

## NEIGHBORHOOD PLAN AMENDMENT REVIEW SHEET

**NEIGHBORHOOD PLAN:** Southeast Combined (Franklin Park)

**CASE#:** NPA-2023-0014.04

**DATE FILED:** July 24, 2023

**PROJECT NAME:** 4302 Nuckols Crossing

**PC DATES:**

|                  |                   |                    |
|------------------|-------------------|--------------------|
| June 23, 2026    | October 28, 2025  | September 10, 2024 |
| June 9, 2026     | September 9, 2025 | July 23, 2024      |
| May 12, 2026     | July 22, 2025     | May 28, 2024       |
| March 24, 2026   | May 27, 2025      | April 9, 2024      |
| January 27, 2026 | April 8, 2025     | February 27, 2024  |
| December 9, 2025 | October 22, 2024  | January 9, 2024    |

**ADDRESS/ES:** 4302, 4304 ½, & 4316 NUCKOLS CROSSING RD

**DISTRICT AREA:** 2

**SITE AREA:** 6.72 acres

**OWNER/APPLICANT:** KB Nuckols LLC

**AGENT:** LOC Consultants Civil Division, Inc. (Sergio Lozano-Sanchez)

**CASE MANAGER:** Maureen Meredith **PHONE:** (512) 974-2695

**STAFF EMAIL:** Maureen.Meredith@austintexas.gov

**TYPE OF AMENDMENT:**

**Change in Future Land Use Designation**

**From:** Single Family  
**To:** Multifamily Residential

**Base District Zoning Change**

**Related Zoning Case:** C14-2025-0065  
**From:** SF-2-CO-NP **To:** MF-3-NP

**NEIGHBORHOOD PLAN ADOPTION DATE:** October 10, 2002

**CITY COUNCIL DATE:** TBD

**ACTION:**

**PLANNING COMMISSION RECOMMENDATION:**

***June 23, 2026*** – After discussion, approved Staff's recommendation of Multifamily Residential land use. [D. Skidmore – 1<sup>st</sup>; I. Ahmed – 2<sup>nd</sup>] Vote: 9-0-2 [F. Maxwell absent. One vacancy on the dais. C. Haney and A. Woods abstained].

***June 9, 2026*** – Postponed on the consent agenda at the request of the Planning Commission to June 23, 2026. [F. Maxwell – 1<sup>st</sup>; B. Bedrosian – 2<sup>nd</sup>] Vote: 11-0 [A. Woods absent. One vacancy on the dais].

***May 12, 2026*** – After discussion, postponed to the June 9, 2026 hearing at the request of the Planning Commission. [B. Bedrosian – 1<sup>st</sup>; A. Woods – 2<sup>nd</sup>] Vote:

***March 24, 2026*** – Postponed to May 12, 2026 on the consent agenda at the request of the Neighborhood. [I. Ahmed – 1<sup>st</sup>; F. Maxwell – 2<sup>nd</sup>] Vote: 12-0 [One vacancy on the dais].

***January 27, 2026*** – Postponed to March 24, 2026 on the consent agenda at the request of Staff. [F. Maxwell – 1<sup>st</sup>; A. Powell – 2<sup>nd</sup>] Vote: 10-0 [C. Haney and N. Barrera-Ramirez absent. One vacancy on the dais].

***December 9, 2025*** – Postponed to January 27, 2026 on the consent agenda at the request of Staff. [F. Maxwell – 1<sup>st</sup>; J. Hiller – 2<sup>nd</sup>] Vote: 10-0 [A. Woods and P. Howard absent. One vacancy on the dais].

***October 28, 2025*** – Postponed to October 28, 2025 on the consent agenda at the request of Staff. [Breton – 1<sup>st</sup>; Hiller – 2<sup>nd</sup>] Vote: 11-0 [A. Lan absent. One vacancy on the dais].

***September 9, 2025*** – Postponed to October 28, 2025 on the consent agenda at the request of Staff. [Powell – 1<sup>st</sup>; N. Barrera-Ramirez – 2<sup>nd</sup>] Vote: 11-0 [Haney off the dais. One vacancy on the dais].

***July 22, 2025*** – Postponed to September 9, 2025 on the consent agenda at the request of Staff. [N. Barrera-Ramirez – 1<sup>st</sup>; A. Ahmed – 2<sup>nd</sup>] Vote: 10-0 [A. Lan and Powell absent. One vacancy on the dais].

***May 27, 2025*** – Postponed to July 22, 2025 on the consent agenda at the request of Staff. [A. Woods – 1<sup>st</sup>; D. Skidmore – 2<sup>nd</sup>] Vote: 9-0 [G. Anderson and Haney off the dais. C. Hempel and F. Maxwell absent].

***April 8, 2025*** – Postponed to May 27, 2025 on the consent agenda at the request of Staff. [F. Maxwell – 1<sup>st</sup>; Haney -2<sup>nd</sup>] Vote: 13-0.

***October 22, 2024*** – Indefinitely postponed at the request of Staff. [A. Woods – 1<sup>st</sup>; F. Maxwell – 2<sup>nd</sup>] Vote: 13-0.

***September 10, 2024*** – Postponed to October 22, 2024 on the consent agenda at the request of Staff. [A. Azhar – 1<sup>st</sup>; D. Skidmore – 2<sup>nd</sup>] Vote: 8-0 [R. Johnson, F. Maxwell, A. Phillips off the dais. G. Cox and P. Howard absent].

***July 23, 2024*** – Postponed to September 10, 2024 on the consent agenda at the request of Staff. [A. Woods – 1<sup>st</sup>; Johnson -2<sup>nd</sup>] Vote: 10-0-1 [A. Azhar, G. Anderson, N. Barrera-Ramirez, G. Cox, P. Howard, F. Maxwell, A. Haynes, R. Johnson, A. Phillips, and A. Woods voted yes. J. Mushtaler abstained. C. Hempel and D. Skidmore were absent].

***May 28, 2024*** – Postponed to July 23, 2024 on the consent agenda at the request of Staff. [F. Maxwell – 1<sup>st</sup>; A. Woods – 2<sup>nd</sup>] Vote: 10-0 [Cox off the dais. P. Howard and A. Phillips absent].

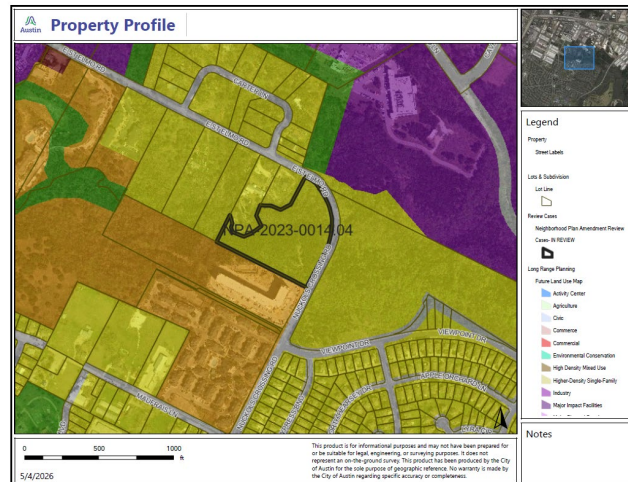
***April 9, 2024*** – Postponed to May 28, 2024 on the consent agenda the request of Staff. [A. Azhar – 1<sup>st</sup>; F. Maxwell – 2<sup>nd</sup>] Vote: 12-0 [A. Phillips off the dais].

***February 27, 2024*** – Postponed to April 9, 2024 on the consent agenda at the request Staff. [A. Azhar – 1<sup>st</sup>; A. Woods – 2<sup>nd</sup>] Vote: 11-0 [J. Mushtaler off the dais. F. Maxwell absent].

***January 9, 2024*** – Postponed to February 27, 2024 on the consent agenda the at the Applicant's request. [F. Maxwell – 1<sup>st</sup>; A. Azhar – 2<sup>nd</sup>] Vote: 10-0 [G. Anderson and A. Woods absent. One vacancy on the dais].

**STAFF RECOMMENDATION:** Staff supports the Applicant's request for Multifamily Residential land use.

**BASIS FOR STAFF'S RECOMMENDATION:** The property is located on west side of Nuckols Crossing Road directly at the bend in the road with E. St. Elmo Road. To the north of the property is Single Family and Recreation/Open Space land use, to the east is Single Family land use and to the south is Multifamily Residential land use. The applicant proposes to build a 40- to 44-unit multifamily development. The proposed development will help to meet the Austin Strategic Housing Blueprint's goal of creating 135,000 housing units throughout the City by 2027.



The Southeast Combined Neighborhood Plan supports developments that provide housing options to accommodate the residential needs of all members of the community. The plan also supports the balance of mixed-income housing options.

### **Residential Areas**

The Franklin Park NPA is home to the majority of residences to be found within the three planning areas, with McKinney coming in second and the Southeast Area a distant third. A large portion of the housing units in the Franklin Park NPA consists of duplexes, which over the years has added considerably to the large number of renters in this part of Austin. Absentee ownership of single-family homes seems to be a fairly common reality, and concerns the community. In the SCPA, residents are eager to see levels of home ownership rise, with the hope that pride of ownership will engender a spirit of commitment, and participation in neighborhood improvement efforts will increase.

The community is supportive of providing housing options to accommodate the residential needs of all members of the community. At the time this plan is being written, there are several multi-family, single-family, and duplex construction projects going on that will add approximately 1,000 living units to the supply of housing. A common theme expressed by the community was the desire for quality multi-family developments. Ideal characteristics of a multi-family project include: building construction that is unobtrusive and doesn't dominate the natural surroundings; a site plan that respects the presence of natural features and the environmental sensitivity in parts of the area; attractive landscaping; well-maintained grounds; amenities for youth; and good access points to ensure the comfortable flow of automobile traffic. Area

**Goal 1** Provide a balance of mixed-income housing options that will contribute to the neighborhood's vitality and stability and encourage the development of land uses that promote the interaction between residential and non-residential uses.

**Objective 1.1** *Explore opportunities for the development of a variety of housing and commercial options.*

**Action Item 2** Rezone residentially-used properties inappropriately zoned for their current use to provide a stable supply of housing options. *(Implementer: NPZD)*

**Action Item 3** Support the rezoning of undeveloped land in residential areas to make future development compatible with the prevailing residential land use scheme. *(Implementer: NPZD)*

## **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:

**Multifamily Residential** - Higher-density housing with four or more dwelling units on one lot.

### Purpose

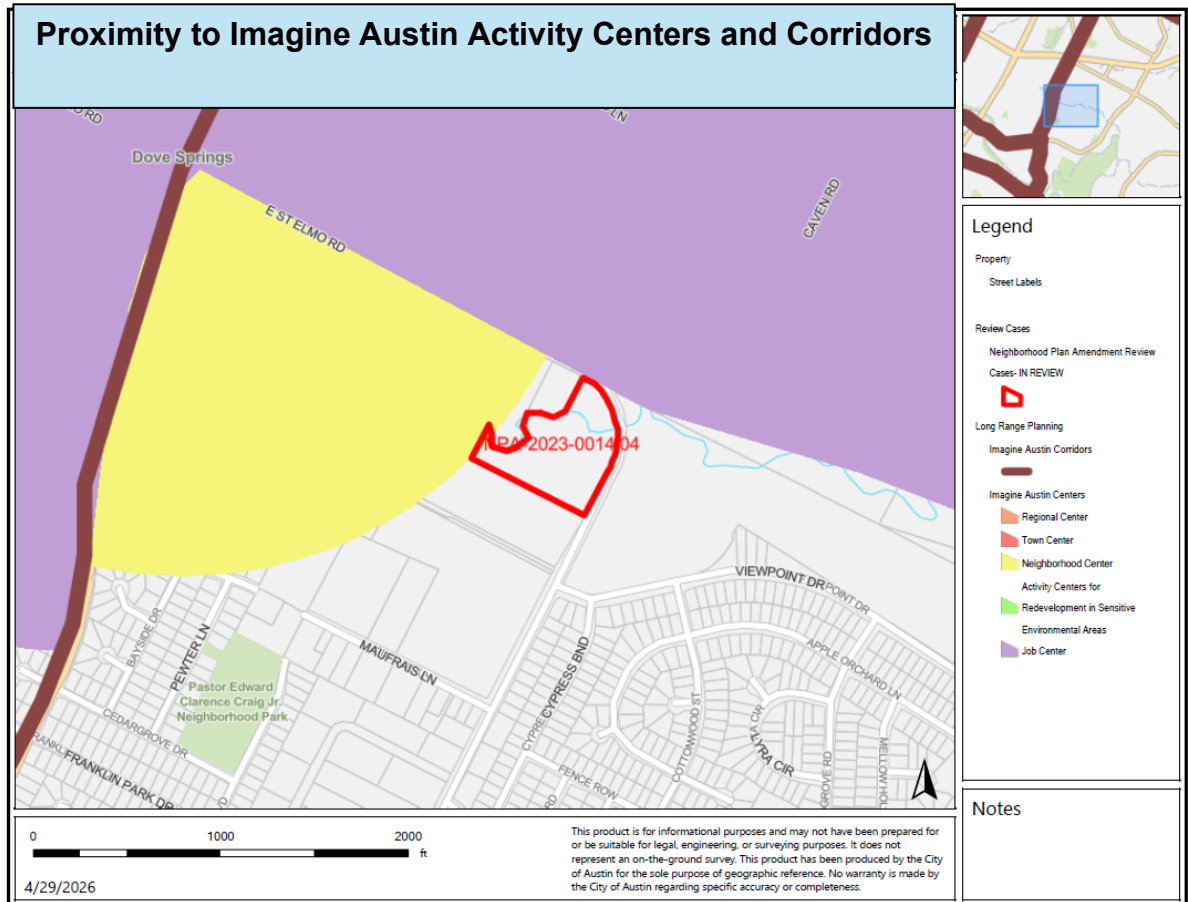
1. Preserve existing multifamily and affordable housing;
2. Maintain and create affordable, safe, and well-managed rental housing; and
3. Make it possible for existing residents, both homeowners and renters, to continue to live in their neighborhoods.
4. Applied to existing or proposed mobile home parks.

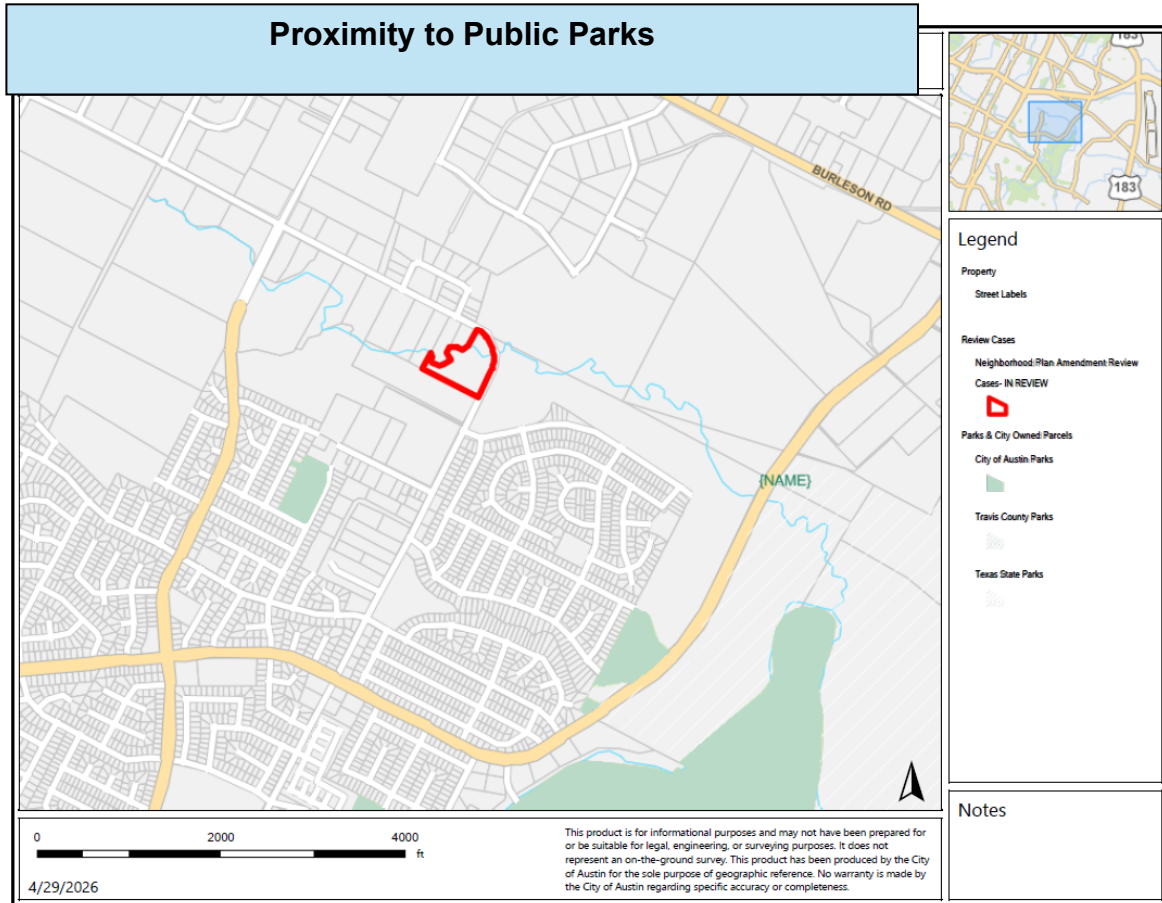
### Application

1. Existing apartments should be designated as multifamily unless designated as mixed use;
2. Existing multifamily-zoned land should not be recommended for a less intense land use category, unless based on sound planning principles; and
3. Changing other land uses to multifamily should be encouraged on a case-by-case basis.

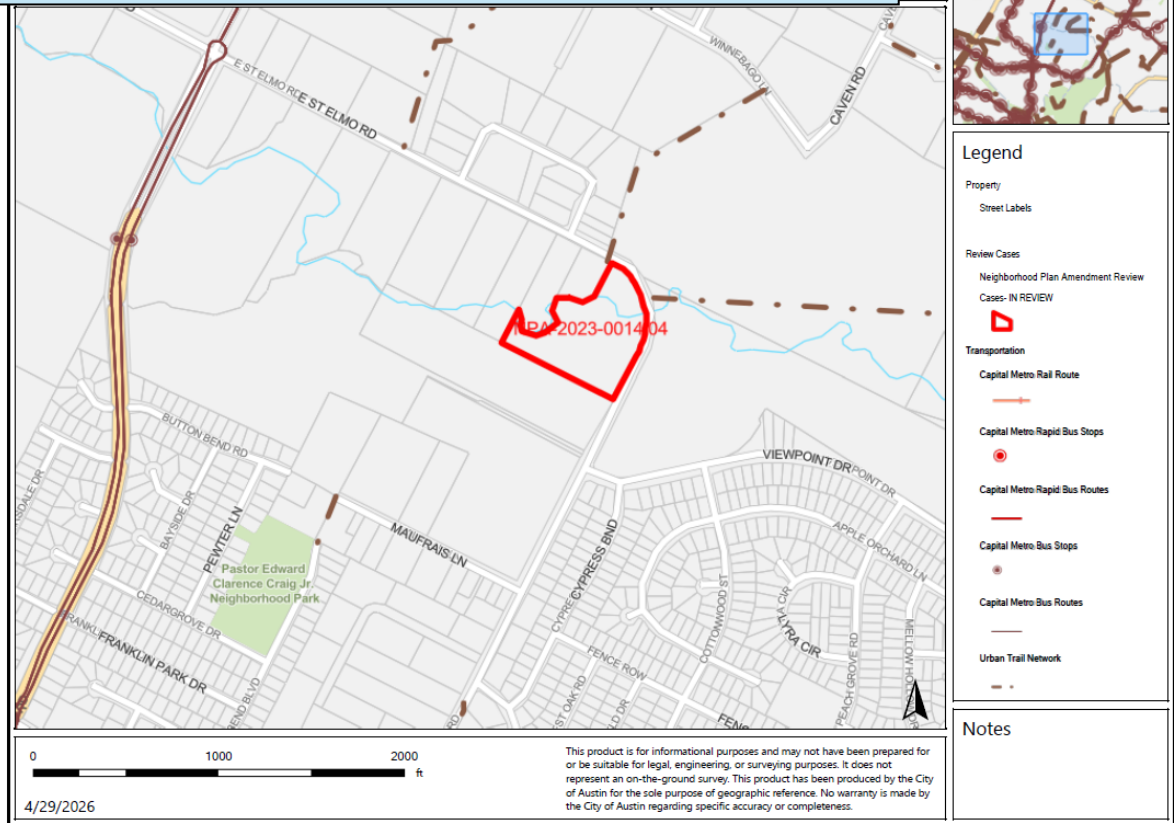
| Yes                                | Imagine Austin Decision Guidelines                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   |
|------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>Complete Community Measures</b> |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |
| Yes                                | <b>Imagine Austin Growth Concept Map:</b> 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. <b>Name(s) of Activity Center/Activity Corridor/Job Center:</b> <ul style="list-style-type: none"> <li>• <b>Partially within the Dove Springs Neighborhood Center</b></li> <li>• <b>Near the McKinney Jobs Center</b></li> <li>• <b>Near South Pleasant Valley Road activity corridor</b></li> </ul> |
| No                                 | <b>Mobility and Public Transit:</b> Located within 0.25 miles of public transit stop and/or light rail station. <ul style="list-style-type: none"> <li>• <b>Approx. 0.50 miles from South Pleasant Valley Road where the nearest public transit is located.</b></li> </ul>                                                                                                                                                                                                                                           |
| No                                 | <b>Mobility and Bike/Ped Access:</b> Adjoins a public sidewalk, shared path, and/or bike lane.                                                                                                                                                                                                                                                                                                                                                                                                                       |
| No                                 | <b>Connectivity, Good and Services, Employment:</b> Provides or is located within 0.50 miles to goods and services, and/or employment center. <ul style="list-style-type: none"> <li>• <b>0.8 miles from warehouses along South Pleasant Valley Road.</b></li> </ul>                                                                                                                                                                                                                                                 |
| No                                 | <b>Connectivity and Food Access:</b> Provides or is located within 0.50 miles of a grocery store/farmers market. <ul style="list-style-type: none"> <li>• <b>0.1 miles from All Star Grocery 3, 4600 Teri Rd, Austin, TX 78744</b></li> <li>• <b>0.1 miles from Rancho Grande Supermercado, 46</b></li> </ul>                                                                                                                                                                                                        |
| No                                 | <b>Connectivity and Education:</b> Located within 0.50 miles from a public school or university. <ul style="list-style-type: none"> <li>• <b>1.5 miles form Rodriguez Elementary School, 4400 Franklin Park Dr, Austin,</b></li> </ul>                                                                                                                                                                                                                                                                               |

|           |                                                                                                                                                                                                                                                                                                                                                                                                                                                 |
|-----------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
|           | <b>TX 78744</b>                                                                                                                                                                                                                                                                                                                                                                                                                                 |
| Yes       | <b>Connectivity and Healthy Living:</b> Provides or is located within 0.50 miles from a recreation area, park or walking trail. <ul style="list-style-type: none"> <li>• <b>Across the street from proposed Bergstrom Spur McKinney Falls State Park (new access)</b></li> </ul>                                                                                                                                                                |
| No        | <b>Connectivity and Health:</b> 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        | <b>Housing Affordability:</b> Provides a minimum of 10% of units for workforce housing (80% MFI or less) and/or fee in lieu for affordable housing.                                                                                                                                                                                                                                                                                             |
| Yes       | <b>Housing Choice:</b> 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"> <li>• <b>Applicant is proposing a 44-unit multifamily development</b></li> </ul> |
| No        | <b>Mixed use:</b> Provides a mix of residential and non-industrial uses.                                                                                                                                                                                                                                                                                                                                                                        |
| No        | <b>Culture and Creative Economy:</b> Provides or is located within 0.50 miles of a cultural resource (ex: library, theater, museum, cultural center). <ul style="list-style-type: none"> <li>• <b>1.2 miles from Southeast Branch, Austin Public Library, 5803 Nuckols Crossing Rd, Austin, TX 78744</b></li> </ul>                                                                                                                             |
| Not known | <b>Culture and Historic Preservation:</b> Preserves or enhances a historically and/or culturally significant site.                                                                                                                                                                                                                                                                                                                              |
| No        | <b>Creative Economy:</b> Expands Austin's creative economy (ex: live music venue, art studio, film, digital, theater.)                                                                                                                                                                                                                                                                                                                          |
| No        | <b>Workforce Development, the Economy and Education:</b> 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        | <b>Industrial Land:</b> Preserves or enhances industrial land.                                                                                                                                                                                                                                                                                                                                                                                  |
| Yes       | <b>Not located over the Edwards Aquifer Contributing Zone or Edwards Aquifer Recharge Zone</b>                                                                                                                                                                                                                                                                                                                                                  |
| 4         | <b>Number of "Yeses"</b>                                                                                                                                                                                                                                                                                                                                                                                                                        |

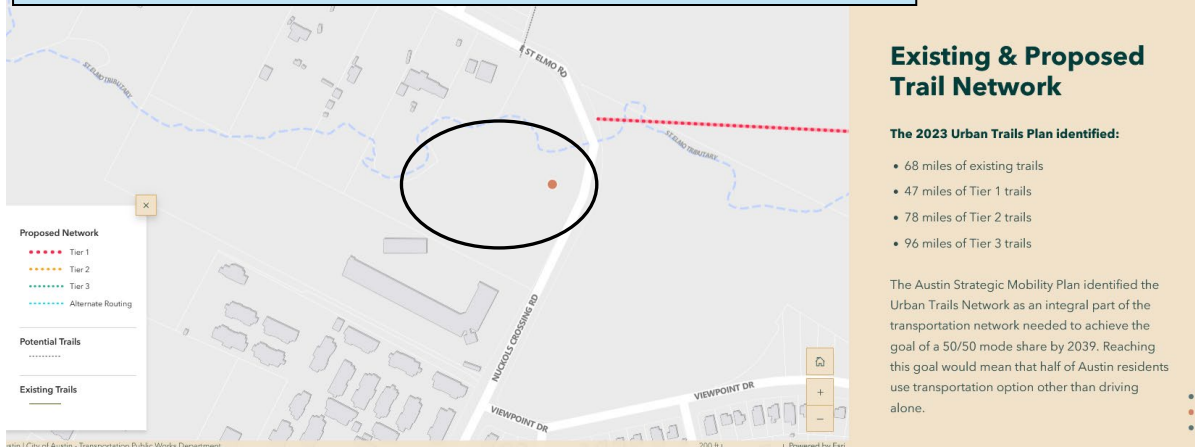


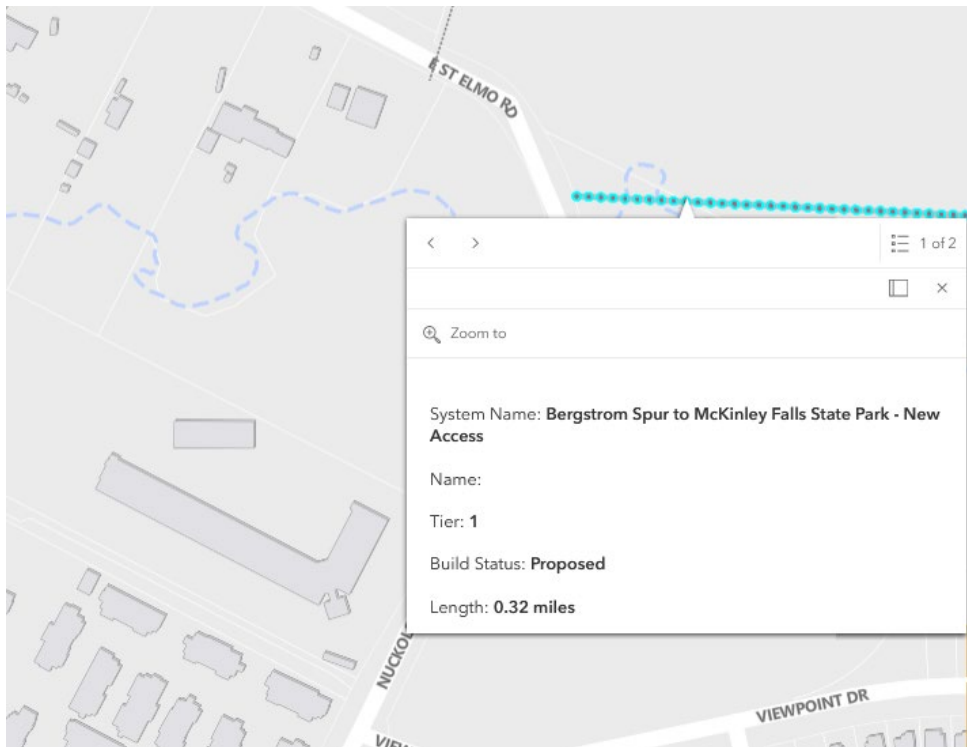


## Proximity to Public Transportation



## Proximity to Proposed Urban Trails





## 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 Single Family to Multifamily Residential land use.

The applicant proposes to change the zoning on the property from SF-2-CO-NP (Single Family Residence Standard Lot district – Neighborhood Plan) to MF-3-NP (Multifamily Residence Medium Density district – Neighborhood Plan) for a four-story building with 40- to 44-unit apartment building. For more information on the proposed zoning, see zoning case report C14-2025-0065.

**PUBLIC MEETINGS:** The ordinance-required community meeting was virtually held on November 13, 2023. The recorded meeting can be found here:

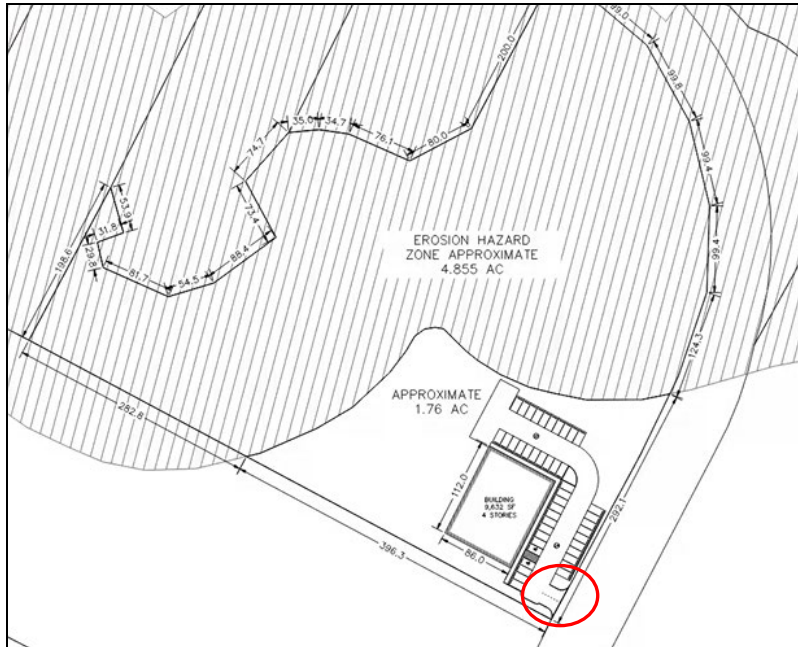
<https://publicinput.com/neighborhoodplanamendmentcases>. Approximately 53 community meeting notices were mailed to people with utility accounts and property owners within 500 feet of the subject property, in addition to neighborhood and environmental groups who requested notification for the area. Two city staff members attended, Maureen Meredith and Mark Walters from Austin Planning. Sergio Lozano and Neveda Ulmer from Lozano-Sanchez Consultants (now LOC Consultants Civil Division, Inc.), the applicant's agent. Katherine Barnidge, the property owner, attended and four people from the neighborhood.

Below are highlights from Sergio Lozano-Sanchez' presentation:

- Approximately 70% of the property is in the FEMA 100-year floodplain and the City's critical water quality zone, so there is very limited area to be developed.
- We are proposing to build on one-acre of the remaining 1.76 acres that is able to be developed.
- We would like to keep this property as pristine as possible.
- We are requesting an MF-3-NP zoning.
- We are proposing a four-story multifamily housing building, 9,532 sq. ft
- 11 units on each floor for a total of 44 units
- There will be 44 parking spaces.
- With 88 residents (2 residents per unit), we will generate approximately 77 trips per day. Since this is less than 2000 trips per day, a full TIA is not required.
- The owner, Katherine Barnidge, has been in Austin since 1998. She values the environmental features on the property. She wants to keep the goals of the previous owner, which was to develop the property in a sensible way, in terms of protecting the environment and preserving some of the natural characteristics of the area.
- Katherine Barnidge said when she inherited the property, she hired professionals to determine the best use of the property.

***Q: Where will the driveway be located and the extremely poor sight lines from St. Elmo Road?***

A: We are proposing to push the driveway as far away as possible from St. Elmo Road. It's near the multifamily development directly to the south.



***Q: How many feet away from the City Heights driveway is the proposed driveway?***

A: We were trying to measure that distance using Google Earth, but were not able to get a good measurement, but we are working on that.

**Comments:**

- I am a homeowner in the Kensington Park Subdivision. Lee Sloan submitted a letter stating why the property should not be developed. (See letter submitted under Correspondence received from Lee Sloan).
- I represent McDowell Housing Partners, the owners of City Heights. We had to put our entrance to our development very far away from the curve. We received a lot of opposition, so we widened the road and worked with the City's Transportation Department. We strongly opposed the development. The access will be very difficult.

## Applicant Summary Letter from Application

**City of Austin Development Services Department**  
6310 Wilhelmina Delco Dr.  
Austin, TX 78752

July 10<sup>th</sup>, 2023

**RE: Engineer's Summary Letter**  
4302 Nuckols Crossing Rd.  
Austin, TX 78744

To whom it may concern,

LOC Consultants Civil Division is preparing a neighborhood plan amendment application for the property located at 4302 Nuckols Crossing Rd. The site consists of 6.72 acres (292,900sq. ft) of currently undeveloped land within the City of Austin and Travis County. The property is currently zoned as a Single-Family zoning SF-2-CO-NP according to the City of Austin Future Land Use Map and is in the Suburban watershed of Williamson Creek. Because the site is partially in the FEMA 100-year flood plain, the proposed development will only be planned outside of the floodplain area.

A change of land use from SF-2 to MF-3 is being proposed within the terms and conditions of each of the instances that are due, following the standards and regulations that these changes imply.

Our purpose with these changes is to preserve existing multifamily and affordable housing, to maintain and create affordable, safe, and well-managed rental housing and to make it possible for existing residents to continue to live in their neighborhoods.

Should you have any comments or questions please do not hesitate to contact me.

Sincerely,



Sergio Lozano-Sanchez, P.E.

**Letter of Recommendation from the Southeast Cmnd  
Neighborhood Plan Contact Team**

## Southeast Combined Neighborhood Plan Contact Team

Ana Aguirre  
Immediate Past Chair  
PO Box 19748  
Austin, TX 78760  
512-708-0647  
a-aguirre@prodigy.net

March 15, 2026

**Planning Commission:**

Alice Woods, Chair, District 2  
Felicity Maxwell, Secretary, District 5  
Chris Gannon, District 1  
Brian Bedrosian, District 4  
Adam Powell, District 7  
Danielle Skidmore, District 9

Casey Haney, Vice-Chair, Mayor  
Anna Lan, Mayor  
Nadia Barrera-Ramirez, District 3  
Imad Ahmed, District 6  
Peter Breton, District 8  
Joshua Hiller, District 10

RE: NPA-2023-0014.04  
C14-2025-0065  
4302 Nuckols Crossing

Dear Honorable Commission Chair Woods and Commissioners

The Southeast Combined Neighborhood Plan Contact Team (SCNPCT) has a history of supporting responsible development. Our Future Land Use Map (FLUM) area consists of single-family, multifamily, mixed use, commercial, office, civic, warehouse/limited office, and industrial zones. The SCNPCT also serves students that attend the Austin and Del Valle Independent School Districts. Our SCNPCT also encompasses and represents all of 78744. With Austin Bergstrom International Airport (ABIA) being so close, we also have to consider the Airport Overlay when FLUM/zoning or administrative site plan review cases are presented; particularly public safety issues impacting our residents and business owners.

The SCNPCT met with the applicant during its January 12, 2026, regular meeting and voiced multiple concerns to the applicant, including, but not limited to the following:

1. Project proposed will be located on an a historically substandard road.
2. Entrance and exit to property are located on a curve and would result in an extremely short line-of-sight for entering/exiting traffic and create a traffic hazard along the curve.
3. Proposed increased density is not sustainable due to the location on inadequate street infrastructure – substandard road, blind spots for in/out traffic, increase in vehicular trips.

4. Property is located within an area that floods, including Atlas 14 identified flooding.
5. Negative environmental impact – critical environmental features are known to exist in this area; and
6. This small area already has multiple apartments located within the immediate surrounding area.

During our meeting with the applicant on January 12, 2026, the applicant indicated they would request a postponement until the property owner returned to Austin this summer so they can work through the neighborhood concerns.

We respectfully request you postpone the hearing on this case until this Fall and allow us to meet with the applicant as they indicated to us this past January.

We respectfully request you carefully consider the long-term and overall impact such project would have on the current and future residents of this portion of the Eastern Crescent as well as residents in the Southeastern portion of Travis County. A sincere effort must be made to ensure residents are safe, and current substandard quality of life elements are improved for our families and children. We also ask that you consider the individuals and families this project would bring in as well as those already living along this substandard road, including those driving, bicycling, or walking along Nuckols Crossing and East St. Elmo and the unsafe traffic conditions they would be subjected to. We do not recommend anyone bicycling or walking along this dangerous road. Thank you for your time and consideration and service to our community.

Respectfully submitted,



Ana Aguirre, Immediate Past Chair  
Southeast Combined Neighborhood Plan Contact Team (SCNPCT)

**Postponement request from the Southeast Cmnd  
NPCT**

**From:** ANA AGUIRRE <>

**Sent:** Monday, March 16, 2026 6:11 PM

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

**Cc:** John Sirman <>; Estrada, Nancy <Nancy.Estrada@austintexas.gov>; Cindy Jaso <>; Jason Lucio <>; Ana <>

**Subject:** Re: SE Contact Team letter - NPA-2023-0014.04 and C14-2025-0065

Good evening, Maureen.

Thank you for your response.

I guess the best option we have available to us in light of the circumstances is May 12th.

Thank you. Ana

Sent from my iPhone

On Mar 16, 2026, at 4:09 PM, Meredith, Maureen <[Maureen.Meredith@austintexas.gov](mailto:Maureen.Meredith@austintexas.gov)> wrote:

Hi, John:

Thank you for your letter. For postponement requests, we will need you to request a specific date that is no more than 60 days from March 24 PC hearing.

These are the PC dates within that timeframe:

1. April 14
2. April 28
3. May 12

Once I get the date from you, I will email Sergio and ask if his client is in agreement to the date.

Thanks.  
Maureen

**From:** John Sirman <>

**Sent:** Monday, March 16, 2026 3:55 PM

**To:** Meredith, Maureen <[Maureen.Meredith@austintexas.gov](mailto:Maureen.Meredith@austintexas.gov)>; Estrada, Nancy <[Nancy.Estrada@austintexas.gov](mailto:Nancy.Estrada@austintexas.gov)>

**Cc:** Ana Aguirre <>; Cindy Jaso < Jason Lucio <>

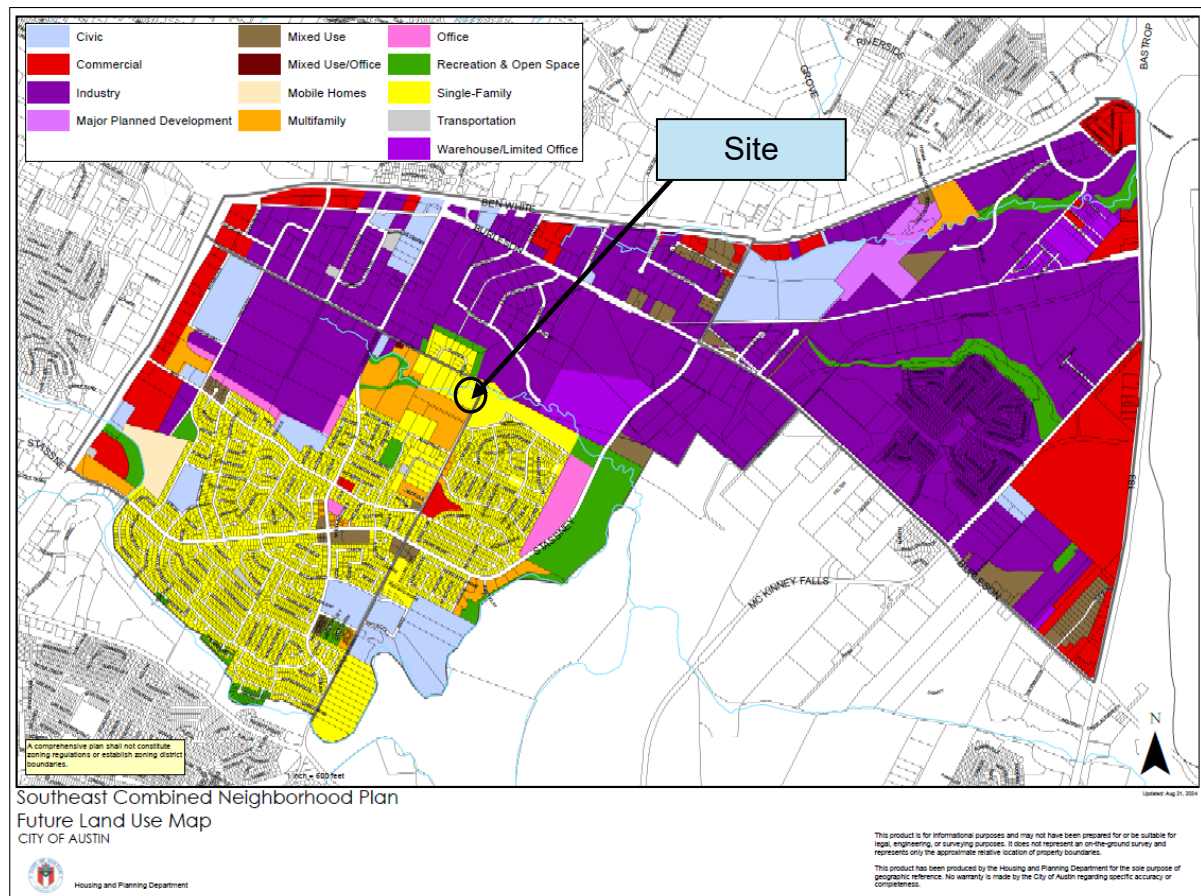
**Subject:** SE Contact Team letter - NPA-2023-0014.04 and C14-2025-0065

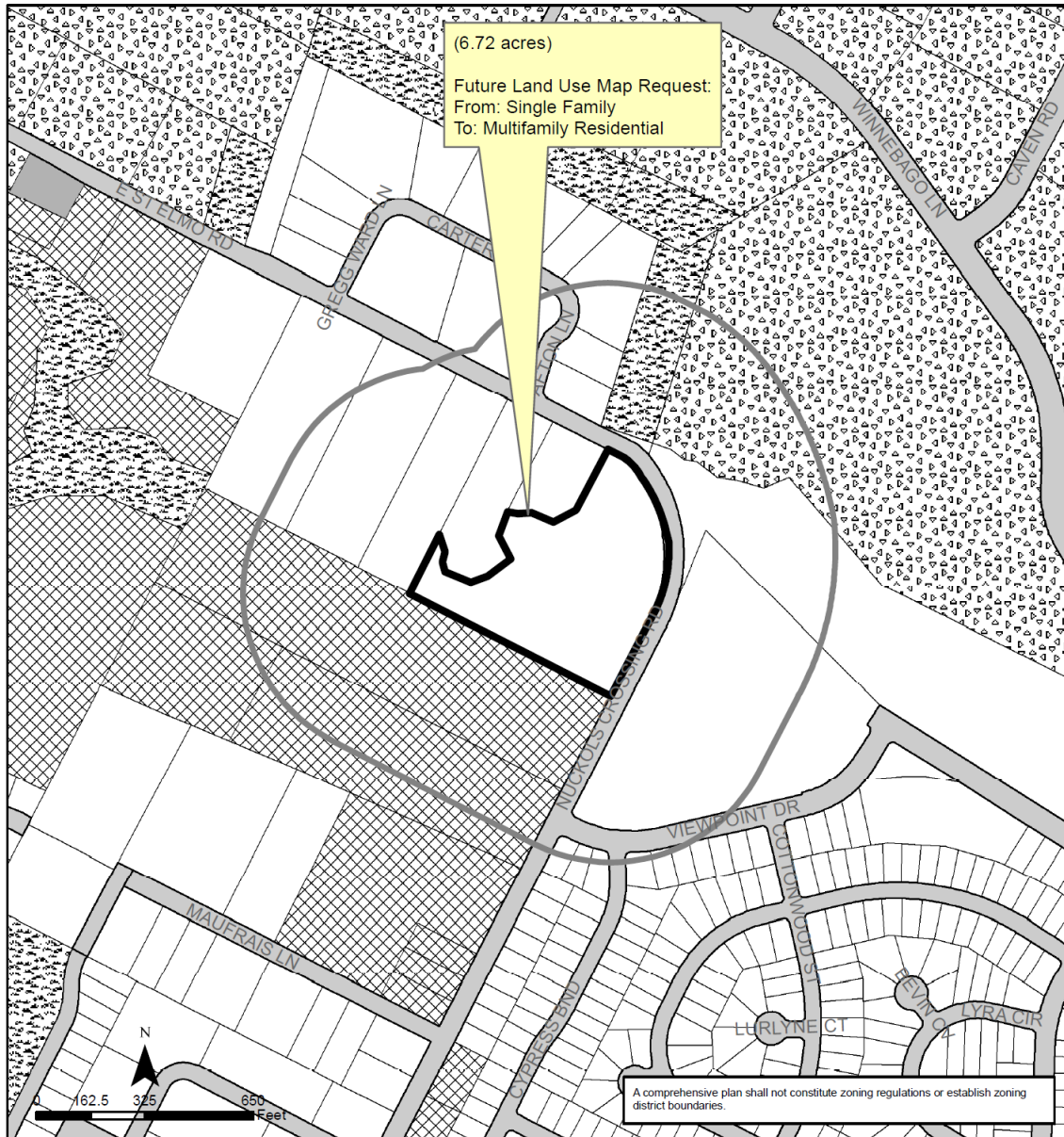
Maureen and Nancy,

Please see the attached letter from the Contact Team regarding NPA-2023-0014.04 and C14-2025-0065, which includes a postponement request.

Thanks,

John Sirman





## Southeast Combined (Franklin Park) Neighborhood Planning Area NPA-2023-0014.04

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.

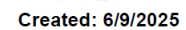
This product has been produced by the Housing and Planning Department for the sole purpose of geographic reference. No warranty is made by the City of Austin regarding specific accuracy or completeness.

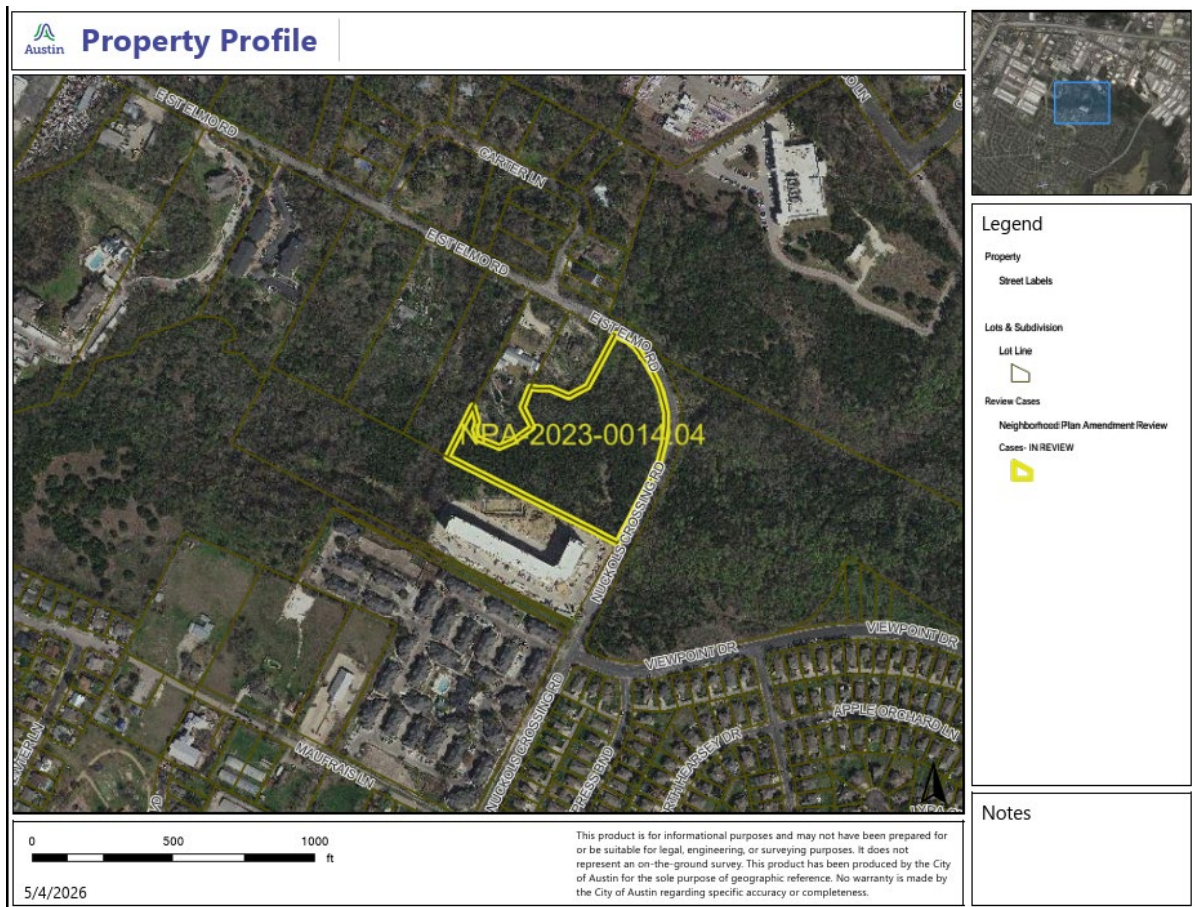


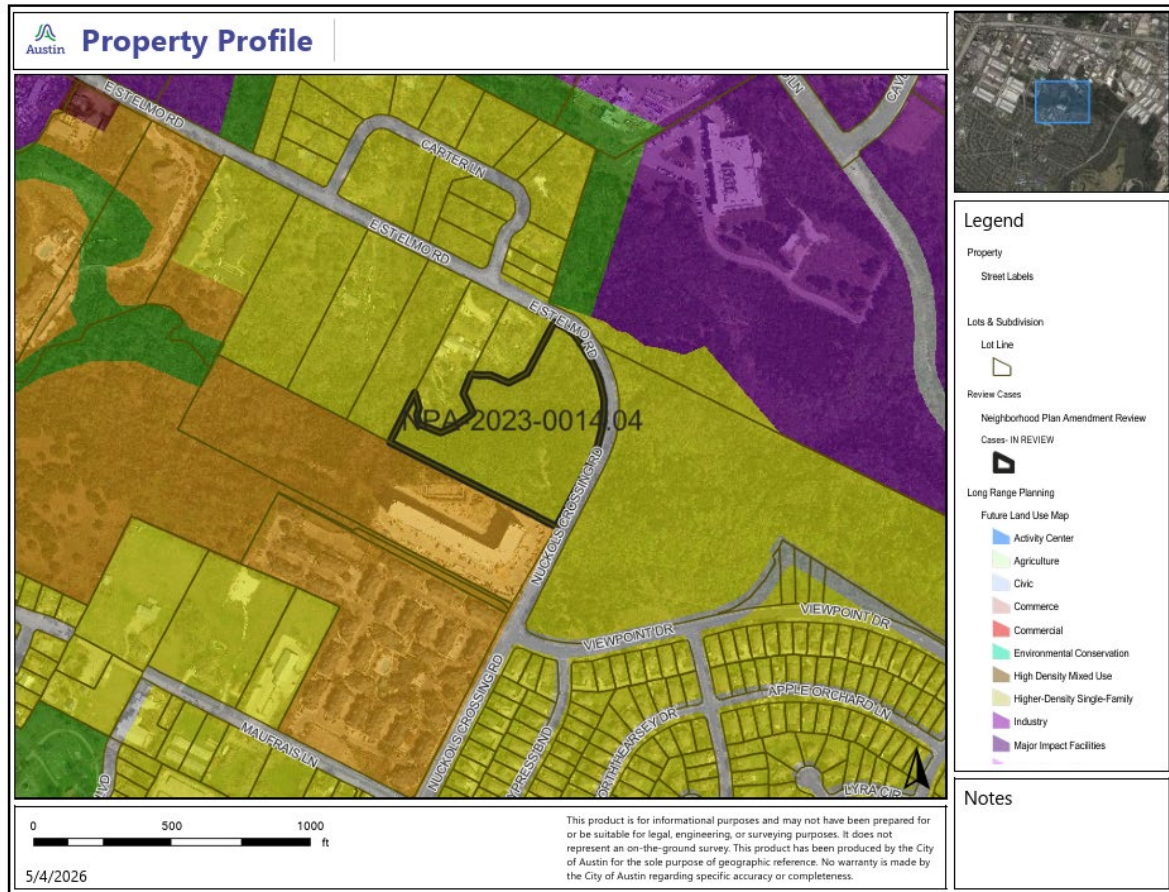
City of Austin  
Housing and Planning Department  
Created on 8/30/2023, by: meekss

### Future Land Use

|  |                         |  |                         |
|--|-------------------------|--|-------------------------|
|  | Subject Tract           |  | Multi-Family            |
|  | 500 ft. notif. boundary |  | Recreation & Open Space |
|  | Industry                |  | Single-Family           |
|  | Mixed Use/Office        |  | Transportation          |









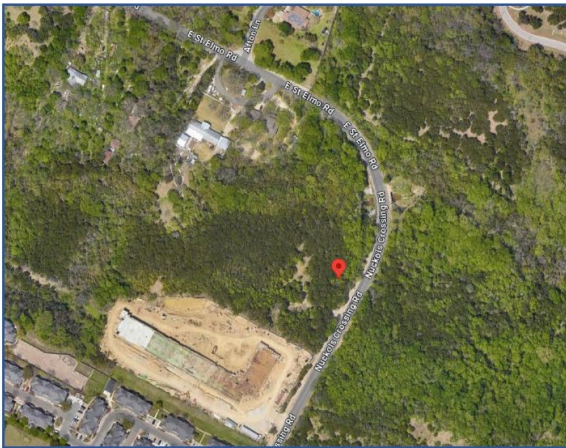
**Sergio Lozano's Presentation at the Virtual Community Meeting on  
November 15, 2023**

## 4302 Nuckols Crossing Rd.

### Neighborhood Plan Amendment and Zoning Change



## Existing Site



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6.72 Acres

---

Currently undeveloped land

---

Zoning: Single-Family (SF-2-CO-NP)

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Williamson Creek

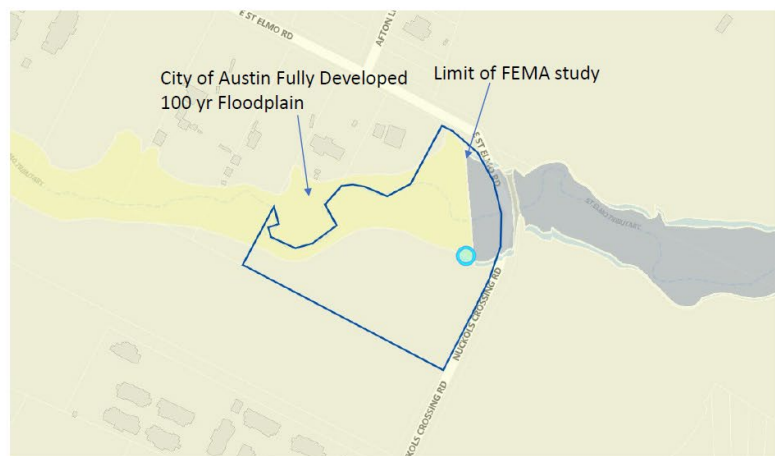
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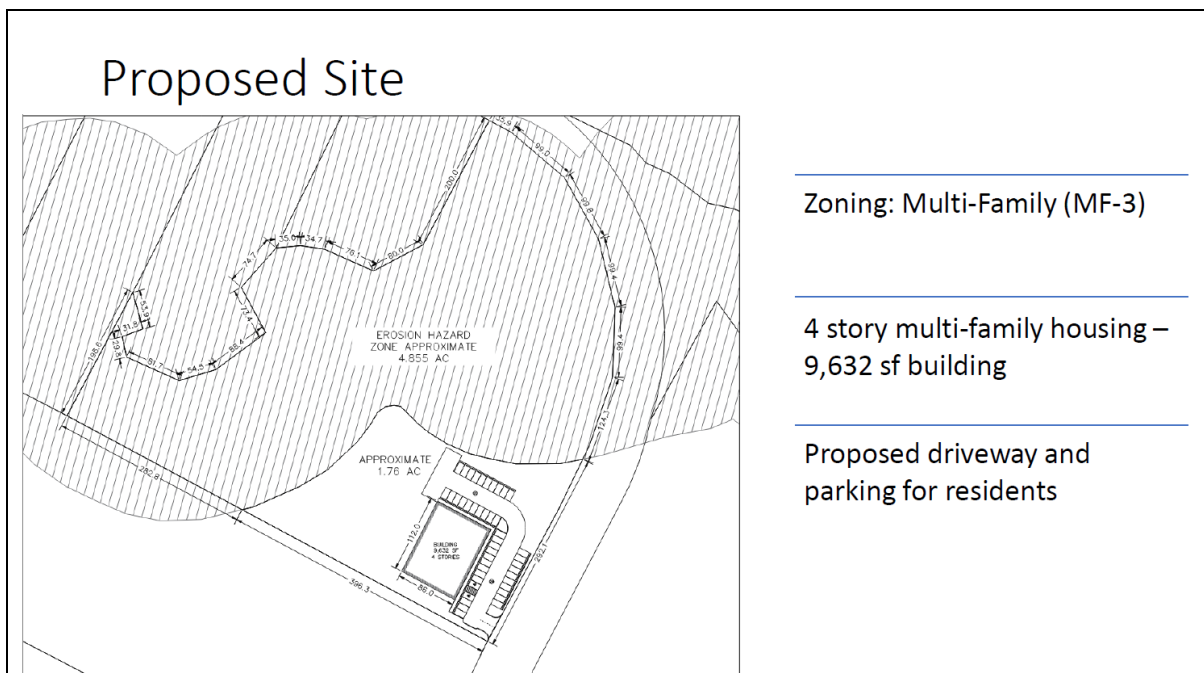
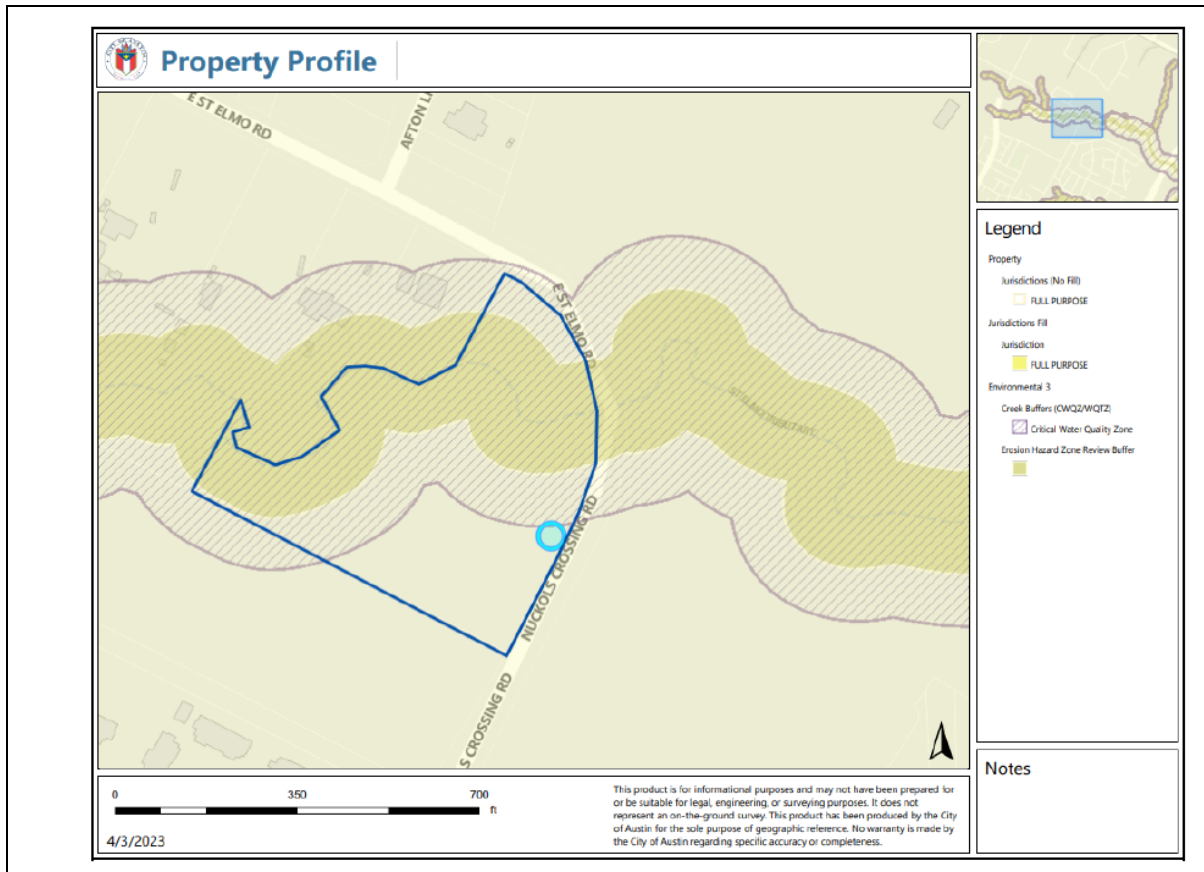
Approx. 70% within FEMA 100-year floodplain  
limits and Critical Water Quality Zone

## FEMA Floodplain Map



## Fully Developed Floodplain





The slide features a dark blue background with a large, faint, light blue circular graphic on the right side. The text "Community Q&A" is centered in white. Below the blue section is a white rectangular area.

## Community Q&A

**Correspondence Received**

**From:** mls4598@  
**Sent:** Wednesday, April 9, 2025 8:03 PM  
**To:** Meredith, Maureen <Maureen.Meredith@austintexas.gov>  
**Subject:** FORMAL OPPOSITION TO Case NPA-2023-0014.04

Dear Ms. Meredith,  
RE: Case Number: NPA-2023-0014.04

Once again, the Kensington Park Homeowners Association raises a FORMAL OBJECTION to the change in the Southeast Combined Neighborhood Plan future land use designation sought by the applicant in the above referenced Case.

This case has been repeatedly brought before the Planning Commission, only to be withdrawn or postponed when the applicant saw they had little chance of winning. I suspect the applicant is counting on the opposition being worn down so that, in the end, they will prevail.

Our neighborhood almostly directly across E. St. Elmo from this property.

Our area of Austin already has a glut of high density housing. So much so that the most recent high density housing development, EKOS City Heights at 4400 Nuckols Crossing Road, stands, to my understanding, largely vacant. Not surprising, since there are already some 6 other high density housing units in our immediate area:

Woodway Square  
Teri Road & IH35  
240 units !

Rosemont at Williamson Creek  
(aka Pleasant Valley Courtyards, aka Franklin Park Apartments)  
 $3.950 + 0.460 + 11.829 = 16.2$  acres.  
Maximum number of units = 163.  
Maximum density of units = 10.083/acre  
(this info from ORDINANCE NO. 021031-Z-4 31OCT2002)

Kingfisher  
3.0 acres  
25 units

Woodway Village  
12.2 acres  
160 units

Eastern Oaks  
(Travis County Low Income Public Housing Apartments, not COA)  
4922 Nuckols Crossing  
30 units

Villas of Cordoba  
5901 E. Stassney Lane  
156 units (93 of which are low income)

We do ***not*** need additional high-density housing developments!

Please see that this information, along with the Statement of Formal Opposition and arguments therein (previously submitted, but also herein attached as a PDF document) are provided to the Commission and staff of the Planning Commission.

Respectfully,

Lee Sloan  
President, Kensington Park Homeowners Association

Re: **Plan Amendment Case #: NPA-2023-0014.04** —To change the future land use map (FLUM) from Single Family to Multi-family Residential land use.  
**Property address: 4302 Nuckols Crossing (6.72 acs)**

The Kensington Park Homeowners Association stands in ***unanimous and adamant opposition*** to the above referenced Plan Amendment Case.

The reasons for this are three fold:

1. Back in 2002, an intensive effort was undertaken by the City of Austin to map out and plan long term for the future growth and development of the City. To that end, the City of Austin, with extensive, exhaustive, and detailed input from local citizens, neighborhood associations, civic groups and other interested parties, formulated the SouthEast Combined Neighborhood Plan for this area of SE Austin. That plan was ratified and its recommendations formally put in place in August of 2002 under City Ordinance 021010-12a.

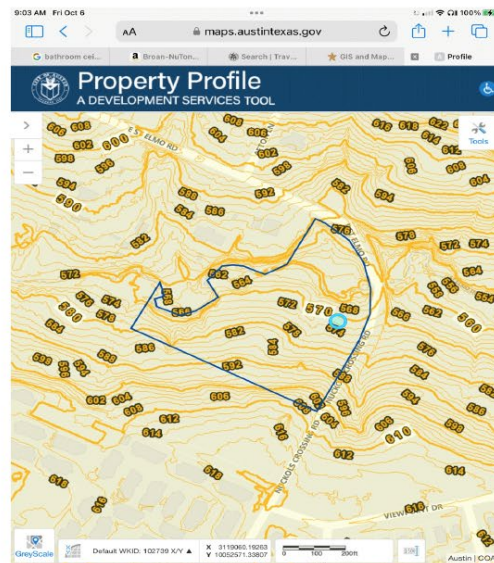
Under that planning effort, particular attention was paid to the springs, wetlands, seeps, and other environmental features along the McKinney Branch of Williamson Creek, which runs east-west to the south of E. St. Elmo. The tracts of land and lots along the creek fronting E. St. Elmo were given special protections, with a Conditional Overlay to the already existing SF2 zoning, that Overlay prohibiting lot sizes of less than one-half acre. [Note: These lots are listed as "Tract 20" in the above referenced ordinance.] These protections were put in place with the cooperation and **explicit agreement of the land owners, including the then-current owner of the tract in question.**

The current SF2NPCO zoning discussed above was arrived at after years of intense interaction and negotiation with the City and land owners. The restrictions and protections put in place in that planning effort should not be lightly thrown away.

2. The tract in question lies almost entirely within the flood plain and waterway restrictions of McKinney Creek.

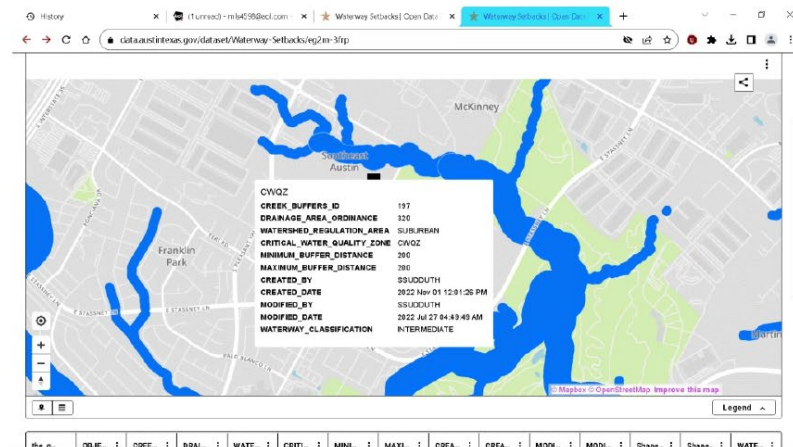
In particular, this tract is replete with multiple environmental features. Two specific springs were identified on this property in earlier studies. [See Figure 2 of the October 2011 Mabel Davis Groundwater Investigation conducted by Scott Heirs of the City of Austin – <https://repositories.lib.utexas.edu/bitstream/handle/2152/64731/GroundwaterInvestigation.pdf;sequence=1>]

More recently, the City of Austin singled out one of these two springs in their Property Profile of this tract (blue circle):



These springs and their attendant seeps, wetlands, and woodlands are required by law to be protected.

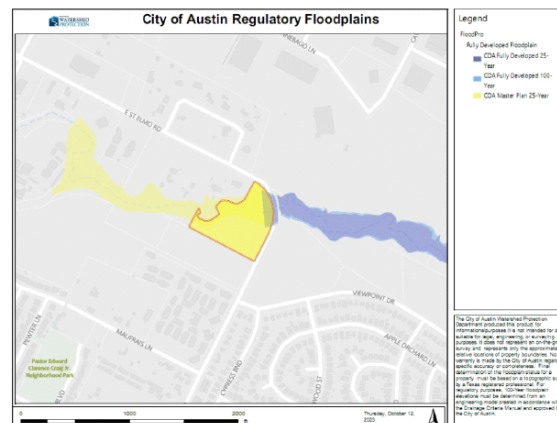
Of even more concern than the CEFs for development of this land are the waterway setbacks for this property. From the City of Austin Waterways Setbacks data sheets, we have these setbacks for McKinney Branch Creek:



If one constructs an overlay of these waterway setbacks onto the tract in question, we see that **almost the entire tract lies within the boundaries of the City-designated waterway restriction!**



Even more troubling is an examination of the 25 year flood plain for this property.



It would appear that the entire property (yellow shaded) lies in the City of Austin Master 25 year flood plain. And City Ordinance clearly states:

**25-Year Floodplain** - LDC 25-7-92 (A) prohibits encroachment of buildings or parking areas within the 25-year floodplain.

[<https://www.austintexas.gov/page/floodplain-regulations>]

**In summary, the tract in question appears to have serious restrictions due to flood plain, waterwayway setback, and wetland and environmental requirements, making it totally unsuited for multi-family use.**

3. Traffic Concerns:

Increased traffic volume, as well as traffic safety, is of major concern for this tract. As noted in a City Neighborhood Traffic Analysis for an adjacent tract [4500 Nuckols Crossing, Zoning Case C14-2017-01000], Nuckols Crossing Road is only 25 ft. in width and, as such, **is totally unsuited for additional traffic**. The desirable daily volume shown in the table below for a road width of less than 30 ft. is less than 1200 vehicles/day:

According to Section 25 – 6 – 116 of the Land Development Code, neighborhood residential streets are operating in a desirable manner if the daily volumes do not exceed the following thresholds:

| Pavement Width       | Vehicles Per Day |
|----------------------|------------------|
| Less than 30'        | 1,200            |
| 30' to less than 40' | 1,800            |
| 40' or wider         | 4,000            |

But even at the time of this study in 2018, traffic on this section of Nuckols Crossing Road was **already in excess 7,155 vehicles per day!**

**A further increase in traffic load due to multi-family use of this land is therefore totally unacceptable.**

Finally, in addition to the much heavier traffic demand, there are the further concerns of traffic safety. In a report by Big Red Dog Engineering in the above-referenced zoning case, it was noted that the line-of-sight requirements (Sight Distances) for access to the 4500 Nuckols Crossing property could not be met without tree clearing. And even then, the criteria was met in only 2 of 4 situations, as noted in the table below:

TABLE 10: NUCKOLS CROSSING ROAD AND PROPOSED ACCESS CONNECTION SIGHT DISTANCES

| Sight Distance Type         | Type of Movement                             | Required Time Gap (seconds) | Required Sight Distance (feet) | Sight Distance with Tree Removal (feet) |
|-----------------------------|----------------------------------------------|-----------------------------|--------------------------------|-----------------------------------------|
| Stopping Sight Distance     | Left-turn to Proposed Connection Location    | -                           | ≥305                           | <b>275</b>                              |
|                             | Right-turn to Proposed Connection Location   | -                           | ≥305                           | 420                                     |
| Decision Sight Distance     | Left-turn to Proposed Connection Location    | -                           | ≥330                           | 500                                     |
| Intersection Sight Distance | Left-Turn from Proposed Connection Location  | 7.5                         | ≥445                           | <b>390</b>                              |
|                             | Right-Turn from Proposed Connection Location | 6.5                         | ≥385                           | 445                                     |

Note: **Bold sight distance values** indicate where anticipated sight distance is not adequate per the reference documents.  
Source: BIG RED DOG Engineering 2018.

The tract in question is significantly closer to the E. St. Elmo - Nuckols Crossing intersection than the 4500 Nuckols Crossing tract . As such, **any multi-family access would pose a significant and totally unacceptable traffic hazard.**

Given these considerations and concerns, the Kensington Park Homeowners Association ***unanimously and adamantly opposes*** the sought-after change in the Future Land Use Map from SF2 to MultiFamily.

Sincerely,

*M. L. Sloan*

M. L. Sloan  
President  
Kensington Park Homeowners Association

November 18, 2025

Case Number: **NPA-2023-0014.04 and C14-2025-0065\_4302 Nuckols Crossing**

Date of Hearing: December 9, 2025

Contact: Maureen Meredith and Nancy Estrada

Project Address: 4302 Nuckols Crossing Rd

Honorable Planning Commission,

The Los Arboles HOA is opposed to the amendment to change the future land use designation for the specified property within the Southeast Combined Neighborhood Plan **from** Single Family **to** Multifamily Residential. Los Arboles is a single family neighborhood across Nuckols Crossing Rd from the specified property. We oppose this change in future land use based on several issues:

Nuckols Crossing is a substandard road that already has more traffic than it can handle. Numerous past traffic studies prove this. It's a narrow 2 lane road in poor conditions with no planned update by the City. Another multifamily development on Nuckols Crossing would cause numerous traffic problems. The driveway to this specified property would be located on a very dangerous curve with no visibility where Nuckols Crossing turns into E St Elmo. And the driveway would be located less than 200 feet from the driveway to Ekos City Heights and is located less than 200 feet from Viewpoint Dr.

Another multifamily development is not needed in this area. Next to this specified property is a recently completed affordable living apartment for 50+ active adults with 179 units, Ekos City Heights, that has not been able to fill it's vacancies a year after being opened. On the south side of Ekos is Woodway Village, an affordable living multifamily complex with 160 units that has big signs out front saying that they have openings. A new affordable living multifamily apartment complex called Sage is being built on the west side of this specified property on Pleasant Valley Rd and will have 298 units. The developers for Sage had proposed a driveway off of Nuckols Crossing between Woodway Village and Ekos, but **after traffic studies of Nuckols Crossing and the impact of a driveway in that location, the City of Austin rejected that proposal and required them to have ingress and egress driveways off of Pleasant Valley.** North of 4302 Nuckols Crossing on E St Elmo is Kingfisher Creek, an affordable living multifamily apartment complex with 35 units, and next to that is Franklin Park, an affordable living apartment complex with 163 units; both of these properties have vacancies. The proposed multifamily development at 4302 Nuckols Crossing would not serve this community but would harm it by creating a dangerous traffic situation.

Another major concern is that the specified property is on environmentally sensitive land. Protected springs are documented in this area and the run-off goes directly into McKinney Falls State Park. The flood plain would severely restrict building on this specified property. Even if the developer took all the environmental precautions

required, the loss of this piece of undeveloped land would impact foliage and wildlife in this area and McKinney Falls State Park.

Please take these issue into consideration when reviewing and acting on a change in amending the Southeast Combined Neighborhood Plan and a change in zoning from single family to multifamily. This development does not fit into the SCNP vision, is not needed in this area and could cause traffic safety issues and damage to environmentally sensitive areas.

Thank you,  
Laurel Francel  
President, Los Arboles HOA  
5609 Apple Orchard Ln  
Austin, TX 78744

.....

On Mon, Oct 16, 2023 at 3:03 PM < > wrote:  
Ms. Maureen Meredith, Case Manager  
RE: Plan Amendment Case #: NPA-2023-0014.04

Since I do not have the technical capability to directly participate in tomorrow's Virtual Community Meeting concerning the above referenced case, I wanted to input this formal position email and document for the Kensington Park Homeowners Association, per instructions in the Community Meeting Notification of 03 October 2023.

The Kensington Park Homeowners Association is unanimous in its OPPOSITION to the requested Plan Amendment.

The primary reasons for this are three-fold, as detailed in the attached and well-documented PDF document. This document should be made available to the participants in the meeting, as well as other interested parties. I leave that task in your good hands.

But let me briefly state those objections here:

1. The Southeast Combined Neighborhood Plan was arrived at after years of intensive, exhaustive, and detailed interaction of City staff, home and land owners in the area, local neighborhood organizations, SCAN (the umberella neighborhood organization for this area) and other interested parties. The Conditional Overlay restrictions placed on this tract and adjacent tracts along McKinney Branch Creek

were not arrived at lightly. But they were appropriate for the sensitive environmental nature of those lands, with their creeks, springs, wetlands, and woodlands.

The Conditional Overlay protection put in place were not just some off-the-cuff agreement between a land owner and a City staff person or two. Rather, it involved hundreds of members of neighborhood groups and organizations and affected land owners --- and significant City staff personnel. **The CO was moreover agreed to by a majority of the land owners there**, including, to the best of my recollection, the then-current land owner of the tract in question.

**Accordingly, the Neighborhood Plan Conditional Overlay protections should remain in place until compelling and convincing arguments are put forward for their amendment.**

2. According to City documentation (see the attached PDF document), the tract lies **almost entirely** in the Austin Waterways Setback. And, moreover, it lies **entirely** within the City of Austin Master 25 year flood plain. Development in such areas is prohibited.

Such being the case, this tract is totally unsuited for MultiFamily. **Perhaps even undevelopable.**

3. There are serious issues with traffic for this stretch of Nuckols Crossing Road. Road studies by the City of Austin conducted back in 2018 for the City Heights Project (4500 Nuckols) showed that Nuckols Crossing, with its narrow width and totuous route, could safely handle no more than 1200 trips/day. But, as noted, Nuckols was **even then** handling more than 7,100 trips per day!

That number has only increased since. And the traffic load from City Heights will only make the situation more dangerous. **Nuckols Crossing does not need more traffic!**

**Finally, Line of Sight Safety Requirements for this property should prohibit any MultiFamily use for this property.** As noted in the attached document, private engineering studies for the City Heights Project showed that they could barely meet the minimum criteria for access onto Nuckols. (meeting 2 of 4 criteria). Since the tract in question accesses Nuckols much closer to the Nuckols Crossing - E. St. Elmo intersection, there would appear to be **no way** it could meet City of Austin Line of Sight Safety Requirements for safe ingress-egress.

Accordingly, Kensington Park Homeowners stand unanimously in OPPOSITION to the proposed Plan Change.

M. L. Sloan  
President  
Kensington Park Homeowners Association