

om: William Travis

Sent: Tuesday, June 23, 2020 11:54 AM

To: Rivera, Andrew <Andrew.Rivera@austintexas.gov>

Subject: Zoning Change Request Case No. C14-2020-0048 -- 1509 Enfield Road

*** External Email - Exercise Caution ***

Dear Mr. Rivera:

Please add this email communication to the public comments presented to the City of Austin's Planning Commission in connection with the Commission's consideration of a zoning change request for the property at 1509 Enfield Road.

My wife and I own the property at 1400 Marshall Lane, a single family residence on the corner of Marshall Lane and Palma Plaza. I oppose the proposed zoning change for the property at 1509 Enfield Road for all the reasons expressed by Mr. Barnhill, speaking on behalf of the Old West Austin Neighborhood Association.

The Case Manager's comments in the Zoning Change Review Sheet refer to an existing real estate office at 1501 Enfield Road that already has Neighborhood Office (NO) zoning. I would emphasize that this is the only property on either side of Enfield Road between Parkway and Mopac that has NO zoning. Furthermore, in 2010 when the NO zoning was granted, the owner of 1501 agreed to very substantial limitations on the use of the property otherwise permitted by that zoning. The Case Manager describes those limitations on page 4 of the Review Sheet. Perhaps most significant, 1501 Enfield is a corner lot and automobile access for the office customers is only on the side street, Marshall Lane.

It was argued in 2010 that if 1501 was granted the NO zoning it would start a trend, for additional zoning changes, that would eventually change the character of the neighborhood. That was certainly not the intent of anyone involved in that process and the Case Manager's comments should be read with that fact in mind.

Thanks for your assistance in this matter.

Sincerely,

William R. Travis
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