

ZONING CHANGE REVIEW SHEET

CASE: C14-2024-0022

DISTRICT: 5

ZONING FROM: SF-3

ZONING TO: SF-6

ADDRESS: 2700 and 2702 Del Curto Road

SITE AREA: 0.986 acres
(42,950 sq. ft.)

PROPERTY OWNER: Mile Earney

AGENT: Land Answers, Inc. (Tamara Mitchell)

CASE MANAGER: Cynthia Hadri 512-974-7620, Cynthia.hadri@austintexas.gov

STAFF RECOMMENDATION:

The staff recommendation is to grant townhouse and condominium residence (SF-6) district.

PLANNING COMMISSION ACTION / RECOMMENDATION:

June 11, 2024: *APPROVED THE APPLICANT'S REQUEST FOR SF-6.
[A. AZHAR; F. MAXWELL-2ND] (10-0) N. BARRERA-RAMIREZ & G. COX –
ABSENT; J. MUSHTALER - OFF THE DIAS*

May 14, 2024: *APPROVED THE APPLICANT'S REQUEST FOR A POSTPONEMENT TO
JUNE 11, 2024.*

*[A. AZHAR; A. HAYNES-2ND] (9-0) P. HOWARD, R. JOHNSON, J. MUSHTALER,
AND A. WOODS - ABSENT*

CITY COUNCIL ACTION:

July 18, 2024:

ORDINANCE NUMBER:

ISSUES: N/A

CASE MANAGER COMMENTS:

The property in question is 0.986 acres, is developed with two (2) residential units and is on the west side of Del Curto Road. The adjacent properties on the north and south are developed with single family homes and townhome residences (SF-3, SF-5-CO & SF-6-CO). To the west, across Del Curto Road, there are single family residences (SF-3). The properties

to the west have a restaurant (Matt’s El Rancho), a church and some warehouses. ***Please refer to Exhibits A (Zoning Map) and A-1 (Aerial Exhibit).***

The parcel is located in the suspended South Lamar neighborhood plan and will not require a future land use map amendment. The site is developed with two residential units and the rezoning will allow the applicant to construct approximately seven (7) homes on the parcel, per the attached summary letter (***Exhibit C – Applicant’s Summary Letter***).

Per the comprehensive plan review comments this site meets five (5) of the Imagine Austin Decision Guidelines. The property is 0.10 miles from Lamar Boulevard Activity Corridor, is within 0.5 miles of goods and services, has sidewalks on Del Curto, and expands the number of housing units that suit a variety of households, incomes, and lifestyle needs of a diverse population.

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 singlefamily 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. The staff’s recommendation is to recommend the request for SF-6 because the surrounding properties on Del Curto Road have been rezoned from SF-3 to SF-6-CO or SF-5-CO with the same intent of adding more residential units on the properties.

EXISTING ZONING AND LAND USES:

	ZONING	LAND USES
<i>Site</i>	SF-3	Single Family Residential
<i>North</i>	SF-3, SF-5-CO LO-CO, LO-MU-CO & CS MF-2	Single Family Residential Off-site Accessory Parking, General Retail Multifamily Residential
<i>South</i>	SF-3, SF-6-CO P-CO MF-2 & GR-CO	Single Family Residential & Townhouse Residential Del Curto Park & South Lamar Neighborhood Park Duplex Residential & Multifamily Residential
<i>East</i>	SF-3, SF-3-H SF-6, SF-6-CO	Single Family Residential Townhouse Residential

	MF-3	Multifamily Residential
<i>West</i>	CS-V	Restaurant, Religious Assembly and Warehouse

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 | Save Our Springs Alliance |
| Austin Lost and Found Pets | SELTexas |
| Austin Neighborhoods Council | Sierra Club |
| Friends of Austin Neighborhoods | Austin Regional Group |
| Friends of Zilker | South Central Coalition |
| Homeless Neighborhood Association | South Lamar Neighborhood Assn. |
| Neighborhood Empowerment Foundation | TNR BCP - Travis County Natural Resource |
| Perry Grid 614 | Zilker Neighborhood Association |
| Preservation Austin | |

AREA CASE HISTORIES:

NUMBER	REQUEST	COMMISSION	CITY COUNCIL
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)

C14-2010-0075 - 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:

There are no related cases.

ADDITIONAL STAFF COMMENTS:

Comprehensive Planning:

Project Name and Proposed Use: 2700 DEL CURTO ROAD. C14-2024-0022. Project: 2700 Del Curto – Rezone. 0.986 acres from SF-3 to SF-6. Existing: 2 residential dwelling units. Proposed: 8 single-family residential dwelling units in unspecified SF-6 housing type. Demolition is proposed for the original 2 dwelling units. Number of affordable units listed as unknown.

Yes	Imagine Austin Decision Guidelines
Complete Community Measures *	
Y	Imagine Austin Growth Concept Map: 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. Names of Activity Centers/Activity Corridors/Job Centers *: <ul style="list-style-type: none"> • 0.10 miles from Lamar Boulevard Activity Corridor
	Mobility and Public Transit *: Located within 0.25 miles of public transit stop and/or light rail station.
Y	Mobility and Bike/Ped Access *: Adjoins a public sidewalk, shared path, and/or bike lane. <ul style="list-style-type: none"> • Sidewalk present along Del Curto Rd
Y	Connectivity, Good and Services, Employment *: Provides or is located within 0.50 miles to goods and services, and/or employment center.
	Connectivity and Food Access *: Provides or is located within 0.50 miles of a grocery store/farmers market.
	Connectivity and Education *: Located within 0.50 miles from a public school or university.
Y	Connectivity and Healthy Living *: Provides or is located within 0.50 miles from a recreation area, park or walking trail. <ul style="list-style-type: none"> • 0.10 miles from Tom Lasseter-South Lamar Neighborhood Park
	Connectivity and Health *: 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	Housing Choice *: 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.
	Housing Affordability *: Provides a minimum of 10% of units for workforce housing (80% MFI or less) and/or fee in lieu for affordable housing.
	Mixed use *: Provides a mix of residential and non-industrial uses.
	Culture and Creative Economy *: Provides or is located within 0.50 miles of a cultural resource (ex: library, theater, museum, cultural center).
	Culture and Historic Preservation : Preserves or enhances a historically and/or culturally significant site.
	Creative Economy : Expands Austin’s creative economy (ex: live music venue, art studio, film, digital, theater.)
	Workforce Development, the Economy and Education : 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.
	Industrial Land : Preserves or enhances industrial land.
	Not located over Edwards Aquifer Contributing Zone or Edwards Aquifer Recharge Zone
5	Number of “Yes’s”

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 located over the Edwards Aquifer Recharge Verification 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.

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

Fire:

There are no comments.

PARD – Planning & Design Review:

Parkland dedication will be required for the new applicable uses proposed by this development, single family with SF-6., 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 § 25-1-607 (B)(1) & (2).

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. 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 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.

Any development which occurs in an SF-6 or less restrictive zoning district which is located 540-feet or less from property in an SF-5 or more restrictive zoning district will be subject to compatibility development regulations.

The site is subject to compatibility standards. Along the north property line, the following standards apply:

- No structure may be built within 25 feet of the property line.
- No structure in excess of two stories or 30 feet in height may be constructed within 50 feet of the property line.
- No structure in excess of three stories or 40 feet in height may be constructed within 100 feet of the property line.
- No parking or driveways are allowed within 25 feet of the property line.
- A landscape area at least 25 feet wide is required along the property line. In addition, a fence, berm, or dense vegetation must be provided to screen adjoining properties from views of parking, mechanical equipment, storage, and refuse collection.
- Additional design regulations will be enforced at the time a site plan is submitted.

Austin Transportation Department – Engineering Review:

The Austin Strategic Mobility Plan (ASMP) calls for 84 feet of right-of-way for Del Curto Road. It is recommended that 42 feet of right-of-way from the existing centerline should be dedicated for Del Curto 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)
Del Curto Road	Level 2	84'	60'	22'	Yes – some missing sections	On-Street Shared Lane	No

TIA:

No TIA is required.

Austin Water Utility:

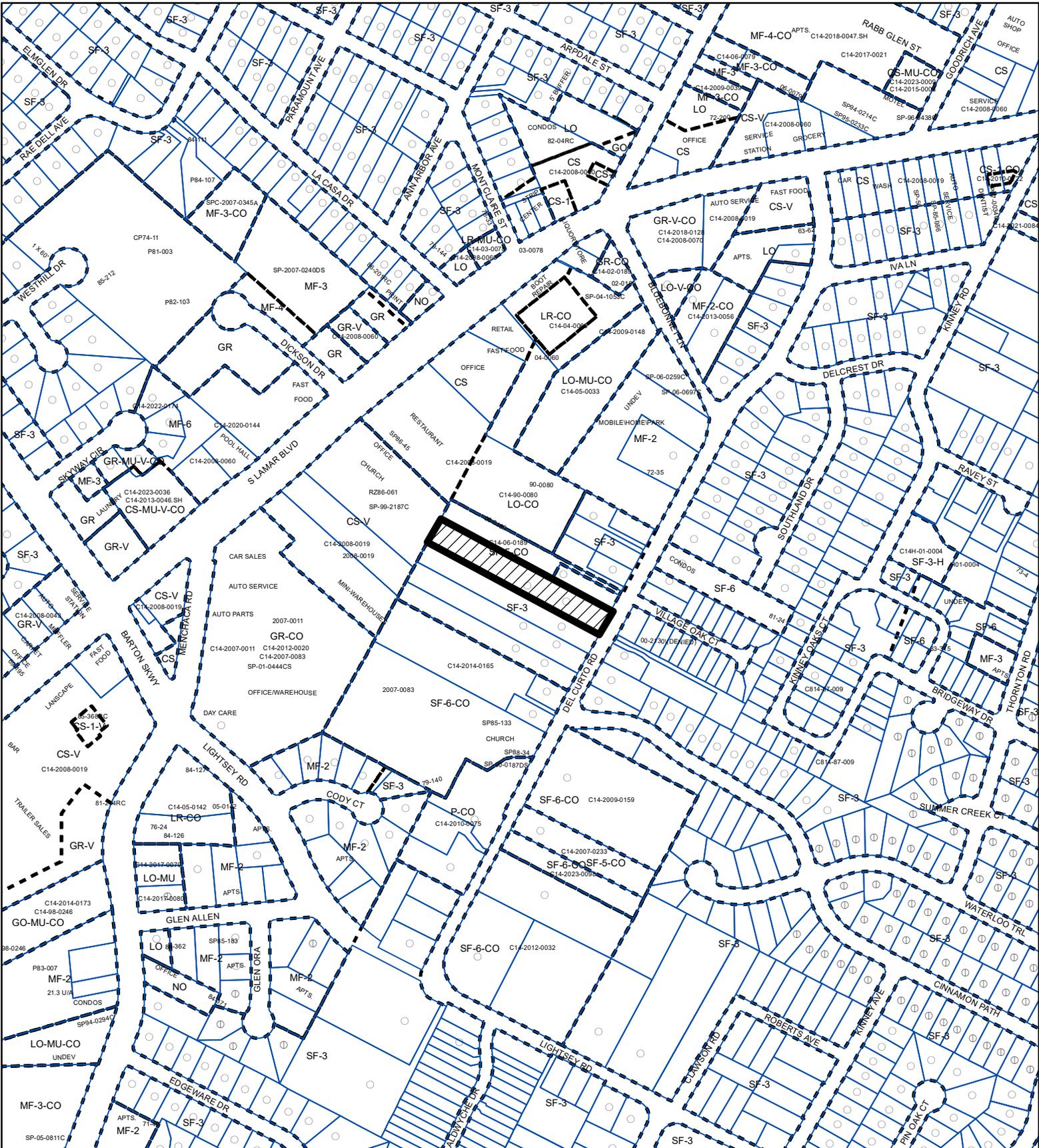
No comments on zoning change.

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:

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



ZONING

ZONING CASE#: C14-2024-0022



 SUBJECT TRACT

 PENDING CASE

 ZONING BOUNDARY

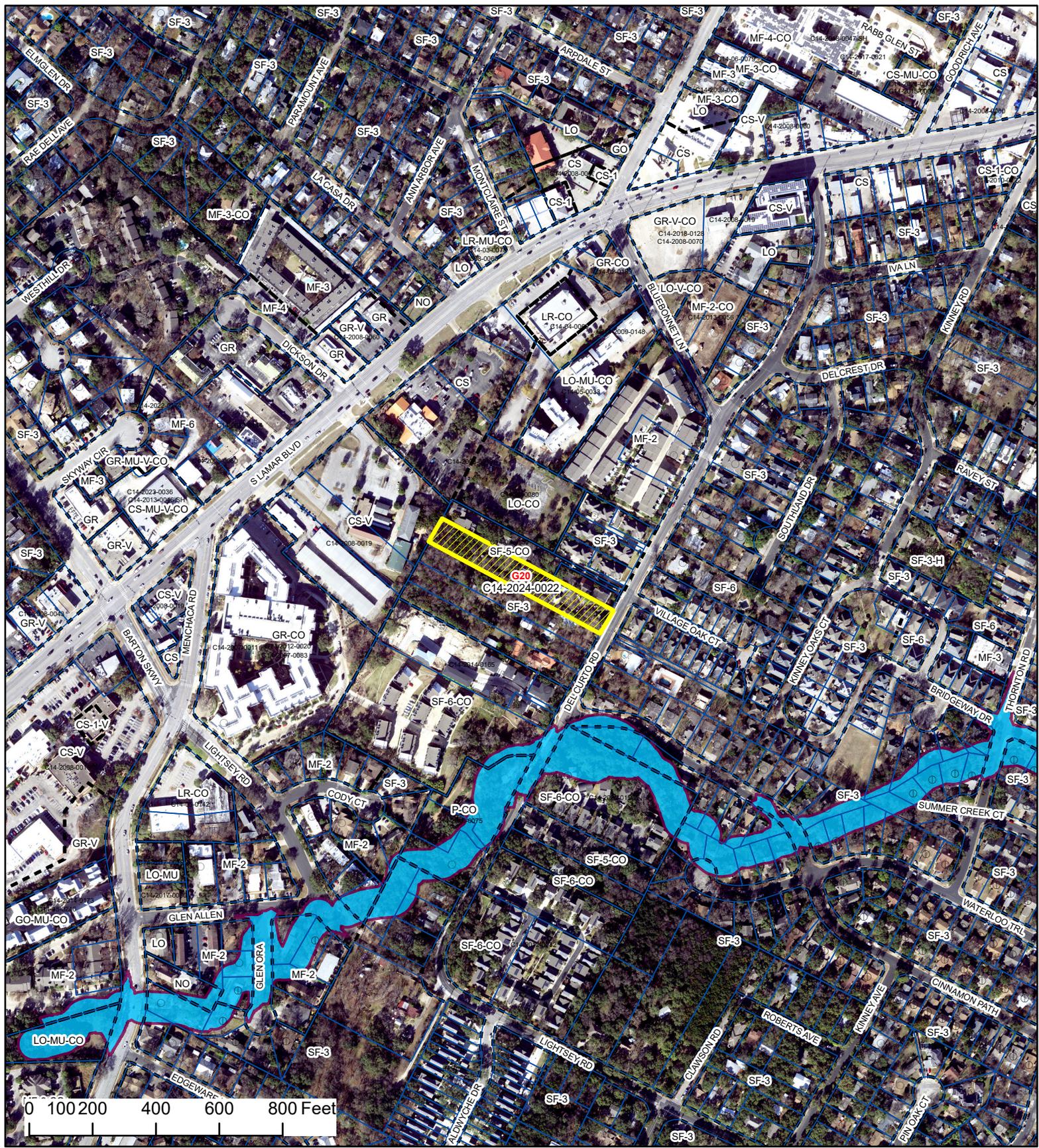
Exhibit A
1" = 400'

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: 2/29/2024



2700 Del Curto - Rezone

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

CASE#: C14-2024-0022
 LOCATION: 2700 Del Curto Rd
 SUBJECT AREA: 0.986 Acres
 GRID: G20
 MANAGER: Cynthia Hadri



Cynthia Hadri
City of Austin Permitting and Development Center
6310 Wilhelmina Delco Dr.
Austin, TX 78752

March 26, 2024

Re: C14-2024-0022: 2700 Del Curto Road

Dear Mrs. Hadri,

We are writing to you today on behalf of the property owners of 2700 Del Curto Road, to respectfully request a zoning change on the property from the current SF-3 zoning (Family Residence) to SF-6 zoning (Townhouse and Condominium Residence). We are requesting this rezoning to accommodate construction of approximately 7 homes. I have attached an exhibit here, illustrating a proposed site layout.

The zoning surrounding this property is as follows: to the Southeast and Southwest the zoning is SF-3, to the Northwest the zoning is CS-V, and to the Northeast the zoning is SF-5-CO. The Northeastern property's SF-5 zoning designation is the reason that we are seeking SF-6 for this property, as per LDC 25-2-776 (D) (1) A condominium site must be at least 300 feet from other condominium sites in an SF-5 district.

Please do not hesitate to reach out if you or your staff have any questions or need additional information concerning this application.

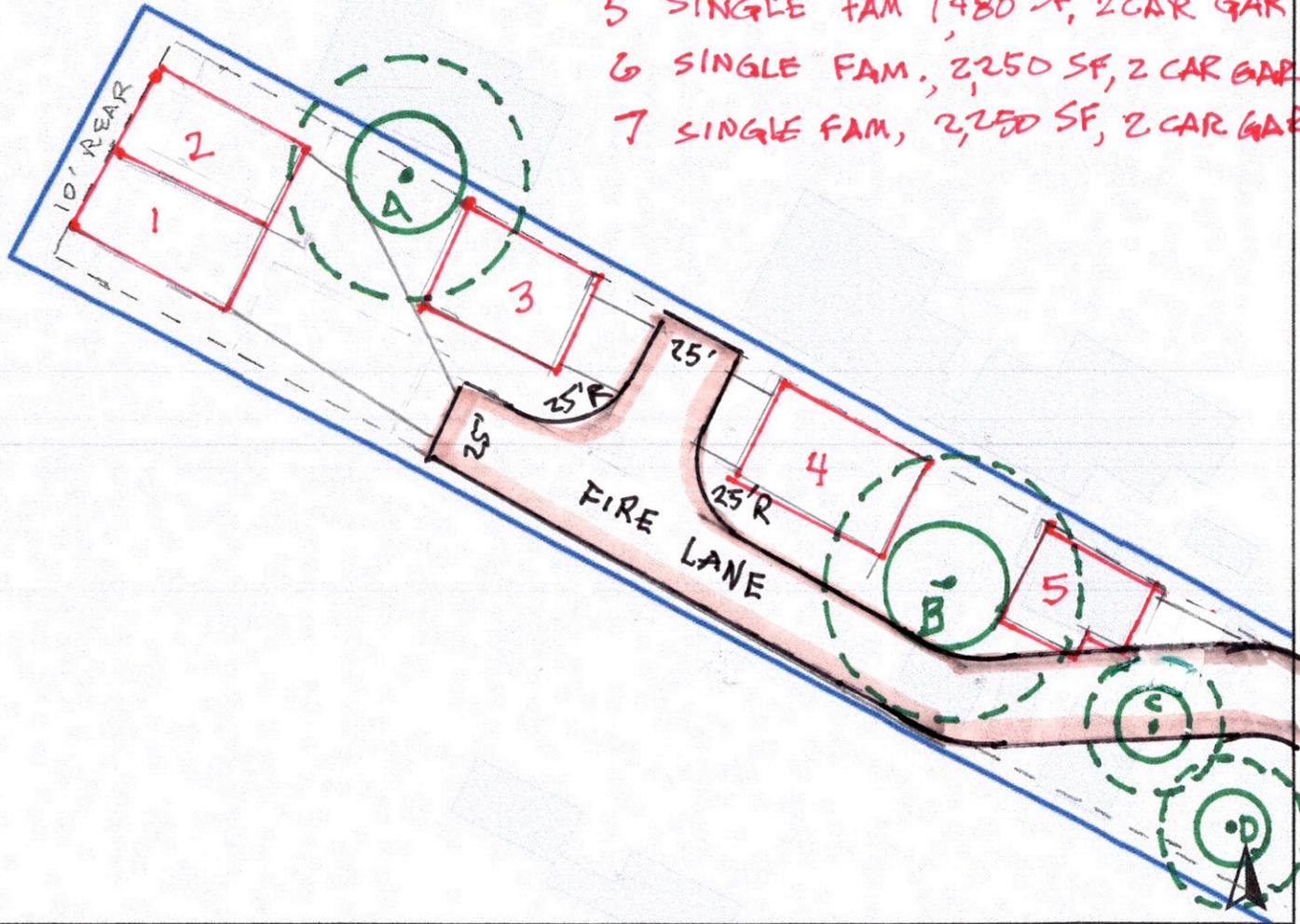
Thank you,



Tamara Mitchell
Project Manager
Land Answers, Inc.
5311 Bull Run
Austin, TX 78727
(512) 920-7791



- 1-2 - DUPLEX 1,750 SF EA. W/ 2 CAR GAR.
- 3 SINGLE FAM 1,800 SF, 2 CAR GAR.
- 4 SINGLE FAM 1,800 SF, 2 CAR GAR.
- 5 SINGLE FAM 1,480 SF, 2 CAR GAR.
- 6 SINGLE FAM, 2,250 SF, 2 CAR GAR.
- 7 SINGLE FAM, 2,250 SF, 2 CAR GAR.

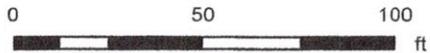


Legend

Heritage & Protected Trees:

- A = DBL LIVE OAK 33.34"
- B = 35.35" LIVE OAK
- C = 20.7" CEDAR
- D = 20.7" LIVE OAK
- E = 21.33" CEDAR

Exhibit C



9/29/2023

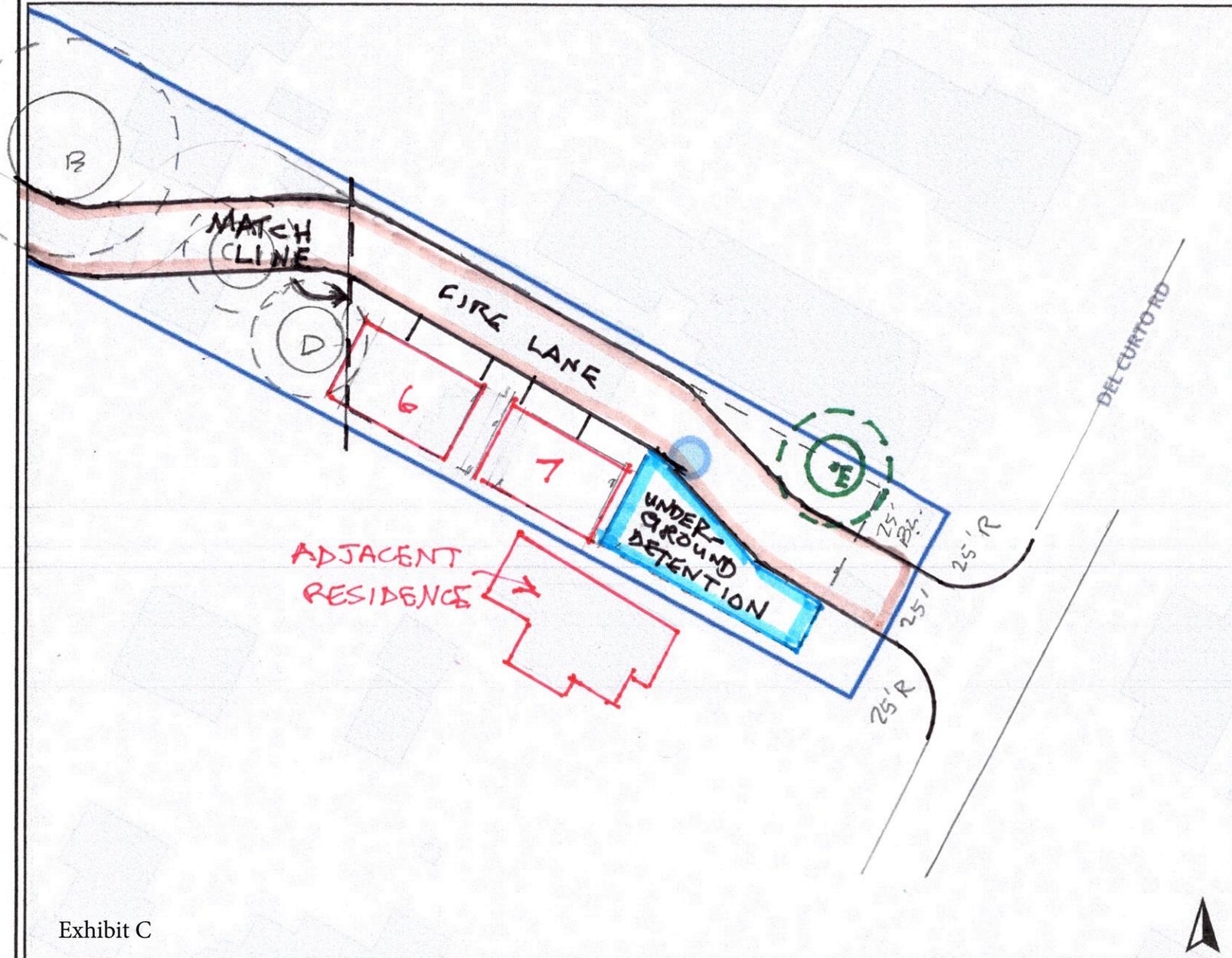
This product is for informational purposes and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey. This product has been produced by the City of Austin for the sole purpose of geographic reference. No warranty is made by the City of Austin regarding specific accuracy or completeness.

Notes



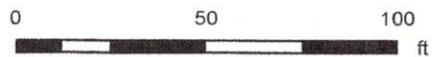
Property Profile

2700 Del Curto



Legend

Exhibit C



9/29/2023

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

Notes

2700 Del Curto - Rezone / Permit/Case 2024-006323 ZC

Andy Petusky

Mon 5/13/2024 9:16 PM

To:Hadri, Cynthia <Cynthia.Hadri@austintexas.gov>

External Email - Exercise Caution

Hello Ms Hadri,

My wife Robin Lerner and I live at 2608 Del Curto Rd Unit 4. Our property is adjacent to the 2700 Del Curto Rd property that has applied for a rezone.

While we are supportive of activities that promote increased urban density, we want that done in a way that is well-thought out and balances the pros and cons. To that end, we ask that the proposal address the following issues:

* Limited residence parking: This is our primary concern. On our condo-association property, there are 6 single family houses with limited parking available for guests. Our property was built with no parking on Del Curto. I do not know why this decision was made, but in hindsight it would have been better if some on-street parking had been added there, and also more space for parking should have been allocated inside our property. (This is also true of the property that flanks us on the other side, which also lacks parking on Del Curto, which further exacerbates our parking problems.) I am concerned that increasing the density at 2700 will worsen the problem. I worry that, once a zoning change is approved, rules regarding the number of spaces per property may insufficiently address this issue. This, in my mind, argues for a cap on the number of units that the zoning permits on the 2700 block property.

* Protection of heritage trees: I am under the impression that there are a few impressive old trees on the property. I would like assurances that trees do not "disappear" when the site is developed, which I hear happens in some developments.

Thank you.

Sincerely,
Andy Petusky

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 "cybersecurity@austintexas.gov."

Concerns about rezoning of 2700 Del Curto

Carol Johnson

Mon 5/13/2024 4:21 PM

To:Hadri, Cynthia <Cynthia.Hadri@austintexas.gov>

External Email - Exercise Caution

Hello Cynthia,

My name is Carol Johnson and I live at 2608 Del Curto Road, Unit 1. I am writing about the notice I received on the rezoning application for 2700 Del Curto Road. I share a fence with part of that property. I would like to share my concerns about the rezoning proposal.

1. Heritage and protected trees: Our property has maintained the protected trees and it adds so much to the character and atmosphere of our living space. I would like to see the trees designated as needing protection all protected. I realize this might affect the number of units that can be built on the property. Our property currently has 6 units and does not have as large an emergency vehicle access.
2. Parking challenges: With 6 units we have challenges with parking whenever our neighbors or we entertain guests or need workpeople to access our homes. We have worked this out, but it requires excellent communication. I cannot imagine doing this successfully with 7 units.
3. Emergency vehicle access: the emergency vehicle access, while important, adds a lot of impervious cover to the space and does not appear to allow for the tree preservation. The character of the space with that many units will be buildings and driveways, with room for little else.
4. Storm drainage – both street frontage and from back to front of the property: I am concerned about the drainage requirements, given the immense increase in impervious cover added to this property. Is this part of the storm drainage plan? The residents on the other side of our property and those across Del Curto have historically had water issues resulting from similar drainage. The water from our driveway flows onto drainage on Village Oak Court. There is not a street at the bottom of 2700 Del Curto for the water to drain onto.
5. Privacy: how can we ensure that windows on the new construction do not face directly into our homes? Our builder was careful to avoid this in construction of our units.
6. Sidewalk: Will a sidewalk be mandated in front of the property?

I realize that this property will be developed with multiple units, but I question whether 7 is the appropriate amount, given the above issues. Please let me know if there is any other way I should express my concerns.

Thank you for your time.

Carol Johnson
512 694 9705
2608 Del Curto Road Unit 2

Carol Johnson

My CliftonStrengths are: *Achiever - Incluser - Connectedness - Learner - Intellection*
Gallup Certified Strengths Coach

Ask of Rezone for 2700 Del Curto Property

Josh Van Cott

Mon 5/13/2024 6:48 PM

To: Hadri, Cynthia <Cynthia.Hadri@austintexas.gov>

External Email - Exercise Caution

Hello Cynthia - I'm a neighborhood resident near the recent purposed rezoning of the 2700 Del Curto property.

Specifically, concerned about:

- Drainage from the back to the front
- Emergency vehicle access
- Parking challenges for residents
- Street frontage storm drainage
- Added traffic on street
- Heritage & Protected trees
- Max number of units to be built - limit to 6

Can you please make sure the developer abides to these requests?

Josh Van Cott

512.629.2823

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 "cybersecurity@austintexas.gov."

Rezoning of 2700 Del Curto Road

Kim Rossmo

Mon 5/13/2024 6:26 PM

To:Hadri, Cynthia <Cynthia.Hadri@austintexas.gov>

External Email - Exercise Caution

Cynthia Hadri,

Hello. My name is Kim Rossmo. I am the owner and resident of the house at 2610-1 Del Curto Road, where I have lived for 17 years. My property is adjacent to 2700 Del Curto Road, and I am writing to you regarding the requested density changes in its rezoning application.

This neighborhood continues to grow denser, creating an increasing burden on an infrastructure never designed to handle this many people. Del Curto Road and the surrounding streets are very narrow, and many of the street segments lack sidewalks, forcing people to often walk on the roadway. This is particularly problematic in the evening as the street lighting is not very good.

It is not surprising that the large lot sizes in this area will be rezoned, but the issue is exactly how much. We have seen problems in the past with other developments including serious flooding from decreasing impervious cover, parking problems that required the City to restrict on-street parking availability, and higher volumes of traffic, necessitating a reduction in the speed limit (often ignored),

Other concerns include protection of the trees on this lot and privacy protection as it appears any new units will be two-story in height. Finally, any internal driveway must be wide enough to accommodate emergency vehicles and delivery trucks. The first is an obvious need. The second is a growing one. If Amazon, USPS, FedEx, and/or UPS delivery vehicles cannot safely navigate the driveway, they will park illegally on the street, causing obstacles for other vehicles and pedestrians. Our property (six units) has experienced multiple cases of damage caused to our fence, trees, and stonework from delivery vehicles trying to turn around.

Thank you for your consideration. Please let me know if you have any questions.

Dr. Kim Rossmo
2610-1 Del Curto Road
Austin, Texas
78704
(512) 658-1666

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 "cybersecurity@austintexas.gov."

Permit/Case: 2024-006323 ZC, 2700 Del Curto Rd Rezone

Marissa Vetter

Mon 5/13/2024 2:32 PM

To: Hadri, Cynthia <Cynthia.Hadri@austintexas.gov>

External Email - Exercise Caution

Hello,

Please let me know if I'm not following the appropriate process for this, but I received the letter in the mail regarding the request from 2700 Del Curto Rd for a rezone. My name is Marissa Vetter and I live at 2608 Del Curto Rd Unit 1 (the lot next door). I have a few concerns with the proposal.

- 1) Heritage and protected trees - I want to ensure these will be maintained, these trees provide beauty and shade coverage to the larger area and would significantly impact the houses on our property (6 units in my condo association)
- 2) Emergency vehicle access - I believe the plan proposes a large amount of driveway to enable emergency vehicles - I have concerns about this with fitting the units + maintaining trees
- 3) Parking challenges for residents - we already have parking challenges for guests in the area all utilizing village oak court + Del Curto which will be made worse with the new development at Bluebonnet and South Lamar - how do these plans contemplate guest parking?
- 4) Street frontage storm drainage - I know there is a larger project to improve drainage, but how will this play into that, how will drainage work from the back to the front of the street. Our neighborhood has already have major water problems in the past on the other side of our property and across Del Curto.
- 5) Privacy - are we able to be part of the process to ensure that no windows face directly into our home; our houses were designed with the property next door in its current state so this is a concern

Overall - I don't have objections to multiple units being on the property, but it would be much preferred to have fewer than the 7 proposed to limit the concerns above.

Thank you for your time! Please let me know if there are other steps I should follow to express my concerns.

Marissa Vetter

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 "cybersecurity@austintexas.gov."

Re: C14-2024-0022 2700 Del Curto Rezone

steve lucas

Mon 6/10/2024 8:18 PM

To: Hadri, Cynthia <Cynthia.Hadri@austintexas.gov>

External Email - Exercise Caution

Cynthia,

Ok, thought it was listed yesterday and didn't have time and the case was not there this morning. Anyway it's what I told you already:

How can this zoning be approved before the tree survey is done? I live and own all the property south of this site

and the layout only shows 5 trees to be saved, I know there are a lot more trees that should be on this list and the layout does not show any

protection of the area, 75% I believe, of the crown of the trees or the trees under the crown. It showed an access road and buildings next to

the trees. I have watched developers level property before the tree survey and when I reported this to the city arborist they could do nothing. I have

spent almost 30 years restoring my property and want my work to be saved since the development is next to my trees also. The city has said

that they want to maintain and increase the tree cover in the city to 50% and I have read it is now at 40%. Destroying old trees and surrounding

trees hurt the environment of the city and none of us will live long enough for any new growth to return if large old trees are destroyed.

Because the tree survey has not been done yet I am opposed to this zoning change.

I want to oppose this and would like to be kept informed with this and be added to any lists or any documents about this case.

If you can pass this along to them to make sure I am at least heard.

Thanks,

steve lucas

Cynthia Hadri

Senior Planner | Current Planning
City of Austin, Planning Department
O: (512) 974-7620

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

From: steve lucas <slucas78704@gmail.com>
Sent: Monday, June 10, 2024 9:58 AM
To: Hadri, Cynthia <Cynthia.Hadri@austintexas.gov>
Subject: Re: C14-2024-0022 2700 Del Curto Rezone

External Email - Exercise Caution

Cynthia,

I was going to submit my comments online through the link provided on the notice for this case (<https://bit.ly/ATXZoningComment>), the case number is not on the list for me to comment. Is there a reason I can not comment this way as I have plans tomorrow evening? Let me know.

thanks,

steve lucas

On Fri, Jun 7, 2024 at 4:14 PM Hadri, Cynthia <Cynthia.Hadri@austintexas.gov> wrote:

Good afternoon,

The Planning Commission (PC) agenda is attached and the Staff Report is provided in the link below. The 2700 Del Curto Rezone case is Item 21 on the agenda. Please refer to page 12 for speaker registration and information regarding presentation / handout materials. Page 13 includes information about Speaker testimony time allocation and parking validation.

Staff report: [ZONING CHANGE REVIEW SHEET \(austintexas.gov\)](#)

Please note, the PC meeting has the option of allowing the public to participate via telephone as well as in-person. **In order to address the PC by telephone, please be sure to sign up through the speaker registration link below prior to 2 pm on Tuesday, June 11th.** Please email any presentations or handouts to Interim Commission Liaison Nicole Corona Nicole.Corona@austintexas.gov by 1:00 PM day of the meeting.

<https://forms.office.com/g/irmTaGAqPp>

In-person speakers are able to sign up any time **prior to 5:30 pm.**

Thank you,

Cynthia Hadri

Senior Planner | Current Planning
City of Austin, Planning Department
O: (512) 974-7620



PLANNING DEPARTMENT

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

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".

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".

PUBLIC HEARING INFORMATION

This zoning/rezoning request will be reviewed and acted upon at two public hearings: before the Land Use Commission and the City Council. Although applicants and/or their agent(s) are expected to participate in a public hearing, you are not required to participate. This meeting will be conducted both online and in-person at which you will have the opportunity to speak FOR or AGAINST the proposed development or change. Contact the case manager for further information on how to participate in the public hearings. You may also contact a neighborhood or environmental organization that has expressed an interest in an application affecting your neighborhood.

Staff is conducting a pilot program to receive case-related comments online which can be accessed through this link or QR code:
<https://bit.ly/ATXZoningComment>.



During its public hearing, the board or commission may postpone or continue an application's hearing to a later date or may evaluate the City staff's recommendation and public input forwarding its own recommendation to the City Council. If the board or commission announces a specific date and time for a postponement or continuation that is not later than 60 days from the announcement, no further notice is required.

During its public hearing, the City Council may grant or deny a zoning request or rezone the land to a less intensive zoning than requested but in no case will it grant a more intensive zoning.

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.

For additional information on the City of Austin's land development process, visit our website: www.austintexas.gov/planning.

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: C14-2024-0022
Contact: Cynthia Hadri, 512-974-7620
Public Hearing: May 14, 2024, Planning Commission

Patricia Huey

Your Name (please print)

I am in favor
 I object

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



Signature

May 6, 2024

Date

Daytime Telephone (Optional):

Comments: Del Curto Rd is going through too much mu construction currently that residents are extremely limited on how to circumvent road closures + access to S Lamar + Clawson as it is. Additional construction would impact the ability of its residents even more for the next 18-36 mos as the City will also have the Lamar initiative starting in S Lamar in the next year.

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

PUBLIC HEARING INFORMATION

This zoning/rezoning request will be reviewed and acted upon at two public hearings: before the Land Use Commission and the City Council. Although applicants and/or their agent(s) are expected to participate in a public hearing, you are not required to participate. This meeting will be conducted both online and in-person at which you will have the opportunity to speak FOR or AGAINST the proposed development or change. Contact the case manager for further information on how to participate in the public hearings. You may also contact a neighborhood or environmental organization that has expressed an interest in an application affecting your neighborhood.

Staff is conducting a pilot program to receive case-related comments online which can be accessed through this link or QR code:
<https://bit.ly/ATXZoningComment>.



During its public hearing, the board or commission may postpone or continue an application's hearing to a later date or may evaluate the City staff's recommendation and public input forwarding its own recommendation to the City Council. If the board or commission announces a specific date and time for a postponement or continuation that is not later than 60 days from the announcement, no further notice is required.

During its public hearing, the City Council may grant or deny a zoning request or rezone the land to a less intensive zoning than requested but in no case will it grant a more intensive zoning.

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.

For additional information on the City of Austin's land development process, visit our website: www.austintexas.gov/planning.

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: C14-2024-0022
Contact: Cynthia Hadri, 512-974-7620
Public Hearing: May 14, 2024, Planning Commission

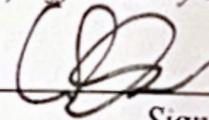
SUNIL SHAH

Your Name (please print)

I am in favor
 I object

1813 VILLAGE OAK CT AUSTIN, TX 78704

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



Signature

5/11/24
Date

Daytime Telephone (Optional):

Comments: WE OBJECT BECAUSE IT IS
GETTING TOO CONGESTED IN
OUR NEIGHBORHOOD & DEL CURTO
IS A TRAFFIC NIGHTMARE
DUE TO ALL THE NEW
CONSTRUCTION, HOUSING, & CARS.

THANK YOU!

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