ZONING CHANGE REVIEW SHEET

CASE: C14-2025-0065 – 4302 Nuckols Crossing DISTRICT: 2

ADDRESS: 4302, 4304 ½, & 4316 Nuckols Crossing Road

ZONING FROM: SF-2-CO-NP TO: MF-3-NP

SITE AREA: 6.613 acres

PROPERTY OWNER: Katherine Barnidge

AGENT: LOC Consultants Civil Division (Sergio Lozano Sanchez, P.E.)

CASE MANAGER: Nancy Estrada (512-974-7617, nancy.estrada@austintexas.gov)

STAFF RECOMMENDATION:

The Staff recommendation is to grant multifamily residence-medium density – conditional overlay – neighborhood plan (MF-3-CO-NP) combining district zoning.

PLANNING COMMISSION ACTION / RECOMMENDATION:

June 9, 2026:

May 12, 2026: *POSTPONEMENT BY PLANNING COMMISSION TO JUNE 9, 2026 [B. BEDROSIAN; A. WOODS – 2ND] (9-0) C, HANEY, A. LAN, D. SKIDMORE – ABSENT; ONE VACANCY ON THE DAIS*

CITY COUNCIL ACTION:

ORDINANCE NUMBER:

ISSUES:

On November 13, 2023, City of Austin staff sponsored a virtual community meeting to provide an opportunity for the neighborhood plan contact team, nearby residents, property owner, and any other interested parties to discuss the proposed neighborhood plan amendment request. The rezoning case was submitted on June 2, 2025.

CASE MANAGER COMMENTS:

The subject rezoning area consists of approximately 6.61 acres of undeveloped land currently zoned single family residence-standard lot – conditional overlay – neighborhood plan, (SF-2-

CO-NP) combining district zoning. It is located along the west side of Nuckols Crossing Road near the bend where it transitions into East St. Elmo Road. The St. Elmo tributary of Williamson Creek runs in close proximity to the western property boundary line and extends across the northern portion of the property. Additionally, portions of the northern area of the property are also located within the floodplain, limiting the overall developable area on the site. As a result, approximately 1.7 acres are located outside of the flood plain and creek buffer areas; however, only approximately 1 acre is proposed for future development while the remainder of the property is proposed to remain undeveloped.

To the north are single family residences on large lots and undeveloped land across East St. Elmo Road (SF-2-CO-NP; LI-CO-NP); to the south are multifamily residences (MF-4-CO-NP; MF-3-CO-NP; MF-2-CO-NP); there are also single family residences on large lots, undeveloped tracts and multifamily residences to the west (SF-2-CO-NP; SF-6-CO-NP; MF-3-CO-NP; LO-CO-NP); and it is undeveloped to the east across Nuckols Crossing Road (SF-2-NP). ***Please refer to Exhibits A (Zoning Map) and A-1 (Aerial View).***

The Applicant is requesting to rezone the property to multifamily residence-medium density – neighborhood plan (MF-3-NP) combining district zoning. The applicant is proposing a multifamily project with approximately 40 units. Under the MF-3-NP base district, the maximum floor-to-area ratio is 0.75 to 1 and the maximum height is 40 feet. The proposed project will be located within the southeast portion of the site along the frontage of Nuckols Crossing Road, a minor arterial roadway. Access is proposed from Nuckols Crossing Road, with no access proposed from East St. Elmo Road.

Staff is recommending multifamily residence-medium density – conditional overlay – neighborhood plan (MF-3-CO- NP) combining district zoning with a Conditional Overlay limiting the number of units to 40. This is consistent with the surrounding zoning pattern, which includes (MF-4-CO-NP) and (MF-2-CO-NP) zoning to the south and (MF-3-NP) zoning to the south and west. Given the environmental constraints on the site, the proposed (MF-3-CO-NP) zoning would allow some flexibility with the site configuration.

The applicant is in agreement with the staff recommendation.

BASIS OF RECOMMENDATION:

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

The multifamily residence – medium density (MF-3) district is intended to accommodate multifamily use with a maximum density of up to 36 units per acre, depending on unit size. This district is appropriate for multifamily residential areas located near supporting transportation and commercial facilities, generally in more centrally located areas, and in other selected areas where medium density multiple use is desirable. The maximum height is 40 feet. The Conditional Overlay (CO) combining district may be applied in combination with any base district. The district is intended to provide flexible and adaptable use or site development regulations by requiring standards tailored to individual properties. The

neighborhood plan (NP) district denotes a tract located within the boundaries of an adopted Neighborhood Plan.

2. Zoning changes should promote compatibility with adjacent and nearby uses.

3. Zoning should be consistent with approved and existing densities.

Staff recommends (MF-3-CO-NP) zoning, as it maintains consistency with the approved and existing residential densities in the surrounding area. Adjacent properties include MF-2, MF-3, and MF-4 base zoning districts to the south and west. The conditional overlay limiting the development to 40 units further supports compatibility with surrounding residential uses while allowing for additional housing within the area.

EXISTING ZONING AND LAND USES:

	ZONING	LAND USES
Site	SF-2-CO-NP	Undeveloped
North	LI-CO-NP; SF-2-CO-NP	Undeveloped; Single family residences on large lots
South	MF-4-CO-NP; MF-3-CO-NP; MF-2-CO-NP	Multifamily residences
East	SF-2-NP	Undeveloped
West	SF-2-CO-NP; SF-6-CO-NP; MF-3-CO-NP; LO-CO-NP; RR-CO-NP	Single family residences on large lots; Undeveloped; Multifamily residences

NEIGHBORHOOD PLANNING AREA: Southeast Combined (Franklin Park)

WATERSHED: Williamson Creek – Suburban

CAPITOL VIEW CORRIDOR: No SCENIC ROADWAY: No

SCHOOLS:
Rodriguez Elementary School Mendez Middle School Travis High School

COMMUNITY REGISTRY LIST:

Austin Independent School District
Del Valle Community Coalition Non-Profit
Del Valle Independent School District
Go!Austin / Vamos!Austin 78744
Homeless Neighborhood Association
Kensington Park Homeowners Association
Los Arboles Homeowner's Association
Paisano Mobile Home Park Neighborhood Assn
Southeast Combined Neighborhood Plan Contact Team
Austin Neighborhoods Council
Dove Springs Proud
Friends of Austin Neighborhoods
Onion Creek HOA
Overton Family Committee

AREA CASE HISTORIES:

NUMBER	REQUEST	COMMISSION	CITY COUNCIL
C14-2022-0088 – Sage @ Franklin Park - 4500 Nuckols Crossing Rd	SF-2-NP, SF-3-NP, MF-2-NP, MF-3-NP to MF-3-NP	To grant MF-3-NP (10-11-22)	Apvd MF-3-NP as Commission recommended (11-3-22)
C14-2017-0010.SH – Nuckols Crossing Road - SMART Housing – 4400 Nuckols Crossing Rd	SF-2-NP to MF-4-NP, as amended	To Grant MF-4-CO-NP w/the -CO for MF-2 development standards except for height, and a Restrictive Covenant for the conds of a Neighborhood Traffic Analysis (7-28-2020)	Apvd MF-4-CO-NP w/the -CO and a Restrictive Covenant for the conds of a Neighborhood Traffic Analysis and an Addendum (8-27-2020).
C14-02-0155.SH – Pleasant Valley Courtyards (SMART Housing) – 4503-4511 E St. Elmo Rd.	RR-NP; LO-NP; CS-NP to MF-3-CO-NP	To Grant MF-3-CO-NP w/CO for max. 163 units and 2,000 trips/day, and requiring setbacks from creek centerlines.	Apvd RR-NP and MF-3-CO-NP. The CO establishes a max of 163 units (10.038 u.p.a.); 2,000 trips, 50' creek setback; prohibits community rec (private) use on Tracts 1 & 2, and prohibits residential units on Tract One (10-31-2002).

RELATED CASES:

NPA-2023-0014.04 - Change Future Land Use Designation from Single Family to Multifamily Residential

C14-02-0128.01 – The subject property is located within the boundaries of the Southeast Combined (Franklin Park) Neighborhood Planning Area and the –NP combining district was added to existing zonings (Ordinance No. 021010-12a).

The property is unplatted and there are no related subdivision or site plan cases in process.

ADDITIONAL STAFF COMMENTS:

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 Williamson Creek Watershed of the Colorado River Basin, which is classified as a Suburban Watershed by Chapter 25-8 of the City's Land Development Code. The site is in the Desired Development Zone.

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

Development Classification	*% of Gross Site Area*	*% of Gross Site Area with Transfers*
Single-Family (minimum lot size 5750 sq. ft.)	50%	60%
Other Single-Family or Duplex	55%	60%
Multifamily	60%	70%
Commercial	80%	90%

According to floodplain maps there is a floodplain within or adjacent to the project location. Based upon the location of the floodplain, offsite drainage should be calculated to determine whether a Critical Water Quality Zone exists within 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.

PARD – Planning & Design Review

Parkland dedication will be required at the time of subdivision or site plan application for new residential units with MF-3 zoning, per City Code § 25-1-601, as amended. The proposed development meets the criteria for land dedication in City Code Title 25, Article 14. As such, a partial land dedication will be required, as well as any remaining fees in-lieu.

The surrounding neighborhood area is currently park deficient, defined as being outside walking distance to existing parks. The development as proposed will require parkland dedication for the new residential units that will serve the Southeast Combined/Stassney neighborhood through the additional park investment. The Parks and Recreation Department (PARD) would consider land along the creek that connects to adjoining parcels and ROW. Such a connection would improve neighborhood connectivity and satisfy an acquisition need for the St.Elmo tributary greenbelt, a recommendation identified in the Parks and Recreation Department's Long-Range Plan.

Should there be any remaining fees in-lieu, 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.

Should the applicant wish to discuss parkland dedication requirements in advance of site plan or subdivision applications, please contact this reviewer: ann.desanctis@austintexas.gov. At the applicant's request, PARD can provide an early determination letter of the requirements as stated in this review.

Site Plan

Site plans will be required for any new development except for residential only project with up to 4 units.

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

Transportation – Engineering Review

The Austin Strategic Mobility Plan (ASMP) calls for 84 feet of right-of-way for St. Elmo Road. It is recommended that 42 feet of right-of-way from the existing centerline should be dedicated for St. Elmo Road according to the Transportation Plan with the first subdivision or site plan application. [LDC 25-6-51 and 25-6-55].

The adjacent street characteristics table is provided below:

Name	**ASMP Classification**	**ASMP Required ROW**	**Existing ROW**	**Existing Pavement**	**Sidewalks**	**Bicycle Route**	**Capital Metro (within ¼ mile)**
Nuckols Crossing Road	Level 2 - Collector	72'	74'	27'	No	Yes	No

St. Elmo Road	Level 2 - Collector	84’	56’	27’	No	Yes	No

A Traffic Impact Analysis is not required. Traffic generated by the proposal does not exceed the thresholds established in the City of Austin Land Development Code (LDC).

Austin Water Utility

No comments on zoning change.

FYI: The landowner intends to serve the site with existing City of Austin water utilities.

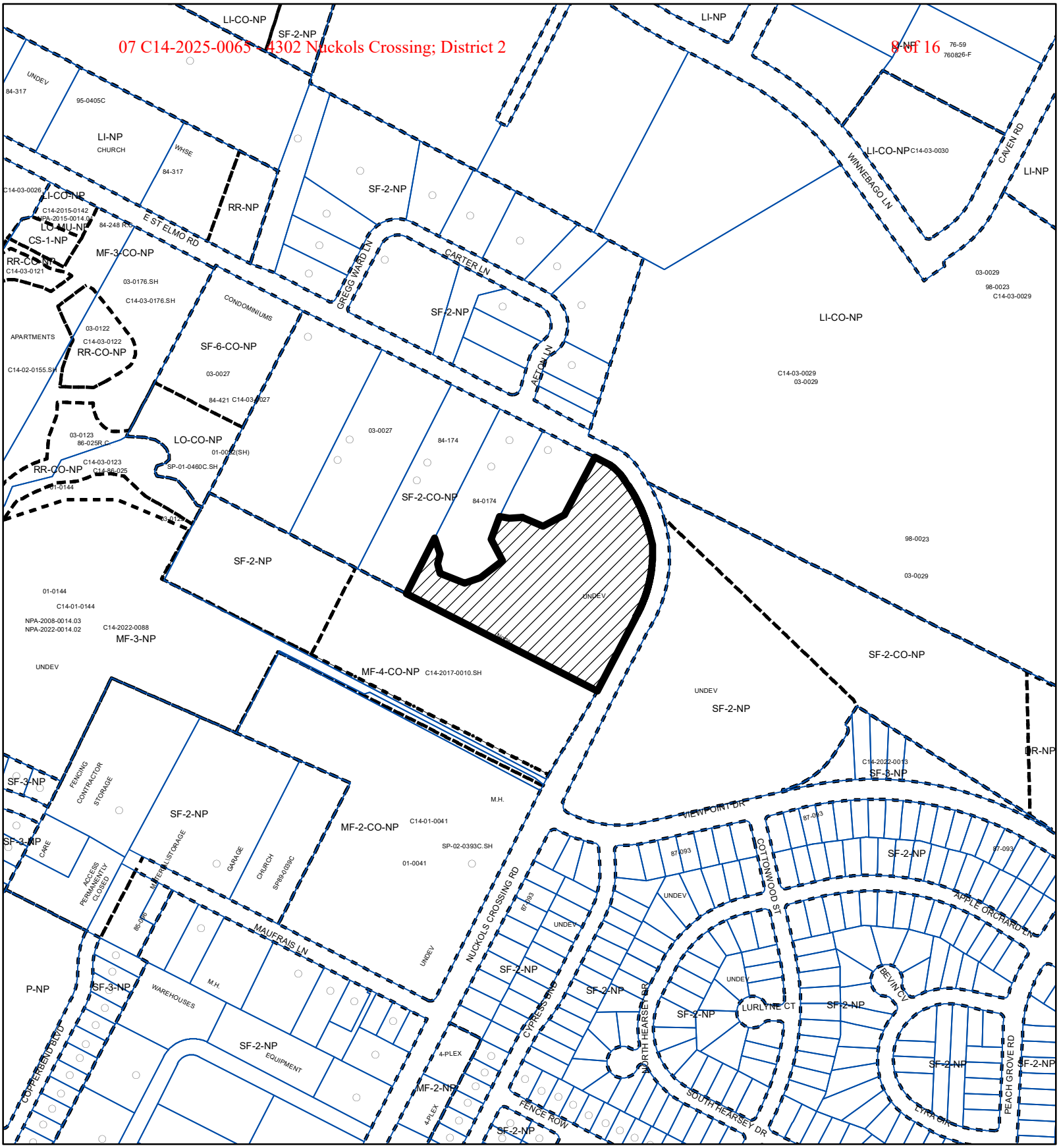
Depending on the development plans submitted, water and or wastewater service extension requests may be required. All water and wastewater construction must be inspected by the City of Austin. For more information pertaining to the Service Extension Request process and submittal requirements contact the Austin Water SER team at ser@austintexas.gov.

INDEX OF EXHIBITS AND ATTACHMENTS TO FOLLOW:

Exhibit A: Zoning Map
Exhibit A-1: Aerial Map

Applicant’s Summary Letter

Correspondence



N

SUBJECT TRACT

PENDING CASE

ZONING BOUNDARY

1 " = 400 '

ZONING

ZONING CASE#: C14-2025-0065

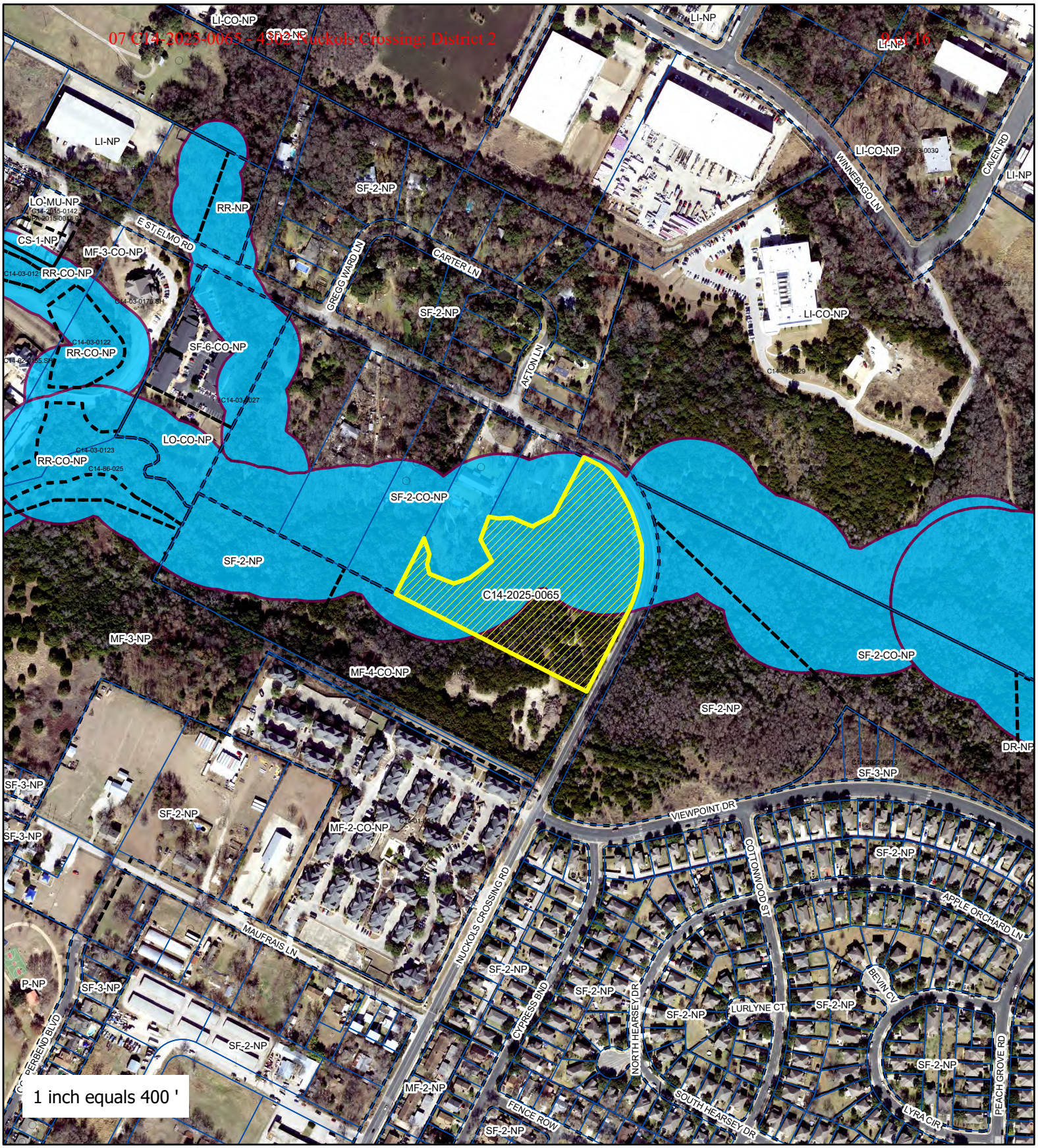
EXHIBIT A

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.

CITY OF AUSTIN FOUNDED 1839

Created: 6/9/2025



4304 Nuckols Crossing Rd

EXHIBIT A-1

N

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

ZONING CASE#: C14-2025-0065
LOCATION: 4304 Nuckols Crossing Rd
SUBJECT AREA: 6.7241 Acres
MANAGER: Nancy Estrada

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

Created: 7/8/2025

4302 Nuckols Crossing

ENGINEER'S SUMMARY LETTER

Prepared By:
LOC Consultants, Civil Division
2211 S IH 35 Frontage Rd #107
Austin, TX 78741
(512) 524-0677

September 12, 2025

City of Austin Development Services Department
6310 Wilhelmina Delco Dr.
Austin, TX 78752

RE: Engineer's Summary Letter
4302 Nuckols Crossing Rd.
Austin, TX 78744

To whom it may concern,

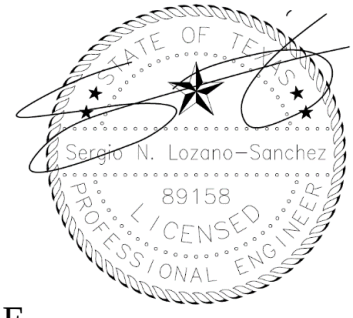
LOC Consultants Civil Division is preparing a neighborhood plan amendment application for the property located at 4302 Nuckols Crossing Rd. The site consists of 6.72 acres (292,900sq. ft) of currently undeveloped land within the City of Austin and Travis County. The property is currently zoned as a Single-Family zoning SF-2-CO-NP according to the City of Austin Future Land Use Map and is in the Suburban watershed of Williamson Creek. Because the site is partially in the FEMA 100-year flood plain, the proposed development will only be planned outside of the floodplain area.

A Change of land use from SF-2-CO-NP to MF-3-NP is being proposed within the terms and conditions of each of the instances that are due, following the stands and regulations that these changes imply and will consist of a 40-unit multi-family house.

Our mission is to preserve existing multifamily and affordable housing, provide, safe, well-managed rental options and support residents in remaining in their communities.

Should you have any comments or questions, please do not hesitate to contact me.

Sincerely,



Sergio Lozano-Sanchez, P.E.

Southeast Combined Neighborhood Plan Contact Team
Jason Lucio, Membership Chair

May 11, 2026

Planning Commission

Alice Woods, Chair, District 2
Casey Haney, Vice-Chair, Mayor's Representative
Felicity Maxwell, Secretary, District 5
Imad Ahmed, Parliamentarian, District 6
Chris Gannon, District 1
Nadia Barrera-Ramirez, District 3
Brian Bedrosian, District 4
Anna Lan, Mayor's Representative
Adam Powell, District 7
Peter Breton, District 8
Danielle Skidmore, District 9
Joshua Hiller, District 10
Jessica Cohen, BoA Representative
Candace Hunter, AISD Representative

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)

Southeast Combined Neighborhood Plan Contact Team

Ana Aguirre
Immediate Past Chair
PO Box 19748
Austin, TX 78760
512-708-0647
a-aguirre@prodigy.net

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, Major
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 is 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)

November 18, 2025

Case Number: **NPA-2023-0014.04 and C14-2025-0065_4302 Nuckols Crossing**
Date of Hearing: December 9, 2025
Contact: Maureen Meredith and Nancy Estrada
Project Address: 4302 Nuckols Crossing Rd

Honorable Planning Commission,
The Los Arboles HOA is opposed to the amendment to change the future land use designation for the specified property within the Southeast Combined Neighborhood Plan **from** Single Family **to** Multifamily Residential. Los Arboles is a single family neighborhood across Nuckols Crossing Rd from the specified property. We oppose this change in future land use based on several issues:

Nuckols Crossing is a substandard road that already has more traffic than it can handle. Numerous past traffic studies prove this. It's a narrow 2 lane road in poor conditions with no planned update by the City. Another multifamily development on Nuckols Crossing would cause numerous traffic problems. The driveway to this specified property would be located on a very dangerous curve with no visibility where Nuckols Crossing turns into E St Elmo. And the driveway would be located less than 200 feet from the driveway to Ekos City Heights and is located less than 200 feet from Viewpoint Dr.

Another multifamily development is not needed in this area. Next to this specified property is a recently completed affordable living apartment for 50+ active adults with 179 units, Ekos City Heights, that has not been able to fill it's vacancies a year after being opened. On the south side of Ekos is Woodway Village, an affordable living multifamily complex with 160 units that has big signs out front saying that they have openings. A new affordable living multifamily apartment complex called Sage is being built on the west side of this specified property on Pleasant Valley Rd and will have 298 units. The developers for Sage had proposed a driveway off of Nuckols Crossing between Woodway Village and Ekos, but **after traffic studies of Nuckols Crossing and the impact of a driveway in that location, the City of Austin rejected that proposal and required them to have ingress and egress driveways off of Pleasant Valley.** North of 4302 Nuckols Crossing on E St Elmo is Kingfisher Creek, an affordable living multifamily apartment complex with 35 units, and next to that is Franklin Park, an affordable living apartment complex with 163 units; both of these properties have vacancies. The proposed multifamily development at 4302 Nuckols Crossing would not serve this community but would harm it by creating a dangerous traffic situation.

Another major concern is that the specified property is on environmentally sensitive land. Protected springs are documented in this area and the run-off goes directly into McKinney Falls State Park. The flood plain would severely restrict building on this specified property. Even if the developer took all the environmental precautions required, the loss of this piece of undeveloped land would impact foliage and wildlife in this area and McKinney Falls State Park.

Please take these issue into consideration when reviewing and acting on a change in amending the Southeast Combined Neighborhood Plan and a change in zoning from single family to multifamily. This development does not fit into the SCNP vision, is not needed in this area and could cause traffic safety issues and damage to environmentally sensitive areas.

Thank you,
Laurel Francel
President, Los Arboles HOA
5609 Apple Orchard Ln
Austin, TX 78744
[redacted]