

C22

**PLANNING COMMISISON  
SITE PLAN - WAIVER ONLY**

**CASE NUMBER:** SP-2014-0311C

**PLANNING COMMISSION  
HEARING DATE:** May 12, 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. 6<sup>th</sup> Street (512) 297-5019  
Austin, TX 78703

**CASE MANAGER:** Nikki Hoelter (512) 974-2863  
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**COUNCIL DISTRICT:** 10 – Sheri Gallo

**NEIGHBORHOOD PLAN:** West Austin Neighborhood

**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 of property frontage, the permitted 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 applicant is proposing to build a structure at 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.

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

**PROJECT INFORMATION**

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

	<b>ZONING</b>	<b>LAND USES</b>
<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**

<b>Street</b>	<b>Right-of-Way Width</b>	<b>Pavement Width</b>	<b>Classification</b>
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