



Steering Committee Members:

Christopher Hurst AIA, Chair
Paula Hern, Meghan Yancy, Claudette Kazzoun, Rob Kish, Steve
Amos, Germaine Curry, Margaret Sullivan, William Osborn, David
Schofman, Shawn Shillington, Adam Sumrall, Erika Tatum

January 22, 2024

RE: C14-2023-0138 - Enfield; District 9 – 1106 Enfield Road

Dear Chair Hempel and Planning Commissioners,

The Old West Austin Neighborhood Association, OWANA, Zoning Committee has voted to oppose the purposed re-zoning of 1106 Enfield from SF-3 to MF-3.

The Zoning Committee appreciates Ricca Keepers, the applicant, and Caryn Carlson, the owner, for coming to our January meeting to discuss the rezoning of 1106 Enfield Road. No plans or drawings were presented to the committee. The sole reason for the re-zoning request is to hopefully increase the marketability for the sale of the property. The property was listed for sale last January 2023 and delisted for lack of offers July 2023. The house has been vacant for a year.

OWANA does not support rezonings based solely on financial hardship. Recently approved code changes by the city now allow 3 units on SF zoned properties. Future code changes will allow even more units on SF zoned properties making this re-zoning request obsolete.

The Zoning Committee believes that re-zoning this property will not guarantee the sale of the property. The current real estate market has slowed due to rising interest rates. There are other MF properties for sale in our neighborhood that have been on the market for a while and are not selling due to the current market conditions and desired sale prices.

Additionally, the sale of this property is complicated by its location on Enfield Road. Access to the property is on a sloped, curved, one-way section of Enfield Road that neighbors find dangerous. Because of this, nearby neighbors oppose the re-zoning without seeing plans or drawings.

When the property is sold and if the new owner wants to rezone the property, the OWANA Zoning Committee looks forward to reviewing their plans and drawings at that time.

Please oppose the re-zoning of 1106 Enfield Road. OWANA does not want to set a precedent of up-zoning based on perceived economic hardship. We do not believe rezoning from SF-3 to MF-3 will solve the marketability of this property the owner intends to sell.

Sincerely,

A handwritten signature in black ink, appearing to read "Christopher Hurst", written over a series of horizontal lines.

Christopher Hurst, AIA

OWANA Steering Committee Chair

PUBLIC HEARING INFORMATION

This zoning/rezoning request will be reviewed and acted upon at two public hearings: before the Land Use Commission and the City Council. Although applicants and/or their agent(s) are expected to participate in a public hearing, you are not required to participate. This meeting will be conducted both online and in-person at which you will have the opportunity to speak FOR or AGAINST the proposed development or change. Contact the case manager for further information on how to participate in the public hearings. You may also contact a neighborhood or environmental organization that has expressed an interest in an application affecting your neighborhood.

Staff is conducting a pilot program to receive case-related comments online which can be accessed through this link or QR code: <https://bit.ly/ATXZoningComment>.



During its public hearing, the board or commission may postpone or continue an application's hearing to a later date or may evaluate the City staff's recommendation and public input forwarding its own recommendation to the City Council. If the board or commission announces a specific date and time for a postponement or continuation that is not later than 60 days from the announcement, no further notice is required.

During its public hearing, the City Council may grant or deny a zoning request or rezone the land to a less intensive zoning than requested but in no case will it grant a more intensive zoning.

However, in order to allow for mixed use development, the Council may add the MIXED USE (MU) COMBINING DISTRICT to certain commercial districts. The MU Combining District simply allows residential uses in addition to those uses already allowed in the seven commercial zoning districts. As a result, the MU Combining District allows the combination of office, retail, commercial, and residential uses within a single development.

For additional information on the City of Austin's land development process, visit our website: www.austintexas.gov/planning.

Written comments must be submitted to the board or commission (or the contact person listed on the notice) before the public hearing. Your comments should include the board or commission's name, the scheduled date of the public hearing, and the Case Number and the contact person listed on the notice. Correspondence and information submitted to the City of Austin are subject to the Texas Public Information Act (Chapter 552) and will be published online.

Case Number: C14-2023-0138
 Contact: Cynthia Hadri, 512-974-7620
 Public Hearing: January 23, 2024, Planning Commission

PATRICIA WINSTON

Your Name (please print)

I am in favor
 I object

1104 ENFIELD ROAD

Your address(es) affected by this application (optional)

Patricia Winston

Signature

1-15-2024

Date

Daytime Telephone (Optional): 512-2174458

Comments: ZONING SF-3-NP is the only APPROPRIATE ZONING FOR ENFIELD RD. THE ROAD IN FRONT OF THIS PROPERTY IS A 1-WAY STREET, THERE ARE NO-PARKING SIGNS EXISTING BY THE CITY OF AUSTIN FOR THIS AREA OF ENFIELD RD. A DUPLEX STYLE PROJECT IS PERMITTED IN THIS ZONE. THE LOT THAT 1106 IS ON WAS CUT DOWN TO MAKE ROOM FOR THE 15th St Bridge. THE LOT IS SMALL AND WOULD BE A PARKING Problem BECAUSE OF A BRIDGE GOING OVER THE AREA FROM ENFIELD RD to the property.

If you use this form to comment, it may be returned to:

City of Austin, Housing & Planning Department

Cynthia Hadri

P. O. Box 1088, Austin, TX 78767

Or email to:

cynthia.hadri@austintexas.gov

MF-3-NP would not be appropriate for this property!