# ZONING CHANGE REVIEW SHEET

**CASE:** C14-2010-0112 Gagaland

**P. C. DATE:** 09-14-2010

**ADDRESS:** 1503 Enfield Road

**AREA:** 0.339 acres

**APPLICANT:** Gagaland, LLC (Laura Gottesman)

**AGENT:** Tina ControS

**NEIGHBORHOOD PLAN AREA:** Old West Austin

**CAPITOL VIEW:** No

**T.I.A.:** Waived – See the Transportation Reviewer's comment's.

**HILL COUNTRY ROADWAY:** No

**WATERSHED:** Town Lake

**DESIRED DEVELOPMENT ZONE:** Yes

**ZONING FROM:** NO-CO-NP - Neighborhood Office, Conditional Overlay, Neighborhood Plan.

**ZONING TO:** MF-3-NP - Multi-Family Residence - Medium Density, Neighborhood Plan.

**SUMMARY STAFF RECOMMENDATION:**

The staff recommendation is for MF-3-CO-NP - Multi-Family Residence - Medium Density, Conditional Overlay, Neighborhood Plan. The Conditional Overlay would limit the vehicle trips to 2,000 per day.

**PLANNING COMMISSION RECOMMENDATION:**

The motion to approve staff's recommendation for MF-3-NP district zoning; was approved on the consent agenda by Commissioner Danette Chimenti's motion, Commissioner Dave Anderson second the motion on a vote of 9-0.

**DEPARTMENT COMMENTS:**

The applicant is requesting to "swap" the two properties, moving the Neighborhood Office (NO) to the corner and changing the property to the west back to Multi-Family Residence, Medium Density (MF-3). Moving the Neighborhood Office to the corner is a more suitable location for an office with vehicular access to Enfield Road as well as Marshall Lane. The corner location is also a better location for the Neighborhood Office (NO) designation which calls for small professional offices compatible with existing neighborhoods. There will be no net gain/loss of either zoning categories as both parcels of land are comparable in size. The Old West Austin Neighborhood Association has sent a letter indicating that their "response is positive and non oppositional based on the information submitted". (see attached letter)

**BASIS FOR RECOMMENDATION:**

*1. Granting of the request should result in an equal treatment of similarly situated properties.*

Granting the staff recommendation would result in no net gain/loss of either zoning categories as both parcels of land are comparable in size.

**EXISTING ZONING AND LAND USES:**

| | ZONING | LAND USES |
|---|---|---|
| **SITE** | MF-3-NP | Single family |
| **NORTH** | MF-3-NP | Single family |
| **SOUTH** | MF-3-NP | Single family |
| **EAST** | MF-3-NP | Office |
| **WEST** | NO-CO-NP | Office |

**CASE HISTORIES:**

| CASE NUMBER | REQUEST | PLANNING COMMISSION | CITY COUNCIL |
|---|---|---|---|
| C14-96-0055 | From MF-3 to NO | Approved NO-CO [Vote 6-0] | Approved NO-CO [Vote 7-0] |

**NEIGHBORHOOD ORGANIZATION:**

- Homeless Neighborhood Assn.
- Old West Austin Neighborhood Assoc.
- West End Austin Alliance
- Austin Neighborhood Council

**SCHOOLS:**

Matthews Elementary School
O' Henry Middle School
Austin High School

**SITE PLAN:**

1. Although the surrounding properties are zoned MF-3, if any of their land uses are single-family, Compatibility Standards may be triggered for any future development. Along any property line adjacent to a lot zoned *or used as* a SF-5 or more restrictive, the following standards apply:
   - No structure may be built within 15 feet of the property line.
   - No structure in excess of two stories or 30 feet in height may be constructed within 50 feet of the property line.
   - No structure in excess of three stories or 40 feet in height may be constructed within 100 feet of the property line.
   - No parking or driveways are allowed within 15 feet of the property line.
   - A landscape area is required along the property line. In addition, a fence, berm, or dense vegetation must be provided to screen adjoining properties from views of parking, mechanical equipment, storage, and refuse collection.
   - Additional design regulations will be enforced at the time a site plan is submitted.

SP 2. This site is located within the Old West Austin National Register Historic District. Please be aware - the applicant is responsible for requesting relocation and demolition permits during any future development once a site plan is approved. The City Historic Preservation Officer will review all proposed building demolitions and relocations prior to site plan approval. If a building meets city historic criteria, the Historic Landmark Commission may initiate a historic zoning case on the property. Please contact the Historic Preservation Officer at 974-6454 for additional information [Chapter 25-11].

**ENVIRONMENTAL:**

1. This site is located over the Edwards Aquifer Recharge Zone. The site is located in the Town Lake Watershed of the Colorado River Basin, which is classified as an Urban Watershed by Chapter 25-8 of the City's Land Development Code. It is in the Desired Development Zone.

2. Impervious cover is not limited in this watershed class; therefore the zoning district impervious cover limits will apply.

3. This site is required to provide on-site structural water quality controls (or payment in lieu of) for all development and/or redevelopment when 5,000 s.f. cumulative is exceeded, and detention for the two-year storm. At this time, no information has been provided as to whether this property has any pre-existing approvals which would preempt current water quality or Code requirements.

4. According to flood plain maps, there is no flood plain within the project area.

5. Several trees will likely be impacted with a proposed development associated with this rezoning case. Please be aware that an approved rezoning status does not eliminate a proposed development's requirements to meet the intent of the tree ordinances. If further explanation or specificity is needed, please contact the City Arborist at 974-1876. At this time, site specific information is unavailable regarding other vegetation, areas of steep slope, or other environmental features such as bluffs, springs, canyon rimrock, caves, sinkholes, and wetlands

6. Standard landscaping and tree protection will be required in accordance with LDC 25-2 and 25-8 for all development and/or redevelopment.

**TRANSPORTATION:**

1. No additional right-of-way is needed at this time.

2. A traffic impact analysis was waived for this case because the applicant agreed to limit the intensity and uses for this development. If the zoning is granted, development should be limited through a conditional overlay to less than 2,000 vehicle trips per day. [LDC, 25-6-117]

Existing Street Characteristics:

| Name | ROW | Pavement | Classification | Sidewalks | Bike Route | Capital Metro |
|---|---|---|---|---|---|---|
| Marshall Ln | 66' | 33' | Local | No | No | No |
| Enfield Rd | 80' | 24' | Arterial | Yes | Yes | Yes |

**CITY COUNCIL DATE:** October 14th, 2010 **ACTION:**

**ORDINANCE READINGS:** 1ST 2ND 3RD **ORDINANCE NUMBER:**

**CASE MANAGER:** Clark Patterson **PHONE:** 974-7691
Clark.patterson@ci.austin.tx.us

**Old West Austin Neighborhood Association**
**P.O. Box 2724**
**Austin, TX 78768-2724**

July 12, 2010

City of Austin
Department of Watershed Protection and Development Review
One Texas Center
505 Barton Springs Road
Austin, Texas 78704

Re: Proposed Zoning Changes 1501 & 1503 Enfield

To Whom It May Concern,

The applicant's agent Tina Contros has presented the referenced zoning change requests to our group along with the three branches of our neighborhood planning contact team.

Our response is positive and non oppositional based on the information submitted.

Should you have any questions, please call.

Sincerely,

Paul Seals
Chair, Old West Austin Neighborhood Association


SUBJECT TRACT
WEST LYNN ST
MURRAY LN
WINDSOR RD
MARSHALL LN
KINGSBURY ST
PALMA PLZ
ENFIELD RD
W 13TH ST
LORRAIN ST
ELM ST
MARSHALL LN
SF-3-NP
MF-3-NP
MF-3-HI-NP
CS-1-MU-CO-NP
SF-3-HI-NP
SP-2007-0347C
C14-05-0149
C14-05-0149.A
C14-2008-0035
C14-77-08
02-0112
57-43




## ZONING

N

SUBJECT TRACT

PENDING CASE

ZONING BOUNDARY

1' = 400'

ZONING CASE#: C14-2010-0112
LOCATION: 1503 ENFIELD RD
SUBJECT AREA: 0.339 ACRES
GRID: H23
MANAGER: CLARK PATTERSON

CITY OF AUSTIN
FOUNDED 1839

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