

ZONING CHANGE REVIEW SHEET

CASE: C14-2025-0055 (6512 McNeil ESS) DISTRICT: 6

ZONING FROM: I-RR TO: CS

ADDRESS: 6512 McNeil Drive

SITE AREA: 5.12 acres

PROPERTY OWNER: Extra Space Properties 127 LLC

AGENT: Masterplan Consultants (Crystal Lemus)

STAFF RECOMMENDATION:

Staff recommends CS-CO, General Commercial Services-Conditional Overlay Combining District, zoning. The conditional overlay will prohibit the following uses on the property:

**Automotive Repair Services,
Automotive Sales,
Automotive Washing (of any type),
Bail Bond Services,
Club or Lodge,
Commercial Blood Plasma Center,
Commercial Off-Street Parking,
Construction Sales and Services,
Drop Off Recycling Collection Facility,
Equipment Sales,
Exterminating Services,
Funeral Services,
Hotel/Motel,
Kennels,
Limited Warehousing and Distribution,
Monument Retail Sales,
Off-Site Accessory Parking,
Outdoor Entertainment,
Outdoor Sports and Recreation,
Pawn Shop Services,
Service Station,
Vehicle Storage,
Veterinary Services**

ZONING AND PLATTING COMMISSION ACTION / RECOMMENDATION:

July 15, 2025: Postponed to August 19, 2025 at the neighborhood's request by consent (7-0, A. Flores, L. Osta-Lugo and L. Stern-absent); D. Fouts-1st, B. Greenberg-2nd.

August 19, 2025: Approved the applicant's amended request of CS-CO zoning, with the conditions agreed to by the applicant and neighborhood, by consent (8-0, R. Puzycki, S. Boone-absent); B. Greenberg-1st, A. Flores-2nd.

CITY COUNCIL ACTION:

September 25, 2025: Pulled due to posting error and re-noticed for next available City Council meeting.

October 9, 2025

ISSUES:

On August 8, 2025, the applicant submitted a letter (*please see Exhibit E*) amending this zoning request from CS to CS-CO to add the following conditions that they have agreed to with the neighborhood:

- 1) The maximum height shall not exceed 30 feet.
- 2) Within 40 feet of any residential district, the maximum building height shall be limited to 20 feet.
- 3) The following uses will be prohibited on the property:
 - Automotive Repair Services,
 - Automotive Sales,
 - Automotive Washing (of any type),
 - Bail Bond Services,
 - Club or Lodge,
 - Commercial Blood Plasma Center,
 - Commercial Off-Street Parking,
 - Construction Sales and Services,
 - Drop Off Recycling Collection Facility,
 - Equipment Sales,
 - Exterminating Services,
 - Funeral Services,
 - Hotel/Motel,
 - Kennels,
 - Limited Warehousing and Distribution,
 - Monument Retail Sales,
 - Off-Site Accessory Parking,
 - Outdoor Entertainment,
 - Outdoor Sports and Recreation,
 - Pawn Shop Services,
 - Service Station,
 - Vehicle Storage,
 - Veterinary Services,
 - Maintenance and Service Facilities Private,
 - Equipment Repair Services,
 - Indoor Equipment,
 - Indoor Sports and Recreation,
 - Pet Services,
 - Printing and Publishing Services,
 - Theater,
 - Congregate Living
 - Group Residential
 - Hospital Services Limited
 - Hospital Services – General
 - Religious Assembly
 - Residential Treatment
 - Transportational Housing
 - Transportation Terminal
 - Adult-Oriented Business
 - General Retail Sales - Convenience

CASE MANAGER COMMENTS:

The property in question is a 5.12 acre unzoned tract of land that is developed with a convenience storage use (Extra Space Storage) fronting McNeil Drive. To the north and west of the site, there are single-family residences zoned SF-1. The lot to the west fronting McNeil Road is zoned CS-CO and is developed with office uses. To the east, the lots contain a detention pond, a medical office, and undeveloped lot and an automotive washing use (RR, LO-CO, I-RR, GO-CO and I-RR zoning). The applicant is requesting to establish permanent zoning to bring the existing self storage facility into conformance with land use regulations in the Code.

The staff recommends CS-CO, General Commercial Services-Conditional Overlay Combining District, zoning. The property meets the intent of CS district because it fronts and takes access onto arterial roadway, McNeil Road. The proposed zoning will permit commercial, office and civic uses that provide services to meet neighborhood and community needs. The staff's recommendation of CS-CO zoning will permit a reasonable use of the property as the staff is proposing a conditional overlay that will prohibit more intensive commercial uses from being developed at this location adjacent to residential homes. The proposed zoning will allow for a reasonable use of the property as it will bring the existing use that was developed prior to annexation into conformance with use regulations in the City of Austin Land Development Code.

The applicant agrees with the staff's recommendation.

BASIS OF RECOMMENDATION:

1. *The proposed zoning should be consistent with the purpose statement of the district sought.*

General Commercial Services district is intended predominately for commercial and industrial activities of a service nature having operating characteristics or traffic service requirements generally incompatible with residential environments.

Conditional Overlay combining district may be applied in combination with any base district. The district is intended to provide flexible and adaptable use or site development regulations by requiring standards tailored to individual properties.

2. *The proposed zoning should promote consistency and orderly planning.*

The property meets the intent of CS district because it fronts and takes access onto arterial roadway, McNeil Road. The proposed zoning is consistent with the existing CS-CO zoning to the west.

3. *The proposed zoning should allow for a reasonable use of the property.*

The CS district is the first district that permits the Convenience Storage use. CS-CO will allow for a reasonable use of the property as it will bring the existing use into conformance with use regulations in the City of Austin Land Development Code.

EXISTING ZONING AND LAND USES:

	ZONING	LAND USES
Site	I-RR	Convenience Storage (Extra Space Storage)
North	SF-1	Single-Family Residences
South	ROW, LI-PDA	Office/Warehouse (Research Park)
East	RR, LO-CO, I-RR, GO-CO, I-RR	Detention Pond, Medical Office (Advanced Dental Care of Austin), Undeveloped Lot, Automotive Washing (County Line Car Wash)
West	SF-1, CS-CO	Single-Family Residences, Office (McNeil Marketing, IDG Interiors, Trammell Ventures, Hardwood Flooring Services, Adco Advertising, Window Depot USA of Austin, Johnson Custom Pools, Jackson & Carter PLLC, etc.)

NEIGHBORHOOD PLANNING AREA: N/A

TIA: N/A

WATERSHED: Walnut Creek, Rattan Creek

SCHOOLS: Round Rock I.S.D.

NEIGHBORHOOD ORGANIZATIONS:

Friends of Austin Neighborhoods,
Homeless Neighborhood Association,
TNR BCP - Travis County Natural Resources

AREA CASE HISTORIES:

NUMBER	REQUEST	COMMISSION	CITY COUNCIL
C14-2020-0027.SH (Arbor Park: 6306 McNeil Drive)	I-RR to MF-3	5/05/2020: Approved the staff's recommendation of MF-3 zoning (8-0, Nadia Barrera-Ramirez and J. Kiolbassa-absent); B. Evans-1st, H. Smith-2nd.	6/04/2020: The public hearing was conducted and a motion to close the public hearing and approve MF-3 district zoning was approved on Council Member Flannigan's motion,

			Council Member Ellis' second on a 10-0 vote. Council Member Harper-Madison was off the dais.
C14-2019-0008 (Honeycomb Park: 6402 McNeil Drive)	I-RR to MH	5/07/19: Approved staff's recommendation of MH zoning by consent (9-0, N. Barrera-Ramirez-absent); D. King-1 st , A. Tatkov-2 nd .	6/06/19: The public hearing was conducted and a motion to close the public hearing and approve Ordinance 20190606-088 for mobile home residence (MH) district zoning was approved on Council Member Flannigan's motion, Council Member Renteria's second on a 10-0 vote. Council Member Harper-Madison was absent.
C14-2017-0042 (12602 Blackfoot Trail)	LR-CO, SF-2 to CS-1-MU* *On May 16, 2017, the applicant submitted a letter amending the rezoning request to CS-MU.	8/15/17: Approved maintaining SF-2 zoning for the existing Tract 1 and GR-MU-CO zoning for the existing Tract 2, with the following conditions for Tract 2: 1) Prohibit Alternative Financial Services, Automotive Washing (of any type), Bail Bond Services, Drop-Off Recycling Collection Facility, Medical Office-exceeding 5,000 sq. ft. gross floor area, Medical Offices-not exceeding 5,000 sq. ft. gross floor area, Outdoor Entertainment, Pawn Shop Services, Service Station, Congregate Living, Guidance Services, Hospital Services (General), Hospital Services (Limited), Residential Treatment and Drive-In Services and 2) maintain the condition from Ordinance No. 9907722-46 that, "Pedestrian and vehicular traffic associated with a non-residential use on the Property may not access Blackfoot Trail." (7-0, D. Breithaupt, B. Evans, S. Lavani and S. Trinh-absent); J. Duncan-1 st , A. Aguirre-2 nd .	10/19/17: Approved GR-MU zoning on 1 st reading only (8-3, A. Alter, L. Pool, K. Tovo-No); J. Flannigan-1 st , P. Renteria-2 nd . 12/07/17: Motion to approve GR-MU zoning, with a public restrictive covenant document to include the provision to restrict vehicular access from the Property to Blackfoot Trail. J. Flannigan-1 st , G. Casar-2 nd . A Amendment to include the provision to restrict vehicular access from Blackfoot Trail in a conditional overlay in the draft ordinance (4-5, S. Adler, O. Houston, G. Casar, A. Kitchen, J. Flannigan-No; D. Garza and E. Troxclair-off dais); K. Tovo, L. Pool-2 nd . Main motion to approve GR-MU zoning, with access restriction in a public restrictive covenant document, on 2 nd reading only (6-3, A. Alter, L. Pool and K. Tovo-No; D. Garza and E. Troxclair-off the dais). 12/14/17: A motion to approve the ordinance for community commercial-mixed use combining (GR-MU) district zoning with conditions was made by Council Member Flannigan and seconded by Council Member Houston.

			The following additional conditions are added to the ordinance: Part 2: The Property with the boundaries of the conditional overlay combining district established by the ordinance is subject to the following conditions: The following uses are prohibited uses for the Property: A. Restaurants (general) B. Liquor sales as an accessory use to commercial uses is prohibited. In addition, the motion included the approval of the new restrictive covenant to prohibit vehicular traffic associated with non-residential use on property to Blackfoot Trail. A substitute motion was made by Council Member Pool to approve the ordinance for neighborhood commercial –mixed use (LR-MU) combining district zoning with a conditional overlay to prohibit Restaurant (general) use, and liquor sales use as an accessory use to commercial use. The substitute motion failed on Council Member Pool’s motion, Mayor Pro Tem Tovo’s second on a 3-8 vote. Those voting aye were: Mayor Pro Tem Tovo, Council Members Alter and Pool. Those voting nay were: Mayor Adler, Council Members Casar, Flannigan, Garza, Houston, Kitchen, Renteria, and Troxclair. A motion to approve the provision with vehicular traffic to be included in the conditional overlay rather than the restrict covenant failed on Mayor Pro Tem Tovo’s motion, Council Member Pool’s second on a 3-8 vote. Those voting aye were: Mayor Pro Tem Tovo, Council Members Alter and Pool. Those voting nay were: Mayor Adler, Council Members Casar, Flannigan, Garza, Houston, Kitchen, Renteria, and Troxclair.
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			Ordinance No. 20171214-102 was approved for community commercial-mixed use combining (GR-MU) district zoning with the additional conditions listed above on Council Member Flannigan's motion, Council Member Houston's second on an 11-0 vote.
C14-2011-0029 (Colonial at Quarry Oaks, 6263 McNeil Drive)	MF-3-CO to MF-3-CO	6/07/11: Approved staff's recommendation of MF-3-CO zoning, with CO that would limit the site to uses that generate no more than 3,545 vehicle trips per day and the property would be subject to the conditional overlay conditions set out in Ordinance No. 940203-I and in Ordinance No. 930610-M, with the exception of Part 2.4., that states "No multifamily development of Tract 2, or any portion thereof, shall be constructed or maintained within 25 feet of Melrose Trail." and public RC for TIA conditions, by consent (5-0, G. Bourgeois- absent); P. Seager-1 st , D. Tiemann-2 nd .	6/23/11: Approved MF-3-CO district zoning on consent on 1 st reading (7-0); B. Spelman-1 st , L. Morrison-2 nd . 7/28/11: Approved MF-3-CO zoning on consent on 2 nd /3 rd readings (7-0); B. Spelman-1 st , S. Cole-2 nd .
C14-2011-0046 (6207 McNeil)	RR to W/LO	6/07/11: Approved staff's recommendation of W/LO-CO zoning, the CO will maintain a 40-foot buffer/ building setback along the north property line of the site, by consent (5-0, G. Bourgeois- absent); P. Seager-1 st , D. Tiemann-2 nd .	6/23/11: The public hearing was conducted and the motion to close the public hearing and adopt the first reading of the ordinance for warehouse/limited office-conditional overlay (W/LO-CO) combining district zoning was approved on consent on Council Member Spelman's motion, Council Member Morrison's second on a 7-0 vote. A motion to reconsider item 130 was approved on Council Member Morrison's motion, Council Member Spelman's second on a 7-0 vote. The public hearing was conducted and the motion to close the public hearing and adopt Ordinance No. 20110623-130 for warehouse/limited office-conditional overlay (W/LO-CO) combining district zoning was approved on Council Member

			Spelman's motion, Mayor Leffingwell's second on a 7-0 vote.
C14-05-0086 (McNeil House Apartments: 6280 McNeil Drive)	I-RR to MF-2	8/16/05: Approved staff's recommendation for MF-2 zoning by consent (8-0, K. Jackson- absent); J. Gohil-1 st , M. Hawthorne-2 nd .	9/29/05: Approved MF-2 zoning by consent (7-0); all 3 readings
C14-01-0063 (Baunach Neighborhood Office - 12719 Dakota Lane)	SF-3 to LO	6/26/01: Approved staff's alternate rec. of NO-MU-CO zoning, with a CO to limit the permitted uses to Administrative and Professional Office and Software Development, allow for a rollback provision to SF-1 if the office use ceases, and limit the site to 20 trips per day; by consent (8-0)	8/02/01: Approved PC rec. of NO-MU (6-0); all 3 readings
C14-00-2219 (12716-12728 Dakota Lane)	RR, SF-1 to GO	2/13/01: Approved staff alternate rec. of GO-CO (TR1) & LO-CO (TR2) with conditions (9-0)	3/22/01: Approved GO-CO (TR1) & LO-CO (TR2) with conditions (7-0); all 3 readings
C14-00-2218 (6514 McNeil Drive)	I-RR to GO	2/13/01: Approved staff rec. of GO-CO by consent (9-0)	3/22/01: Approved GO-CO zoning, with the following conditions: 660 vehicle trip limit and 40 foot height limit (7-0); all 3 readings

RELATED CASES: N/A

OTHER STAFF COMMENTS:

Comprehensive Planning

Project Name and Proposed Use: 6512 MC NEIL DRIVE. C14-2025-0055. Project: 5.12 acres from I-RR to CS. Existing: warehouse. Proposed: warehouse.

Yes	Imagine Austin Decision Guidelines
	Complete Community Measures *
	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 *:
	Mobility and Public Transit *: Located within 0.25 miles of public transit stop and/or light rail station.
Y	Mobility and Bike/Ped Access *: Adjoins a public sidewalk, shared path, and/or bike lane. • Sidewalk and bike lane present along McNeil DR
Y	Connectivity, Good and Services, Employment *: Provides or is located within 0.50 miles to goods and services, and/or employment center. • Employment opportunities located within 0.5 miles, including and adjacent to the Flextronics campus
	Connectivity and Food Access *: Provides or is located within 0.50 miles of a grocery store/farmers market.
Y	Connectivity and Education *: Located within 0.50 miles from a public school or university. • 0.50 miles to Jollyville Elementary School
	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.
	Not located over Edwards Aquifer Contributing Zone or Edwards Aquifer Recharge Zone
3	Number of "Yes's"

Environmental

The site is located over the North Edwards Aquifer Recharge Zone. The site is in the Rattan Creek Watershed, which is classified as a Suburban Watershed by Chapter 25-8 of the City's Land Development Code. It is in the Desired Development Zone.

Under current watershed regulations, development or redevelopment on this site will be subject to the following impervious cover limits:

<i>Development Classification</i>	<i>% of Gross Site Area</i>	<i>% of Gross Site Area with Transfers</i>
Single-Family Residential (min. lot size 5750 sq. ft.)	45%	50%
One or Two Family Residential (lot size < 5750 sq. ft.)	55%	60%
Multifamily Residential	60%	65%
Commercial	65%	70%

According to floodplain maps there is no floodplain within or adjacent to the project location.

Standard landscaping and tree protection will be required in accordance with LDC 25-2 and 25-8 for all development and/or redevelopment.

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.

Under current watershed regulations, development or redevelopment requires water quality control with increased capture volume and control of the 2 year storm on site.

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

Approved. No comments.

Parks and Recreation

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

Site plans will be required for any new development except for residential only projects with up to 4 units.

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

Compatibility Standards

The site is subject to compatibility standards due to the adjacent SF-1, single-family properties to the north and west. *Reference 25-2-1051, 25-2-1053*

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

A 25-foot compatibility buffer is required along the property line shared with the triggering property. No vertical structures are permitted in the compatibility buffer.

Reference 25-2-1062(B), 25-8-700

An on-site amenity, including a swimming pool, tennis court, ball court, or playground, may not be constructed 25 feet or less from the triggering property.

Reference 25-2-1062

Transportation

The Austin Strategic Mobility Plan (ASMP) calls for 120 feet of right-of-way for McNeil Dr. It is recommended that 60 feet of right-of-way from the existing centerline should be dedicated for McNeil Dr according to the Transportation Plan with the first subdivision or site plan application. [LDC 25-6-51 and 25-6-55].

The Austin Strategic Mobility Plan (ASMP) calls for 58 feet of right-of-way for S. Sioux Trl. It is recommended that 29 feet of right-of-way from the existing centerline should be dedicated for McNeil Dr according to the Transportation Plan with the first subdivision or site plan application. [LDC 25-6-51 and 25-6-55].

The adjacent street characteristics table is provided below:

Name	ASMP Classification	ASMP Required ROW	Existing ROW	Existing Pavement	Sidewalks	Bicycle Route	Capital Metro (within ¼ mile)
McNeil Dr	Level 4	120 feet	Approx 82 feet	Approx 58 feet	Yes	Yes	No
S Sioux Trail	Level 1	58 feet	Approx 50 feet	Approx 30 feet	No	No	No

Water Utility

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 TO FOLLOW

- A: Zoning Map
- B. Aerial Map
- C. Correspondence Received
- D. Applicant's Amendment Request Letter



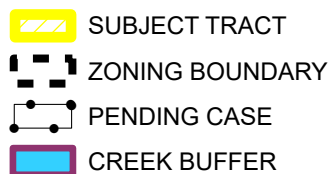
 SUBJECT TRACT
 PENDING CASE
 ZONING BOUNDARY

ZONING CASE#: C14-2025-0055

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



Created: 5/5/2025



Created: 5/13/2025

From: [Jay Clendenin](#)
To: [Sirwaitis, Sherri](#)
Subject: Case Number: C14-2025-0055
Date: Friday, July 11, 2025 9:46:16 AM
Attachments: [image.png](#)

External Email - Exercise Caution

Good morning, Sherri,

I received a rezoning notice regarding the storage facility at 6512 McNeil Dr. My family lives at 12611 Blackfoot Trail, which backs up to the storage facility. We've lived here for ten years. The applicant's request is to rezone their lot from I-RR to CS. I've spoken with the applicant, Crystal Lemus, but I have concerns that haven't been addressed:

1. CS is described as "generally incompatible with residential requirements," and this property is directly adjacent to several homes. My backyard is only feet away from a row of storage units. The basis of the request for CS is necessarily inappropriate given the property's residential location. Therefore, I oppose the rezoning application.



2. I was told by Ms. Lemus that the property will continue to be used as a storage facility, and the reason for the rezoning request is that the property is double-zoned. However, that doesn't justify a CS designation. W/LO seems far more appropriate, as it allows for "convenience storage" but does not allow uses that are "incompatible residential environments" that CS does, e.g., adult-oriented business, bail bond services, pawn shop services. And of course, if the property is sold, Ms. Lemus's assurance that the owner's plan is to continue to operate a storage facility on the property won't mean that a new owner with a CS designation couldn't operate an entirely different type of business there. Therefore, I oppose a CS designation unless the permitted uses are restricted so that they mirror what is permitted under W/LO.

3. A CS designation allows for a maximum structure height of 60 feet. This is entirely unacceptable given that the property abuts numerous residences. Therefore, I oppose the rezoning request unless a one-story maximum height limitation is placed on the property.

I likely will not be able to attend the hearing on July 15, but I'd like my opposition included in the record. Please feel free to email or call if there is any other information I could provide that might be helpful to the Commission. Thank you very much.

Jay Clendenin
903-744-0406

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From: [Jay Clendenin](#)
To: [Sirwaitis, Sherri](#)
Subject: Re: Case Number: C14-2025-0055
Date: Sunday, July 13, 2025 4:03:51 PM
Attachments: [image001.png](#)
[image002.png](#)

External Email - Exercise Caution

Thank you very much. I reviewed the staff recommendation for the conditional overlay, which addresses some of our concerns. However, the recommended CO does not exclude Adult-Oriented Business, which we request be prohibited under the CO considering the location's proximity to the surrounding neighborhood and nearby daycare.

Thank you,
Jay Clendenin

On Fri, Jul 11, 2025 at 6:39 PM Sirwaitis, Sherri <Sherri.Sirwaitis@austintexas.gov> wrote:

Hi Mr. Clendenin,

Thank you for your comments. They will be added to the backup material for this case that will be posted online for the Commission's review.

Sincerely,



Sherri Sirwaitis

Planner Principal, Current Planning Division

Planning Department

512-974-3057

sherri.sirwaitis@austintexas.gov

From: Jay Clendenin <jay.clendenin482@gmail.com>
Sent: Friday, July 11, 2025 9:46 AM
To: Sirwaitis, Sherri <Sherri.Sirwaitis@austintexas.gov>
Subject: Case Number: C14-2025-0055

You don't often get email from jay.clendenin482@gmail.com. [Learn why this is important](#)

External Email - Exercise Caution

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Jay Clendenin

903-744-0406

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Notice of Public Hearing for Rezoning

Case Number: C14-2025-0055

Project Location: 6512 McNeil Drive

Contact: Sherri Sirwaitis

Public Hearing: July 15, 2025, Zoning and Platting Commission

Glen McGuire
12609 Blackfoot Trl, Austin, TX, 78729
512-750-5046

Comments:

I object to the proposed zoning change. CS is not the appropriate zoning classification for the property:

1. The definition of CS states that it is “*generally incompatible with residential environments*”.
2. The subject property is bordered on 2 sides by single family homes, so it is clearly within a residential environment.
3. Therefore, by definition, CS is not an appropriate zoning classification for the property.
4. CS allows for 60-foot tall buildings which are not compatible with neighborhood environments.

I believe that W/LO is the proper classification and I will support that change.

1. W/LO allows for the property to be adjacent to residential environment under certain circumstances.
2. W/LO lists “Convenience Storage” as a permitted usage.
3. W/LO has a max height limit of 25 feet which alleviates a major concern of myself and the neighborhood (the potential for a 60-foot tall building in our backyards).
4. The Storage Star self-storage property on nearby Pond Springs Road is classified as W/LO, so that would maintain area consistency in zoning.

I am not opposed to expansion of the self-storage business as long as it expands “**out and not up**”. The CS classification allows for buildings that are 60 feet tall. I am concerned that the owner might build a 5-story complex (like the CubeSmart building on Parmer Lane and Anderson Mill Rd) that would tower over our backyards and be incompatible with a neighborhood environment.

If the Commission insists on the CS classification, I propose adding a Conditional Overlay that reduces the maximum height from 60 feet to 25 feet, which is consistent with the W/LO classification.

Thank you for your consideration.



Glen McGuire

From: [Leslie Shanks](#)
To: [Sirwaitis, Sherri](#)
Cc: [Ian Shanks](#)
Subject: Case Number C14-2025-0055
Date: Tuesday, July 15, 2025 10:24:02 AM

External Email - Exercise Caution

I am writing to object to the rezoning and current planned construction for 6512 McNeil Drive.

My name is Leslie Shanks. My husband, Ian, and I live at 12801 Dakota Lane. We bought our home in 2012, and very much enjoy our neighborhood. The view from my front door is the water detention pond and the storage facility. Currently, it's a nice view with trees and nature. With the proposed zoning change and building, It would be a view of a blank 2 story concrete wall.

Below you will see a picture taken from my front porch. This is my current view of the detention pond and storage.



In the picture below, I have outlined the trees that will be removed and replaced with the 2 story concrete wall. Not only will it be unsightly, but it will greatly diminish my property value.



My next concern is the zoning change to CS. Even with the CO, I do not believe these uses are compatible with the neighbor hood it is deeply embedded in. My objections include, but not limited to:

1. 95% Max building coverage
2. 95% Max impervious coverage (concerned about flooding and tree removal)
3. 60' Maximum height
4. Any use other than 1 story storage

And lastly, I just want to state that I believe the time we had to respond was far too short. The notice was mailed on July 4th, which we know is a holiday with no mail service. Once the letter was received, there was a week or less to respond. The neighbors I've spoken to are very concerned about this change, but we have not had sufficient time to get together and understand the proposed change. Most people find it difficult to navigate the site to see what is actually being proposed. Nor does your case manager return the calls of the concerned citizens who have left voicemails.

Thank you for your consideration.
Leslie Shanks

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
"cybersecurity@austintexas.gov".



NOTICE OF PUBLIC HEARING FOR REZONING

Mailing Date: July 4, 2025

Case Number: C14-2025-0055

Este aviso le informa de una audiencia pública tratando de un cambio de zonificación dentro de una distancia de 500 pies de su propiedad. Si usted desea recibir información en español, por favor llame al (512) 974-3531.

The City of Austin has sent this letter to inform you that we have received an application for rezoning of a property. We are notifying you because City Ordinance requires that all property owners within 500 feet, residents who have a City utility account address within 500 feet, and registered environmental or neighborhood organizations whose declared boundaries are within 500 feet be notified when the City receives an application.

Project Location:	6512 McNeil Drive
Owner:	Extra Space Properties 127 LLC
Applicant:	Masterplan Consultants, Crystal Lemus, (214) 389-2295

Proposed Zoning Change:

From: I-RR - I – Interim, a designation of annexed land. **RR – Rural Residence district** is intended as an area for very low density residential use, with a minimum lot size of one acre. This district is appropriate for selected locations where rural characteristics are desired, or where terrain or public service capacities necessitate very low densities.

To: CS – General Commercial Services district is intended predominately for commercial and industrial activities of a service nature having operating characteristics or traffic service requirements generally incompatible with residential environments.

This application is scheduled to be heard by the **Zoning and Platting Commission** on **July 15, 2025**, beginning at **6:00 p.m.** The meeting will be held **in-person** at City Hall Council Chambers, 301 West 2nd Street and **online** viewable at <http://www.atxn.tv>.

To participate at this Public Hearing, you may either attend virtually by viewing the meeting online and registering to speak in advance or by going to City Hall at 301 West 2nd Street and attending in-person. For additional information on how to participate in the meeting, please contact the case manager listed below by email or phone or go to the Zoning and Platting Commission website: <http://www.austintexas.gov/content/zoning-and-platting-commission>.

If you have any questions concerning the zoning change application please contact, Sherri Sirwaitis of the Planning Department at 512-974-3057 or via email at sherri.sirwaitis@austintexas.gov and refer to the Case Number at the top right of this notice. For additional information on the City of Austin's land development process, please visit our web site at: www.austintexas.gov/planning.

You can find more information on this application by inserting the case number at the following website: <https://abc.austintexas.gov/web/permit/public-search-other>.

PUBLIC HEARING INFORMATION

This zoning/rezoning request will be reviewed and acted upon at two public hearings: before the Land Use Commission and the City Council. Although applicants and/or their agent(s) are expected to participate in a public hearing, you are not required to participate. This meeting will be conducted both online and in-person at which you will have the opportunity to speak FOR or AGAINST the proposed development or change. Contact the case manager for further information on how to participate in the public hearings. You may also contact a neighborhood or environmental organization that has expressed an interest in an application affecting your neighborhood.



Staff is conducting a pilot program to receive case-related comments online which can be accessed through this link or QR code:
<https://bit.ly/ATXZoningComment>.

During its public hearing, the board or commission may postpone or continue an application's hearing to a later date or may evaluate the City staff's recommendation and public input forwarding its own recommendation to the City Council. If the board or commission announces a specific date and time for a postponement or continuation that is not later than 60 days from the announcement, no further notice is required.

During its public hearing, the City Council may grant or deny a zoning request or rezone the land to a less intensive zoning than requested but in no case will it grant a more intensive zoning.

However, in order to allow for mixed use development, the Council may add the MIXED USE (MU) COMBINING DISTRICT to certain commercial districts. The MU Combining District simply allows residential uses in addition to those uses already allowed in the seven commercial zoning districts. As a result, the MU Combining District allows the combination of office, retail, commercial, and residential uses within a single development.

For additional information on the City of Austin's land development process, visit our website: www.austintexas.gov/planning.

Written comments must be submitted to the board or commission (or the contact person listed on the notice) before the public hearing. Your comments should include the board or commission's name, the scheduled date of the public hearing, and the Case Number and the contact person listed on the notice. Correspondence and information submitted to the City of Austin are subject to the Texas Public Information Act (Chapter 552) and will be published online.

Case Number: C14-2025-0055

Contact: Sherri Sirwaitis, 512-974-3057

Public Hearing: July 15, 2025, Zoning and Platting Commission

JIM DONOHUE

Your Name (please print)

12803 DAKOTA LAWE AVE AUSTIN TX 78729

Your address(es) affected by this application (optional)

Jim Donohue

Signature

☐ I am in favor
☒ I object

7-11-25

Date

Daytime Telephone (Optional): 512-422-8369

Comments:

The Current Water Run off is A Problem It Needs To Be Moved.
- No Access from DAKOTA LAWE
- Why do we need to change zoning if we are just adding more storage space. The request change is incompatible with residential environment

If you use this form to comment, it may be returned to:

City of Austin, Planning Department

Sherri Sirwaitis

P. O. Box 1088, Austin, TX 78767

Or email to:

sherri.sirwaitis@austintexas.gov

From: John Shanks
To: [Sirwaitis, Sherri](#)
Subject: Case Number C14-2025-0055
Date: Tuesday, July 15, 2025 12:52:06 PM

External Email - Exercise Caution

I oppose this rezoning because it is in the middle of a well established neighborhood and we have recieved too little information about the change.

Thanks,

John Shanks
(512) 799-7207 cell

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From: Kathy Costello
To: [Sirwaitis, Sherri](#)
Subject: Regarding C14-2025-0055
Date: Tuesday, July 15, 2025 1:15:50 PM

External Email - Exercise Caution

I am opposed to the rezoning of this property. Firstly, it is surrounded by residential homes on 3 sides and the new zoning does not lend it self to safety for residential neighborhoods.

Secondly, you gave us a very short window to look deeper into this and ways for our neighborhood to organize a response.

It would be nice if the community really took the needs of neighborhood safety when rezoning.

Kathy Costello
7207 S Ute Trl
Austin 78729

Sent from my iPhone

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From: [glen mcguire](#)
To: ["Crystal Lemus"; Thomas, Eric](#)
Cc: ["Karl Crawley"; Sirwaitis, Sherri](#)
Subject: RE: 6512 McNeil Dr., Austin, Texas - Case No. C14-2025-0055
Date: Friday, August 8, 2025 4:39:56 PM

External Email - Exercise Caution

Hey Eric and Sherri,

On behalf of myself and the Indian Oaks neighborhood members listed below, I would like to thank Crystal and Karl and the team at Extra Space Properties for working with us on their zoning change request. We feel like we have been partners rather than adversaries in the process. They met with us, listened to our concerns, and addressed those concerns in their amended request. As such, we fully support the amended request as described in their letter dated 8 August 2025. If you have any questions or need additional information, please do not hesitate to contact me or one of the other members of the neighborhood below.

Sincerely,

Glen McGuire
(512-750-5046)

Francine Vandygriff
Jay Clarendon
James Mickler
Kristine Mickler
Michael McCarter

From: Crystal Lemus
Sent: Friday, August 08, 2025 3:16 PM
To: Thomas, Eric <Eric.Thomas@austintexas.gov>
Cc: Karl Crawley; Sirwaitis, Sherri
<Sherri.Sirwaitis@austintexas.gov>; glen mcguire
Subject: Re: 6512 McNeil Dr., Austin, Texas - Case No. C14-2025-0055

Thank you for clarification, attached is the updated formal amendment letter.

Please let us know if there is anything needed in the meantime. Have a great weekend!

Best,



Crystal Lemus

Consultant | **Masterplan Consultants**, A Cothrum Company
Office 214-389-2295 Mobile 903-805-1496
3333 Welborn St., Suite 400, Dallas, TX 75219

Please note: Our email addresses have changed to @masterplanconsultants.com

From: Thomas, Eric <Eric.Thomas@austintexas.gov>

Sent: Friday, August 8, 2025 1:42 PM

To: Crystal Lemus

Cc: Karl Crawley; [Sirwaitis, Sherri](mailto:Sirwaitis,Sherri)
<Sherri.Sirwaitis@austintexas.gov>; [glen mcguire](mailto:glen.mcguire)

Subject: RE: 6512 McNeil Dr., Austin, Texas - Case No. C14-2025-0055

Hi Crystal,

Prohibiting General Retail Sales – Convenience would not conflict with the limited supply sales in the office of the existing Convenience Storage facility.

Thank you,



Eric Thomas

Division Manager
Planning Department
512-974-7940
eric.thomas@austintexas.gov

From: Crystal Lemus

Sent: Friday, August 8, 2025 10:10 AM

To: Thomas, Eric <Eric.Thomas@austintexas.gov>

Cc: Karl Crawley; [Sirwaitis, Sherri](mailto:Sirwaitis,Sherri) <Sherri.Sirwaitis@austintexas.gov>;
[glen mcguire](mailto:glen.mcguire)

Subject: Re: 6512 McNeil Dr., Austin, Texas - Case No. C14-2025-0055

External Email - Exercise Caution

Hi Eric,

I hope you all are doing well.

Apologies for the delay in response, just getting back into office this week. I understand for the sales of tobacco and CBD the appropriate use is General Retail Sales, as Sherri has explained. Although would listing "General Retail Sales" then conflict with the sales of packaging supplies located at Extra Space?

If you could please advise.

Thank you,



Crystal Lemus

Consultant | **Masterplan Consultants**, A Cothrum Company
crystal@masterplanconsultants.com
Office 214-389-2295 Mobile 903-805-1496
3333 Welborn St., Suite 400, Dallas, TX 75219

Please note: Our email addresses have changed to @masterplanconsultants.com

From: [glen mcguire](#)

Sent: Wednesday, July 30, 2025 4:51 PM

To: 'Sirwaitis, Sherri' <Sherri.Sirwaitis@austintexas.gov>

Cc: Karl Crawley; 'Thomas, Eric'

<Eric.Thomas@austintexas.gov>; Crystal Lemus

Subject: RE: 6512 McNeil Dr., Austin, Texas - Case No. C14-2025-0055

Thanks for the clarification, Sherri.

Karl – Will you please replace “Retail Tobacco Store” with “General Retail Sales – Convenience” on your list of prohibited uses? It sounds like that is the best way to cover that particular exclusion that the neighborhood wants.

Thanks,

Glen McGuire

From: Sirwaitis, Sherri <Sherri.Sirwaitis@austintexas.gov>
Sent: Wednesday, July 30, 2025 4:42 PM
To: [glen mcguire](mailto:glen.mcguire@cityofaustin.org)
Cc: 'Karl Crawley'; Thomas, Eric
<Eric.Thomas@austintexas.gov>;
Subject: RE: 6512 McNeil Dr., Austin, Texas - Case No. C14-2025-0055

Hi Glen,

There is not a specific zoning use category for vape shops and CBD dispensaries. The closest use is General Retail Sales-Convenience. This use is for small retail establishments such as a corner store, book store, small clothing store, pharmacy, etc.

GENERAL RETAIL SALES (CONVENIENCE) use is the use of a site for the sale or rental of commonly used goods and merchandise for personal or household use, but excludes uses classified more specifically in this section. This use includes the provision of household cleaning and maintenance products, drugs, cards, stationery, notions, books, tobacco products, cosmetics, specialty items, apparel, jewelry, fabrics, cameras, photography services, household electronic equipment, records, sporting equipment, kitchen utensils, small home appliances, art supplies and framing, arts and antiques, paint, interior decorating services, office supplies, and bicycles.

Thanks,



Sherri Sirwaitis

Planner Principal, Current Planning Division

Planning Department

512-974-3057

sherri.sirwaitis@austintexas.gov

Please note: E-mail correspondence to and from the City of Austin is subject to required disclosure under the Texas Public Information Act.

From: glen.e.mcguire@gmail.com <glen.e.mcguire@gmail.com>
Sent: Wednesday, July 30, 2025 4:34 PM
To: Sirwaitis, Sherri <Sherri.Sirwaitis@austintexas.gov>; 'Crystal Lemus'
Cc: 'Karl Crawley'; Thomas, Eric <Eric.Thomas@austintexas.gov>
Subject: RE: 6512 McNeil Dr., Austin, Texas - Case No. C14-2025-0055

External Email - Exercise Caution

Hey Sherri,

Which permitted use would Vape Shops and CBD Dispensaries fall under? I don't see those listed on the link below. That is what we were trying to prohibit when we asked for Retail Tobacco Store to be added.

Glen McGuire

From: Sirwaitis, Sherri <Sherri.Sirwaitis@austintexas.gov>
Sent: Wednesday, July 30, 2025 3:59 PM
To: Crystal Lemus
Cc: Karl Crawley; glen.mcguire; Thomas, Eric
<Eric.Thomas@austintexas.gov>
Subject: RE: 6512 McNeil Dr., Austin, Texas - Case No. C14-2025-0055

Hi Crystal,

Please revise your amendment letter as some of the uses that are listed are not permitted uses in the City of Austin Land Development Code:

https://library.municode.com/tx/austin/codes/code_of_ordinances?nodeId=TIT25LADE_CH25-2ZO_SUBCHAPTER_CUSDERE_ART2PRUSDERE_DIV1RETA_S25-2-491PECOPRUS

Family Home, Group Home Class I – General, Group Home Class I – Limited and Group Home Class II are no longer uses in the Code. They were replaced by the Group Residential use through the HOME code amendments.

There is no Retail Tobacco Store use. You cannot prohibit a use in a proposed conditional overlay that does not exist in the Code.

Thank you,



Sherri Sirwaitis

Planner Principal, Current Planning Division

Planning Department

512-974-3057

sherri.sirwaitis@austintexas.gov

Please note: E-mail correspondence to and from the City of Austin is subject to required disclosure under the Texas Public Information Act.

External Email - Exercise Caution

Hi Sherri,
I hope your day is going well

Attached is the formal letter to amend the conditions for Case No. C14-2025-0055. Please let us know if there are any questions and guidance on with the hearing .

Thank you,



Crystal Lemus

Consultant | **Masterplan Consultants**, A Cothrum Company
crystal@masterplanconsultants.com

Office 214-389-2295 Mobile 903-805-1496
3333 Welborn St., Suite 400, Dallas, TX 75219

Please note: Our email addresses have changed to @masterplanconsultants.com



8 August 2025

City of Austin
Planning Department
6310 Wilhelmina Delco Dr.
Austin, Texas 78752

RE: **Case No. C14-2025-0055**; 6512 McNeil Dr. Austin, Texas 78729

This letter serves as a formal amendment to the rezoning request for Case No. C14-2025-0055, located at 6512 McNeil Drive. The applicant, Extra Space Storage, requests to rezone the property from Interim- Rural Residential (I-RR) to General Commercial Services (CS) with a Conditional Overlay (CO). Following discussions with the neighboring property owners, an agreement has been reached to include amend the conditional overlay that modifies the development standards and restricts certain land uses.

The proposed conditional overlay includes the following regulations:

- Maximum Height shall not exceed 30 feet.
- Within 40 feet of any residential district, the maximum building height shall be limited to 20 feet.

Additionally, a list of prohibited uses had been agreed upon and attached (page 2) to be included as part of the amended rezoning request. Please note all uses marked with an asterisk (*) represent new additions to the originally proposed list of prohibited uses.

Thank you for your time and consideration. Should you require any further information, please feel free to contact us. I look forward to your response.

Representative:
Crystal Lemus, Masterplan Consultant
Email: crystal@masterplantexas.com
Phone: 214.389.2295

Extra Space Storage:
Stewart Handley
Email: shandley@extraspace.com
Phone: 801.228.8579

Regards,

A handwritten signature in cursive script that reads "Crystal Lemus".

Crystal Lemus, Consultant
Masterplan Consultants

List of Prohibited Uses.

The conditional overlay will prohibit the following uses on the property, 6512 McNeil Dr. Austin, Texas 78729:

Automotive Repair Services,
Automotive Sales,
Automotive Washing (of any type),
Bail Bond Services,
Club or Lodge,
Commercial Blood Plasma Center,
Commercial Off-Street Parking,
Construction Sales and Services,
Drop Off Recycling Collection Facility,
Equipment Sales,
Exterminating Services,
Funeral Services,
Hotel/Motel,
Kennels,
Limited Warehousing and Distribution,
Monument Retail Sales,
Off-Site Accessory Parking,
Outdoor Entertainment,
Outdoor Sports and Recreation,
Pawn Shop Services,
Service Station,
Vehicle Storage,
Veterinary Services,

*Maintenance and Service Facilities Private,
*Equipment Repair Services,
*Indoor Equipment,
*Indoor Sports and Recreation,
*Pet Services,
*Printing and Publishing Services,
*Theater,
*Congregate Living
*Group Residential
*Hospital Services Limited
*Hospital Services – General
*Religious Assembly
*Residential Treatment
*Transportational Housing
*Transportation Terminal
*Adult-Oriented Business
*General Retail Sales - Convenience

[View results](#)

Respondent

424

Anonymous

37:32

Time to complete

1. What is the Zoning/Rezoning Case Number? *

Only Zoning/Rezoning Cases open for public comment at this time are available in this list. Not all cases may be scheduled on the PC/ZAP agendas at this time, but here are helpful links to those agendas.

You can find Zoning and Platting Commission Agendas here:

http://austintexas.gov/cityclerk/boards_commissions/meetings/54_1.htm

You can find Planning Commission Agendas here:

http://austintexas.gov/cityclerk/boards_commissions/meetings/40_1.htm

- ☐ C14-2024-0006 (Greater Walnut Area Centralized Odor Control Project - Loyola Facility)
- ☐ [C814-04-0187.03.SH](#) (Goodnight Ranch PUD Amendment #3)
- ☐ C814-2008-0165 (East Riverside PUD Amendment)
- ☐ C814-2021-0175 (614 S. 1st Street/Timbercreek PUD)
- ☐ C814-2023-0057 (200 E. Riverside PUD)
- ☐ C14-2024-0015 (Montopolis-Fairway Mixed Use)
- ☐ C14-2024-0036 (7005 & 7007 Guadalupe St.)
- ☐ C14-2024-0051 (Rawson Saunders - Tarrytown Christian Church Improvements)
- ☐ C14-2024-0092 (Allred & Riddle)
- ☐ C14-2024-0099 (Saxon 2)
- ☐ C14-2024-0179 (6th & Lamar)
- ☐ C14-2024-0181 (Far West Multifamily)
- ☐ C14-2024-0182 (5706 Nancy Dr.)
- ☐ C14-2024-0183 (1120 West Howard Lane)
- ☐ C14-2025-0002 (Cooper Apartments)
- ☐ C14-2025-0003 (6th & Walsh)
- ☐ C14-2025-0004 (Strandtman Cove)
- ☐ C14-2025-0005 (Shady Lane)
- ☐ C14-2025-0006 (34th and West - Tract 1)
- ☐ C14-2025-0007 (34th and West - Tract 2)
- ☐ C14-2025-0008 (34th and West - Tract 3)
- ☐ C14-2025-0009 (34th and West - Tract 4)
- ☐ C14-2025-0011 (11525 Menchaca Rd.)
- ☐ C14-2025-0024 (Little Lion)

- ☐ C14-2025-0027 (821 Woodward)
- ☐ [C14-2025-0028.SH](#) (The Bloom at Lamar Square)
- ☐ C14-2025-0029 (Airport 38 Rezone)
- ☐ C14-2025-0030 (1201 East 11th Street)
- ☐ C14-2025-0032 (Acres West Lot 20 Rezone)
- ☐ [C14-2025-0034.SH](#) (Waverly North)
- ☐ C14-2025-0035 (Crosstown Tunnel Centralized Odor Control Facility)
- ☐ C14-2025-0036 (2000 E. 6th Street)
- ☐ C14-2025-0038 (Oak Hill Apartments)
- ☐ C14-2025-0039 (1305 W Oltorf Street)
- ☐ C14-2025-0040 (4811 SOCO)
- ☐ C14-2025-0041 (Olaffson Rezone)
- ☐ C14-2025-0042 (9117 Northgate Rezone)
- ☐ C14-2025-0043 (608 Blanco)
- ☐ C14-2025-0044 (1700 South Congress)
- ☐ C14-2025-0045 (8234 Ferguson Cutoff)
- ☐ C14-2025-0046 (1904 San Gabriel)
- ☐ C14-2025-0047 (Wildridge Assisted Living)
- ☐ C14-2025-0048 (West Mockingbird Ln)
- ☐ C14-2025-0049 (1169 Hargrave Street)
- ☐ C14-2025-0050 (North Loop Community Commercial)
- ☐ C14-2025-0051 (Woodward Mixed Use Flats)
- ☐ C14-2025-0052 (9400 Metric Boulevard)
- ☐ C14-2025-0053 (Duval-Harris Residential)
- ☐ C14-2025-0054 (Rezoning Lot 31 Block A - Forest Section One at The Villages of Spicewood)
- ☐ C14-2025-0055 (6512 Mc Neil ESS)
- ☐ C14-2025-0056 (12940 North U.S. 183)

- ☐ C14-2025-0058 (1600 West Ben White)
- ☐ C14-2025-0060 (AE Medical & Retail Rezone)
- ☒ C14-2025-0061 (6105 Melrose Trail)
- ☐ C14-2025-0062 (301 N Pleasant Valley Road)
- ☐ C14-2025-0063 (2323 South Lamar Mixed Use)
- ☐ C14-2025-0064 (Circle C Tract 110)
- ☐ C14-2025-0065 (4304 Nuckols Crossing Rd)
- ☐ C14-2025-0068 (OneTERRA)
- ☐ C14-2025-0069 (1709 W Koenig Lane Rezoning)
- ☐ C14-2025-0070 (McNeil Rezone)
- ☐ C14-2025-0071 (Travis County West Service Center)
- ☐ C14-2025-0072 (Sir Swante Neighborhood Park Rezoning)
- ☐ C14-2025-0073 (P & P .72)
- ☐ C14-2025-0074 (410 & 408 W St Johns Rezone)
- ☐ C14-2025-0075 (Wehmeier 3.0)
- ☐ C14-2025-0078 (10200 McKalla Place)
- ☐ C14-2025-0079 (South Town Rezoning)
- ☐ C14-2025-0080 (1811 E Cesar Chavez)
- ☐ C14-2025-0081 (Thrasher)
- ☐ C14-2025-0082 (1012 E 38th)
- ☐ C14-2025-0083 (809 Lydia Street)
- ☐ C14-2025-0084 (Howard Lane Rezoning)
- ☐ C14-2025-0085 (1200 W Gibson Street)

2. Your name (providing this information will be part of the public record and will be available online)

Michael Q. Hooks

3. Your address (providing this information will be part of the public record and will be available online)

12821 Carrera Dr.

4. Your zip code (providing this information will be part of the public record and will be available online)

78727

5. Position on Zoning/Rezoning *

☐ I am in favor

☒ I object

☐ I am neutral

6. Daytime telephone number (providing this information will be part of the public record and will be available online)

Not available

7. Comments

I oppose this proposed change in zoning for the property under consideration. I do not believe it will benefit the residents and residential properties in the area. Rather, it will add to the ever-increasing traffic nightmare on both McNeill Dr. and Parmer Ln., as well as on Melrose Trail and Heinemann Dr. City services are already stretched thin and will worsen. The City Council just passed a property tax increase that the voters citywide must approve, which is problematic. What about the schools in the area? Round Rock ISD will be impacted. Need for additional school tax increase there? Do you want all middle-class residents to leave so that new residents, many probably higher paid, are then burdened with these problems? Austin has become another large city without its distinctive character. Is that what you want?

[View results](#)

Respondent

423

Anonymous

42:39

Time to complete

1. What is the Zoning/Rezoning Case Number? *

Only Zoning/Rezoning Cases open for public comment at this time are available in this list. Not all cases may be scheduled on the PC/ZAP agendas at this time, but here are helpful links to those agendas.

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http://austintexas.gov/cityclerk/boards_commissions/meetings/40_1.htm

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- ☐ [C814-04-0187.03.SH](#) (Goodnight Ranch PUD Amendment #3)
- ☐ C814-2008-0165 (East Riverside PUD Amendment)
- ☐ C814-2021-0175 (614 S. 1st Street/Timbercreek PUD)
- ☐ C814-2023-0057 (200 E. Riverside PUD)
- ☐ C14-2024-0015 (Montopolis-Fairway Mixed Use)
- ☐ C14-2024-0036 (7005 & 7007 Guadalupe St.)
- ☐ C14-2024-0051 (Rawson Saunders - Tarrytown Christian Church Improvements)
- ☐ C14-2024-0092 (Allred & Riddle)
- ☐ C14-2024-0099 (Saxon 2)
- ☐ C14-2024-0179 (6th & Lamar)
- ☐ C14-2024-0181 (Far West Multifamily)
- ☐ C14-2024-0182 (5706 Nancy Dr.)
- ☐ C14-2024-0183 (1120 West Howard Lane)
- ☐ C14-2025-0002 (Cooper Apartments)
- ☐ C14-2025-0003 (6th & Walsh)
- ☐ C14-2025-0004 (Strandtman Cove)
- ☐ C14-2025-0005 (Shady Lane)
- ☐ C14-2025-0006 (34th and West - Tract 1)
- ☐ C14-2025-0007 (34th and West - Tract 2)
- ☐ C14-2025-0008 (34th and West - Tract 3)
- ☐ C14-2025-0009 (34th and West - Tract 4)
- ☐ C14-2025-0011 (11525 Menchaca Rd.)
- ☐ C14-2025-0024 (Little Lion)

- ☐ C14-2025-0027 (821 Woodward)
- ☐ [C14-2025-0028.SH](#) (The Bloom at Lamar Square)
- ☐ C14-2025-0029 (Airport 38 Rezone)
- ☐ C14-2025-0030 (1201 East 11th Street)
- ☐ C14-2025-0032 (Acres West Lot 20 Rezone)
- ☐ [C14-2025-0034.SH](#) (Waverly North)
- ☐ C14-2025-0035 (Crosstown Tunnel Centralized Odor Control Facility)
- ☐ C14-2025-0036 (2000 E. 6th Street)
- ☐ C14-2025-0038 (Oak Hill Apartments)
- ☐ C14-2025-0039 (1305 W Oltorf Street)
- ☐ C14-2025-0040 (4811 SOCO)
- ☐ C14-2025-0041 (Olaffson Rezone)
- ☐ C14-2025-0042 (9117 Northgate Rezone)
- ☐ C14-2025-0043 (608 Blanco)
- ☐ C14-2025-0044 (1700 South Congress)
- ☐ C14-2025-0045 (8234 Ferguson Cutoff)
- ☐ C14-2025-0046 (1904 San Gabriel)
- ☐ C14-2025-0047 (Wildridge Assisted Living)
- ☐ C14-2025-0048 (West Mockingbird Ln)
- ☐ C14-2025-0049 (1169 Hargrave Street)
- ☐ C14-2025-0050 (North Loop Community Commercial)
- ☐ C14-2025-0051 (Woodward Mixed Use Flats)
- ☐ C14-2025-0052 (9400 Metric Boulevard)
- ☐ C14-2025-0053 (Duval-Harris Residential)
- ☐ C14-2025-0054 (Rezoning Lot 31 Block A - Forest Section One at The Villages of Spicewood)
- ☐ C14-2025-0055 (6512 Mc Neil ESS)
- ☐ C14-2025-0056 (12940 North U.S. 183)

- ☐ C14-2025-0058 (1600 West Ben White)
- ☐ C14-2025-0060 (AE Medical & Retail Rezone)
- ☒ C14-2025-0061 (6105 Melrose Trail)
- ☐ C14-2025-0062 (301 N Pleasant Valley Road)
- ☐ C14-2025-0063 (2323 South Lamar Mixed Use)
- ☐ C14-2025-0064 (Circle C Tract 110)
- ☐ C14-2025-0065 (4304 Nuckols Crossing Rd)
- ☐ C14-2025-0068 (OneTERRA)
- ☐ C14-2025-0069 (1709 W Koenig Lane Rezoning)
- ☐ C14-2025-0070 (McNeil Rezone)
- ☐ C14-2025-0071 (Travis County West Service Center)
- ☐ C14-2025-0072 (Sir Swante Neighborhood Park Rezoning)
- ☐ C14-2025-0073 (P & P .72)
- ☐ C14-2025-0074 (410 & 408 W St Johns Rezone)
- ☐ C14-2025-0075 (Wehmeier 3.0)
- ☐ C14-2025-0078 (10200 McKalla Place)
- ☐ C14-2025-0079 (South Town Rezoning)
- ☐ C14-2025-0080 (1811 E Cesar Chavez)
- ☐ C14-2025-0081 (Thrasher)
- ☐ C14-2025-0082 (1012 E 38th)
- ☐ C14-2025-0083 (809 Lydia Street)
- ☐ C14-2025-0084 (Howard Lane Rezoning)
- ☐ C14-2025-0085 (1200 W Gibson Street)

2. Your name (providing this information will be part of the public record and will be available online)

Michael Saulters

3. Your address (providing this information will be part of the public record and will be available online)

5908 Baton Rouge Dr

4. Your zip code (providing this information will be part of the public record and will be available online)

78727

5. Position on Zoning/Rezoning *

☐ I am in favor

☒ I object

☐ I am neutral

6. Daytime telephone number (providing this information will be part of the public record and will be available online)

I am the owner and resident for 24 years of a neighboring property to the address in question at 6105 Melrose Trail now owned by Austin White Lime Company. I object to the request for rezoning of the property to MF5 for the following reasons.

I work from home, and the construction of 250 units 200 feet from my home will be disruptive. When the property owners demolished the old farmhouse on the property I found it difficult to concentrate on work or attend remote meetings as jackhammers and the CONSTANT beeping from their equipment filled the air for two weeks.

I already suffer from floodlights on a neighboring property along Melrose Trail that shine directly in my bedroom window all night and do not want more of this from a property even closer to my home.

The requested zoning is for MF5. The nearest MF5 zone is miles away. The surrounding properties are all MF3 or below.

The character of the neighborhood would be fundamentally changed by dense apartment buildings up to 60 feet in height replacing heritage trees that are a century old.

The addition of 250 units will affect traffic, drainage, noise, pollution, crime and general safety in the neighborhood.

There is no public transportation available as the nearest Cap Metro station or bus stop is miles away.

I find the applicant's estimated vehicle traffic insultingly low when taking into account the possibility of 3 cars per unit, the lack of nearby public transportation, and including food and package deliveries.

The proposed MF5 zoning violates numerous guidelines in the CoA Zoning Principles. Among these are:

*Zoning should satisfy a public need and not constitute a grant of special privilege to an individual owner; the request should not result in spot zoning. This request is clearly being made to allow Austin White Lime to maximize their sale price to a developer. It creates a zone for a single property with a single owner that is out of line with the rest of the neighborhood

*Granting a request for zoning should result in an equal treatment of similarly situated properties.

*Granting the zoning should not in any way set an undesirable precedent for other properties in the neighborhood or within other areas of the city.

*Zoning should promote a transition between adjacent and nearby zoning districts, land uses, and development intensities. All neighboring properties are MF3 or below. This property should be zoned MF3 to remain in line with those.

*Zoning should promote the policy of locating retail and more intensive zoning near the intersections of arterial roadways or at the intersections of arterials and major collectors.

As MF5 is the second-highest zoning density, the location within the middle of a quiet residential neighborhood is clearly inappropriate.

While I support growth and density in our city development, for this property I urge the city to consider zoning for density comparable to neighboring multi-family properties and designate this property as MF-2 or MF-3.

Further, while a procedure is available to protest via petition, the requirement that 20% of the property owners within 200 feet *by land area* sign the petition is onerous in this instance where the vast majority of the land area within 200 feet is city-owned property. I urge council to consider revising this policy to something that is more fair to neighboring property owners and rental residents alike such as excluding city-owned land area from the percentage calculation and allowing ALL residents to petition, not just those who own adjacent properties.

PUBLIC HEARING INFORMATION

This zoning/rezoning request will be reviewed and acted upon at two public hearings: before the Land Use Commission and the City Council. Although applicants and/or their agent(s) are expected to participate in a public hearing, you are not required to participate. This meeting will be conducted both online and in-person at which you will have the opportunity to speak FOR or AGAINST the proposed development or change. Contact the case manager for further information on how to participate in the public hearings. You may also contact a neighborhood or environmental organization that has expressed an interest in an application affecting your neighborhood.

Staff is conducting a pilot program to receive case-related comments online which can be accessed through this link or QR code:
<https://bit.ly/ATXZoningComment>.



During its public hearing, the board or commission may postpone or continue an application's hearing to a later date or may evaluate the City staff's recommendation and public input forwarding its own recommendation to the City Council. If the board or commission announces a specific date and time for a postponement or continuation that is not later than 60 days from the announcement, no further notice is required.

During its public hearing, the City Council may grant or deny a zoning request or rezone the land to a less intensive zoning than requested but in no case will it grant a more intensive zoning.

However, in order to allow for mixed use development, the Council may add the MIXED USE (MU) COMBINING DISTRICT to certain commercial districts. The MU Combining District simply allows residential uses in addition to those uses already allowed in the seven commercial zoning districts. As a result, the MU Combining District allows the combination of office, retail, commercial, and residential uses within a single development.

For additional information on the City of Austin's land development process, visit our website: www.austintexas.gov/planning.

Written comments must be submitted to the board or commission (or the contact person listed on the notice) before the public hearing. Your comments should include the board or commission's name, the scheduled date of the public hearing, and the Case Number and the contact person listed on the notice. Correspondence and information submitted to the City of Austin are subject to the Texas Public Information Act (Chapter 552) and will be published online.

Case Number: C14-2025-0055

Contact: Sherri Sirwaitis, 512-974-3057

Public Hearing: July 15, 2025, Zoning and Platting Commission

Your Name (please print)

Carol E. Gutierrez

☐ I am in favor
☒ I object

Your address(es) affected by this application (optional)

1004 S. S. 05x TR Carol E. Gutierrez 7.26.25

Signature

Date

Daytime Telephone (Optional):

Comments:

We are a settled neighborhood

Traffic is safe to get on
Me Neil

Don't want new construction

Lived here at this property since
1978

If you use this form to comment, it may be returned to:

City of Austin, Planning Department

Sherri Sirwaitis

P. O. Box 1088, Austin, TX 78767

Or email to:

sherri.sirwaitis@austintexas.gov