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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

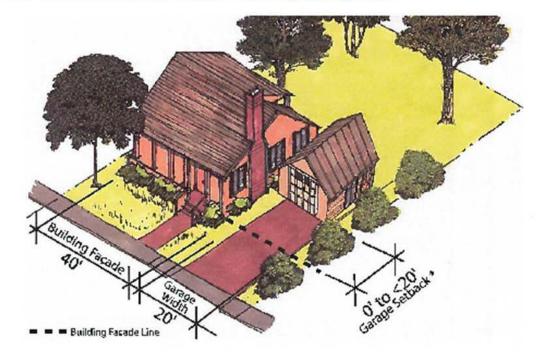
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The GARAGE PLACEMENT TOOL is a design tool that is <u>optional</u> for neighborhoods going through the neighborhood planning process.

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

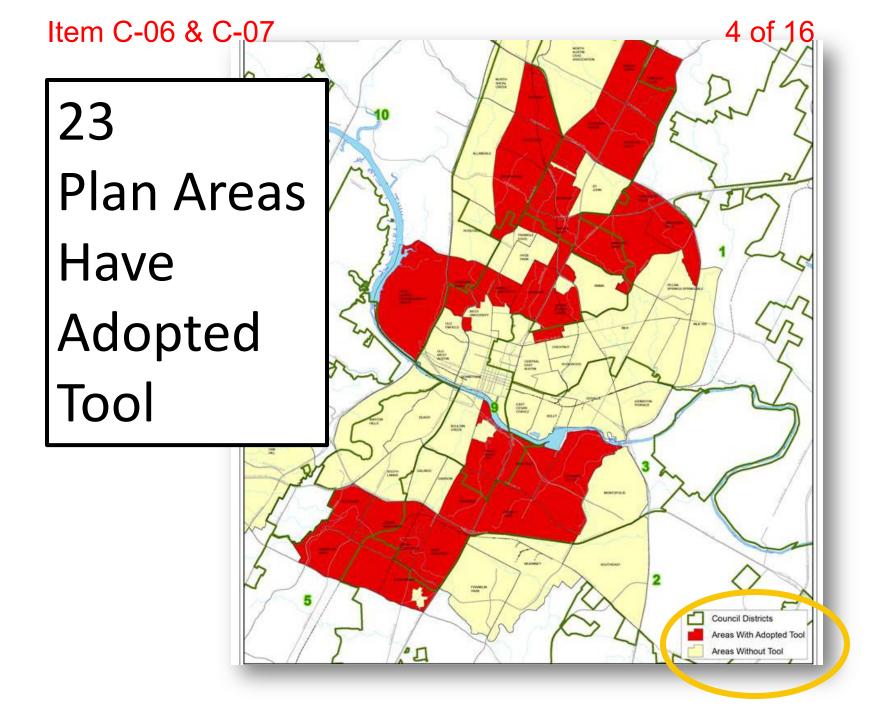
There are <u>no limitations</u> for side entry garages or for attached or detached garages and/ or carports located 20 feet or more behind the front facade of the house.

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



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



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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 wails 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:

 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 façade, measured parallel to the front lot line, or the line determined by the building official if located on an irregular lot.

VOLUNTARY DESIGN GUIDELINES

FUTURE DEVELOPMENT, REDEVELOPMENT, ALTERATIONS AND ADDITIONS



Item C-06 & C-07 7 of 16 **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 peopleoriented 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
Bept
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

June 2016

unigs like tranic, infrastructure, runor and new protections, or compatibility among adjacent structures and uses. things like traffic, infrastructure, runoil and protections, or comparising among adjacem structures and uses. You've certainly not been asked to apply that new, learned knowledge to help write the code.

vie ve usouronariy courrieu on ure course and orunner.ces to ser reasonable boundaries on land use so residents can compatibly. reasonable boundaries on ranging or testoring can company, predictably, and consistently interact with neighboring property preciciacity, and consistently metaol with regardoning increase owners. Those codes and ordinances, however, are not uniners. Insee cours and ordinances, nonever are normal undergoing a massive re-write coveres cared. CodeNEXT: events in planners have putter residents to several CodeNEXT: events in ave spoken broadly about the re-write objectives. If vnich strens have spoken broadly about the re-write objectives. It you'v allended any of these events, you've been recorded as a You vy attended any of these events, you ve been recorded as a "partilecent." Yet any comments you've made have no guarantee of HE LEGARY WAIRINGING YOU VE INSUE RAVE TO YOU'VE NOT BEEN INVITED VIEWED, OF INCORPORATED. YOU'VE NOT BEEN INVITED about how codes and ordinances address

respect for the codes and ordinances, and it actuary helps to have a little common courtesy for those of us whove invested in living We've traditionally counted on the codes and ordinances to set here, not just in making a living here.

Objecting to corporate overreach has been characterized by some cujecung w convolate overteaut neo went diaterueruerueru or gonner even by a few of our residents - as "anti-business". BONA has a over by a rew or cur resources as ano usances. Durwn rues a long, documented history of interacting well with developers and iong, occumented history or interacting well with developers and our commercial property owners. It is not "anti-business" to expect our commercial property owners. It is not anti-cusiness to expect respect for the codes and ordinances, and it actually helps to have

Our big ballot election has come and gone, and it definitely left Our org canot election rias come and gone, and it delimitely rent some fissures among Austinites, including some of our residents. I some nasures enong vusumes, mounny some or our resorms, i link that ballot initiative to an unfortunate bi-product of Austin's nim and pany ensaure to an universities proved or reserve growth: corporate overreach, just in the last several weeks we've y own who are overread, and in the last every weak we ve seen several examples of this right here in the hood. Some seen several examples on use injuri ince in an average several examples have stretched city codes and ordinances beyond their Companiers insee surviver city course and virus airces very on limits with actual or potential negative impacts on residents.

I hope you've enjoyed our unusual, extended, cool, wet, and green Cory Walton Hello Neighbors,

Another big city initiative Bouldinites should keep an eye on is the Anome: org city minimume boundinges another mere on to are South Central Waterfront Redevelopment Initiative, which jes Souri Central Walenrom Receiveropment innarve, mich res partially in our neighborhood planning area and includes hundreds paritainy in our neighborhood planning area and includes nundreds of new multi-family dwellings and residents. This is the commercial or rem insumming uneming on in resulting. This is the unimerican area from South First Street eastward past South Congress Avenue to East Bouldin Creek; and from Riverside Drive northward to the to Last Bouran Creek, and from Riverside Urive northward to me south shore of Lady Bird Lake. The plan attempts to recapture sounn snore of Lacy bird Lake. The plan attempts to recapture green, public space, connectivity, and some affordable living space green, prunc spece, connectinity, and some anonaure inversi spece among the present cacophony of super-block commercial among use present cacopiony or super-oroca commercial properties. The question is how much added height and density projectors, the question is now intern action regim, and onesity should the property owners get in return for their community constrainting. Denote the community envolv one prove that drawings have shown point towers ranging contributions? Recent drawings have shown point towers ranging the work one proventy online get in reality or user continuous control/uponer recent usiwings rare anomin own owner renging from 200 to 400 ft tall. (The current base zoning height limit is 60 non zw w ww n. w. (ne wnem wae zwany regn wm a w f.) Previous architectural and urban planning studies have stressed i.) - newous aic intercuina and user planning subare new supersed that the South Shore is not and should not be downtown for reasons una une qu'uni orivierio nov anu oriviur nov ce uomitionn toi reasons that include keeping property values reasonable, traffic and that incluse keeping property values reasonable, italic and infrastructure sustainable, and the lake and open skies above it niniascussure ausvantaure, and ure take and when anea adove in Velible and accessible to the public - key values of the Waterfront

sense without an economic in-

(Continued on Page 2)

visione and accussions to the public - ney values of the reasonant Overlay ordinance. No structural framework for the plan can make

transition reasons (117), puore annovation usar (111), and transfer of development rights. Plannets acknowledge that serve www.en everyment energy and and interement funding (TIF), public improvement disme

transier or opveropment rights. Frantiers accummous framework should also include some "skin in the game" from

Other issues for BCNA's upcoming gans

cound incrude conservation of the cut o years, fcol - which was outlined at our April meeting.

this could include tax

upcoming general meeting on June 64 and the city's garage placement design

meeting on June 6th

a single word of the proposed code causes hause. BUNA's next meeting may include a formal request to the City's CodeNEXT folks for a bit more transparency and real inclusiveness.

Granled, you may have no interest in this kind of stuff. But given PRESIDENT'S MESSAGE Senten, you may have no interest in uss know or senter on yitten that we're over two years into this process and no citizen has seen that we re over two years into this process and no cruzen has seen a single word of the proposed code causes pause. BCNA's next

Announcement: Saturday, June 4 – West Bouidin Creek Greenbelt Rock Hop Saturoay, June 4 - Trest Boundary Grand Opening (story on Page 5)

June 14 & August 9th (2nd Tues) 6:45p 111e 111911 Nuau 700 Dawson Road – Former Elks Lodge The High Road

Bouldin Bulletin

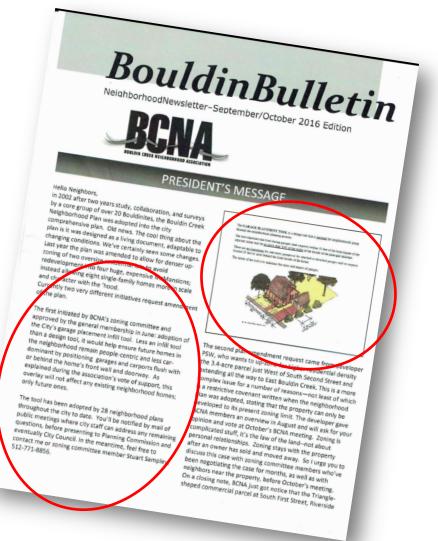
Neighborhood Outreach

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Neighborhood Outreach

October 2016

Item C-06 & C-07



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Item C-06 & C-07 11 of 16 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

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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

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Request zoning case initiation for Neighborhood plan Amendment

 Adopt Garage Placement Infill/Design Tool into Bouldin Creek Neighborhood Plan (Adopted 2002)

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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?

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THANK YOU!