

ZONING CHANGE REVIEW SHEET

CASE: C14-2026-0005 (Family Affair Liquor Store) DISTRICT: 1

ADDRESS: 4501 East Martin Luther King Junior Boulevard, Unit 4503

ZONING FROM: GR-NP TO: CS-1-NP (footprint)

SITE AREA: approximately 0.014 acres (approximately 653 square feet)

PROPERTY OWNER: Rodney Anderson

AGENT: Neighborhood Realty and Property Management (NRPM), Shelby Biggs

CASE MANAGER: Jonathan Tomko (512) 974-1057, jonathan.tomko@austintexas.gov

STAFF RECOMMEDATION:

Staff recommends granting a footprint of CS-1-NP for Unit 4503 of the commercial shopping center. *For a summary of the basis of Staff's recommendation, please see the basis of recommendation section below.*

PLANNING COMMISSION ACTION / RECOMMENDATION:

April 14, 2026: Motion to approve Staff's recommendation of CS-1-NP for Unit 4503 was approved on the consent agenda on Vice Chair Haney's motion, Commissioner Breton's second, on an 11-0 vote. Commissioner Skidmore was absent. 1 vacancy on the dais.

CITY COUNCIL ACTION:

May 21, 2026: Case is scheduled to be heard by City Council.

ORDINANCE NUMBER:

TBD

ISSUES: N/A

CASE MANAGER COMMENTS:

The property in question is currently a small commercial shopping center with three commercial spaces. There is a Double RR Grocery Store (Mini Mart) in the western-most space and Willy's Bar-B-Que in the eastern-most space. The commercial space in the middle was formerly a barber shop. This is the space that the applicant would like to apply for a CS-1 zoning footprint.

The subject tract is within 500 feet of the intersection of two Imagine Austin Activity Corridors (East Martin Luther King Jr. Boulevard and Springdale Road). MLK is an ASMP level 3 corridor mobility roadway and part of the ASMP transit priority network.

BASIS OF RECOMMENDATION:

Zoning should promote a transition between adjacent and nearby zoning districts, land uses, and development intensities

The footprint of CS-1 would be surrounded by GR-NP. There is a vacant lot and LO-MU-NP zoning that provides a transition to the south.

The rezoning should be consistent with the policies and principles adopted by the City Council or Planning Commission.

Granting this request provides additional uses along an Imagine Austin Corridor and Transit Priority Corridor which helps implement Imagine Austin, promoting a mix of uses.

Rezoning should not contribute to the over zoning of the area

Staff could not find another instance of CS-1 zoning within 1 mile of the subject tract.

EXISTING ZONING AND LAND USES:

	ZONING	LAND USES
<i>Site</i>	GR-NP	Small commercial shopping center of approximately 3,800 square feet that was constructed in approximately 1964.
<i>North (across East MLK Jr. Blvd.)</i>	P-NP	Morris Williams Public Golf Course
<i>South</i>	LO-MU-NP	Undeveloped Land
<i>East</i>	GR-MU-CO-NP	3-story multifamily with approximately 12 units
<i>West (across Overhill Dr.)</i>	SF-3-NP	One single family home that was constructed in approximately 2005

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

WATERSHED: Tannehill Branch Watershed

SCHOOLS: A.I.S.D.

Norman-Sims Elementary School
Martin Middle School
Northeast High School

COMMUNITY REGISTRY LIST:

Austin Independent School District, Austin Neighborhood Council, Del Valle Community Coalition, East Austin Conservancy, Friends of Austin Neighborhoods, Friends of Northeast Austin, Homeless Neighborhood Association, Martin Luther King Neighborhood Association, MLK Combined Neighborhood Plan Contact Team, Overton Family Committee, Preservation Austin

AREA CASE HISTORIES:

Number	Request	Commission	City Council
C14-2007-0217 (MLK View)	Applicant is proposing to rezone property from GR-NP TO GR-MU-NP	01.29.2008: To grant GR-MU-CO-NP on consent (8-0). The conditional overlay would prohibit vehicle access to Overhill Drive.	02.28.2008: To grant GR-MU-CO-NP. The conditional overlay would prohibit vehicle access to Overhill Drive.

C14-2008-0174 (Precinct 1 New Office Building)	The applicant is requesting to rezone property from GR-NP & LO-NP to P-Public.	10.14.2008: N/A	09.24.2009: To grant P-CO-NP. The conditional overlay would apply a 2,000 vehicle trip count and add 23 prohibited uses.
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RELATED CASES:

None

ADDITIONAL STAFF COMMENTS:

Comprehensive Planning

Project Name and Proposed Use: 4501 E MARTIN LUTHER KING JR BOULEVARD. C14-2026-0005. Project: Family Affair Liquor Store - 512 Baker LLC. 0.4040 acres from GR-NP to CS-1-NP. Existing: restaurant, convenience store. Proposed: restaurant, convenience store, and liquor store.

Yes	Imagine Austin Decision Guidelines
Complete Community Measures *	
Y	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. Names of Activity Centers/Activity Corridors/Job Centers *: <ul style="list-style-type: none"> • Adjacent to MLK Activity Corridor
Y	Mobility and Public Transit *: Located within 0.25 miles of public transit stop and/or light rail station. <ul style="list-style-type: none"> • 0.06 miles to bus stop along E Martin Luther King JR BLVD
Y	Mobility and Bike/Ped Access *: Adjoins a public sidewalk, shared path, and/or bike lane. <ul style="list-style-type: none"> • Sidewalk present along E Martin Luther King JR BLVD
	Connectivity, Good and Services, Employment *: Provides or is located within 0.50 miles to goods and services, and/or employment center.
	Connectivity and Food Access *: Provides or is located within 0.50 miles of a grocery store/farmers market.
	Connectivity and Education *: Located within 0.50 miles from a public school or university.
	Connectivity and Healthy Living *: Provides or is located within 0.50 miles from a recreation area, park or walking trail.
	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.)
	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.

	Housing Affordability *: Provides a minimum of 10% of units for workforce housing (80% MFI or less) and/or fee in lieu for affordable housing.
	Mixed use *: Provides a mix of residential and non-industrial uses.
	Culture and Creative Economy *: Provides or is located within 0.50 miles of a cultural resource (ex: library, theater, museum, cultural center).
	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.)
	Workforce Development, the Economy and Education : Expands the economic base by creating permanent jobs, especially in industries that are currently not represented in a particular area or that promotes a new technology, and/or promotes educational opportunities and workforce development training.
	Industrial Land : Preserves or enhances industrial land.
Y	Not located over Edwards Aquifer Contributing Zone or Edwards Aquifer Recharge Zone
4	Number of “Yes’s”

Environmental

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

Parkland dedication fees may apply to any future site or subdivision applications resulting from this rezoning. As of January 1, 2024, new commercial, non-residential uses are not subject to parkland dedication requirements at the time of site plan and subdivision.

Site Plan

SP 1. FYI: All comments regarding the effects of the proposed rezoning on subsequent Site Plan Review applications are intended to assist in identifying potential development constraints but do not include all regulations which may affect a specific proposal. Changes to property boundaries and requests for development cannot include all regulatory limitations which may apply to a specific subject to modification or reconsideration if affected by a change in property boundaries or if development is proposed on only a portion of the land proposed for rezoning. These comments are intended to assist in identifying potential development constraints, but do not address the actual restrictions which will apply to a specific development proposal. Austin Development Services offers a variety of pre-application review options to assist in evaluating specific development proposals prior to Site Plan Application. Site plans will be required for any new development except for residential only project with up to 4 units.

SP 2. Any new development is subject to Subchapter E. Design Standards and Mixed Use. Additional comments will be made when the site plan is submitted.

Compatibility Standards

SP 3. The site is subject to compatibility standards due to the proximity of SF-3-NP zoned and used property to the west and southwest (i.e., the triggering property).
Reference 25-2-1051, 25-2-1053

SP 4. Any structure that is located:

- a. At least 50 feet but less than 75 feet from any part of a triggering property may not exceed 60 feet
- b. Less than 50 feet from any part of a triggering property may not exceed 40 feet

Reference 25-2-1061

Transportation and Public Works (TPW) Department – Engineering Review

TPW 1. Transportation assessment/traffic impact analysis and transportation demand management plan shall be required at the time of site plan if triggered per LDC 25-6 and TCM 10.2.1. Assessment of required transportation mitigation, including the potential dedication of right of way and easements and participation in roadway and other multi-modal improvements, will occur at the time of site plan application.

TPW 2. The Austin Strategic Mobility Plan (ASMP) calls for 58 feet of right-of-way for OVERHILL DR. It is recommended that 29 feet of right-of-way from the existing centerline should be dedicated for OVERHILL DR 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)
E MARTIN LUTHER KING JR BLVD	Level 3 (TxDOT)	130'	Varies: 98' – 108'	Varies: 45' – 65'	Yes	Yes	Yes
OVERHILL DR	Level 1	45'	58'	30'	No	No	Yes

TIA: A traffic impact analysis is NOT required. Traffic generated by the proposal does not exceed the thresholds established in the City of Austin Land Development Code (LDC). Mitigation per LDC 25-6-101 may still apply.

Austin Water Utility

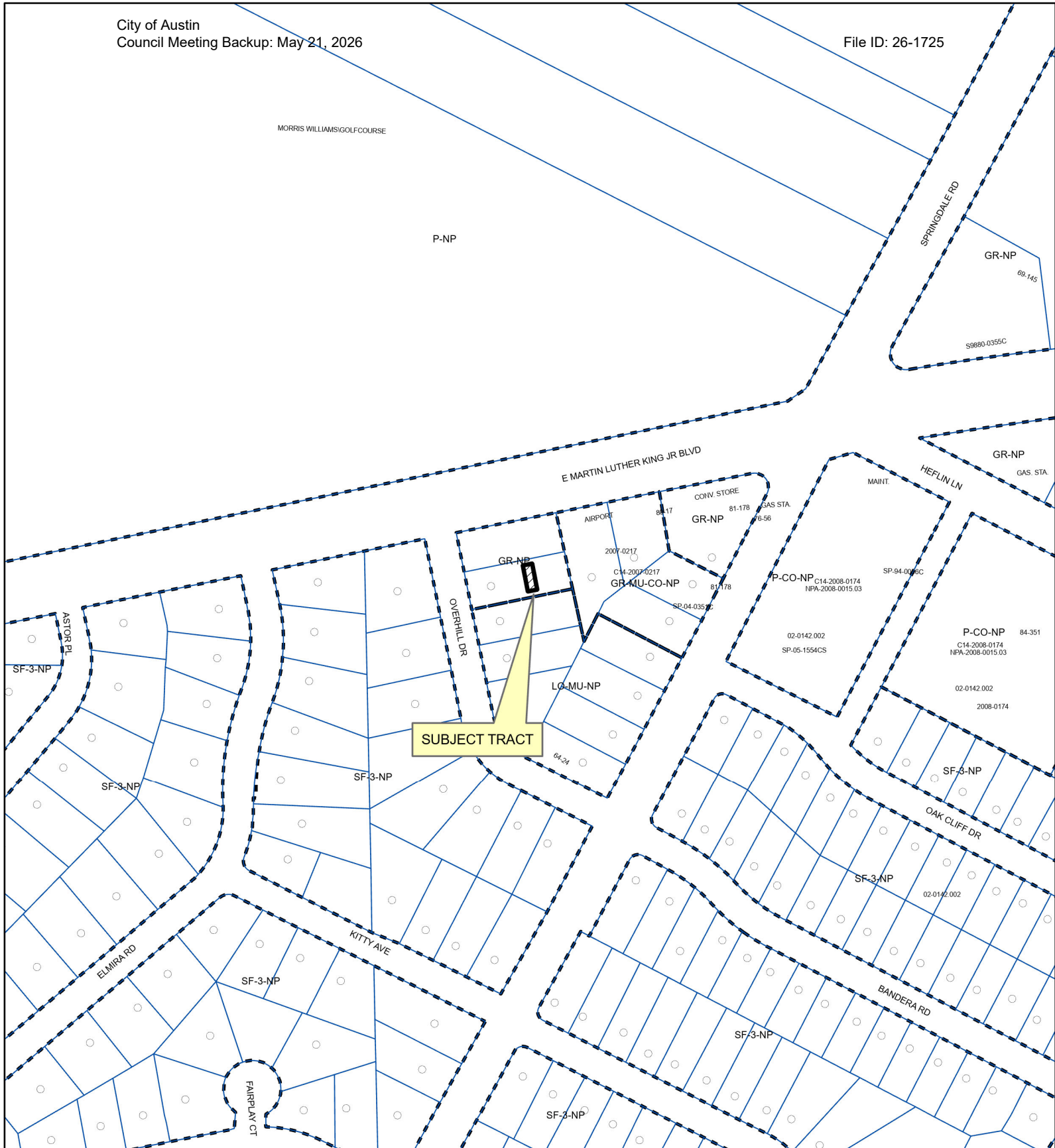
AW1. No comments on zoning change.

FYI: The landowner intends to serve the site with existing City of Austin water utilities.

Based on current public infrastructure configurations, it appears that service extension requests (SER) will be required to provide service to this lot. For more information pertaining to the Service Extension Request process and submittal requirements contact the Austin Water SER team at ser@austintexas.gov.

INDEX OF EXHIBITS AND ATTACHMENTS TO FOLLOW:

- A. Zoning Map
- B. Aerial Map
- C. Applicant’s Summary Letter
- D. Correspondence from Interested Parties






SUBJECT TRACT

ZONING

ZONING CASE#: C14-2026-0005



-  SUBJECT TRACT
-  PENDING CASE
-  ZONING BOUNDARY

1" = 200'

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.





SUBJECT TRACT

 SUBJECT TRACT

 ZONING BOUNDARY

 PENDING CASE

 CREEK BUFFER

Family Affair Liquor Store - 512 Baker LLC

ZONING CASE#: C14-2026-0005

LOCATION: 4501 E Martin Luther King Jr Blvd
Unit 4503

SUBJECT AREA: 0.0143 Acres

MANAGER: Jonathan Tomko



1" = 200'

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APPLICANT LETTER – ZONING REQUEST

Property Address: 4501 E. Martin Luther King Jr. Blvd, Austin, Texas 78721
Includes units: 4503 & 4505 E. Martin Luther King Jr. Blvd
Proposed Zoning Change: Rezoning to allow operation of a liquor store

This letter is submitted in support of the accompanying zoning application. This request is for a **change of use only** to allow the operation of a **liquor store** within an existing commercial retail building. **No demolition, construction, redevelopment, expansion, site work, or physical changes of any kind are proposed.** The existing structure, parking, access, utilities, and site conditions will remain unchanged. This request is intended solely to establish the appropriate zoning classification to permit a liquor store at a preexisting commercial outlet.

Property Description

Being all of Lot 11, and all of Lot 12, less the North 10 feet, of Outlet 19, Division B, Grant Park Subdivision, a subdivision in Travis County, Texas, according to the map or plat of record in the Official Public Records of Travis County, Texas; said property also being identified as including the premises commonly known as 4503 and 4505 E. Martin Luther King Jr. Blvd, Austin, Travis County, Texas.

This rezoning request does not propose any changes to the existing building footprint, impervious cover, traffic patterns, or surrounding neighborhood character. The request is limited strictly to use authorization, and all applicable City of Austin codes, ordinances, and licensing requirements will be complied with.

Respectfully submitted,

Shelby Biggs
Authorized Agent / Applicant



Regarding Case Number C14-2026-0005

From David Oles [REDACTED]

Date Sat 3/7/2026 2:49 PM

To Tomko, Jonathan [REDACTED]

You don't often get email from [REDACTED]. [Learn why this is important](#)

External Email - Exercise Caution

Hi Jonathan,

I was notified of a requested zoning change at 4501 E MLK Blvd which would allow the operation of a liquor store. I live on Overhill Drive, approximately 200 feet from the property under consideration. I strongly oppose this rezoning - a liquor store is not necessary in this area - and could be detrimental in the long run. There are already three gas stations and Double R Grocery (at the rezoning property) which sell beer and wine.

Additionally, the parking lot at 4501 E MLK is often filled with people drinking beer, repairing their vehicles and playing disruptive music. In my opinion, giving access to more alcohol could further exacerbate this activity.

Thanks,

David Oles
1708 Overhill Dr #A
Austin, TX 78721

Links:

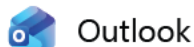
https://stacks.cdc.gov/view/cdc/61243/cdc_61243_DS1.pdf

<https://pmc.ncbi.nlm.nih.gov/articles/PMC6167150>

<https://www.recoveryanswers.org/research-post/adolescents-growing-up-in-neighborhoods-with-more-liquor-stores-are-more-likely-to-drink/>

CAUTION: This is an EXTERNAL email. Please use caution when clicking links or opening attachments. If you believe this to be a malicious or phishing email, please report it using the "Report Message" button in Outlook.

For any additional questions or concerns, contact CSIRT at "[REDACTED]".



Case Number: C14-2026-0005

From Keshav Naick <[REDACTED]>
Date Thu 4/9/2026 10:12 AM
To Tomko, Jonathan <[REDACTED]>

You don't often get email from [REDACTED]. [Learn why this is important](#)

External Email - Exercise Caution

Dear Mr. Tomko,

I am writing to formally express my opposition to the proposed rezoning of the commercial property at 4501 East Martin Luther King Jr. Boulevard Suite 4503 from GR-NP to CS-1-NP. I am strongly not in favor of this change for the following reasons:

- **Oversaturation of alcohol outlets:** Three nearby properties are already zoned for alcohol sales. East Austin has seen a significant rise in alcohol related establishments, and adding another CS 1 designation deepens that concentration beyond what is appropriate for this neighborhood.
- **Public safety:** A higher density of alcohol focused businesses correlates with increased public intoxication, DUI activity, and disturbances — problems residents already experience from nearby establishments.
- **Traffic and noise:** Bars, liquor stores, and cocktail lounges bring late night traffic, parking congestion, and noise that harm residents' quality of life. The current GR NP designation accommodates commercial activity without these intensive uses.
- **Proximity to a Montessori school:** Introducing alcohol primary businesses near a school

The current GR-NP designation already provides ample flexibility for a wide range of commercial uses that genuinely serve the community. There is no demonstrated need to upzone this property to CS-1 when three other nearby sites already carry that designation.

I respectfully urge that this rezoning request be denied and that the GR-NP designation be preserved. Please let me know if you need me to sign a document.

Thank you for your consideration.

CAUTION: This is an EXTERNAL email. Please use caution when clicking links or opening attachments. If you believe this to be a malicious or phishing email, please report it using the "Report Message" button in Outlook.

For any additional questions or concerns, contact CSIRT at "[REDACTED]".