

**PLANNING COMMISSION  
SITE PLAN WAIVER ONLY  
REVIEW SHEET**

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**CASE:** SP-2012-0212C

**PC DATE:** January 8, 2013

**PROJECT NAME:** Tarrytown Place

**ADDRESS OF SITE:** 2314 Enfield Road

**AREA:** 0.242 acres

**WATERSHED:** Johnson Creek (Urban)

**JURISDICTION:** Full Purpose

**OWNER:** Mehdi Asgharzadeh  
1712 E Riverside Drive  
Austin, Texas 78741-1320  
(512)293-4883

**AGENT:** Ghaddar & Associates, A.J. Ghaddar, P.E.  
5524 Bee Caves Road, Suite B-2  
Austin, Texas 78746  
(512)535-7489

**CASE MANAGER:** Michelle Casillas Telephone: 974-2024  
[Michelle.Casillas@austintexas.gov](mailto:Michelle.Casillas@austintexas.gov)

**EXISTING ZONING:** MF-3-NP (.242 acres)

**NEIGHBORHOOD PLAN:** Central West Austin Neighborhood Plan

**APPLICABLE WATERSHED ORDINANCE:** Comprehensive Ordinance

**CAPITOL VIEW:** Not in View Corridor

**T.I.A.:** Not Required

**PROPOSED DEVELOPMENT:**

The applicant is proposing a two-story multi-family building containing 6 dwelling units, along with parking, utilities and grading improvements. The majority of the proposed building will be elevated on columns with the parking area at ground level underneath. The lot on the eastern side zoned MF-3-NP is triggering a compatibility setback of 15.5 feet.

**DESCRIPTION OF WAIVERS:**

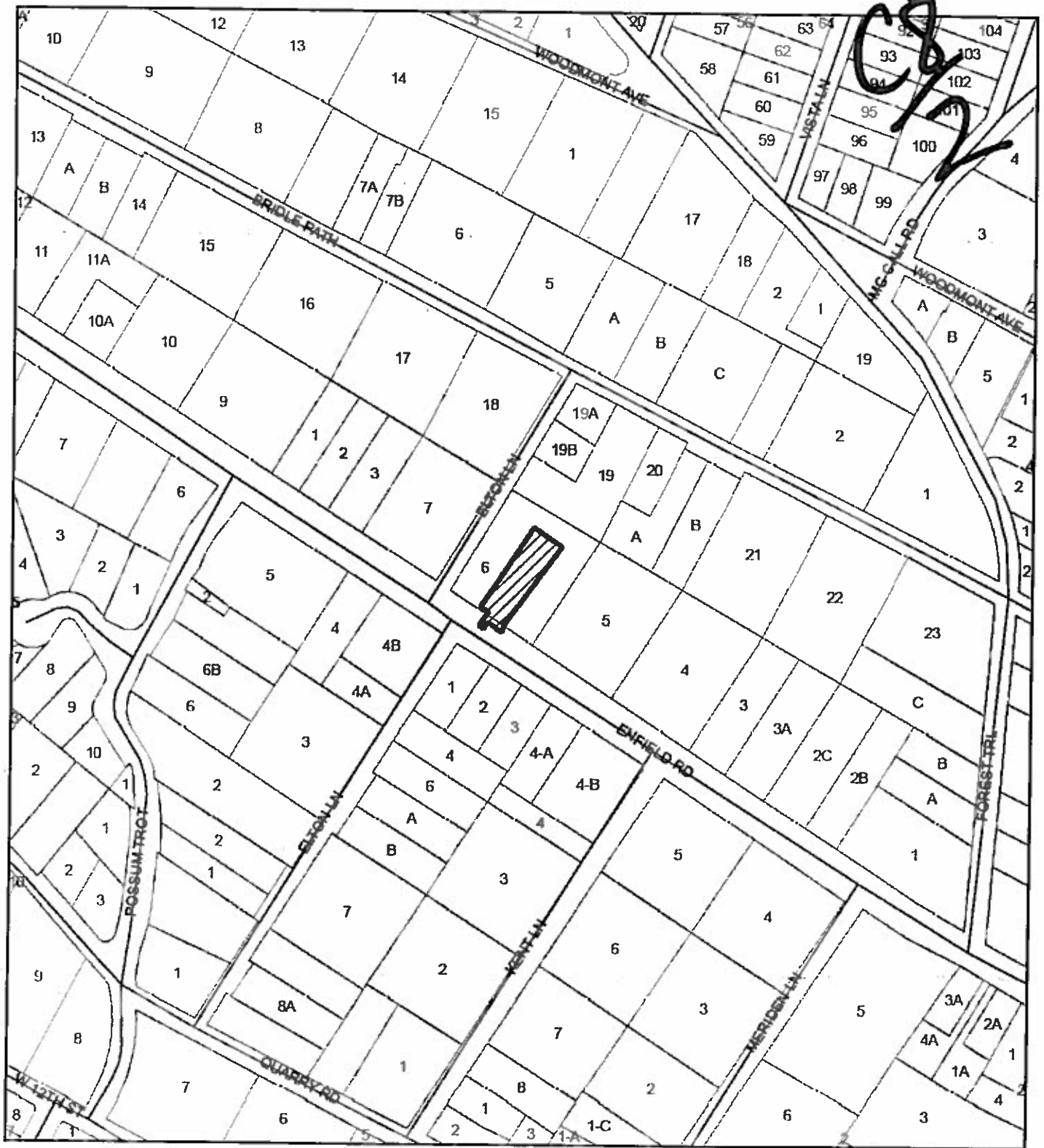
Waiver requests: Approval of a waiver from Compatibility Standards section 25-2-1062(C) to encroach into the 15.5 foot side yard setback to 7.5 feet.



**SUMMARY STAFF RECOMMENDATION:**

Staff recommends approval of the waiver from LDC Section 25-2-1062(C) to allow the building to be within 5 feet from adjacent property, which is used as single family.

**DEPARTMENT COMMENTS:**

The subject site is located within the Johnson Creek watershed, which is classified as an Urban Watershed, and is in the City of Austin's Full Purpose jurisdiction within the Desired Development Zone



 Subject Tract  
 Base Map

CASE#: SP-2012-0212C  
 ADDRESS: 2314 Enfield Road



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