

NEIGHBORHOOD PLAN AMENDMENT REVIEW SHEET

NEIGHORHOOD PLAN: Central Austin Combined (North University)

CASE#: NPA-2026-0019.01

DATE FILED: March 25, 2026

PROJECT NAME: 3701 Speedway, 3703 Speedway and 104 E. 37th Street

PC DATE: July 14, 2026
June 23, 2026

ADDRESS/ES: 3701, 3703 Speedway and 104 E. 37th Street

DISTRICT AREA: 9

SITE AREA: 0.273 acres

OWNER/APPLICANT: La Familia Partnership LTD, a Texas limited partnership

AGENT: Dubois Bryant & Campbell, LLP (David Hartman)

CASE MANAGER: Maureen Meredith

PHONE: (512) 974-2695

STAFF EMAIL: Maureen.Meredith@austintexas.gov

TYPE OF AMENDMENT:

Change in Future Land Use Designation

From: Mixed Use/Office

To: Mixed Use

Base District Zoning Change

Related Zoning Case: C14-2026-0020

From: LO-NCCD-ETOD-DBETOD-NP

To: LR-NCCD-ETOD-DBETOD-NP

NEIGHBORHOOD PLAN ADOPTION DATE: August 26, 2004

CITY COUNCIL DATE: August 27, 2026

ACTION:

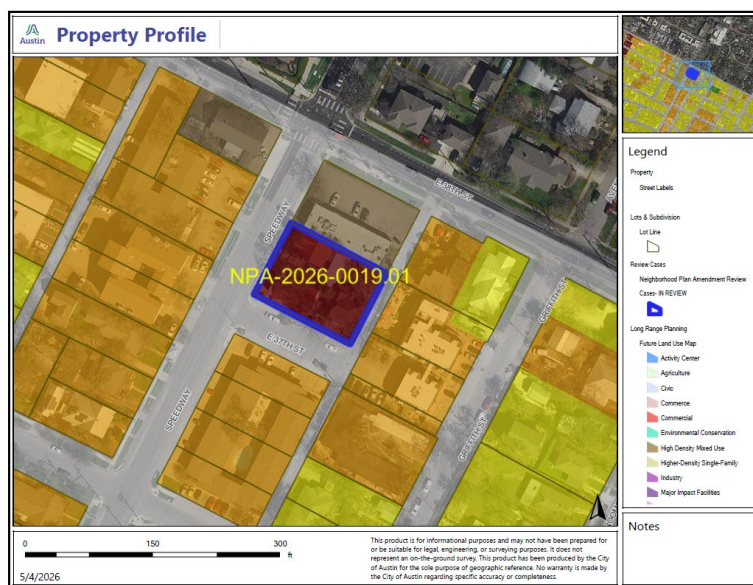
PLANNING COMMISSION RECOMMENDATION:

July 14, 2026 – Approved on the consent agenda the Applicant’s request for Mixed Use land use. [Breton – 1st; Haney – 2nd] Vote: 9-0 [Ahmad, Lan, Powell absent. One vacancy].

June 23, 2026 – Postponed to July 14, 2026 on the consent agenda at the request of the Neighborhood. [C. Haney – 1st; A. Powell – 2nd] Vote: 11- 0 [F. Maxwell absent. One vacancy on the dais].

STAFF RECOMMENDATION: Staff supports the Applicant’s request for Mixed Use land use.

BASIS FOR STAFF’S RECOMMENDATION: The subject tract currently has Mixed Use/Office land use and has three bungalows that are proposed to be developed with a tract directly to the north that has Mixed Use land use. Staff supports the applicant’s request for Mixed Use land use on this property. The property is proposed to be redeveloped with neighborhood-serving commercial uses that is walkable and in scale with the surrounding land uses.



Staff believe the request for Mixed Use supports the Central Austin Combined Neighborhood Plan by providing additional neighborhood-serving commercial uses within walking distance to residential areas.

Goal One
Preserve the integrity and character of the
single-family neighborhoods

Objective 1.1: Rezone property as needed to ensure that new development is compatible with the desired residential character of each neighborhood.

Recommendation 2 Identify areas where mixed use would enhance the livability of the neighborhoods and rezone accordingly.

Objective 1.10: Provide a transition from multi-family and commercial uses to the single-family core of the neighborhood.

LAND USE DESCRIPTIONS:

EXISTING LAND USE:

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

Purpose

1. Accommodate mixed use development in areas that are not appropriate for general commercial development; and
2. Provide a transition from residential use to non-residential or mixed use.

Application

1. Appropriate for areas such as minor corridors or local streets adjacent to commercial areas;
2. May be used to encourage commercial uses to transition to residential use; and
3. Provide limited opportunities for live/work residential in urban areas.

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;

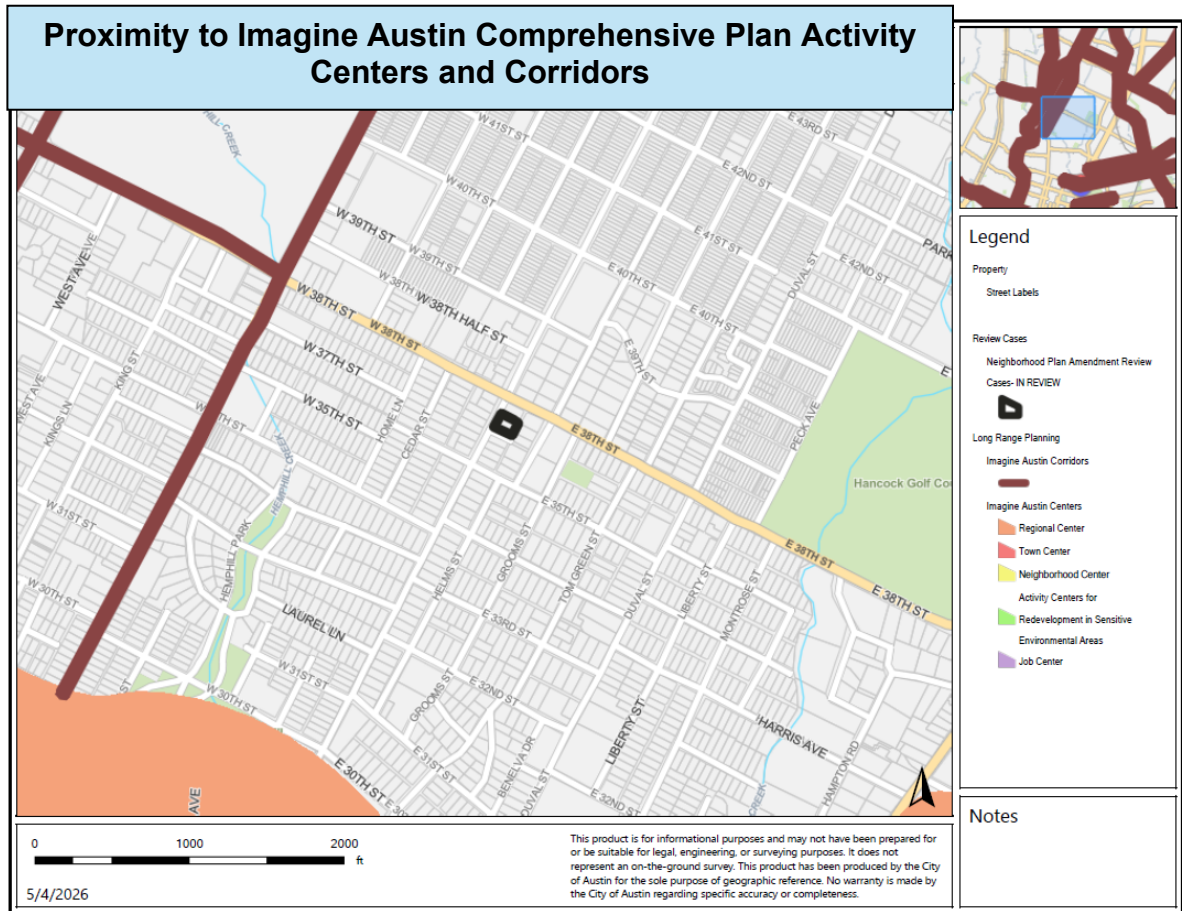
3. Allow a mixture of complementary land use types, which may include housing, retail, offices, commercial services, and civic uses (with the exception of government offices) to encourage linking of trips;
4. Create viable development opportunities for underused center city sites;
5. Encourage the transition 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.

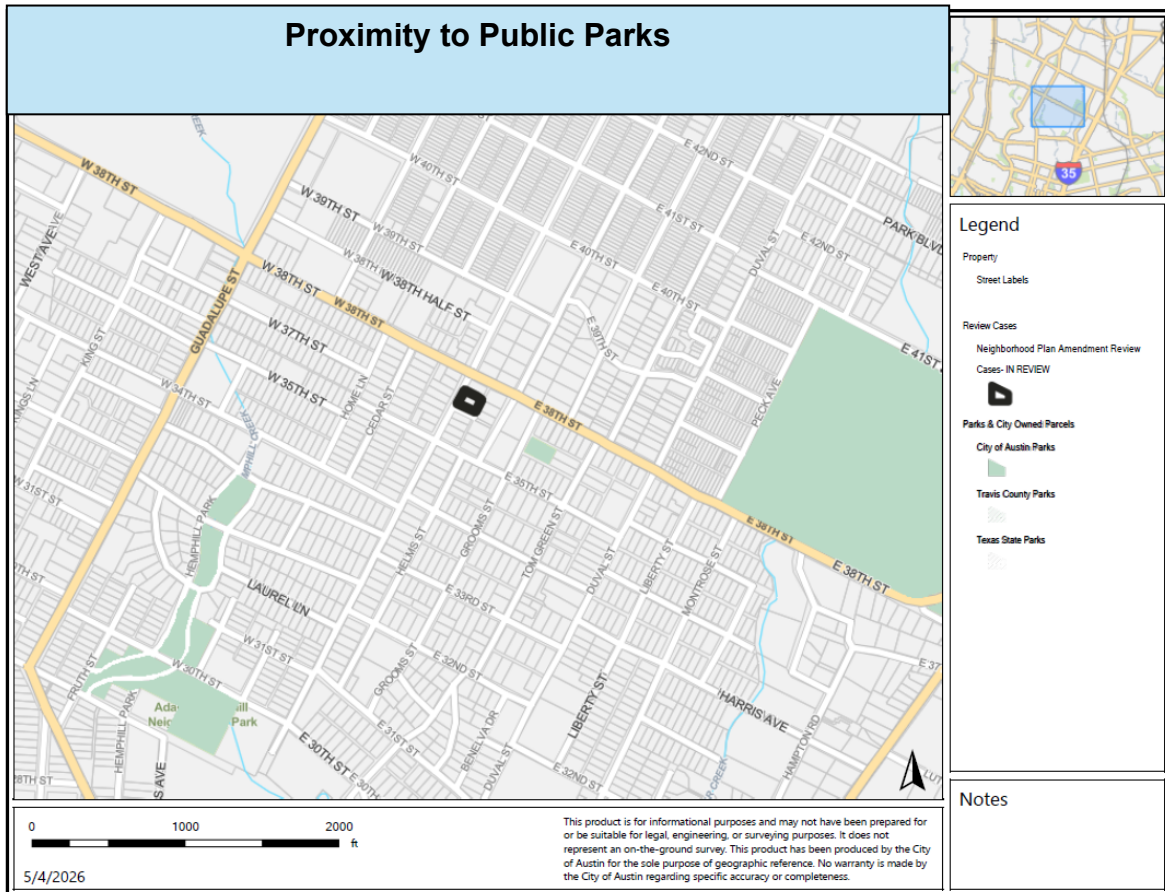
Application

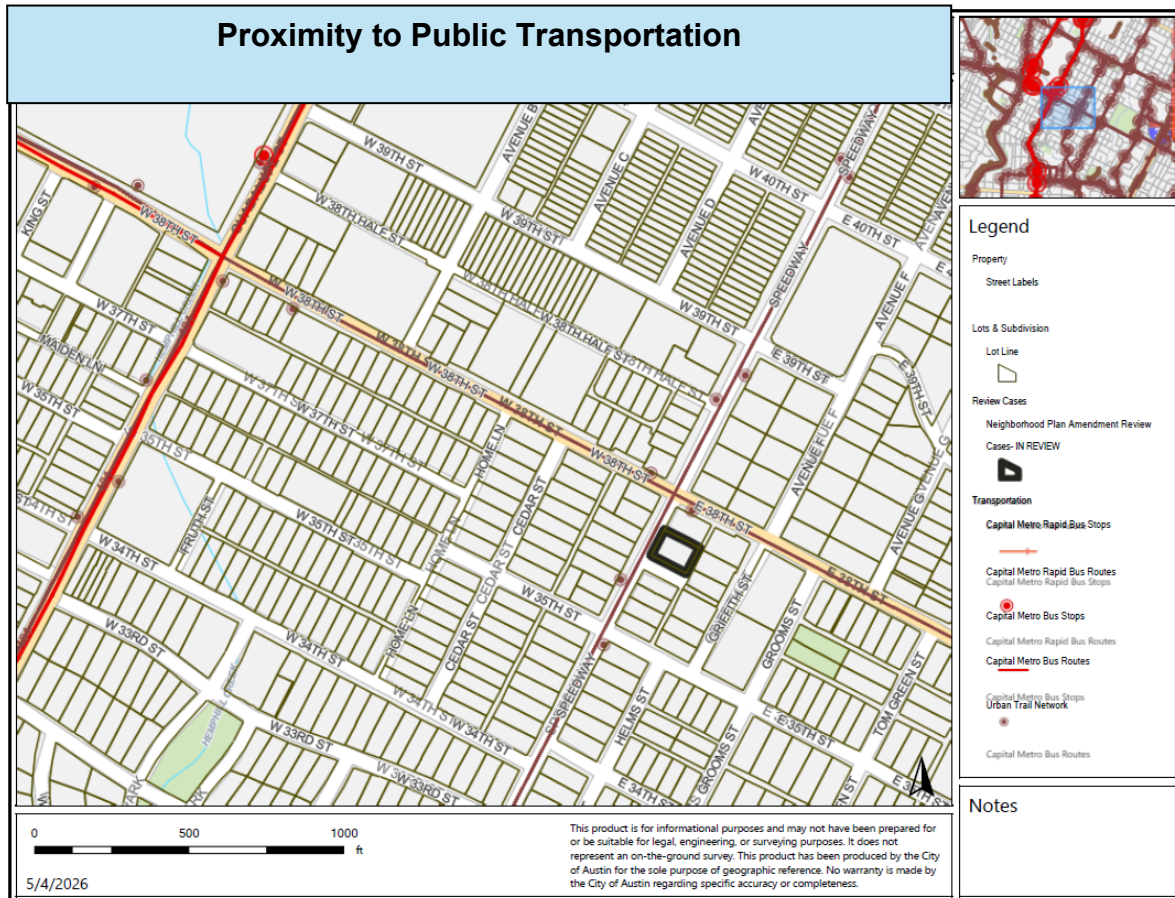
1. Allow mixed use development along major corridors and intersections;
2. Establish compatible mixed-use corridors along the neighborhood's edge
3. The neighborhood plan may further specify either the desired intensity of commercial uses (i.e. LR, GR, CS) or specific types of mixed use (i.e. Neighborhood 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: • 0.34 miles from Guadalupe Street, an activity corridor
Yes	Mobility and Public Transit: Located within 0.25 miles of public transit stop and/or light rail station. • Bus routes along Speedway, Guadalupe Street, and E. 38th Street

Yes	Mobility and Bike/Ped Access: Adjoins a public sidewalk, shared path, and/or bike lane.
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. • 0.4 miles from Speedway Market, 104 E 31st St Unit B, Austin, TX 78705 • 0.7 miles from Wheatsville Food Co-op, 3101 Guadalupe St, Austin, TX 78705
No	Connectivity and Education: Located within 0.50 miles from a public school or university. • 0.7 miles from Russell Lee Elementary School, 3308 Hampton Rd, Austin, TX 78705
Yes	Connectivity and Healthy Living: Provides or is located within 0.50 miles from a recreation area, park or walking trail. • 0.2 miles from Sparky Pocket Park, 3701 Grooms St, Austin, TX 78705 • 0.4 miles from Central Park, 608-616 W 38th St, Austin, TX 78705 • 0.5 miles from Hemphill Park, 3106 Hemphill Park, Austin, TX 78705 • 1.0 miles from Hancock Recreation Center, 811 E 41st St, Austin, TX 78751
Yes	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.) • 0.5 miles from Dr. James S. Hahn, MD, 631 W 38th St #2, Austin, TX 78705 • 1.0 miles from Capital Medical Clinic, 1004 W 32nd St Suite 400, Austin, TX 78705 • 1.2 miles from St. David's Medical Center
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.
No	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.
Yes	Mixed use: Provides a mix of residential and non-industrial uses.
No	Culture and Creative Economy: Provides or is located within 0.50 miles of a cultural resource (ex: library, theater, museum, cultural center).
Yes	Culture and Historic Preservation: Preserves or enhances a historically and/or culturally significant site. • 3703 Speedway or 104 E. 37th's exteriors will require HLC review, since both are eligible for either contributing status to a potential historic district (3703) or both contributing/individual landmark designation (104) in the historic resource survey. Applicant states he will not demolish the buildings but will preserve them.
No	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.
Yes	Not located over the Edwards Aquifer Contributing Zone or Edwards Aquifer Recharge Zone
10	Number of "Yeses"







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 applicant proposes to change the land use on the future land use map (FLUM) from Mixed Use/Office to Mixed Use.

The applicant proposes to change the zoning on the property from LO-NCCD-ETOD-DBETOD-NP (Limited Office district – Neighborhood Conservation Combining District – Equitable Transit Oriented Development combining district – Density Bonus Equitable Transit Oriented Development combining district – Neighborhood Plan) to LR-NCCD-ETOD-DBETOD-NP (Neighborhood Commercial district – Neighborhood Conservation Combining District – Equitable Transit Oriented Development combining district – Density Bonus Equitable Transit Oriented Development combining district – Neighborhood Plan) for retail, personal improvement services, personal services, and restaurant (limited) uses. For more information on the proposed zoning, see case report C14-2026-0020.

PUBLIC MEETINGS: The ordinance-required community meeting was virtually held on May 4, 2026. The recorded meeting can be found here: <https://publicinput.com/neighborhoodplanamendmentcases>. Approximately 428 meeting notices were mailed to people with utility accounts (renters) and property owners within 500 feet of the subject properties, in addition to neighborhood and environmental groups who requested notification for the area on the Community Registry. Three Austin Planning staff members attended, Maureen Meredith, Mark Walters, and Chase Gonsoulin. David Hartman from Dubois Bryant & Campbell, LLP, the applicant's agent attended, in addition to Buck Armstrong from Trade Post. Ten people from the neighborhood attended.

Below are highlights from David Hartman's presentation:

- The proposed development is an adaptive reuse of the current structures on the property such as retail, personal improvement services, restaurant (limited), and other others.
- There are two tracts:
 - Tract 1 is zoned LR-NCCD-ETOD-DBETOD-NP. This tract is not proposed to be rezoned. This is where the Speedway Grocery store is located.
 - Tract 1 the current FLUM is Mixed Use. There is no proposed change to the FLUM on this tract.
 - Tract 2 is zoned LO-NCCD-ETOD-DBETOD-NP
 - Proposed zoning is LR-NCCD-ETOD-DBETOD-NP
 - Current FLUM is Mixed Use/Office

- Proposed FLUM is Mixed Use

Meeting Summary

The meeting focused on a proposed rezoning of Tract 2 at East 38th Street and Speedway to allow additional neighborhood-serving commercial uses while retaining all existing buildings. The applicant outlined a plan for adaptive reuse, including a café on Tract 1 and small-scale uses such as boutique fitness, ice cream, or botanical retail on Tract 2.

Participants asked about parking, compatibility with the adjacent neighborhood, and the potential historic value of one bungalow. The applicant noted commitments to softer lighting, shared parking strategies, and coordination with neighbors. Attendees expressed support for adaptive reuse but raised concerns about long-term preservation of the existing structures.

Key Concerns and Questions

- Clarification on which LR-allowed uses are actually planned versus simply permissible.
- How parking demand will be met, including the feasibility of shared-parking agreements.
- Interest in the historic age and potential preservation of the rear bungalow.
- Concerns about existing lighting glare and a desire for softer, downward-directed fixtures.
- Questions about the practicality of restaurant uses within bungalow structures.
- Clarification on the overall coordinated vision for both tracts under common ownership.
- Concerns about demolition risk and whether protections could be put in place.
- Questions about neighborhood compatibility, including traffic, walkability, and spillover impacts.
- Clarification on the status and future of the long-vacant laundromat.
- Support for walkable neighborhood-oriented uses paired with requests for continued collaboration with residents.

The applicant said the First Light book shop at 4300 Speedway is an inspiration for the proposed project. The community said that they really like First Light and the uses in that commercial development that was once a U.S. Post Office.

One resident also really focused on the negative impact that the big light on the property had on her home and nearby homes, and the agent said they are very interested in making sure lighting is not a problem.

Applicant Summary Letter from Application



David Hartman
(512) 685-3409
dhartman@dbcllp.com
303 Colorado, Suite 2300
Austin, TX 78701
www.dbcllp.com

March 24, 2026

Lauren Middleton-Pratt
Director, Planning Department
City of Austin
6310 Wilhelmina Delco Drive
Austin, Texas 78752

Re: 3701 Speedway, 3703 Speedway, and 104 E 37th St. Rezoning - Rezoning and Neighborhood Plan Amendment Applications for 0.2769 acres located at 3701 Speedway, 3703 Speedway and 104 E 37th St., Austin, Texas 78705 ("Property");

Dear Ms. Middleton-Pratt:

We respectfully submit the enclosed rezoning application ("Zoning Application") and Neighborhood Plan Amendment application ("NPA Application") for the above stated Property as representatives of the owners of the Property.

The Property consists of approximately 0.2769 acres and is located at 3701 Speedway, 3703 Speedway, and 104 East 37th Street in Austin, Texas. The Property is currently developed with three residential bungalow-style structures and is zoned Limited Office – Neighborhood Conservation Combining District – Equitable Transit-Oriented Development Combining District – Density Bonus Equitable Transit-Oriented Development – Neighborhood Plan (LO-NCCD-ETOD-DBETOD-NP). The Applicant requests a rezoning of the Property to Neighborhood Commercial – Neighborhood Conservation Combining District – Equitable Transit-Oriented Development Combining District – Density Bonus Equitable Transit-Oriented Development – Neighborhood Plan (LR-NCCD-ETOD-DBETOD-NP).

The requested rezoning district would align the Property with the zoning of the adjacent property which is currently zoned LR-NCCD-ETOD-DBETOD-NP and developed with a grocery/convenience store and vacant laundromat that comprises a portion of the proposed development. The proposed rezoning would create zoning consistency with nearby commercial uses and allow for neighborhood-serving commercial development compatible with the surrounding area. The proposed development involves the adaptive reuse of four existing structures on 0.52 acres at the northeast corner of Speedway and E. 37th Street. Rather than demolition or ground-up construction, the project preserves the existing building stock while repositioning an under-utilized retail building and three residential-scale bungalows into a curated neighborhood retail hub consistent with the character and walkability that defines Hyde Park. The bungalows along Speedway, currently zoned Limited Office, are proposed to be rezoned to Neighborhood Commercial (specifically, LR-NCCD-ETOD-DBETOD-NP zoning) to allow for boutique retail uses that complement the adjacent retail building. The residential scale of the bungalow structures on the Property will be preserved, with improvements limited to exterior refresh, landscaping, and ADA compliance — ensuring the project enhances the streetscape rather than disrupts it. The vision is a walkable, locally-oriented destination that serves both the 16,000 Hyde Park residents and the broader UT Austin community, consistent with the City's goals for neighborhood-serving commercial corridors.

The Property is located along Speedway, which is designated as a Level 2 Street in the Austin Strategic Mobility Plan. The site is also located near several transit options, including multiple CapMetro

bus stops, with a stop located just north of the Property at East 38th Street. The Property is situated between the Highland Mall Regional Center, as identified in Imagine Austin Comprehensive Plan, and the Downtown Austin Regional Center. Additionally, the Mueller Station Town Center is located to the east of the Property and provides a mix of residential, retail, and civic uses. The area is also served by nearby Austin Urban Trails and bicycle routes, supporting multimodal transportation options.

The Property's current Future Land Use Map (FLUM) designation is Mixed Use/Office within the Central Austin Combined (North University) Neighborhood Plan area. We have submitted a related Neighborhood Plan Amendment application requesting the FLUM be changed from Mixed Use/Office to Mixed Use.

If you have any questions about the application or need additional information, please do not hesitate to contact me at your convenience. Thank you for your time and attention to this project.

Very truly yours,

A handwritten signature in blue ink, appearing to read 'David Hartman', is positioned above the printed name.

David Hartman

**Neighborhood Postponement Request for June 23, 2026 PC
Hearing**

From: Pam Bell <
Sent: Wednesday, June 10, 2026 5:57 PM
To: Meredith, Maureen <Maureen.Meredith@austintexas.gov>
Cc: Peter Journey-Kaler <>; Homer Parsegian <>; Karen McGraw <>; Adam Stephens >
Subject: Re: Scheduled Jun 23 PC: NPA-2026-0019.01_3701 Speedway

Maureen,

I've been away from North University Neighborhood business for a few weeks as my 98-year-old dad's health issues has necessitated that I be at his side up here in rural Lake Texoma area. We would like to request a postponement of the hearing so we can sit down with the applicants to identify which LR uses are acceptable.

Thank you for this consideration.

Sent from my iPhone
Pam Bell
512-560-1953

From: Pam Bell <
Sent: Monday, June 15, 2026 7:55 AM
To: Meredith, Maureen <Maureen.Meredith@austintexas.gov>
Cc: Peter Journey-Kaler <>; Homer Parsegian < Karen McGraw <mcgraw9@gmail.com>; Adam Stephens <>; Hadri, Cynthia <Cynthia.Hadri@austintexas.gov>; LandUseLiaison <LandUseLiaison@austintexas.gov>; Harden, Joi <Joi.Harden@austintexas.gov>; Thomas, Eric <Eric.Thomas@austintexas.gov>
Subject: Re: Scheduled Jun 23 PC: NPA-2026-0019.01_3701 Speedway

Let's do July 14. Thank you all for this postponement. By then things should have settled down and services should be in place for my dad.

I'll be in touch with the developer's agent soon, maybe later this week.

Sent from my iPhone
Pam Bell
512-560-1953
Pls forgive crazy wording and spelling. Siri did it. :)

From: Meredith, Maureen
Sent: Monday, 15 June 2026 08:17:43
To: Pam Bell <
Cc: Peter Journeay-Kaler <>; Homer Parsegian <>; Karen McGraw <>; Adam Stephens

Good morning:

On behalf of the applicant, we are in agreement with the North University Neighborhood Association request to postpone consideration of these zoning and NPA cases from the June 23 to the July 14 Planning Commission Meeting. Thanks for everyone's efforts on this.

Best, David

David Hartman
Partner
DuBOIS BRYANT & CAMPBELL
303 Colorado, Suite 2300
Austin, TX 78701
O:(512) 457-8000
D:(512) 685-3409
M:(512) 297-5640
F:(512) 457-8008
[bio](#)
[vcard](#)

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

No letter as of August 5, 2026

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From: Meredith, Maureen
Sent: Tuesday, June 30, 2026 11:01 AM
To: adam@[REDACTED]; bart.whatley@[REDACTED]; betsy.greenberg@[REDACTED];
lindabethteam@[REDACTED]; bhfairchild@[REDACTED]; rs01@[REDACTED];
cochleal@[REDACTED]; a.jarry@[REDACTED]; jfoxworth@[REDACTED]; wwukasch@[REDACTED];
lsarah.campbell@[REDACTED]; hparsegian@[REDACTED]; mclvinx@[REDACTED];
pambell.nuna@[REDACTED]; xcjkw636@[REDACTED]; iver506@[REDACTED]
Cc: Hadri, Cynthia <Cynthia.Hadri@austintexas.gov>
Subject: CANPACT NPCT Ltr Rec: Jul 14 PC: NPA-2026-0019.01_3701 Speedway
Importance: High

Hi, CANPAC NPCT Members:

These cases were postponed to the July 14 PC hearing. From what I can tell, I have not received a letter of recommendation from your team. If you would like to have a letter of recommendation included in our staff reports, please email it me and Cynthia, the zoning planner, **no later than Tuesday, July 7th by 5:00 p.m.** If we get it after this date and time, we will submit it as late material to the public hearing.

Thanks.

Maureen

From: Meredith, Maureen
Sent: Tuesday, June 9, 2026 3:22 PM
To: adam@[REDACTED]; bart.whatley@[REDACTED]; betsy.greenberg@[REDACTED];
lindabethteam@[REDACTED]; bhfairchild@[REDACTED]; rs01@[REDACTED];
cochleal@[REDACTED]; a.jarry@[REDACTED]; jfoxworth@[REDACTED]; wwukasch@[REDACTED];
lsarah.campbell@[REDACTED]; hparsegian@[REDACTED]; mclvinx@[REDACTED];
pambell.nuna@[REDACTED]; xcjkw636@[REDACTED]; iver506@[REDACTED]
Cc: Hadri, Cynthia <Cynthia.Hadri@austintexas.gov>
Subject: Scheduled Jun 23 PC: NPA-2026-0019.01_3701 Speedway
Importance: High

Hi, CANPAC NPCT Members:

Cases **NPA-2026-0019.01** and **C14-2026-0020_3701, 3703 Speedway, 1014 E. 37th Street** are scheduled for the June 23, 2026 PC hearing date. If your team would like to have a letter of recommendation included in our staff case reports, please email it to me and Cynthia Hadri, the zoning planner, **no later than Tuesday, June 16th by 5:00 pm.** If we get your letter after this date and time, we will submit as late material to the Planning Commission.

Please let me know if you have any questions.
Maureen



Maureen Meredith (*she/her*)
Senior Planner
Austin Planning
6310 Wilhelmina Delco Dr.
Austin, TX 78752
512-974-2695
maureen.meredith@austintexas.gov

Please Note: Correspondence and information submitted to the City of Austin are subject to the Texas Public Information Act (Chapter 552) and may be published online.

Por Favor Tome En Cuenta: La correspondencia y la información enviada a la Ciudad de Austin está sujeta a la Ley de Información Pública de Texas (Capítulo 552) y puede ser publicada en línea.

Letter of Recommendation from the North University Neighborhood Association

July 7, 2026

Re: Case Number C14-2026-0020

Dear Planning Commission:

North University Neighborhood met with the applicant's representative and expressed concerns related to the project. These same concerns were expressed during the May public hearing.

The applicant plans restaurant operations 8 a.m. to 10 p.m. with only limited parking spaces. No parking is available on W. 38th and Speedway, thus overflow would extend into the neighborhood, which is already contending with students parking to catch UT shuttles. Applicant explained that negotiations were underway with Hyde Park Baptist Church for use of its parking garage but not finalized.

There are two issues regarding application of the LR zoning and its commercial uses to the bungalows: Parking and demolition vulnerability. Only a few parking spaces in the alley are allotted. We question whether alley parking is allowed; it exceeds the number of tables in the bungalows' planned restaurant and other businesses. Will the alley parking block access for garbage trucks, utility and emergency vehicles needing to access the apartments behind?

Regarding the bungalows' vulnerability for demolition, applicant is relying on the fact that the two bungalows are listed in the 2021 Resource Inventory Survey which includes North University properties. Applicant states that any exterior changes to the properties must be reviewed and approved by the Historic Landmark Commission, thus they are protected. However public notice is not mentioned in these circumstances. The neighborhood believes that with commercial zoning and without Historic designation, the bungalows could be demolished to make way for a larger commercial property in the future. We would support their protection through a restricted covenant.

To summarize, the North University NCCD-NP LO zoning was crafted to allow some commercial use of the houses, but this LR zoning request will allow restaurants and retail on the entire tract which could bring demolition as well as a much greater need for parking.

This is a residential area with adjacent single-family homes and modest multi-family buildings which would be negatively impacted by an overwhelming need for parking.

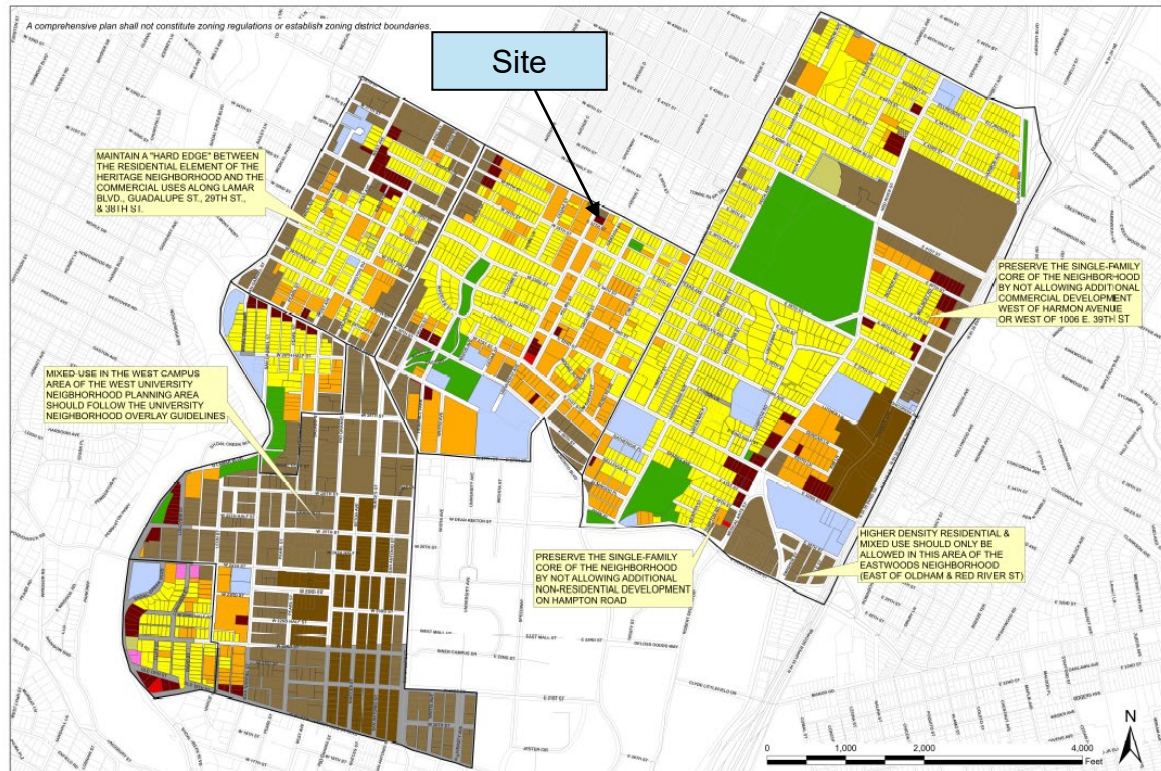
We believe that the current LO zoning provides for good use of the bungalows, allowing residential uses, offices, churches and day care. Why isn't that enough?

Given these concerns, and in the absence of any protections for the potentially historic bungalows, the North University Neighborhood Association opposes this zoning request.

Sincerely,

A handwritten signature in blue ink that reads "Pamela Bell". The signature is written in a cursive, flowing style.

Pamela Bell, Ph.D.
President
North University Neighborhood Association
Austin, Texas. 78705



Central Austin Combined Neighborhood Planning Area: Future Land Use Map



Austin Planning
Updated: 1/21/2026

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

Legend





Central Austin Combined (North University) Neighborhood Planning Area NPA-2026-0019.01

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.

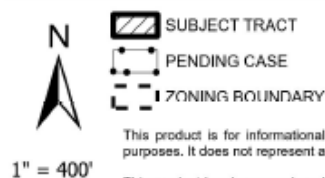
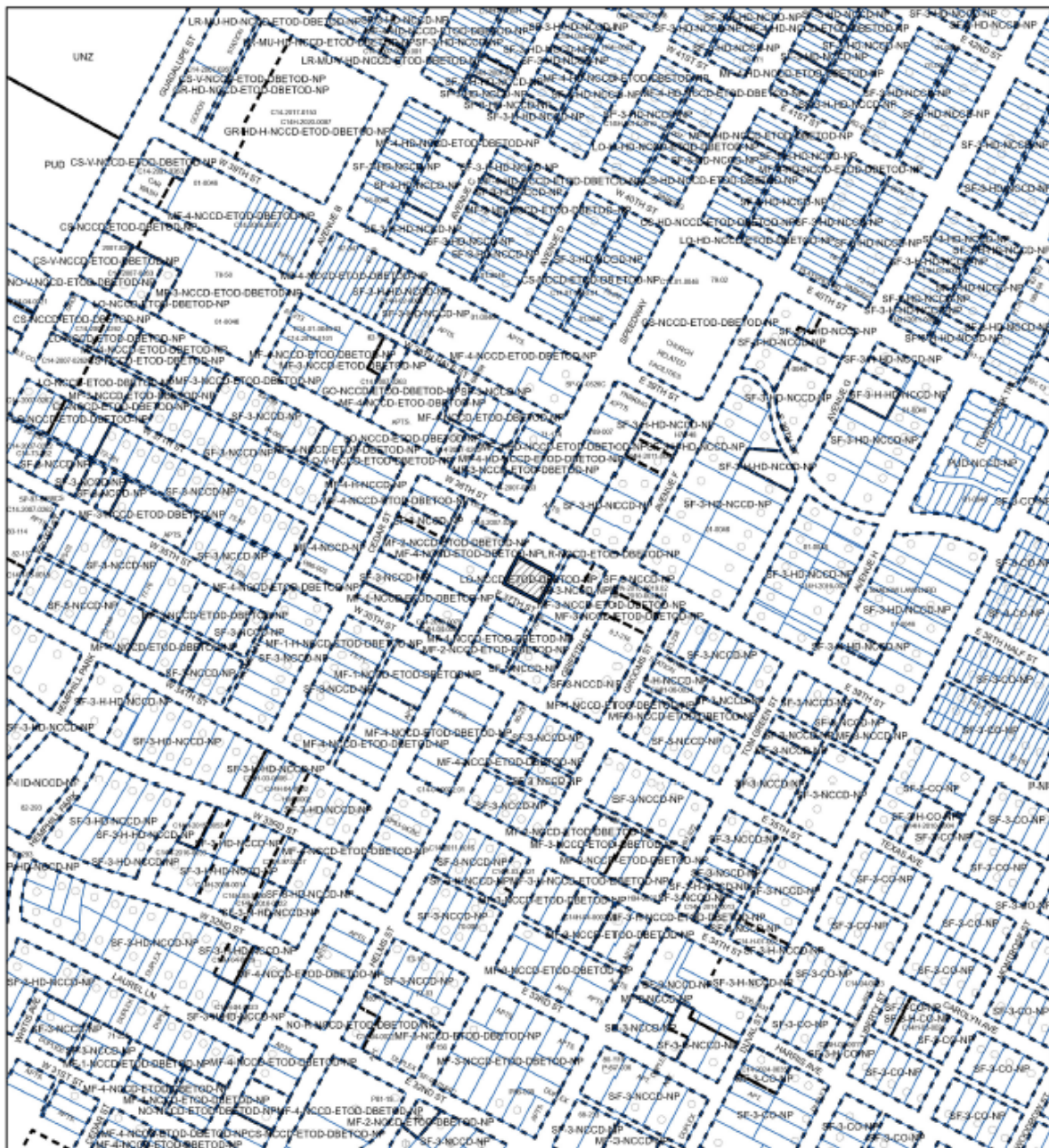
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Austin Planning
Created on 4/1/2026
by: meekss

Future Land Use

	500 ft. notiff. boundary		Mixed Use/Office
	Subject Tract		Multi-Family
	Civic		Recreation & Open Space
	Commercial		Single-Family
	Mixed Use		Transportation



ZONING
ZONING CASE#: C14-2026-0020

- SUBJECT TRACT
- PENDING CASE
- ZONING BOUNDARY

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Created: 3/27/2026

David Hartman's Presentation at the May 4, 2026 Virtual Community Meeting

3701 and 3703 Speedway, and 104 E. 37th St.
Rezoning and Neighborhood Plan Amendment

City Hosted Virtual Community Meeting
5/4/2026

Project Overview

Total of approximately 0.5211 acres located at the intersection of East 38th Street and Speedway proposed for redevelopment as adaptive reuse of existing structures. Tract 1 (0.2759 acres) currently developed as grocery store/convenience and vacant laundromat. Tract 2 (0.2769 acres) currently contains 3 residential bungalow style homes. Rezoning Tract 2 only.

- Located near multiple Cap Metro bus stops, including one located at the Property on East 38th Street.
- Located along East 38th Street which is an ASMP Level 3 and Level 2 Street. Also located along Speedway which is an ASMP Level 1 Street.
- Located between the Imagine Austin Highland Mall Center and Downtown Regional Center, and the Mueller Station Town Center is located to the east of the Property.
- Adjacent to several Austin Urban Trails and bicycle routes.

Current zoning: Tract 1: LR-NCCD-ETOD-DBETOD-NP
Tract 2: LO-NCCD-ETOD-DBETOD-NP

CANPAC FLUM : Tract 1: Mixed Use
Tract 2: Mixed Use/Office

Adjacent zoning: LR-NCCD-ETOD-DBETOD-NP
MF-4-NCCD-ETOD-DBETOD-NP
MF-4-HD-NCCD-NP
MF-3-NCCD-ETOD-DBETOD-NP
MF-2-NCCD-ETOD-DBETOD-NP

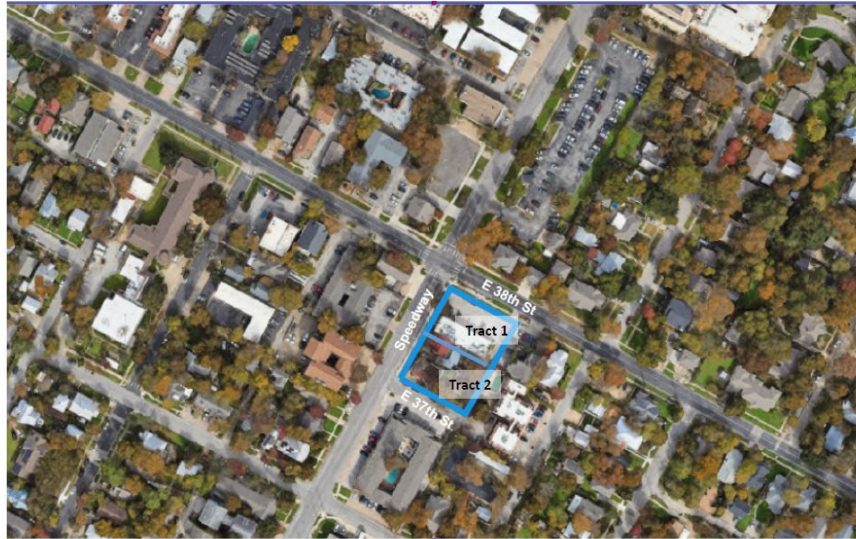
Proposed zoning: Tract 2: LR-NCCD-ETOD-DBETOD-NP to match Tract 1.

Proposed FLUM: Tract 2: Mixed Use to match Tract 1 which is the appropriate FLUM for LR base zoning district.

Proposed development:

- Adaptive reuse of existing structures on Tract 1 and 2.
- Purpose of rezoning Tract 2 is to authorize additional uses on Tract 2 per LR zoning such as retail, personal improvement services, personal services, restaurant (limited), and others. Note: The NUNA NCCD also authorizes the foregoing uses as permitted uses in LR zoning.

Aerial View



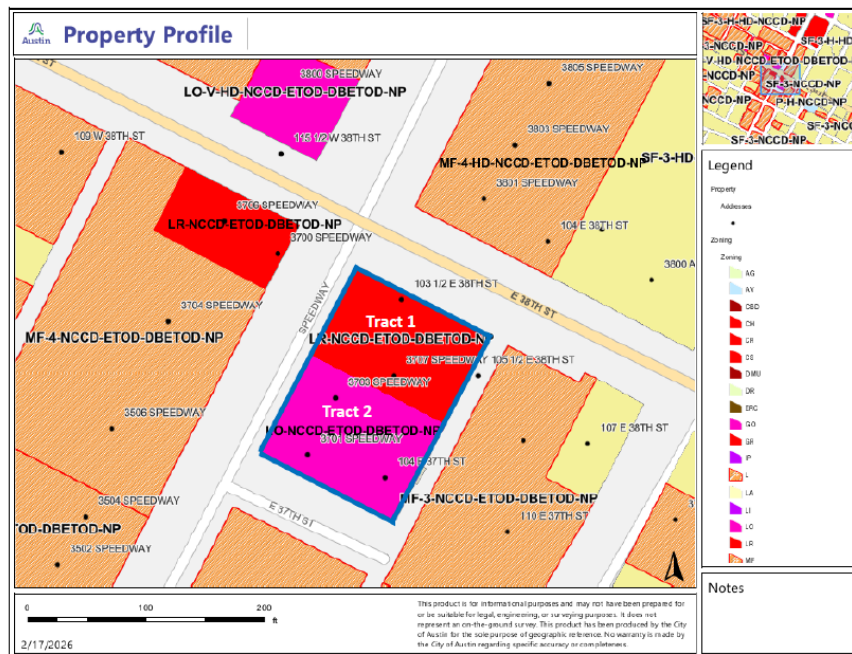
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Adjacent Uses



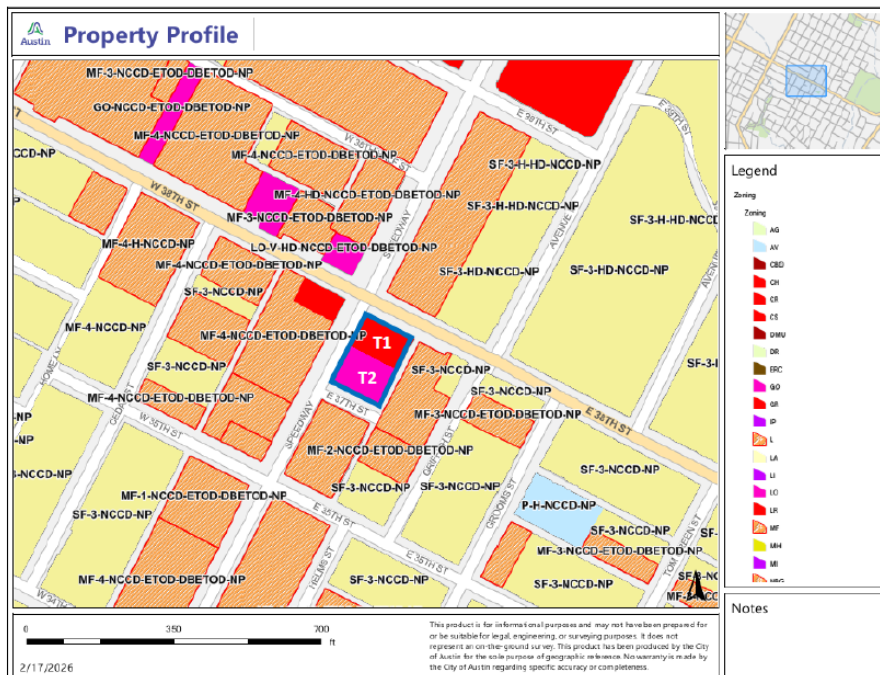
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Zoning Area Map- Zoomed In

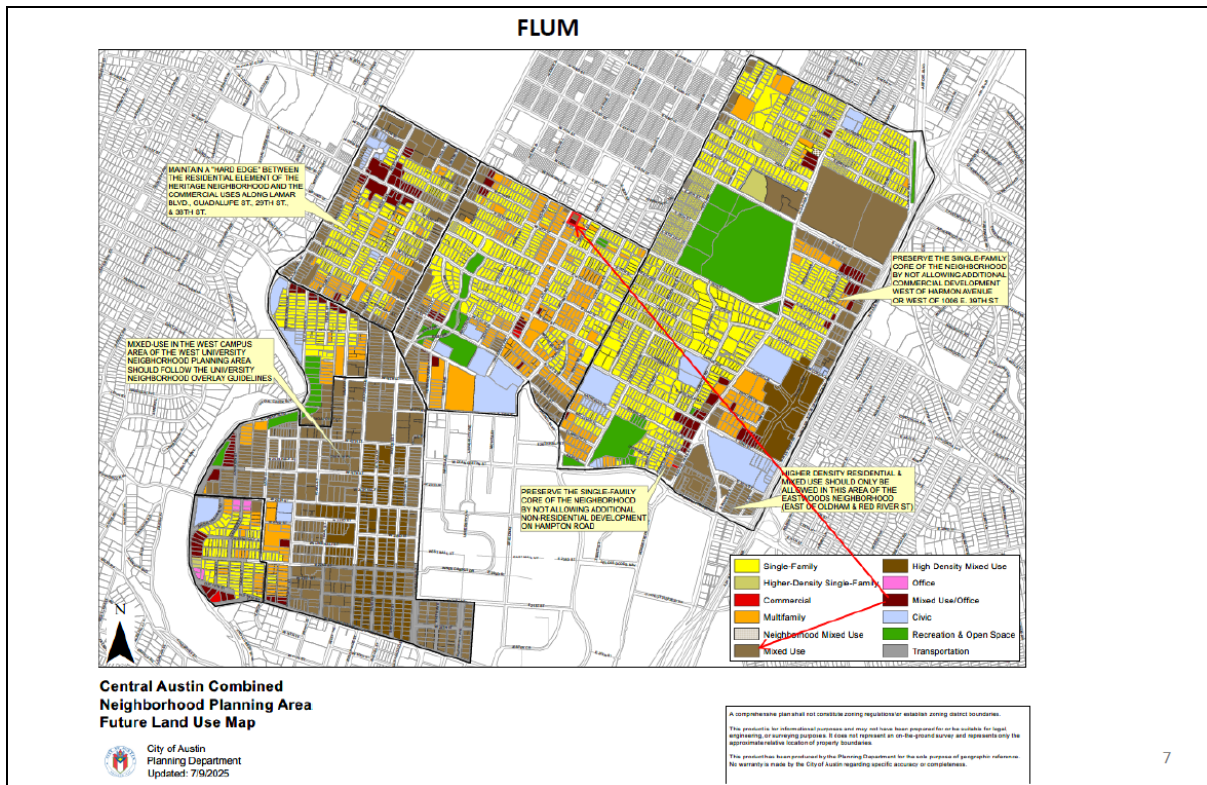


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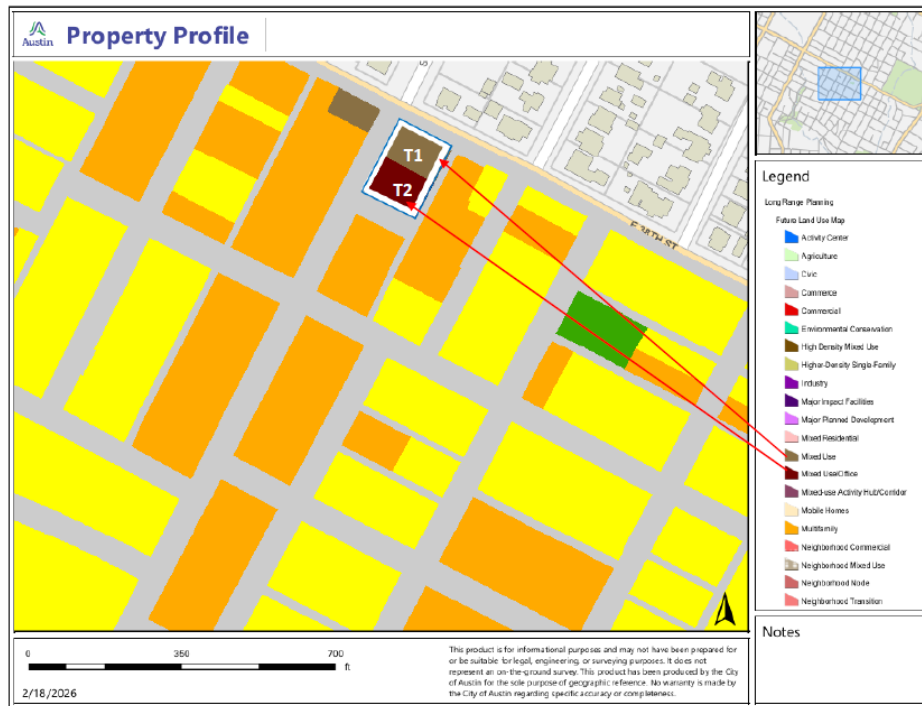
Zoning Area Map- Zoomed Out



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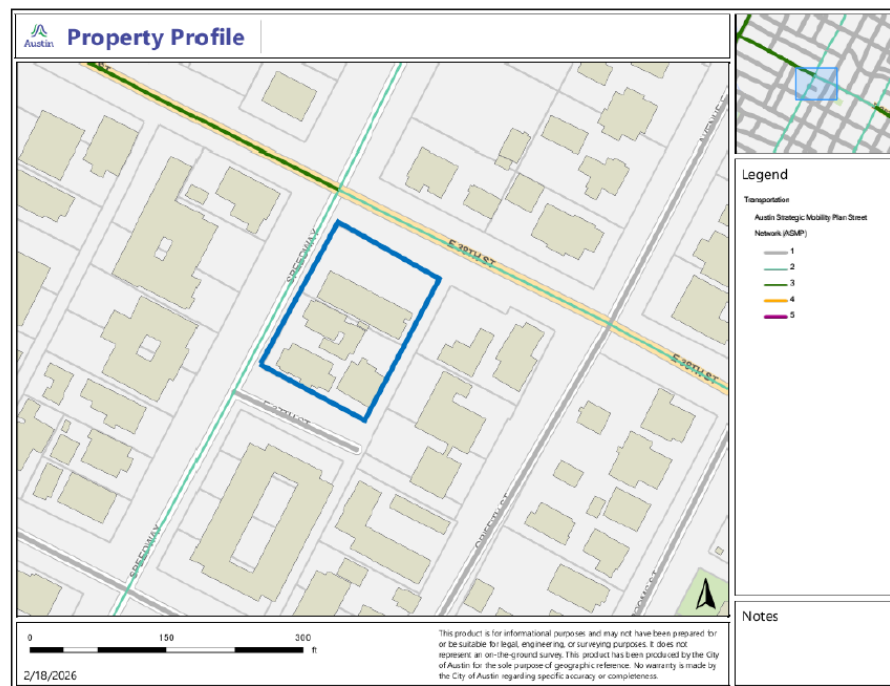


FLUM – Zoomed in



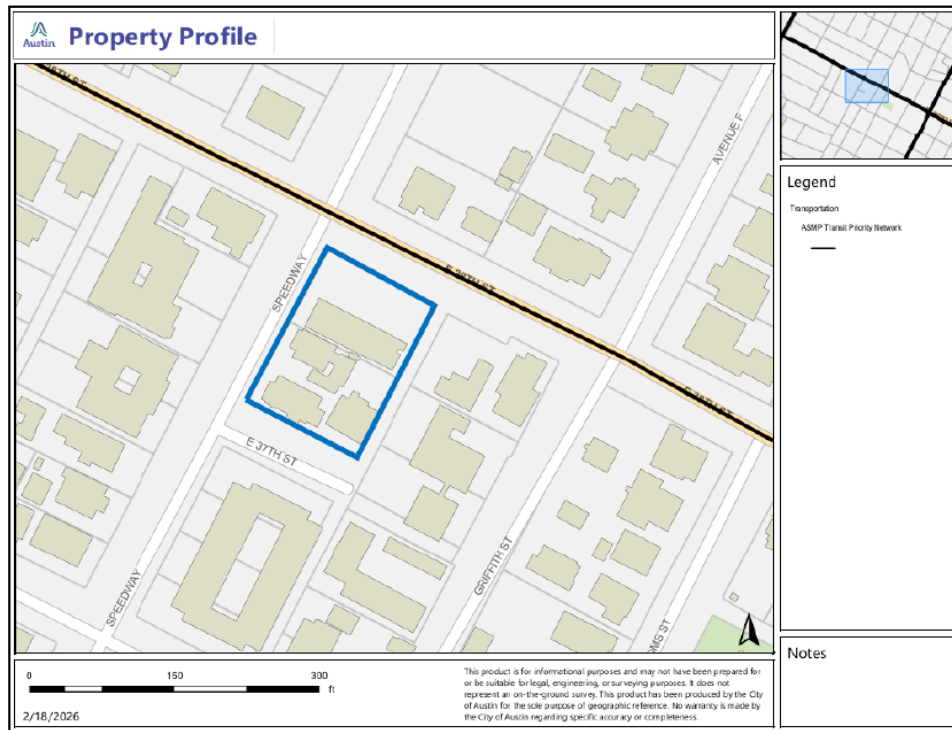
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ASMP

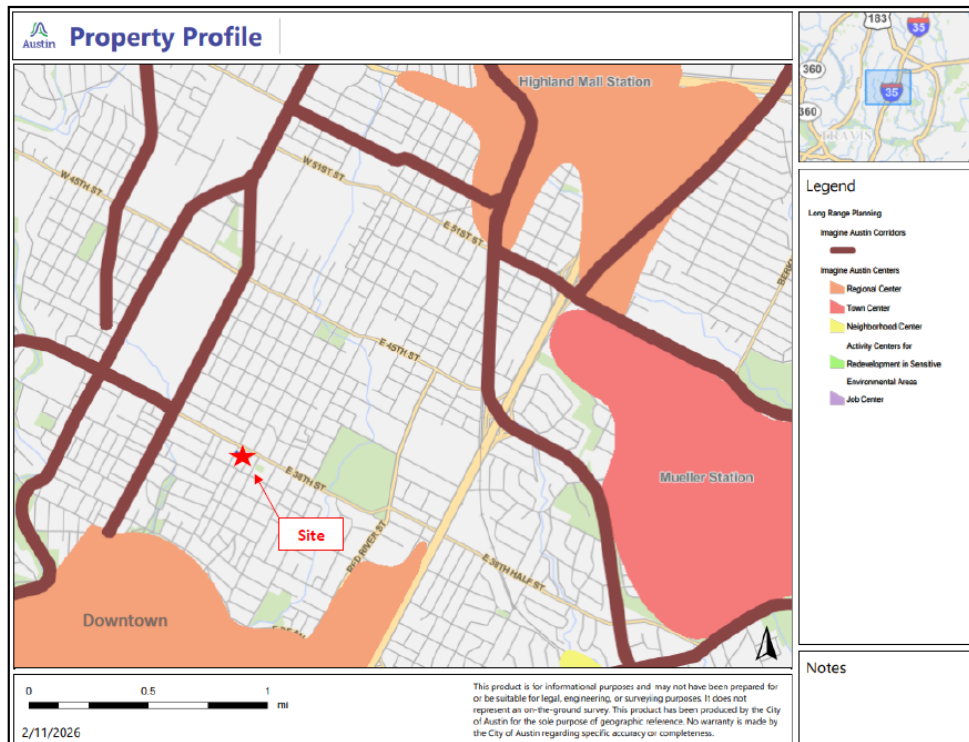


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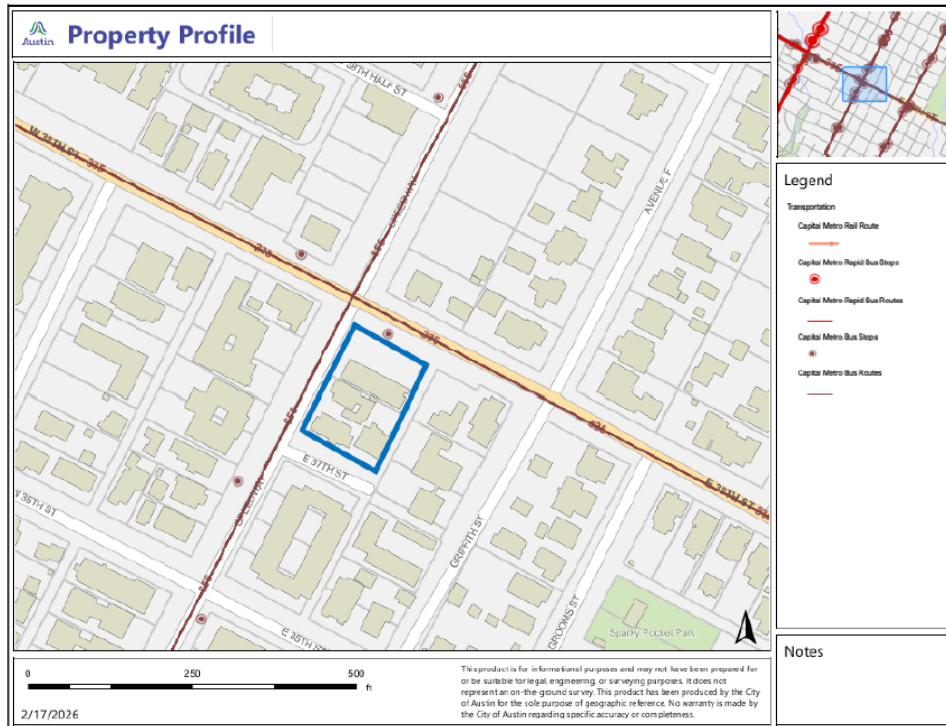
ASMP Transit Priority Network



Imagine Austin Corridors and Centers

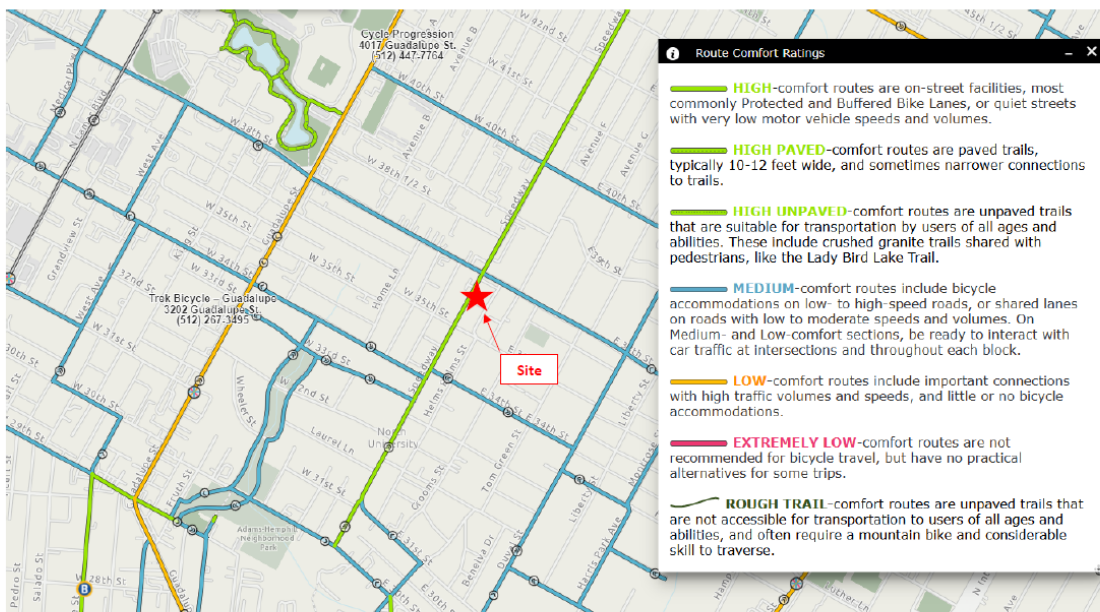


Cap Metro Stops/Routes

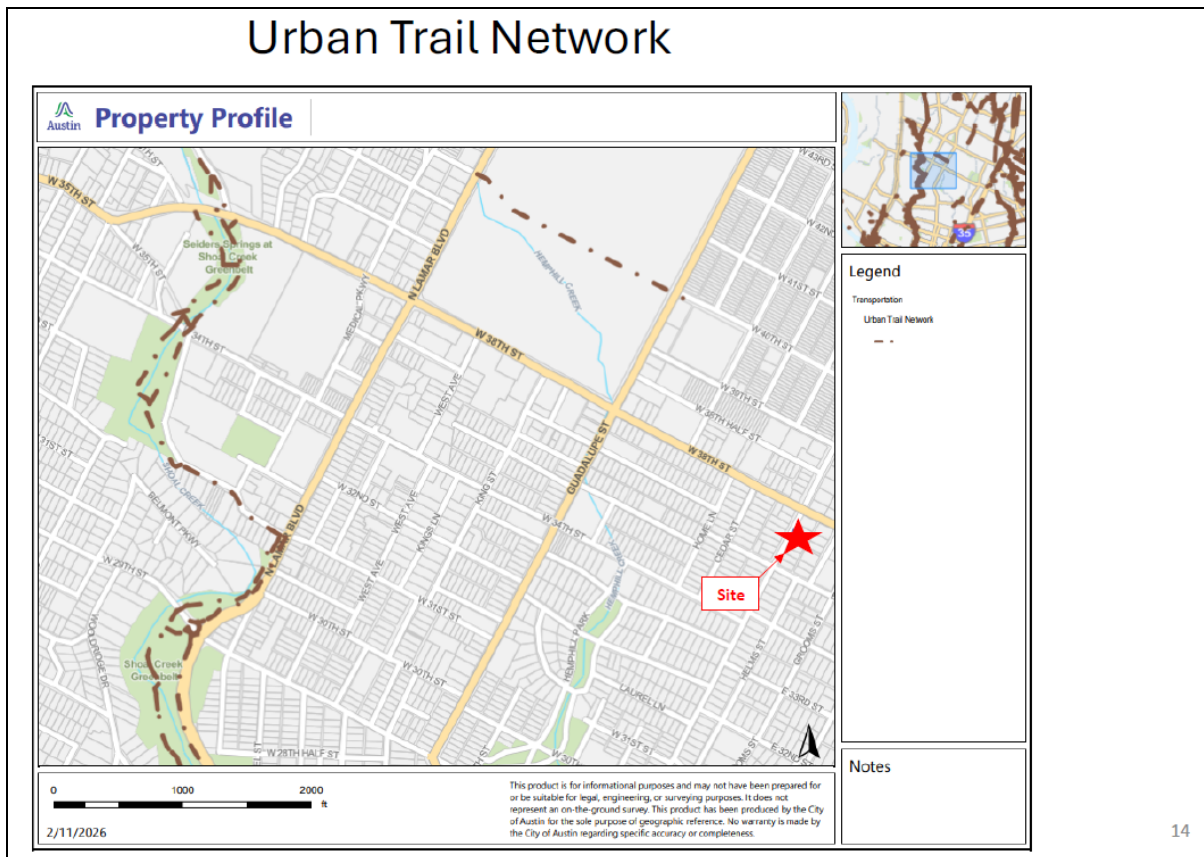


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Bicycle Routes



Urban Trail Network



Correspondence Received

PUBLIC HEARING COMMENT FORM

If you use this form to comment, it may be submitted to:
Maureen Meredith
City of Austin - PDC
Austin Planning
P. O. Box 1088
Austin, TX 78767-8810

If you do not use this form to submit your comments, you must include the name of the body conducting the public hearing, its scheduled date, the Case Number and the contact person listed on the notice in your submission.

Case Number: NPA-2026-0019.01
Contact: Maureen Meredith, 512-974-2695 or Maureen.Meredith@austintexas.gov
Public Hearing: June 23, 2026 - Planning Commission

☒ I am in favor
☐ I object

MATT DESLOGE
Your Name (please print)

102 W 33RD
Your address(es) affected by this application

[Signature] 6/13/26
Signature Date

Comments: _____

July 7, 2026

Re: Case Number C14-2026-0020

Dear Planning Commission:

North University Neighborhood met with the applicant's representative and expressed concerns related to the project. These same concerns were expressed during the May public hearing.

The applicant plans restaurant operations 8 a.m. to 10 p.m. with only limited parking spaces. No parking is available on W. 38th and Speedway, thus overflow would extend into the neighborhood, which is already contending with students parking to catch UT shuttles. Applicant explained that negotiations were underway with Hyde Park Baptist Church for use of its parking garage but not finalized.

There are two issues regarding application of the LR zoning and its commercial uses to the bungalows: Parking and demolition vulnerability. Only a few parking spaces in the alley are allotted. We question whether alley parking is allowed; it exceeds the number of tables in the bungalows' planned restaurant and other businesses. Will the alley parking block access for garbage trucks, utility and emergency vehicles needing to access the apartments behind?

Regarding the bungalows' vulnerability for demolition, applicant is relying on the fact that the two bungalows are listed in the 2021 Resource Inventory Survey which includes North University properties. Applicant states that any exterior changes to the properties must be reviewed and approved by the Historic Landmark Commission, thus they are protected. However public notice is not mentioned in these circumstances. The neighborhood believes that with commercial zoning and without Historic designation, the bungalows could be demolished to make way for a larger commercial property in the future. We would support their protection through a restricted covenant.

To summarize, the North University NCCD-NP LO zoning was crafted to allow some commercial use of the houses, but this LR zoning request will allow restaurants and retail on the entire tract which could bring demolition as well as a much greater need for parking.

This is a residential area with adjacent single-family homes and modest multi-family buildings which would be negatively impacted by an overwhelming need for parking.

We believe that the current LO zoning provides for good use of the bungalows, allowing residential uses, offices, churches and day care. Why isn't that enough?

Given these concerns, and in the absence of any protections for the potentially historic bungalows, the North University Neighborhood Association opposes this zoning request.

Sincerely,

A handwritten signature in blue ink that reads "Pamela Bell". The signature is written in a cursive, flowing style.

Pamela Bell, Ph.D.
President
North University Neighborhood Association
Austin, Texas. 78705