

ZONING CHANGE REVIEW SHEETCASE: C14-2023-0156 (Springdale Beauty Salon)DISTRICT: 3ADDRESS: 1035 Springdale RoadZONING FROM: SF-3-NPTO: GO-MU-NPSITE AREA: approximately 0.13 acres (approximately 5,750 sq. ft.)PROPERTY OWNER: Isaacs Yvonne Sandoval Living TrustAGENT: Thrower Design, LLC (Ron Thrower & Victoria Haase)CASE MANAGER: Jonathan Tomko (512) 974-1057, jonathan.tomko@austintexas.govSTAFF RECOMMENDATION:

Staff recommends granting general office-mixed use-conditional overlay-neighborhood plan (GO-MU-CO-NP) combining district zoning, with a conditional overlay limiting the maximum height to 40 feet. The applicant has signaled agreement with the staff's recommendation.

PLANNING COMMISSION ACTION / RECOMMENDATION:

April 23, 2024: Case is scheduled to be heard by Planning Commission

CITY COUNCIL ACTION: TBDORDINANCE NUMBER: N/AISSUES: N/ACASE MANAGER COMMENTS:

The property in question is located just east of Springdale Road, just south of Munson Street and north of Alf Avenue. It is currently occupied by a single-family home of approximately 1,100 square feet built in approximately 1961. Single family homes abut the subject tract to the north, east and south. To the west across Springdale Road are five new 3-story townhomes built in 2024.

The property owner/applicant seeks this rezoning to allow the in-home business use of a beauty salon which is not allowed under the current zoning category of SF-3-NP. A neighborhood plan amendment change is required with this rezoning.

BASIS OF RECOMMENDATION:

Public facilities and services should be adequate to serve the set of uses allowed by a rezoning

Springdale Road is an ASMP level 2 roadway with sidewalks, bicycle routes and transit service. It is also an Imagine Austin Activity Corridor as is Airport Boulevard approximately 1,200 feet west of the subject tract. The subject tract is just outside, approximately 250 feet north of the Springdale Station Imagine Austin Activity Center. Allowing a beauty salon use in this location would be supported by both the transportation options available but also by Imagine Austin's goal of, "allow[ing] people to

reside, work, shop, access services, people watch, recreate, and hang out without traveling far distances.”

Zoning changes should promote compatibility with adjacent and nearby uses.

It is prudent to allow this use but also to limit the maximum height of the structure given the proximity of single-family structures closely abutting the subject tract. The applicant has signaled they are not opposed to a conditional overlay that limits the maximum allowable height to 40 feet as opposed to the maximum of 60 feet typically allowed in a GO- base zoning district.

EXISTING ZONING AND LAND USES:

	ZONING	LAND USES
<i>Site</i>	SF-3-NP	Single family home of approximately 1,100 square feet built in approximately 1961.
<i>North</i>	SF-3-NP	Two single family homes
<i>South</i>	SF-3-NP	Two single family homes
<i>East</i>	SF-3-NP	One single family home
<i>West</i>	SF-6-NP	Five 3-story townhomes built in 2024

NEIGHBORHOOD PLANNING AREA: East MLK Combined Neighborhood Planning Area (MLK-183)

WATERSHED: Tannehill Branch Watershed

SCHOOLS: A.I.S.D.

Govalle Elementary School

Martin Middle School

Eastside Memorial High School

COMMUNITY REGISTRY LIST:

Austin Independent School District, Austin Lost and Found Pets, Austin Neighborhoods Council, Del Valle Community Coalition, East Austin Conservancy, East MLK Combined Neighborhood Plan Contact Team, Friends of Austin Neighborhoods, Homeless Neighborhood Association, Neighborhood Empowerment Foundation, Neighbors United for Progress, Preservation Austin, Reissig Group, SELTexas, Sierra Club, Austin Regional Group, Springdale-Airport Neighborhood Association

AREA CASE HISTORIES:

NUMBER	REQUEST	COMMISSION	CITY COUNCIL
C14-2007-0105 (Hastings Springdale)	SF-3-NP to MF-2	09.25.2007: Approved staff recommendation of SF-6-NP	11.08.2007: Approved SF-6-NP – applicant amended request
C14-2019-0041 (3706 Goodwin)	CS-MU-NP to CS- MU-V-NP	07.23.2019: To grant CS-MU-V-NP as requested by Applicant, (10-0). [G. Anderson- 1st, J.	08.08.2019: Approved CS-MU- V-NP on Council Member Harper- Madison’s motion,

		Shieh- 2nd; R. Schneider, T. Shaw- Absent]	Council Member Pool's second (8-1), Council Member Casar voted nay. Mayor Pro Tem Garza and Council Member Alter were off the dais.
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RELATED CASES:

NPA-2023-0015.06 – FLUM Amendment from Higher Density Single Family to Mixed Use land use

ADDITIONAL STAFF COMMENTS:

Environmental

1. The site is not located over the Edwards Aquifer Recharge Zone. The site is located in the Tannehill Branch Creek 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.

Fire

No comments on rezoning

PARD – Planning & Design Review

PR1: As of January 1, 2024, there are no parkland dedication requirements for a future development application with the proposed land use, personal services.

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.

Compatibility Standards

SP3. The site is subject to compatibility standards. Along the North and East property lines, the following standards apply:

- No structure may be built within 25 feet of the property line.
- No structure in excess of two stories or 30 feet in height may be constructed within 50 feet of the property line.
- No structure in excess of three stories or 40 feet in height may be constructed within 100 feet of the property line.
- No parking or driveways are allowed within 25 feet of the property line.
- A landscape area at least 25 feet wide is required along the property line. In addition, a fence, berm, or dense vegetation must be provided to screen adjoining properties from views of parking, mechanical equipment, storage, and refuse collection.
- for a structure more than 100 feet but not more than 300 feet from property zoned SF-5 or more restrictive, 40 feet plus one foot for each 10 feet of distance in excess of 100 feet from the property zoned SF-5 or more restrictive.
- An intensive recreational use, including a swimming pool, tennis court, ball court, or playground, may not be constructed 50 feet or less from adjoining SF-3 property.

SP4. Additional design regulations will be enforced at the time a site plan is submitted.

Transportation and Public Works – Engineering Review

The Austin Strategic Mobility Plan (ASMP) calls for 72 feet of right-of-way for Springdale Road. It is recommended that 36 feet of right-of-way from the existing centerline should be dedicated for Springdale Road according to the Transportation Plan with the first subdivision or site plan application. [LDC 25-6-51 and 25-6-55].

EXISTING STREET CHARACTERISTICS:

Name	ASMP Classification	ASMP Required ROW	Existing ROW	Existing Pavement	Sidewalks	Bicycle Route	Capital Metro (within ¼ mile)
Springdale Road	Level 2	72'	62'	43'	Yes	Yes	Yes

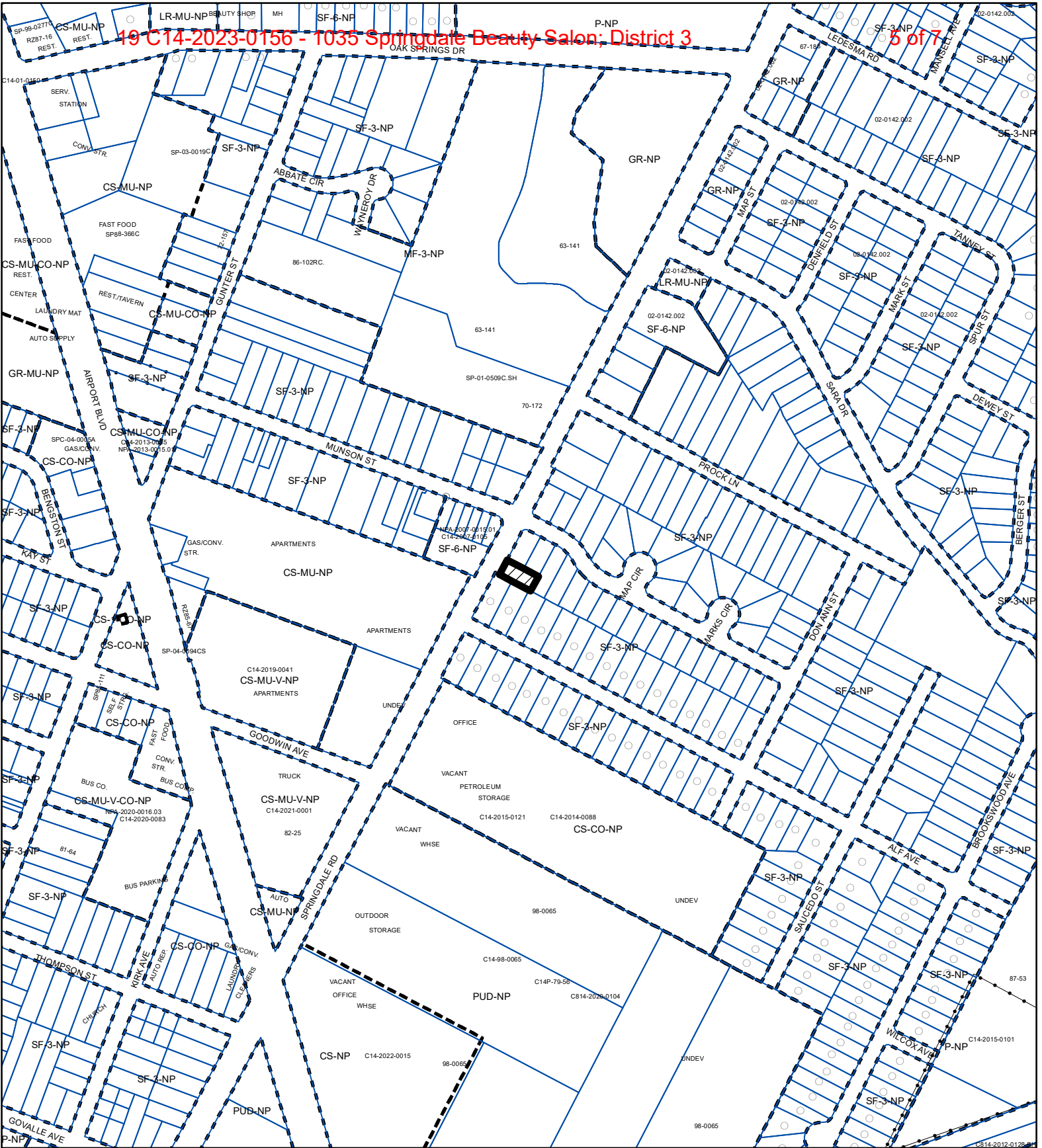
TIA: A traffic impact analysis is not required. The traffic generated by the proposal does not exceed the threshold established in the Land Development Code.

Austin Water Utility

No comments on rezoning

INDEX OF EXHIBITS AND ATTACHMENTS TO FOLLOW:




- A. Zoning Map
- B. Aerial Map
- C. Applicant's Summary Letter



ZONING

ZONING CASE#: C14-2023-0156



-  SUBJECT TRACT
-  PENDING CASE
-  ZONING BOUNDARY

1" = 400'

This product is for informational purposes and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey and represents only the approximate relative location of property boundaries.

This product has been produced by the Planning Department for the sole purpose of geographic reference. No warranty is made by the City of Austin regarding specific accuracy or completeness.







Created: 12/21/2023

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Springdale Beauty Salon

-  SUBJECT TRACT
-  ZONING BOUNDARY
-  PENDING CASE
-  CREEK BUFFER

ZONING CASE#: C14-2023-0156
LOCATION: 1035 Springdale Rd
SUBJECT AREA: 0.13 Acres
GRID: L22
MANAGER: Jonathan Tomko



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Created: 1/24/2024

December 1, 2023

Mrs. Lauren Middleton-Pratt
Director, Planning Department
City of Austin
1000 E 11th Street
Austin, TX 78702

Re: Neighborhood Plan Amendment & Rezoning Application – Springdale Salon – 1035 Springdale Road

Dear Mrs. Middleton-Pratt:

I respectfully submit the enclosed Neighborhood Plan Amendment and Rezoning applications. My property is legally platted as Lot 1, Block B of the Donna Gardens subdivision and is 0.13 acres located on the east side of Springdale Road. The land is located within the MLK-183 Neighborhood Planning Area and Council District 3, represented by Council Member Jose Velasquez.

The property is designated as “Higher Density Single-Family” on the Future Land Use Map and is zoned “SF-3-NP.” The request is to change the Future Land Use designation to Mixed Use and to rezone the property to GO-MU-NP to allow for a *Personal Services* use in the existing structure.

The property orients to Springdale Road, which is an Imagine Austin Activity Corridor and has existing CapMetro Transit Service. The property is about a ¼ mile north of the Springdale Station Imagine Austin Comprehensive Plan Neighborhood Center. Proximity to transit service, Neighborhood centers, and IACP Activity Corridors, the property is well situation to accommodate uses greater than Single Family Residential.

Thank you for your time and attention to this application.

Kind regards,

Yvonne Sandoval