

From: Sergio Lozano < >
Sent: Tuesday, March 17, 2026 4:53 PM
To: Meredith, Maureen <Maureen.Meredith@austintexas.gov>
Cc: Joshua Jose < >; Harden, Joi <Joi.Harden@austintexas.gov>; Thomas, Eric <Eric.Thomas@austintexas.gov>; LandUseLiaison <LandUseLiaison@austintexas.gov>; Estrada, Nancy <Nancy.Estrada@austintexas.gov>; Kate Walker < >
Subject: Re: SECNPT Postpone Request - NPA-2023-0014.04 and C14-2025-0065

Afternoon Maureen

I have spoken to the client regarding the postponement, and we are okay with the hearing being moved to May 12th. Should there be any changes or required information, we are at your leisure.

Regards,

Sergio Lozano-Sanchez, P.E.

Principal

LOC Consultants Civil Division, Inc

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Good evening, Maureen.

Thank you for your response.

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

Thank you. Ana

Maureen and Nancy,

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

Thanks,

John Sirman

Southeast Combined Neighborhood Plan Contact Team

Ana Aguirre
Immediate Past Chair
PO Box 19748
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March 15, 2026

Planning Commission:

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

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

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

Dear Honorable Commission Chair Woods and Commissioners

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

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

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

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

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

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

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

Respectfully submitted,



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