

ZONING CHANGE REVIEW SHEET

CASE: C14-2010-0113 Gagaland 2

P. C. DATE: 09-14-2010

ADDRESS: 1501 Enfield Road

AREA: 0.358 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: MF-3-NP - Multi-Family Residence - Medium Density, Neighborhood Plan

ZONING TO: NO-NP - Neighborhood Office, Neighborhood Plan

SUMMARY STAFF RECOMMENDATION:

The staff recommendation is for NO-CO-NP, Neighborhood Office, Conditional Overlay, Neighborhood Plan. The Conditional Overlay would limit the vehicle trips to 2,000 per day, prohibit the following uses: Art Workshop, Art Gallery, Counseling Services, Daycare Services (Commercial), Daycare Services (General), Daycare Services (Limited), Private Primary Educational Facility, Public Primary Educational Facilities, Public Secondary Educational Facilities, Residential Treatment Services and Safety Services and limit the Floor-to-Area-Ratio (FAR) to point two six to one (.26:1).

PLANNING COMMISSION RECOMMENDATION:

The motion to approve staff's recommendation for NO-CO-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 move the Neighborhood Office (NO) to the corner lot and changing the NO foot prints on 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. 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. *The proposed zoning should be consistent with the purpose statement of the district sought.*

The corner location is also a better location for the Neighborhood Office (NO) designation which calls for small professional offices compatible with existing neighborhoods.

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/MF-3-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].

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

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.

CITY COUNCIL DATE: November 4th, 2010

ACTION:

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

CASE MANAGER: Clark Patterson
Clark.patterson@ci.austin.tx.us

PHONE: 974-7691

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

02-0112

02-0070-0210

