ZONING CHANGE REVIEW SHEET

CASE: C14-2024-0099 – Saxon 2 DISTRICT: 3

ZONING FROM: SF-6-NP ZONING TO: MF-2-NP

ADDRESS: 318 Saxon Lane and 6328 El Mirando Street SITE AREA: 2.89 acres

(125,888 sq. ft.)

PROPERTY OWNER: Saxon Acres LLC (Matthew Shaw)

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

CASE MANAGER: Cynthia Hadri 512-974-7620, Cynthia.hadri@austintexas.gov

STAFF RECOMMENDATION:

The staff recommendation is to deny the proposed rezoning from townhouse and condominium residence – neighborhood plan (SF-6-NP) combining district to multifamily residence (low density) – neighborhood plan (MF-2-NP) combining district.

PLANNING COMMISSION ACTION / RECOMMENDATION:

January 14, 2025: APPROVED THE APPLICANT'S REQUEST FOR MF-2-NP. [F. MAXWELL; G. ANDERSON - 2ND] (10-2) A. HAYNES AND N. BARRERA-RAMIREZ - ABSTAINING: R. JOHNSON - ABSENT.

December 10, 2024: APPROVED THE APPLICANT'S POSTPONEMENT REQUEST TO JANUARY 14, 2024.

[A. AZHAR; A. WOODS - 2^{ND}] (11-0) G. ANDERSON – OFF THE DIAS; C. HANEY – ABSENT.

October 22, 2024: APPROVED THE NEIGHBORHOOD'S POSTPONEMENT REQUEST TO DECEMBER 10. 2024.

[A. WOODS; F. MAXWELL - 2^{ND}] (13-0)

CITY COUNCIL ACTION:

October 23, 2025:

May 8, 2025: APPROVED THE APPLICANT'S INDEFINITE POSTPONEMENT REQUEST.

[M. SIEGEL; P. ELLIS – 2^{ND}] (11-0)

, 21

March 27, 2025: APPROVED THE APPLICANT'S POSTPONEMENT REQUEST TO MAY 8, 2025.

[N. HARPER-MADISON; J. VELASQUEZ -2^{ND}] (11-0)

March 6, 2025: APPROVED THE APPLICANT'S POSTPONEMENT REQUEST TO MARCH 27, 2025.

[Z. QADRI; P. ELLIS – 2^{ND}] (11-0)

February 13, 2025: APPROVED THE NEIGHBORHOOD'S POSTPONEMENT REQUEST TO MARCH 6, 2025.

[J. VELA; Z. QADRI – 2ND] (10-0) R. ALTER – OFF THE DIAS

ORDINANCE NUMBER:

ISSUES: N/A

CASE MANAGER COMMENTS:

The property in question is approximately 2.89 acres, undeveloped and has one proposed access on Saxon Lane (level 1) but El Mirando Street (level 1) is adjacent to the property. The site is currently zoned townhouse and condominium residence – neighborhood plan (SF-6-NP). The property has single family residential (SF-3-NP and LR-NP) to the north, south, east and west. There are multifamily residences, East Vue Ranch Apartments, (CS-MU-CO-NP) to the east. The properties to the north and west have various commercial uses, office uses and churches (LO-NP, LR-NP and GR-NP). To the east across Vargas Road are daycare facilities and storage facilities (GR-NP and CS-NP). The site is within 0.25 miles from a bus stop on El Mirando Street, however, trying to access would not be the most feasible option if there is not an access proposed to this street. The applicant did not provide trip counts for El Mirando Street when submitting counts for the Neighborhood Traffic Analysis Memo and it will *not* have vehicular access proposed. *Please refer to Exhibits A (Zoning Map) and B (Aerial View)*.

Due to the history on this site and the lack of improved infrastructure, staff is recommending the denial for the rezoning to multifamily residence (low density) – neighborhood plan (MF-2-NP) combining district. This property previously sought a rezoning in 2020 from SF-3-NP to SF-6-NP. In the four-year time frame since this previously granted rezoning, there have been no updates to the property or the surrounding area. The property continues to be undeveloped and the road unimproved. The Neighborhood Traffic Analysis (NTA) Memo states that traffic on a residential local or collector street less than 30 feet in width is operating at a desirable level if it does *not* exceed 1200 vehicles per day. This rezoning would surpass that and would mean that Saxon is operating at an undesirable level. There is no indication for changing the recent rezoning of SF-6-NP. The applicant has not proposed a unit count for the proposed rezoning, they are requesting the rezoning "to allow opportunity for a greater number and variety of residential uses housing types." *Please refer to Exhibits C (Summary Letter) and D (Neighborhood Traffic Analysis Memo)*.

BASIS OF RECOMMENDATION:

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

The townhouse and condominium residence district is intended as an area for moderate density single family, duplex, two family, townhouse, and condominium use, without the spacing and locational requirements for townhouses and condominiums that apply in sf-5. this district is appropriate for areas in which unusually large lots predominate with access to other than minor residential streets, and in selected areas where a transition from single-family to multifamily use is appropriate.

The neighborhood plan district denotes a tract located within the boundaries of an adopted neighborhood plan.

2. No change in conditions has occurred within the area indicating that there is a basis for changing the originally established zoning and/or development restrictions for the property.

The current zoning of SF-6-NP is a recent rezoning that the current applicant, Thrower Design LLC, rezoned from SF-3-NP in 2020. There has not been any progress to develop the property since the previous rezoning that staff and Planning Commission recommended for City Council's approval. As such, there is not a basis for a change in staff's previous recommendation or rezoning the property. *Please refer to Exhibit E (Ordinance from C14-2020-0044 – Related case)*.

The proposed zoning should promote consistency and orderly planning.

While the surround zonings do have neighborhood commercial zonings, the neighborhood is primarily single-family residences. There are concerns about granting another rezoning on Saxon Road, a level one, dead end street. Granting a rezoning would mean Saxon Road is operating at an undesirable level, per the neighborhood traffic analysis. *Please refer to Exhibit D (Neighborhood Traffic Analysis Memo)*.

EXISTING ZONING AND LAND USES:

	ZONING	LAND USES
Site	SF-6-NP	Undeveloped
North	LR-NP, SF-3-NP, GR-NP	Single Family Residential, Religious Assembly and
		Commercial uses
South	LR-NP and SF-3-NP	Single Family Residential, Elementary School, Public
		Facility
East	LR-NP, SF-3-NP, GR-NP,	Single Family Residential, Multifamily Residential,
	CS-MU-CO-NP and CS-NP	Storage Facilities, Daycare Services
West	LR-NP, SF-3-NP, GR-NP	Single Family Residential, Religious Assembly, Auto
	and LO-NP	Repair Services and Commercial uses

NEIGHBORHOOD PLANNING AREA: Montopolis

WATERSHED: Country Club East (Suburban) and Colorado River (Urban)

OVERLAYS: Airport Overlay (Controlled Compatible Land Use Area)

<u>CAPITOL VIEW CORRIDOR:</u> No <u>SCENIC ROADWAY:</u> No

SCHOOLS: Austin Independent School District

Allison Elementary School Martin Middle School Eastside Memorial High School

COMMUNITY REGISTRY LIST:

Austin Independent School District

Austin Lost and Found Pets

Austin Neighborhoods Council

Bonnett Neighborhood Association

Carson Ridge Neighborhood Association

Crossing Gardenhome Owners Assn.

(The)

Del Valle Community Coalition

East Austin Conservancy

El Concilio Mexican-American

Neighborhoods

Friends of Austin Neighborhoods

Homeless Neighborhood Association

Montopolis Community Alliance

Montopolis Community Development

Corporation

Montopolis Neighborhood Association Montopolis Neighborhood Plan Contact

Team (MNPCT)

Montopolis Tributary Trail Association

Montopolis-Ponca Neighborhood

Association

Neighborhood Empowerment Foundation

Overton Family Committee

Pleasant Valley

Preservation Austin

SELTexas

Save Our Springs Alliance

Sierra Club

Austin Regional Group

Vargas Neighborhood Association

AREA CASE HISTORIES:

NUMBER	REQUEST	COMMISSION	CITY
	-		COUNCIL
C14-2022-0107 -	GR-NP for Tract 1 and	To Grant CS-CO-DB90-NP on Tract 1 LR-DB90-	Scheduled for
Vargas Mixed Use	LR-NP for Tract 2 to CS-	NP on Tract 2. The CO prohibits; Automotive	City Council
	DB90-NP for Tract 1;	Rentals, Automotive Repairs & Services,	(11/21/2024)
	LR-DB90-NP for Tract 2,	Automotive Sales, Automotive Washing (of any	
and to modify the DB90		type), Bail Bond Services, Commercial Off-Street	
ordinance ground floor		Parking, Drop-Off Recycling Collection Facility,	
Pedestrian-Oriented		Exterminating Services, Pawn Shop Services,	
Commercial Spaces		Adult Oriented Businesses, Agricultural Sales &	
requirement.		Service, Commercial Blood & Plasma Center,	
		Construction Sales & Service, Kennels, Vehicle	
		Storage and limits the Impervious Cover to 80%	
		(06/11/2024)	

C14H-2017-0055	SF-3-NP to GR-MU-NP	To Grant SF-3-H-NP. Commission also expressed	The case was
- 500 Montopolis	for Tract 1 and GR-MU-	a request to council that the vacation of right-	Indefinitely
	H-NP for Tract 2	of-way that is related to this site not be granted	Postponed on
		and to examine any possibilities or methods that	09/28/2017 and
		the city may be able to use to acquire the entire	then expired.
		site for public use and preservation of the site.	
		(09/12/2017)	

RELATED CASES:

NPA-2024-0005.01 – Saxon Acres 2: This is the associated Neighborhood Plan Amendment (NPA).

C14-2020-0044 – Saxon Acres Residential Rezoning: The Applicant is proposing to rezone approximately 2.924 acres from SF-3-NP to SF-6-NP. Staff recommendation was to recommend townhouse and condominium residence – neighborhood plan (SF-6-NP) combining district zoning. On July 28[,] 2020, Planning Commission approved the staff's recommendation of SF-6-NP. On December 10[,] 2020, City Council approved the planning commission's recommendation of SF-6-NP.

ADDITIONAL STAFF COMMENTS:

Comprehensive Planning:

Please refer to the Staff Report submitted for the associated Neighborhood Plan Amendment.

Drainage:

The developer is required to submit a pre- and post-development drainage analysis at the subdivision and site plan stage of the development process. The City's Land Development Code and Drainage Criteria Manual require that the Applicant demonstrate through engineering analysis that the proposed development will have no identifiable adverse impact on surrounding properties.

Environmental:

The site is not located over the Edwards Aquifer Recharge Zone. The site is in the Country Club East Watershed classified as a Suburban Watershed and the Colorado River Watershed of the Colorado River Basin classified as an Urban Watershed by Chapter 25-8 of the City's Land Development Code. The site is in the Desired Development Zone.

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

Development Classification	% of Net Site Area	% NSA with Transfers
One or Two Family Residential	30%	40%
Multifamily Residential	40%	55%
Commercial	40%	55%

Zoning district impervious cover limits apply in the Urban Watershed classification.

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: There are no comments.

<u>PARD – Planning & Design Review:</u>

Parkland dedication will be required for the new applicable uses proposed by this development, multifamily with MF-2 zoning, at the time of subdivision or site plan, per City Code § 25-1-601. Should fees in-lieu be required, those fees shall be used toward park investments in the form of land acquisition and/or park amenities within the surrounding area, per the Parkland Dedication Operating Procedures § 14.3.11 and City Code § 25-1-609, as amended.

If the applicant wishes to discuss parkland dedication requirements in advance of site plan or subdivision applications, please contact this reviewer: thomas.rowlinson@austintexas.gov.

Site Plan:

Site plans will be required for any new development other than single-family or duplex residential.

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

Compatibility Standards

The site is subject to compatibility standards due to the proximity/adjacency of SF-6 zoning of the triggering property.

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

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

Airport Overlay

The site is located within Austin-Bergstrom Overlay {CCLUA, or AO-1,2,3}. No use will be allowed that creates electrical interference with navigational signals or radio communications between airport and aircraft, make it difficult for pilots to distinguish between the airport lights and others, result in glare in the eyes of pilots using the airport, impair visibility in the vicinity of the airport, create bird strike hazards or otherwise in any way endanger or interfere with the landing, taking off, or maneuvering of aircraft intending to use the Austin-Bergstrom Airport. Height limitations and incompatible uses with each Airport Overlay zone are established in the Airport Overlay Ordinance. Airport Hazard Zoning Committee review may be required prior to Planning Commission Hearing.

FYI This site is in the Montopolis Neighborhood Plan

Austin Transportation Department – Engineering Review:

A Neighborhood Traffic Analysis is required and will be performed for this project by TPW staff. Results will be provided in a separate memo. LDC 25-6-114. NTA requires three (3) consecutive 24-hour tube counts, preferably on Tuesday, Wednesday, and Thursday, during a non-holiday week when school is in session. Please contact this reviewer to discuss the location of the tube counts. Results will be provided in a separate memo. LDC 25-6-114. NTA fees will be added in AMANDA. This comment will be cleared once the Memo is approved and the fees are paid.

Existing Street Characteristics:

Name	ASMP Classification	ASMP Required ROW	Existing ROW	Existing Pavement	Sidewalks	Bicycle Route	Capital Metro (within ¼ mile)
Saxon Lane	Level 1	58'	56'	26'	No	No	Yes
El Mirando Street	Level 1	58'	95'	78'	No	No	Yes

Austin Water Utility:

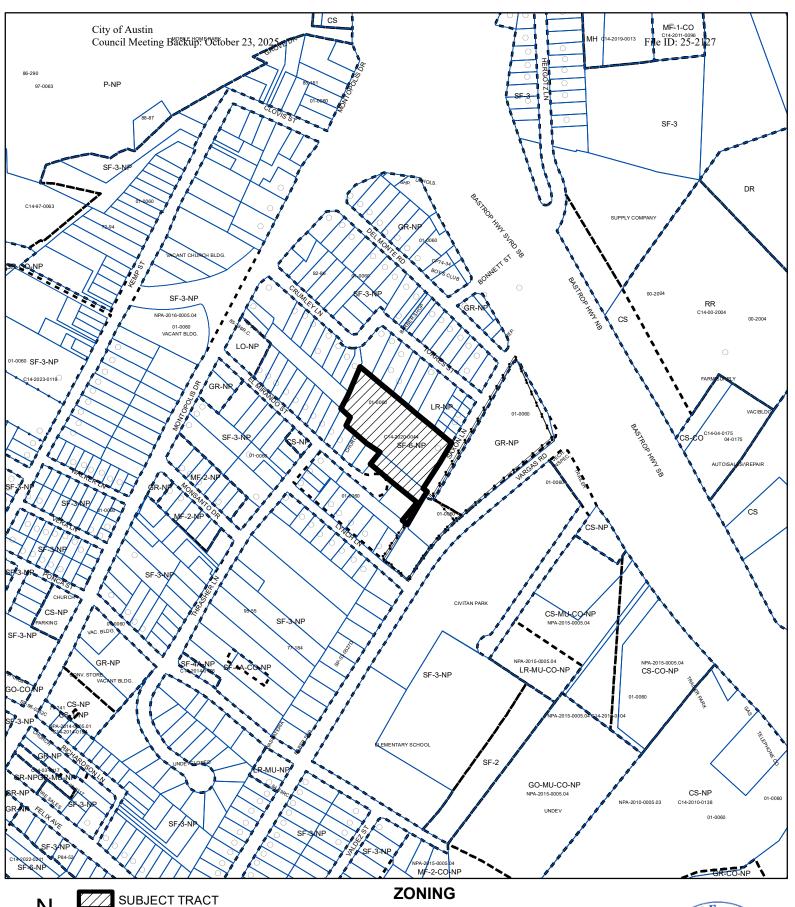
No comments on zoning change.

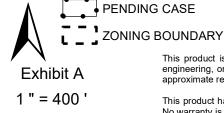
FYI: The landowner intends to serve the site with existing City of Austin water utilities. Based on current public infrastructure configurations, it appears that service extension requests (SER) will be required to provide service to this lot. For more information pertaining to the Service Extension Request process and submittal requirements contact the Austin Water SER team at ser@austintexas.gov.

INDEX OF EXHIBITS AND ATTACHMENTS TO FOLLOW:

- A. Zoning Map
- B. Aerial Map
- C. Applicant's Summary Letter
- D. Neighborhood Traffic Analysis (NTA) Memo
- E. Ordinance from C14-2020-0044 Related case

Correspondence from Interested Parties





ZONING CASE#: C14-2024-0099

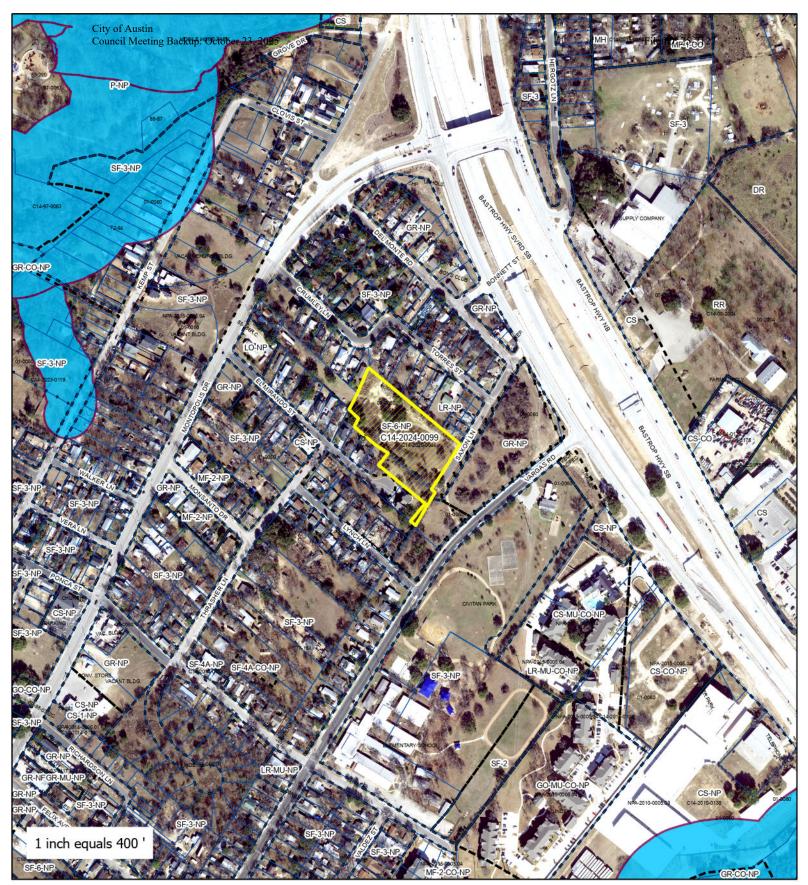
This product is for informational purposes and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey and represents only the

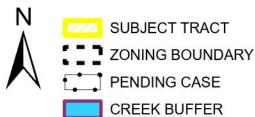
approximate relative location of property boundaries.

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



Created: 6/24/2024





Saxon 2

ZONING CASE#: C14-2024-0099 LOCATION: 318 Saxton Ln

6328 El Mirando

SUBJECT AREA: 2.893 Acres MANAGER: Cynthia Hadri



Exhibit B

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.

File ID: 25-2127



May 18, 2024

Ms. Lauren Middleton-Pratt Director, Planning Department City of Austin 1000 E 11th Street Austin, TX 78702 Via Electronic Delivery

Re: Rezoning & Neighborhood Plan Amendment Application – 318 Saxon Lane & 6328 El Mirando St.

Dear Ms. Middleton-Prat:

On behalf of the Owner(s) of the properties referenced above, we respectfully submit the enclosed Neighborhood Plan Amendment and Rezoning applications. The subject properties are comprised of two TCAD parcels that total 2.893 acres of unplatted land located within Council District 3, represented by Council Member Jose Valesquez and are within the Montopolis Neighborhood Planning Area.

The lots have a combination "Single Family" Future Land Use designation, and SF6-NP zoning established per Ord. No. 20201210-069. The request is to amend the FLUM to *Multifamily* for both parcels and to rezone the properties to *MF-2-NP* zoning to allow opportunity for a greater number and variety of residential uses housing types.

The subject tracts are located in between Montopolis Drive and Vargas Lane, both Imagine Austin Activity Corridors, and are completely surrounded by either LR-NP or GR-NP zoned land. Both Montopolis Drive and Vargas Lane have CapMetro bus service with stops within ¼ mile. The property is undeveloped and therefore not displacing residents. This location is well suited for placing a greater number of homes and people near transit, park facilities, school and various community resources for all ages.

A rezoning to increase density at this location will bring development that aligns with the goals of increasing housing in proximity to transit, resulting in a more sustainable Austin now and for generations to come. As such, we respectfully request Staff's support.

Please contact our office or me directly should you have need for additional information. Thank you for your time and attention to this application.

Kind regards,

Victoria Haase

cc: Joi Harden, Housing & Planning Department (via electronic delivery)



MEMORANDUM

To: Victoria Haase

CC: Nathan Aubert P.E., Danielle Morin AICP

FROM: Austin Jones P.E. **DATE:** September 6, 2024

SUBJECT: Saxon Acres 2 Neighborhood Traffic Analysis (C14-2024-0099)

The Transportation Development Services (TDS) division at Transportation Public Works (TPW) has conducted a Neighborhood Traffic Analysis (NTA) for the prosed Saxon Acres 2 site. The proposed development consists of 57 Low-Rise Multifamily apartments. The site is a 2.89-acre tract located between Saxon Ln and El Mirando St, as shown in Figure 1 below. This site proposes access to Saxon Ln, which is a level 1 street.

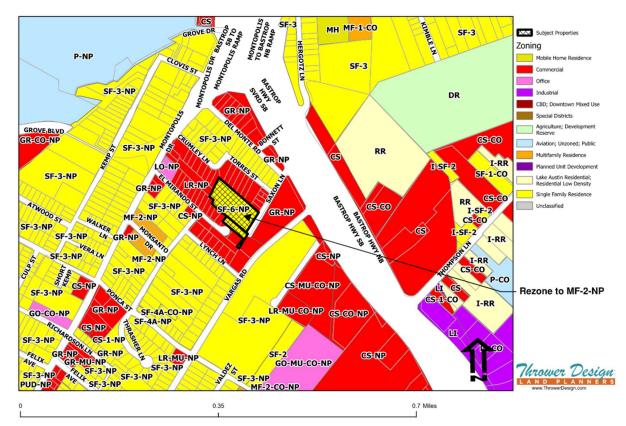


Figure 1: Site Location

Roadways

Saxon Ln: The ASMP designates Saxon Ln as a level 1 road. The pavement width of Saxon Ln along the site frontage is approximately 28 feet. There are two unstriped travel lanes with curb and gutter. The street functions with a speed limit of 25 mph. According to the ASMP, the required right-of-way (ROW) of Saxon Ln in the vicinity of the site is 58 or 64 feet. Saxon Ln currently has \sim 52 feet of ROW. Saxon lane dead-ends along the site's frontage.

El Mirando St: The ASMP designates El Mirando St as a level 1 road. The pavement width of El Mirando St along the site frontage is approximately 28 feet. There are two unstriped travel lanes with curb and gutter. The street functions with a speed limit of 25 mph. According to the ASMP, the required right-of-way (ROW) of El Mirando St in the vicinity of the site is 58 or 64 feet. El Mirando Street dead-ends at a cul-de-sac along the site's frontage. The ROW along the site's frontage is \sim 95 feet due to a cul-de-sac. El Mirando Street currently has \sim 45 feet of ROW. Access is not proposed on El Mirando St.

Trip Generation and Traffic Analysis

Based on the Institute of Transportation Engineer's Trip Generation Manual, $11^{\rm th}$ Edition, the proposed development will generate 384 vehicle trips per day. See Table 1 for a detailed breakdown of the trip generation.

Table 1. Trip Generation

Land Use	ITE Code	Dwelling Units	Unadjusted Trip Generation
Multifamily (Low-Rise) Apartments	220	57	384
		NET TRIPS	384

24-hour traffic volumes were collected at Saxon Ln south of Del Monte Rd on the $8^{\rm th}$ of February 2023, see Figure 2 below.

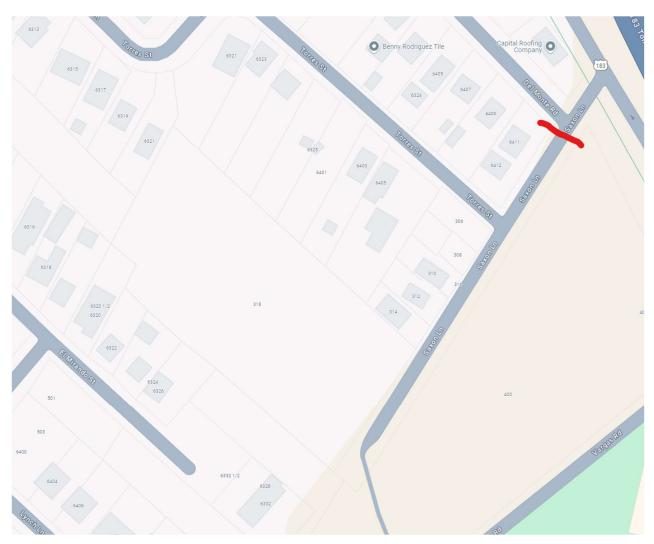


Figure 2: Tube Count Locations

Traffic counts were also requested on El Mirando St. at Montopolis Blvd. However, they were not provided by the applicant. Given the proposed site access on only Saxon Ln, staff does not expect any traffic impact to El Mirando St.

Table 2 provides an assumed trip distribution for the proposed site. This development proposes access to Saxon Ln.

Table 2. Trip Distribution

Street	Expected Trip Distribution (Percentage)	
Saxon Ln	100%	

Table 3 represents a breakdown of traffic on Saxon Ln.

Table 3. Traffic Summary

Street	Existing Traffic from Counts (vehicles per day, vpd)	Site Traffic added to Roadway (vpd)	Total Future Traffic (vpd)
Saxon Ln, South of Del Monte Rd	889	384	1273

According to Section 25-6-116 of the Land Development Code (LDC), traffic on a residential local or collector street less than 30 feet in width is operating at a desirable level if it does not exceed 1200 vehicles per day.

The site will be subject to Street Impact Fee (SIF), which will help fund roadway capacity projects identified in Roadway Capacity Plan (RCP) necessitated by new developments. SIF calculation shall be performed during the Site Plan review and fee will be collected at the time of building permit. For SIF-related information, please visit the City's SIF website (https://www.austintexas.gov/department/street-impact-fee).

This assessment is based on the proposed uses and access; any changes in these assumptions may require an updated NTA. This NTA does not grant nor guarantee approval_of proposed driveway types or locations. Driveway types and locations will be reviewed with the site plan application.

Please contact Austin Jones at austin.jones2@austintexas.gov or (512)-978-1671 if you have questions or require additional information.

Sincerely,

Austin Jones, P.E.

Transportation and Public Works Department, City of Austin

ORDINANCE NO. 20201210-069

AN ORDINANCE REZONING AND CHANGING THE ZONING MAP FOR THE PROPERTY LOCATED AT 316 SAXON LANE AND 6328 EL MIRANDO STREET IN THE MONTOPOLIS NEIGHBORHOOD PLAN AREA FROM FAMILY RESIDENCE-NEIGHBORHOOD PLAN (SF-3-NP) COMBINING DISTRICT TO TOWNHOUSE AND CONDOMINIUM RESIDENCE-NEIGHBORHOOD PLAN (SF-6-NP) COMBINING DISTRICT.

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF AUSTIN:

PART 1. The zoning map established by Section 25-2-191 of the City Code is amended to change the base district from family residence-neighborhood plan (SF-3-NP) combining district to townhouse and condominium residence-neighborhood plan (SF-6-NP) combining district on the property described in Zoning Case No. C14-2020-0044, on file at the Housing and Planning Department, as follows:

2.898 acres of land, more or less, in the Santiago Del Valle Grant, Abstract No. 24, in Travis County, Texas, said 2.898 acres being described by metes and bounds in **Exhibit "A"** incorporated into this ordinance (the "Property"),

locally known as 316 Saxon Lane and 6328 El Mirando Street in the City of Austin, Travis County, Texas, generally identified in the map attached as **Exhibit "B"**.

PART 2. The Property is subject to Ordinance No. 010927-28 that established zoning for the Montopolis Neighborhood Plan.

PART 3. This ordinance takes effect on December 21, 2020.

PASSED AND APPROVED	8		
December 10 , 2020	§ § 	tun/fdla	·
		// Steye Adler Mayor	

APPROVED: Inne & Wagn ATTEST

City Attorney Whoms

Jannette S. Goodall City Clerk

Page 1 of 1

Exhibit E



RE: Montopolis Contact Team Postponement Request on Saxon Acres 2

From Meredith, Maureen < Maureen. Meredith@austintexas.gov>

Date Tue 10/15/2024 5:01 PM

To Susana Almanza <poder.austin@gmail.com>

Cc Kellee Coleman <kelleecol@gmail.com>; Hadri, Cynthia <Cynthia.Hadri@austintexas.gov>

Susana:

I'm following up on your email from October 8, 2024 where you requested a postponement of cases NPA-2024-0005.01 and C14-2024-0099_318 Saxon Lane that are on the October 22nd Planning Commission hearing date. *Please let me know what postponement date you are requesting.* As I stated in a previous email response, these cases have not been scheduled for City Council at this time. Once we know what date you are requesting to postpone for Planning Commission, we will ask the applicant's agents if they are OK with your requested postponement date.

The next Planning Commission dates are:

- November 12, 2024
- November 19, 2024 (Consent agenda items only. Hearing begins at 5:00 pm)
- December 10, 2024
- December 17, 2024 (Consent agenda items only. Hearing begins at 5:00 pm)

Thanks.

Maureen

From: Susana Almanza <poder.austin@gmail.com>

Sent: Tuesday, October 8, 2024 5:16 PM

To: Velasquez, Jose <Jose.Velasquez@austintexas.gov>; Hall, Victoria <Victoria.Hall@austintexas.gov>; Fuentes, Vanessa <Vanessa.Fuentes@austintexas.gov>

Cc: Meredith, Maureen <Maureen.Meredith@austintexas.gov>; Kellee Coleman <kelleecol@gmail.com>;

T.C.Broadmax@austintexas.gov

Subject: Montopolis Contact Team Postponement Request on Saxon Acres 2

External Email - Exercise Caution

Dear Councilman Velasquez- The Montopolis Neighborhood Plan Contact Team is requesting a postponement for Saxon Acres 2 (NPA 2024-0005.01 & C14-2024-0099) until November or December 2024.

In 2020 the Saxon Acres zoning case was approved by City Council. The property went from SF-3 to SF-6 (C14-2020-0044). It has been four (4) years, and no dirt has been moved and there has been no

<u>developihlent ចាក់ដោះ property.</u>²រ៉ាំ erefore, we feel it is reasonable to request a postponeme int ចាក់ កែទី zoning case. At the current time Ron Thrower Design is requesting a zoning change from SF-6-NP to Multi-Family.

The Montopolis Neighborhood Contact Team met with Ron Thrower Design and his representative on Monday, October 7th. The Montopolis Contact Team needs more time to discuss a Community Benefits Agreement. Also, Contact Team members had numerous questions that could not be answered at the meeting, for example: 1) How many units will be built and the breakdown on the unit sizes (efficiencies, 1 or 2 bedrooms etc.), 2) What will be the levels of affordability?, 3) Exit & entrance to apartments?, 4) Impact and consequences of development on land that is currently at zero percent impervious cover)?

Again, the Montopolis Neighborhood Plan Contact Team request a postponement on the above zoning case until November or December 2024.

Thank you,

Susana Almanza, President MNPCT

--

PODER
PO Box 17294
Austin, TX 78744-9998
www.poderaustin.org

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".



December 3, 2024

Ms. Cynthia Hadri Current Planning City of Austin, Planning Department Austin, Texas

Via Electronic Delivery

Re: Rezoning & Neighborhood Plan Amendment Application – 318 Saxon Lane & 6328 El Mirando St.

Dear Ms. Hadri:

On behalf of the Owner(s) of the properties referenced above, we request to postpone these cases from the December 10, 2024, agenda of the Planning Commission to the January 14, 2025, agenda.

Please contact our office or me directly should you have need for additional information. Thank you for your time and attention to this application.

Kind regards,

Victoria Haase

cc: Maureen Meredith, Planning Department (via electronic delivery)



February 28, 2025

Ms. Tiffany Magnavice
Ms. Maureen Meredith
Current Planning
City of Austin, Planning Department
Austin, Texas

Via Electronic Delivery

Re: Rezoning & Neighborhood Plan Amendment Application – 318 Saxon Lane & 6328 El Mirando St.

Dear Ms. Magnavice:

On behalf of the Owner(s) of the properties referenced above, we request to postpone these cases from the March 6, 2024 to the March 27th agenda to work through private agreements.

Please contact our office or me directly should you have need for additional information. Thank you for your time and attention to this application.

Kind regards,

Victoria Haase

cc: Maureen Meredith, Planning Department (via electronic delivery)



March 24, 2025

Ms. Tiffany Magnavice
Ms. Maureen Meredith
Current Planning
City of Austin, Planning Department
Austin, Texas

Via Electronic Delivery

Re: Rezoning & Neighborhood Plan Amendment Application – 318 Saxon Lane & 6328 El Mirando St.

Dear Ms. Magnavice:

On behalf of the Owner(s) of the properties referenced above, we request to postpone these cases from the March 27, 2025, City Council public hearing to May 8, 2025 as we remain working through private agreements.

Please contact our office or me directly should you have need for additional information. Thank you for your time and attention to this application.

Kind regards,

Victoria Haase

cc: Joi Harden, Eric Thomas (via electronic delivery)

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Case Number: C14-2024-0099	
Contact: Cynthia Hadri, 512-974-7620	
Public Hearing: February 13, 2025, City Council	
Tuble Hearing, Testaniy 20, 2000, 300	
José Nué Etras	☐ I am in favor
Your Name (please print)	1 object
304 Kemp 81	
Your address(es) affected by this application (optional)	
Chileson Chi	5-6,2025
Signature	Date
Daytime Telephone (Optional):	
Comments:	<u> </u>
o City Staff Does Not	Recommend
· Montopolis Community	is appossed
10000	
This is a case of 8	Peculation
1. 5 1 A C 200 A	(A)
just to enrich the c	levelegers.
They don't intend to	build
alone the Do as	
Court of 1/1	
V VOTE NO	
	•
If you use this form to comment, it may be returned to:	
City of Austin, Planning Department	
Cynthia Hadri	-
P. O. Box 1088, Austin, TX 78767	
Or email to:	
cynthia.hadri@austintexas.gov	

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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.

Information Act (Chapter 552) and will be published onli	ne.
Case Number: C14-2024-0099	
Contact: Cynthia Hadri, 512-974-7620	
Public Hearing: February 13, 2025, City Council	
Eric Paulus	
	🗆 Lam in favor
Your Name (please print)	S dobject
1201 Grove Blud #903 Austix TX-	78741
Your address(es) affected by this application (optional)	
_	
Signature (442) 676 2669	4/28/25
Signature	Date
Daytime Telephone (Optional): (443) 878 · 2989	<u>/</u>
Comments: Should not be regione	d since
the property was already	cornel
Comments: Should not be regard the property was already and nothing was built are This process should not be	fore.
This process should not be	- allowed
•	
If you use this form to comment, it may be returned to:	
City of Austin, Planning Department	
Cynthia Hadri	
P. O. Box 1088, Austin, TX 78767 Or email to:	
S. D. CHARTO 133.	

cynthia.hadri@austintexas.gov

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Case Number: C14-2024-0099	
Contact: Cynthia Hadri, 512-974-7620	
Public Hearing: February 13, 2025, City Council	
1. 1. 11. 11	
Fred L. McGhee	☐ I am in favor
Your Name (please print)	☑1 object
Mostofild CPC	
7 (3/10) (3/10)	
Your address(es) affected by this application (optional)	1 .
13	4/29/25
-	Data
Signature	Date
Daytime Telephone (Optional): (512) 275-6027	
. 1	
Comments: Hey NO	
•	
If you use this form to comment, it may be returned to:	
City of Austin, Planning Department	
Cynthia Hadri	
P. O. Box 1088, Austin, TX 78767	
Or email to:	
cynthia.hadri@austintexas.gov	

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G N 1 G14 2024 0000	
Case Number: C14-2024-0099	
Contact: Cynthia Hadri, 512-974-7620	
Public Hearing: February 13, 2025, City Council	
Pedro E. Herrender, Jr. Your Name (please print)	☐ I am in favor ☐ i object
	g) 97
V 11 - (a) Cost of bushing purplication (ortional)	
Your address(es) affected by this application (optional)	1 ,
tile The N	4/28/2025
Signature	Date
Daytime Telephone (Optional):	
Comments:	
	
	<u> </u>
If you use this form to comment, it may be returned to:	
City of Austin, Planning Department	
Cynthia Hadri	
P. O. Box 1088, Austin, TX 78767	
Or email to:	
cynthia.hadri@austintexas.gov	

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Case Number: C14-2024-0099 Contact: Cynthia Hadri, 512-974-7620 Public Hearing: February 13, 2025, City Council	
Marghelen Verasten Your Name (please print) WHOS TOVVES ST	☐ I am in favor ☐ I object
Your address(es) affected by this application (optional) Signature Daytime Telephone (Optional): 512.576.21	φ/28/25 Date
Comments:	
f you use this form to comment, it may be returned to: City of Austin, Planning Department Cynthia Hadri	
P. O. Box 1088, Austin, TX 78767	
Or email to: _cvnthia.hadri@austintexas.gov	

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Case Number: C14-2024-0099	
Contact: Cynthia Hadri, 512-974-7620	
Public Hearing: February 13, 2025, City Council	
CARLOS PINON	☐ I am in favor
Your Name (please print)	☑ I object
•	<u> </u>
4912 HANK AVE., AUSTIN, TX 26745	
Your address(es) affected by this application (optional)	
$()$ \hat{i} \hat{b}	, ,
- Alexander	02/10/2025
Signature	'Date
Daytime Telephone (Optional):	
Daytime Telephone (Optional).	
Comments: 1 oppose THE KEZINING IF	THIS LAND FIR
THE FOLIMING REASONS: DEVELOPME	ENT MLL INSULEMSE
IMPERVIOUS OVER, DEPUETE GREE	N SPACE,
INTERSIFY OUR VULNERABILITY TO	FLOODING, AND
INTERDUCE HOUSING UNAFFORDABL	
COM MUNITY	
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If you use this form to comment, it may be returned to:	
City of Austin, Planning Department	
Cynthia Hadri	
P. O. Box 1088, Austin, TX 78767	
Or email to:	
cynthia.hadri@austintexas.gov	
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Case Number: C14-2024-0099 Contact: Cynthia Hadri, 512-974-7620 Public Hearing: February 13, 2025, City Council	
Your Name (please print)	☐ I am in favor ☑ I object
Your address(es) affected by this application (optional)	2/10/2
Signature	<u> </u>
Daytime Telephone (Optional): Comments: Protection of greens Mare affordability housing.	Paces and
If you use this form to comment, it may be returned to: City of Austin, Planning Department Cynthia Hadri P. O. Box 1088, Austin, TX 78767 Or email to: cynthia.hadri@austintexas.gov	

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Case Number: C14-2024-0099 Contact: Cynthia Hadri, 512-974-7620
Public Hearing: February 13, 2025, City Council
Your Name (please print) Lam in favor I object
9113 Swanson In , 78748, Austin Tx
Your address(es) affected by this application (optional)
02/10/2015
Signature Date
Daytime Telephone (Optional):
Comments: protecting of green spaces, more affordability of housing.
If you use this form to comment, it may be returned to: City of Austin, Planning Department Cynthia Hadri P. O. Box 1088, Austin, TX 78767
Or email to: cynthia.hadri@austintexas.gov

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Case Number: C14-2024-0099	
Contact: Cynthia Hadri, 512-974-7620	
Public Hearing: February 13, 2025, City Council	
PedruE. Hernander, Jr.	□,I am in favor
Your Name (please print)	1 object
6812 Suena Dr. Ausin To	7 45-41
Your address(es) affected by this application (optional)	
Peles Elman	2/10/25
Signature	Date
Daytime Telephone (Optional):	
Comments:	
Will cause travice co	n, 022 m
nousing after the 1 mg	3
I	
If you was this forms to comment it may be not and to	•
If you use this form to comment, it may be returned to: City of Austin, Planning Department	
Cynthia Hadri	
P. O. Box 1088, Austin, TX 78767	
Or email to:	
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Case Number: C14-2024-0099	
Contact: Cynthia Hadri, 512-974-7620	
Public Hearing: February 13, 2025, City Council	
Public Hearing: February 15, 2025, City Council	
Marian Sanchez	
	☐ I am in favor
Your Name (please print)	D≥1 object
11021 F Con Co . 122 St	
4926 F Cesar Chave 7 St	
Your address(es) affected by this application (optional)	
Mm. In	7 16-75
11m.112	2-10-25
Signature	Date
D. C. Talankana (Ontional)	
Daytime Telephone (Optional):	
Comments:	
· Protect streen space, trees -	+ lorg / favor
A (% a) ; ; ; ; ;	
· Affordability larning	
· Flooding	
· Traffic Increase	
· Air gudity - construction	
- mi quality 10.31.00.110.1	
If you use this form to comment, it may be returned to:	
City of Austin, Planning Department	
•	
Cynthia Hadri	
P. O. Box 1088, Austin, TX 78767	
Or email to:	
cynthia.hadri@austintexas.gov	

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Case Number: C14-2024-0099	
Contact: Cynthia Hadri, 512-974-7620	
Public Hearing: February 13, 2025, City Council	
Valerie Menard	I am in favor
Your Name (please print)	🗗 Tobject
7219 Hartnell 1) R.	
Your address(es) affected by this application (optional)	
ful Il	1352-10-15
Signature	Date
Daytime Telephone (Optional):	1
Comments: I'm WRITING TO	OPPOSE THO
Zowen 6, PHANGE BETTUGE	LT WETC
to MU	
NOT PROUDE ASTORDASIO	ANSKU !
Holoty INMATER	Unryle for Thorse
TIS WATTEN MAY 1750 M	00 79
GODENG AS Upor AS Y	MASE
HALLA WHITH PROMITED	SIAH TO
NOT RATIMMEND MES	Affistantin
If you use this form to comment, it may be returned to: City of Austin, Planning Department Cynthia Hadri P. O. Box 1088, Austin, TX 78767	THANK YOU!
Or email to: cynthia.hadri@austintexas.gov	

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Contact: Cynthia Hadri, 512-974-7620	
Public Hearing: February 13, 2025, City Council	
Your Name (please print) Austin, 1514 Parker Lane # 202 TX	☐ I am in favor
Your Name (please print) Austin,	☐ I am in favor ☑ I object
1514 Parker Lane # 202 1x	
Your address(es) affected by this application (optional)	
Daytime Telephone (Optional): 5/2 395 73	4/28/25
Signature	Date
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Comments:	
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If you use this form to comment, it may be returned to:	
City of Austin, Planning Department	
Cynthia Hadri	
P. O. Box 1088, Austin, TX 78767 Or email to:	
or email to: cynthia.hadri@austintexas.gov	

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.

A A A A A A A A A A A A A A A A A A A	
Case Number: C14-2024-0099	
Contact: Cynthia Hadri, 512-974-7620	
Public Hearing: February 13, 2025, City Council	
Christopher Porce	☐ I am in favor
Your Name (please print)	☑ I all Ill Iavoi
1/	K. I object
2809 Crest AVR, 18102	
Your address(es) affected by this application (optional)	
(mi)	5/4/25
Jignature	/ Date
Daytime Telephone (Optional):	
Comments:	
If you use this form to comment, it may be returned to:	
City of Austin, Planning Department	
Cynthia Hadri	
P. O. Box 1088, Austin, TX 78767	
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Case Number: C14-2024-0099 Contact: Cynthia Hadri, 512-974-7620 Public Hearing: February 13, 2025, City Council	
Fernanch J. Pagen Your Name (please print) 2105 Comal St, 78722 Your address(es) affected by this application (optional)	□ I am in favor ☑ I object 6 10, 2025
Signature Daytime Telephone (Optional):	D at e
Comments: This project increases traffic a sues. Does not provide affordable has impervious coverage in	nd flooding wising. In the area.
If you use this form to comment, it may be returned to: City of Austin, Planning Department Cynthia Hadri P. O. Box 1088, Austin, TX 78767 Or email to: cynthia.hadri@austintexas.gov	

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Case Number: C14-2024-0099	
Contact: Cynthia Hadri, 512-974-7620	
Public Hearing: February 13, 2025, City Council	
Celine Rendon	
Your Name (please print)	☐ I am in favor
	☑ I object
304 Kemp St.	
Your address(es) affected by this application (optional)	
/ h	5/4/25
+of -	3/1/23
Signature	Date
Daytime Telephone (Optional):	
Baytime Telephone (Optional).	
Comments: I object to this zo	oning rase.
	•
If you use this form to comment, it may be returned to:	
City of Austin, Planning Department	
Cynthia Hadri	
P. O. Box 1088, Austin, TX 78767	
Or email to:	
cynthia hadri@austintexas.gov	

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Case Number: C14-2024-0099 Contact: Cynthia Hadri, 512-974-7620 Public Hearing: February 13, 2025, City Council	
Miviam Dovantes Your Name (please print)	☐ I am in favor ☑ I object
180 Over hill Pr. Unit B Austin, The Your address (es) affected by this application (optional)	
Signature Signature	S. 4. 2025 Date
Daytime Telephone (Optional):	
Comments:	
If you use this form to comment, it may be returned to: City of Austin, Planning Department	
Cynthia Hadri P. O. Box 1088, Austin, TX 78767	
Or email to: cynthia.hadri@austintexas.gov	

INFORMACIÓN DE AUDIENCIA PÚBLICA

Esta petición de zonificación / rezonificación será revisada y se tomarán medidas en dos reuniones públicas diferentes: antes de la Comisión de Usos Urbanos y el consejo municipal. Aunque se espera que solicitantes y/o su(s) agente(s) se presenten en una audiencia pública, usted no está obligado de atender. Esta reunión se llevará a cabo tanto en línea a través de internet igual como en persona. Por estos medios tendrá la oportunidad de hablar A FAVOR o EN CONTRA del propuesto desarrollo o cambio. Póngase en contacto con el administrador de casos para más información sobre cómo participar en las audiencias públicas. Usted también puede contactar organizaciones ambientales o asociaciones de vecinos que han expresado interés en una aplicación que afecta a su vecindario.

El personal está llevando a cabo un programa piloto para recibir comentarios en línea sobre el caso, al que se puede acceder a través de este enlace o código QR: https://bit.ly/ATXZoningComment.

Durante la audiencia pública, la comisión podría postergar o continuar audiencia del caso en una fecha futura, o puede evaluar la recomendación de los oficiales municipales y las del público al mismo tiempo mandando su recomendación al cabildo municipal. Si la comisión anuncia una fecha y hora específica para postergar o continuar discusión, y no se extiende más de 60 días, no tendrá obligación de otra notificación pública.

El cabildo municipal, durante su audiencia pública, puede otorgar o negar una petición de zonificación, rézonificar el terreno a una clasificación de zonificación menos intensiva que lo que es pedida. En ningún caso se otorgara una clasificación de zonificación más intensiva de la petición.

Para otorgar un desarrollo de usos urbanos mixtos, el cabildo municipal puede agregar la designación USO MIXTO (MU) DISTRITO COMBINADO, *Mixed-use (MU) Combining District*, a ciertos usos urbanos de comercio. La designación *MU*- Distrito Combinado simplemente permite usos urbanos residenciales en adición a los usos ya permitidos el los siete distritos con zonificación para comercio. Como resultado, la designación *MU*- Distrito Combinado, otorga la combinación de oficinas, comercio, y usos urbanos residenciales en el mismo sitio. Para más información acerca del proceso de desarrollo urbano de la ciudad de Austin, por favor visite nuestra página de la *Internet*: www.austintexas.gov/planning.

en la noticia oficial) antes de la audiencia pública. Sus comentarios deben incluir el nombre de la comisión, la fecha de la audiencia pública, y el número de caso de la persona designada en la noticia oficial. La correspondencia y la información enviada a la Ciudad de Austin están sujetas a la Ley de Información Pública de Texas (Capítulo 552) y seran publicadas en línea. Numero de caso: C14-2024-0099 Persona designada: Cynthia Hadri, 512-974-7620 Audiencia Publica: 13 de febrero, 2025, Cabildo Municipal Solveij Rosa Praxis ☐ I am in favor 12 object 3111 Parker Ln. Awtin, TX 78741 Su domicilio(s) afectado(s) por esta solicitud (opcional) Número de teléfono durante el día (opcional): Comentarios: 1 object to this case. Si usted usa esta forma para proveer comentarios, puede retornarlos: City of Austin, Planning Department

Cynthia Hadri

O por correo electrónico a:

P. O. Box 1088, Austin, TX 78767

cynthia.hadri@austintexas.gov

Comentarios escritos deberán ser sometidos a la comisión (o a la persona designada



May 8, 2025

Ms. Cynthia Hadri Ms. Maureen Meredith Current Planning City of Austin, Planning Department Austin, Texas

Via Electronic Delivery

Re: Rezoning & Neighborhood Plan Amendment Application – 318 Saxon Lane & 6328 El Mirando St.

Dear Ms. Hadri and Ms. Meredith:

On behalf of the Owner(s) of the properties referenced above, we request an indefinite postponement of these cases from the May 8th, 2025, City Council public hearing.

Please contact our office or me directly should you have need for additional information. Thank you for your time and attention to this application.

Kind regards,

Victoria Haase

cc: Joi Harden, Eric Thomas (via electronic delivery)



September 24, 2025

Ms. Cynthia Hadri Ms. Maureen Meredith Current Planning City of Austin, Planning Department Austin, Texas

Via Electronic Delivery

Re: Rezoning & Neighborhood Plan Amendment Application – 318 Saxon Lane & 6328 El Mirando St.

Dear Ms. Hadri and Ms. Meredith:

On behalf of the Owner(s) of the properties referenced above, we request an indefinite postponement of these cases from the October 23, 2025, City Council public hearing.

Please contact our office or me directly should you have need for additional information. Thank you for your time and attention to this application.

Kind regards,

Victoria Haase

cc: Joi Harden, Eric Thomas (via electronic delivery)