

NEIGHBORHOOD PLAN AMENDMENT REVIEW SHEET

NEIGHORHOOD PLAN: East MLK Combined (MLK-183)

CASE#: NPA-2023-0015.06

DATE FILED: December 19, 2023

PROJECT NAME: Springdale Beauty Salon

PC DATE: April 23, 2024

ADDRESS/ES: 1035 Springdale Road

DISTRICT AREA: 3

SITE AREA: 0.132 acres

OWNER/APPLICANT: Isaacs Yvonne Sandoval Living Trust

AGENT: Thrower Design, LLC (Victoria Haase and Ron Thrower)

CASE MANAGER: Maureen Meredith

PHONE: (512) 974-2695

STAFF EMAIL: Maureen Meredith@austintexas.gov

TYPE OF AMENDMENT:

Change in Future Land Use Designation

From: Higher Density Single Family

To: Mixed Use

Base District Zoning Change

Related Zoning Case: C14-2023-0156

From: SF-3-NP

To: GO-MU-NP

NEIGHBORHOOD PLAN ADOPTION DATE:

November 7, 2002

CITY COUNCIL DATE: TBD

ACTION:

PLANNING COMMISSION RECOMMENDATION:

April 23, 2024 – (action pending)

STAFF RECOMMENDATION: Staff supports the applicant's request for Mixed Use land use.

BASIS FOR STAFF'S RECOMMENDATION: The applicant proposes to rezone the property from SF-3-NP to GO-MU-NP to open a beauty salon on the property. The applicant proposes to change the future land use map from Higher Density Single Family to Mixed Use land use. The property is located on Springdale Road which is an activity corridor where mixed use land use and developments are appropriate.

Below are section of the neighborhood plan that supports the applicants request:

Goal 1- Preserve established residential areas and improve opportunities for home ownership by promoting the rehabilitation of existing housing and new, infill housing compatible with the existing style of this neighborhood.

Goal 2 - Promote a mix of land uses that respect and enhance the existing neighborhood and address compatibility between residential, commercial, and industrial uses.

Goal 3 - Preserve existing small businesses and encourage new neighborhood-serving commercial services in appropriate locations.

LAND USE DESCRIPTIONS:

EXISTING LAND USE:

Single family - Single family detached or up to three residential uses at typical urban and/or suburban densities

Purpose

1. Preserve the land use pattern and future viability of existing neighborhoods;
2. Encourage new infill development that continues existing neighborhood patterns of development; and
3. Protect residential neighborhoods from incompatible business or industry and the loss of existing housing.

Application

1. Existing single-family areas should generally be designated as single family to preserve established neighborhoods; and

2. May include small lot options (Cottage, Urban Home, Small Lot Single Family) and two-family residential options (Duplex, Secondary Apartment, Single Family Attached, Two-Family Residential) in areas considered appropriate for this type of infill development.

PROPOSED LAND USE:

Mixed Use - An area that is appropriate for a mix of residential and non-residential uses.

Purpose

1. Encourage more retail and commercial services within walking distance of residents;
2. Allow live-work/flex space on existing commercially zoned land in the neighborhood;
3. Allow a mixture of complementary land use types, which may include housing, retail, offices, commercial services, and civic uses (with the exception of government offices) to encourage linking of trips;
4. Create viable development opportunities for underused center city sites;
5. Encourage the transition from non-residential to residential uses;
6. Provide flexibility in land use standards to anticipate changes in the marketplace;
7. Create additional opportunities for the development of residential uses and affordable housing; and
8. Provide on-street activity in commercial areas after 5 p.m. and built-in customers for local businesses.

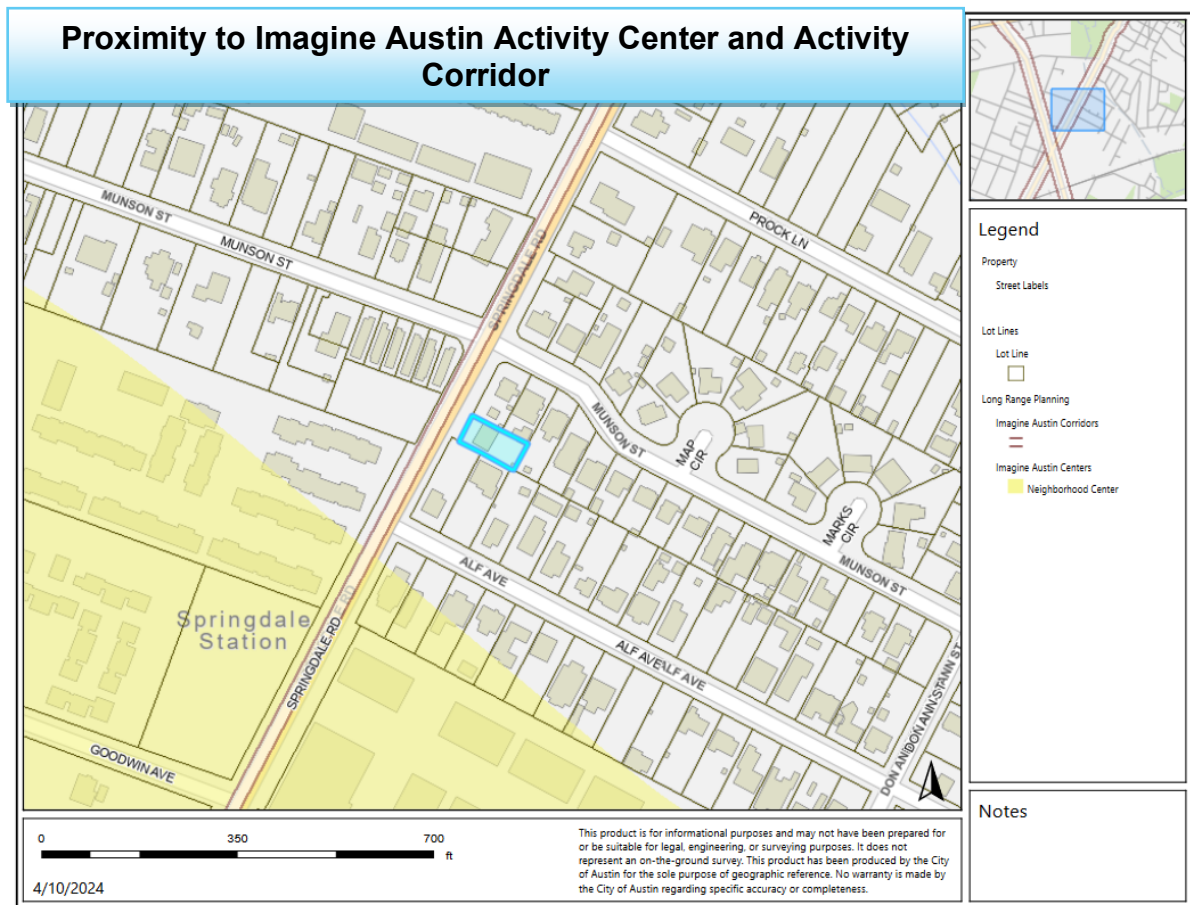
Application

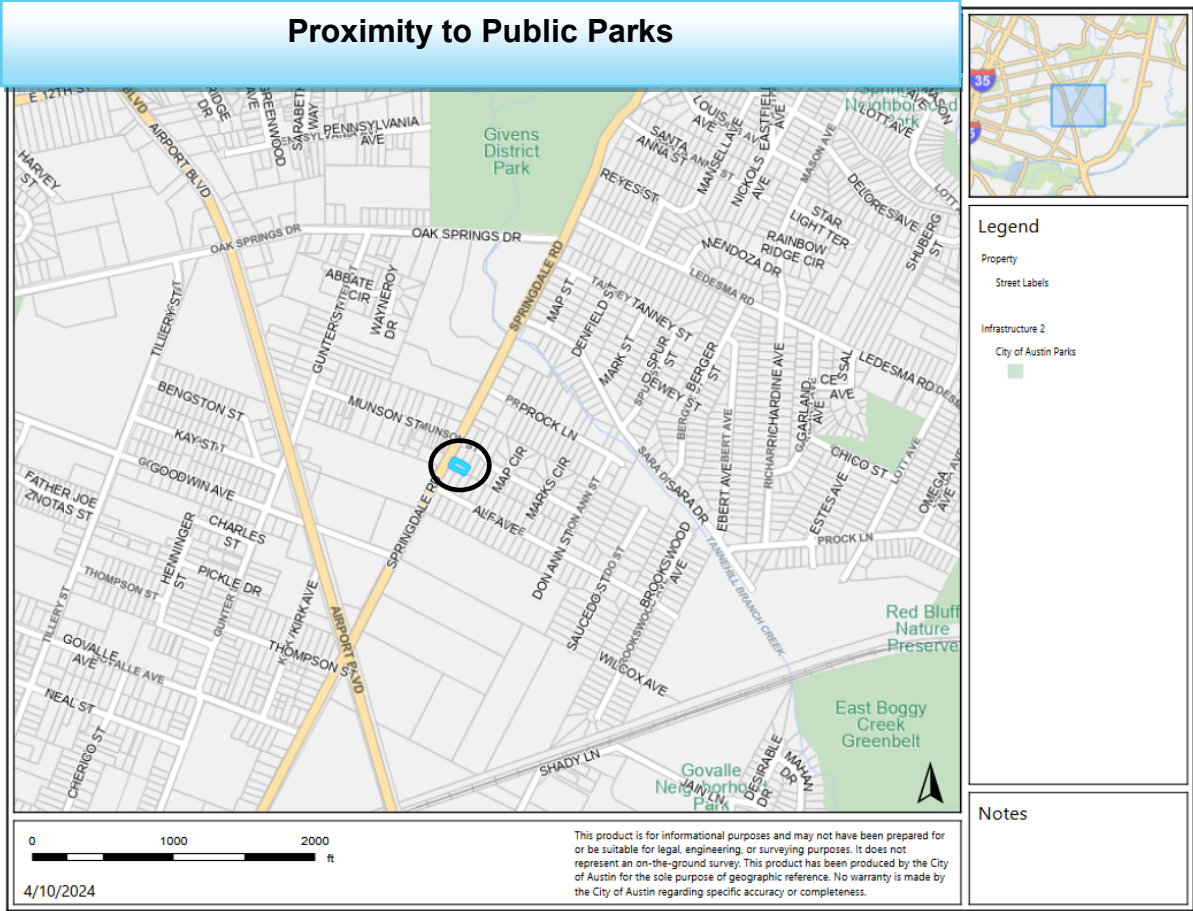
1. Allow mixed use development along major corridors and intersections;
2. Establish compatible mixed-use corridors along the neighborhood's edge
3. The neighborhood plan may further specify either the desired intensity of commercial uses (i.e. LR, GR, CS) or specific types of mixed use (i.e. Neighborhood Mixed Use Building, Neighborhood Urban Center, Mixed Use Combining District);
4. Mixed Use is generally not compatible with industrial development, however it may be combined with these uses to encourage an area to transition to a more complementary mix of development types;
5. The Mixed Use (MU) Combining District should be applied to existing residential uses to avoid creating or maintaining a non-conforming use; and

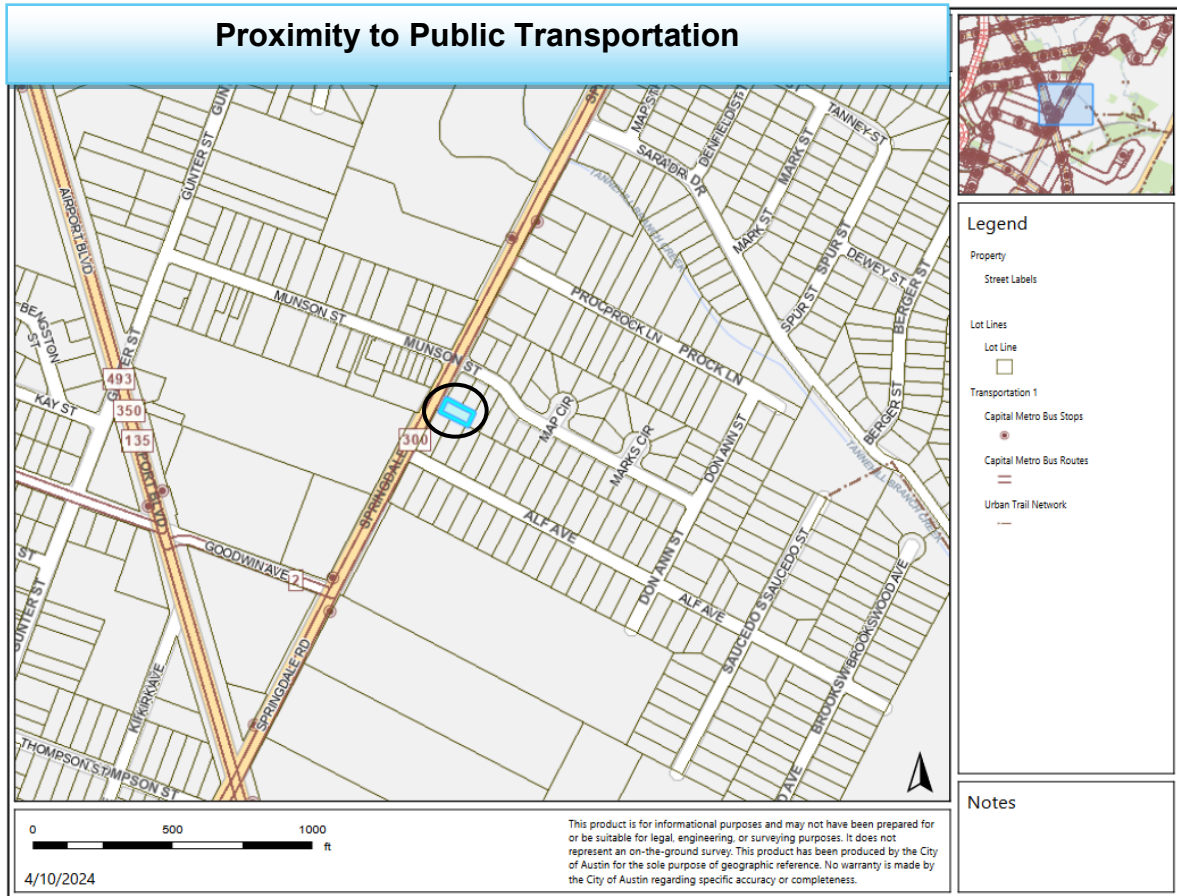
6. Apply to areas where vertical mixed use development is encouraged such as Core Transit Corridors (CTC) and Future Core Transit Corridors.

Yes	Imagine Austin Decision Guidelines
Complete Community Measures	
Yes	Imagine Austin Growth Concept Map: Located within or adjacent to an Imagine Austin Activity Center, Imagine Austin Activity Corridor, or Imagine Austin Job Center as identified the Growth Concept Map. Name(s) of Activity Center/Activity Corridor/Job Center: <ul style="list-style-type: none"> Property is along Springdale Road, which is an Activity Corridor Near the Springdale Station Activity Center.
Yes	Mobility and Public Transit: Located within 0.25 miles of public transit stop and/or light rail station. <ul style="list-style-type: none"> Public transportation along Springdale Road and Airport Blvd.
Yes	Mobility and Bike/Ped Access: Adjoins a public sidewalk, shared path, and/or bike lane. <ul style="list-style-type: none"> Bike lanes and sidewalks along Springdale Road
Yes	Connectivity, Good and Services, Employment: Provides or is located within 0.50 miles to goods and services, and/or employment center.
Yes	Connectivity and Food Access: Provides or is located within 0.50 miles of a grocery store/farmers market. <ul style="list-style-type: none"> 0.6 miles form Poco loco Supermercado #6
No	Connectivity and Education: Located within 0.50 miles from a public school or university. <ul style="list-style-type: none"> 0.8 miles from Oak Springs Elementary School 0.8 miles form Ortega Elementary School
Yes	Connectivity and Healthy Living: Provides or is located within 0.50 miles from a recreation area, park or walking trail. <ul style="list-style-type: none"> 0.35 miles form Givens District Park
No	Connectivity and Health: Provides or is located within 0.50 miles of health facility (ex: hospital, urgent care, doctor's office, drugstore clinic, and/or specialized outpatient care.)
No	Housing Affordability: Provides a minimum of 10% of units for workforce housing (80% MFI or less) and/or fee in lieu for affordable housing.
Yes	Housing Choice: Expands the number of units and housing choice that suits a variety of household sizes, incomes, and lifestyle needs of a diverse population (ex: apartments, triplex, granny flat, live/work units, cottage homes, and townhomes) in support of Imagine Austin and the Strategic Housing Blueprint. <ul style="list-style-type: none"> The applicant's proposed zoning of GO-MU-NP would allow for residential uses.
Yes	Mixed use: Provides a mix of residential and non-industrial uses. <ul style="list-style-type: none"> The applicant proposes a beauty salon and possible residential use.
No	Culture and Creative Economy: Provides or is located within 0.50 miles of a cultural resource (ex: library, theater, museum, cultural center). <ul style="list-style-type: none"> 0.8 miles from Willie Mae Kirk Branch Library
No	Culture and Historic Preservation: Preserves or enhances a historically and/or culturally significant site.
	Creative Economy: Expands Austin's creative economy (ex: live music venue, art studio, film, digital, theater.)
No	Workforce Development, the Economy and Education: Expands the economic base by creating permanent jobs, especially in industries that are currently not represented in particular area or that promotes a new technology, and/or promotes educational opportunities and workforce development training.
No	Industrial Land: Preserves or enhances industrial land.
8	Number of "Yes's"
Imagine Austin Priority Program PUD Specific Bonus Features	
n/a	Public Space Features and Public Art: Incorporates public space features and/or public art into project (Ex: plazas, streetscapes, gardens, and other people-friendly spaces where different ages can

	socially interact).
n/a	Integrates and/or Expands Green Infrastructure: Preserves or expands Austin's green infrastructure (ex: parkland, community gardens, green streets, creeks, stormwater features that mimic natural hydrology) into the urban environment and transportation network.
n/a	Protects the Environment: Reduces greenhouse gas emissions, water, energy usage, and/or increases waste diversion.
n/a	Protects Environmentally Sensitive Lands: Protects Austin's natural resources and environmental systems by limiting land use and transportation development over or near environmentally sensitive areas, preserves open space, and protects natural resources more than ordinance requirements.
n/a	Water/Wastewater Infrastructure: Sustainably manages Austin's water resources and stream corridors through on-site use of storm water, effective landscaping, flood mitigation, and other low-impact development techniques more than ordinance requirements.
PUD zoning is not proposed	Total Number of "Yes's"







IMAGINE AUSTIN GROWTH CONCEPT MAP

Definitions

Neighborhood Centers - The smallest and least intense of the three mixed-use centers are neighborhood centers. As with the regional and town centers, neighborhood centers are walkable, bikable, and supported by transit. The greatest density of people and activities in neighborhood centers will likely be concentrated on several blocks or around one or two intersections. However, depending on localized conditions, different neighborhood centers can be very different places. If a neighborhood center is designated on an existing commercial area, such as a shopping center or mall, it could represent redevelopment or the addition of housing. A new neighborhood center may be focused on a dense, mixed-use core surrounded by a mix of housing. In other instances, new or redevelopment may occur incrementally and concentrate people and activities along several blocks or around one or two intersections. Neighborhood centers will be more locally focused than either a regional or a town center. Businesses and services—grocery and department stores, doctors and dentists, shops, branch libraries, dry cleaners, hair salons, schools, restaurants, and other small and local businesses—will generally serve the center and surrounding neighborhoods.

Town Centers - Although less intense than regional centers, town centers are also where many people will live and work. Town centers will have large and small employers, although fewer than in regional centers. These employers will have regional customer and employee bases, and provide goods and services for the center as well as the surrounding areas. The buildings found in a town center will range in size from one-to three-story houses, duplexes, townhouses, and rowhouses, to low-to midrise apartments, mixed use buildings, and office buildings. These centers will also be important hubs in the transit system.

Regional Centers - Regional centers are the most urban places in the region. These centers are and will become the retail, cultural, recreational, and entertainment destinations for Central Texas. These are the places where the greatest density of people and jobs and the tallest buildings in the region will be located. Housing in regional centers will mostly consist of low to high-rise apartments, mixed use buildings, row houses, and townhouses. However, other housing types, such as single-family units, may be included depending on the location and character of the center. The densities, buildings heights, and overall character of a center will depend on its location.

Activity Centers for Redevelopment in Sensitive Environmental Areas - Five centers are located over the recharge or contributing zones of the Barton Springs Zone of the Edwards Aquifer or within water-supply watersheds. These centers are located on already developed areas and, in some instances, provide opportunities to address long-standing water quality issues and provide walkable areas in and near existing neighborhoods. State-of-the-art development practices will be required of any redevelopment to improve stormwater retention and the water quality flowing into the aquifer or other drinking water sources. These centers should also be carefully evaluated to fit within their infrastructural and environmental context.

Job Centers - Job centers accommodate those businesses not well-suited for residential or environmentally- sensitive areas. These centers take advantage of existing transportation infrastructure such as arterial roadways, freeways, or the Austin-Bergstrom International airport. Job centers will mostly contain office parks, manufacturing, warehouses, logistics, and other businesses with similar demands and operating characteristics. They should nevertheless become more pedestrian and bicycle friendly, in part by better accommodating services for the people who work in those centers. While many of these centers are currently best served by car, the growth Concept map offers transportation choices such as light rail and bus rapid transit to increase commuter options.

Corridors - Activity corridors have a dual nature. They are the connections that link activity centers and other key destinations to one another and allow people to travel throughout the city and region by bicycle, transit, or automobile. Corridors are also characterized by a variety of activities and types of buildings located along the roadway — shopping, restaurants and cafés, parks, schools, single-family houses, apartments, public buildings, houses of worship, mixed-use buildings, and offices. Along many corridors, there will be both large and small redevelopment sites. These redevelopment opportunities may be continuous along stretches of the corridor. There may also be a series of small neighborhood centers, connected by the roadway. Other corridors may have fewer redevelopment

opportunities, but already have a mixture of uses, and could provide critical transportation connections. As a corridor evolves, sites that do not redevelop may transition from one use to another, such as a service station becoming a restaurant or a large retail space being divided into several storefronts. To improve mobility along an activity corridor, new and redevelopment should reduce per capita car use and increase walking, bicycling, and transit use. Intensity of land use should correspond to the availability of quality transit, public space, and walkable destinations. Site design should use building arrangement and open space to reduce walking distance to transit and destinations, achieve safety and comfort, and draw people outdoors.

BACKGROUND: The plan amendment application was filed on December 19, 2023.

The applicant proposes to change the land use on the future land use map (FLUM) from Higher Density Single Family to Mixed Use.

The applicant proposes to change the zoning on the property from SF-3-NP (Family Residence district – Neighborhood Plan) to GO-MU-NP (General Office district – Mixed Use combining district – Neighborhood Plan) for a beauty salon. For more information on the associated zoning case, see case report C14-2023-0156.

PUBLIC MEETINGS: The ordinance -required community meeting was virtually held on March 5, 2024. Approximately 455 meeting notices were mailed to people with utility accounts and property owners within 500 feet of the property, in addition to neighborhood and environmental groups who requested notification for the area. Two city staff members attended the meeting, Maureen Meredith and Mark Walters from the Planning Department. Victoria Haase and Ron Thrower from the Thrower Design, the applicant's agents attended and two people from the neighborhood.

Below are highlights from Ron Thrower's presentation:

- The property is near the Springdale Neighborhood center and on an activity corridor that has public transportation, which has a rapid bus.
- The request is to go from HDSF to MU.
- Proposed zoning is GO-M-NP for personal services which the first time it is an allowable use is in the GO zoning. We will work with the neighborhood and staff to prohibit uses that are allowed on the GO zoning district.
- The lot is 5750 sq. ft. in size.
- The existing building is a little over 1,000 and has been recently renovated.

Q: What are the plans for the property?

A: The owner's daughter wants to open a beauty salon on the property. She is a hair stylist. It's a small site so adding to the building would be difficult. There will need to be a handicapped parking space and ramp will need to be added. Those are the only changes that we foresee will need to be made. We are asking for Mixed Use which allows for residential uses in addition to the salon, so it could be a live/work use.

Q: We live right behind the lot. Where will the parking be? The backyard is not very big.

A: Parking can be accommodated in the front yard, maybe the parking in the rear could be for residential tenants and the business parking could be up front.

Applicant Summary Letter from Application

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 fronts 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 situated to accommodate uses greater than Single Family Residential.

Thank you for your time and attention to this application.

Kind regards,



Yvonne Sandoval

**Letter of Recommendation from the Neighborhood
Plan Contact Team (NPCT)**

EMLK Contact Team
Re: 1035 Springdale property
Case NPA-2023-0015.06

April 16, 2024

Hello Planning Commission, City Council Members, Mayor Pro Tem and Mayor,

The EMLK NPCT offers the following letter of recommendation regarding the potential rezoning & FLUM change of 1035 Springdale. We met the applicant, Yvonne Sandoval, as part of the public hearing process and an introduction from the agent, Victoria Hasse. In a series of meetings, we have come to understand about the small business expected to operate from this location, at the property fronting on Springdale and between Munson and Alf. This neighborhood is changing rapidly, primarily from smaller single family dwellings, to larger single or multi family units. There are a few business centers nearby along Springdale as well.

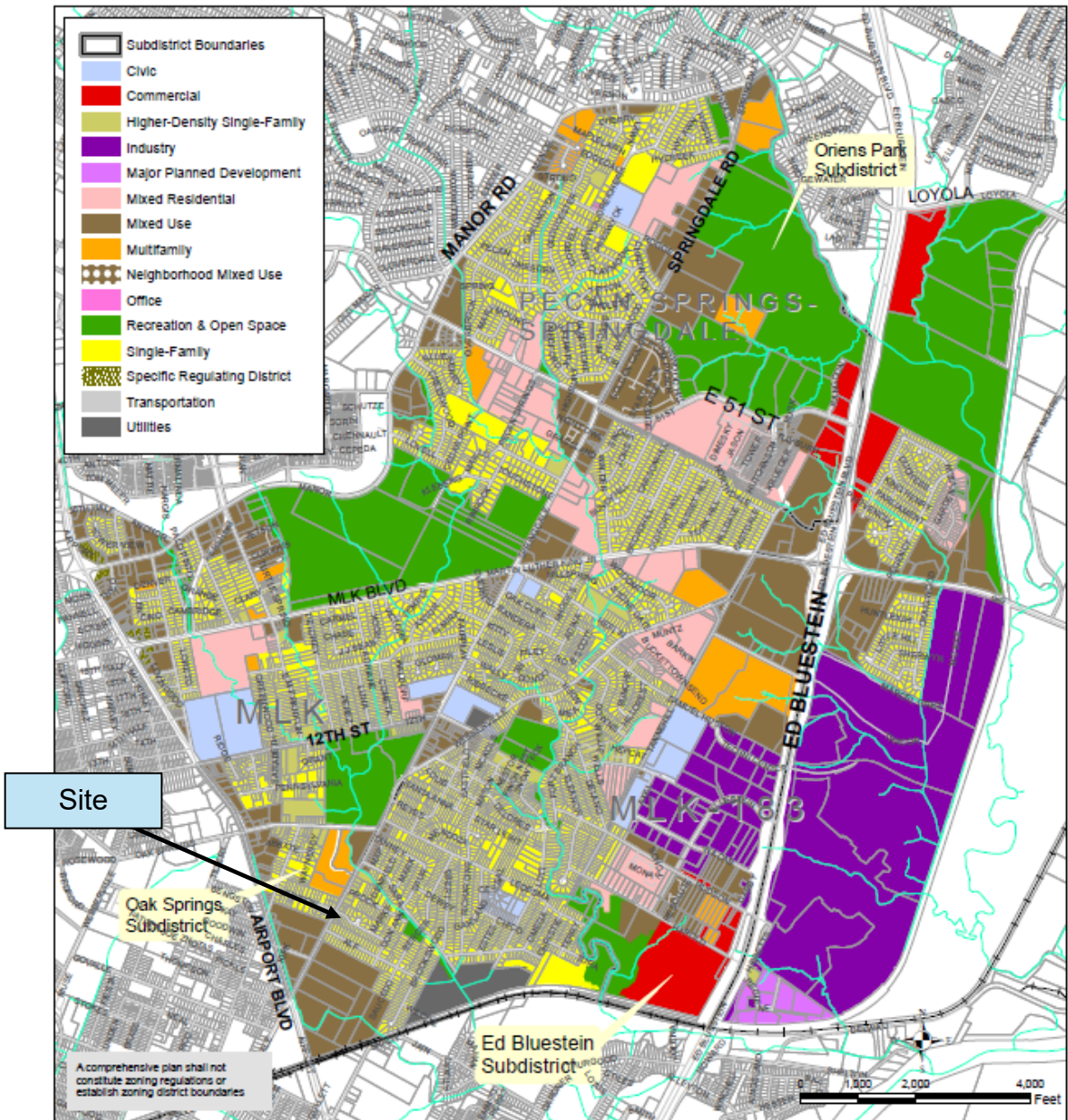
EMLK Contact Team voted in favor of rezoning the property at our April 15, 2024 meeting, please see neighbor reasons in support listed below.

Neighbor points of interest in this project:

- We were excited to hear this is a minority, woman-owned business, with an owner with multi-year ties to the Austin area.
- In addition, the business use, a beauty salon, offers a place to gather, and fosters a sense of community and connection between the customers, the owner, and the surrounding community. In this area with rapid change, we encourage this land use.
- The owner, Ms Sandoval, has contributed to the nearby public school, Ortega Elementary, and she also has signed up to be on the school community partnership list in order to support future events and activities. A land owner investing in the immediate surrounding community via community benefits, at a scale appropriate to the size of a project, is a welcome approach that the EMLK Contact Team encourages other developers, property owners, and Planning Commission and City Council representatives, to consider.

For the reasons above, we request that this application be approved.

Thank you,
Angela B Garza, Melonie House-Dixon, Dianna Dean, Alexandria Anderson, Nadia Barbot
Co-Chairs, [East MLK Neighborhood Plan](#) Contact Team



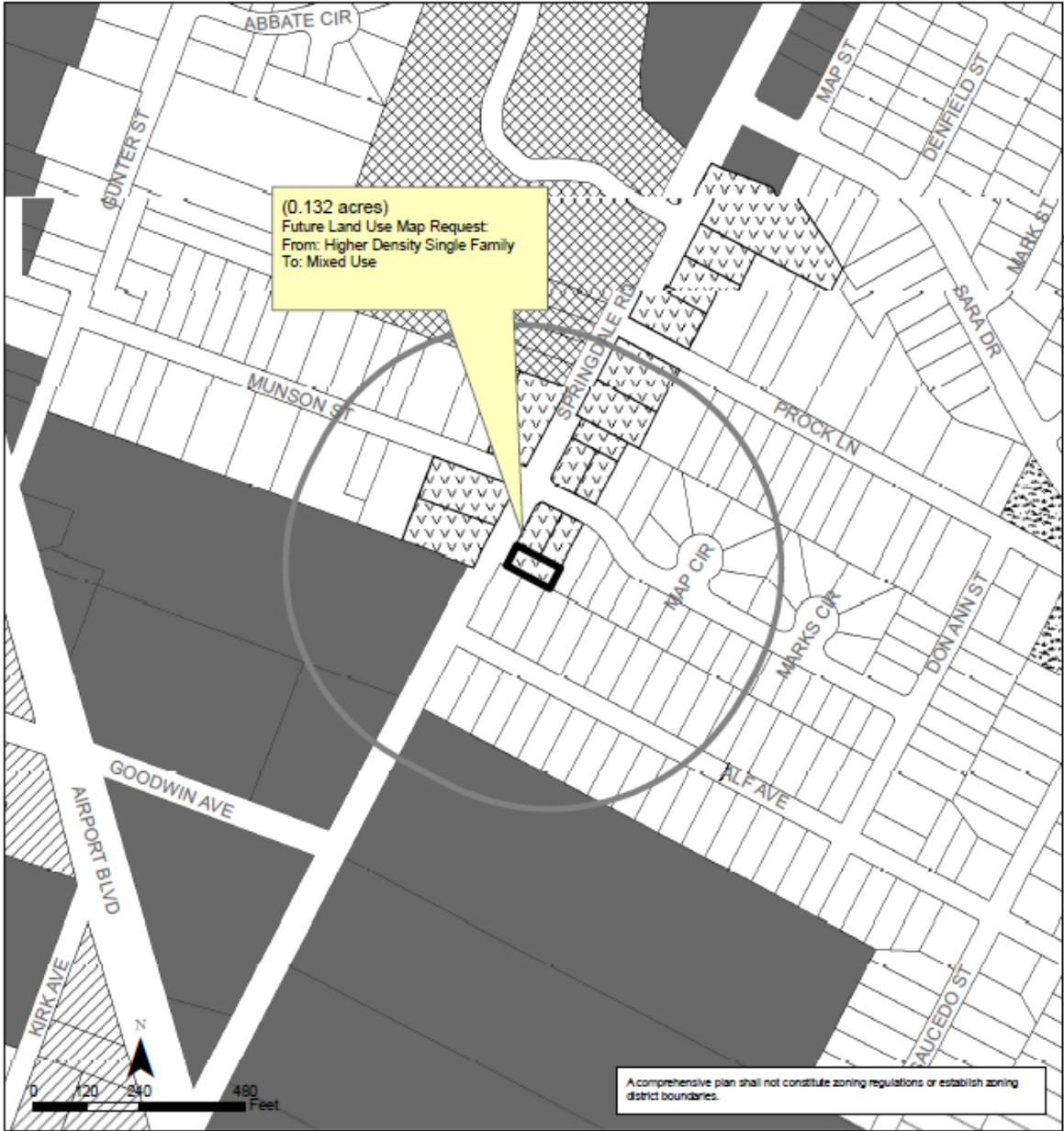
East MLK Combined Neighborhood Planning Area Future Land Use Map

City of Austin
Housing and Planning Department

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 Housing and Planning Department for the sole purpose of geographic reference. No warranty is made by the City of Austin regarding specific accuracy or completeness.


Last Updated: 4/2/2024











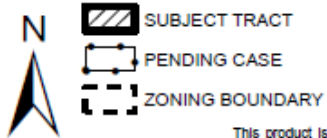
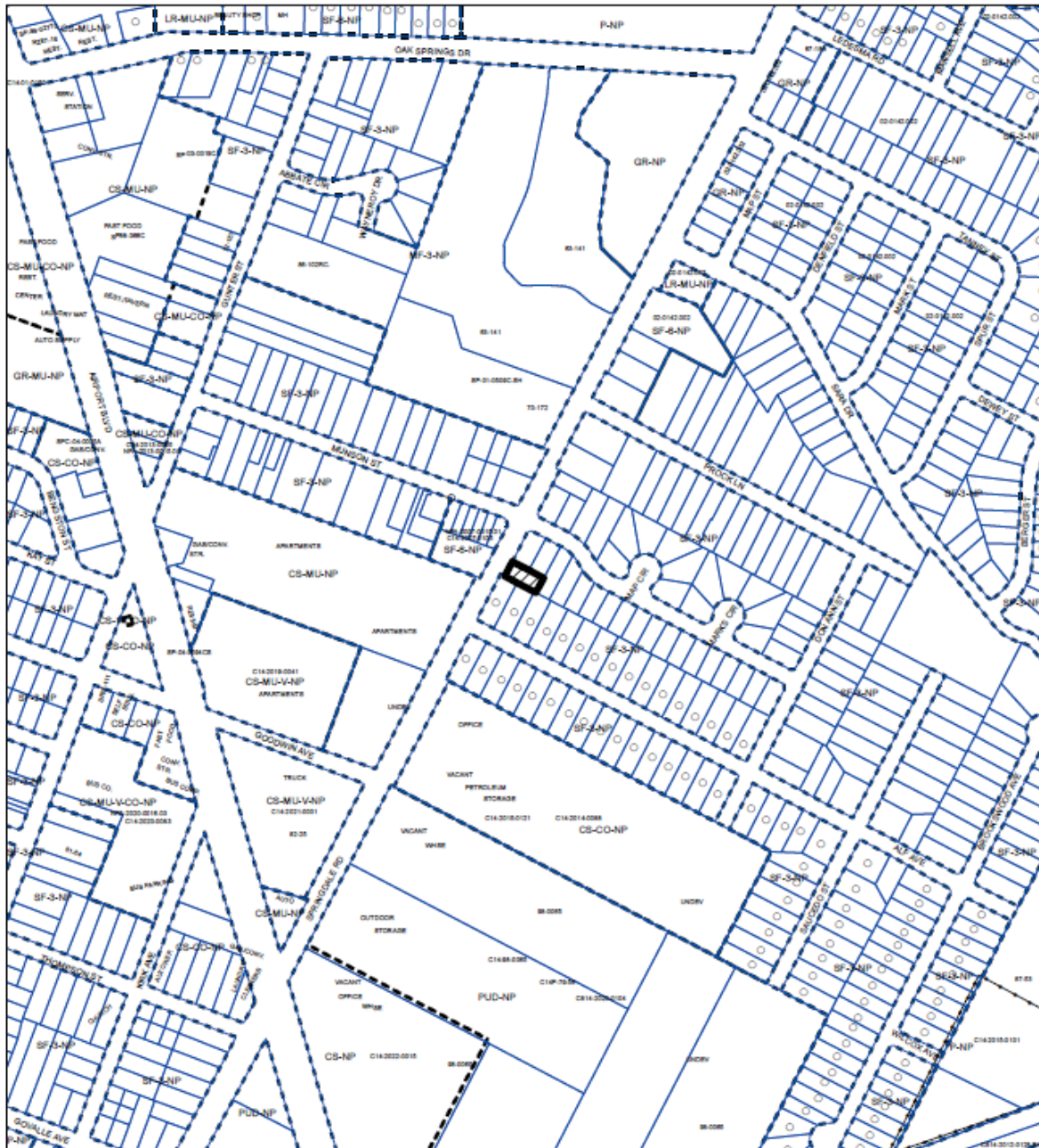
East MLK Combined Neighborhood Planning Area
NPA-2023-0015.06

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 City of Austin
Planning Department
Created on 12/28/2023, by: MeeksS

Future Land Use	
	Subject Tract
	500 ft. notif. boundary
	Commercial
	Higher-Density Single-Family
	Mixed Use
	Multi-Family
	Recreation & Open Space
	Single-Family



1" = 400'

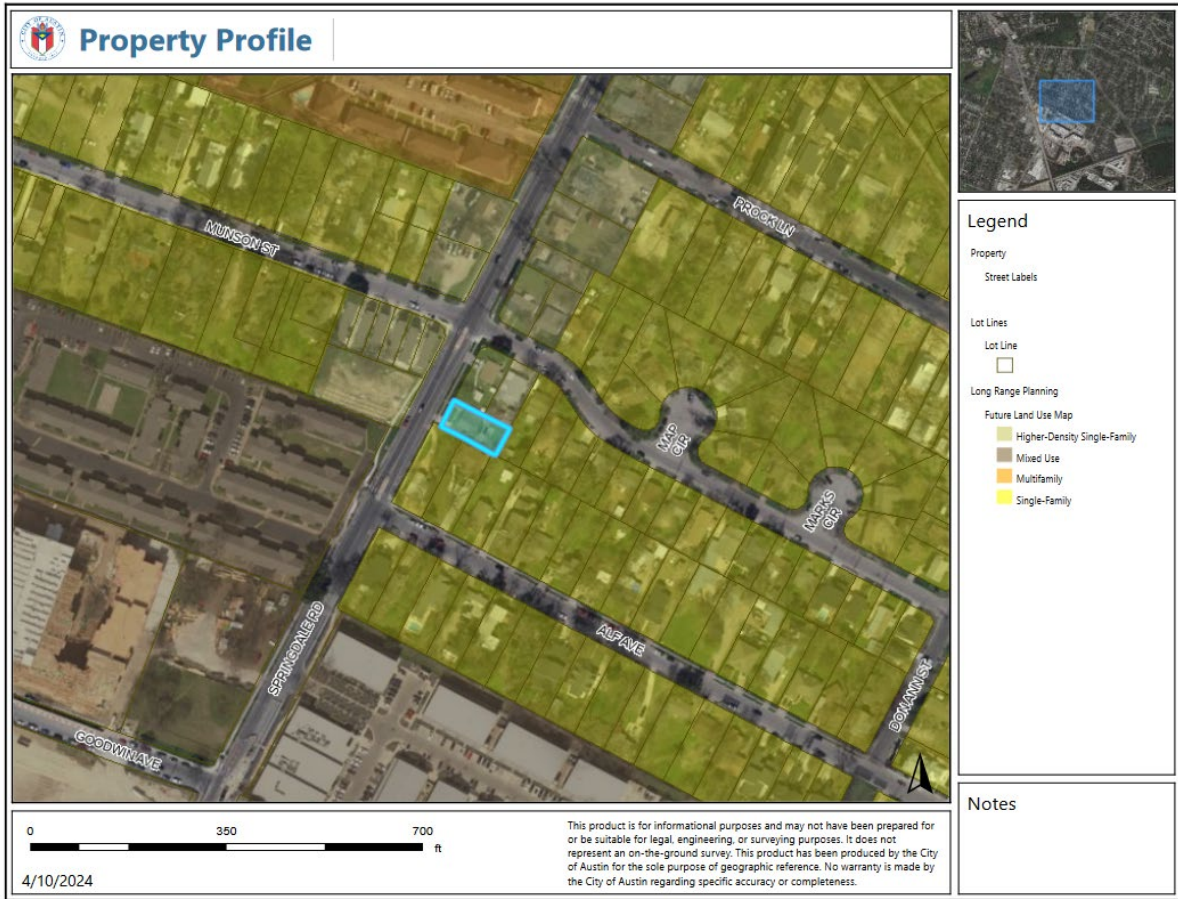
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ZONING CASE#: C14-2023-0156

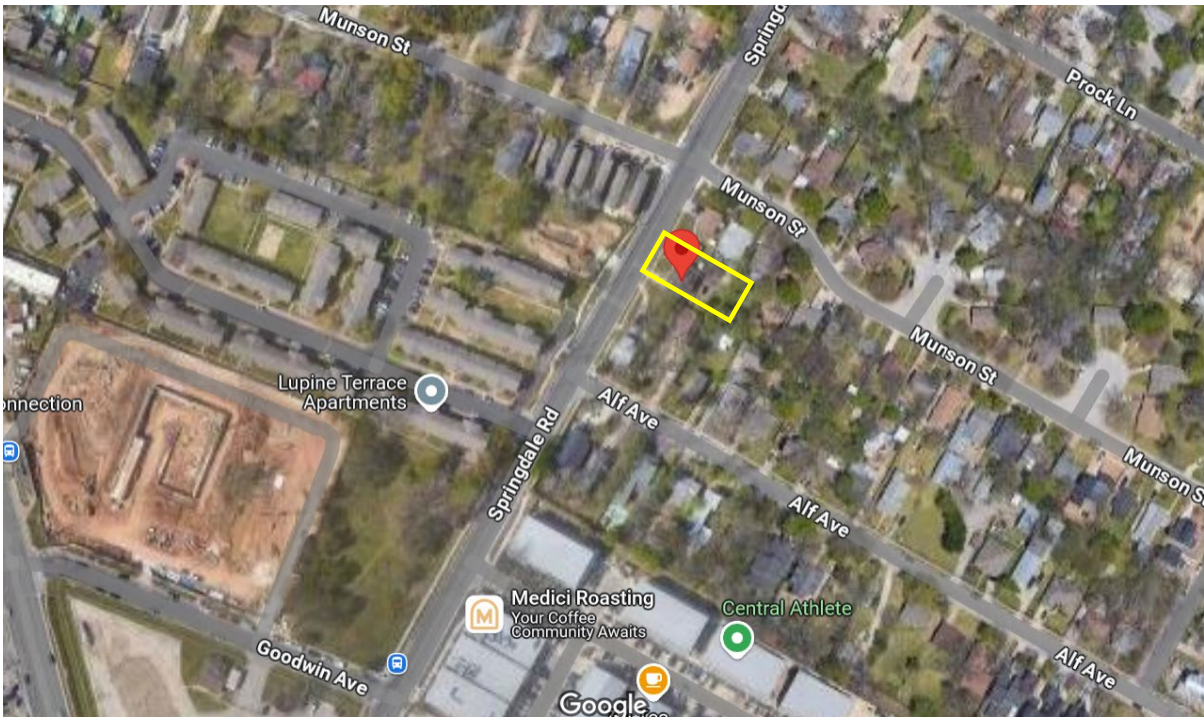
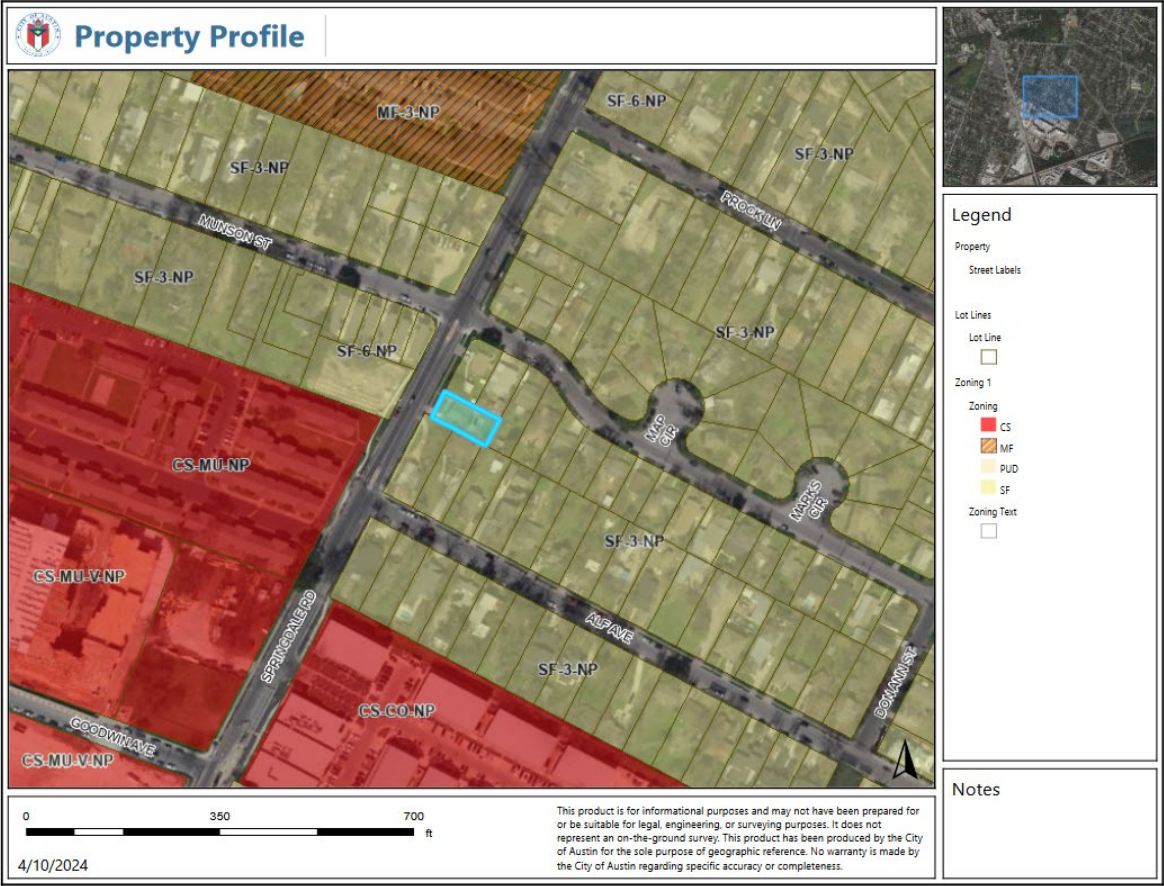
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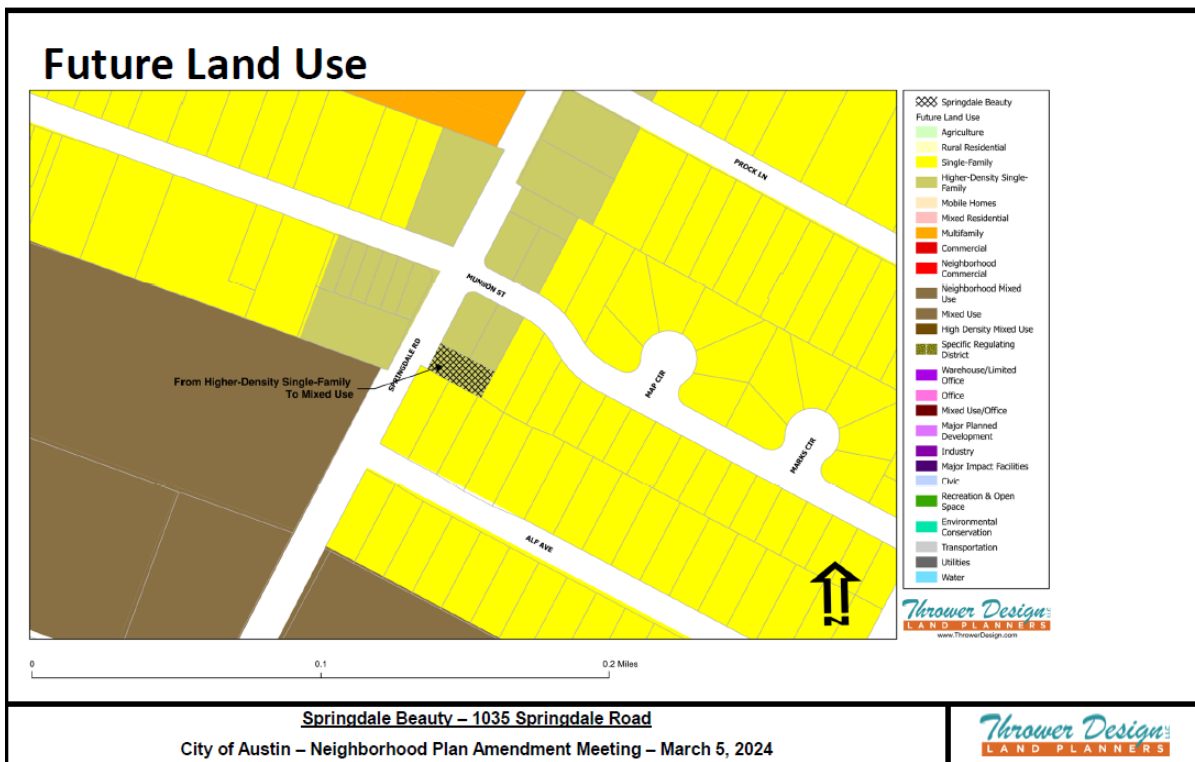
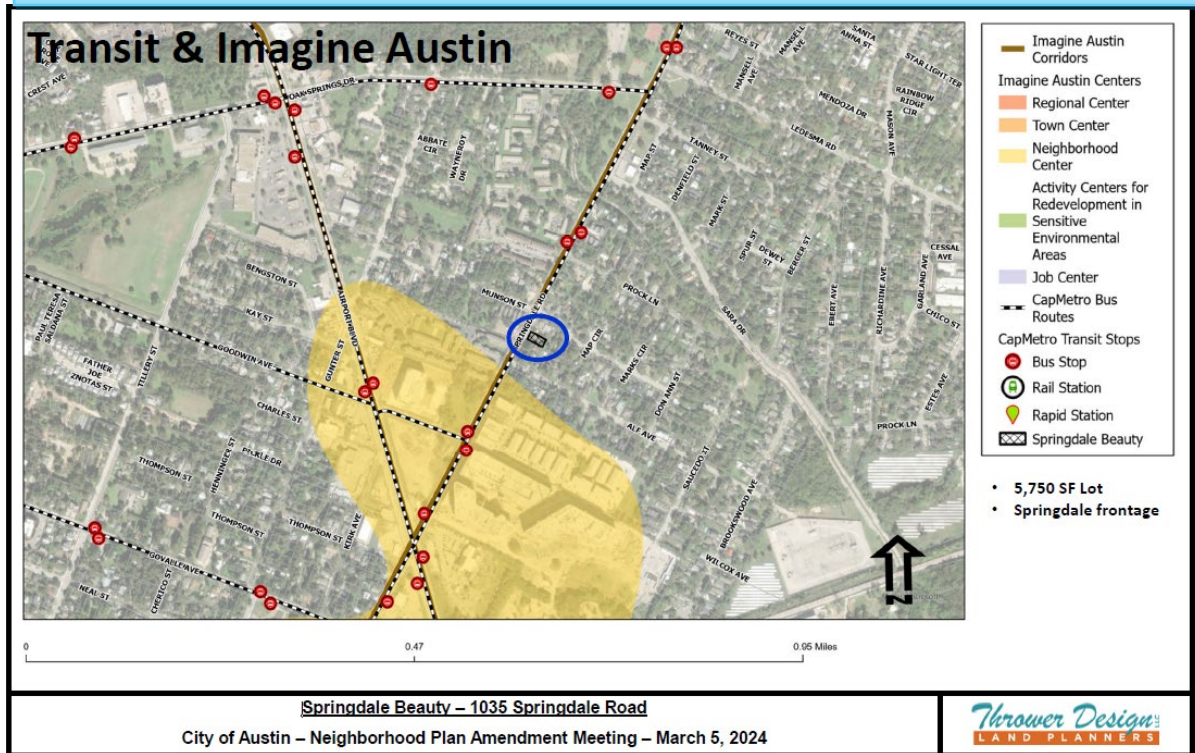


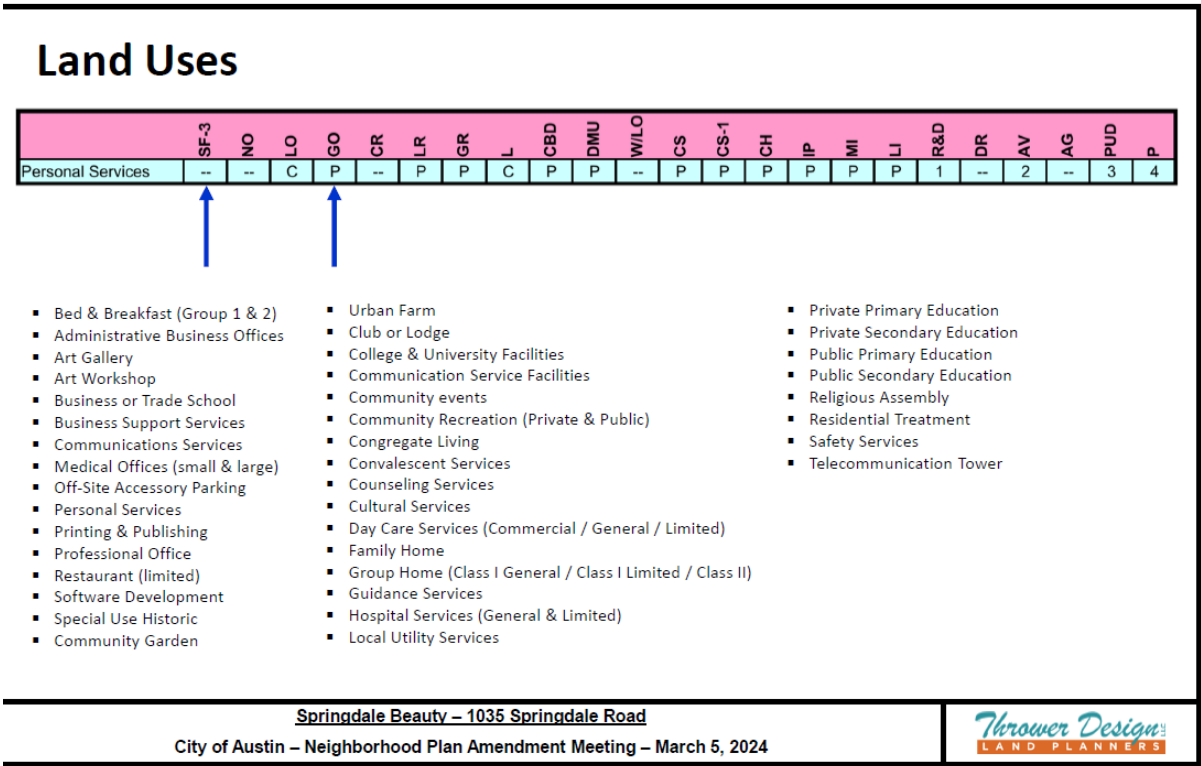
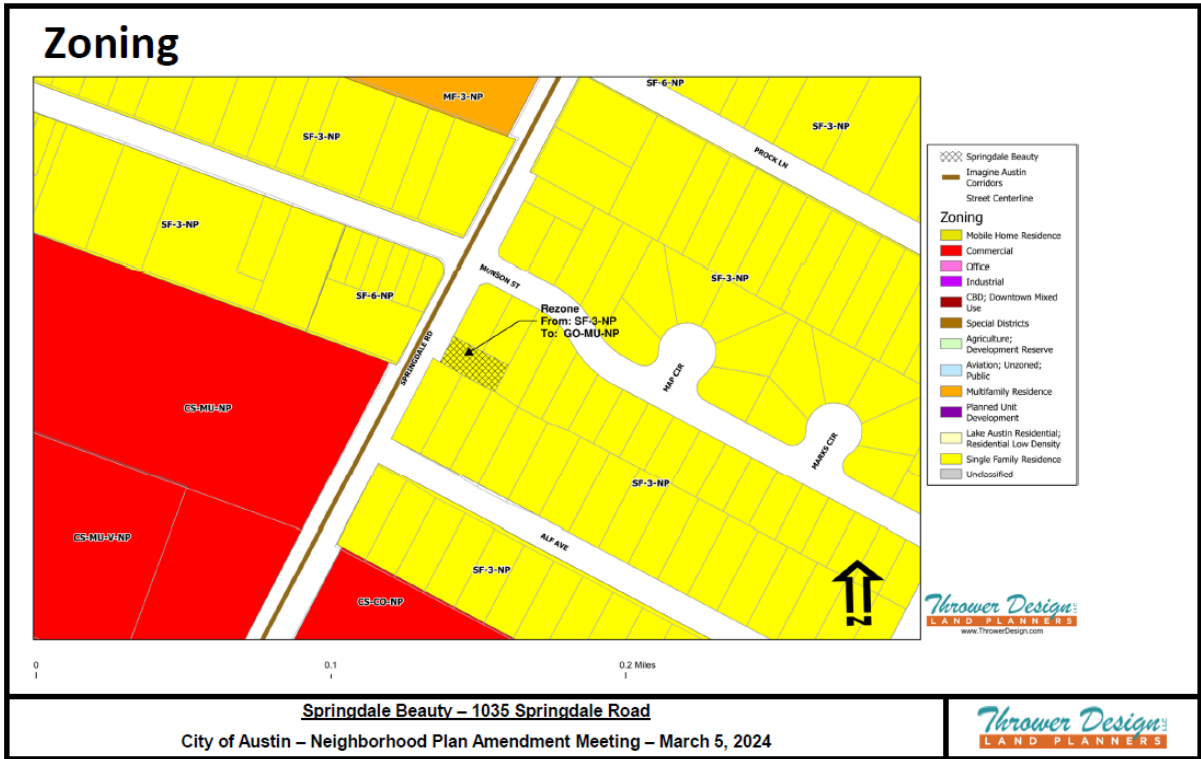
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Victoria Haase's Presentation at the March 5, 2024 Community Meeting





Site Development Regulations

	GO
Max Lot Size (sf):	5,750
Min. Lot Width:	50
Max. Height:	60
Min. Setbacks:	
Front:	15
Street Side:	15
Interior Side:	5
Rear:	5
Coverage:	60%
Cover:	80%
Max. F.A.R.	1:1

Springdale Beauty – 1035 Springdale Road

City of Austin – Neighborhood Plan Amendment Meeting – March 5, 2024

Thruway Design
LAND PLANNERS

**Correspondence Received & Applicant's
Agents Responses**

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

From: Kacie Duffy

Sent: Sunday, March 10, 2024 9:16 AM

To: Meredith, Maureen <Maureen.Meredith@austintexas.gov>

Cc: Ethan Vernon

Subject: 1035 Springdale Rd project

Hi Maureen,

I'm reaching out in regards to Neighborhood Plan Amendment Case #NPA-2023-0015.06 for the address of 1035 Springdale Road. We really appreciate your time last week going over the plans for the changes to property. We wanted you to have our contact information (Kacie and Ethan) should anyone involved in the project need it. As we mentioned our house backs up right to the lot.

Separately, we have been curious about this property because of the excessive noise that's been occurring recently there. We are wondering if we'd be able to confirm if the current tenants will also be the ones taking over the new beauty salon space, and if so could we get in touch with them or maybe the property managers to discuss the noise issues?

Thanks in advance for your help.

Kacie Duffy

From: Victoria < >

Sent: Tuesday, March 19, 2024 10:27 AM

To: kacieduffy; ethan.vernon

Cc: Ron Thrower < >; Meredith, Maureen <Maureen.Meredith@austintexas.gov>

Subject: 1035 Springdale Road

Hello Kacie and Ethan,

Thank you for allowing Maureen to share your contact information with us. It is my understanding that there has been concern over loud noise coming from the subject property and I have informed the landowner of the excessive noise. They will follow up with the tenant and asked that y'all continue to inform if the matter continues. The current tenant is temporary. Once the rezoning takes place, a family member of the landowner will occupy the space as a live-work opportunity.

Please continue to keep us informed of any concerns y'all have about the proposed NPA and rezoning or with the current tenant.

I can be reached best by email or cell phone, number is below.

Victoria Haase

O: 512-476-4456 | C: 512-587-3062



throwerdesign.com

Mail: P.O. Box 41957, Austin, Texas 78704

Physical: 1507 Inglewood St., Austin, Texas 78741-1141

From: Brian Humphrey

Sent: Sunday, March 17, 2024 11:20 AM

To: Meredith, Maureen <Maureen.Meredith@austintexas.gov>

Subject: Re: Case Number NPA-2023-0015.06

Hi there,

I'm the homeowner of 4600 Munson St.

Is there any information about what the mixed use will actually be for 1035 Springdale? The lot in question is very small for a business use, and there's already very large areas of mixed use on springdale

Thanks,

BHump

From: Victoria

Sent: Tuesday, March 19, 2024 11:18 AM

To: thebhump@[REDACTED]

Cc: Ron Thrower <ront@throwerdesign.com>; Meredith, Maureen <Maureen.Meredith@austintexas.gov>

Subject: 1035 Springdale Road

Hello Brian,

Thank you for allowing Maureen to share your contact information.

The rezoning is born from a desire to provide a live-work space for a family member of the landowner who plans to operate a salon chair out of the home. We are aware

of the concern for parking. It is most likely that formal parking will be provided in the front of the property with parking for the residential use at the rear of the property. Parking will be formalized through a City permit that can only occur after the rezoning takes place. For now, I've informed the landowner of the concern for parking that is occurring at this time, on the front lawn. The landowner will communicate the matter with the current, temporary tenant.

Please continue to keep us informed if you have any additional questions/concerns as they relate to the existing use of the property or the proposed mixed-use.

I can be reached easiest by email or by cell phone, number is below.

Victoria Haase

The logo for Thrower Design Land Planners features the company name in a stylized teal script font, with 'LAND PLANNERS' in a smaller, orange sans-serif font below it. Below the logo is the website address www.throwerdesign.com in a blue sans-serif font.
www.throwerdesign.com

512-998-5900 Cell
512-476-4456 Office

Mail: P.O. Box 41957
Austin, Texas 78704