

## NEIGHBORHOOD PLAN AMENDMENT REVIEW SHEET

**NEIGHBORHOOD PLAN:** Montopolis

**CASE#:** NPA-2024-0005.01

**DATE FILED:** June 03, 2024

**PROJECT NAME:** Saxon Acres 2

**PC DATE:** January 14, 2025  
December 10, 2024  
October 22, 2024

**ADDRESS/ES:** 318 Saxon Lane and 6328 El Mirando Street

**DISTRICT AREA:** District 3

**SITE AREA:** 2.89 acres

**OWNER/APPLICANT:** Saxon Acres LLC

**AGENT:** Thrower Design, LLC (Victoria Haase)

**CASE MANAGER:** Maureen Meredith

**PHONE:** 512-974-2695

**STAFF EMAIL:** maureen.meredith@austintexas.gov

**TYPE OF AMENDMENT:**

**Change in Future Land Use Designation**

**From:** Single Family

**To:** Multifamily Residential

**Base District Zoning Change**

**Related Zoning Case:** C14-2024-0099

**From:** SF-6-NP

**To:** MF-2-NP

**NEIGHBORHOOD PLAN ADOPTION DATE:** September 27, 2001

**CITY COUNCIL DATE:**

**February 13, 2025**

**ACTION:** Postponed to March 6, 2025 at the request of the Neighborhood. [J. Vela – 1<sup>st</sup>; Z. Qadri – 2<sup>nd</sup>] Vote: 10-0 [R. Alter off the dais].

**March 6, 2025**

**ACTION:** Postponed to March 27, 2025 at the request of the Applicant. [Z. Qadri – 1<sup>st</sup>; P. Ellis – 2<sup>nd</sup>] Vote: 11-0

**March 27, 2025**

**ACTION:** Postponed to May 8, 2025 at the request of the Applicant. [N. Harper-Madison – 1<sup>st</sup>; J. Velasquez – 2<sup>nd</sup>] Vote: 11-0.

**May 8, 2025**

**ACTION:** Indefinitely postponed at the request of the Applicant. [M. Siegel – 1<sup>st</sup>; P. Ellis – 2<sup>nd</sup>] Vote: 11-0.

**October 23, 2025**

**ACTION:** Indefinitely postponed at the request of the Applicant. [K. Laine – 1<sup>st</sup>; M. Siegel – 2<sup>nd</sup>] Vote: 10-0. Fuentes absent.

**April 9, 2026**

**ACTION:** Postponed to May 28, 2026 at the request of the Applicant.

**May 28, 2026**

**ACTION:** Postponed to July 23, 2026 at the request of the Applicant.

**July 23, 2026**

**ACTION:** (action pending)

**PLANNING COMMISSION RECOMMENDATION:**

***January 14, 2025*** - After discussion, approved the applicant's request for Multifamily Residential land use. [F. Maxwell – 1<sup>st</sup>; G. Anderson -2<sup>nd</sup>] Vote: 10-0-2 [R. Johnson absent. N. Barrera-Rameriz and A. Haynes abstained].

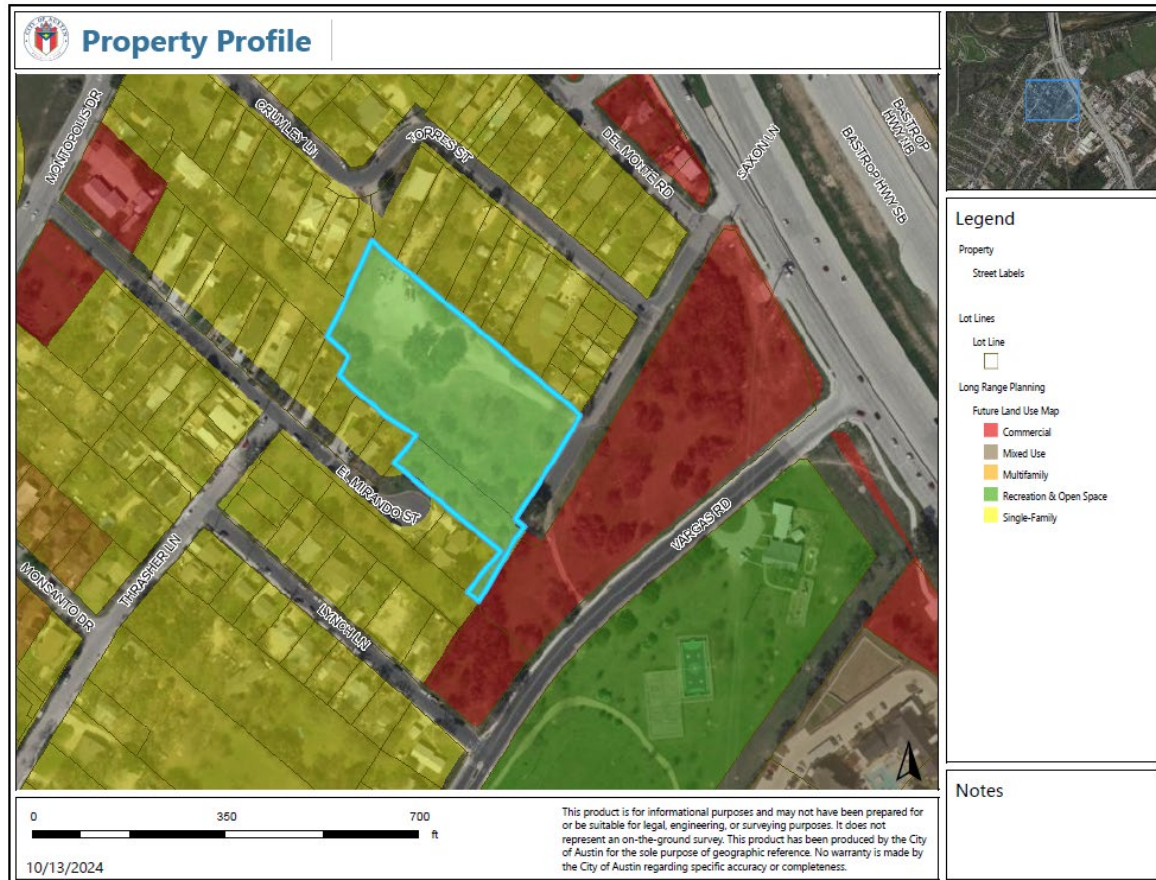
***December 10, 2024*** - Postponed to January 14, 2025 at the request of the Applicant on the consent agenda. [A. Azhar – 1<sup>st</sup>; A. Woods – 2<sup>nd</sup>] Vote: 11-0 [G. Anderson and C. Haney off the dais].

***October 22, 2024*** – Postponed to December 10, 2024 on the consent agenda at the request of the Neighborhood.

**STAFF RECOMMENDATION:** Staff does not support the applicant's request for Multifamily Residential land use.

**BASIS FOR STAFF'S RECOMMENDATION:** Staff does not support the applicant's request for Multifamily Residential land use because staff has concerns about the limited vehicular access on Saxon Lane. The surrounding land uses are Single Family to the north,

south and west of the property, with commercial land use to the east, across from Saxon Lane (proposed for Mixed Use in case NPA-2022-0005.01\_Vargas Mixed Use). Although staff supported the Mixed Use land use on the adjacent property, because of the access issues with Saxon Lane, staff does not support increasing the density of the subject tract. See associated zoning case report C14-2024-0099 for details.



The Montopolis Neighborhood Plan supports the creation of housing for all stages of life and also the preservation of single family housing. The proposed rezoning to MF-2-NP would add more housing to the planning area; however, the zoning staff case report details the issues regarding the vehicular access and impact on Saxon Lane which resulted in non-support for the proposed zoning change.

**Goal 2: Create Homes for all Stages of Life within Montopolis.**

**Objective 4: Enhance and protect existing single family housing.**

**Action 12:** Preserve the existing Single Family uses and zoning in the older, established areas of Montopolis. (Please refer to the Proposed Future Land Use Map, for specific land uses and locations.)

**Action 13:** Preserve residential zoning in the interior of East Montopolis to allow for new homes to be built. (Please refer to the Figure 4: Future Land Use Map, for specific land uses and locations.)

**Action 14:** Preserve Single Family zoning in the interior of South Montopolis. (Please refer to the Proposed Future Land Use Map, for specific land uses and locations.)

**Objective 5: Create multiple housing types of varied intensities.**

**LAND USE DESCRIPTIONS:**

**EXISTING LAND USE:**

**Single family** - Single family detached or up to three residential uses at typical urban and/or suburban densities.

**Purpose**

1. Preserve the land use pattern and future viability of existing neighborhoods;
2. Encourage new infill development that continues existing neighborhood patterns of development; and
3. Protect residential neighborhoods from incompatible business or industry and the loss of existing housing.

**Application**

1. Existing single-family areas should generally be designated as single family to preserve established neighborhoods; and
2. May include small lot options (Cottage, Urban Home, Small Lot Single Family) and two-family residential options (Duplex, Secondary Apartment, Single Family Attached, Two-Family Residential) in areas considered appropriate for this type of infill development.

**PROPOSED LAND USE:**

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

## Purpose

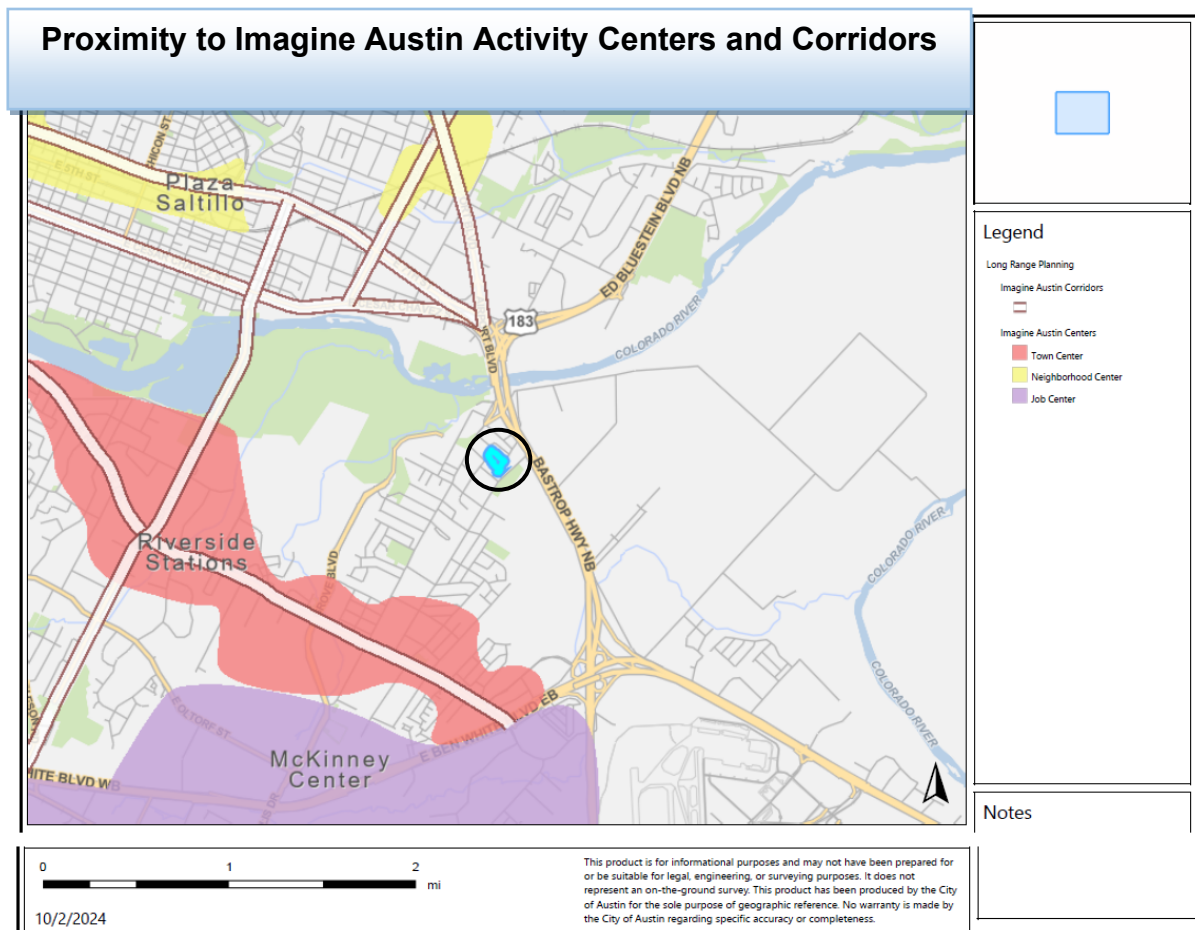
1. Preserve existing multifamily and affordable housing;
2. Maintain and create affordable, safe, and well-managed rental housing; and
3. Make it possible for existing residents, both homeowners and renters, to continue to live in their neighborhoods.
4. Applied to existing or proposed mobile home parks.

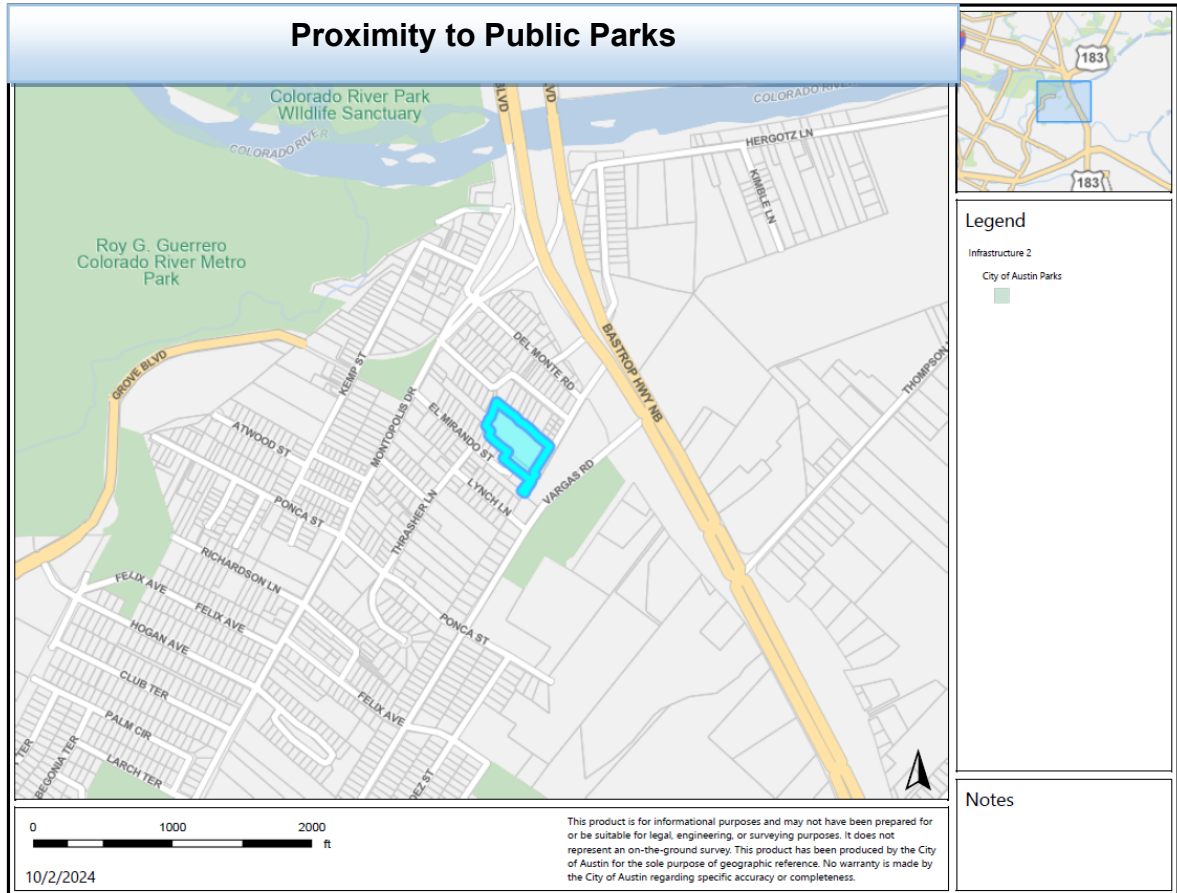
## Application

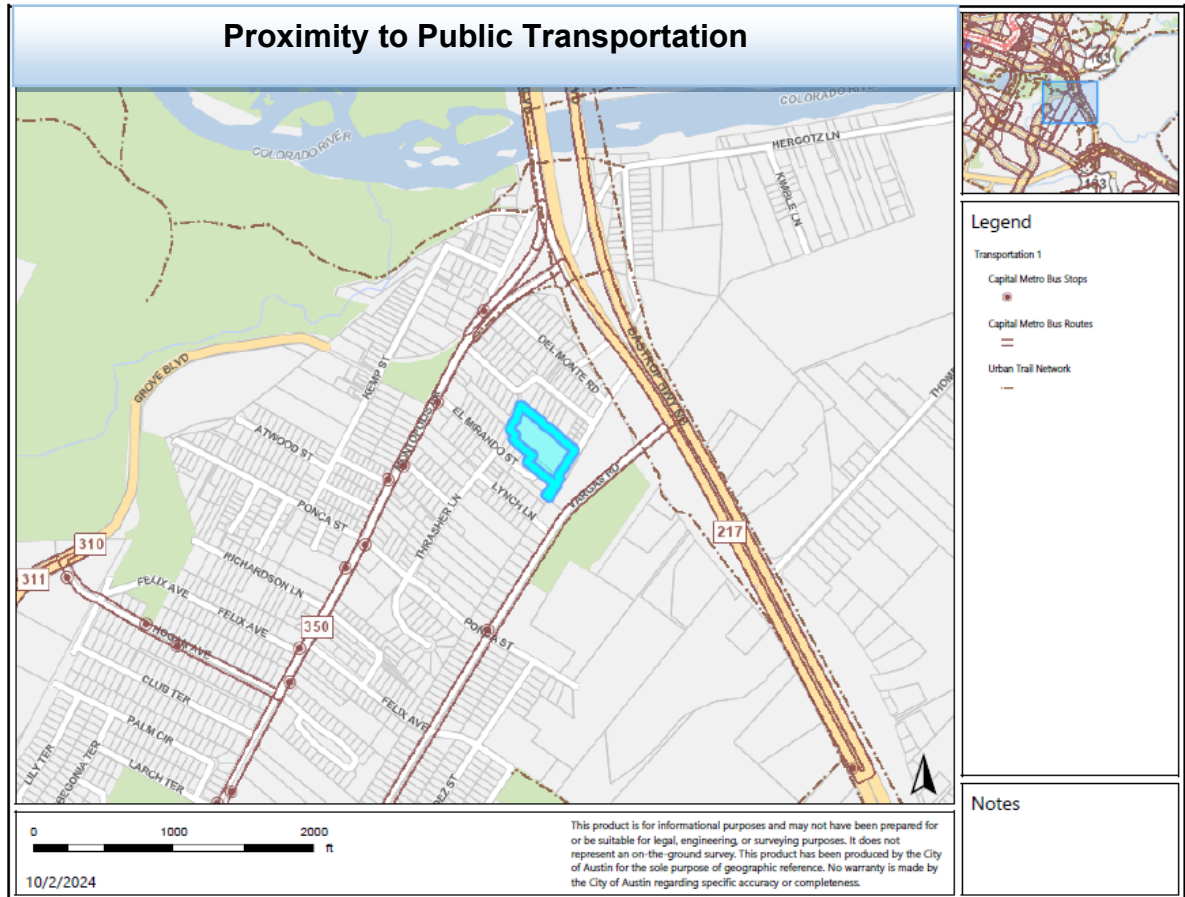
1. Existing apartments should be designated as multifamily unless designated as mixed use;
2. Existing multifamily-zoned land should not be recommended for a less intense land use category, unless based on sound planning principles; and
3. Changing other land uses to multifamily should be encouraged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

| Yes                                | Imagine Austin Decision Guidelines                                                                                                                                                                                                                                                             |
|------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>Complete Community Measures</b> |                                                                                                                                                                                                                                                                                                |
| No                                 | <b>Imagine Austin Growth Concept Map:</b> Located within or adjacent to an Imagine Austin Activity Center, Imagine Austin Activity Corridor, or Imagine Austin Job Center as identified the Growth Concept Map.<br><b>Name(s) of Activity Center/Activity Corridor/Job Center:</b>             |
| Yes                                | <b>Mobility and Public Transit:</b> Located within 0.25 miles of public transit stop and/or light rail station.                                                                                                                                                                                |
| No                                 | <b>Mobility and Bike/Ped Access:</b> Adjoins a public sidewalk, shared path, and/or bike lane.                                                                                                                                                                                                 |
| Yes                                | <b>Connectivity, Good and Services, Employment:</b> Provides or is located within 0.50 miles to goods and services, and/or employment center.                                                                                                                                                  |
| No                                 | <b>Connectivity and Food Access:</b> Provides or is located within 0.50 miles of a grocery store/farmers market. <ul style="list-style-type: none"> <li>• 0.7 miles from Vargas Food Store</li> <li>• 0.7 miles from Pak-N- Save Drive Thru</li> <li>• 1.3 mile from Tomgro Grocery</li> </ul> |
| Yes                                | <b>Connectivity and Education:</b> Located within 0.50 miles from a public school or university. <ul style="list-style-type: none"> <li>• 0.5 miles from Allison Elementary School</li> <li>• 1.3 miles from IDEA Montopolis</li> </ul>                                                        |
| Yes                                | <b>Connectivity and Healthy Living:</b> Provides or is located within 0.50 miles from a recreation area, park or walking trail. <ul style="list-style-type: none"> <li>• 350 feet by walking</li> <li>• 0.3 miles from Civitan Neighborhood Park by car</li> </ul>                             |
| No                                 | <b>Connectivity and Health:</b> Provides or is located within 0.50 miles of health facility (ex: hospital, urgent care, doctor's office, drugstore clinic, and/or specialized outpatient care.)                                                                                                |
| No                                 | <b>Housing Affordability:</b> Provides a minimum of 10% of units for workforce housing (80% MFI or less) and/or fee in lieu for affordable housing.                                                                                                                                            |

|     |                                                                                                                                                                                                                                                                                                                                                                               |
|-----|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Yes | <b>Housing Choice:</b> Expands the number of units and housing choice that suits a variety of household sizes, incomes, and lifestyle needs of a diverse population (ex: apartments, triplex, granny flat, live/work units, cottage homes, and townhomes) in support of Imagine Austin and the Strategic Housing Blueprint.<br>• <b>Applicant proposes 57 dwelling units.</b> |
| No  | <b>Mixed use:</b> Provides a mix of residential and non-industrial uses.                                                                                                                                                                                                                                                                                                      |
| No  | <b>Culture and Creative Economy:</b> Provides or is located within 0.50 miles of a cultural resource (ex: library, theater, museum, cultural center).                                                                                                                                                                                                                         |
| No  | <b>Culture and Historic Preservation:</b> Preserves or enhances a historically and/or culturally significant site.                                                                                                                                                                                                                                                            |
| No  | <b>Creative Economy:</b> Expands Austin's creative economy (ex: live music venue, art studio, film, digital, theater.)                                                                                                                                                                                                                                                        |
| No  | <b>Workforce Development, the Economy and Education:</b> Expands the economic base by creating permanent jobs, especially in industries that are currently not represented in particular area or that promotes a new technology, and/or promotes educational opportunities and workforce development training.                                                                |
| No  | <b>Industrial Land:</b> Preserves or enhances industrial land.                                                                                                                                                                                                                                                                                                                |
| 5   | <b>Number of "Yeses"</b>                                                                                                                                                                                                                                                                                                                                                      |







## IMAGINE AUSTIN GROWTH CONCEPT MAP

### Definitions

**Neighborhood Centers** - The smallest and least intense of the three mixed-use centers are neighborhood centers. As with the regional and town centers, neighborhood centers are walkable, bikable, and supported by transit. The greatest density of people and activities in neighborhood centers will likely be concentrated on several blocks or around one or two intersections. However, depending on localized conditions, different neighborhood centers can be very different places. If a neighborhood center is designated on an existing commercial area, such as a shopping center or mall, it could represent redevelopment or the addition of housing. A new neighborhood center may be focused on a dense, mixed-use core surrounded by a mix of housing. In other instances, new or redevelopment may occur incrementally and concentrate people and activities along several blocks or around one or two intersections. Neighborhood centers will be more locally focused than either a regional or a town center. Businesses and services—grocery and department stores, doctors and dentists, shops, branch libraries, dry cleaners, hair salons, schools, restaurants, and other small and local businesses—will generally serve the center and surrounding neighborhoods.

**Town Centers** - Although less intense than regional centers, town centers are also where many people will live and work. Town centers will have large and small employers, although fewer than in regional centers. These employers will have regional customer and employee bases, and provide goods and services for the center as well as the surrounding areas. The buildings found in a town center will range in size from one-to three-story houses, duplexes, townhouses, and rowhouses, to low-to midrise apartments, mixed use buildings, and office buildings. These centers will also be important hubs in the transit system.

**Regional Centers** - Regional centers are the most urban places in the region. These centers are and will become the retail, cultural, recreational, and entertainment destinations for Central Texas. These are the places where the greatest density of people and jobs and the tallest buildings in the region will be located. Housing in regional centers will mostly consist of low to high-rise apartments, mixed use buildings, row houses, and townhouses. However, other housing types, such as single-family units, may be included depending on the location and character of the center. The densities, buildings heights, and overall character of a center will depend on its location.

**Activity Centers for Redevelopment in Sensitive Environmental Areas** - Five centers are located over the recharge or contributing zones of the Barton Springs Zone of the Edwards Aquifer or within water-supply watersheds. These centers are located on already developed areas and, in some instances, provide opportunities to address long-standing water quality issues and provide walkable areas in and near existing neighborhoods. State-of-the-art development practices will be required of any redevelopment to improve stormwater retention and the water quality flowing into the aquifer or other drinking water sources. These centers should also be carefully evaluated to fit within their infrastructural and environmental context.

**Job Centers** - Job centers accommodate those businesses not well-suited for residential or environmentally- sensitive areas. These centers take advantage of existing transportation infrastructure such as arterial roadways, freeways, or the Austin-Bergstrom International airport. Job centers will mostly contain office parks, manufacturing, warehouses, logistics, and other businesses with similar demands and operating characteristics. They should nevertheless become more pedestrian and bicycle friendly, in part by better accommodating services for the people who work in those centers. While many of these centers are currently best served by car, the growth Concept map offers transportation choices such as light rail and bus rapid transit to increase commuter options.

**Corridors** - Activity corridors have a dual nature. They are the connections that link activity centers and other key destinations to one another and allow people to travel throughout the city and region by bicycle, transit, or automobile. Corridors are also characterized by a variety of activities and types of buildings located along the roadway — shopping, restaurants and cafés, parks, schools, single-family houses, apartments, public buildings, houses of worship, mixed-use buildings, and offices. Along many corridors, there will be both large and small redevelopment sites. These redevelopment opportunities may be continuous along stretches of the corridor. There may also be a series of small neighborhood centers, connected by the roadway. Other corridors may have fewer redevelopment

opportunities, but already have a mixture of uses, and could provide critical transportation connections. As a corridor evolves, sites that do not redevelop may transition from one use to another, such as a service station becoming a restaurant or a large retail space being divided into several storefronts. To improve mobility along an activity corridor, new and redevelopment should reduce per capita car use and increase walking, bicycling, and transit use. Intensity of land use should correspond to the availability of quality transit, public space, and walkable destinations. Site design should use building arrangement and open space to reduce walking distance to transit and destinations, achieve safety and comfort, and draw people outdoors.

**BACKGROUND:** The plan amendment application was filed on June 3, 2024.

The applicant proposes to change the future land use map (FLUM) from Single Family to Multifamily Residential for approximately 57 one- to two-bedroom dwelling units.

The applicant proposes to change the zoning on the property from SF-6-NP (Townhouse Condominium Residential district – Neighborhood Plan) to MF-2-NP (Multifamily Residence Low Density district – Neighborhood Plan). For more information on the zoning case, see case report C14-2024-0099.

**PUBLIC MEETINGS:** The ordinance-required community meeting was virtually held on August 26, 2024. The recorded community meeting can be found here: <https://publicinput.com/neighborhoodplanamendmentcases>. Approximately 226 community meeting was mailed to utility account holders and property owners within 500 feet of the property in addition to neighborhood and environmental groups who requested notification for the area. Two city staff members attended the meeting from the Planning Department, Maureen Meredith and Mark Walters. Victoria Haase from Thrower Design, LLC, the applicant's agent attended. No one from the neighborhood attended the meeting.

Below are highlights from Victoria Haase's presentation:

- We are asking for a plan amendment and rezoning on 2.89 acres.
- The property is undeveloped with frontage on Saxon Lane.
- There is existing public transportation near the property
- We are asking for a FLUM change to Multifamily Residential and a zoning change to MF-2-NP.
- We represented the property owner when the property was rezoned to SF-6-NP, but now the owner would like to build a multifamily development.
- Approximately 36 dwelling units could be built under SF-6-NP. Under the proposed MF-2-NP the approximately 57 dwelling units could be built near existing transit.

## Applicant Summary Letter from Application



May 18, 2024

Ms. Lauren Middleton-Pratt  
Director, Planning Department  
City of Austin  
1000 E 11<sup>th</sup> Street  
Austin, TX 78702

*Via Electronic Delivery*

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

Dear Ms. Middleton-Pratt:

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.

**P. O. BOX 41957, AUSTIN, TEXAS 78704  
1507 INGLEWOOD ST., AUSTIN, TEXAS 78741**

Kind regards,

A handwritten signature in black ink, appearing to be 'Victoria Haase', with a stylized, cursive script.

Victoria Haase

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

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

(No letter as of June 24, 2026)

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**From:** Meredith, Maureen  
**Sent:** Monday, January 6, 2025 12:28 PM  
**Cc:** Victoria <Victoria@throwerdesign.com>; Ron Thrower  
<rnt@throwerdesign.com>; Hadri, Cynthia <Cynthia.Hadri@austintexas.gov>  
**Subject:** RE: Montopolis NPCT Rec?: NPA-2024-0005.01\_318 Saxon Ln  
**Importance:** High

Dear Montopolis NPCT:  
At the December 10, 2024 PC hearing, the NPA and zoning cases for 318 Saxon Lane were postponed the January 14, 2025 PC agenda. I don't recall getting a final letter of recommendation from your NPCT on these cases. If you would like to submit a letter of recommendation to be included in our staff reports, please email it to me and Cynthia by 5:00 p.m. on Wednesday, Jan. 8<sup>th</sup>.  
Thanks.  
Maureen

.....

**From:** Meredith, Maureen  
**Sent:** Monday, September 30, 2024 1:04 PM  
**Cc:** Victoria <Victoria@throwerdesign.com>; Ron Thrower  
<rnt@throwerdesign.com>; Hadri, Cynthia <Cynthia.Hadri@austintexas.gov>  
**Subject:** Montopolis NPCT Rec?: NPA-2024-0005.01\_318 Saxon Ln  
**Importance:** High

Dear Montopolis NPCT:  
Cases **NPA-2024-0005.01 and C14-2024-0099\_318 Saxon Lane and 6328 El Mirando Street** are scheduled for the October 22, 2024 Planning Commission hearing date. If you would like to have a letter of recommendation included in the staff case reports, please email it to me and Cynthia Hadri, the zoning planner, **no later than Wednesday, October 16, 2024 by 5:00 pm.** If we get it after this date and time, it will

be submitted as late material to the Planning Commission, but it will not be in the staff case reports.

The virtual community meeting was held on August 26, 2024. The recorded meeting can be found here: <https://publicinput.com/j8530>.

Please let me know if you have any questions.

Thanks.

Maureen



**Maureen Meredith** (she/her)  
Senior Planner, Long-Range Planning  
Planning Department  
512-974-2695  
[maureen.meredith@austintexas.gov](mailto:maureen.meredith@austintexas.gov)

## Postponement Requests



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,

A handwritten signature in black ink, appearing to be "Victoria Haase".

Victoria Haase

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

P.O. BOX 41957, AUSTIN, TEXAS 78704  
1507 INGLEWOOD ST., AUSTIN, TEXAS 78741

**From:** Susana Almanza <  
**Sent:** Tuesday, October 8, 2024 5:16 PM  
**To:** Velasquez, Jose <[Jose.Velasquez@austintexas.gov](mailto:Jose.Velasquez@austintexas.gov)>; Hall, Victoria <[Victoria.Hall@austintexas.gov](mailto:Victoria.Hall@austintexas.gov)>; Fuentes, Vanessa <[Vanessa.Fuentes@austintexas.gov](mailto:Vanessa.Fuentes@austintexas.gov)>  
**Cc:** Meredith, Maureen <[Maureen.Meredith@austintexas.gov](mailto:Maureen.Meredith@austintexas.gov)>; Kellee Coleman <>; [T.C.Broadmax@austintexas.gov](mailto: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 development on the property. Therefore, we feel it is reasonable to request a postponement on this 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](http://www.poderaustin.org)

Hello Maureen - The MNPCT would like to reschedule the Planning Commission Hearing until December 10th, 2024. Thank you, Susana Almanza, President MNPCT

**From:** Meredith, Maureen  
**Sent:** Tuesday, October 15, 2024 5:02 PM  
**To:** Susana Almanza < >  
**Cc:** Kellee Coleman < >; Hadri, Cynthia <Cynthia.Hadri@austintexas.gov>  
**Subject:** RE: Montopolis Contact Team Postponement Request on Saxon Acres 2

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 22<sup>nd</sup> 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:** Victoria <Victoria@throwerdesign.com>  
**Sent:** Monday, January 13, 2025 8:58 AM

**To:** Hadri, Cynthia <Cynthia.Hadri@austintexas.gov>; Ron Thrower <ront@throwerdesign.com>  
**Cc:** Meredith, Maureen <Maureen.Meredith@austintexas.gov>; Walters, Mark <Mark.Walters@austintexas.gov>  
**Subject:** RE: Postponement request-NPA 2024-0005.01 & C14-2024-0099

Received.  
We are not in agreement to postpone.

Thank you.

**Victoria Haase**



[www.throwerdesign.com](http://www.throwerdesign.com)

512-998-5900 Cell  
512-476-4456 Office

Mail: P.O. Box 41957  
Austin, Texas 78704

**From:** Hadri, Cynthia <[Cynthia.Hadri@austintexas.gov](mailto:Cynthia.Hadri@austintexas.gov)>  
**Sent:** Monday, January 13, 2025 8:55 AM  
**To:** Victoria <[Victoria@throwerdesign.com](mailto:Victoria@throwerdesign.com)>; Ron Thrower <[ront@throwerdesign.com](mailto:ront@throwerdesign.com)>  
**Cc:** Meredith, Maureen <[Maureen.Meredith@austintexas.gov](mailto:Maureen.Meredith@austintexas.gov)>; Walters, Mark <[Mark.Walters@austintexas.gov](mailto:Mark.Walters@austintexas.gov)>  
**Subject:** Fw: Postponement request-NPA 2024-0005.01 & C14-2024-0099

Good Morning Ron and Tori,

Please see the below email from the neighborhood, they were already granted a neighborhood postponement in October 2024. This case is

currently going to be a discussion case as staff is not recommending the rezoning. Will update you once I have more information.

Best Regards,  
**Cynthia Hadri**  
Senior Planner | Current Planning  
City of Austin, Planning Department  
O: (512) 974-7620

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

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**From:** Noé E <  
**Sent:** Sunday, January 12, 2025 10:43 PM  
**To:** Hadri, Cynthia <[Cynthia.Hadri@austintexas.gov](mailto:Cynthia.Hadri@austintexas.gov)>; Meredith, Maureen <[Maureen.Meredith@austintexas.gov](mailto:Maureen.Meredith@austintexas.gov)>  
**Cc:** Velasquez, Jose <[Jose.Velasquez@austintexas.gov](mailto:Jose.Velasquez@austintexas.gov)>; Hall, Victoria <[Victoria.Hall@austintexas.gov](mailto:Victoria.Hall@austintexas.gov)>; Fuentes, Vanessa <[Vanessa.Fuentes@austintexas.gov](mailto:Vanessa.Fuentes@austintexas.gov)>; Ramirez, Nadia - BC <[BC-Nadia.Ramirez@austintexas.gov](mailto:BC-Nadia.Ramirez@austintexas.gov)>; Susana Almanza <  
**Subject:** Postponement request-NPA 2024-0005.01 & C14-2024-0099

Dear Mrs Hadri.

The Montopolis Neighborhood Plan Contact Team is requesting a postponement for cases NPA 2024-0005.01 & C14-2024-0099, known as Saxon 2 until February 2025.

The Montopolis Neighborhood Contact Team met with Ron Thrower Design and his representative on Monday, October 7th. 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)?

We have not received answers to these very important questions.

Again, the Montopolis Neighborhood Plan Contact Team requests a postponement on the above zoning case until February 2025.  
Thank you,

Noé Elias, MNPCT



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 27<sup>th</sup> 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,

A handwritten signature in black ink, appearing to be "Victoria Haase". The signature is fluid and cursive, with a large loop at the beginning and a long, wavy tail.

Victoria Haase

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

P. O. BOX 41957, AUSTIN, TEXAS 78704  
1507 INGLEWOOD ST., AUSTIN, TEXAS 78741



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,

A handwritten signature in black ink, appearing to be "Victoria Haase".

Victoria Haase

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

P.O. BOX 41957, AUSTIN, TEXAS 78704  
1507 INGLEWOOD ST., AUSTIN, TEXAS 78741



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.

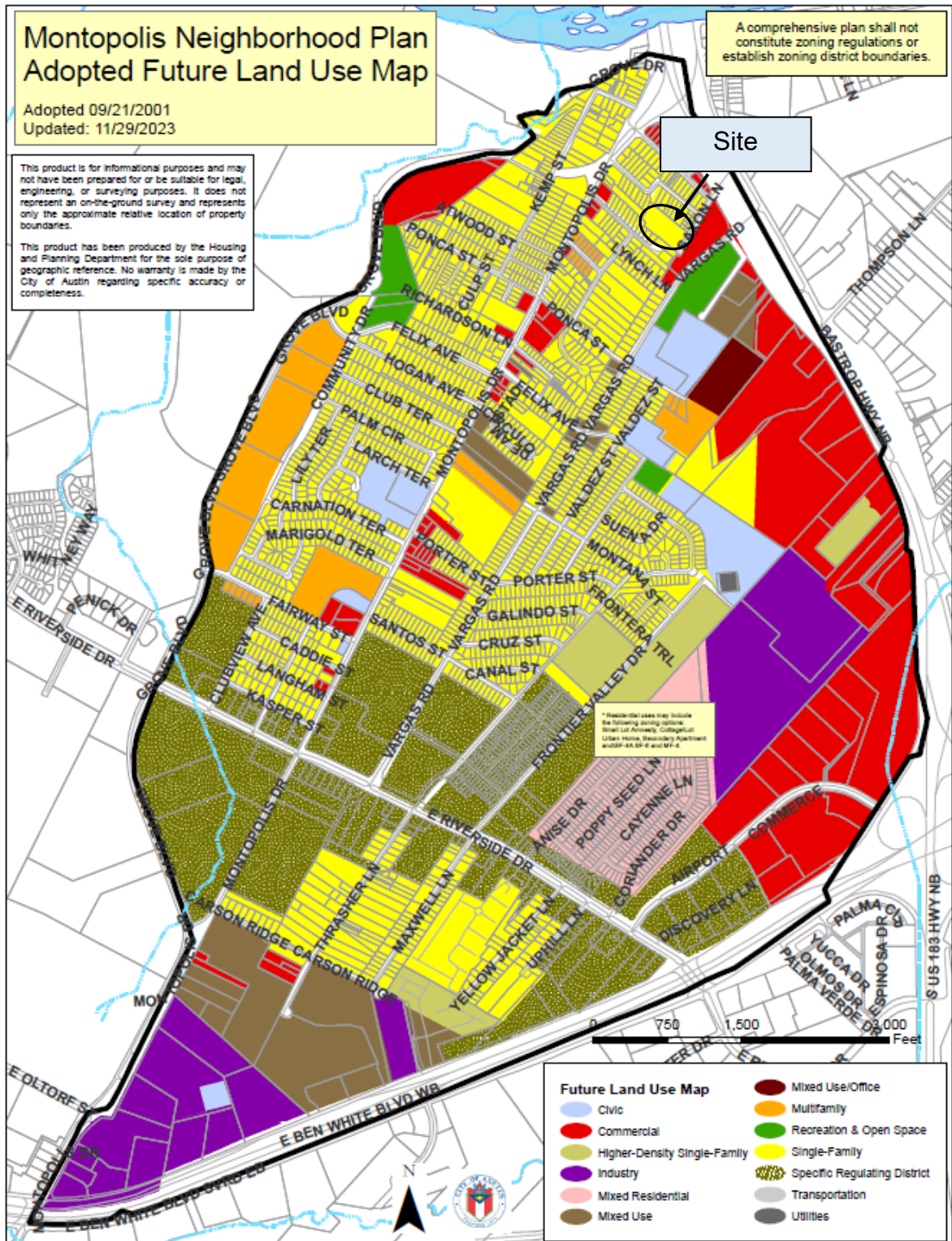
Kind regards,

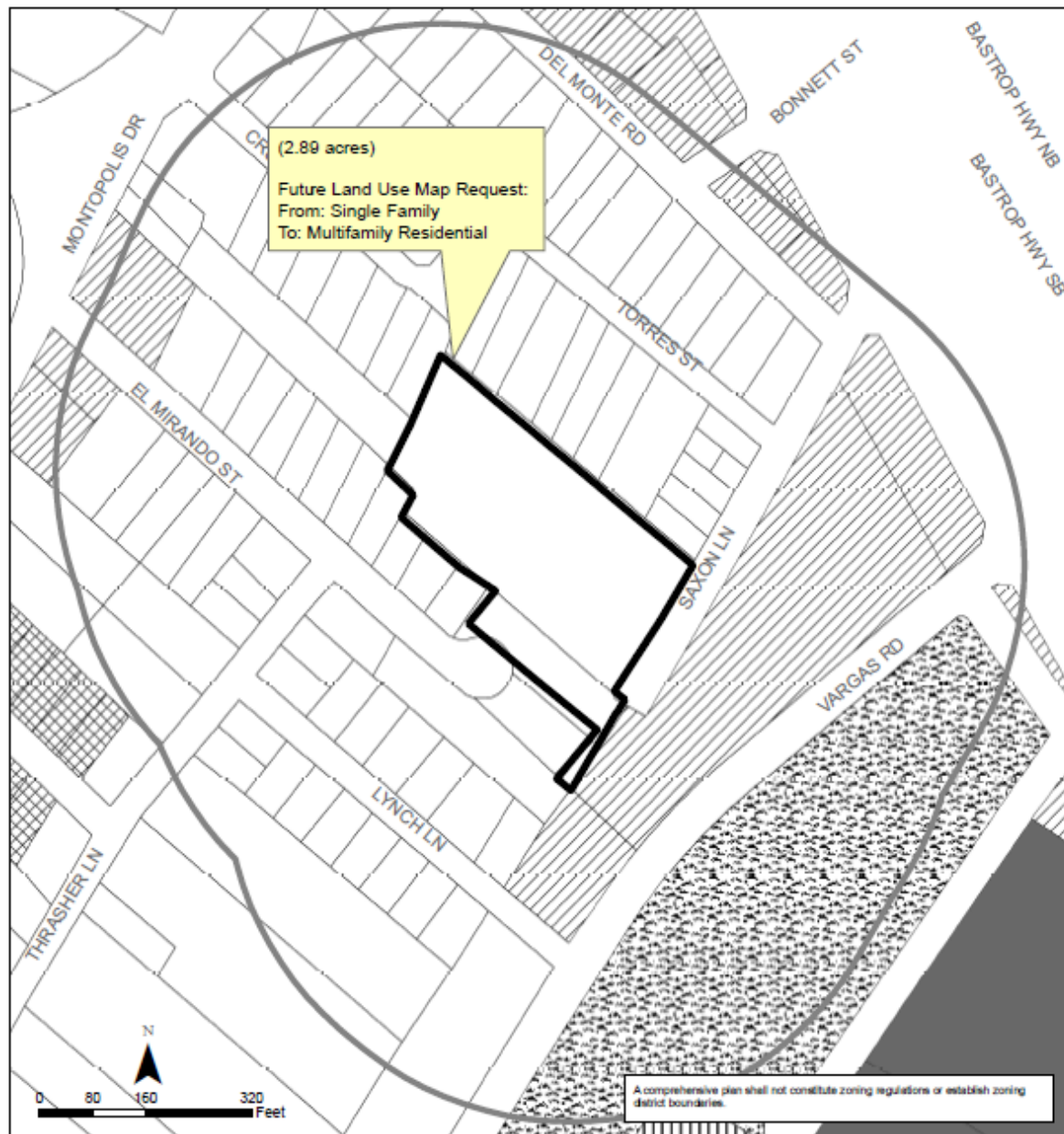
A handwritten signature in black ink, appearing to be "Victoria Haase". The signature is fluid and cursive, with a large initial "V" and "H".

Victoria Haase

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

P.O. BOX 41957, AUSTIN, TEXAS 78704  
1507 INGLEWOOD ST., AUSTIN, TEXAS 78741





### Montopolis Neighborhood Planning Area NPA-2024-0005.01

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

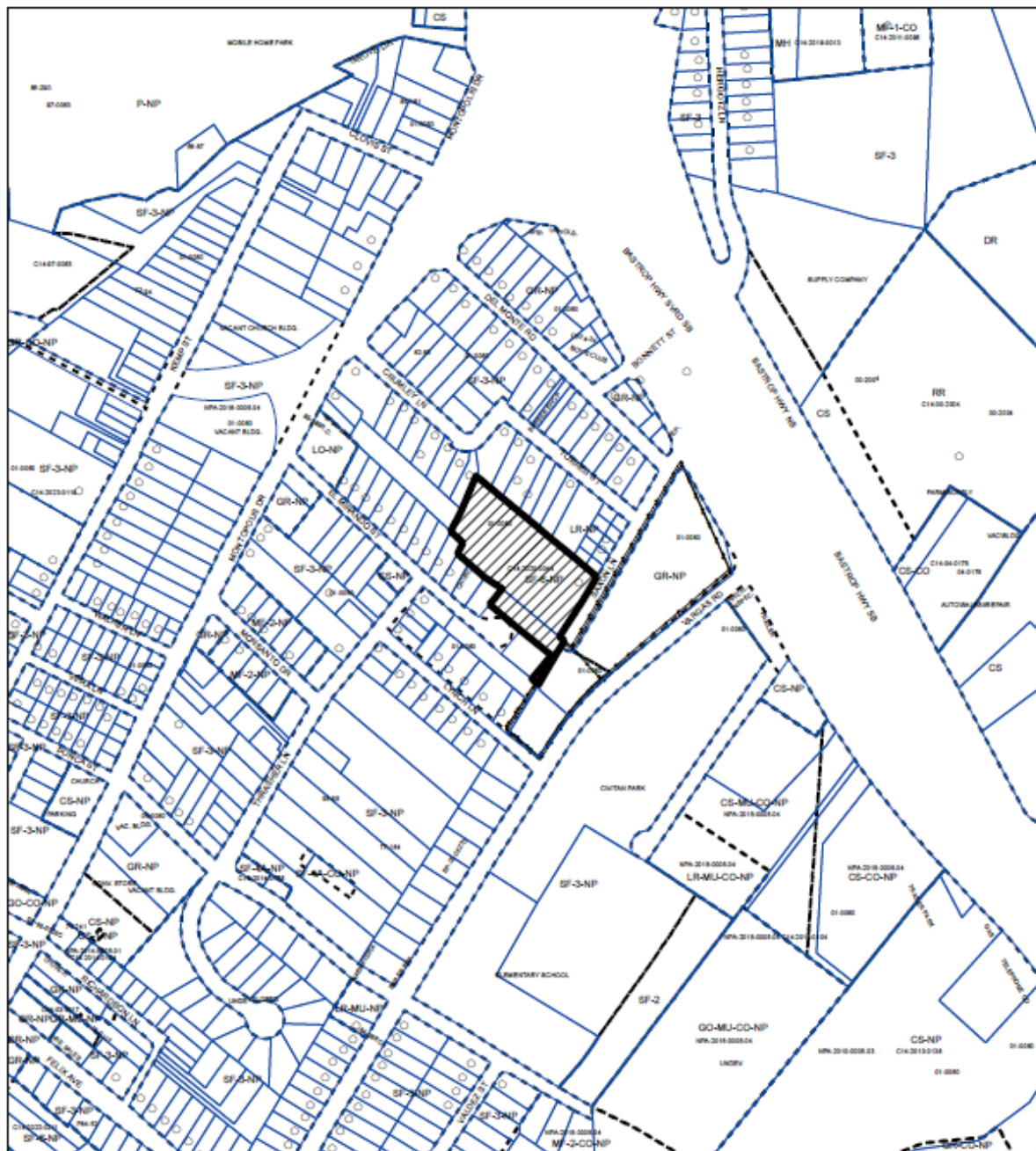
This product has been produced by the Planning Department for the sole purpose of geographic reference. No warranty is made by the City of Austin regarding specific accuracy or completeness.

#### Future Land Use

|                         |                         |
|-------------------------|-------------------------|
| Subject Tract           | Mixed Use               |
| 500 ft. notif. boundary | Multi-Family            |
| Civic                   | Recreation & Open Space |
| Commercial              | Single-Family           |



City of Austin  
Planning Department  
Created on 6/24/2024, by: MeeksS



-  SUBJECT TRACT
-  PENDING CASE
-  ZONING BOUNDARY

1" = 400'

### ZONING

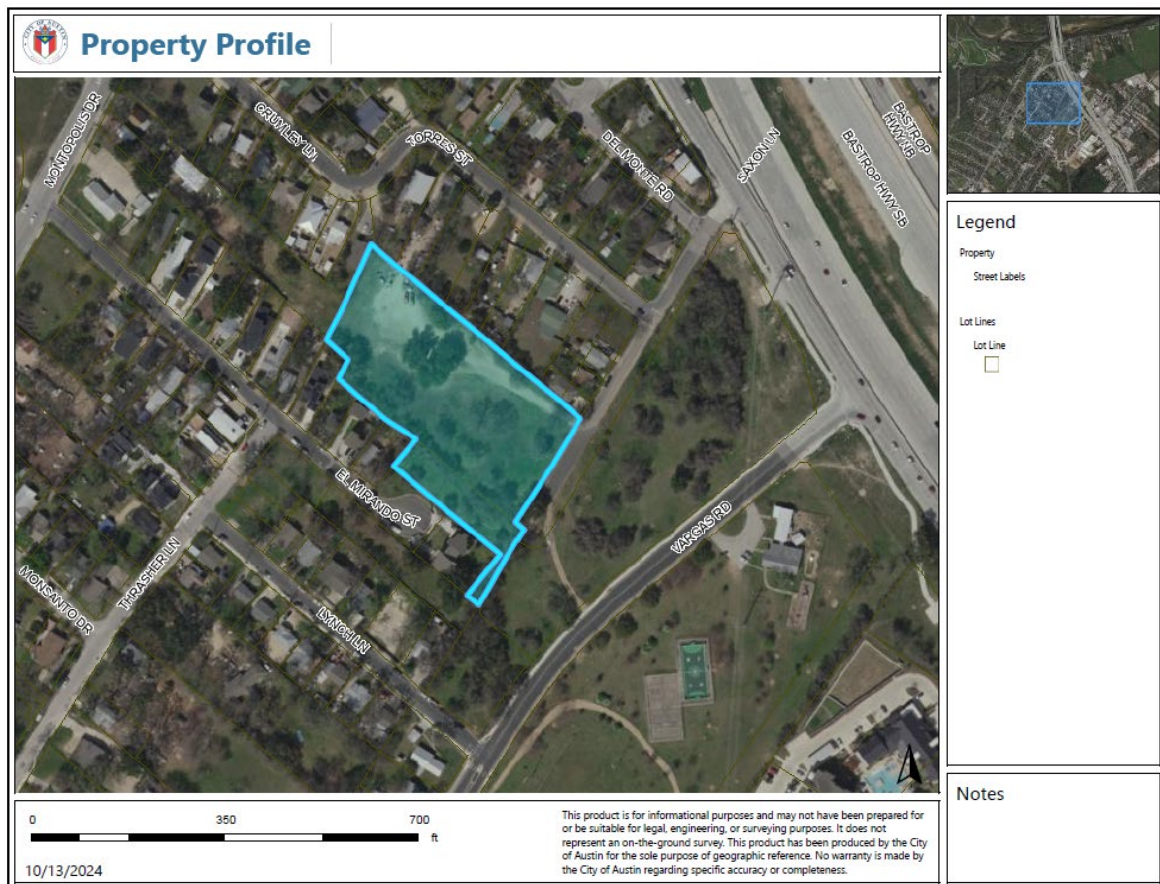
ZONING CASE#: C14-2024-0099

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





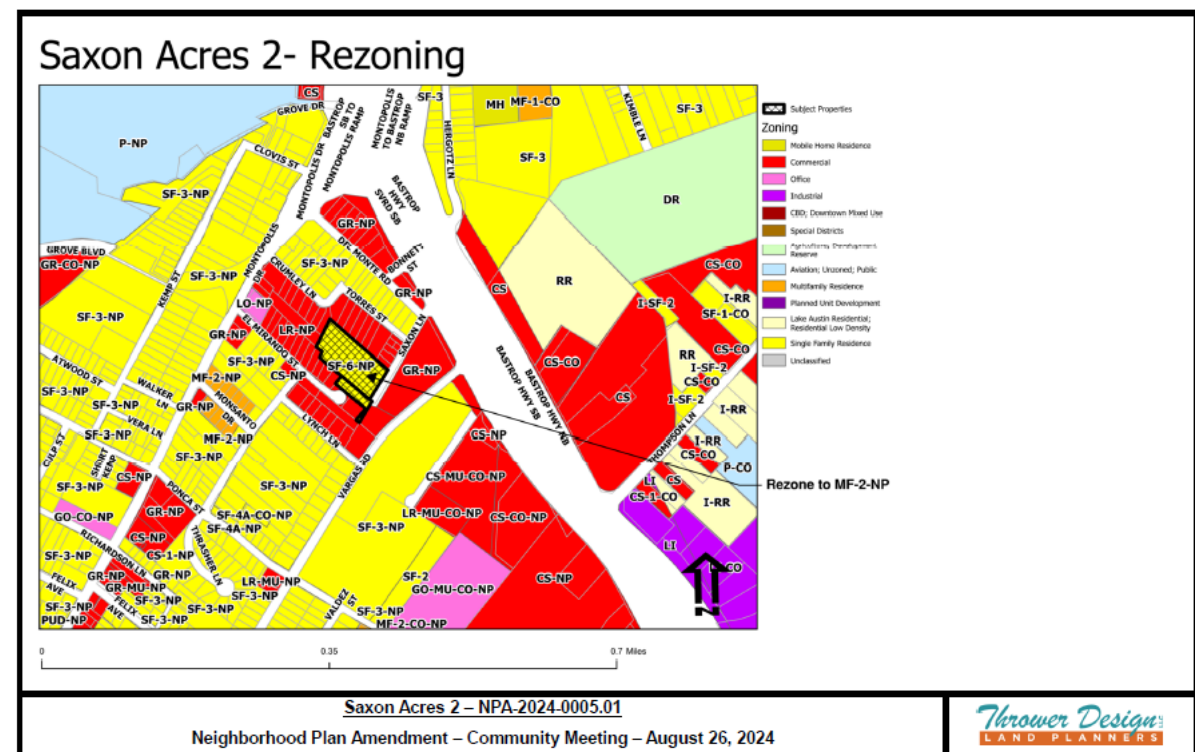
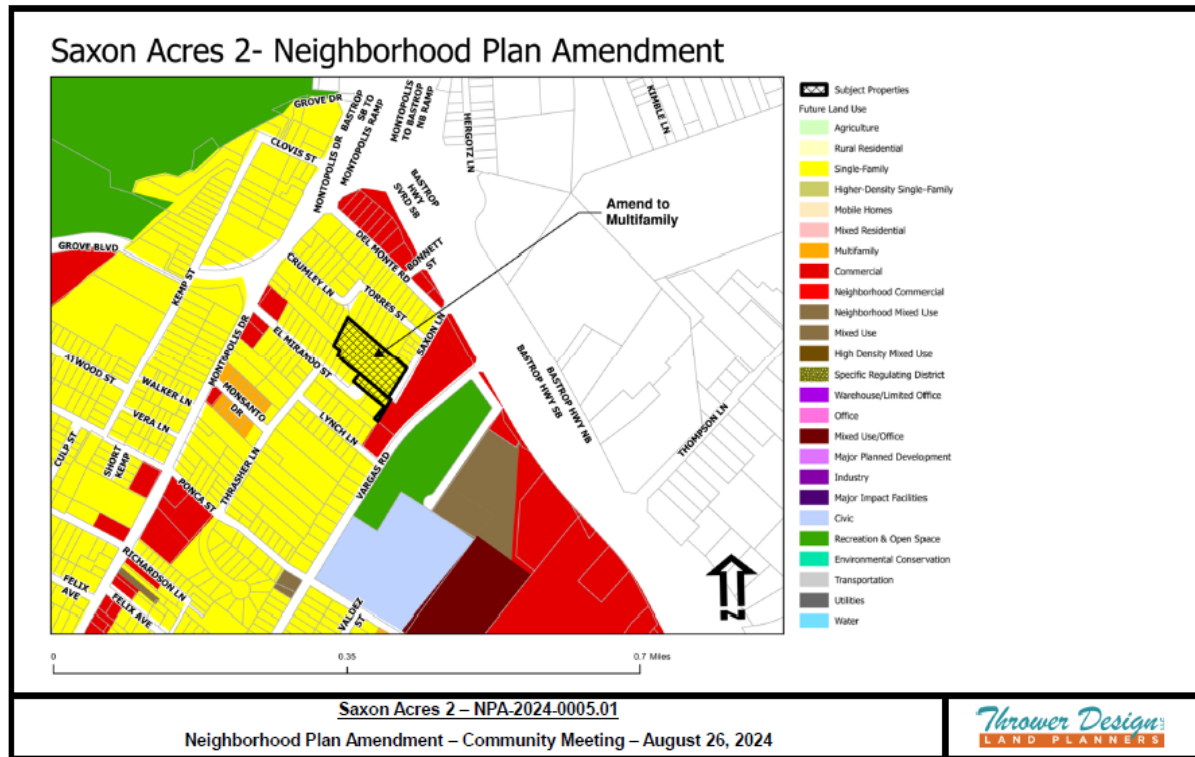
**Victoria Haase's Presentation at the August 26, 2024  
Virtual Community Meeting**



2.89 Acres

Saxon Acres 2 – NPA-2024-0005.01  
Neighborhood Plan Amendment – Community Meeting – August 26, 2024





Less than ¼  
mile from bus  
stop



Saxon Acres 2 – NPA-2024-0005.01

Neighborhood Plan Amendment – Community Meeting – August 26, 2024

*Thruway Design*  
LAND PLANNERS

|                    | SF-6  |           | MF-2  |           |
|--------------------|-------|-----------|-------|-----------|
| Min. Lot Size (sf) | 5,750 |           | 8,000 |           |
| Min. Lot Width:    | 50    |           | 50    |           |
| Max. DU's/acre     | 12.5  | <b>36</b> | 20 or | <b>57</b> |
| Max. Height:       | 35ft  |           | 40ft  |           |
| Min. Setbacks:     |       |           |       |           |
| Front:             | 25    |           | 25    |           |
| Street Side:       | 15    |           | 15    |           |
| Interior Side:     | 5     |           | 5     |           |
| Rear:              | 10    |           | 10    |           |
| Max. Bldg Cover:   | 40%   |           | 50%   |           |
| Max. Imp. Cover:   | 55%   |           | 60%   |           |
| Max. F.A.R.        | N/A   |           | —     |           |

Saxon Acres 2 – NPA-2024-0005.01

Neighborhood Plan Amendment – Community Meeting – August 26, 2024

*Thruway Design*  
LAND PLANNERS

## Correspondence Received

### PUBLIC HEARING COMMENT FORM

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

Maureen Meredith  
City of Austin - PDC  
Planning Department  
P. O. Box 1088  
Austin, TX 78767-8810

*Rec'd 10/22/24*

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

Case Number: NPA-2024-0005.01  
Contact: Maureen Meredith at (512) 974-2695 or  
Maureen.Meredith@austintexas.gov  
Public Hearing: Oct. 22, 2024 - Planning Commission

☐ I am in favor  
☒ I am object

Frank T. Monreal  
Your Name (please print)

Frank T. Monreal 209 Bonnett St  
Your Address(es) affected by this application Austin, TX 78741

Frank T. Monreal 10-16-24  
Signature Date

Comments:

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### PUBLIC HEARING COMMENT FORM

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

Maureen Meredith  
City of Austin - PDC  
Planning Department  
P. O. Box 1088  
Austin, TX 78767-8810

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

Case Number: NPA-2024-0005.01  
Contact: Maureen Meredith at (512) 974-2695 or  
Maureen.Meredith@austintexas.gov  
Public Hearing: February 13, 2025 - City Council

☐ I am in favor  
☒ I object

FRANK T. MONREAL  
Your Name (please print)

209 BONNETT ST AUSTIN, TX 78741  
Your address(es) affected by this application

Frank T. Monreal  
Signature

Date

2-5-2025

Comments: This property zoning has already been upgraded once. There is only one way in and out which is Saxon St. There is also concern about a gas pipeline going across the center of this property

Frank T. Monreal

President Bennett Neighborhood Assoc.

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: C14-2024-0099  
Contact: Cynthia Hadri, 512-974-7620  
Public Hearing: February 13, 2025, City Council

☐ I am in favor  
☒ I object

Susana Almanza  
Your Name (please print)

6103 Larch Terrace  
Your address(es) affected by this application (optional)

Susana Almanza  
Signature

Date

2/28/25

Daytime Telephone (Optional): 512-776-7896

Comments: In 2020, a requested zoning change was made from SF-3 to SF-6,

against Montopolis residents request.

That property has been vacated for past 5 years and before that more than 30 years.

There is no site plan - this is all about trying to get a higher price for

property - no real intentions of building anything.

Currently property has zero % of previous cover, let's keep our green

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

City of Austin, Planning Department

Cynthia Hadri  
P. O. Box 1088, Austin, TX 78767

Or email to: cynthia.hadri@austintexas.gov

No more flying properties, no more sentimental! No more displacement!

**From:** Meredith, Maureen  
**Sent:** Monday, February 3, 2025 8:56 AM  
**To:** Trevor Frese  
**Subject:** RE: Concern over plan - NPA-2024-005.01

Hi, Trevor:

The applicant is proposing 57 dwelling units. According to the attached Neighborhood Transportation Analysis, the proposed access will be from Saxon. The proposed zoning of MF-2-NP does not allow commercial development, so it will only residential uses.  
Maureen

**From:** Trevor Frese <  
**Sent:** Sunday, February 2, 2025 9:40 PM  
**To:** Meredith, Maureen <[Maureen.Meredith@austintexas.gov](mailto:Maureen.Meredith@austintexas.gov)>  
**Subject:** Concern over plan - NPA-2024-005.01  
Hi,

I have a question about Saxon Acres project:

Case number: NPA-2024-005.01

Are they planning on connecting El Mirando Street cul-de-sac with Saxon Acres? I don't want the entrance of their multi-family property to enter our cul-de-sac, our street cannot handle the extra traffic.

Also do you know how many units they are planning on building? And is any of it going to be commercial, like shops / restaurants?

Best,  
Trevor

### PUBLIC HEARING COMMENT FORM

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

Maureen Meredith  
City of Austin - PDC  
Planning Department  
P. O. Box 1088  
Austin, TX 78767-8810

*rec'd 10/22/25*

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

Case Number: NPA-2024-0005.01  
Contact: Maureen Meredith at (512) 974-2695 or  
Maureen.Meredith@austintexas.gov  
Public Hearing: October 23, 2025 - City Council

☐ I am in favor  
☒ I object

FRANK T. MONREAL

Your Name (please print)

209 BONNETT ST AUSTIN, TX 78741

Your address(es) affected by this application

Frank T. Monreal

Signature

10-16-25

Date

Comments: This property has already been  
UP ZONED ONCE BEFORE.

MY CONCERN IS A MAJOR GAS PIPELINE  
THAT CROSSES THIS PROPERTY  
BUILDING IS NOT ALLOWED ALONG THIS  
EASEMENT

### PUBLIC HEARING COMMENT FORM

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

Maureen Meredith  
City of Austin - PDC  
Planning Department  
P. O. Box 1088  
Austin, TX 78767-8810

*rec'd 10/22/25*

*SCM*

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

Case Number: NPA-2024-0005.01  
Contact: Maureen Meredith at (512) 974-2695 or  
Maureen.Meredith@austintexas.gov  
Public Hearing: October 23, 2025 - City Council

☐ I am in favor  
☒ I object

Saturnina M. Ojeda

Your Name (please print)

6321 Torres St. Austin, TX 78741

Your address(es) affected by this application

Saturnina M. Ojeda

Signature

10/14/2025

Date

Comments: Streets surrounding this area are  
Narrow and already congested. Vehicles  
are parked on road side that impede  
the flow of two way traffic. Adding  
multi family residents will create a  
traffic disaster for existing residents.

### PUBLIC HEARING COMMENT FORM

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

City of Austin  
Maureen Meredith  
Austin Planning - PDC  
P. O. Box 1088  
Austin, TX 78767-8810

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

Case Number: NPA-2024-0005.01

Contact: Maureen Meredith at (512) 974-2695 or at  
Maureen.Meredith@austintexas.gov

Public Hearing: April 9, 2026 - City Council

☐ I am in favor  
☒ I object

FRANK T. MONREAL  
Your Name (please print)

209 BONNETT ST AUSTIN, TX 78741

Your address(es) affected by this application

Frank T. Monreal

Signature

Date

3-30-26

Comments: There is a major gas  
pipeline that crosses this  
property

NO!!!

### PUBLIC HEARING COMMENT FORM

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

City of Austin  
Maureen Meredith  
Austin Planning - PDC  
P. O. Box 1088  
Austin, TX 78767-8810

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

Case Number: NPA-2024-0005.01

Contact: Maureen Meredith at (512) 974-2695 or at  
Maureen.Meredith@austintexas.gov

Public Hearing: April 9, 2026 - City Council

☐ I am in favor  
☒ I object

Jules Ramirez  
Your Name (please print)

6312 Camley Lane

Your address(es) affected by this application

4-1-2026

Signature

Date

Comments: There is far too much  
traffic and pollution in the  
area. This development will only  
contribute to this problem.