

## 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](mailto: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.**

### CITY COUNCIL ACTION:

#### **April 9, 2026:**

October 23, 2025: *APPROVED THE APPLICANT'S INDEFINITE POSTPONEMENT REQUEST.*

*[K. LAINE; M. SIEGEL – 2<sup>ND</sup>] (10-0) – MAYOR PRO TEM - ABSENT*

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

*[M. SIEGEL; P. ELLIS – 2<sup>ND</sup>] (11-0)*

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

*[N. HARPER-MADISON; J. VELASQUEZ – 2<sup>ND</sup>] (11-0)*

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

*[Z. QADRI; P. ELLIS – 2<sup>ND</sup>] (11-0)*

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

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

PLANNING COMMISSION ACTION / RECOMMENDATION:

**January 14, 2025:** *APPROVED THE APPLICANT'S REQUEST FOR MF-2-NP.  
[F. MAXWELL; G. ANDERSON - 2<sup>ND</sup>] (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<sup>ND</sup>] (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<sup>ND</sup>] (13-0)*

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).***

3. *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
<i>Site</i>	SF-6-NP	Undeveloped
<i>North</i>	LR-NP, SF-3-NP, GR-NP	Single Family Residential, Religious Assembly and Commercial uses
<i>South</i>	LR-NP and SF-3-NP	Single Family Residential, Elementary School, Public Facility

<i>East</i>	LR-NP, SF-3-NP, GR-NP, CS-MU-CO-NP and CS-NP	Single Family Residential, Multifamily Residential, Storage Facilities, Daycare Services
<i>West</i>	LR-NP, SF-3-NP, GR-NP and LO-NP	Single Family Residential, Religious Assembly, Auto 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)

CAPITOL VIEW CORRIDOR: No

SCENIC ROADWAY: No

SCHOOLS: Austin Independent School District

Allison Elementary School      Martin Middle School      Eastside Memorial High School

COMMUNITY REGISTRY LIST:

- |  |   |
|--|---|
| Austin Independent School District           | Montopolis Neighborhood Association               |
| Austin Lost and Found Pets                   | Montopolis Neighborhood Plan Contact Team (MNPCT) |
| Austin Neighborhoods Council                 | Montopolis Tributary Trail Association            |
| Bonnett Neighborhood Association             | Montopolis-Ponca Neighborhood Association         |
| Carson Ridge Neighborhood Association        | Neighborhood Empowerment Foundation               |
| Crossing Gardenhome Owners Assn. (The)       | Overton Family Committee                          |
| Del Valle Community Coalition                | Pleasant Valley                                   |
| East Austin Conservancy                      | Preservation Austin                               |
| El Concilio Mexican-American Neighborhoods   | SELTexas  |
| Friends of Austin Neighborhoods              | Save Our Springs Alliance                         |
| Homeless Neighborhood Association            | Sierra Club                                       |
| Montopolis Community Alliance                | Austin Regional Group                             |
| Montopolis Community Development Corporation | Vargas Neighborhood Association                   |

AREA CASE HISTORIES:

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

		Construction Sales & Service, Kennels, Vehicle Storage and limits the Impervious Cover to 80% (06/11/2024)	
C14H-2017-0055 - 500 Montopolis	SF-3-NP to GR-MU-NP for Tract 1 and GR-MU-H-NP for Tract 2	To Grant SF-3-H-NP. Commission also expressed a request to council that the vacation of right-of-way that is related to this site not be granted and to examine any possibilities or methods that the city may be able to use to acquire the entire site for public use and preservation of the site. (09/12/2017)	The case was Indefinitely Postponed on 09/28/2017 and then expired.

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:

<i>Development Classification</i>	<i>% of Net Site Area</i>	<i>% NSA with Transfers</i>
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.

PARD – Planning & Design Review:

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](mailto: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:

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

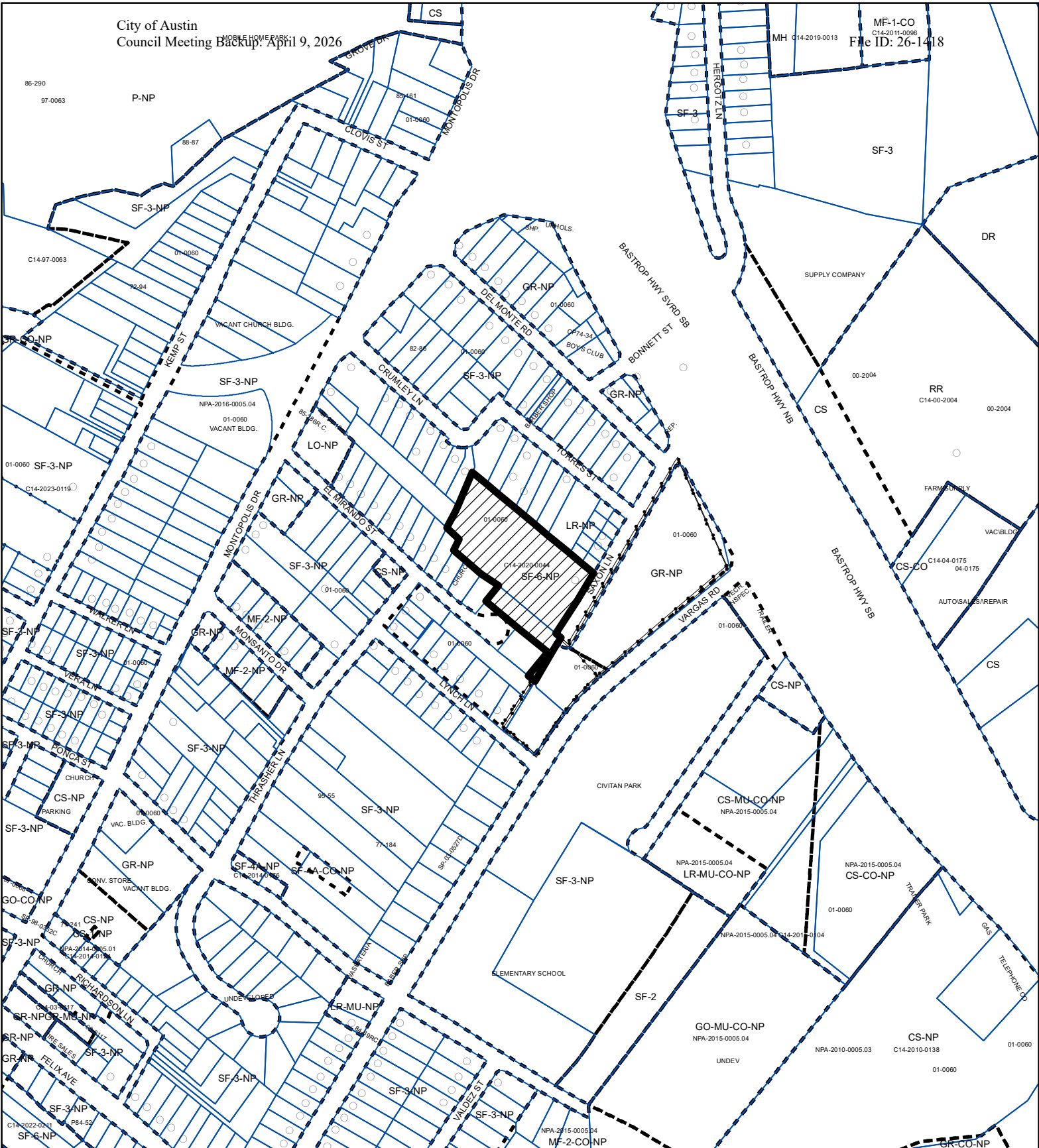
Austin Water Utility:

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](mailto: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**

ZONING CASE#: C14-2024-0099






-  SUBJECT TRACT
-  PENDING CASE
-  ZONING BOUNDARY

Exhibit A

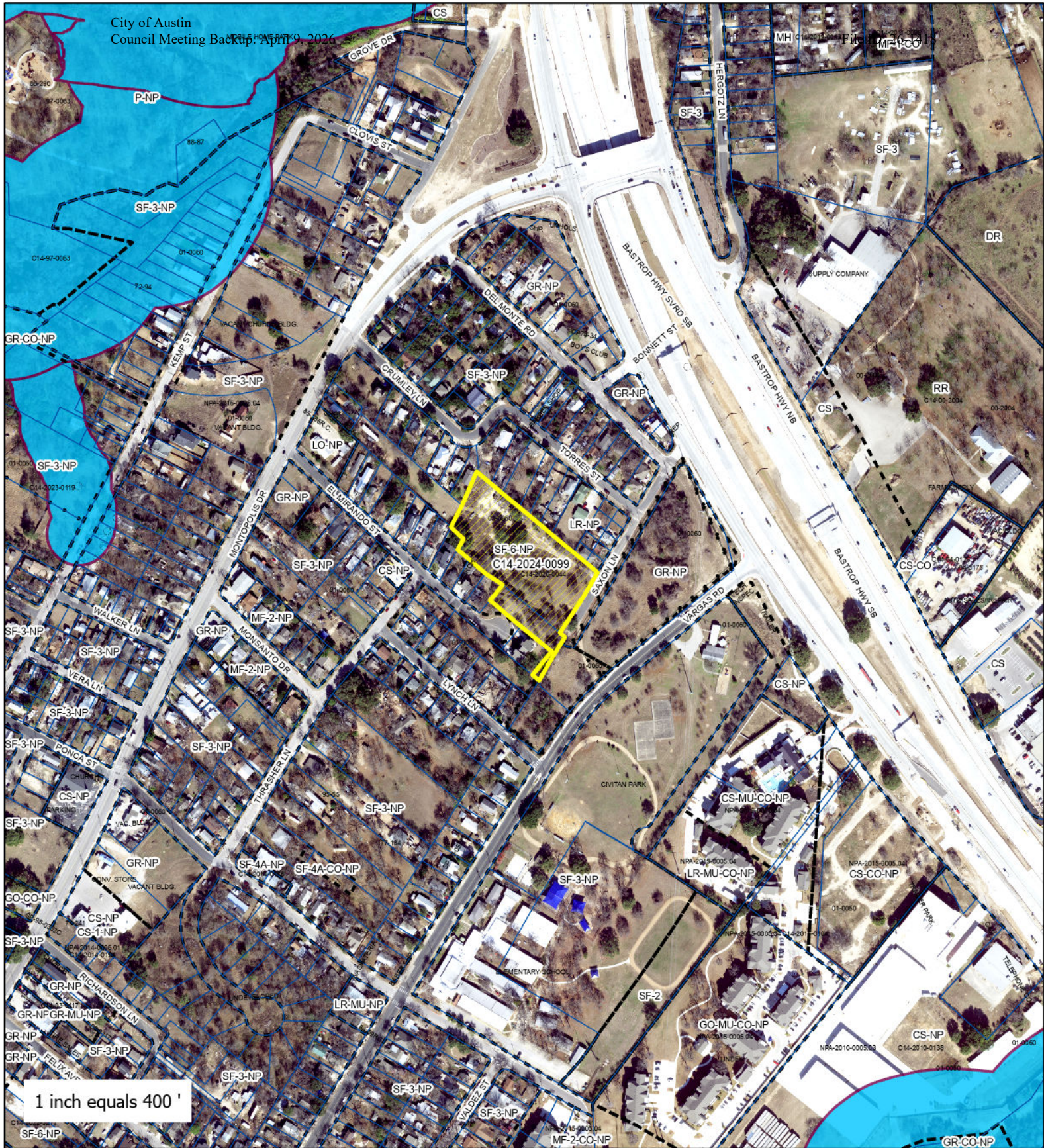
1" = 400'

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



-  SUBJECT TRACT
-  ZONING BOUNDARY
-  PENDING CASE
-  CREEK BUFFER





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.

Exhibit C

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

Kind regards,

A handwritten signature in black ink, consisting of several overlapping loops and a wavy tail, positioned below the text "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 proposed 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.

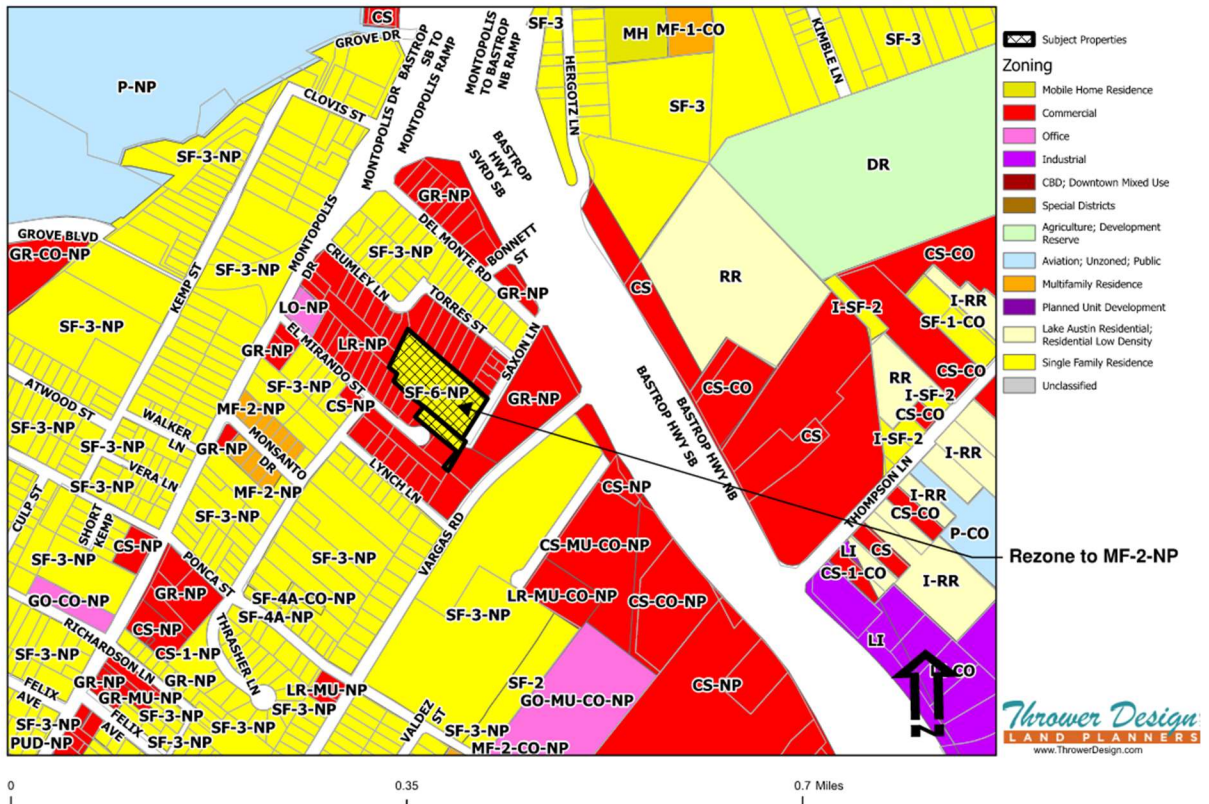


Figure 1: Site Location

## **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 ~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 ~95 feet due to a cul-de-sac. El Mirando Street currently has ~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<sup>th</sup> 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**

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

24-hour traffic volumes were collected at Saxon Ln south of Del Monte Rd on the 8<sup>th</sup> of February 2023, see Figure 2 below.

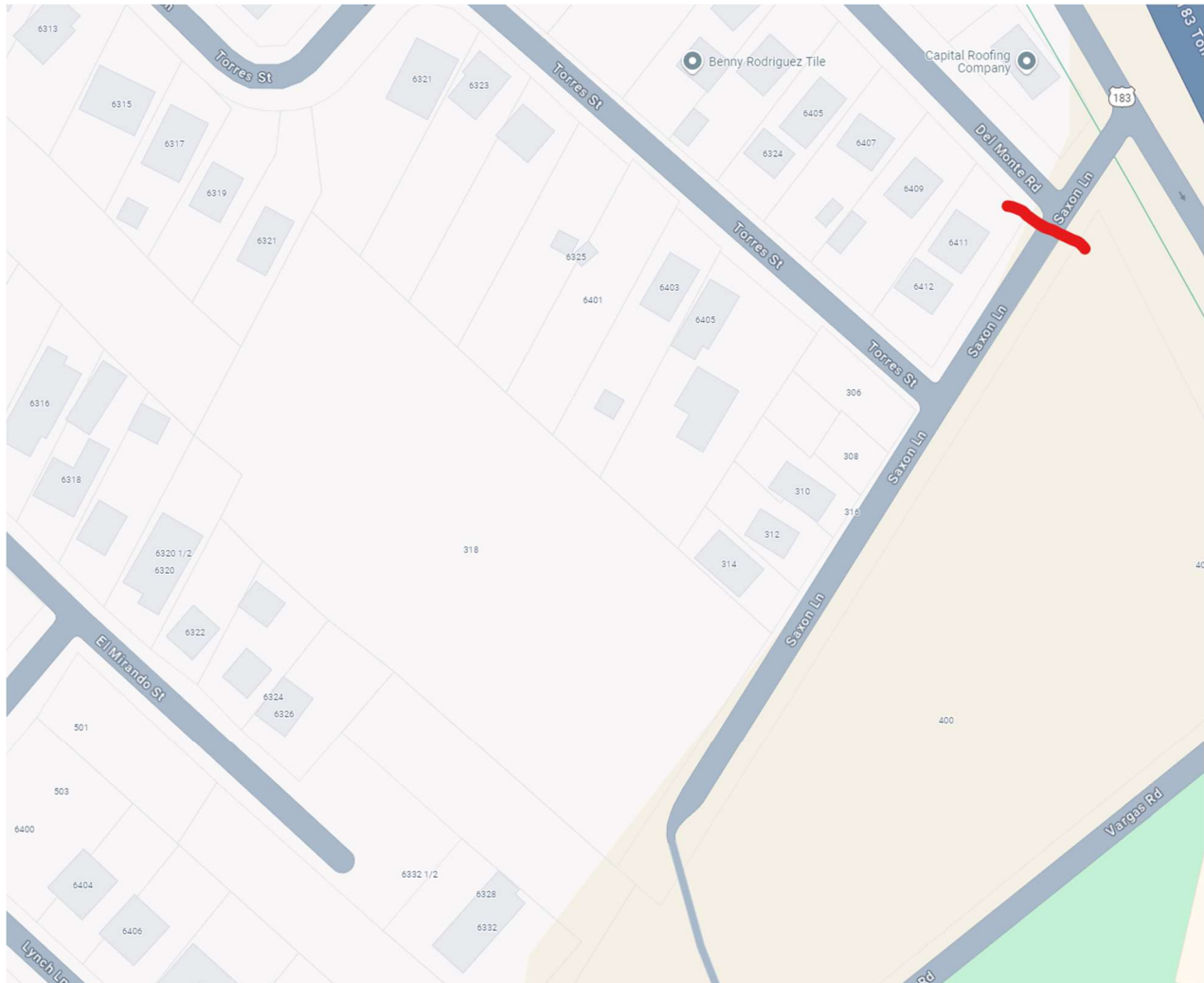


Figure 2: Tube Count Locations

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**

<b>Street</b>	<b>Existing Traffic from Counts (vehicles per day, vpd)</b>	<b>Site Traffic added to Roadway (vpd)</b>	<b>Total Future Traffic (vpd)</b>
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](mailto: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"**.

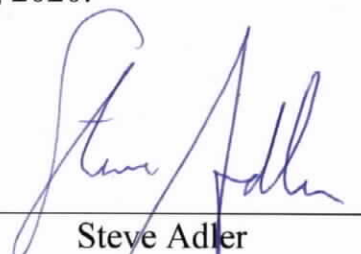
**PART 2.** The Property is subject to Ordinance No. 010927-28 that established zoning for the Montopolis Neighborhood Plan.

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

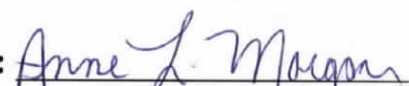
**PASSED AND APPROVED**

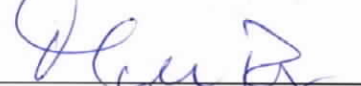

\_\_\_\_\_ December 10 \_\_\_\_\_, 2020

§  
§  
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Steve Adler  
Mayor

**APPROVED:**   
Anne L. Morgan  
City Attorney

**ATTEST:**    
Jannette S. Goodall  
City Clerk



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**RE: Montopolis Contact Team Postponement Request on Saxon Acres 2**

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**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 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

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**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

City of Austin  
Council Meeting Backup: April 9, 2025  
File ID: 261418

~~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)

**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](mailto:cybersecurity@austintexas.gov)".

*Thrower Design* LLC  
LAND PLANNERS

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*)

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

*Thrower Design* LLC  
LAND PLANNERS

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,



Victoria Haase

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

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

*Thrower Design* LLC  
LAND PLANNERS

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*)

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

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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.

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

Jose Noé Elias  
Your Name (please print)

I am in favor  
 I object

304 Kemp St  
Your address(es) affected by this application (optional)

*[Signature]*  
Signature  
8-6-2025  
Date

Daytime Telephone (Optional): \_\_\_\_\_

Comments:  
o City Staff Does Not Recommend!  
o Montopolis Community is opposed!  
This is a case of speculation  
just to enrich the developers.  
They don't intend to build  
anything.  
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](mailto: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

Eric Paulus  
Your Name (please print)

I am in favor  
 I object

1201 Grove Blvd #903 Austin TX 78741  
Your address(es) affected by this application (optional)

  
Signature  
4/28/25  
Date

Daytime Telephone (Optional): (443) 878-2984

Comments: Should not be rezoned since  
the property was already rezoned  
and nothing was built before.  
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  
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Case Number: C14-2024-0099  
Contact: Cynthia Hadri, 512-974-7620  
Public Hearing: February 13, 2025, City Council

Fred L. McGhee  
Your Name (please print)

I am in favor  
 I object

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

[Signature]  
Signature

4/29/25  
Date

Daytime Telephone (Optional): (512) 275-6027

Comments: HEY NO!  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

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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**

Pedro E. Hernandez Jr.  
Your Name (please print)

I am in favor  
 I object

6812 Sierra Dr. Austin, TX 78791  
Your address(es) affected by this application (optional)

[Signature] 4/28/2025  
Signature Date

Daytime Telephone (Optional): \_\_\_\_\_

Comments: \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

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

Marghelen Verastegui  
Your Name (please print)

I am in favor  
 I object

4405 TORRES ST  
Your address(es) affected by this application (optional)

Marghelen Verastegui      4/28/25  
Signature      Date

Daytime Telephone (Optional): 512.576.2149

Comments: \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

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

CARLOS PINON

Your Name (please print)

4912 HANK AVE., AUSTIN, TX 78745

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

Signature

02/10/2025

Date

I am in favor  
 I object

Daytime Telephone (Optional): \_\_\_\_\_

Comments: I OPPOSE THE REZONING OF THIS LAND FOR THE FOLLOWING REASONS: DEVELOPMENT WILL INCREASE IMPERVIOUS COVER, DEplete GREEN SPACE, INTENSIFY OUR VULNERABILITY TO FLOODING, AND INTRODUCE HOUSING UNAFFORDABLE FOR THE COMMUNITY.

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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**

ERIKO MARIAS  
Your Name (please print)

I am in favor  
 I object

1406 VARGAS RD  
Your address(es) affected by this application (optional)

am

Signature

2/18/25

Date

Daytime Telephone (Optional): \_\_\_\_\_

Comments: Protection of Greenspaces and  
more affordability housing.

If you use this form to comment, it may be returned to:  
City of Austin, Planning Department  
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P. O. Box 1088, Austin, TX 78767  
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**Contact: Cynthia Hadri, 512-974-7620**  
**Public Hearing: February 13, 2025, City Council**

Madi Entwistle  
Your Name (please print)

I am in favor  
 I object

9113 Swanson Ln, 78742, Austin Tx  
Your address(es) affected by this application (optional)

[Signature]  
Signature

02/10/2025  
Date

Daytime Telephone (Optional): \_\_\_\_\_

Comments: protecting of green spaces, more affordability of housing.

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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**

Pedro E. Hernandez, Jr.

Your Name (please print)

I am in favor  
 I object

6812 Sueña Dr. Austin TX 78741

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

Pedro E. Hernandez

Signature

2/10/25

Date

Daytime Telephone (Optional): \_\_\_\_\_

Comments: \_\_\_\_\_

will cause traffic congestion  
causing a possibility

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](mailto: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

Marian Sanchez

Your Name (please print)

I am in favor  
 I object

4926 E Cesar Chavez St

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

*Marian Sanchez*

Signature

2-10-25

Date

Daytime Telephone (Optional): \_\_\_\_\_

Comments: \_\_\_\_\_

- Protect green space, trees - flora/fauna
- Affordability lacking
- Flooding
- Traffic Increase
- Air quality - construction

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](mailto: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  
Your Name (please print)

I am in favor  
 I object

7219 Hartwell Dr.  
Your address(es) affected by this application (optional)

Val [Signature] 2-10-25  
Signature Date

Daytime Telephone (Optional): \_\_\_\_\_

Comments: I'm writing to oppose the zoning change because it will not provide affordable housing. It's location may also add to flooding as well as increase traffic without providing staff to not recommend this application.

If you use this form to comment, it may be returned to: THANK YOU!  
City of Austin, Planning Department  
Cynthia Hadri  
P. O. Box 1088, Austin, TX 78767  
Or email to: [cynthia.hadri@austintexas.gov](mailto:cynthia.hadri@austintexas.gov)

### PUBLIC HEARING INFORMATION

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

Yolanda NATAL  
Your Name (please print) AUSTIN, TX

I am in favor  
 I object

1514 Parker Lane #202  
Your address(es) affected by this application (optional)

Zyrenda Natal 4/28/25  
Signature Date

Daytime Telephone (Optional): 512 395 7305

Comments: \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

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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**

Christopher Page  
Your Name (please print)

I am in favor  
 I object

2809 Crest Ave 78702  
Your address(es) affected by this application (optional)

[Signature] 5/4/25  
Signature Date

Daytime Telephone (Optional): \_\_\_\_\_

Comments: \_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

If you use this form to comment, it may be returned to:  
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**Cynthia Hadri**  
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**Contact: Cynthia Hadri, 512-974-7620**  
**Public Hearing: February 13, 2025, City Council**

Fernando J. Pagan  
Your Name (please print)

I am in favor  
 I object

2105 Comal St, 78722  
Your address(es) affected by this application (optional)

Fernando Pagan Feb 10, 2025  
Signature Date

Daytime Telephone (Optional): \_\_\_\_\_

Comments: \_\_\_\_\_  
• This project increases traffic and flooding issues.  
• Does not provide affordable housing.  
• Increases impervious coverage in the area.

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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**

*Celine Rendon*

Your Name (please print)

*304 Kemp st.*

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

*[Signature]*

Signature

I am in favor  
 I object

*5/4/25*

Date

Daytime Telephone (Optional): \_\_\_\_\_

Comments: *I object to this zoning case.*

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**

Miriam Dorantes  
Your Name (please print)

I am in favor  
 I object

1801 Overhill Dr. Unit B Austin, TX 78721  
Your address(es) affected by this application (optional)

[Signature] 5.4.2025  
Signature Date

Daytime Telephone (Optional): \_\_\_\_\_

Comments: \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

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Cynthia Hadri  
P. O. Box 1088, Austin, TX 78767  
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### 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, rezonificar 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](http://www.austintexas.gov/planning).

Comentarios escritos deberán ser sometidos a la comisión (o a la persona designada 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  
Su nombre (en letra de molde)

I am in favor  
 I object

3111 Parker Ln. Austin, TX 78741  
Su domicilio(s) afectado(s) por esta solicitud (opcional)

[Signature] Firma 5/4/2025 Fecha

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  
P. O. Box 1088, Austin, TX 78767  
O por correo electrónico a:  
[cynthia.hadri@austintexas.gov](mailto:cynthia.hadri@austintexas.gov)

*Thrower Design* LLC  
LAND PLANNERS

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*)

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

*Thrower Design* LLC  
LAND PLANNERS

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*)

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