

Southeast Combined Neighborhood Plan Contact Team

Jason Lucio, Membership Chair

May 11, 2026

Planning Commission

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

Dear Chair Woods and Honorable Commissioners:

I write on behalf of the Southeast Combined Neighborhood Plan Contact Team (SCNPCT) as a follow up to the March 15, 2026, letter from our Immediate Past Chair, Ana Aguirre, regarding the above-referenced cases. We appreciate the Commission's grant of the postponement so that the SCNPCT could attempt to work with the applicant to address our longstanding concerns about traffic, safety, and the suitability of this site for the proposed upzoning. Regrettably, in the nearly two months since that postponement, the applicant has not provided the Contact Team with any concrete plan that would resolve those concerns.

Following the postponement, representatives of LOC Consultants attended the SCNPCT's April 13, 2026, regular meeting. At that meeting, our members asked the LOC representatives what the plans were for traffic flow at the site and how vehicles entering and exiting the proposed development would interact with the adjacent travel lanes serving the Ekos Development immediately to the south. The LOC representatives stated that the property owner would be willing to donate land to the City of Austin to allow for the widening of Nuckols Crossing Road, and one of the representatives told us directly that, in his view, it made no sense to proceed with development on this site unless the road is widened. LOC indicated they would get back to the Contact Team regarding traffic options.

On April 23, 2026, the Contact Team followed up by email with LOC Consultants (Stuart and Joshua). That email asked the applicant's team for specifics on: (i) plans for traffic flow and lane interactions with the neighboring Ekos and Woodway Village properties and the busy Viewpoint Drive intersection; (ii) whether the City would accept the offered right-of-way donation and widen Nuckols Crossing Road, and the timeline for any such actions; and (iii) how residents of the proposed development at 4302 Nuckols would enter and exit the property if the rezoning were approved. That email received no substantive response. A follow-up email on May 5, 2026, drew only an acknowledgement that LOC was "compiling the necessary details," with no further information provided. A further email on May 8, 2026, inviting

LOC to attend the SCNPCT's May 11 meeting with an update, has gone unanswered as of this writing. We are now on the eve of the May 12 rezoning hearing with no indication of the applicant's traffic plan and no confirmation from the applicant that they even intend to proceed with the rezoning request.

We therefore reiterate, in full, the traffic and safety concerns previously raised by the Contact Team and by Ms. Aguirre's March 15 letter. The project would sit on a historically substandard segment of Nuckols Crossing Road, with the proposed entrance and exit located on a curve that creates an extremely short line of sight for entering and exiting traffic. The proposed density is not sustainable given the inadequate street infrastructure, blind spots, and the anticipated increase in vehicular trips. These concerns are not abstract; they go directly to whether the proposed use can be safely served by the surrounding road network.

The SCNPCT has been willing and ready to work with the applicant throughout this process. We requested specifics, we welcomed LOC to our April meeting, we followed up promptly in writing, and we offered our May 11 meeting as another opportunity to receive an update. Despite those repeated good-faith efforts, the applicant has not provided the Contact Team with a concrete plan addressing how traffic will flow in and out of the proposed development, how the offered right-of-way donation translates into an actual road improvement, or on what timeline.

In light of the foregoing, the Contact Team respectfully states that the rezoning should not be approved. The proposed development's precarious position on a dangerous curve on a substandard road will endanger future residents of the development if it proceeds, as well as all other travelers along this stretch of Nuckols Crossing Road — whether by car, by bicycle, or on foot. Compounding that danger, residents of the proposed development would have no safe, walkable access to bus stops or to any nearby amenities; the surrounding pedestrian and bicycle environment is, candidly, unsafe today and would remain so under the applicant's current plan.

Accordingly, please be advised that on May 11, 2026, at its regular meeting, the Southeast Combined Neighborhood Plan Contact Team voted unanimously to oppose the rezoning and the proposed development at 4302 Nuckols Crossing absent any clear plan from the applicant on how traffic will flow into and out of the development.

We want the Commission to understand the context for this position. The SCNPCT meets frequently with developers and supports many projects in our area, including the nearby Sage at Franklin Park and, recently, the COTA resort hotel. We have made every effort to engage with the applicant on 4302 Nuckols Crossing, but we have found the applicant unresponsive and, to date, unwilling to put forward a concrete traffic plan. As a matter of common sense, this upzoning makes no sense given the sheer dangerousness of the location — a substandard road on a blind curve with no near-term prospect for improvement.

We thank you for your time and your service to our community, and we urge the Commission to deny the requested neighborhood plan amendment and rezoning.

Respectfully submitted,

Jason Lucio

Membership Chair

Southeast Combined Neighborhood Plan Contact Team (SCNPCT)