

From: Cory Walton

Sent: Tuesday, April 25, 2017 8:10 AM

To: Oliver, Stephen - BC; Kazi, Fayez - BC; Anderson, Greg - BC; Burkhardt, William - BC; bc-Angela.PineyroDeHoyos@austintexas.gov; Mathias, Jayme - BC; McGraw, Karen - BC; Seeger, Patricia - BC; Thompson, Jeffrey - BC; Vela, Jose - BC; White, Trinity - BC; Zaragoza, Nuria - BC

Cc: Chuter, Jackie; Moore, Andrew; Rivera, Andrew; BCNA Officers; Sean Kelly; Stuart Sampley

Subject: Re: Postponement Request of Item C-06 & C-07

Commissioners,

The Bouldin Creek Neighborhood Association (BCNA) did not request the last-minute postponement to today's (April 25, 2017) scheduled commission hearing of the Bouldin Creek Neighborhood Plan Contact Team's request for amendment to the neighborhood plan with adoption of the Garage Placement infill tool.

The commission's record should reflect that the request did NOT come from BCNA, nor from the Bouldin Creek Neighborhood Plan Contact Team.

Rather, it came from only two individuals named in the letter staff received. If staff chooses to request this postponement on behalf of these two individuals, the record should show that decision.

Furthermore, if the Commission grants this postponement, the requesting individuals should appear before the commission and explain the reasons for their request.

BCNA, and neighborhood plan contact team, and City Neighborhood Planning Department, and City Boards and Commissions have gone to considerable lengths to reach out to neighborhood residents, and the plan amendment process has been thoroughly vetted over the past ten months to reach the commission for its review, as documented in the attached Powerpoint presentation, which documents:

- Multiple notifications on the neighborhood listserv, which includes 858 resident subscribers
- Notification in two issues of the neighborhood association newsletter, which is hand-delivered to every one of 1,600 single-family residences in the plan area
- Presentation in two public meetings of the Bouldin Creek Neighborhood Association, which are scheduled an entire year in advance and frequently announced in the above media
- Review and vote of approval by three different review bodies within the neighborhood association in separate public meetings
- Review and vote of approval by the Bouldin Creek Neighborhood Plan Contact Team
- Review and vote of approval by the City Small Area Plan Joint Committee
- Notification area wide from City Neighborhood Planning Department via US mail
- Public meeting conducted by City Neighborhood Planning Department

BCNA looks forward to clarification from staff on this matter. Thank you for your attention, consideration, and public service.

Sincerely,

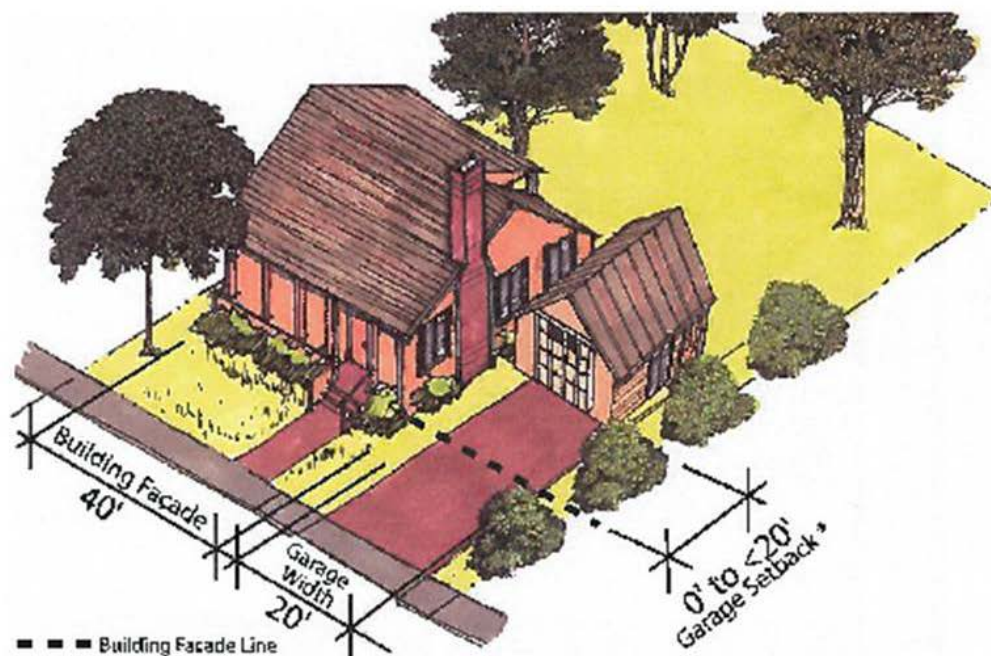
Cory Walton, President BCNA
Secretary, Bouldin Creek Neighborhood Plan Contact Team

The **GARAGE PLACEMENT TOOL** is a design tool that is optional for neighborhoods going through the neighborhood planning process.

The tool stipulates that front-facing garages (and carports) within 20 feet of the front façade of the adjacent home may be no more than 50% of the width of the facade of the principal structure.

There are no limitations for side entry garages or for attached or detached garages and/ or carports located 20 feet or more behind the front facade of the house.

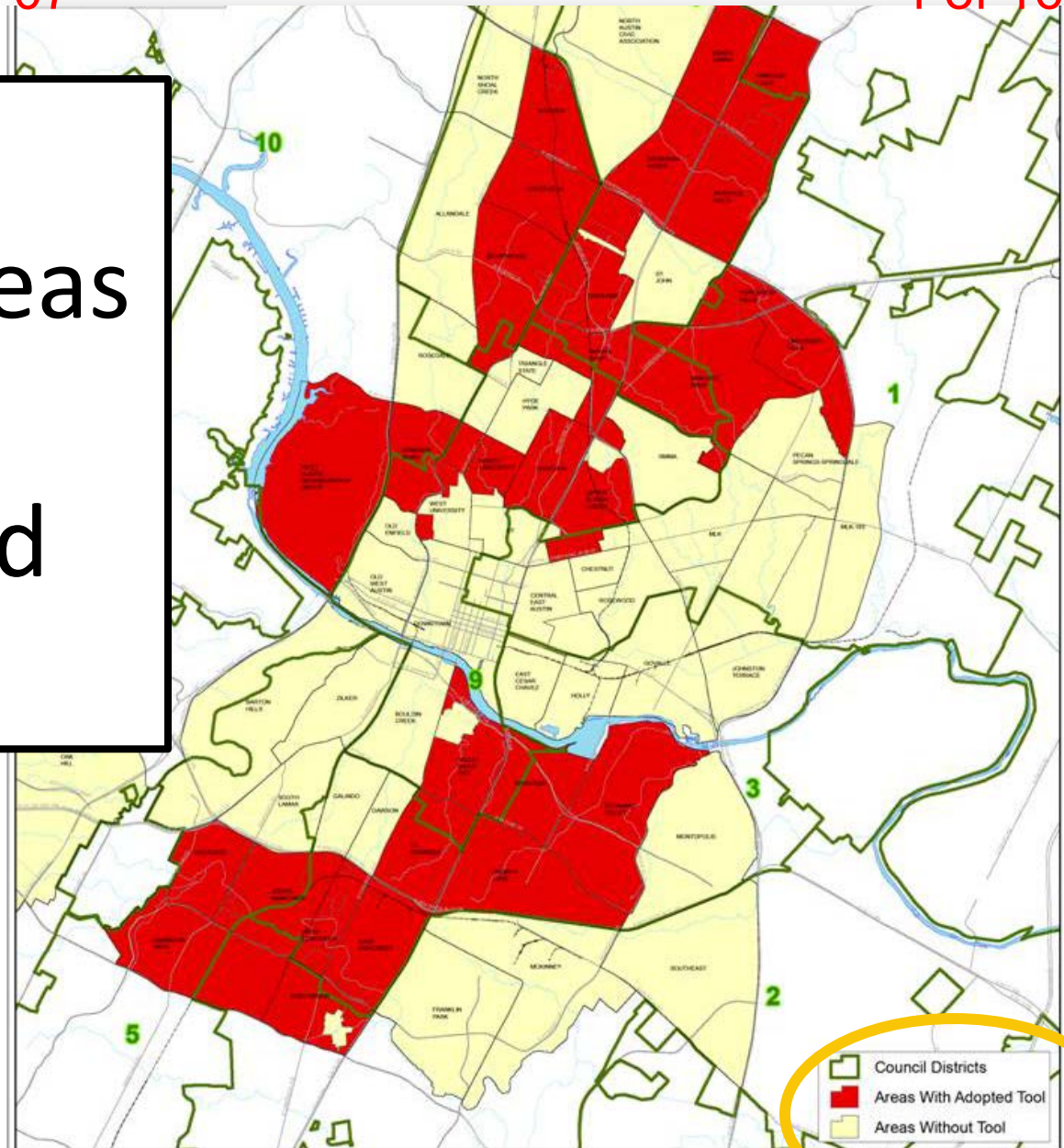
The intent of the tool is to minimize the mass and impact of garages.



Request zoning case initiation for Neighborhood plan Amendment

- Adopt Garage Placement Infill/Design Tool into Bouldin creek Neighborhood Plan (Adopted 2002)
- Infill Design Tools adopted in Neighborhood planning options 2003

23
Plan Areas
Have
Adopted
Tool



Section 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.

PRESERVING NEIGHBORHOOD CHARACTER THROUGH VOLUNTARY DESIGN GUIDELINES

FUTURE DEVELOPMENT, REDEVELOPMENT, ALTERATIONS AND ADDITIONS



RESIDENTIAL DESIGN GUIDELINES

MAINTAINING THE SINGLE-FAMILY CHARACTER OF THE NEIGHBORHOOD INTERIOR.

Guideline 1.4: Garages or carports where they exist, 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.



Neighborhood Outreach

General Associatin Meeting 14 June 2016

AGENDA

6:45 Call to order. Introductions, Treasurer's report

7:00 - 7:15 **Guest presentation** on CodeNEXT Jennifer Todd, COA Planning & Zoning Dept

7:15 - 7:30 **Vote** on Garage Placement Design tool, John Bodek, Stuart Sampley

7:30 - 7:40 **Other Voting Items:**

Electronic Billboards (SC- recap)

CodeNEXT process

Eberly Late Hours, Outdoor Music

Committee Reports:

7:40 - 7:50 **Parks -**

Rock Hop official opening event recap

Applying for City grant for roundabouts

Applying for ACL Community grant for WBCGB nature trails

Update on Long Center Skyline Events

7:50 - 8:00 **Traffic, safety & parking**

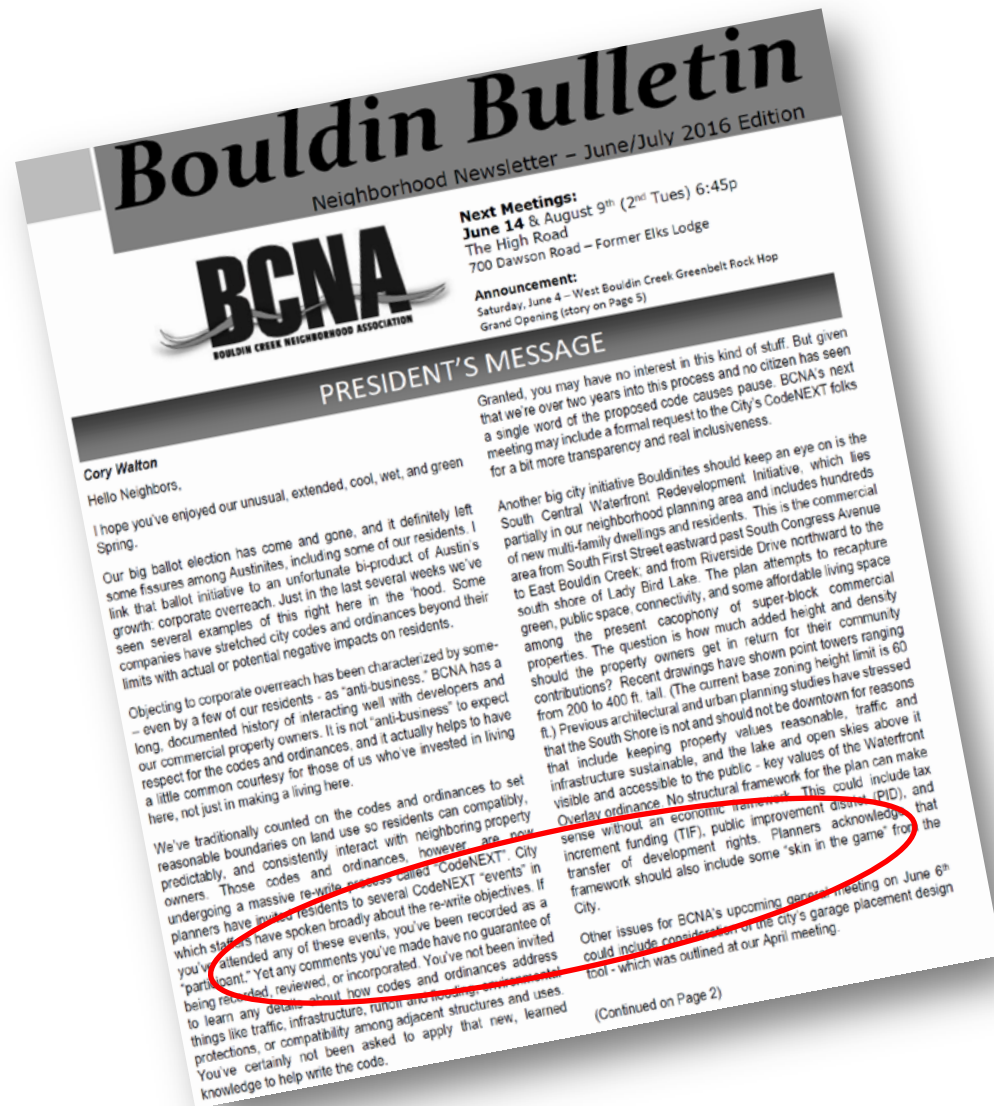
Crime/safety Officers Forum proposal—Tom Grodek

8:00 - 8:05 **Bylaws Committee**

update, Ingrid, Jesse

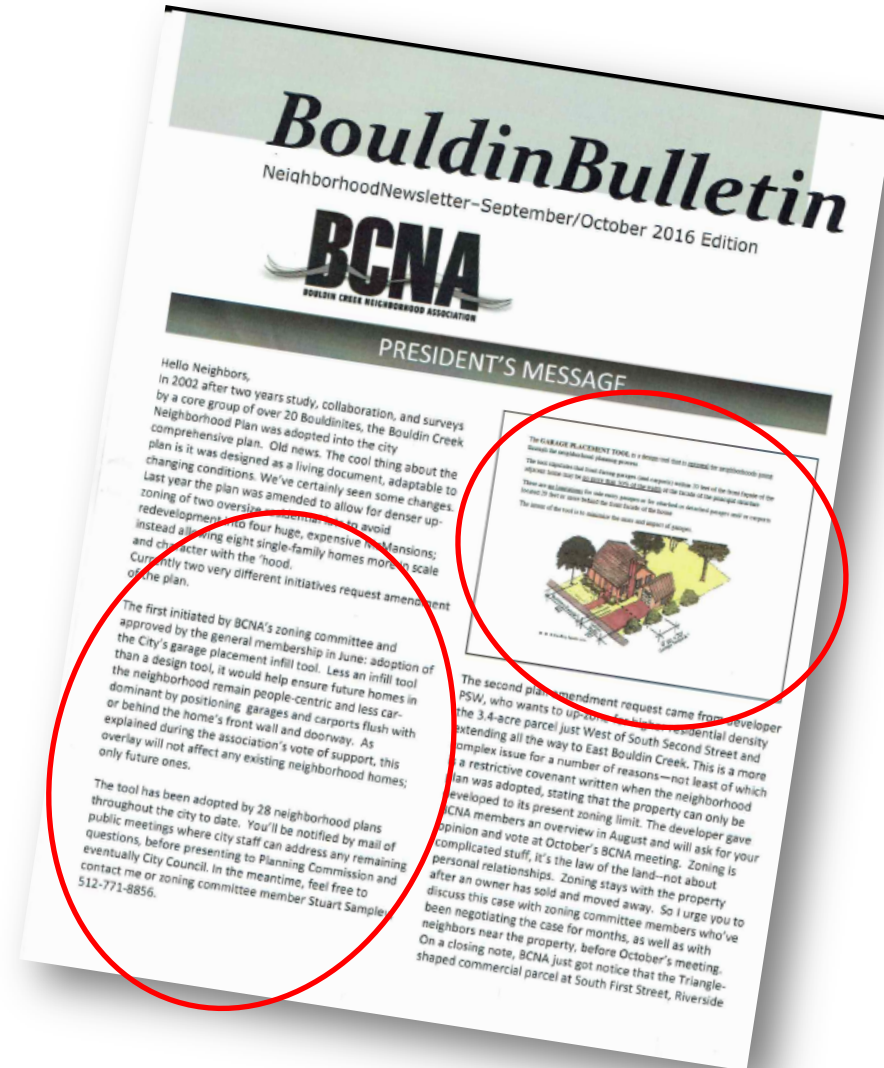
Neighborhood Outreach

June 2016



Neighborhood Outreach

October
2016



Neighborhood Outreach

- Neighborhood Listserv 835 Residents
- BCNA Newsletter 1,600 households
- 2 BCNA Meeting presentations
 - Scheduled bi-monthly

Neighborhood Support

- Vote of Support, BCNA Zoning Committee
- Vote of Support, BCNA Steering Committee
- Vote of Support, BCNA General Association
- Support initiation, Bouldin Creek
Neighborhood Plan Contact Team Officers

City of Austin Public Process

- Unanimous approval to Initiate by City of Austin Small Area Joint Committee
- Area wide mailing from City of Austin Neighborhood Planning Department
- Community Meeting by City of Austin
- Neighborhood Planning Department
- Prior Postponement & Rescheduling of Commission Hearing by BCNA

Request zoning case initiation for Neighborhood plan Amendment

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Plan Amendment Request

URGENCY

- Rapid demolition and re-development
- Uncertainty CodeNEXT will address design
- Delays in CodeNEXT Adoption
- Will anyone recognize what is left?

THANK YOU!