

C21
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**PLANNING COMMISSION
SITE PLAN - WAIVER ONLY**

CASE NUMBER: SP-2014-0311C

**PLANNING COMMISSION
HEARING DATE:** March 24, 2015

PROJECT NAME: 2312 Enfield Road

ADDRESS: 2312 Enfield Road

APPLICANT: BPCH, LLC (Brooks Calavan) (512) 626-6547
11501 Silver Lake Court
Austin, TX 78732

AGENT: Perales Engineering LLC (Jeremy Perales P.E.)
1706 W. 6th Street (512) 297-5019
Austin, TX 78703

CASE MANAGER: Nikki Hoelter (512) 974-2863
Nikki.hoelter@austintexas.gov

COUNCIL DISTRICT: 9 - Kathie Tovo

NEIGHBORHOOD PLAN: Old West Austin

PROPOSED DEVELOPMENT:

The applicant is proposing to construct 4, two story condominium units, which will include onsite parking, 1,372 square feet of private common open space and utilities on a .227 acre site. A waiver from detention has been submitted by the applicant, and a fee in lieu will be paid for onsite water quality improvements.

A single family residence is currently on site, but is planned for demolition.

DESCRIPTION OF WAIVERS:

- 1) If a site has a street frontage that is more than 50 feet, but that does not exceed 100 feet, the side and rear setback requirements are as follows; 55-57.50 feet, the side and rear setback is 16 feet. [LDC Section 25-2-1062(C)]
(Request a waiver from the compatibility setback for a building.)

SUMMARY STAFF RECOMMENDATION:

Staff recommends approval of the waiver request to reduce the compatibility setback of the building from 16 feet to 6.6 feet. The applicant plans to construct 4 condominium units. Each unit will be two stories, with parking between each unit. Two units will be 1500 square feet, another unit will be 1832 square feet, with the fourth unit being 2031 square feet. The site is considered a small site by compatibility standards, where the building setbacks are based on the amount of existing street frontage for the site. This site has 55 feet of street frontage which requires a minimum of 16 feet for the side and rear building setbacks. Along the southeast property line, the building setback encroaches into the compatibility setback; the proposed building will be 6.6 feet from the single family property line. A 6 foot privacy fence will be erected along this property line to screen the view of the vehicles and the first story of the units from the

adjacent single family property. Although used as a single family residence the existing zoning is MF-3-NP.

C21
1/2

The site plan complies with all other compatibility standards as shown on the plan.

PROJECT INFORMATION

TOTAL SITE AREA	9906 sq. ft.	.227 acres	
EXISTING ZONING	MF-3-NP		
WATERSHED	Johnson Creek (Urban)		
WATERSHED ORDINANCE	Comprehensive Watershed Ordinance		
TRAFFIC IMPACT ANALYSIS	Not required		
CAPITOL VIEW CORRIDOR	None		
PROPOSED ACCESS	Enfield Road		
	Allowed/Required	Existing	Proposed
FLOOR-AREA RATIO	.75:1	0	.693:1/ 6865 sf
BUILDING COVERAGE	55%	0	5453 sf/ 55%
IMPERVIOUS COVERAGE	65%	0	6429 sf/ 64 %
PARKING	8	0	8

COMPATIBILITY

The subject site is bordered by a single family residence to the south. Along the north and west property line are multifamily developments, zoned MF-3-NP. A 6 foot privacy fence will be constructed along the south property line; in addition trees will be planted along this property line for added screening. Across Enfield, there are single family residences. Along the front of the subject site, landscaping will be planted, to screen the proposed building.

The site will comply with all other compatibility standard requirements in regards to height, setback and screening.

SUMMARY COMMENTS ON SITE PLAN:

The proposed site currently has a single family residence but prior to construction, it will be demolished. The property is within the Old West Austin neighborhood. The units will be owner occupied, as well as having all parking on site. Additional waivers or variances are not being requested with this project. The site plan will comply with all code requirements prior to its approval and release.

EXISTING ZONING AND LAND USES

	ZONING	LAND USES
<i>Site</i>	MF-3-NP	Existing single family residence
<i>North</i>	MF-3-NP	Single family residence
<i>South</i>	MF-3-NP/SF-3-NP	Single family residence
<i>East</i>	MF-3-NP	Multifamily
<i>West</i>	MF-3-NP	Multifamily

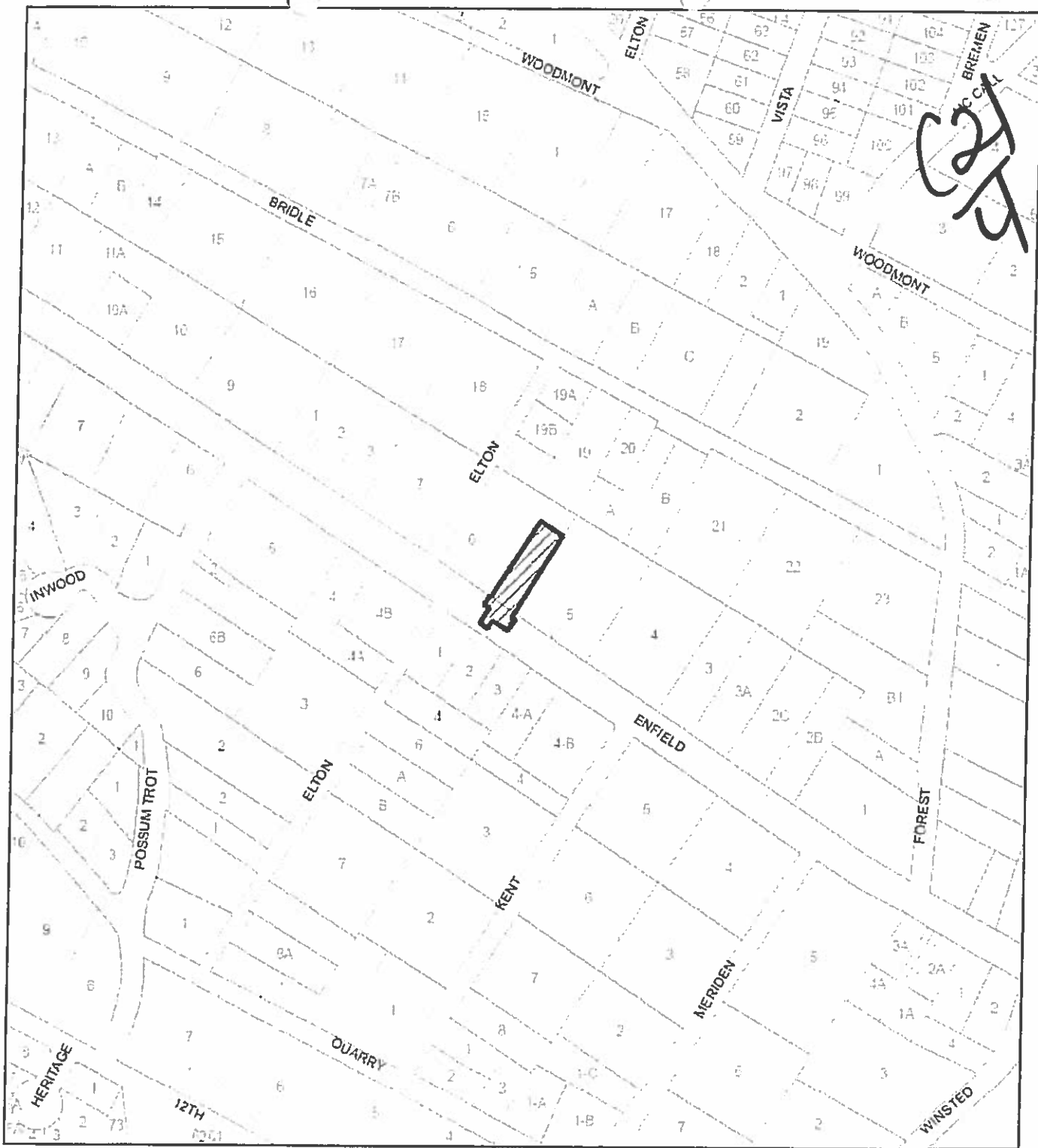
ABUTTING STREETS



Street	Right-of-Way Width	Pavement Width	Classification
Enfield Road	varies	40 feet	Minor arterial

NEIGHBORHOOD ORGNIZATIONS:

- 511—Austin Neighborhoods Council
- 742—Austin Independent School District
- 786—Home Builders Association of Greater Austin
- 1037—Homeless Neighborhood Assn.
- 1075—League of Bicycling Voters
- 1200—Super Duper Neighborhood Objectors and Appealers Organization
- 1224—Austin Monorail Project
- 1236 - The Real Estate Council of Austin, Inc
- 1113 - Austin Park Foundation
- 88 - West Austin Neighborhood Group
- 1424 - Preservation Austin
- 1409 - Beyond2ndnature
- 1340 - Austin Heritage Tree Foundation

(2)
1/3



-  Subject Tract
-  Base Map

CASE# SP-2014-0311C
 ADDRESS 2312 ENFIELD RD

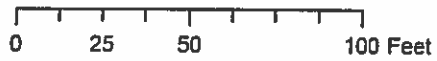
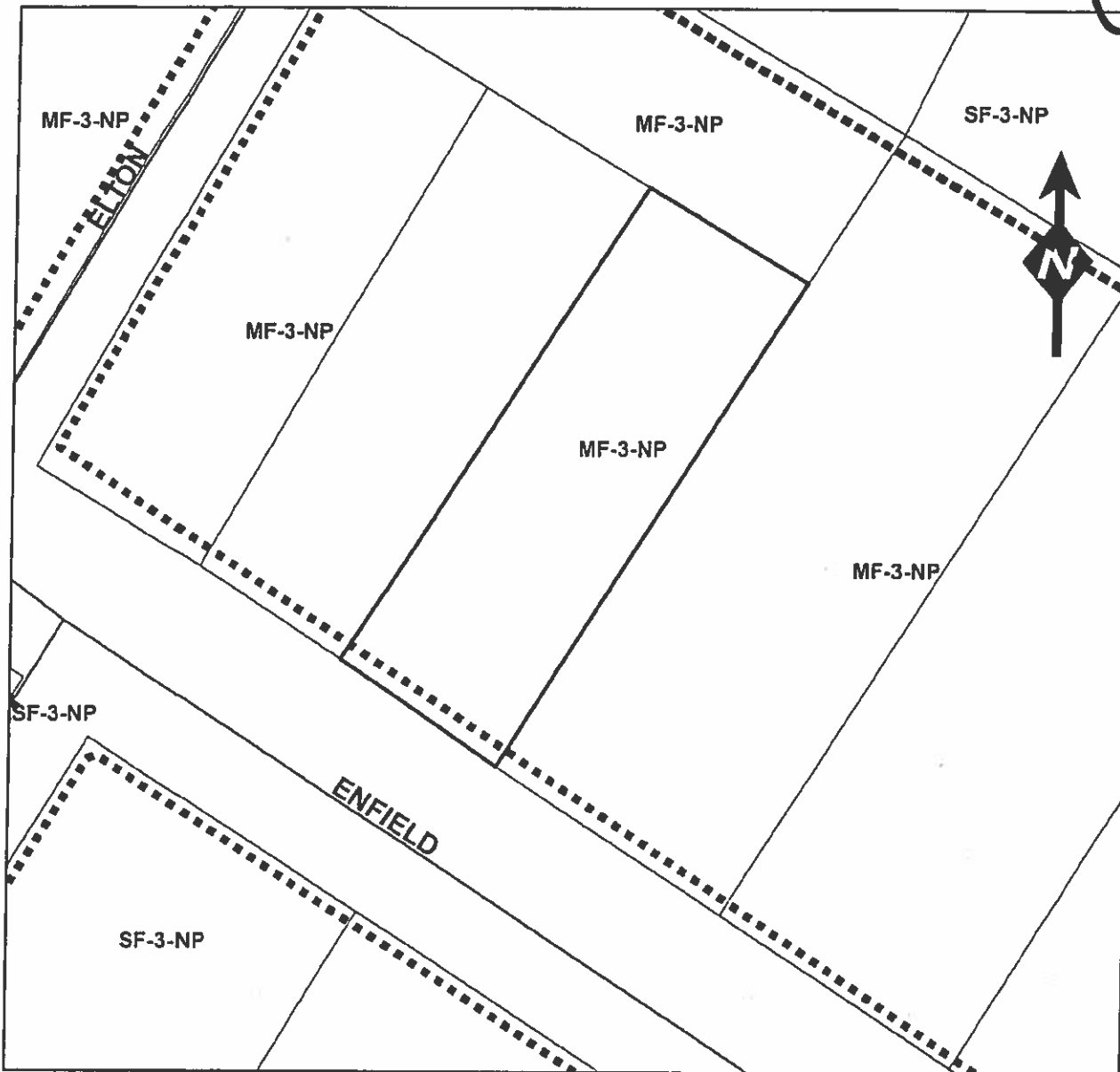


This product is for informational purposes and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey and represents only the approximate relative location of property boundaries.





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

SITE PLAN PERMIT

C21
5/5



Legend

-  EXTERNAL.tcad_parcel
-  Zoning
-  Street Address Centerline
-  Site Plan Case

2312 ENFIELD ROAD
CASE NO.: SP-2014-0311C
ADDRESS: 2312 ENFIELD RD.
CASE MANAGER: NIKKI HOELTER





C21
10

October 2, 2014

Mr. Greg Guernsey
Director
Planning and Development Review
505 Barton Springs Rd.
Austin TX, 78703

RE: LDC Article 10 Compatibility Waiver Request Summary Letter – 2312 Enfield Road

Dear Mr. Guernsey:

Please accept this letter and application materials as our formal submittal for a Waiver Request from Article 10 of the City of Austin Land Development Code regarding compatibility setbacks for single family residences. The project site is to be located at 2312 Enfield Road. We have included a vicinity map for your convenience. This site is zoned Multi-Family 3 with a Neighborhood Plan (MF-3-NP). The neighborhood plan adopted by the West Austin Neighborhood Group has designated this lot and all lots directly adjacent to this lot as a Multi-Family Land Use.

Currently, the City of Austin GIS has labeled the land use on the adjacent lot at 2310 Enfield Road as Single Family. However, as mentioned previously the intention of this land for future use is for Multi-Family development according to the approved neighborhood plan. It is anticipated that the current land use designation at 2310 Enfield Road will possibly require a variance regarding compatibility standards. We have discussed the condominium development project being proposed for 2312 Enfield with our neighbor. The owner of 2310 Enfield Road is in support of our proposed project.

This site has been previously platted as Westfield A, COA Case Number C8-1925-1351. This site is located within the City of Austin Grid No. H24 MAPSCO Page 584G. The Travis County Appraisal District parcel numbers associated with this site is 0114050927.

The site is located over the Edward's Aquifer Recharge Zone according to the City of Austin. There is no FEMA delineated floodplain within the site. The project site is situated in Johnson Creek Watershed which is classified as an urban watershed. The drainage from this site flows directly to the ROW of Enfield Road as the site slopes gently to the south.

If you need any further information please don't hesitate to contact our office.

Sincerely,

Jerry Perales, PE
President