

I have lived in West Austin since 1972, My love of West Austin started when I walked from Hartford Road every day to attend UT when living with family on Hartford Road. As real estate broker for last 35 years I have sold house almost in every street in West Austin, so this is coming from experience and deep love for one the best close in neighborhoods in Austin. Destroying it will be like taking the heart from soul of West Austin. There are many reasons to reject this re-zoning request because of the limited time I have highlighted only three of many reasons below.

1: Historical nature of two neighborhoods Surrounding 1509 Enfield Road is one the most important and precious history West Austin especially Austin's black history. Enfield Road located in the heart of these historical neighborhoods. Please see the map, these historical neighborhoods, the neighborhoods surrounding this portion of Enfield are part of history of Austin. These are the type of neighborhoods make Austin special place. I want to stop destroying them. Please read more at <http://www.clarksvillecdc.org/>. We need to stop converting every neighborhood to offices and expensive condo projects. Below is little history about this small section of West Austin essence of Austin from Wikipedia:

CLarksville

Following [emancipation](#) at end of the [Civil War](#), Texas Governor Pease sold and gave some of his plantation land to his freed black [slaves](#). In 1871 this neighboring area came to be known as [Clarksville](#) and was legally set apart from the other areas of town specifically for the freed black [slaves](#).

It was called Clarksville because Charles (Griffin) Clark, a land developer with an eye to reselling to the newly freed slaves, purchased a 365-acre (1.48 km²) tract of land from former slaves where he founded the town of Clarksville, less than one-half mile from Woodlawn.^[7]

Other important West Austin developments during the 1870s included the establishment of the [International and Great Northern Railroad](#), which defines the historic district's western boundary, and the establishment of [Pease Park](#), which define the district's eastern boundary. The land was donated to the city by the Pease family. Shoal Creek is the centerpiece of Pease Park. The waterway attracted recreational use as early as the mid-nineteenth century.

Old Enfield

The oldest and southernmost neighborhood in the historic district is Old Enfield. Its approximate boundaries are Windsor Road on the north, Pease Park on the east, 13th Street to the south, and the Mo-Pac Expressway on the west. Originally part of the Pease family's plantation just west of Austin, the neighborhood was subdivided in 1910 by the Enfield Realty and Home Building Company. Old Enfield is home to many of the oldest [colonial style](#)-homes in Austin, including Woodlawn which was built by [Texas Governor's Mansion](#) architect [Abner Cook](#).

Additionally, Old Enfield encompasses several additions platted between 1914 and 1948. Two later additions were platted on the west side of the historic district after 1948. The plan for Old Enfield is largely intact incorporating several small island parks along curvilinear streets at the edge of Pease Park.

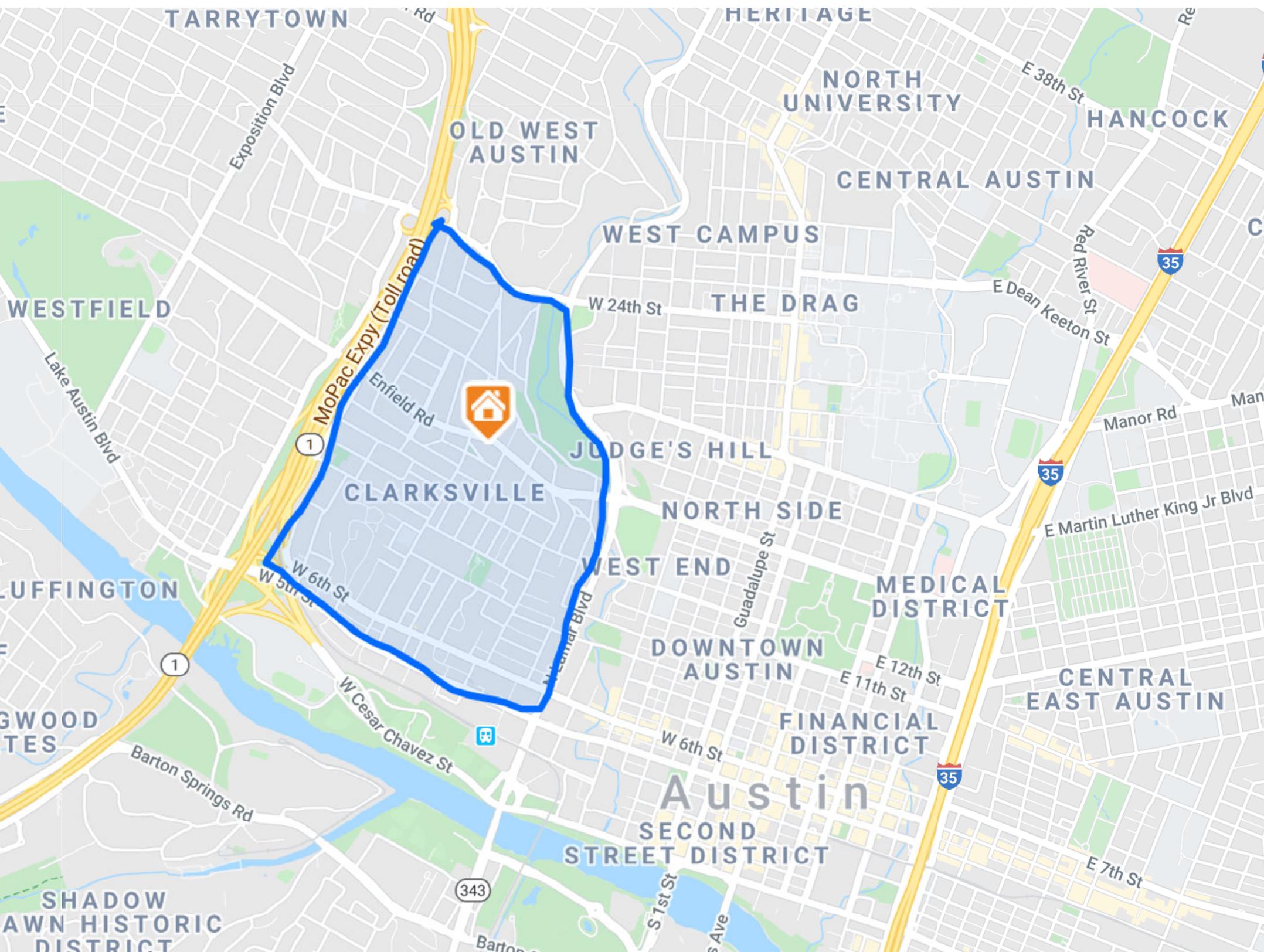
Roya Johnson Page 2

2: The applicants keep bringing zoning of 1501 to local neighborhood office as reason you should grant them same zoning. Zoning of 1501 Enfield was exchanged for preserving the historical house which existed on it and owner granted that she would keep and restore it, also allowing that zoning change was in exchange for downgrading the zoning of 1503 Enfield Road to residential lot. The goal was to prevent someone to combine 1503 and 1501 Enfield to build large project. With new zoning maximum units can be built on 1503 is 3 residential units. Please see Ordinance No. 020926-26 attached regarding downgrading 1503 from local office to residential zoning. You might watch the city Council hearing concerning zoning exchange of these two projects to see what was promised for exchange. <https://austintx.new.swagit.com/videos/10052011-682>. Plus Gottesmans family who owns the 1501 Enfield have been part of West Austin for many years and have restored many old homes in West Austin just like the one on 1501 Enfield.

3: Traffic on Enfield is already very heavy. Enfield is used to carry traffic load from Westlake via Red Bud Trail, South and North Bond traffic from south and north neighborhoods in Austin via Mopac to UT, hospitals and IH35. Most the time if we try to exit our historical neighborhood between 7-9 AM or 4-8 PM is almost impossible. We do not need more traffic and cars going through Enfield Road, Also This part of Enfield is used for many local events like Capital 10 etc. We need to keep it the way it is. Please see map showing traffic flow through Enfield Road.

Please save two of our precious historical neighborhoods in Austin. Do not destroy it so a builder can move his office From HWY 71 to our residential neighborhood. Please deny this zoning and save the history and soul of our city.

Thank you, Roya Johnson



TARRYTOWN

HERITAGE

NORTH UNIVERSITY

HANCOCK

OLD WEST AUSTIN

CENTRAL AUSTIN

WEST CAMPUS

THE DRAG

WESTFIELD

Mopac Expy (Toll road)



JUDGE'S HILL

CLARKSVILLE

NORTH SIDE

WEST END

MEDICAL DISTRICT

DOWNTOWN AUSTIN

CENTRAL EAST AUSTIN

FINANCIAL DISTRICT

Austin

SECOND STREET DISTRICT

LUFFINGTON

WOODSTES

SHADOW LAWN HISTORIC DISTRICT

ORDINANCE NO. _____

1 AN ORDINANCE REZONING AND CHANGING THE ZONING MAP FOR THE
2 PROPERTY LOCATED AT 1503 ENFIELD ROAD IN THE OLD WEST AUSTIN
3 NEIGHBORHOOD PLAN AREA FROM NEIGHBORHOOD OFFICE-
4 CONDITIONAL OVERLAY-NEIGHBORHOOD PLAN (NO-CO-NP)
5 COMBINING DISTRICT TO MULTIFAMILY RESIDENCE MEDIUM DENSITY-
6 CONDITIONAL OVERLAY-NEIGHBORHOOD PLAN (MF-3-CO-NP)
7 COMBINING DISTRICT.

8
9 **BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF AUSTIN:**

10
11 **PART 1.** The zoning map established by Section 25-2-191 of the City Code is amended to
12 change the base district from neighborhood office-conditional overlay-neighborhood plan
13 (NO-CO-NP) combining district to multifamily residence medium density-conditional
14 overlay-neighborhood plan (MF-3-CO-NP) combining district on the property described in
15 Zoning Case No. C14-2010-0112, on file at the Planning and Development Review
16 Department, as follows:

17
18 Lot 46, Enfield B Subdivision, a subdivision in the City of Austin, Travis County,
19 Texas, according to the map or plat of record in Plat Book 3, Page 75, of the Plat
20 Records of Travis County, Texas (the "Property"),

21
22 locally known as 1503 Enfield Road, in the City of Austin, Travis County, Texas, and
23 generally identified in the map attached as Exhibit "A".

24
25 **PART 2.** Except as specifically provided in Part 3 and Part 4 of this ordinance, the
26 Property may be developed and used in accordance with the regulations established for the
27 multifamily residence medium density (MF-3) base district, and other applicable
28 requirements of the City Code.

29
30 **PART 3.** The Property within the boundaries of the conditional overlay combining district
31 established by this ordinance is subject to the following conditions:

32
33 A site plan or building permit for the Property may not be approved, released,
34 or issued, if the completed development or uses of the Property, considered
35 cumulatively with all existing or previously authorized development and uses,
36 generate traffic that exceeds 2,000 trips per day.
37



ZONING EXHIBIT A

- N
- SUBJECT TRACT
- PENDING CASE
- ZONING BOUNDARY

ZONING CASE#: C14-2010-0112
 LOCATION: 1503 ENFIELD RD
 SUBJECT AREA: 0.339 ACRES
 GRID: H23
 MANAGER: CLARK PATTERSON



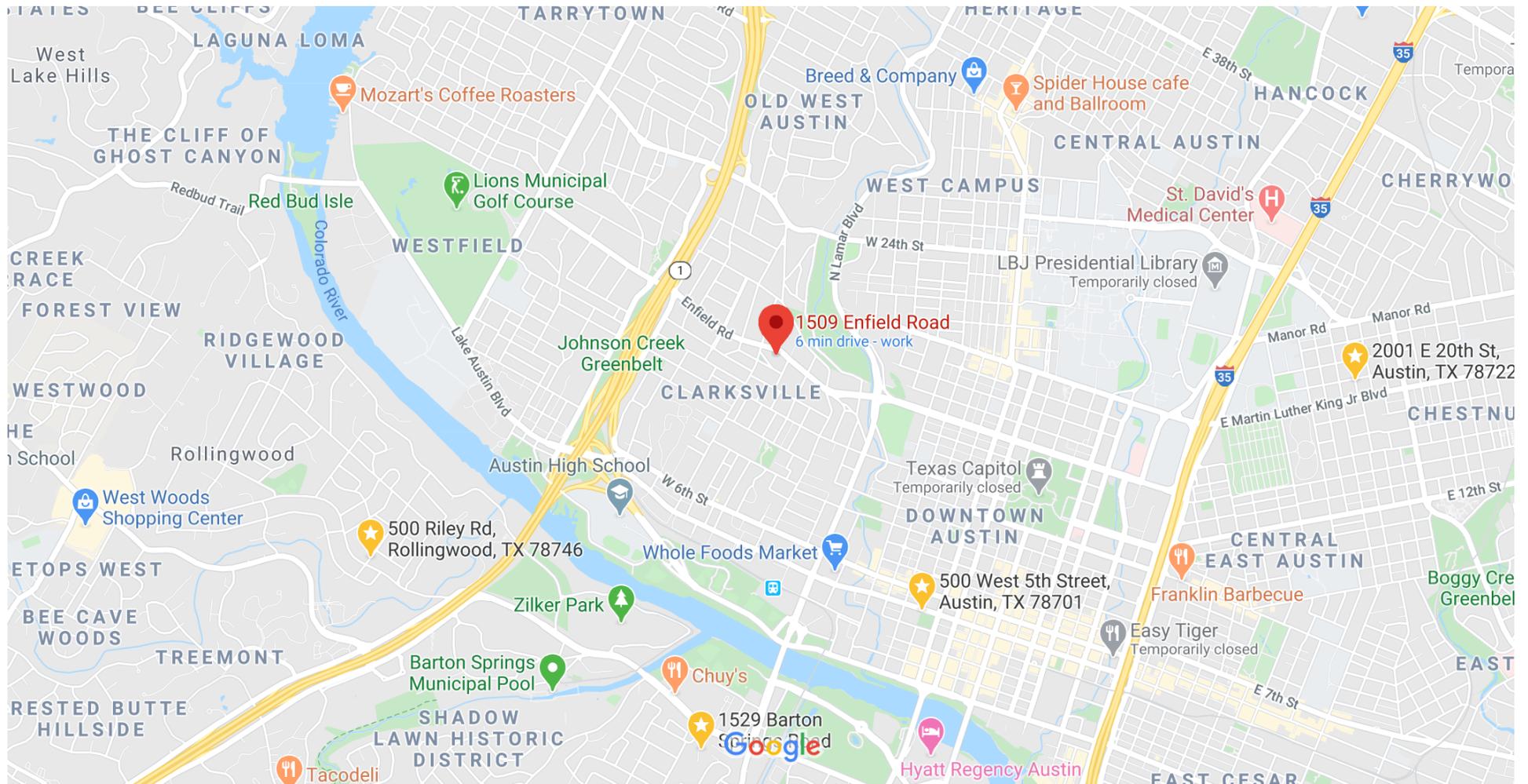
1' = 400'

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.



1509 Enfield Rd

All traffic following through Enfield Rd from south/north MoPac and westalke to UT and IH35 is already huge



Map data ©2020 Google 2000 ft