

## ZONING CHANGE REVIEW SHEET

CASE: C14-2025-0108 - Lightsey Homes

DISTRICT: 5

ZONING FROM: SF-3

ZONING TO: SF-6

ADDRESS: 1700 and 1704 Lightsey Road

SITE AREA: 2.98 acres  
(129, 809 sq. ft.)

PROPERTY OWNER: Dustin Schneider

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 grant townhouse and condominium residence (SF-6) district.**

PLANNING COMMISSION ACTION / RECOMMENDATION:

**February 10, 2026: APPROVED THE APPLICANT'S REQUEST FOR SF-6**  
*[F. MAXWELL; B. BEDROSIAN - 2<sup>ND</sup>] (11-0) A. LAN – ABSENT; ONE VACANCY ON THE DIAS*

CITY COUNCIL ACTION:

**March 12, 2026:**

ORDINANCE NUMBER:

ISSUES: N/A

CASE MANAGER COMMENTS:

The property in question is 2.98 acres, is developed with one single family residence and two accessory structures. The property has access to Lightsey Road (level 2) and Clawson Road (level 1), it is currently family residence (SF-3) zoning district. The parcel is located in the suspended South Lamar neighborhood plan (suspended) and will not require a future land use map amendment. The property is 0.38 miles from Lamar Boulevard Activity Corridor and the area is characterized as residential (SF-3;SF-5-CO; SF-6-CO). ***Please refer to Exhibits A (Zoning Map) and A-1 (Aerial Exhibit).***

The applicant is requesting a rezoning from family residence (SF-3) to townhouse and condominium residence (SF-6). The rezoning will allow the applicant to construct approximately thirty-five (35) homes on the parcel, per the attached summary letter (*Exhibit C – Applicant’s Summary Letter*).

The staff recommends townhouse and condominium residence (SF-6) for the site, as it is consistent with the surrounding rezonings. The neighborhood is residential in nature and a rezoning to SF-6 would promote compatibility with the adjacent uses. The addition of housing to a centrally located neighborhood, such as this one, would expand the number of housing units near a variety of goods and services.

**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.

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

The rezoning would promote compatibility with adjacent and nearby uses as the surrounding properties are developed with townhome and condominium residences or single-family residences. One of the considerations for staff’s recommendation are the surrounding properties on Del Curto Road. Some of these properties have been rezoned from SF-3 to SF-6-CO or SF-6 with the same intent of adding more residential units to the properties.

**EXISTING ZONING AND LAND USES:**

	ZONING	LAND USES
<i>Site</i>	SF-3	Single family
<i>North</i>	SF-3	Single family
<i>South</i>	SF-3	Single family
<i>East</i>	SF-3	Single family
<i>West</i>	SF-3; SF-6-CO; SF-5-CO	Single family; Townhomes

**NEIGHBORHOOD PLANNING AREA:** South Lamar (suspended)

**WATERSHED:** West Bouldin Creek (Urban)

**CAPITOL VIEW CORRIDOR:** No

**SCENIC ROADWAY:** No

SCHOOLS: Austin Independent School District

Zilker Elementary School    O Henry Middle School    Austin High School

COMMUNITY REGISTRY LIST:

Austin Independent School District	Homeless Neighborhood Association
Austin Lost and Found Pets	Preservation Austin
Austin Neighborhoods Council	Austin Regional Group
Friends of Austin Neighborhoods	South Central Coalition
Friends of Zilker	South Lamar Neighborhood Assn.

AREA CASE HISTORIES:

NUMBER	REQUEST	COMMISSION	CITY COUNCIL
C14-2024-0022 – 2700 Del Curto Rezone	SF-3 to SF-6	To Grant SF-6 (6/11/2024)	To grant SF-6 as Planning Commission recommended. (07/18/2024)
C14-2023-0098 – 2901 Del Curto Road	SF-3 to SF-6-CO as amended	To Grant SF-6-CO with the CO being a maximum of 10 dwelling units on the property. (10/10/2023)	To grant SF-6-CO as Planning Commission recommended. (11/9/2023)
C14-2014-0165 - 2712 & 2800 Del Curto Rezoning	SF-3 to SF-6	To Grant SF-6-CO with the following CO's: 1. max dwelling units of 15 2. Interim drainage regulations established by City Ordinance No. 20141211-200 shall be applied to any development on the property. This will apply to the property for the duration of the zoning ordinance. 3. Parking requirements are required as follows; A) required parking is calculated at 0.5 spaces above min. code requirements for each unit. B) For IC between 48% and 53%, additional on site parking shall be required at 1.5 spaces for every 1% increase in IC beyond 48%. C) ) For IC between 53% and 55%, additional on site parking shall be required at 1.5 spaces for every 1% increase in IC. 4. Tandem parking spaces are not allowed to be counted as required parking. 5. The northern half of the property is limited to a max height of 32' and 2 stories. (2/10/2015)	Approved SF-6-CO as Planning Commission Recommended with the following additional CO's: 1. Development of the property may not exceed 7.212 residential units per acre. 2. Existing peak flow rate on the Property shall be reduced by at least 10.01 percent for proposed development or redevelopment that would exceed 45 percent impervious cover, as calculated on gross site area. (5/14/2015)

C14-2012-0032 2905 Del Curto Rd	SF-3 to SF-6-CO	Approved (SF-6-CO) combining district zoning. The conditional overlay would include the following restrictions: Vehicular access to the property is limited to one access drive on Del Curto Road. Vehicular access is prohibited to Lightsey Road. Any site development is limited to less than 232 vehicular trips per day. Any site development is limited to 50% impervious coverage. Any site development is limited to 36 dwelling units total.	Approved SF-6-CO (01/31/2013)
C14-2010-0075 - 3000 Del Curto Rd	SF-3-CO to P-CO	To Grant P-CO with the conditional overlay on the property provides for a pedestrian and bicycle trail that facilitates connection to Del Curto Road, Manchaca Road, Lightsey Road, and South Lamar Boulevard (per zoning case C14-2007- 0083 and ordinance 20071213-085). (06/22/2010)	Approved P-CO as Planning Commission Recommended (07/29/2010)
C14-2009-0159 - 2807 Del Curto Rd	SF-3 to SF-6	Approved SF-6-CO with the conditional overlay limiting the property to SF-3 site development standards. (5/25/2010)	Approved SF-6-CO (6/24/2010)
C14-06-0189 – 2608 Del Curto	SF-3 to SF-5-CO	To Grant SF-5-CO, the CO would limit the development to four residential units (10/24/2006)	Approved SF-5-CO as Planning Commission Recommended with an additional CO with a max IC of 50%. (11/30/2006)

RELATED CASES: N/A

ADDITIONAL STAFF COMMENTS:

Comprehensive Planning:

**Project Name and Proposed Use:** 1700 LIGHTSEY ROAD. C14-2025-0108. Project: Lightsey Homes. 2.98 acres from SF-3 to SF-6. Existing: single family residential (1 unit). Proposed: condominium (35 units). Demolition to be determined.

Yes	Imagine Austin Decision Guidelines
<b>Complete Community Measures *</b>	
Y	<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. <b>Names of Activity Centers/Activity Corridors/Job Centers *:</b>

	<ul style="list-style-type: none"> <li>• <b>0.38 miles to Lamar Boulevard Activity Corridor</b></li> </ul>
	<b>Mobility and Public Transit</b> *: Located within 0.25 miles of public transit stop and/or light rail station.
Y	<b>Mobility and Bike/Ped Access</b> *: Adjoins a public sidewalk, shared path, and/or bike lane. <ul style="list-style-type: none"> <li>• <b>Partial sidewalk coverage available along Lightsey Rd</b></li> </ul>
	<b>Connectivity, Good and Services, Employment</b> *: Provides or is located within 0.50 miles to goods and services, and/or employment center.
	<b>Connectivity and Food Access</b> *: Provides or is located within 0.50 miles of a grocery store/farmers market.
	<b>Connectivity and Education</b> *: Located within 0.50 miles from a public school or university.
Y	<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>• <b>0.2 miles to Tom Lasseter South Lamar Neighborhood Park</b></li> </ul>
	<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.)
Y	<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.
	<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.
	<b>Mixed use</b> *: Provides a mix of residential and non-industrial uses.
	<b>Culture and Creative Economy</b> *: Provides or is located within 0.50 miles of a cultural resource (ex: library, theater, museum, cultural center).
	<b>Culture and Historic Preservation</b> : Preserves or enhances a historically and/or culturally significant site.
	<b>Creative Economy</b> : Expands Austin’s creative economy (ex: live music venue, art studio, film, digital, theater.)
	<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 a particular area or that promotes a new technology, and/or promotes educational opportunities and workforce development training.
	<b>Industrial Land</b> : Preserves or enhances industrial land.
Y	<b>Not located over Edwards Aquifer Contributing Zone or Edwards Aquifer Recharge Zone</b>
5	<b>Number of “Yes’s”</b>

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 located in the West Bouldin Creek Watershed of the Colorado River Basin, which is classified as an Urban Watershed by Chapter 25-8 of the City's Land Development Code. It is in the Desired Development Zone.

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.

This site is required to provide on-site water quality controls (or payment in lieu of) for all development and/or redevelopment when 8,000 s.f. cumulative is exceeded, and on site control for the two-year storm.

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: No comments.

PARD – Planning & Design Review:

Parkland dedication will be required for the new applicable uses proposed by this development, condos with SF-6 zoning, at the time of subdivision or site plan, per City Code § 25-1-601. Whether the requirement shall be met with fees in-lieu or dedicated land will be determined using the criteria in City Code Title 25, Article 14, as amended. 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: [ann.desanctis@austintexas.gov](mailto:ann.desanctis@austintexas.gov). At the applicant's request, PARD can provide an early determination of whether fees in-lieu of land will be allowed.

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.

Austin Transportation Department – Engineering Review:

The Austin Strategic Mobility Plan (ASMP) calls for 72 feet of right-of-way for Lightsey Road. It is recommended that 36 feet of right-of-way from the existing centerline should be dedicated for Lightsey Road according to the Transportation Plan with the first subdivision or site plan application. [LDC 25-6-51 and 25-6-55].

The Austin Strategic Mobility Plan (ASMP) calls for 58 feet of right-of-way for Clawson Road. It is recommended that 29 feet of right-of-way from the existing centerline should be dedicated for Clawson Road according to the Transportation Plan with the first subdivision or site plan application. [LDC 25-6-51 and 25-6-55].

Existing Street Characteristics:

Name	ASMP Classification	ASMP Required ROW	Existing ROW	Existing Pavement	Sidewalks	Bicycle Route	Capital Metro (within ¼ mile)
Lightsey Road	Level 2	72'	49'	26'	No	Yes	No
Clawson Road	Level 1	58'	42'	22'	No	No	No

Austin Water Utility:

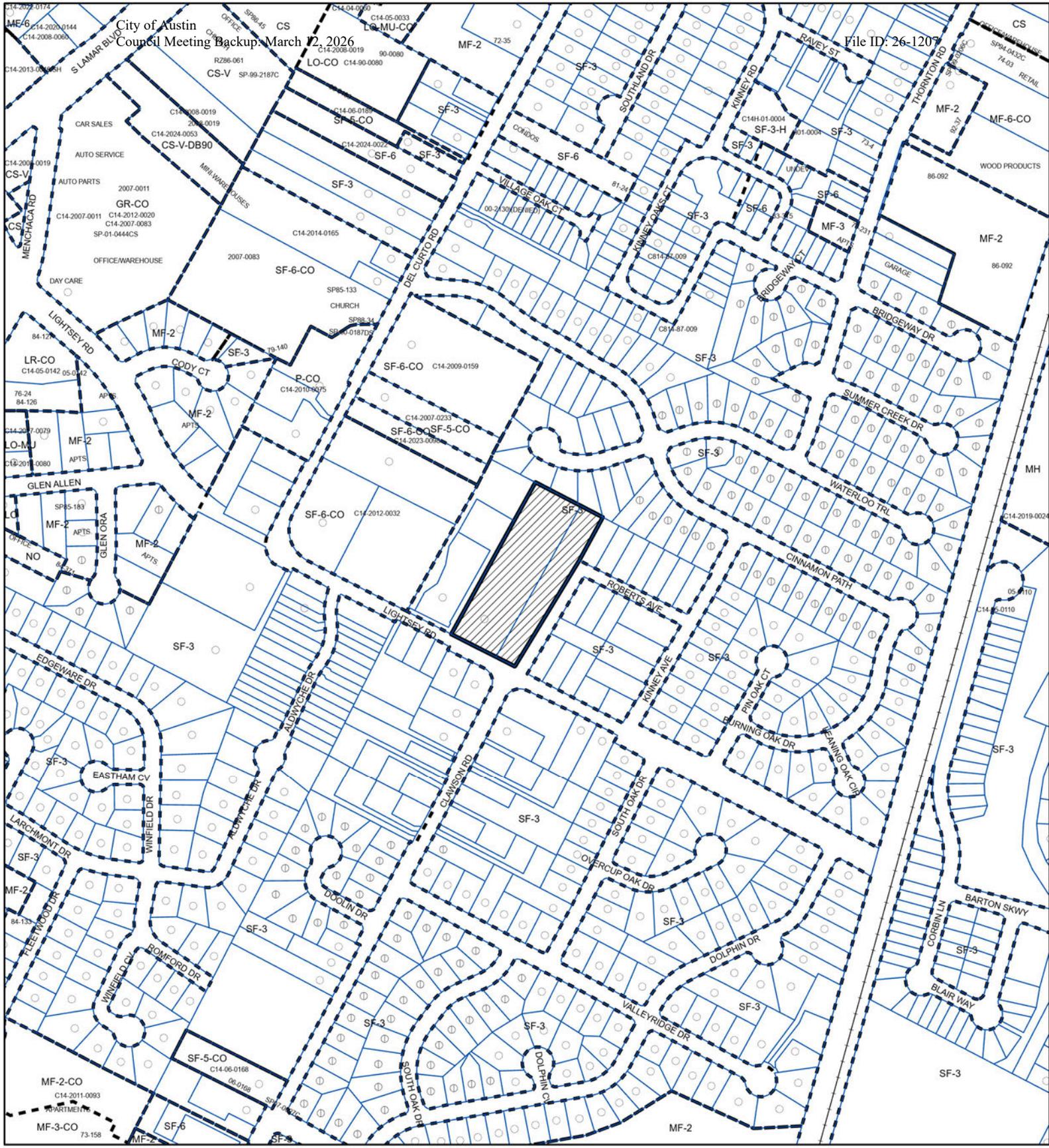
No comments on zoning change.

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](mailto:ser@austintexas.gov).

INDEX OF EXHIBITS AND ATTACHMENTS TO FOLLOW:

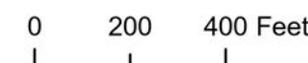
- A. Zoning Map
- B. Aerial Map
- C. Applicant’s Summary Letter
- Correspondence from Interested Parties



**ZONING**

**ZONING CASE#: C14-2025-0108**

 SUBJECT TRACT  
 PENDING CASE  
 ZONING BOUNDARY



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 Austin Planning for the sole purpose of geographic reference. No warranty is made by the City of Austin regarding specific accuracy or completeness.





### Lightsey Homes

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

ZONING CASE#: C14-2025-0108  
 LOCATION: 1700-17400 Lightsey Rd  
 SUBJECT AREA: 2.98 Acres  
 MANAGER: Cynthia Hadri



*Thrower Design* LLC  
LAND PLANNERS

November 3, 2025

Ms. Lauren Middleton-Pratt  
Director, Planning Department  
City of Austin  
6310 Wilhelmina Delco Drive  
Austin, TX 78752

***Via Electronic Delivery***

Re: Rezoning Application – Lightsey Homes – 1700 & 1704 Lightsey Road

Dear Ms. Middleton-Pratt:

On behalf of the Owner(s) of the properties referenced above, we respectfully submit the enclosed rezoning application. The subject properties total 2.98 acres and are portions of legally platted land located within Council District 5, represented by Council Member Ryan Alter. There is not a Council adopted neighborhood plan and therefore the properties are not subject to a Future Land Use Map.

The request is to rezone the properties from SF-3 to SF-6, allowing flexibility of building placement among Heritage Trees. Development with SF-6 is estimated to yield thirty-five (35) homes in a centrally located neighborhood that has quick access to a variety of goods and services along Lamar Blvd, South First Street, Manchaca Road, W. Oltorf Street, and W. Ben White Blvd.

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, Planning Department (*via electronic delivery*)

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: C14-2025-0108  
Contact: Cynthia Hadri, 512-974-7620  
Public Hearing: February 10, 2026, Planning Commission

Deborah Stuart  
Your Name (please print)

I am in favor  
 I object

3106 Clawson Road, 78704  
Your address(es) affected by this application (optional)

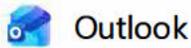
Deborah Stuart  
Signature

Febr. 2026  
Date

Daytime Telephone (Optional): 512.627.2556

Comments: PLEASE consider the impact of this proposal - traffic, noise, loss of community. Traffic, we have already been inundated by several condo groups, & no changes or repairs have been made to our street. Crossing to walk is life impairing. Make improvements to traffic flow BEFORE adding to it. Our street is zoned "no large trucks" yet they speed by all day long. Please help us preserve our small bit of what's left of South Austin.

If you use this form to comment, it may be returned to:  
City of Austin, Austin Planning  
Cynthia Hadri  
P. O. Box 1088, Austin, TX 78767  
Or email to:  
cynthia.hadri@austintexas.gov



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**Re: NO to Lightsey Road Development**

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**From** Hadri, Cynthia <Cynthia.Hadri@austintexas.gov>

**Date** Thu 1/8/2026 1:24 PM

**To** James Burleson; Weatherford, Krista M <KristaM.Weatherford@austintexas.gov>; District 5 <District5@austintexas.gov>

Hi James,

Apologies for the delay in response, I was out of the office. Thank you for your comments and concerns, I will submit them with the staff report submitted to Planning Commission and City Council.

In regard to the concerns for the trees on the property, that will be addressed at the time of site plan. If the rezoning is granted, the applicant will need to provide the necessary surveys and site plans for review and approval by multiple City departments, including Arborist/Tree Review.

If you would like me to relay your concerns to the applicant I am happy to do so. As well as provide you their information if you do not have it already.

Best Regards,



**Cynthia Hadri**  
Planner Senior  
Planning Department  
512-974-7620  
[cynthia.hadri@austintexas.gov](mailto:cynthia.hadri@austintexas.gov)

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

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**Sent:** Wednesday, January 7, 2026 12:29 PM

**To:** Weatherford, Krista M <KristaM.Weatherford@austintexas.gov>; District 5 <District5@austintexas.gov>; Hadri, Cynthia <Cynthia.Hadri@austintexas.gov>; >

**Subject:** Re: NO to Lightsey Road Development

External Email - Exercise Caution

Thank you for your response, Krista.

You have not addressed my specific case against unlimited development in Austin, specifically across the street from my house, after two other recent developments have damaged my life and work for extended spans of time. Has the Councilman no regard for the principle of moderation?

Please confer with Mr. Alter and respond to the questions and assertions in my original letter.

What possible difference could your constituents' voices make if there are **no** decisions to be made at all, since **all** developments are evidently preapproved now by Council and Planning Board? My neighbors and I have been **crushed** repeatedly by their "decisions", our meticulously-built lives **wrecked**, as they will evidently continue to be, regardless of where we move, regardless of our case that unregulated development created homelessness, regardless of the aesthetics of just leaving nature alone occasionally in order to preserve some vestige of it in this city, regardless of the case for affordability. What has become of rationality in public discourse? Where is your regard for us?

Sincerely,  
James Burleson  
1.7.26

On Wed, Jan 7, 2026 at 11:47 AM Weatherford, Krista M <[KristaM.Weatherford@austintexas.gov](mailto:KristaM.Weatherford@austintexas.gov)> wrote:

Hi Mr. Burleson, I wanted to respond to your email on behalf of CM Ryan Alter's office. I'm sorry to hear you are unhappy with this project. I'm happy to connect you with the developer's representative should you want to address any specific concerns with them directly. I've already spoken with some other neighbors. CM Alter is familiar with this project, and generally supportive of the property owner's right to develop their property. However, we have advocated for the preservation of trees/surrounding environment as much as possible.

I'm sorry to hear your experience in Austin has been negative, and that you have affordability concerns. Certainly, policymakers have the need to balance many critical issues like environmental preservation, affordability, and ensuring there is sufficient housing for a growing city.

Happy to keep an open dialogue as this project moves forward,  
Krista



**Krista Weatherford, MPAff, MSCRP**  
Policy Advisor, Council Member Ryan Alter  
District 5, City of Austin  
O: [512-978-2199](tel:512-978-2199)

*All individuals who have scheduled a meeting with Council Member Alter or his staff are requested to complete this [Visitor Sign-in Form](#) to comply with the*

*City's Lobbying Ordinance. This form is not for requesting meetings with CM  
Alter or his staff. A physical sign-in sheet can also be provided during  
meetings. Thank you.*

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**From:** James Burleson

**Sent:** Tuesday, January 6, 2026 12:20 PM

**To:** Hadri, Cynthia <[Cynthia.Hadri@austintexas.gov](mailto:Cynthia.Hadri@austintexas.gov)>; District 5 <[District5@austintexas.gov](mailto:District5@austintexas.gov)>; James Burleson

**Subject:** NO to Lightsey Road Development

You don't often get email from [jburleso@austincc.edu](mailto:jburleso@austincc.edu). [Learn why this is important](#)

External Email - Exercise Caution

**re: C14-2025-0188**

Dear Ms. Hadri and Councilman Alter:

I live at [REDACTED] Lightsey Road; I also work for the city, in the sense that I am the ACC Latin professor. All my teaching work is done from home; my desk faces the planned development site which is now a lovely small forest at 1700 - 1704 Lightsey. The noise and pollution of development is certain to interrupt my work and my sleep for a prolonged span of time, as did the recent, unnecessary redevelopment of the street-corners at Clawson and Lightsey, and the prior development at 3900 Clawson -- for many months. My immediate neighbor, a UT Professor, works sometimes from home as well, for the Geology Department. This development on Lightsey threatens the same interruptions to his life and work. Continuous noise, chaos, truck traffic and their incessant bleeping/grinding, the tedious hammering, screeching of saws, sawdust, engine exhaust, dust and particulates from construction, the loss of the trees -- the sheer disappointment of this development -- comprise an assault on my lifestyle, at the sunset of my life. All the neighbors who have talked with me about this plan feel exactly the same as I. If you should only come to look at this perfect little forest, you would realize that any development replacing it only represents a reprehensible destruction of something far more rare and valuable.

Where now there is a perfect forest-ecosystem of cedars and oaks there is to be brick, concrete, steel, and asphalt. Yet another eyesore. Where there is peace and quiet there is to be the chaos of construction, and then the likelihood of higher traffic volume, barking dogs, more delivery and garbage trucks, endless leaf-blowing.... Where there is now a fine sunset over trees there will be an enormous atrocity. In a neighborhood where there are already exorbitant property taxes and nearly-impossible rents -- beyond my limit now, they are certain to be increased even further.

In my former neighborhood on Gathright Cove we fought the many nearby developments ultimately allowed by rezoning decisions made by the Planning Board and the Council over the years: my rent was increased 40% and the lifestyle that I had built for 13 years was destroyed. No one in city government would help; in fact, I had to move, ultimately because of decisions made by the Planning Board and the Council. The rents on that site, now covered by an unspeakable enormity, are up to ~400% higher than my last rental payments there. Affordable to unaffordable. The house to which I moved from there, on Oak Crest, rented for 1450, until, due to increased property taxes, it rose to 2400. I had to move, again because of decisions made by the Planning Board and the Council. Now in this third house, on Lightsey, my rent has increased 7% in three years, specifically due to increased property taxes. My rent now is exactly double what it had been from 2008 to ~2018, before rezoning/development decisions began to be made by the Planning Board and the Council. My pay, however, has not increased proportionally. Payment of these rent increases has always come from my limited retirement savings. I thus can never rationally plan to retire. I can only work in order to work. Please do not cause my rent to increase again because of increased property valuations due to this planned development on Lightsey Road.

Infrastructure in Austin is already insufficient, given our new climate of drought and the strain of overpopulation/increased demand upon all local providers. All utilities have increased costs beyond reason, including the costs of maintenance and expansion. My bills are now beyond my limits: the excess costs are paid from my limited retirement savings.

The actual costs of water, electricity, and gas are a fraction of these bills, respectively, now. No help from the city government. And these rates can only increase with increased population.

Homelessness is clearly being created by the Council's profiteer-friendly policies: more and easier development: higher valuation: higher property taxes: higher rents and utilities: more homelessness.

The council's policies to increase the population and to promote development are destructive of the most attractive parts of this city, *vis à vis* the bulldozing of the entire densely-forested block where Mercury Hall used to be, or the commercialization and attempted/actual development of the Hike and Bike Trail [Leffingwell, Adler, Watson], or the unattractive, offensive, extreme plans for the waterfront [Watson]. The proposal to rezone 1700 - 1704 Lightsey Road must be rejected for the sake of preserving possibly the quietest, most natural neighborhood remaining in the entire city, and for the sake of us the residents of this neighborhood. There have been more than enough developments here recently. The developers already have their massive fortunes, but they will never have enough. They will certainly resist any move to make their enormous and atrocious projects "affordable", as developers do. Such projects are ill-advised at best.

Mayor Will Wynn was wrong about densification, its ability to prevent urban sprawl. It was only ever about the profits of development. Mayor Leffingwell's Council allowed the

development of the enormous Mill Creek Condos, illegally permitted, to proceed up to 30 feet from the Hike and Bike Trail. The profiteering from densification/development, now more accessible and more aggressive and more profitable [Adler, Watson] than ever, are given the excuses by city government of "increased affordability" and "accommodation for the homeless". Everyone knows that these excuses are also false, as I have shown above.

Let Council take the high moral ground and consider purchasing this land on Lightsey Road simply in order for it to be left alone, as a protected, rare, and thus significant ecosystem. Was it not wisely-zoned in the first place as it is now, to protect this land and to shield the neighborhood from over-development, to preserve the character of this environment? Please just deny the change of zoning and the requested permit. This choice should be a natural one for any city leaders who care about their constituents, such as yourselves, surely. The tables turned, you, of course, would not gladly allow the view from your own front window to be permanently marred for the sake of further profits for the already wealthy, right?

In the twilight of my life, where in Austin might I find a similarly quiet, respectful, appealing, natural neighborhood, one never to be destroyed with the consent of the Planning Department/Council? I'm growing very weary of being forced to move. Is it your aim to promote the total development of the entire city? Or will you give a thought to aesthetics and reserve some respect, some tiny part of the city for your constituents? If one can't find peace and quiet at home, where can they be found? Why must I fight the Austin city government in an attempt to maintain my simple, minimalistic life? Why must this letter be written at all?

James H. Burleson  
Associate Professor, ACC

## 1.2.26

### Lightsey Road

#### Attached:

1. my affordable home for 13 years
2. its destruction
3. its unaffordable enormous replacement

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Outlook

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**Re: C14-2025-0108 - Inquire and concerns**

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**From** Hadri, Cynthia <Cynthia.Hadri@austintexas.gov>

**Date** Tue 2/3/2026 2:29 PM

**To** Pablo Szub [REDACTED]

Hi Pablo,

Thank you for your email and the information. Sidewalks are addressed at the time of site plan, and they are required to add sidewalks to one of the streets when there is a corner lot. They are also able to pay a fee in lieu of adding the sidewalks. I've reached out to the applicant to get more information on your concerns; they are aware of the sidewalk concerns from the neighborhood.

Best Regards,



**Cynthia Hadri**  
Planner Senior  
Planning Department  
512-974-7620  
[cynthia.hadri@austintexas.gov](mailto:cynthia.hadri@austintexas.gov)

*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:** Pablo Szub [REDACTED]  
**Sent:** Tuesday, February 3, 2026 7:36 AM  
**To:** Hadri, Cynthia <Cynthia.Hadri@austintexas.gov>  
**Subject:** C14-2025-0108 - Inquire and concerns

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External Email - Exercise Caution

GM Cynthia,

I'm writing to learn more about the proposed project at 1700 and 1704 Lightsey Rd. I own a property just a few blocks away and walk this stretch of Lightsey several times a day.

Currently, about half of Lightsey lacks sidewalks on either side of the street. Could you please clarify whether the city or the developer will be responsible for constructing sidewalks as part of this project—and on which side of the street?

If the developer is required to build a sidewalk on the north side, my concern is that it would still leave an incomplete pedestrian path from the corner of Clawson and Lightsey heading west. There is already a partial sidewalk on the south side of Lightsey that runs continuously to the park, but it does not extend all the way, creating a safety gap.

This has been an ongoing issue with the city and I've opened several 311 cases requesting a continuous sidewalk on the south side of Lightsey so residents can safely walk to the park. This section of the street is especially challenging, as drivers tend to speed once they pass the stop sign at Aldwyche.

With this new development likely increasing traffic along Lightsey, I believe pedestrian safety becomes even more critical. Ideally, the full stretch of Lightsey—including both stop signs—should be evaluated to ensure residents feel safe walking, especially with added vehicle flow.

I'd be happy to share videos of the current conditions or meet with you or someone from your team on site to review these safety concerns before any zoning changes or permits are issued.

Thank you for your time and consideration.

Best regards,  
Pablo Szub



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## 1700 Lightsey Upzone to SF-6 - C14-2025-0108

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**From** Lara Cirkovic [REDACTED]  
**Date** Mon 2/9/2026 4:01 PM  
**To** Hadri, Cynthia <Cynthia.Hadri@austintexas.gov>

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### External Email - Exercise Caution

Hi Cynthia,

My name is Lara Saraceno and I am a resident of the South Lamar neighborhood.

Overall, I support the proposed zoning change regarding 1700 Lightsey. That said, I have two key concerns I'd like to raise regarding the redevelopment.

First, infrastructure and pedestrian access. As density increases, infrastructure needs to keep pace. All street-facing edges of the development should include continuous sidewalks. There are also existing gaps in sidewalks along Lightsey and Clawson that need to be addressed, to increase safety and walkability for our community.

Second, neighborhood integration. It's important that the development feels connected to the surrounding area rather than operating as a walled-off subdivision. Where possible, homes should engage the street, and I have concerns that extensive fencing along Clawson could isolate new residents and undermine the character and walkability of the neighborhood.

While I understand these considerations may sit outside the immediate scope of the Planning Commission's recommendation, I believe they are important factors for all parties to keep in mind as the project moves forward.

Thank you for your time and consideration.

Best,  
Lara Saraceno

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CN # C14-2025-0108

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**From** [REDACTED]  
**Date** Mon 2/23/2026 7:15 PM  
**To** Hadri, Cynthia <Cynthia.Hadri@austintexas.gov>

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External Email - Exercise Caution

Name: Balaji Srinivasa  
Dated: 2/23/2026

I OBJECT

Comments: It's at the corner of a busy intersection that's too small to handle traffic from another 8-14 cars and guests and commercial traffic due it. If the ingress and egress is on the Lightsey side, it will cause serious traffic issues. If it's on the Clawson side its too small a road to handle it

Thankyou

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