission to ask and consider how many people total actually voted on this at the meeting where the vote took place? **What were the actual number of votes that took place and what was the attendance at this meeting on a Tuesday night? What is the number of residents and homeowners that this ordinance permanently restricts?**

I work late and into the evening almost every weeknight. I personally was not able to go vote at this meeting many months ago even if I was aware of the ordinance itself, the determining vote, and its implications. As a matter of due process, a more informed and representative vote should take place on adopting this ordinance.

I do thank you for your time and consideration,

Ben Stark
105 W. Mary St.

PUBLIC HEARING COMMENT FORM

If you use this form to comment, it may be submitted to:
City of Austin
Planning and Zoning Department
Maureen Meredith
P. O. Box 1088
Austin, TX 78767-8810

If you do not use this form to submit your comments, you must include the name of the body conducting the public hearing, its scheduled date, the Case Number and the contact person listed on the notice in your submission.

Case Number: NPA-2017-0013.01 and C14-2017-0026
Contact: Maureen Meredith
Public Hearing Dates:
Planning Commission- Tues., April 11, 2017
City Council- Thurs., May 11, 2017

☒ I am in favor
☒ I object

PAUL W. KING II
Your Name *(please print)*

1506 S. 3RD ST. AUSTIN TX 78704
Your address(es) affected by this application

Signature 3/25/17 Date

Comments:
THE GARAGE TOOL SHOULD NOT APPLY TO BOULDIN IN THAT MOST LOTS ARE 50 FT WIDE OR LESS, GIVING HOME OWNERS NO OPTION OTHER THAN TO: A) NOT HAVE A CARPORT/GARAGE
B) MOVE
C) TEAR DOWN AND REBUILD

3

PUBLIC HEARING COMMENT FORM

If you use this form to comment, it may be submitted to:
City of Austin
Planning and Zoning Department
Maureen Meredith
P. O. Box 1088
Austin, TX 78767-8810

If you do not use this form to submit your comments, you must include the name of the body conducting the public hearing, its scheduled date, the Case Number and the contact person listed on the notice in your submission.

Case Number: NPA-2017-0013.01 and C14-2017-0026
Contact: Maureen Meredith
Public Hearing Dates:
Planning Commission- Tues., April 11, 2017
City Council- Thurs., May 11, 2017

☐ I am in favor
☒ I object

Erin McCann
Your Name *(please print)*

2304 S. 3rd St Austin TX 78704
Your address(es) affected by this application

Signature Date

Comments: Most of the lot in Bouldin are 50 ft or narrower. This rule will create more teardowns, tall skinny houses that are not good for older disabled people. This will NOT perserve the neighborhood but destroy it. Having a garage or carport on your front yard does not inhibit neighborliness. This rule is BAD

3

PUBLIC HEARING COMMENT FORM

If you use this form to comment, it may be submitted to:
City of Austin
Planning and Zoning Department
Maureen Meredith
P. O. Box 1088
Austin, TX 78767-8810

If you do not use this form to submit your comments, you must include the name of the body conducting the public hearing, its scheduled date, the Case Number and the contact person listed on the notice in your submission.

Case Number: NPA-2017-0013.01 and C14-2017-0026
Contact: Maureen Meredith
Public Hearing Dates:
Planning Commission- Tues., April 11, 2017
City Council- Thurs., May 11, 2017

☐ I am in favor
☒ I object

BRIAN DERBY
Your Name *(please print)*

1100 S. 2nd STREET
Your address(es) affected by this application

B Derby — 3/25/17
Signature — Date

Comments:
Our zip code is 'over taxed' and 'over regulated' already. I'm sick to death of more rules and restrictions, while my ever-increasing taxes are being disproportionally re-distributed to other parts of Texas, as reported in the Statesman a few months ago.

3

PUBLIC HEARING COMMENT FORM

If you use this form to comment, it may be submitted to:
City of Austin
Planning and Zoning Department
Maureen Meredith
P. O. Box 1088
Austin, TX 78767-8810

If you do not use this form to submit your comments, you must include the name of the body conducting the public hearing, its scheduled date, the Case Number and the contact person listed on the notice in your submission.

Case Number: NPA-2017-0013.01 and C14-2017-0026
Contact: Maureen Meredith
Public Hearing Dates:
Planning Commission- Tues., April 11, 2017
City Council- Thurs., May 11, 2017

☐ I am in favor
☐ I object

Holly Tompkins
Your Name *(please print)*

807 Christopher Street, 78704
Your address(es) affected by this application

Holly — 3/23/17
Signature — Date

Comments:
Our lots are too narrow in Bouldin and those of us that don't have corner lots or alleys are unfairly negatively impacted by this regulation.

3

PUBLIC HEARING COMMENT FORM

If you use this form to comment, it may be submitted to:
City of Austin
Planning and Zoning Department
Maureen Meredith
P. O. Box 1088
Austin, TX 78767-8810

If you do not use this form to submit your comments, you must include the name of the body conducting the public hearing, its scheduled date, the Case Number and the contact person listed on the notice in your submission.

Case Number: NPA-2017-0013.01 and C14-2017-0026
Contact: Maureen Meredith
Public Hearing Dates:
Planning Commission- Tues., April 11, 2017
City Council- Thurs., May 11, 2017

☐ **I am in favor**
☑ **I object**

MATTHEW LYA[illegible] / GOLDEN LEE
Your Name *(please print)*

2412 HAVENSIDE DR
Your address(es) affected by this application

[signature] 3-21-17
Signature Date

Comments:

3

PUBLIC HEARING COMMENT FORM

If you use this form to comment, it may be submitted to:
City of Austin
Planning and Zoning Department
Maureen Meredith
P. O. Box 1088
Austin, TX 78767-8810

If you do not use this form to submit your comments, you must include the name of the body conducting the public hearing, its scheduled date, the Case Number and the contact person listed on the notice in your submission.

Case Number: NPA-2017-0013.01 and C14-2017-0026
Contact: Maureen Meredith
Public Hearing Dates:
Planning Commission- Tues., April 11, 2017
City Council- Thurs., May 11, 2017

☐ **I am in favor**
☒ **I object**

Lance Wright
Your Name *(please print)*

1704 South 6TH Street
Your address(es) affected by this application

[signature] 3/23/17
Signature Date

Comments: Many of the narrow lots will be forced to have 1 car garages. It is also unfair for new construction to adhere to garage standards and Design Parameters not in place on existing homes.

3

Planning Commission hearing: April 11, 2017

PUBLIC HEARING COMMENT FORM

If you use this form to comment, it may be submitted to:
City of Austin
Planning and Zoning Department
Maureen Meredith
P. O. Box 1088
Austin, TX 78767-8810

If you do not use this form to submit your comments, you must include the name of the body conducting the public hearing, its scheduled date, the Case Number and the contact person listed on the notice in your submission.

Case Number: NPA-2017-0013.01 and C14-2017-0026
Contact: Maureen Meredith
Public Hearing Dates:
Planning Commission- Tues., April 11, 2017
City Council- Thurs., May 11, 2017

☐ **I am in favor**
☒ **I object**

RITA ROSAS
Your Name *(please print)*

2204 S. 3RD St.
Your address(es) affected by this application

Signature — Date

Comments: I object to this restriction on a garage & size limit. My property is long and narrow which already limits me. This change would make it impossible to ever have a garage for my autos.

3

PUBLIC HEARING COMMENT FORM

If you use this form to comment, it may be submitted to:
City of Austin
Planning and Zoning Department
Maureen Meredith
P. O. Box 1088
Austin, TX 78767-8810

If you do not use this form to submit your comments, you must include the name of the body conducting the public hearing, its scheduled date, the Case Number and the contact person listed on the notice in your submission.

Case Number: NPA-2017-0013.01 and C14-2017-0026
Contact: Maureen Meredith
Public Hearing Dates:
Planning Commission- Tues., April 11, 2017
City Council- Thurs., May 11, 2017

☐ **I am in favor**
☒ **I object**

Bob Price
Your Name *(please print)*

2412 S. 5th Street
Your address(es) affected by this application

Signature — 3-22-17 Date

Comments: Garage Placement doesn't hurt me – let people do what they want with their property.

3

PUBLIC HEARING COMMENT FORM

If you use this form to comment, it may be submitted to:
City of Austin
Planning and Zoning Department
Maureen Meredith
P. O. Box 1088
Austin, TX 78767-8810

If you do not use this form to submit your comments, you must include the name of the body conducting the public hearing, its scheduled date, the Case Number and the contact person listed on the notice in your submission.

Case Number: NPA-2017-0013.01 and C14-2017-0026
Contact: Maureen Meredith
Public Hearing Dates:
Planning Commission- Tues., April 11, 2017
City Council- Thurs., May 11, 2017

☐ **I am in favor**
☑ **I object**

Catherine Nall
Your Name *(please print)*

1708 Newton #A, Austin Tx 78704
Your address(es) affected by this application

Catherine Nall — 3-22-2017
Signature — Date

Comments:
See attached

3

I live in a snout house and I am concerned that the addition of the Garage Placement Design Tool application is unnecessarily restrictive.

The snout design allows for more flexibility in design and lot utilization, often giving homebuyers more home for their dollar. Shorter driveways mean less impervious cover.

Randy Dostal, of Thomas Dostal Developers and the past president of the Greater Cedar Rapids Housing and Building Association, stated in Dec 10, 2016, edition of the Gazette, "The snout design allows builders to give homebuyers more home for their dollar with larger kitchens and common areas, as well as laundry rooms, tucked behind the garage." The article continued, "Design is dictated by the lot size....The cost of ground has gotten more expensive, so lots have become narrower…City zoning requirements control how far the structure must be set back from lot lines and the city is moving away from alleyways, which would facilitate a garage in back, so the garage sticks out in front. It's the most efficient, cost-effective design."

Like many homes in the Bouldin Creek neighborhood, we do not have an alleyway. My husband and I chose the snout design because it allowed us to have all of the main living areas and bedrooms on the ground floor, with only a guest room upstairs. Due to our own aging knees and the advanced age of our parents, stairs are not a good option for us.

There are many practical reasons for choosing the snout floor plan, but most arguments against it are based on nothing more than aesthetics. One argument is that it makes the house less approachable, yet fences are frequently built enclosing front yards to the same effect. Another argument is that it isolates owners from their neighborhood community, yet my experience is that your personality is more likely to color your interaction with neighbors than the style of your house.

Please let landowners choose a home to fit their preferences, lifestyle, and budget.

Katherine Hall
1708 Newton #A
Austin Tx 78704
512924-5463

PUBLIC HEARING COMMENT FORM

If you use this form to comment, it may be submitted to:
City of Austin
Planning and Zoning Department
Maureen Meredith
P. O. Box 1088
Austin, TX 78767-8810

If you do not use this form to submit your comments, you must include the name of the body conducting the public hearing, its scheduled date, the Case Number and the contact person listed on the notice in your submission.

Case Number: NPA-2017-0013.01 and C14-2017-0026
Contact: Maureen Meredith
Public Hearing Dates:
Planning Commission- Tues., April 11, 2017
City Council- Thurs., May 11, 2017

☐ I am in favor
☒ I object

SERGIO ROSAS
Your Name *(please print)*

2206 S. 3RD St.
Your address(es) affected by this application

Signature — Date: 3-23-17

Comments: I object to this garage limitation! I want to take care of my altos & that means I need a garage. This proposal means I can NEVER have one due to the size & shape of my long narrow lot. Not fair at all!

3

PUBLIC HEARING COMMENT FORM

If you use this form to comment, it may be submitted to:
City of Austin
Planning and Zoning Department
Maureen Meredith
P. O. Box 1088
Austin, TX 78767-8810

If you do not use this form to submit your comments, you must include the name of the body conducting the public hearing, its scheduled date, the Case Number and the contact person listed on the notice in your submission.

Case Number: NPA-2017-0013.01 and C14-2017-0026
Contact: Maureen Meredith
Public Hearing Dates:
Planning Commission- Tues., April 11, 2017
City Council- Thurs., May 11, 2017

☐ I am in favor
☒ I object

Laura Lee Franks
Your Name *(please print)*

1906 Boulder Ave.
Your address(es) affected by this application

Signature — Date

Comments: this older neighborhood has many lots that are substand or minimum legal lot size, including mine. These lots are already at a disadvantage because of their size and I object to further restrictions. This is unnecessary and may impact my decision on staying in the neighborhood.

I have never sent in a comment before — this is.

3

PUBLIC HEARING COMMENT FORM

If you use this form to comment, it may be submitted to:
City of Austin
Planning and Zoning Department
Maureen Meredith
P. O. Box 1088
Austin, TX 78767-8810

If you do not use this form to submit your comments, you must include the name of the body conducting the public hearing, its scheduled date, the Case Number and the contact person listed on the notice in your submission.

Case Number: NPA-2017-0013.01 and C14-2017-0026
Contact: Maureen Meredith
Public Hearing Dates:
Planning Commission- Tues., April 11, 2017
City Council- Thurs., May 11, 2017

☐ I am in favor
☒ I object

Janet Dunkelberg
David LaPier
Your Name *(please print)*

800 W. Annie St + 1706 S 3rd
Your address(es) affected by this application

Janet Dunkelberg David LaPier 3-29-17
Signature Date

Comments: This rule/zoning change sounds like an attempt at aesthetics control, which is not appropriate for development rules. It would also make building more difficult on many lots in this neighborhood, which would make that housing MORE EXPENSIVE.

3

2017-03-29 BCNA Garages - Mar 29, 2017, 11:56 AM / 1

Planning Commission

Hearing Date: April 11, 2017

Case Number: NPA-2017-0013.01 and C14-2017-0026

Contact: Maureen Meredith

✓ I object.

Melissa Sinclair Stevens

604 Bouldin Ave, Austin TX 78704

2017-03-29

Comments:

I am opposed to the proposal, both generally (the philosophical concept) and specifically (the design), for the following reasons.

PHILOSOPHICAL OPPOSITION

Character

The character and joy of our Bouldin Creek neighborhood does not spring from a single architectural style. Quite the opposite. The character of our neighborhood is that nothing is standard. Almost every house is a custom design: from humble converted double-wide, to bungalow, to Texas deco triplex, to 60s brick duplexes, to fantasy Swiss chalets, to mid-twentieth century modern houses (original and retro).

We were not built as a single development tract by a single builder at a single point in time. We're not Circle C. To say that a one style is representative of our neighborhood is just not the case. Almost no two houses look alike or are built from the same materials.

Thus any one-size-fits-all solution doesn't fit our neighborhood character. Our character stems from our diversity, our (as some people might call it, our wacky individuality).

Regulation

The code is intended to ensure the safety of Austin residents. This change has nothing to do with safe building standards.

This design proposal does nothing to make our homes safer but instead exacerbates three existing problems in our neighborhood:

* Problem: Parking

Parking on the street is no longer an option as it was seventy years ago. Lack of parking is one of the biggest problems in our neighborhood. New houses are required to provide two parking spaces...but this change makes that practically impossible to do so unless we pave over one side of our yard.

* Problem: Personal Safety

If you're a woman coming home at night alone, you probably feel more comfortable driving into your garage and closing the door before unlocking your car, than getting out in a dark driveway. If you are trying to get your kids out of their carseats and into the house during a hail or thunderstorm, you might be wishing that you had a house with a garage, or at least a carport.

* Problem: Protection of Property

Almost every day we hear about car break-ins and auto theft in our neighborhood. Having a garage in which to park our cars, might ameliorate this problem.

Even if you aren't hit by crime, if you've live in Austin for any length of time, your car is going to get hit by hail. And in our neighborhood with its many old and dying trees, we also face the problem of falling tree limbs in a storm. And at the very least, leaving our cars out in the open means they're going to be covered in cedar elm and other pollens. And finally there's the sun damage from our brilliant Austin summers.

REASONS FOR OPPOSITION TO THIS DESIGN SPECICALLY
The proposed design is not a functional design

If you walk around our neighborhood, you'll see that almost nobody has a functioning example of this design. (My own house at 604 Bouldin is an exception which is possible only because my house straddles two lots and thus has 100 feet fronting the road. So I speak from 24 years of experience of living with this design when I outline what's wrong with it.)

Most houses in the Bouldin Creek neighborhood are built on single lot with 50 foot street frontage. They might have an outbuilding in the

back, but if they were ever used as garages to begin with, they are not used as garages now. In the majority of cases the driveway to them has been fenced off so that the back yard is enclosed.

Why?... because it's not a workable design for a garage. If it was workable, people would be using them rather than parking on the street or in their driveways close to the front of their houses.

The proposed design is not site-specific

The proposal doesn't consider the topography of each site, the existing large trees, the actual lot sizes, or lack of alley access.

Our neighborhood is not a carved out of flat, scraped farmland. It's hilly and every lot has a different topography. For property is on a steep hill, then building a garage behind the house into the hill might not even be physically possible. A split-level design is more appropriate and more econonically feasible.

If you have big trees on your site, you are limited to where you can place buildings and it might not be possible to push the garage behind the house without removing trees. Currently Austin's tree protection regulation are under fire by the Texas State Legislature. Don't give them more fodder for overturning our tree protections by reducing even further the buildable portions of our lots.

Not every lot is a corner or has alley access. If you have have alley access then of course it makes sense to build your garage in the back, where the garage door fronts the alley. But for everyone else, this design means paving one side of your yard to gain access to the the back. Basically it creates a paved alley between every house.

The proposed design is unfriendly to the environment

* Unnecessarily paves over at a minimum and extra 400 square feet of our increasing both the heat sink effect and increasing water runoff.

* Encourages the removal of trees that could have been saved if a garage/carport were brought closer to the street, rather than pushing it behind the house.

The proposed design is unfriendly to neighbors

* Pushes the noise and smells of cars and garages next to our neighbor's back yards. I don't want my bedroom window to be 10 feet away from someone's garage door as it opens and closes all hours of the night. Do you?

Garages, and their noise, should be close to the street, the public area of our property not by our bedrooms.

The proposed design is unfriendly to families

Seventy years ago, residents might have gotten by with one family car parked on the street in front of the house. That's not the reality of most families in our neighborhood today. While I personally don't need a two car garage, given that I'm retired and my husband bike-commutes, I understand that most people need two cars. And, the city code requires that we provide parking for two cars. For their safety and the safety of their property, why would we make it as difficult as expensive as we possibly can for them to have a garage, or even a carport, if that meets their needs?

The reason some people didn't have garages seventy years ago wasn't because of an aesthetic considerations. It's because they couldn't afford to build a garage. But they still needed to protect their cars from the elements. Just walk around the neighborhood to see the extent that people go to protect their cars from the elements.

Moreover people use their garages for other purposes: storage, woodshop, laundry room.

The proposed design stifles innovation

The proposed change specifies a limitation on the width of garages. But one infers that whatever problem it's trying to solve, that what its proponents don't like is actually garage doors.

The current wording makes it impossible to design alternatives, like a smaller garage door that services a larger garage, or a garage door that blends with the facade of the house. Rather than articulate the problem clearly and leave the solution open to a variety of creative possibilities, the specific wording makes it almost impossible to do anything but pave over one side of our yards and sacrifice our back yards

to the garage.

The unintended consequence of pushing cars into the back yard and families out of them is that more and more people are going to start enclosing their front yards so that their children and pets have a safe place to play.

CONCLUSION

Do not pave over our neighborhood.

Do not mandate that people build garages where our neighbor's garage door is placed next to our bedroom windows.

Do not adopt a standard that is more concerned with how things look than how they work. Do not sacrifice the safey and comfort of our families and property for appearances sake, just because some people don't like the look of garages (or is it garage doors? that's not clear).

Remember that the spirit of our neighborhood and South Austin is celebrated in its individuality, not bland conformity.

Melissa Sinclair Stevens

604 Bouldin Ave, Austin TX 78704

Resident of South Austin since 1974

Resident of Bouldin Ave since 1993

PUBLIC HEARING COMMENT FORM

If you use this form to comment, it may be submitted to:
City of Austin
Planning and Zoning Department
Maureen Meredith
P. O. Box 1088
Austin, TX 78767-8810

If you do not use this form to submit your comments, you must include the name of the body conducting the public hearing, its scheduled date, the Case Number and the contact person listed on the notice in your submission.

Case Number: NPA-2017-0013.01 and C14-2017-0026
Contact: Maureen Meredith
Public Hearing Dates:
Planning Commission- Tues., April 11, 2017
City Council- Thurs., May 11, 2017

☐ I am in favor
☑ I object

Mercedes Limon
Your Name *(please print)*

906, 908, 910, 916 W. Live Oak St.
Your address(es) affected by this application

Mercedes Limon — 3-26-17
Signature — Date

Comments: This proposal and new criteria are not compatible with the older homes in this neighborhood. The 1924, 34, 44 homes do not have garages or carports. They do have lots of heritage trees, smaller lots, and different set backs which conflict with this proposal. This making it impossible to maintain an older home with future growth/addition of a carport or garage. Teardowns abound. Save our older homes.

I object.

3

PUBLIC HEARING COMMENT FORM

If you use this form to comment, it may be submitted to:
City of Austin
Planning and Zoning Department
Maureen Meredith
P. O. Box 1088
Austin, TX 78767-8810

If you do not use this form to submit your comments, you must include the name of the body conducting the public hearing, its scheduled date, the Case Number and the contact person listed on the notice in your submission.

Case Number: NPA-2017-0013.01 and C14-2017-0026
Contact: Maureen Meredith
Public Hearing Dates:
Planning Commission- Tues., April 11, 2017
City Council- Thurs., May 11, 2017

☐ I am in favor
☒ I object

WILLIAM BROWN
Your Name *(please print)*

2405 S. 6TH STREET
Your address(es) affected by this application

[signature] — 3/27/2017
Signature — Date

Comments: We need less zoning changes. This does not increase or decrease values of properties. Let homeowners decide what garages are applicable to their own property.