



**Public Hearing  
CITY OF AUSTIN  
RECOMMENDATION FOR COUNCIL ACTION**

**AGENDA ITEM NO.: 34  
AGENDA DATE: Thu 02/16/2006  
PAGE: 1 of 2**

**SUBJECT:** NPA-05-0012.01 - Set a public hearing to consider amending Ordinance No. 020801-91, the Upper Boggy Creek Neighborhood Plan, an element of the Austin Tomorrow Comprehensive Plan, to create four subdistricts: Blackland, Rogers-Washington-Holy Cross, Delwood I/Wilshire Woods, and Delwood II and to amend portions of the plan text. The Blackland and Rogers-Washington-Holy Cross subdistricts will allow the design tool zoning regulations that regulate Parking Placement for New Single-Family Construction and Garage Placement for New Single-Family Construction zoning regulations. The Delwood II subdistrict will allow Parking Placement for New Single-Family Construction, Garage Placement for New Single-Family Construction and Front Porches Extending into the Front Setback zoning regulations. The Delwood I/Wilshire Woods subdistrict will have no changes at this time. The existing Cherrywood subdistrict will allow Parking Placement for New Single-Family Construction, Garage Placement for New Single-Family Construction and Front Porches Extending into the Front Setback zoning regulations. The Blackland, Rogers-Washington-Holy Cross, and Cherrywood subdistricts will prohibit parking in the front yard. (Suggested date and time: March 2, 2006 at 4:00 p.m., City Hall Council Chambers, 301 West 2<sup>nd</sup> Street)

**AMOUNT & SOURCE OF FUNDING:** N/A

**FISCAL NOTE:** N/A

**REQUESTING** Neighborhood Planning **DIRECTOR'S**  
**DEPARTMENT:** and Zoning **AUTHORIZATION:** Greg Guemsey

**FOR MORE INFORMATION CONTACT:** Mark Walters, 974-7695; Sylvia Arzola, 974-6448

**PRIOR COUNCIL ACTION:** 8/1/02 - Council approved the Upper Boggy Creek Neighborhood Plan.

**BOARD AND COMMISSION ACTION:** N/A

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On August 1, 2002, the City Council adopted the Upper Boggy Creek Neighborhood Plan. The boundaries of the planning area are generally IH-35 on the west, the RMMA redevelopment site and Airport Boulevard on the north and east, and Manor Road and MLK Boulevard on the south.

When the plan and rezoning were adopted, the design tool zoning regulations that can regulate the design of new single-family development were not available to the Upper Boggy Creek Neighborhood Planning Team. The planning team has submitted a plan amendment request to increase the number of subdistricts from three to five to reflect the distinct neighborhoods that are within the planning area. The new planning areas are Blackland, Rogers-Washington-Holy Cross, Delwood I/ Wilshire Woods, and Delwood II. The fifth subdistrict, Cherrywood, was established when the plan was adopted.

A neighborhood-wide meeting was held on September 20, 2005 to gain input from the community. There was overwhelming support for the proposed amendments.



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Staff recommends approval of the plan amendments. The Planning Commission will consider these plan amendments on February 14, 2006.

## **Neighborhood Plan Amendment Review Sheet**

**Neighborhood Plan:** Upper Boggy Creek

**Case #:** NPA-05-0012.01

**Address:** Area within the Upper Boggy Creek Neighborhood Planning Area (IH-35 on the west, the RMMA redevelopment site and Airport Boulevard on the north and east, and generally Manor Road and MLK Boulevard on the south).

**Applicant:** Upper Boggy Creek Neighborhood Planning Team

**Owner:** N/A

**Type of Amendment:**

### **Change in Neighborhood Plan Text:**

1. Add a recommendation to the plan:

“Downgrade the status of Manor Road from an “Arterial” to a “Neighborhood Collector” street in all regional and City Austin transportation plans.”

*The City Council and CAMPO have already taken this action; the planning team wanted included to reflect these actions.*

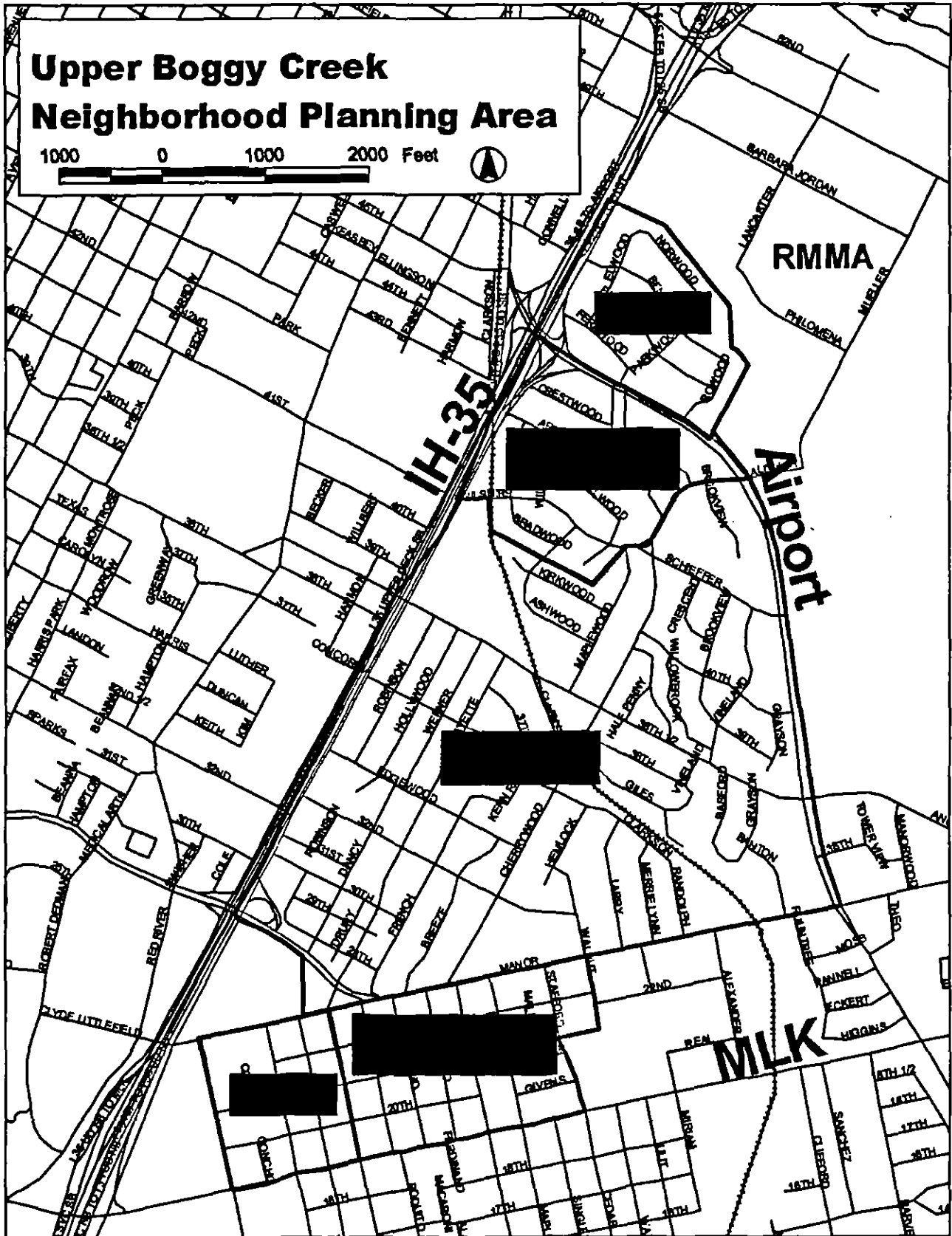
2. Remove language in the plan that recommends a mixed-use land use designation for the vacant tract located on Airport Boulevard between Schiefer Avenue and 40<sup>th</sup> Street.

*This item was accidentally left in the plan and was overwhelmingly opposed by adjacent residents. On the plan's Future Land Use Map, the property is designated as office to reflect negotiations in the 1980s between the property owners and the residents.*

3. Change the subdistrict map to reflect the establishment of new subdistricts.

# Upper Boggy Creek Neighborhood Planning Area

1000 0 1000 2000 Feet



**Zoning Change:**

To allow the following design tool zoning regulations and prohibiting parking for the following subdistricts:

**Design Tools**

***Blackland Subdistrict***

- Parking Placement for New Single-Family Construction
- Garage Placement for New Single-Family Construction

***Rogers/Washington/Holy Cross Subdistrict***

- Parking Placement for New Single-Family Construction
- Garage Placement for New Single-Family Construction

***Cherrywood Subdistrict***

- Parking Placement for New Single-Family Construction
- Garage Placement for New Single-Family Construction
- Front Porches Extending into the Front Setback

***Delwood II Subdistrict***

- None

***Delwood II Subdistrict***

- Parking Placement for New Single-Family Construction
- Garage Placement for New Single-Family Construction
- Front Porches Extending into the Front Setback

**Restrict Parking in the Following Subdistricts:**

- *(Yes) Blackland Subdistrict*
- *(Yes) Rogers/Washington/Holy Cross Subdistrict*
- *(Yes) Cherrywood Subdistrict*
- *(No) Wilshire Wood/Delwood I*
- *(No) Delwood II Subdistrict*

**Related Zoning Case #: C14-05-0204**

**Department Comments/Background Information**

The Austin City Council adopted the Upper Boggy Creek Neighborhood Plan on August 1, 2002. The boundaries of the planning area are generally IH-35 on the west, the RMMA redevelopment site and Airport Boulevard on the north and east, and Manor Road and MLK Boulevard on the south. When the plan and rezoning were adopted, the design tool zoning regulations that can regulate the design of new single-family development were not available to the Upper Boggy Creek Neighborhood Planning Team. The planning team has submitted a plan amendment request to increase the number of subdistricts from three to five to reflect the distinct neighborhoods that are within the planning area. The new planning areas are Blackland, Rogers-Washington-Holy Cross, Delwood I/ Wilshire Wood, and Delwood II. The fifth subdistrict, Cherrywood, was established when the plan was adopted.

These design tools were primarily created to give neighborhoods the opportunity to choose options that would make new single-family construction be more in character with the existing housing stock than would otherwise be the case if these regulations were not in place. These regulations govern the scale, size, and location of parking garages; where required parking is located; and whether or not front porches may extend further into the front setback than currently allowed by the Land Development Code.

A neighborhood-wide meeting was held on September 20, 2006 to gain input from the community. There was overwhelming support for the proposed amendments.

**Watershed:** Waller, Boggy Creek

**Staff Recommendation:**

Staff is recommending these plan amendments.

**Basis for Recommendation:**

The adoption of these design tools would be in accordance with Goal One of the Upper Boggy Creek Neighborhood Plan:

*"Preserve the Character of each neighborhood in the Upper Boggy Creek Neighborhood Planning Area."*

**Planning Commission Recommendation:**

The Planning Commission is scheduled to meet on February 14, 2006 to consider these amendments.

**Neighborhood Organizations:**

Upper Boggy Creek Neighborhood Planning Team  
Rogers-Washington-Holy Cross NA

Blackland NA  
Blackland Community Development Corporation  
Cherrywood NA  
Wilshire Wood/Delwood I NA  
Delwood II NA

**Case Histories (Zoning or Neighborhood Plan Amendments)**

Number	Request	City Council
NP-02-012	Upper Boggy Creek Neighborhood Plan	Approved 8-1-02
C14-02-0057	Upper Boggy Creek Neighborhood Plan Rezoning	Approved 8-1-02

**City Council Date:** March 2, 2006

**Action:**

**Case Manager:** Mark Walter (plan amendment)  
Robert Heil (zoning case)

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