

From: Cory Walton

Sent: Monday, June 12, 2017 8:41 AM

To: Oliver, Stephen - BC; Kazi, Fayez - BC; Rivera, Andrew; Shieh, James - BC; Anderson, Greg - BC; Mathias, Jayme - BC; Thompson, Jeffrey - BC; Vela, Jose - BC; McGraw, Karen - BC; Zaragoza, Nuria - BC; Seeger, Patricia - BC; White, Trinity - BC; Angela Pineyro De Hoyos; Tom Nuckols; Burkhardt, William - BC

Cc: Moore, Andrew; Chuter, Jackie; Sean Kelly

Subject: PC Agenda Items items C-04 and C-05

12 June 2016

Hello Mr. Rivera and Commissioners,

My apologies for this late submission for the commission's June 13 hearing on your agenda items C-04 and C-05, Case NPA-2017-0013.01/C14-2017-0026.

Mr. Rivera, I'm hoping you can add this to Commissioners' backup information on these items.

I plan to present these materials to the commission during the hearing but, knowing my presentation time will be limited, I wanted to afford y'all an opportunity to preview the long public process and rationale behind the Contact Team's request for this neighborhood plan amendment.

Many thanks for your interest and any review time you can devote to this material prior to Tuesday's Commission meeting. In that interim, please free to contact me with any questions.

Best regards,

Cory Walton, Secretary,

Bouldin Creek Neighborhood Plan Contact Team

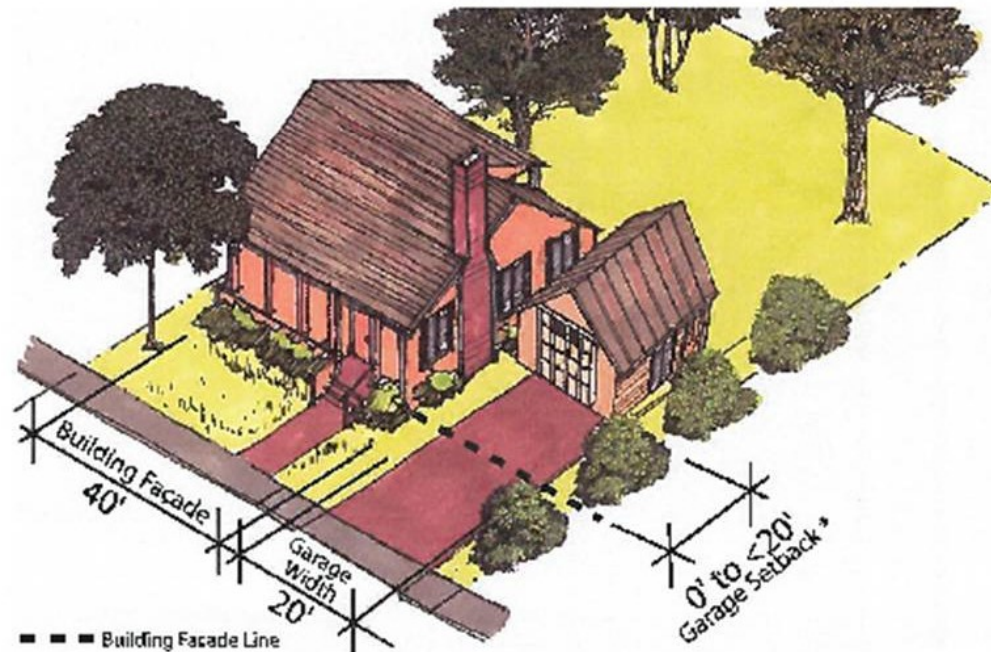
512-762-3188

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.

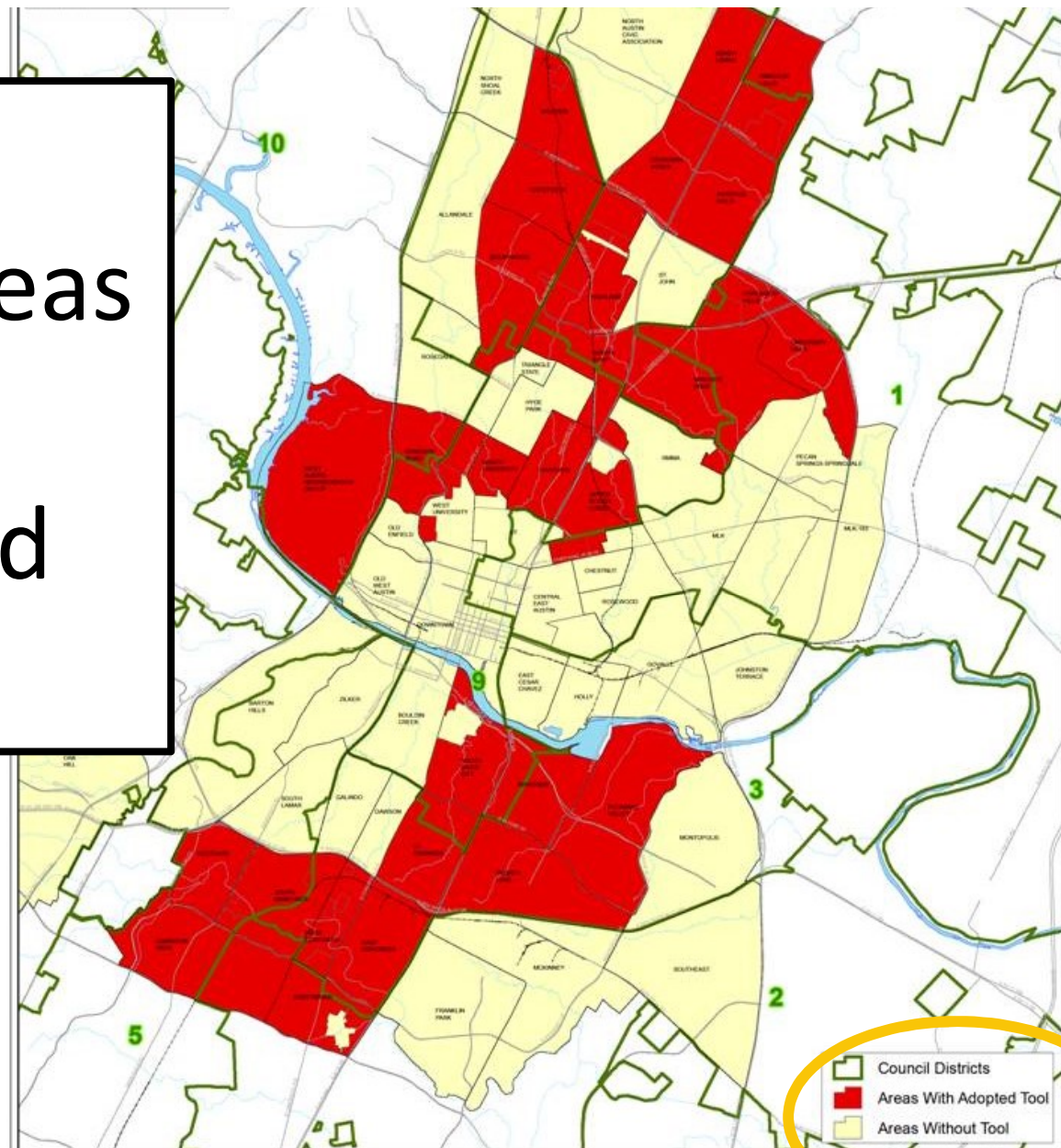
The intent of the tool is to minimize the mass and impact of garages.



Request zoning case initiation for Neighborhood plan Amendment

- Bouldin creek Neighborhood Plan Adopted **2002**
- Infill Design Tools adopted into City of Austin
Neighborhood planning options **2003**
- Bouldin is Playing Catch-Up to City-offered infill tools

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



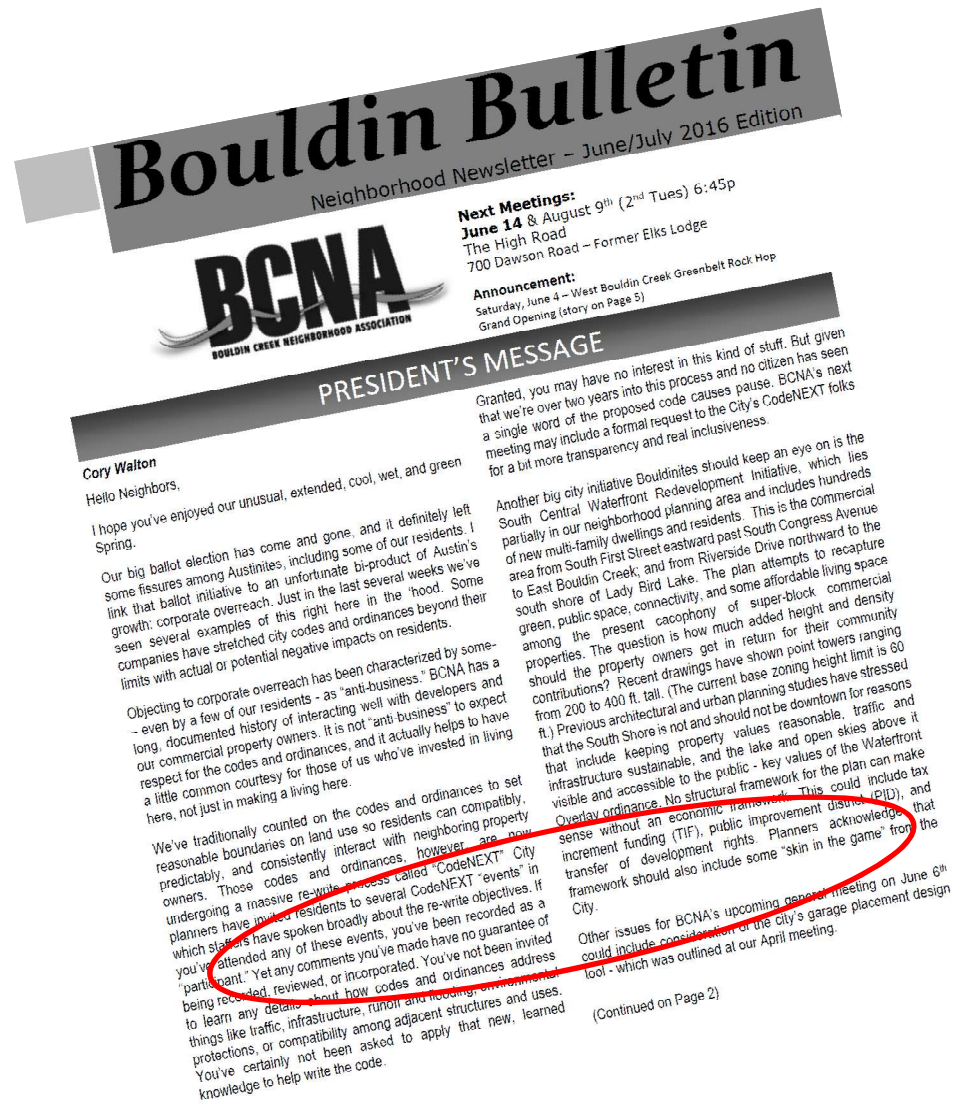
RESIDENTIAL DESIGN GUIDELINES

MAINTAIN 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



June 2016

Neighborhood Outreach

BCNA Web
Site Article &
Exhibits
posted since
June 10, 2016

Bouldin Creek Neighborhood Association

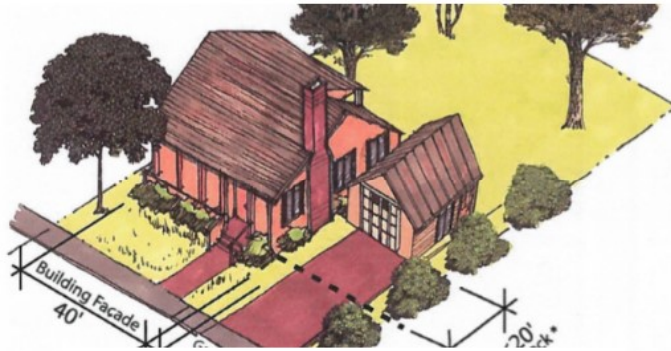
ABOUT US BECOME A MEMBER CALENDAR CONTACTS GENERAL INFO AND FAQ HISTORY SECTOR MAP

YOU KNOW, IT'S BEEN SAID ...

Preservation of one's own culture does not require contempt or disrespect for other cultures.

— Cesar Chavez

Category Archives: Neighborhood Development



NEIGHBORHOOD DEVELOPMENT, ZONING AND PERMITS

GARAGE PLACEMENT TOOL EXHIBITS

© JUNE 10, 2016 • ROB C, SITE ADMIN


The following PDFs have been added to the Bouldincreek.org media library to facilitate discussion at Tuesday's meeting related to the intention and benefits of adopting this tool.

[Relevant Language from Section 25-2 of the City Code.](#)

[Garage Placement Explanatory Graphic](#)

TAGS

Affordability Agenda Association Auditorium Shores BBQ **BCNA Blog Bulletin** Bylaws COA Dawson Park Development General Association General Association Meeting Greenbelt Happy Hour Invasive Species Lavender Sector Local Meeting Minutes **Newsletter** Newsworthy Nicholas Dawson Park No Permit Oak Creek Village PARD Parking Parks and Rec **Parks Committee** Pink Sector Recycle Reset South Congress South First Steering Committee Street Closures SXSW Traffic **Volunteer** Walking Group Website Wildlife Yellow Sector **Zoning**



We're on Facebook :)

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**

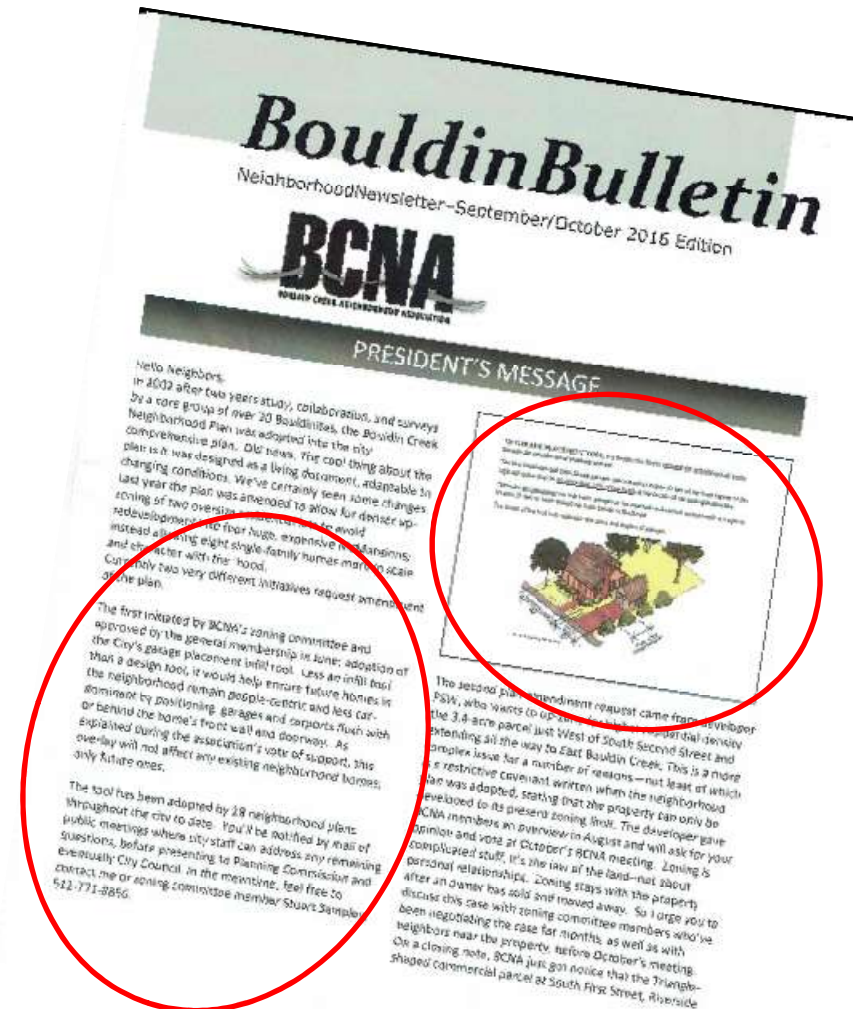
Crime/safety Officers Forum proposal—Tom Grodek

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

update, Ingrid, Jesse

Neighborhood Outreach

October
2016



Neighborhood Outreach

- Neighborhood Listserv 835 Residents
- BCNA Newsletter 1,600 households
- BC Plan Contact Team Meeting Announcements
- BCNA Website Posted June 12, 2016 – Present
- 2 BCNA Meeting presentations
 - Scheduled bi-monthly
- Public Meeting of Neighborhood Plan Contact Team

Neighborhood Support

- Vote of Support, BCNA Zoning Committee
- Vote of Support, BCNA Steering Committee
- Vote of Support, BCNA General Association
- Vote to 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 Planning Commission Hearings

Request zoning overlay & Neighborhood plan Amendment

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

Bouldin Neighborhood Character



Bouldin Neighborhood Character



Bouldin Demolition This Week



Bouldin Demolitions This Week



Bouldin Demolitions This Week



New Bouldin Construction



What Garage Placement Stops



What Garage Placement Stops



What Garage Placement Stops



What Garage Placement Stops



What Garage Placement Tool Allows



What Garage Placement Tool Allows



What Garage Placement Tool Allows



Many Builders/Residents Choose No Garage



Many Builders/Residents Choose No Garage



Many Builders/Residents Choose No garage



Additions Accidentally Using Garage Placement Parameters



Additions Accidentally Using Garage Placement Parameters



Additions Accidentally Using Garage Placement Parameters



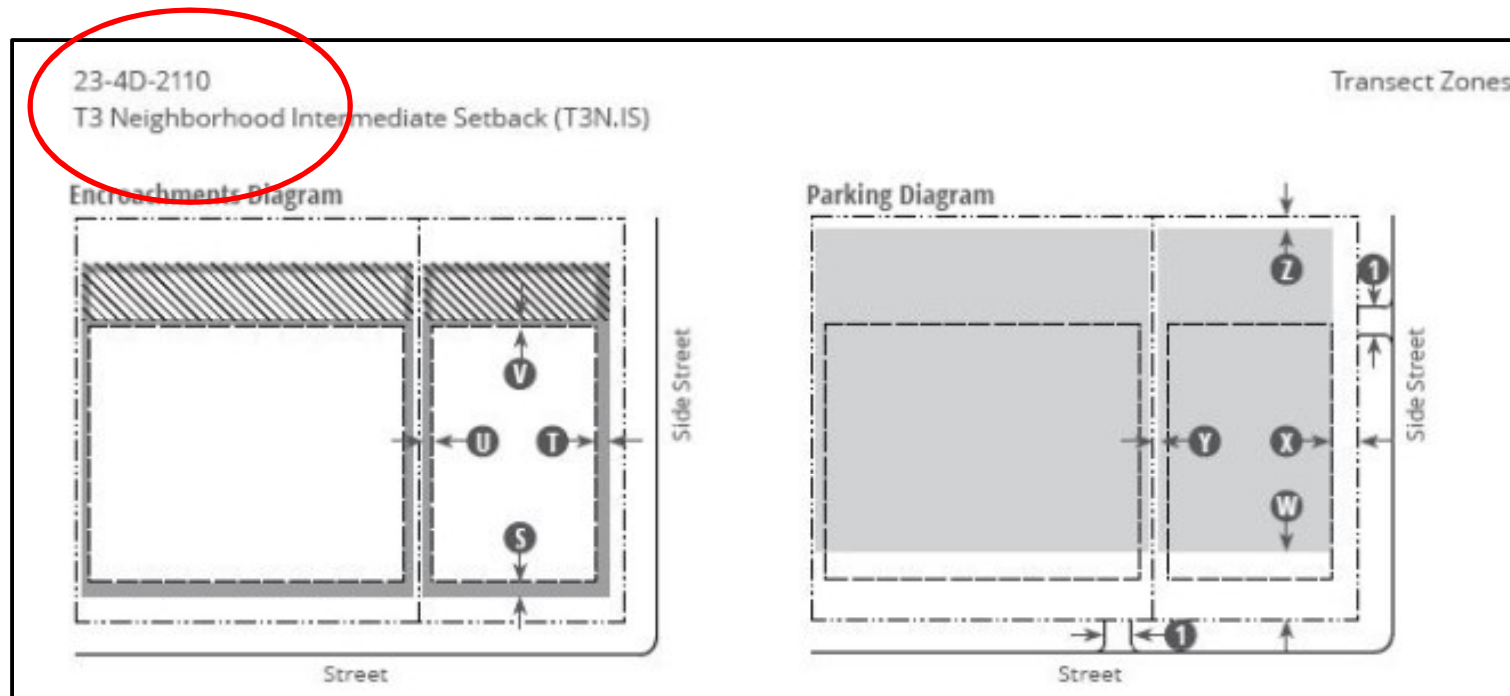
Additions Accidentally Using Garage Placement Parameters



Plan Amendment Request Rationale

- Rapid demolition and re-development
- Comports with CodeNext people–street interface
- Comports with CodeNext reduced parking requirement
- Effects Only worst auto-dominant designs
- Does not dictate design character
- Less Restrictive than CodeNext garage placement

Less Restrictive than CodeNext



Notes

- ¹ Parking shall not be located in front of the front facade of the building, and shall occupy no more than one-third the width of the front facade.

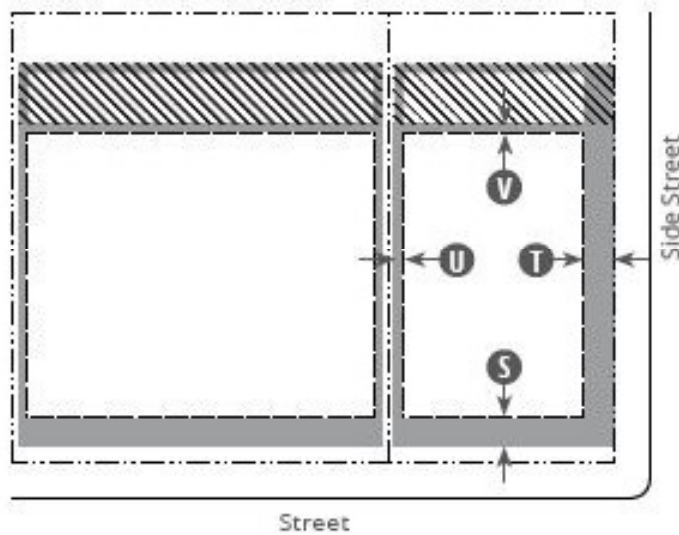
Less Restrictive than CodeNext

23-4D-2120

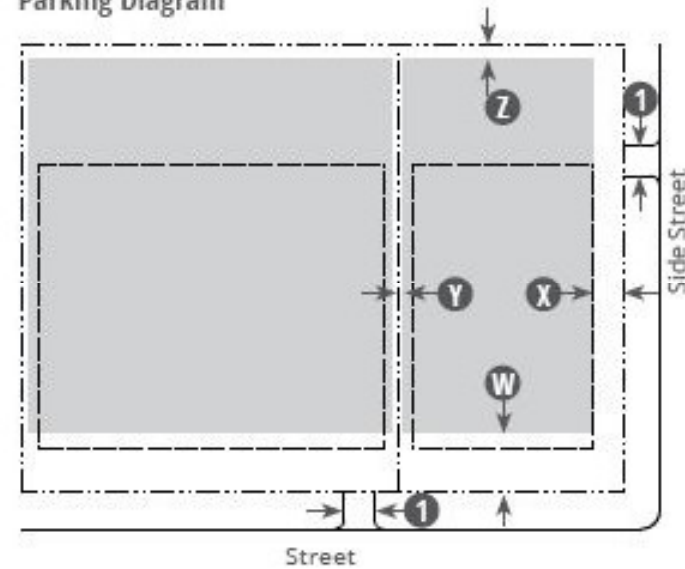
T4 Neighborhood Intermediate Setback (T4N.IS)

Transect Z

Encroachments Diagram



Parking Diagram



Notes

- ¹ Parking shall not be located in front of the front facade of the building, and shall occupy no more than one-third the width of the front facade.

THANK YOU!