

ZONING CHANGE REVIEW SHEETCASE: C14-2020-0048– 1509 EnfieldDISTRICT: 9ZONING FROM: MF-3-NPTO: NO-MU-NPADDRESS: 1509 Enfield RoadSITE AREA: 0.24 acres (10,461.95 sq. ft.)PROPERTY OWNER:

Alan W. & Margaret H. Berryhill

AGENT:ATX Permit & Consulting LLC
(Lila Nelson)CASE MANAGER Mark Graham (512-974-3574, mark.graham@austintexas.gov)STAFF RECOMMENDATION:

The Staff Recommendation is to grant neighborhood office – mixed use – neighborhood plan (NO-MU-NP). *For a summary of the basis of staff's recommendation, see case manager comments on page 2.*

PLANNING COMMISSION ACTION / RECOMMENDATION:**June 23, 2020**CITY COUNCIL ACTION:**Planned to be scheduled for July 30, 2020**ORDINANCE NUMBER:ISSUES

Neighbors wrote more than a dozen emails (see attached) opposing the zoning change for a variety of reasons, including: not supported by the Old West Austin Neighborhood Plan, traffic congestion on Enfield, anticipated overflow parking problems, drainage issues and their experience with the existing real estate office (two doors down from the subject property) that has neighborhood office (NO) zoning.

CASE MANAGER COMMENTS:**Request**

The Applicant requests rezoning the lot at 1509 Enfield Road from multifamily residence - (medium density) – neighborhood plan (MF-3-NP) to neighborhood office – mixed use – neighborhood plan (NO-MU-NP) combining district. Staff recommended adding mixed use (MU) to provide for and encourage development that contains a compatible mix of residential and office uses and the applicant agreed.

Location

The subject site is in the middle of the Enfield Subdivision, including the Clarksville area which is on the National Register of Historic Places, northwest of downtown Austin. 1509 Enfield Road is a 0.24 acre (10,461.95 sq. ft.) lot located midblock on the south side of Enfield Road between West Lynn Street to the west and Marshall Lane to the east. The site is accessed from Enfield Road. The alley is vacated.

2000 Old West Austin Neighborhood Plan/1979 Austin Tomorrow Comprehensive Plan

The subject site is in the “Residential Core” of Old West Austin as mapped in the Neighborhood Plan adopted June 22, 2000 as an amendment to the 1979 “Austin Tomorrow Comprehensive Plan.” Enfield Road is the north limit of the Residential Core area that continues south to the commercial zoning north of West 6th Street. The western limit is Mopac and eastern limit is generally the edge of the commercial zone west of Lamar Blvd.

The Old West Austin Neighborhood Plan states:

“This neighborhood has been under great pressure to accommodate commercial uses within its residential core, and is in danger of being eroded from its edges.” (p 11)

“Any proposed rezonings should be consistent with the land use and zoning proposals of this plan.”

“Residential Core...No zoning changes to a more permissive zoning category should be permitted. Preservation of existing older residential structures is strongly encouraged.” (p11-12)

The applicant’s request is to change the zoning from multifamily residential to (the more permissive) neighborhood office with residential uses permitted by adding mixed-use zoning. The applicant plans to renovate the existing residential structure.

There is no Future Land use Map (FLUM) for the Old West Austin Neighborhood Plan. There is no requirement for the applicant to file a Neighborhood Plan Amendment (NPA) application to amend the plan.

Imagine Austin Comprehensive Plan

Austin adopted a new Comprehensive Plan, Imagine Austin (IA) in 2012. Much of the focus of the current plan is on compact, connected and complete neighborhoods. The Growth Concept maps and statements contemplate Austin’s development through the year 2039. It promotes infill and redevelopment for growth as opposed to developing new greenfield areas. IA focuses growth

along activity corridors and in activity centers especially those that are accessible by walking, bicycling and transit as well as by car. Although Enfield Road is not a designated activity corridor or center, it is a minor arterial, with sidewalks and bike routes that connects to North Lamar Blvd which is an activity corridor. Enfield merges into West 15th Street just east of Windsor Road and connects to Downtown which is an activity center. 15th Street connects directly to the Texas Capitol, Waterloo Neighborhood Park and the Dell Medical near where it terminates at Interstate Highway 35. The subject site is about four tenths of a mile from North Lamar. The subject property is about a ten minute bike ride from the State Capitol or the UT campus.

Land Development Code: Mixed Use Article 4.

Prior to application submittal, Staff recommended that the Applicant add mixed use to the zoning request in order to provide the opportunity for residential uses to occur. The preamble of Article 4 in the Austin Land Development Code explains the rationale for mixed use at the subject location.

This Article 4 is intended to provide for and encourage development and redevelopment that contains a compatible mix of residential, commercial and institutional uses within proximity to each other, rather than separating uses. The mixed use provisions define the uses of land and the siting and character of the improvements and structures allowed on the land in a manner that encourages a balanced and sustainable mix of uses. They promote an efficient pedestrian-access network that connects the nonresidential and residential uses and transit facilities. Redevelopment of underutilized parcels and infill development of vacant parcels should foster pedestrian-oriented residential and mixed use development.

The OWANA neighborhood expressly supports mixed uses to combine residences with office and retail within areas that already have commercial zoning.

Goal 1 – Encourage Mixed Uses

Obj. 1.1 Allow mixed uses in selected areas, as follows:

1. between the railroad tracks and 5th Street;
2. the area from the north side of 6th street to centerline of 5th street;
3. the area on the west side of Lamar Blvd. between 3rd and Enfield;
4. area on West Lynn from 10th to 13th. (p 5)

The land along Enfield Road is not one of the designated areas for mixed use in the Old West Austin Neighborhood Plan because only land that was already commercially zoned twenty years ago, when the plan was written, was considered eligible. Enfield Road is a bus, bike and pedestrian route in and out of downtown Austin, designated an Urban Road, Minor Arterial and Level 3 road. When the OWANA Plan was adopted in 2000, Austin's population in 2000 was 656,562. As of June, 2020 Austin's population is an estimated 1 million people. (Austin Demographer, Ryan Robinson). Austin is growing and changing.

Adjacent Conditional Overlays

The lot to the east (1503 Enfield Rd) currently has MF-3-CO-NP zoning after rezoning from neighborhood office – conditional overlay – neighborhood plan (NO-CO-NP) zoning in 2010. That neighboring property does not have any structures, and is partially paved and used for parking and storage of real estate signs. The following conditions are listed in Part 3 of Ordinance 20101104-038:

- A. All uses on the site must generate less than 2000 daily trips cumulatively;
- B. The maximum number of residential units on the property is three units.

The property at 1501 Enfield Rd, two doors east of the subject property, is zoned neighborhood office – conditional overlay – neighborhood plan (NO-CO-NP) and currently used as a real estate office. There are three conditions in the overlay:

1. Limits vehicle trips to under 2000 per day;
2. Sets Floor to Area Ratio at 0.26:1.0;
3. Prohibits 11 land uses otherwise permitted in the NO zoning district. The prohibited uses are:

Art workshop	Art gallery
Counseling services	Daycare services (commercial)
Daycare services (general)	Daycare services (limited)
Private primary educational facilities	Public primary educational facilities
Public secondary educational facilities	Residential treatment
Safety services	

Zoning

Enfield Road has MF-3 zoning on both sides for most of the length between Mopac and Parkway which is about three fourths of a mile. There are SF-3 zoned blocks (one on the south, 2 on the north) next to Mopac and a few other SF-3 properties at West 15th Street and at Parkway. The only Neighborhood Office zoned property is the one at 1501 Enfield, two doors east of the subject lot. There is a lone SF-2 zoned property on the north side of Enfield at Marshall Lane.

Neighborhood Comments

Emails received by staff oppose the rezoning because, they say, it will change the residential character of the neighborhood; because permitting one business in will cause others to come; because trucks and construction equipment stored at the site will be unattractive; and because a company that does business all over Austin is not a neighborhood serving office.

Applicant's Proposed Use

The applicant requested the NO-MU-NP zoning so they could operate their family owned homebuilding and remodeling company from the location. Their letter indicates senior management, planning and design staff would work from this location. The location is attractive because they have employees who live in the area and their business focus in on central Austin. Their agent said that they would not have outdoor storage of construction material or equipment at this location.

Land uses permitted in the NO zoning district (25-2-491):

Residential Uses: Bed and Breakfast (Group 1 and 2)

Commercial Uses: Administrative and Business Offices, Art Gallery, Art Workshop, Professional Office, Software Development.

Agricultural Uses: Community Garden, Urban Farm.

Civic Uses: Communication Service Facilities, Counseling Services, Family Home, Group Home (Class I) (General and Limited); Group Home (Class II), Guidance Services, Local Utility Services, Private Primary Educational Facilities, Public Primary Educational Facilities, Public Secondary Educational Facilities, Religious Assembly, Safety Services.

Land uses permitted in the proposed (NO-MU) zoning district (25-2, Subchapter E: Design Standards and Mixed Use. 4.2.1 C.1):

Commercial Uses that are permitted in the base district; (see above)

Civic uses that are permitted in the base district; (see above)

Residential Uses: Townhouse residential, multifamily residential, single-family attached residential, small lot single-family residential, two-family residential, condominium residential, duplex residential, group residential, group home (class I) (limited), group home (class I) (general), and group home (class II), short term rental.

The District Standards in the same Land Development Code section cross reference specific standards for the residential uses. For example, D. 6. Applies to a multifamily residential use, a townhouse residential use, a condominium residential use, a group residential use, or a group home use.

- a. In a mixed use (MU) combining district that is combined with a neighborhood office (NO) base district, the minimum site area for each dwelling unit is:
 - i. 3,600 square feet, for an efficiency dwelling unit;
 - ii. 4,000 square feet, for a one bedroom dwelling unit; and
 - iii. 4,400 square feet, for a dwelling unit with two or more bedrooms.

For the subject 10,461 square foot site, there could be $(10,461 / 4,400) = 2$ dwelling units with 2 or more bedrooms.

BASIS OF RECOMMENDATION:

1. The proposed zoning should be consistent with the purpose statement of the district sought.

NO – Neighborhood Office district is intended for offices predominately serving neighborhood or community needs, which may be located within or adjacent to residential neighborhoods.

Offices in the NO district would typically locate on collector streets with a minimum of 40 feet of pavement width, and would not unduly affect traffic in the area. The NO district is designed to accommodate small, single-use offices and to encourage and preserve compatibility with existing neighborhoods through renovation of existing structures. MU – **Mixed Use combining district** is intended for combination with selected base districts, in order to permit any combination of office, retail, commercial, and residential uses within a single development. NP – **Neighborhood Plan district** denotes a tract located within the boundaries of an adopted Neighborhood Plan.

The applicant proposes to use NO-MU zoning as a single-use office for Nalle's Custom Homes. The office is for their senior management, planning and design departments and administrative staff. The company's business is focused on central Austin. Their letter explains why they chose the location: their employees live in the area, they build and remodel homes in the area. The applicant intends to renovate the existing structure for their office use.

Enfield Road is a four-lane, minor arterial, listed in Austin Strategic Mobility Plan as Street level 3. There is 40 feet of pavement. The location is about midway between North Lamar Boulevard and the MoPac highway. There are sidewalks along both sides of Enfield and it is a designated bike route though there are no dedicated bike lanes. Capitol Metro Bus service is available on Enfield.

Adding mixed use (MU) to the zoning string allows for residential uses on the property. The Old West Austin Neighborhood Plan, an amendment to Austin's Comprehensive Plan, supported adding mixed use to land that was commercially zoned within their Planning Area in the year 2000.

2. *Zoning should not constitute a grant of special privilege to an individual owner; Granting of the request should result in an equal treatment of similarly situated properties.*

Two similar properties on the same block have received the neighborhood office (NO) rezoning. Those properties are next door to the east (1503) and the property east of that (1501) on the southwest corner of Enfield Road and Marshall Lane. 1503 was rezoned back to multi-family medium density residential – conditional overlay – neighborhood plan (MF-3-CO-NP) combining district in 2010 when the corner lot was rezoned to neighborhood office – conditional overlay – neighborhood plan (NO-CO-NP).

EXISTING ZONING AND LAND USES:

	Zoning	Land Uses
Site	MF-3-NP	Single or multi-family residential
North	MF-3	(across Enfield Road) Multifamily Residential
South	MF-3-NP	Detached family residences, pocket park, multifamily residential
East	MF-3-CO-NP, NO-CO-NP	Parking, Office
West	MF-3 -NP	Multi-family residential

NEIGHBORHOOD PLANNING AREA: Old West Austin

TIA: A traffic impact analysis is not required as this proposal does not exceed the thresholds established in the Land Development Code.

WATERSHED: Lady Bird Lake, Urban, Maximum impervious cover 60%

OVERLAYS: Old West Austin; Residential Design Standards: LDC/25-2-Subchapter F

SCHOOLS:

Mathews Elementary

O. Henry Middle

Austin High

NEIGHBORHOOD ORGANIZATIONS

Austin Independent School District

Austin Lost and Found Pets

Austin Neighborhoods Council

Bike Austin

Friends of Austin Neighborhoods

Homeless Neighborhood Association

Neighborhood Empowerment Foundation

Old West Austin Neighborhood Assn.

Old West Austin Neighborhood Plan Contact Team

Pease Neighborhood Association

Preservation Austin

SELTexas

Save Barton Creek Assn.

Shoal Creek Conservancy

Sierra Club, Austin Regional Group

AREA CASE HISTORIES:

Number	Request	Commission	City Council
C14-02-0112 Old West Austin (OWANA) Neighborhood Plan Combining District Enfield Road	<p>Rezoning to add a neighborhood plan (NP) combining district on about 416 acres and change base zoning on 61 tracts of land. Office and commercial tracts were appended to include mixed use -conditional overlay -neighborhood plan combining districts (MU-CO-NP. Light industrial tracts were changed to include conditional overlay and neighborhood plan (LI-CO-NP) combining districts.</p> <p>Part 6. The office, commercial and light industrial properties within the boundaries of the conditional overlay-combining district of this ordinance are subject to building height limits on listed tracts; they may not exceed 40 feet. The subject property was residential at the time and not listed. There are also lists of conditional uses and prohibited uses by tract. Because the subject lot was residential at the time is was not subject to the conditional and prohibited uses under this ordinance.</p>	To grant	Apvd., 10/07/2002 Ord.# 020926-26

Number	Request	Commission	City Council
	Amend 1979 Austin Tomorrow Comprehensive Plan by adopting the Old West Austin Neighborhood Plan. Section D lists 13 major goals for neighborhood: 1. Encourage mixed uses; 2. Protect the character of the neighborhood; 3. Maintain social and economic diversity of residents; 4. Provide safe movement for all modes of transportation throughout neighborhood; 5 provide access to, from, and through the neighborhood for all residents; 6. Allow neighborhood streets to function for circulation, while calming cut-through traffic; 7. Provide for movement of through traffic into and out of downtown; 8. Create attractive, pedestrian-friendly public spaces in the neighborhood; 9. Provide adequate parking for neighborhood's residents and businesses; 10, reduce traffic noise; 11. Improve existing parks and increase recreational amenities in the neighborhood; 12 preserve and improve green space; and 13. Preserve and enhance the unique historic identity of the neighborhood.	To grant	Apvd., 06/29/2000 Ord.# 20000629-105
C14-2010-0112 Gagaland 1503 Enfield Rd.	Rezone 0.339 acres from NO-CO-NP to MF-3-NP. The conditional overlay limited vehicle trips to 2000 per day; density limited to 3 residential units; Applicant proposed moving the neighborhood office (NO-CO-NP) zoning to the corner property (1501 Enfield) and restoring the multi-family (MF-3-CO-NP) zoning to 1503 Enfield.	To grant	Apvd., 11/04/2010 Ord.#20101104-038
C14-2010-0113 Gagaland 2 1501 Enfield Rd.	Rezone 0.358 acres from MF-3 to NO-CO-NP. Conditions: maximum traffic less than 2000 daily trips; maximum Floor to Area Ratio (FAR) 0.26:1; and the following prohibited uses: art workshop, art gallery, counseling svcs., daycare svcs.(commercial, general, limited), private primary educational facilities, public primary educational facilities, public secondary educational facilities, residential treatment, safety services.	To grant	Apvd., 11/04/2010 Ord.# 20101104-039
C14-02-0112 Munro Rezoning 1403 Marshall Ln	Rezone 0.2089 acres from MF-3-NP to SF-5-NP	To grant	Apvd., 08/07/2014 Ord.#20140807-152
C14H-2008-0035 Judge John D. &	Requested adding Historical (H) designation to current MF-3-NP zoning to become MF-3-H-NP)	To grant	Apvd., 12/18/2008 Ord.# 20081218-105

Number	Request	Commission	City Council
Etta Harvey House 1309 Marshall Ln.			
C14-04-0149.47 OWANA Zoning Rollback 1503 Palma Plaza	Rezone from MF-3-NP to SF-3-NP	To grant	Apvd., 03/03/2005 Ord.# 050303-Z-14
C14-04-0149.14 OWANA Zoning Rollback 1505 Palma Plaza	Rezone from MF-3-NP to SF-3-NP	To grant	Apvd., 03/03/2005 Ord.# 050303-Z-5
C14-04-0149.16 OWANA Zoning Rollback 1509 Palma Plaza	Rezone from MF-3-NP to SF-3-NP	To grant	Apvd., 05/03/2005 Ord.# 050303-Z-7
C14-04-0149-13 OWANA Zoning Rollback 1613 Palma Plaza	Rezone from MF-3-NP to SF-3-NP	To grant	Apvd., 05/03/2005 Ord.# 050303-Z-4
C14H-03-0007 The Violet Crown 1504 W Lynn St	Rezone from SF-3 to SF-3-H	To grant	Apvd., 02/12/2004 Ord.# 040212-Z-2
C14H-04-0010 Robinson-Watt House 1502 Marshall Ln	Rezone from SF-2 to SF-2-H	To grant	Apvd., 12/02/2004 Ord.# 041202-Z-3
C14H-2008-0015 Crusemann-Clark- Marsh-Bell House	Rezone 0.723 acres from SF-2 to SF-2-H	To grant	Apvd., Ord.# 20080724- 143

RELATED CASES: None

There is no Future Land Use Map (FLUM) for Old West Austin.

Legal Description: Lot 45, Outlot 7, Division Z, Enfield B

OTHER STAFF COMMENTS:**Comprehensive Planning**

This zoning case is located on the south side of Enfield Road, on a property that is approximately 0.24 acres in size and contains a two-story house. The property is not situated along an Activity Corridor or near an Activity Center and is located within the boundaries of the **Old West Austin Neighborhood Planning Area**. Surrounding land uses include single family housing to the north; to the south is single family housing and a pocket park; to the east is a real estate office and to the west is mix of single family and multi-family housing. The proposed use is an office.

Connectivity

Enfield Road is a heavily travelled residential collector and arterial road, which has public sidewalks located on both sides of the street. A Cap Metro Transit stop is located 1,500 feet to the west. There are no bike lanes in this area. The mobility and connectivity options in this area are fair.

Old West Austin Neighborhood Plan

The Old West Austin Neighborhood Plan (OWANP) is one of the few neighborhood plans that does not have a Future Land Use Map. The following Text, Goals and Objectives found on pages 23 through 30 of the OWANP are applicable to this case.

LAND USE / ZONING: (pg. 23) The neighborhood planning team has identified "neighborhood-friendly" commercial areas where office, retail, and residences can be mixed vertically and horizontally. These areas include West 5th and 6th Streets between Lamar and Mopac, Lamar Boulevard between Town Lake and Enfield, and those properties that already have commercial zoning on the central commercial service corridor on West Lynn from 10th to 13th Streets ("Downtown Clarksville").

For decades, the Old West Austin Neighborhood has resisted intense pressure to change existing residential properties to commercial use. Despite these efforts, a significant loss in residential use has occurred. The goal of the Neighborhood Planning Team is to protect existing residential property and encourage the development of new residential property by supporting mixed-use development in certain areas of the neighborhood. The development of commercial properties under the banner of mixed use with token residential space, such as penthouses, is not supported by the plan. A goal of the neighborhood plan is at least three square feet of residential space for every new square foot of commercial space.

Neighborhood-oriented commercial uses with modest parking requirements are preferred. The planning team has identified types of uses that should be: permitted, not permitted, and conditionally permitted in CS, CS-1 and LI zoning in the neighborhood. Development of buildings with a mix of office and residential can result in complementary parking. Retail can be included in certain areas as parking allows.

Neighborhood-oriented commercial uses with modest parking requirements are preferred.

Goal 2 - Protect the Character of the Neighborhood (pg. 24)

Obj 2.1 – Encourage commercial uses that support the neighborhood. (pg. 24)

Obj 2.2 – Protect current pattern of single family uses in neighborhood. (pg. 28)

Action 6: If requested by the property owner, allow voluntary zoning rollback on multi-family zoning (on land that currently has single-family uses), by providing a no-cost zoning rollback. The neighborhood has

approximately 340 parcels in single-family use with multifamily zoning. This zoning presents a threat to continued single family uses. (City Action Item: DRID).

Any proposed rezonings should be consistent with the land use and zoning proposals of this plan. The boundaries of the districts described below are illustrated in the map "Old West Austin Neighborhood Plan – Neighborhood Districts." (pg. 30)

- Throughout the neighborhood, no zoning changes on commercially zoned lots to more permissive zoning should be allowed, except as noted below. Rezoning from any commercial base district to the same base district adding MU shall be supported on W. 6th and W. Lynn if the existing building and character are maintained. Elsewhere, rezoning from any commercial base district to add MU shall be supported subject to other restrictions discussed in the plan.

- **Residential Core** (See the attached Neighborhood District Map, which identifies the **Residential Core as the area bounded by Enfield**, Newfield, the rear lot line of the first lot on the north side of 6th Street, the rear lot line of the first lot on the west side of Lamar from W. 6th to the alley between 9th and 10th, then continuing on Baylor from the alley between 9th and 10th, to 12th, from the rear lot line of the first lot on the west side of Lamar from 12th to Parkway, from the rear lot line of the first lot on the west side of Parkway from Lamar to Baylor, along Lamar (facing Pease Park) from Parkway to 15th Street (excluding the first 3 southern-most lots of this section), and finally along 15th Street to Enfield): 1201 and 1203 Baylor Street **are excluded from the Residential Core**. No zoning changes to a more permissive zoning category should be permitted, with the exception of 1008 Baylor Street and 1111 W. 11th Street due to consideration of conditions that insure compatibility with a residential character of the core. Preservation of existing older residential structures is strongly encouraged.

Imagine Austin

The following Imagine Austin policy is applicable to this case:

- **LUT P4.** Protect neighborhood character by directing growth to areas of change that includes designated redevelopment areas, corridors and infill sites. Recognize that different neighborhoods have different characteristics and new and infill development should be sensitive to the predominant character of these communities.

Based on this property being situated along an arterial corridor, which includes a mix of uses including office and multifamily; and supporting policies in the Imagine Austin Comprehensive Plan, the Austin Land Development Code, the proposed project supports the Imagine Austin Comprehensive Plan.

Environmental

1. The site is not located over the Edwards Aquifer Recharge Zone. The site is located in the Lady Bird 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. Zoning district impervious cover limits apply in the Urban Watershed classification.
3. According to floodplain maps there is no floodplain within or adjacent to the project location.
4. Standard landscaping and tree protection will be required in accordance with LDC 25-2 and 25-8 for all development and/or redevelopment.
5. At this time, site specific information is unavailable regarding vegetation, areas of steep slope, or other environmental features such as bluffs, springs, canyon rimrock, caves, sinkholes, and wetlands.
6. This site is required to provide on-site water quality controls (or payment in lieu of) for all development and/or redevelopment when 8,000 s.f. cumulative is exceeded, and on site control for the two-year storm.
7. At this time, no information has been provided as to whether this property has any preexisting approvals that preempt current water quality or Code requirements.

Site Plan

- SP1. Site plans will be required for any new development other than single-family or duplex residential.
- SP2. Any development which occurs in an SF-6 or less restrictive zoning district which is located 540-feet or less from property in an SF-5 or more restrictive zoning district will be subject to compatibility development regulations.
- SP3. Any new development is subject to Subchapter E. Design Standards and Mixed Use. Additional comments will be made when the site plan is submitted.
- SP4. Site Development Regulations:
- Max Height: 35 ft. or 2 Stories
 - Impervious Cover: 60%
 - Building Coverage: 35%
 - FAR: 0.35:1

Transportation

The Austin Strategic Mobility Plan (ASMP), adopted 04/11/2019, calls for 80 feet of right-of-way for Enfield Road. It is recommended that 40 feet of right-of-way from the existing centerline should be dedicated for Enfield Road at the time of subdivision or site plan. A traffic

impact analysis is not required as this proposal does not exceed the thresholds established in the Land Development Code.

Name	Existing ROW	ASMP Required ROW	Pavement	ASMP Classification	Sidewalks	Bicycle Route	Capital Metro (within ¼ mile)
Enfield Road	~75'	80'	40'	3	Yes	Yes	Yes

Austin Water Utility

AW1. The landowner intends to serve the site with City of Austin water and wastewater utilities. The landowner, at own expense, will be responsible for providing any water and wastewater utility improvements, offsite main extensions, utility relocations and or abandonments required by the land use. The water and wastewater utility plan must be reviewed and approved by Austin Water for compliance with City criteria and suitability for operation and maintenance.

Depending on the development plans submitted, water and or wastewater service extension requests may be required. All water and wastewater construction must be inspected by the City of Austin.

The landowner must pay the City inspection fee with the utility construction. The landowner must pay the tap and impact fee once the landowner makes an application for a City of Austin water and wastewater utility tap permit.

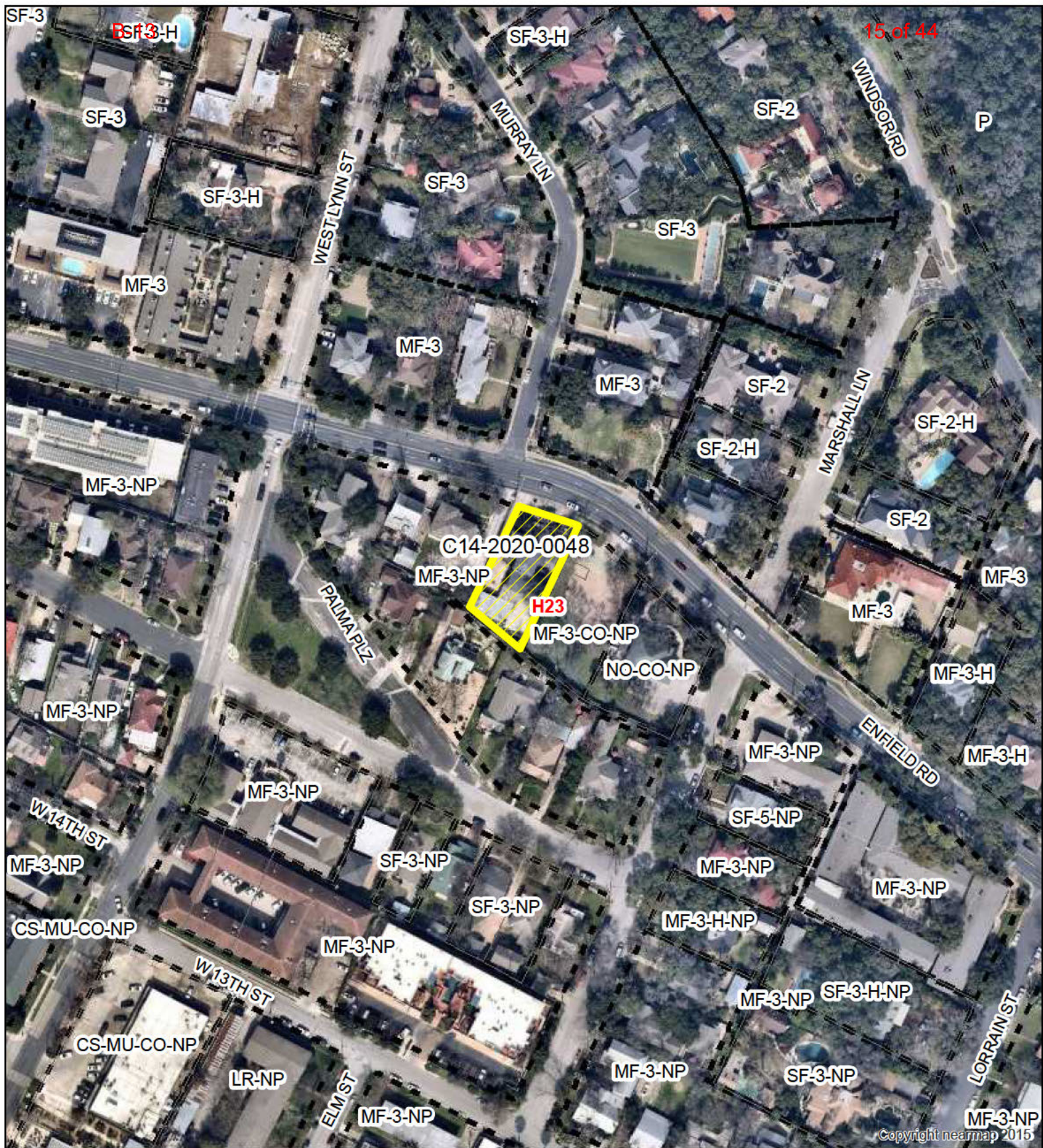
INDEX OF EXHIBITS TO FOLLOW

Exhibit A: Zoning Map

Exhibit B: Aerial Map

Exhibit C: Nalle Letter

Comments from Interested Parties



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1" = 150'



SUBJECT TRACT



ZONING BOUNDARY



PENDING CASE



CREEK BUFFER

1509 ENFIELD

Exhibit B

ZONING CASE#: C14-2020-0048
 LOCATION: 1509 ENFIELD RD.
 SUBJECT AREA: 0.24 ACRES
 GRID: H23
 MANAGER: MARK GRAHAM



This map has been produced by the Communications Technology Management Dept. on behalf of the Planning Development Review Dept. for the sole purpose of geographic reference. No warranty is made by the City of Austin regarding specific accuracy or completeness.

105 Applewood Dr Cedar Creek, TX 78612 512.985.6825

05/21/2020

Nalle Custom Homes, Inc

RE: Rezoning C14-2020-0048 1509 Enfield

Dear residents and property owners, as you are likely aware we are in a process of requesting a rezoning of the property located at 1509 Enfield from MF-3-NP to NO-MU-NP.

The use of this property is to be the central office for Nalle Custom Homes senior management, planning and design departments. Outside visits of home clients will be by appointment only.

We are a family owned business and much of our business is focused in the central Austin area. We are not a retail-oriented company and this is not to be a showroom. It will serve as a base office for our project managers and office staff. Some of our employees live in the area as well.

Traffic would be very low in and out, with most employees showing up in the morning hours and leaving at 5pm. Some influx in and out during the day, but by no means high traffic.

There will be no storage of supplies or equipment at this site and normal Monday through Friday business hours will be kept.

The building itself will be updated with new paint, new roof, new windows and new front door, but will maintain the integrity of the existing structure and look of the neighborhood. Please see initial rendering attached.

We are highly active in the surrounding areas and understand the importance of keeping the existing charm and characteristics of the neighborhood. It would be our pleasure to restore this building and maintain its current charm.

Sincerely,

Owen Nalle
Nalle Custom Homes



Graham, Mark

From: Ellen Justice [REDACTED]
Sent: Friday, May 08, 2020 3:18 PM
To: Graham, Mark
Subject: RE: zoning change case 2020-063149ZC 1509 Enfield

*** External Email - Exercise Caution ***

Mr. Graham,

I live in this neighborhood and am opposed to changing the zoning of this property from MF residential to NO-MU-NP. This rezoning would give other businesses leverage to move into our residential neighborhood, which would ruin its character. "Neighborhood Office" could hardly apply in this case since this construction company (Nalle) does business all over Austin.

Also, it seems likely that there would be large trucks and other construction equipment that could be stored on this site.



Alan Berryhill, the owner of Crossspointe Construction is asking for the zoning change, but it is actually NALLE CONSTRUCTION, a much larger company, that is the pending owner of the property.

"I represent Nalle Home Builders that desires to purchase the property located at 1509 Enfield. They intend to make it an office for their home building company. As you know, the current zoning is MF-3. We have a zoning request submitted to the City for NO-MU (Neighborhood Office-Mixed Use). Staff have recommended adding MU which would allow for residential as well as office use." Email from Lila Nelson, ATX Permit and Consulting

Thank you for your help.

Ellen Justice
802 Winflo Drive
Austin 78703

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 Reply all   Delete  Junk  Block ...

Ref: 1509 Enfield, case #C14-2020-0048

KE

Kastner, Janet E <j_kastner@austin.utexas.edu>

Mon 5/18/2020 12:36 PM

Graham, Mark 

    ...

*** External Email - Exercise Caution ***

1509 Enfield

Planning and Zoning Department Case #C14-2020-0048

Begin forwarded message:

From: [REDACTED]

Date: May 18, 2020 at 11:28:23 AM MDT

To: [REDACTED]
[REDACTED]

Subject: 1509 Enfield Rezoning

Dear Sheila, John, and Christine,

My husband, Thom Person, and I live at 1508 Palma Plaza, directly behind 1509 Enfield. We just recently found out about the filing to change the zoning of that property. I am sorry that we are contacting you at this late a date (there was confusion earlier when first contacting John, then hearing from Sheila, but then I was unable to return contact via text to Sheila for some reason. Thank you for your efforts!)

We are opposed to the rezoning of 1509 Enfield. We bought and renovated our house only 3 years ago, in a residential community. This business would be just on the other side of our backyard fence! We do not want to see Enfield, our direct neighbor, turn into a commercial or office strip. We do not see how a construction company office would serve our residential neighborhood in any way.

Thank you for contacting us. We will vote "opposed" at the Zoom June 2nd meeting. Thank you for your attention to this matter.

Sincerely, Janet Kastner

Graham, Mark

From: Vassar Curtis [REDACTED]
Sent: Tuesday, May 19, 2020 2:09 PM
To: Graham, Mark
Cc: sea.lyon@sbcglobal.net; john@austinfineproperties.com; Dustin Reid
Subject: 1509 Enfield Road

*** External Email - Exercise Caution ***

Dear Mr. Graham,

This letter is to notify you of my firm opposition to the proposed commercial rezoning of 1509 Enfield Road.

Old West Austin, Clarksville and Old Enfield are historic, residential Austin neighborhoods and, as such, must be preserved and protected. Our capital city has lost much of it's past and we must be extra vigilant about saving what remains.

Enfield Road is a major corridor between downtown and residential Austin. Please don't allow it to disintegrate into a hodgepodge of commercial activity thus destroying any semblance of it's rich past.

Thank you for your efforts to preserve our historic neighborhoods.

Mary Faith Curtis

1605 Palma Plaza

Austin, TX 78703

Sent from my iPad

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Graham, Mark

From: William Franks [REDACTED]
Sent: Thursday, June 4, 2020 10:25 AM
To: Graham, Mark
Cc: Megan franks
Subject: Zoning Change - 1509 Enfield

*** External Email - Exercise Caution ***

Dear Mr. Graham.

I am writing to express my concerns and objection regarding the intended rezoning change. I believe this property backs up directly to my home. This truly is "not in my backyard".

This Clarksville community is a residential neighborhood made up of houses. Unfortunately, recently another residence was converted to a real estate office, which should not of been allowed and have changed the fabric of the community.

In addition, Enfield has become a major road, with traffic issues and excessive speeding. This location is coming around the bend and already dangerous enough without adding more people, more cars, more parking, more lights and a business operation. Also, this property improperly sheet drains onto my property in the rear.

We do not want our neighborhood to become like so many Austin areas where commercial crepes in on residential neighborhoods, one building at a time. I respectfully request this request be denied. Thank you for your consideration.

Best Regards,

William R. Franks
1506 Palma Plaza
Austin, Texas 78703
(281) 536-8831
[REDACTED]

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Graham, Mark

From: Roya Johnson [REDACTED]
Sent: Tuesday, June 9, 2020 3:41 PM
To: Graham, Mark
Subject: Objecting rezoning of 1509 Enfield Road

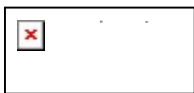
*** External Email - Exercise Caution ***

Dear Mark,

My name is Roya Johnson and I live and own 1401 Marshall Lane Austin, Texas 78703. I object to the zoning change request for 1509 Enfield Road Austin Texas 78703 case # C14-2020-0048

Thanks, Roya Johnson

--



Roya Johnson, Broker, CRB
Keller Williams Realty
512.472.1000

[REDACTED] license holders to give the following [Information about Brokerage Services](#) and the [Consumer Protection Notice](#) to prospective buyers, tenants, sellers and landlords.

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Graham, Mark

From: Kathleen Deaver [REDACTED]
Sent: Thursday, June 11, 2020 4:47 AM
To: Graham, Mark
Subject: Planning and Zoning Department Case # C14-2020-0048

*** External Email - Exercise Caution ***

I oppose rezoning Rezoning 1509 Enfield from MF-3-NP to NO-MU-NP for many reasons. One is OWANA's Neighborhood Plan (NP) has identified the residential neighborhood along Enfield as a boundary of our residential core. OWANA's NP clearly states that this area is to be protected.

The NP clearly states that the properties along its Enfield boundary are in the area defined as the residential core and are to be protected and preserved from rezoning to anything non-residential. "No zoning changes to a more permissive zoning category should be permitted. Preservation of existing older residential structures is strongly encouraged." Old West Austin NP made allowance for areas that would allow MU to be added to the base districts. These areas are clearly defined and NOT located along Enfield Road.

Sincerely,

Kathleen Deaver

Kathleen Deaver

Highland Ave
78703

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Graham, Mark

From: [REDACTED]
Sent: Thursday, June 11, 2020 10:45 AM
To: Graham, Mark
Subject: 1509 Enfield Case # C14-2020-0048.

*** External Email - Exercise Caution ***

Dear Mr. Graham:

I understand that Nalle Custom Homes is wishing to open a commercial establishment at 1509 Enfield Road. I live down the street on Castle Hill and firmly oppose this development. I am not someone generally opposed to infilling. But a commercial establishment on one of the most over-driven east west thoroughfares in Austin is an absurd suggestion. Getting on and off Enfield Road during the best of traffic times is difficult and entirely impossible during a traditional rush hour.

Please direct this letter to the attention of the decisionmakers and then encourage Nalle Custom homes to find a different street to open their business on.

Thank you for your service to our community.

Sincerely,

Ginny Agnew

1204 Castle Hill Street

Austin, TX 78703

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Graham, Mark

From: Catherine Daniell [REDACTED]
Sent: Thursday, June 11, 2020 11:02 AM
To: Graham, Mark
Subject: Fwd: Case #C14-2020-0048

*** External Email - Exercise Caution ***

Sent from my iPad

Begin forwarded message:

From: Catherine Daniell [REDACTED]
Date: June 11, 2020 at 10:57:35 AM CDT
To: Mark Graham
Subject: Case #C14-2020-0048

Dear Mr. Graham,

First of all, thank you for your service for us.

I live at 1505 Palma Plaza, one block south of 1509 Enfield Rd. I am extremely concerned about the rezoning from MF-3-NP to NO-MU-NP. I believe that it will create an opening for the commercialization of the Enfield corridor. I value keeping this "Clarksville area" residential and Enfield Rd is a part of that. We have a unique historical identity. I also am concerned about any parking overflow that might occur on Marshall and my street which already often has many cars parked here.

I truly would appreciate anything you can do to help us by stopping the rezoning here.

Sincerely,
Catherine Daniell

Sent from my iPad-2020-0048

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Graham, Mark

From: Sheila Lyon <[REDACTED]>
To: [REDACTED] June 11, 2020 11:47 AM
Cc: Graham, Mark
Subject: Anne Simpson
 FW: 1509 Enfield Rd, Austin, TX property development

*** External Email - Exercise Caution ***

Hi Mark,

I am forwarding Anne Simpson's emails below in opposition of the 1509 Enfield Rezoning Application (C14-2020-0048) at her request. Please add Anne's opposition argument to the case file.

Thank you,
 Sheila Lyon
 OWANA Zoning Chair

-----Original Message-----

From: Anne Simpson [REDACTED]
 Sent: Wednesday, June 10, 2020 2:05 PM
 To: Sheila Lyon
 Subject: Re: 1509 Enfield Rd, Austin, TX property development

Sheila dear, inept at internet communication, can you forward my email to Mark Graham regarding C14-2020-0048, 1509 Enfield Rezoning. Or, send me please the proper email address.. Thanks. This rezoning will compromise a very important residential neighborhood from the Lamar overpass on Enfield to the Route I corridor, including the neighborhood of West Enfield north of Enfield Rd. Thanks, Anne

>

> -----Original Message-----

> From: Anne Simpson [REDACTED]
 > Sent: Wednesday, May 13, 2020 1:17 PM
 > To: [REDACTED]
 > Subject: 1509 Enfield Rd, Austin, TX property development

>

> The prospected commercial development of this property bodes ill for the OWANA neighborhood and for the Enfield neighborhood, which abuts Enfield Rd on the opposite side. This is a residential area which will not be enhanced by a commercial property and is a "slippery slope" for both neighborhoods. I reside at 1626 Palma Plaza, # 1, Austin, TX 78703, and I oppose, strongly, this plan. We certainly do not need any more traffic congestion on Enfield Rd which commercial property inevitably brings. NO to this!=

>

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Graham, Mark

From: Robert G [REDACTED]
Sent: Thursday, June 11, 2020 1:34 PM
To: Graham, Mark
Subject: Planning and Zoning Department Case # C14-2020-0048

*** External Email - Exercise Caution ***

I am against the proposed rezoning of 1509 Enfield Rd. I live at and own 1507 Palma Plaza. I am stating primary reasons below. I am worried about overflow parking, if not from the person requesting the rezoning now, from subsequent owners.

Rezoning from MF-3-NP to NO-MU-NP will create a gateway for commercialization of the Enfield corridor and could lead to an East-West 5th-6th Street traffic scenario. The neighborhood has existing business corridors on West Lynn, 5th and 6th Streets, AND Lamar Boulevard. Enfield is not like 6th St. (3 lanes, all one-way East). 1509 Enfield has poor access and very limited commercial parking capacity, so it is an unfavorable location for a business. It remains to be seen that a home building company's central office may not result in more traffic ingress/egress which would make the street more dangerous than it currently is (residential rental x 7 cars). But, the next business that comes along might be client-intensive and not care about the additional dangers to Enfield traffic caused by substantial additional ingress/egress.

Loss of the street's residential use to commercial office use could metastasize into / onto Palma Plaza and further into the neighborhood. Sending clients to park on Palma Plaza or Marshall would further aggravate the existing overflow parking/urbanization problems on these streets. It seems changing from MF-3-NP to NO-MU-NP will allow for future commercialization and its effect on neighborhood parking might make traveling on Enfield more hazardous.

Please relay my concerns to the zoning board.

Sincerely, Robert G (Grant) Lannon
1507 Palma Plaza
Austin, TX 78703-3434

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Graham, Mark

From: Casey Haney [REDACTED]
Sent: Thursday, June 11, 2020 3:45 PM
To: Graham, Mark
Subject: Planning and Zoning Department Case # C14-2020-0048

*** External Email - Exercise Caution ***

Hi there -

I just wanted to comment on Planning and Zoning Department Case # C14-2020-0048. Specifically, I support the proposed change in zoning. Enfield is already a major thoroughfare, and having an office on that street makes a lot of sense. Bringing jobs closer to the core also cuts down on commute times.

Finally, I'm sure you'll hear a lot about "neighborhood character," but the truth is that the neighborhood's character has ALWAYS included a good mix of residential and commercial.

Please let me know if you have any questions or if I can provide any additional information.

Thank you!

Casey Haney
1210 Baylor St, Austin, TX 78703

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Graham, Mark

From: Anne Simpson [REDACTED]
Sent: Thursday, June 11, 2020 4:55 PM
To: Graham, Mark
Cc: Sheila Lyon; judi smith
Subject: Planning and Zoning Dept. Case # C14-2020-0048

*** External Email - Exercise Caution ***

Enfield Road bisects one of the most historic and treasured residential neighborhoods of Austin and needs and deserves to be preserved as residential.

Business or commercial development on Enfield Road is destructive to the residential importance of the neighborhoods on both sides of Enfield Road.

Already road traffic to and from downtown Austin, businesses, the Capitol, the University, medical centers, all venues east of Enfield clog the road to Mopac, especially during rush hours. Add to that, public transportation in this corridor is poor so increased traffic means more cars. It is very unpleasant and detrimental to all involved. Certainly we don't need more commercial development along this thoroughfare to add to this.

There is also the impact of more impervious cover which increased traffic and parking needs bring. Pooling water in this Enfield Road area, between the Lamar overpass and Mopac, is now a flooding problem for residences in this vicinity. More paving for traffic or parking will exacerbate that damage.

As a resident of the condominiums at 1626 Palma Plaza for over 20 years, and as an elected representative to the HOA, I speak not only for myself but also for the others who live there. We have been negatively affected by pooling water which has damaged a condo, by limited street parking for our residents and their guests, and by traffic that, to avoid the congestion on Enfield Road, cuts across Palma Plaza to access Mopac.

We cannot absorb the affects of commercial development on Enfield Road, especially in the area of the Lamar overpass to Mopac, neither in traffic, nor in impervious cover, nor in on street parking

Please deny these business applications for development or variances.

Let us emphasize residential use and home ownership for our lovely downtown Austin.

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Graham, Mark

From: Daniela Bini [REDACTED]
Sent: Friday, June 12, 2020 12:02 AM
To: Graham, Mark
Subject: Planning and Zoning Department Case # C14-2020-0048

*** External Email - Exercise Caution ***

My name is Daniela Bini, and I live within the OWANA boundaries. I oppose the rezoning application for the following reason:

It is important to keep as much residential stock within OWANA boundaries. We are a great neighborhood that is fortunate to be located near MoPac, University of Texas, Dell Medical, Downtown, and the Capitol. Because of our location, people want to live in our neighborhood, especially to avoid spending time in traffic. We want to maintain housing stock to welcome university students, couples, families, and retirees--all spectrum of ages. Please vote against rezoning 1509 Enfield. Thank you for your consideration.

Thank you.

Daniela Bini

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Graham, Mark

From: Kastner, Janet E [REDACTED]
Sent: Tuesday, June 9, 2020 4:47 PM
To: lila@atxpermits.com; Graham, Mark
Cc: williamgfranks@gmail.com; Sheila Lyon
Subject: Drainage issues / 1509 Enfield

*** External Email - Exercise Caution ***

Dear Mr. Graham and Ms. Nelson,

My husband, Thom Person, and I have already sent an email to Mr. Graham, opposing the rezoning of 1509 Enfield. However, we have only brought up the issue of drainage with Sheila Lyon. There are major issues of water draining from Enfield south to the properties on Palma Plaza (as Mr. Franks mentioned). I will attach pictures below with descriptions.

Thank you for your consideration of this matter.

Sincerely, Janet Kastner & Thom Person

There is a fence with a gate between 1509 Enfield and our property/home at 1508 Palma Plaza. In this picture Thom is standing at the threshold of the gate, and measuring 3" of standing water just north of our property at the fence.



Our vegetable garden is just south of the same fence and gate. This is a picture of our garden under water.



The next two pictures are the day after the rain, when the gravel was washed into the street.



We have transformed a large front lawn into a xeriscaped yard with gravel. The next two pictures are rain flooding the gravel (looking east to Mr. Frank's yard)

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Graham, Mark

From: Kastner, Janet E [REDACTED]
Sent: Monday, May 18, 2020 12:36 PM
To: Graham, Mark
Subject: Ref: 1509 Enfield, case #C14-2020-0048

*** External Email - Exercise Caution ***

1509 Enfield
Planning and Zoning Department Case #C14-2020-0048

Begin forwarded message:

From: "Kastner, Janet E" <[REDACTED]>
Date: May 18, 2020 at 11:28:23 AM MDT
To: [REDACTED]
Subject: 1509 Enfield Rezoning

Dear Sheila, John, and Christine,

My husband, Thom Person, and I live at 1508 Palma Plaza, directly behind 1509 Enfield. We just recently found out about the filing to change the zoning of that property. I am sorry that we are contacting you at this late a date (there was confusion earlier when first contacting John, then hearing from Sheila, but then I was unable to return contact via text to Sheila for some reason. Thank you for your efforts!)

We are opposed to the rezoning of 1509 Enfield. We bought and renovated our house only 3 years ago, in a residential community. This business would be just on the other side of our backyard fence! We do not want to see Enfield, our direct neighbor, turn into a commercial or office strip. We do not see how a construction company office would serve our residential neighborhood in any way.

Thank you for contacting us. We will vote "opposed" at the Zoom June 2nd meeting. Thank you for your attention to this matter.

Sincerely, Janet Kastner

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Graham, Mark

From: Corley Barnes <[REDACTED]s@[REDACTED] [REDACTED]>
Sent: Friday, June 12, 2020 12:08 PM
To: Graham, Mark
Subject: Planning & Zoning Dept Case # 14-2020-0048

*** External Email - Exercise Caution ***

Mr Graham:

My name is Corley Barnes and I am the property owner of 1403 Marshall Lne. My property is is sited on Enfield and Marshall Lane in close proximity to 1509 Enfield Road. I oppose the rezoning of 1509 Enfield to a NO-MU-NP property for the following reasons:

1. If rezoning of 1509 Enfield is approved then what prevents other structures on Enfield from being remodeled into offices or, worse, being razes to construct 3 or 4-story commercial eyesores. I plan to age in place in my residence and extensive construction less than 100 yards from my property doesn't honor that plan. Offices along Enfield are unnecessary when there are plenty of offices spaces available for lease in the neighborhood by Nalle CustomHomes.
2. Commercial/Office districts already exist within the OWANA boundaries - 5th and 6th Streets, West Lynn AND along Lamar Blvd. Nalle should focus its commercial development in these areas.
3. Turning ino/out of 1509 Enfield is already treacherous given Enfield is a narrow traffic corridor between MoPac and IH-35. Worse, there is severe blind spot between 1501 and 1509 that even today causes constant traffic noise, honking and numerous fender benders that would only worsen with your approval.
4. Lastly but importantly, Marshall Lane has become the overflow parking area for 1501 Enfield and will only worsen with 1509 Enfield. Even today Marshall Lane suffers from lines of daytime commercial delivery vehicles unable to access Enfield that also results in excess Marshall Lane trash accumulation on a daily basis. Any commercial development in this area will only exacerbate all the existing traffic issues our area faces on a daily basis.

Thank you for your attention on this matter and I encourage you to oppose the rezoning of 1509 Enfield to a NO-MU-NP.

Sincerely,

From: [Christine Buendel](#)
To: [Graham, Mark](#)
Subject: Planning and Zoning Department Case # C14-2020-0048
Date: Sunday, June 14, 2020 2:15:36 PM

*** External Email - Exercise Caution ***

My name is Christine Buendel, and I live at 1403 Marshall Lane, around the corner from 1509 Enfield. I strongly oppose rezoning 1509 Enfield to NO-MU-NP for the following reasons:

- Preserve Housing Stock—The OWANA (Old West Austin Neighborhood Association) Neighborhood Plan (NP) states that the properties along its Enfield boundary are in the area defined as the residential core and are to be protected and preserved from rezoning to anything non-residential. “No zoning changes to a more permissive zoning category should be permitted. Preservation of existing older residential structures is strongly encouraged.” Nearby neighbors of 1509 Enfield have the expectation of their neighborhood being residential under the Old West Austin NP that was added by ordinance to all OWANA base districts.

Our neighbors have worked hard to put our Neighborhood Plan into ordinance along with continuing to support its provisions. Please respect our neighborhood plan and do not approve the application to rezone 1509 Enfield.

Thank you for your attention.

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Graham, Mark

From: Butch Lawson [REDACTED]
Sent: Monday, June 15, 2020 9:23 AM
To: Graham, Mark
Subject: Fwd: 1509 Enfield

*** External Email - Exercise Caution ***

----- Forwarded message -----

From: Butch Lawson [REDACTED]
Date: Wed, Jun 10, 2020 at 6:38 PM
Subject: 1509 Enfield
To: <mark.graham@austintexas.gov>

sir,

**i understanding you're considering a change in the zoning for this property.
is this correct?**

i consider this property within my neighborhood.

i oppose the request for zoning changes.

FYI

**across the street from me, the 1909 bungalow was removed and a proposed 1800 sq.
foot structure with attached garage has been granted permits allowing the property
owner to build.**

i acknowledge that my neighborhood will change.

but there is every degree of respect for the people who live in this hood.

i trust your respect will be stellar.

sincerely,

butch lawson

1615 W. 9 1/2 Street

78703

--

BUTCH LAWSON

collected letters

(512) 965-3084

--

From: [Mike Buls](#)
To: [Graham, Mark](#)
Subject: Zoning Case# : C14-2020-0048 - N 1509 Enfield Road
Date: Monday, June 15, 2020 10:46:18 AM

*** External Email - Exercise Caution ***

To: Mark Graham, Senior Planner, AICP
City of Austin | Planning & Zoning Dept.

From: Michael Buls
The Pease Neighborhood Association
<http://pease-neighbors.atxfriends.org/>

Subject: Zoning Case# : C14-2020-0048 - N 1509 Enfield Road

Supports changing the zoning at 1509 Enfield Rd from MF-4 to NO-MU-NP. The buffer created by Enfield is best represented by limited zoning to commercial and higher density multifamily. One of the tenets of the Pease Neighborhood Association is Inclusivity and the allowance for more opportunities for renters and businesses to make use of the boundary buffer created at Enfield Rd.

If you need any additional information please do not hesitate to contact me.

Michael Buls
1626 Enfield Rd, Austin, TX 78703
512-937-5162
<http://pease-neighbors.atxfriends.org/>

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June 15, 2020

Dear Planning Commissioners:

The Old West Austin Neighborhood Association (OWANA) has voted to oppose the rezoning of 1509 Enfield from MF-3-NP to NO-MU-NP.

At our June 2, 2020 General Membership Meeting, Lila Nelson of ATX Permit & Consulting, on behalf of Nalle Custom Homes, presented a proposal to rezone 1509 Enfield for neighborhood office use. The Nalle Brothers intend to purchase the property and renovate the home to use as an office for Nalle Custom Homes. The City staff has recommended mixed use (MU) to be added to the neighborhood office (NO) base district for future use. The Nalle brothers have no current plans to incorporate a residential use of the property.

Members of the OWANA Zoning Committee - who had considered this rezoning proposal, and voted as a committee to recommend opposition - shared the following reasons for opposition:

1. The nearby neighbors (both those who attended this meeting and those who have sent emails) have all expressed their opposition to the rezoning. The OWANA membership has historically voted to support the position of nearby neighbors that have shown reasonable justification for their position.

2. OWANA's Neighborhood Plan (NP) has identified the residential neighborhood along Enfield as a boundary of our residential core. OWANA's NP clearly states that this area is to be protected. *"No zoning changes to a more permissive zoning category should be permitted. Preservation of existing older residential structures is strongly encouraged."* The Old West Austin NP made allowance for areas that would allow MU to be added to the base districts. These areas are clearly defined and NOT located along Enfield Road. (See attached OWANA NP Rezoning Proposals) Nearby neighbors of 1509 Enfield have the expectation of their neighborhood being residential under the Old West Austin NP that was added by ordinance to all OWANA base districts. Even the proposed zoning for the Land Development Code (LDC) Revision is only planning residential use for 1509 Enfield.

3. Rezoning from MF-3-NP to NO-MU-NP will create a gateway setting for commercialization of the Enfield corridor and could lead to a West 6th St. scenario (loss of the street's residential use to commercial office use), which could then metastasize into / onto Palma Plaza and

**OWANA
Steering
Committee**

Ted Barnhill
CHAIR

Renae Alsobrook
TREASURER

Shawn Shilling-
ton
SECRETARY

MEMBERS

Amy Bodle
Cristine Buendel
Sandy Cartwright
Kate Ertle
Adrienne Golds-
berry
Lindsey Heron
Ellen Justice
Marissa Latta
Andrea March
Maureen Met-
teauer

further into the neighborhood.

It is a priority of OWANA to protect its residential homes for affordable housing. It is currently leased to a Christian girls organization that allows female UT students who are a part of their organization to rent there.

4. Members do not believe a home building company office will benefit our residential neighborhood. Nalle Custom homes McMansion style homes may fit the character of other neighborhoods. But even their “traditional” style homes do not reflect the historic character of Old West Austin (<https://www.nallecustomhomes.com/portfolio/> link to Nalle Custom Homes “Traditional” custom homes). Our neighborhood is in the West Line Historic District. Within our district we currently have three local historic districts. Our historic districts are important additions to Austin’s cultural landscape. Preserving and enhancing the unique historic identity of the neighborhood is a top priority. While renovation of the original single family home is welcomed, rezoning this property to NO-MU-NP does not ensure that it cannot be demolished in the future for a new project.

Quote from nearby neighbor: “It is difficult to see how the purposes of this business - a luxury home builder that has bought and demolished many older homes in Tarrytown and replaced them with what is commonly called “McMansions” would serve the neighborhood or be compatible with it, which are criteria for rezoning to NO or NO MU zoning – neighborhood compatibility.”

5. Introducing additional trips to and from businesses on Enfield Road will have a negative impact on traffic and public Safety. Enfield is a 4 lane, 2 way, very narrow street that is becoming busier and more dangerous with increased traffic. The curves and slope of Enfield along some parts of the Old West Austin neighborhood make heavy traffic along with cars traveling at excessive speeds on Enfield more problematic. Enfield Road does not have on street parking in the OWANA neighborhood. There is no apparent opportunity to widen the street.

Enfield is not like 6th St. (3 lanes, all one-way east). 1509 Enfield has poor access and very limited commercial parking capacity, so it is an unfavorable location for a business. It remains to be seen that a home building company’s central office may not result in more traffic ingress/egress events which would make the street more dangerous than it currently is (residential rental x 7 cars). But, the next business that comes along might be client-intensive and not care about the additional dangers to Enfield traffic as a whole caused by substantial additional ingress/egress events from the 1509 Enfield property driveway. Conversely, if they sent their clients to park on Palma or Marshall, then that would further aggravate the existing overflow parking/urbanization problems on these streets. And it seems as if changing from MF-3-NP to NO-MU-NP, does not allow OWANA to oppose future businesses which would affect neighborhood parking and make traveling on Enfield more hazardous.

6. Impervious cover, drainage issues and a sloping site will limit 1509 Enfield's ability to provide significant on-site parking for a business use. Currently the parking at 1509 Enfield is tight. There are four parking spaces at the rear of the property and the u-shaped driveway up front can serve as a tandem parking space. Neighbors on Palma Plaza already have issues with rain water that rushes off driveways from Enfield onto their adjacent properties. According to the City's drainage charge, the impervious cover estimate for 1509 Enfield is 72.16%. It isn't clear whether 1509 Enfield is a single family home or duplex, either way the impervious cover for both uses should be only 45%. The maximum impervious cover for neighborhood office (NO) zoning is 60%.

7. Rezoning would make future residential use unlikely. Compatibility and site factors will limit the size of the structure thus making it difficult to add a significant residential component to the neighborhood office. 1508, 1506, and 1504 Palma Plaza as well as 1400 Marshall Lane are all single family use. The compatibility height of 1509 Enfield will be no more than two stories and 30 feet and the rear setback will be nineteen feet.

In conclusion, we ask members of the Planning Commission to deny the rezoning of 1509 Enfield to NO-MU-NP. OWANA'S Neighborhood Plan clearly states that the properties along its Enfield boundary are in the area defined as the residential core and are to be protected and preserved from rezoning to anything non-residential. Our neighbors have worked hard to put our Neighborhood Plan into ordinance along with continuing to support its provisions. All of the nearby neighbors that weighed in and who are deeply invested in our community strongly oppose the rezoning of 1509 Enfield to NO-MU-NP.

We hope you honor the heartfelt dedication of the Old West Austin neighborhood to our community and its history. Please stand with us in our request to deny the rezoning of 1509 Enfield to neighborhood office.

Sincerely,



Ted C. Barnhill

Chair, Steering Committee

Old West Austin Neighborhood Association (OWANA)

Old West Austin Neighborhood Plan

Rezoning Proposals: This neighborhood has been under great pressure to accommodate commercial uses within its residential core, and is in danger of being eroded from its edges. This could create a self-fulfilling prophesy of residents leaving and commercial uses moving in, and putting pressure on the next tier of residents.

Any proposed rezonings should be consistent with the land use and zoning proposals of this plan. The boundaries of the districts described below are illustrated in the map "Old West Austin Neighborhood Plan – Neighborhood Districts."

- **Throughout the neighborhood**, no zoning changes on commercially-zoned lots to more permissive zoning should be allowed, except as noted below. Rezoning from any commercial base district to the same base district adding MU shall be supported on W. 6th and W. Lynn if the existing building and character are maintained. Elsewhere, rezoning from any commercial base district to add MU shall be supported subject to other restrictions discussed in the plan.

- **Residential Core** (See the attached Neighborhood District Map, which identifies the Residential Core as the area bounded by Enfield, Newfield, the rear lot line of the first lot on the north side of 6th Street, the rear lot line of the first lot on the west side of Lamar from W. 6th to the alley between 9th and 10th, then continuing on Baylor from the alley between 9th and 10th, to 12th, from the rear lot line of the first lot on the west side of Lamar from 12th to Parkway, from the rear lot line of the first lot on the west side of Parkway from Lamar to Baylor, along Lamar (facing Pease Park) from Parkway to 15th Street (excluding the first 3 southern-most lots of this section), and finally along 15th Street to Enfield): No zoning changes to a more permissive zoning category should be permitted. Preservation of existing older residential structures is strongly encouraged.

- In the **Lamar District**, 6th – 15th Street (lots between the center line of Lamar and the western edge of the residential area, defined above). Allow mixed use development. Heights should be limited to 40 feet. The neighborhood plan recommends rezoning all CS and CS-1 properties on Lamar to allow mixed use development.

- In the **North 6th Street District** (lots along the north side of 6th Street): No zoning changes to a more permissive category. Exceptions:

- If zoned SF-3, allow rezoning to NO-MU-CO, where the CO is: fewer than **40** trips/day, business access through alley is prohibited (though residential access through alley is acceptable), business access through a street with minimum of width of 36' is required, and there shall be a 10' vegetative buffer or a 6' masonry fence that separates the business use (including parking) and adjacent residential property. Owner-occupied is encouraged.

- Existing properties with MF zoning or an MF use on the north side of 6th St. may be rezoned / re-developed to include a commercial component consistent with this plan (a square footage ratio of 3:1, residential to commercial). Any redevelopment must not negatively impact surrounding residences, considering factors including but not limited to height, traffic, visual character, and other compatibility concerns.
 - Rezoning of commercially zoned properties that do not change the base district but add mixed use should be permitted, if the existing building and character are maintained. Preservation of existing single-house structures is strongly encouraged.
- In the area **South of 6th Street** (all lots south of the center line of 6th Street):
 - The neighborhood plan supports property owners' requests to rezone LI properties to W/LO, MF-1 through MF-6, and CS-CO with the Neighborhood Plan Combining District special use category "Neighborhood Mixed Use Building" (for the CO, see list of uses identified as restricted in this plan under item #5).
 - No rezonings to a commercial category more permissive than CS-CO (as specified under item #5) should be permitted, except as noted above for LI properties.
 - On the south side of 6th Street, for the lots fronting on 6th, no zoning changes to a more permissive base district should be permitted. Rezoning that do not change the base district but add mixed use capability should be permitted, if the existing building and character are maintained. Preservation of existing single-house structures is strongly encouraged.