

ORDINANCE NO. \_\_\_\_\_

AN ORDINANCE AMENDING ORDINANCE NO. 020523-032, WHICH ADOPTED THE BOULDIN CREEK NEIGHBORHOOD PLAN AS AN ELEMENT OF THE IMAGINE AUSTIN COMPREHENSIVE PLAN, TO PERMIT RESIDENTIAL DESIGN TOOLS ON LAND GENERALLY KNOWN AS THE BOULDIN CREEK NEIGHBORHOOD PLAN AREA.

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF AUSTIN:

**PART 1.** Ordinance No. 020523-032 adopted the Bouldin Creek Neighborhood Plan (the Plan) as an element of the Imagine Austin Comprehensive Plan.

**PART 2.** Ordinance No. 020523-032 is amended, pursuant to File NPA-2017-0013.01 at the Planning and Zoning Department, to add text, graphics, and a map to Exhibit A (the Plan) of the ordinance, for addition of an area-wide garage placement design tool identified on the attached **Exhibit 1** to this ordinance. The design tool shall apply within the boundaries of the Plan area as identified on **Exhibit 2** of this ordinance. The new text, graphic, and accompanying map begins on Page 38a of the Plan. The new text reads as follows:

**Adopted Area-Wide Garage Placement Design Tool**

On September 25, 2003, City Council adopted residential design tools by Ordinance No. 030925-64. On May 5, 2016, Council approved Ordinance No. 20160505-051, amending City Code Section 25-2-1604 (*Garage Placement*) to de-emphasize the garage as a central architectural element. On August \_\_, 2017, Council approved Ordinance No. 201708 - \_\_, which amended Ordinance No. 020523-032 (The Bouldin Creek Neighborhood Plan), to add Garage Placement as a design tool. This design tool applies to a single-family residential use, duplex residential use, or two-family residential use.

**PART 3.** This ordinance takes effect on \_\_\_\_\_, 2017.

**PASSED AND APPROVED**

\_\_\_\_\_, 2017      § \_\_\_\_\_  
§  
§  
§

Steve Adler  
Mayor

**APPROVED:** \_\_\_\_\_ **ATTEST:** \_\_\_\_\_  
Anne L. Morgan      Jannette S. Goodall  
City Attorney      City Clerk

## EXHIBIT 1

### Adopted Area-Wide Garage Placement Design Tool

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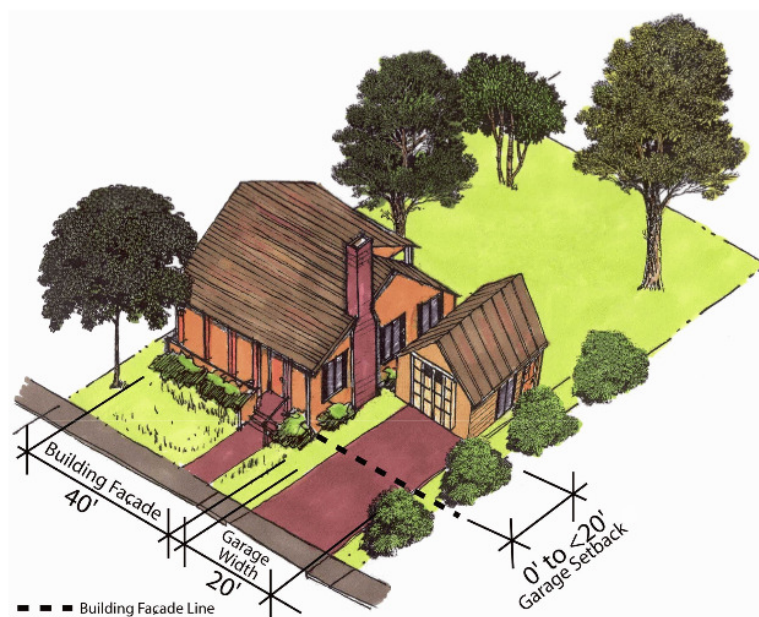
See graphic below and general information:

### 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.






## Exhibit A

### Bouldin Creek Neighborhood Planning Area Amendment NPA-2017-0013.01

This product is for informational purposes and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey and represents only the approximate relative location of property boundaries.

This product has been produced by the Planning and Development Review for the sole purpose of geographic reference. No warranty is made by the City of Austin regarding specific accuracy or completeness.

#### Planning Area Boundaries

 Bouldin Creek Planning Area