ZONING CHANGE REVIEW SHEET

CASE: C14-2012-0032
Del Curto Homes

P.C. DATE: September 11, 2012
September 25, 2012

ADDRESS: 2905 Del Curto Rd. & 1814 Lightsey Rd.

AREA: 4.7 acres

OWNER/AGENT: PSW Lightsey, LP (J. Ryan Diepenbrock)

FROM: Family residence (SF-3)

TO: Townhouse and condominium residence – conditional overlay (SF-6-CO)

AREA STUDY: N/A **TIA:** Neighborhood Traffic Analysis (NTA) is attached

WATERSHED: West Bouldin **DESIRED DEVELOPMENT ZONE:** Yes

CAPITOL VIEW CORRIDOR: No **SCENIC ROADWAY:** No

NEIGHBORHOOD PLAN AREA: South Lamar (No City Approved Neighborhood Plan)

SUMMARY STAFF RECOMMENDATION:
The Staff recommendation is to grant townhouse and condominium residence – conditional overlay (SF-6-CO) combining district zoning. The conditional overlay would include the following restrictions:

1. Vehicular access to the property is limited to one access drive on Del Curto Road.
2. Vehicular access is prohibited to Lightsey Road.
3. Any site development is limited to less than 232 vehicular trips per day.
4. Any site development is limited to 50% impervious coverage.
5. Any site development is limited to 36 dwelling units total.

If the requested zoning is recommended for this site, then Staff recommends a Restrictive Covenant to include all recommendations listed in the Neighborhood Traffic Analysis (NTA) memorandum, dated August 28, 2012, (Exhibit A- NTA).

ISSUES
A valid petition was submitted for this zoning request, with signatures from property owners of 35.45% of the square footage within a 200-foot buffer of the property. This petition was updated in November to remove two signatures, decreasing the percentage to 29.15%. The subject property is located immediately northeast of the intersection of Lightsey Road and Del Curto Road. Many neighborhood representatives have expressed concern about vehicular safety along those roads, and the intersection in particular. Neighborhood representatives have also expressed concern about area drainage issues.

PLANNING COMMISSION RECOMMENDATION:
September 11, 2012: *RECOMMENDATION TO GRANT NEIGHBORHOOD'S REQUEST FOR POSTPONEMENT TO SEPTEMBER 25, 2012, (8-0). (CHIMENTI, HATFIELD-2ND), HERNANDEZ-ABSENT.*

September 25, 2012: *RECOMMENDATION TO APPROVE STAFF RECOMMENTION WITH AMENDMENT OF 34 UNIT MAXIMUM, (6-2). (CHIMENTI, STEVENS-2ND), HATFIELD- ABSENT.*

DEPARTMENT COMMENTS:

The subject property is located northeast of the intersection of Del Curto Road and Lightsey Road in the South Lamar neighborhood. The South Lamar Neighborhood Plan has not been adopted/approved by City Council, so there is no FLUM for the area. The property is comprised of three parcels that are zoned SF-3. The parcels were previously used as single family residences, and houses still remain on two of the parcels. Immediately to the north is a residential lot and lot and an undeveloped lot zoned SF-3; north of that lot are two lots zoned SF-5-CO and SF-6-CO. These lots are undeveloped; the SF-5-CO lot has an approved condominium site plan for 6 units. Across from these lots is an SF-6-CO property that has been developed with 4 condominium units. More information on these properties is provided in the Case Histories section of this report. To the east of the subject property are single family residential lots zoned SF-3, as well as to the south, across Lightsey Road. There are SF-3 zoned residential lots to the west, across Del Curto Road, as well as Del Curto Park, which is zoned P-CO (Exhibits B & C – Zoning Map & Aerial Map).

Due to the surrounding SF-3 and P-CO zoning, as well as land uses, the property is subject to compatibility requirements if SF-6 zoning is granted. This will include 25 foot setbacks for buildings, parking, driveways and other structures on all sides, increased height limitations, screening, and other requirements beyond the base zoning district requirements.

With this zoning request, the applicant proposes to develop the subject property with 40 townhouse/condominium residences (Exhibit D – Applicant Support Materials). The applicant has met with the South Lamar Neighborhood Association (SLNA) to discuss the zoning request, but the group does not support the request for 40 residential units on the property. In the attached letter, SLNA states that they support a range of 28 to 32 residential units on the property, with conditions (Exhibit E – Neighborhood Letter). The applicant has also filed two other development applications with the City, a subdivision and a site plan, each proposing a different layout and number of residential units. These applications are discussed in the Related Cases section of this report.

A neighborhood traffic analysis (NTA) was not triggered by the vehicular trip generation of the proposed 40-unit development of townhouse/condominium units. However, Staff determined that field conditions warranted further analysis, and an NTA was prepared (Exhibit A – NTA).

The subject tract is located in the West Bouldin Creek watershed. Regional stormwater participation is not available in this watershed, so stormwater detention must be provided onsite or conveyed directly to the stormwater system. Drainage design is required at time of subdivision or site plan. If zoned and developed with townhouse/condominiums under SF-6-CO, water quality features will also be required at time of subdivision or site plan.

EXISTING ZONING AND LAND USES:

	ZONING	LAND USES
Site	SF-3	Single family residences, Undeveloped
North	SF-3, SF-5-CO, SF-6-CO	Single family residences, Undeveloped
South	SF-3	Single family residences
East	SF-3	Single family residences
West	SF-3, P-CO	Single family residences, Public park

ABUTTING STREETS:

Name	ROW	Pavement	Class	Sidewalk	Bus Route	Bike Route
Lightsey Road	Varies	Varies	Collector	No	No	# 25
Del Curto Road	Varies	Varies	Collector	No	No	# 25

CASE HISTORIES:

ZONING CASE/ ORDINANCE	ADDRESS	REQUESTED FROM-TO	ZONING GRANTED	CONDITIONS
C14-2010-0075 ORD. # 20100729-121	3000 Del Curto	SF-3-CO to P-CO	P-CO	A trail for pedestrian & bicycle use that facilitates connection to Del Curto Rd, Manchaca Rd, Lightsey Rd, and S. Lamar Blvd is required.
C14-2009-0159 ORD. # 20100624-121	2807 Del Curto	SF-3 to SF-6	SF-6-CO	A. Vehicular trips not to exceed 2,000/day; B. Min lot size of 5,750 s.f.; max height of 35 feet; max bldg. coverage of 40%; max impervious coverage of 45%; max density of 7.2 units/acre; max density of total 20 residential units.
C14-2007-0233 ORD. # 20080212-090	2811 Del Curto	SF-3 to SF-5-CO	SF-5-CO	A. May not exceed 6 dwelling units (du); B. May not exceed 5.802 du/acre; C. Max height of 32 feet and 2 stories; D. Habitable attic less than 400 s.f. shall not be counted as a story, per 25-2, (F) 3.3.2; E. Condominium or townhouse use subject to 25-2(F); F. Max impervious cover of 45%; If driveways are constructed of grass pavers, impervious cover max of 50%; H. Building setback line of 10 feet along north & south property lines.
C14-06-0189 ORD. # 20061130-056	2608 Del Curto	SF-3 to SF-5-CO	SF-5-CO	A. May not exceed 4 residential units; B. Max impervious cover of 50%.
C14-00-2130	2607 Del Curto	SF-3 to SF-4A	Denied	NOTE: *Staff & PC recommended SF-4A (10/10/10: 8-1, Mather- Nay). Valid petition (32.25%) filed by the Kinney Road Neighborhood Association in opposition to the request. Zoning denied at City Council (11/30/10: 8-0).*

RELATED CASES: There are two other development applications for the subject property currently on file with the City. A preliminary plan was filed under Case # C8-2012-0037 on March 15, 2012. The subdivision application proposes 22 residential and 1 pond lots. This would allow 44 duplex units. The subdivision is proposed to comply with the existing SF-3 zoning, and is approximately midway through the staff review process.

Site plan application was made under File # SP-2012-0284C by the Applicant on August 28, 2012. The application proposes 40 condominium/townhomes and one pond on a single lot. This site plan is proposed to comply with this SF-6 zoning application.

NEIGHBORHOOD ORGANIZATIONS:

South Central Coalition
Austin Neighborhoods Council
The Village at Kinney Court
Austin Heritage Tree Foundation
Glen Allen Condo Association
South Lamar Neighborhood Association

SCHOOLS:

Zilker Elementary School O Henry Middle School Austin High School

CITY COUNCIL DATE:
October 11, 2012: *GRANT APPLICANT'S REQUEST FOR POSTPONEMENT TO NOVEMBER 1, 2012, (6-0). (MORRISON, MARTINEZ- 2ND), SPELMAN OFF THE DIAS.*

November 1, 2012: *GRANT NEIGHBORHOOD'S REQUEST FOR POSTPONEMENT TO DECEMBER 6, 2012, (7-0). (MARTINEZ, SPELMAN- 2ND).*

December 6, 2012: *CONDUCT FIRST READING AND CLOSE THE PUBLIC HEARING; ADOPTING TOWNHOUSE AND CONDOMINIUM RESIDENCE-CONDITIONAL OVERLAY (SF-6-CO) COMBINING DISTRICT ZONING, WITH CONDITIONS LIMITING IT TO 35 UNITS AND 45 PERCENT IMPERVIOUS COVER. [7-0] (TOVO, MORRISON- 2ND)*

ACTION:

ORDINANCE READINGS: 1st 2nd 3rd

ORDINANCE NUMBER:

CASE MANAGER: Heather Chaffin **PHONE:** 974-2122
e-mail: heather.chaffin@austintexas.gov

SUMMARY STAFF RECOMMENDATION:

The Staff recommendation is to grant townhouse and condominium residence – conditional overlay (SF-6-CO) combining district zoning. The conditional overlay would include the following restrictions:

1. Vehicular access to the property is limited to one access drive on Del Curto Road.
2. Vehicular access is prohibited to Lightsey Road.
3. Any site development is limited to less than 232 vehicular trips per day.
4. Any site development is limited to 50% impervious coverage.
5. Any site development is limited to 36 dwelling units total.

If the requested zoning is recommended for this site, then Staff also recommends a Restrictive Covenant to include all recommendations listed in the Neighborhood Traffic Analysis (NTA) memorandum, dated August 28, 2012, (Exhibit A- NTA).

These conditions were developed based on Staff review of transportation, drainage, land use, and other issues affecting the subject property and the general vicinity.

BASIS FOR LAND USE RECOMMENDATION (ZONING PRINCIPLES)

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

The applicant proposes building townhouse/condominium residences on the subject property, which is permitted under SF-6 zoning.

2. Granting of the request should result in an equal treatment of similarly situated properties.

Six properties along the stretch of Del Curto Road from Lightsey Road to Bluebonnet Lane have been granted zoning ranging from SF-5-CO to MF-2. Details of the most recent zoning cases are listed in the Case Histories.

3. Zoning changes should promote compatibility with adjacent and nearby uses and should not result in detrimental impacts to the neighborhood character.

SF-6-CO zoning would allow development of the property with up to 36 residential units, which would be an appropriate intensity for this tract. Compatibility standards would ensure 25-foot setbacks and screening on all sides. Other SF-5-CO and SF-6-CO properties are also located nearby on Del Curto Road. Traffic, water quality, and drainage impacts would be addressed at time of subdivision or site development.

Environmental

1. 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.

2. Impervious cover is not limited in this watershed class; therefore the zoning district impervious cover limits will apply.

3. This site is required to provide on-site structural water quality controls (or payment in lieu of) for all development and/or redevelopment when 5,000 s.f. cumulative is exceeded, and detention for

the two-year storm. At this time, no information has been provided as to whether this property has any pre-existing approvals which would preempt current water quality or Code requirements.

4. According to flood plain maps, there is no flood plain within the project area.

5. Numerous trees will likely be impacted with a proposed development associated with this rezoning case. Please be aware that an approved rezoning status does not eliminate a proposed development's requirements to meet the intent of the tree ordinances. If further explanation or specificity is needed, please contact the City Arborist at 974-1876. At this time, site specific information is unavailable regarding other vegetation, areas of steep slope, or other environmental features such as bluffs, springs, canyon rimrock, caves, sinkholes, and wetlands.

6. Standard landscaping and tree protection will be required in accordance with LDC 25-2 and 25-8 for all development and/or redevelopment.

Site Plan

SP 1. Any new development is subject to Subchapter E. Parkland Dedication, Compatibility Standards, Design Standards and Mixed Use. Additional comments will be made when the site plan is submitted.

Transportation

TR1. If the requested zoning is granted for this site, 30 feet of right-of-way should be dedicated from the centerline of Lightsey Road and 30 feet of right-of-way should be dedicated from the centerline of Del Curto Road in accordance with the Transportation Criteria Manual, in order to accommodate traffic anticipated to be generated by this site. LDC, 25-6-55; TCM, Tables 1-7, 1-12.

TR2. The Austin Transportation Dept. has identified major sight-distance concerns to provide safe access to/from this site. If the requested zoning is granted, it is recommended that a sight-distance study for access be required for this site. The sight-distance study may be deferred to either the subdivision or the site plan stages.

TR3. A Neighborhood Traffic Analysis (NTA) is required and will be performed for this project by the Transportation Review staff. The applicant must provide to city staff recent traffic counts taken by a qualified transportation professional for Del Curto and Lightsey Road. Results of the NTA will be provided in a separate memo. LDC, Sec. 25-6-114.

TR4. Del Curto Road and Lightsey Road are classified in the Bicycle Plan as Bike Route No. 25.

TR5. Capital Metro bus service is not available along Del Curto Road and Lightsey Road.

TR6. There are no existing sidewalks along Del Curto Road and Lightsey Road.

TR7. Existing Street Characteristics:

Name	ROW	Pavement	Classification	ADT
Lightsey Road	Varies	Varies	Collector	2,671
Del Curto Road	Varies	Varies	Collector	2,671

EXHIBIT A

MEMORANDUM

TO: Heather Chaffin, Zoning Case Manager

CC: Eric Bollich, P.E., Jerry Perales, P.E.

FROM: Ivan J. Naranjo, Senior Transportation Planner

DATE: August 28, 2012

SUBJECT: Neighborhood Traffic Analysis for Lightsey Road and Del Curto Road
Zoning Case: Del Curto Homes C14-2012-0032

The Transportation Section has performed a neighborhood traffic impact analysis (NTA) for the above referenced case and offers the following comments:

The 4.7-acre tract is proposed as a residential development consisting of approximately 40 detached condos or townhouses. The site is located in south Austin at the northeast corner of Lightsey Road and Del Curto Road. The project, which is currently zoned Single-Family Residence (SF-3), is requesting a change to Single-Family Residence (SF-6). The tract will have vehicular access to Del Curto Road. The properties surrounding this tract to the north, south, east and west are zoned single family (SF-3). Lightsey Road creates the southern border and Del Curto Road creates the western border for this tract.

Roadways

Lightsey Road and Del Curto Road are classified as neighborhood collector streets with a varying right-of-way and a varying pavement under 30'. Currently, road gaps on each side of Lightsey Road near this development prevent it from connecting on the west to intersect with Manchaca Road and the gap at the railroad on the east prevents it from connecting with Barton Skyway. Lightsey Road currently turns into Del Curto Road at the curve located on the southwest corner of this property. Based on recent traffic counts taken on 7/26/12 by GRAM Traffic, Inc., plus adjusted by 10% to compensate for missing school traffic, these roads are carrying approximately 2,671 vehicles per day. According to the Transportation Criteria Manual (TCM), the typical average daily traffic (ADT) for a neighborhood collector street built to alternative design criteria without standard curb and gutter ranges from 1600 to 4800 vehicles per day.

Trip Generation and Traffic Analysis

Based on the ITE's publication Trip Generation Rates - 8th Edition, the proposed development at the time of site plan will generate approximately 232 vehicle-trips per day (vpd).

Trip Generation			
LAND USE	**ITE Code**	**SIZE**	**VPD**
Resd. Condo/Townhouse	230	40 Units	232
TOTAL			**232**

Distribution of trips was estimated as follows:

Street	Site Traffic
Lightsey Road	50%
Del Curto Road	50%

Below is a table containing the estimated number of trips that will affect each street:

Street	Existing Traffic (vpd)	Site Traffic (vpd)	Total Traffic after Project (vpd)
Lightsey Road	2,671	116	2,787
Del Curto Road	2,671	116	2,787

The Land Development Code specifies desirable operating levels for certain streets in section 25-6-116. These levels are as follows: A residential local or collector street with a pavement width of less than 30' should carry 1,200 vehicles per day or less.

Conclusions

1. The neighborhood traffic analysis (NTA) was prepared by the Planning & Development Review Dept. because the Austin Transportation Dept. identified critical sight-distance concerns for this tract along Lightsey Road and Del Curto Road. In order to provide safe vehicular access to and from this development, a sight-distance study was required. Based on the sight-distance study, it is recommended that access to this development be allowed only from Del Curto Road and that access from Lightsey Road be prohibited. In addition, traffic warning signs and sight-distance easements, as approved by the Austin Transportation Department, will be required during the subdivision stage or site plan stage.

2. If the requested zoning is granted for this site, 30' of right-of-way should be dedicated from the centerline of Lightsey Road and 30' of right-of-way should be dedicated from the centerline of Del Curto Road in accordance with the Transportation Criteria Manual. LDC, 25-6-55.

3. This site should be limited through a conditional overlay to 232 vehicle-trips per day. This would allow for 40 dwelling units to be constructed on site. With this limitation, the projected traffic along Lightsey Road and Del Curto Road would increase to 2,787 vpd in each direction thus resulting in an addition of approximately 7.89% from the existing traffic.

4. The existing traffic along Lightsey Road and Del Curto Road exceed the minimum requirements established in Section 25-6-116 by 1,471 vpd. Due to this development, the traffic along Lightsey Road and Del Curto Road is estimated to exceed the requirements of this section by 1,587 vpd.

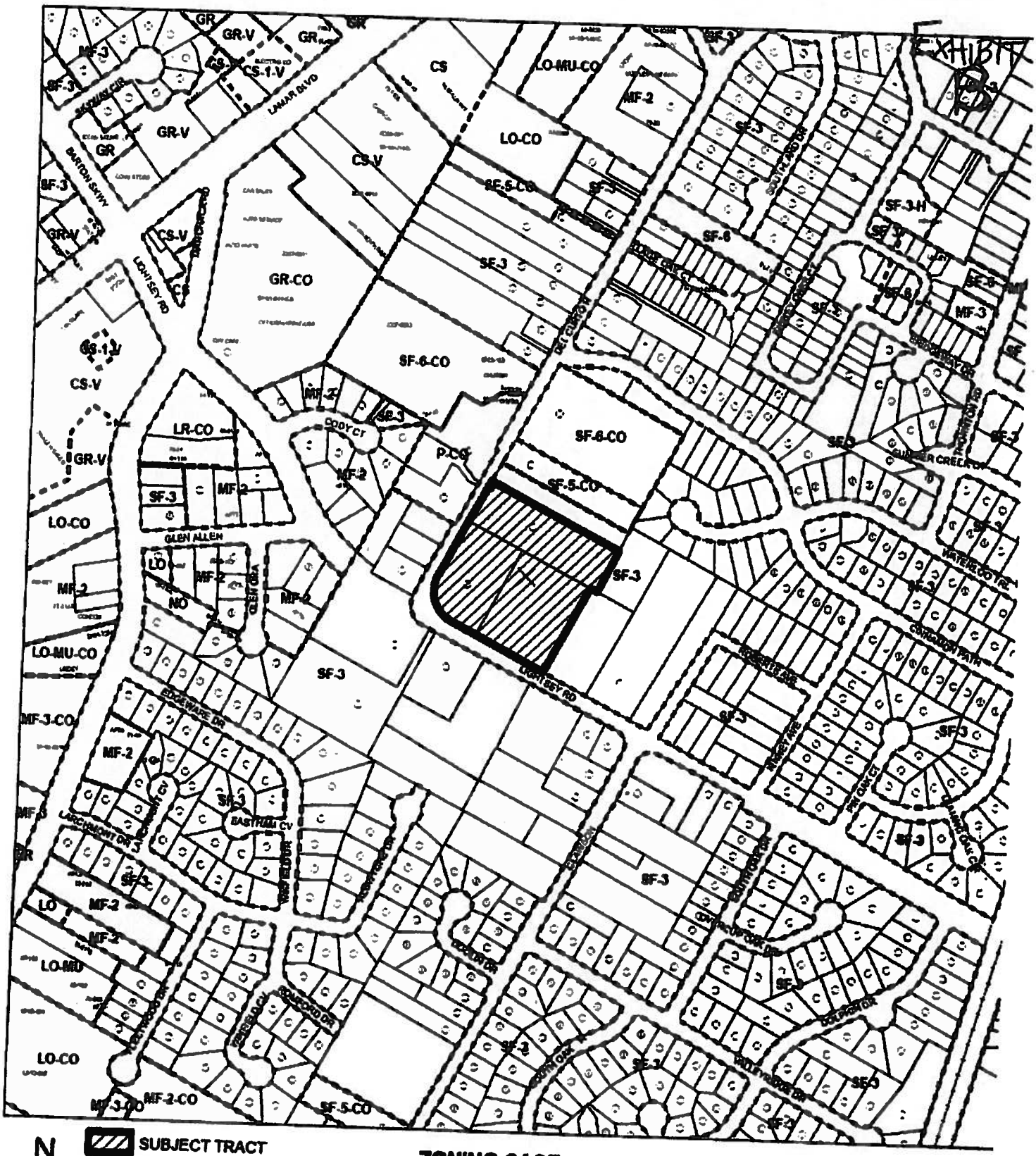
5. The City Council may approve a zoning application if it is determined that the applicant has satisfactorily mitigated adverse traffic effects or the projected additional traffic from a project has an insignificant effect on the residential streets.

If you have any questions or require additional information, please contact me at 974-7649.

Ivan J. Naranjo, Senior Transportation Planner

Planning and Development Review Department

EXHIBIT B



N

SUBJECT TRACT

PENDING CASE

ZONING BOUNDARY

1" = 200'

ZONING CASE

C14-2012-0032

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

CITY OF AUSTIN

C14-2012-0032 / Del Curto Homes

EXHIBIT C

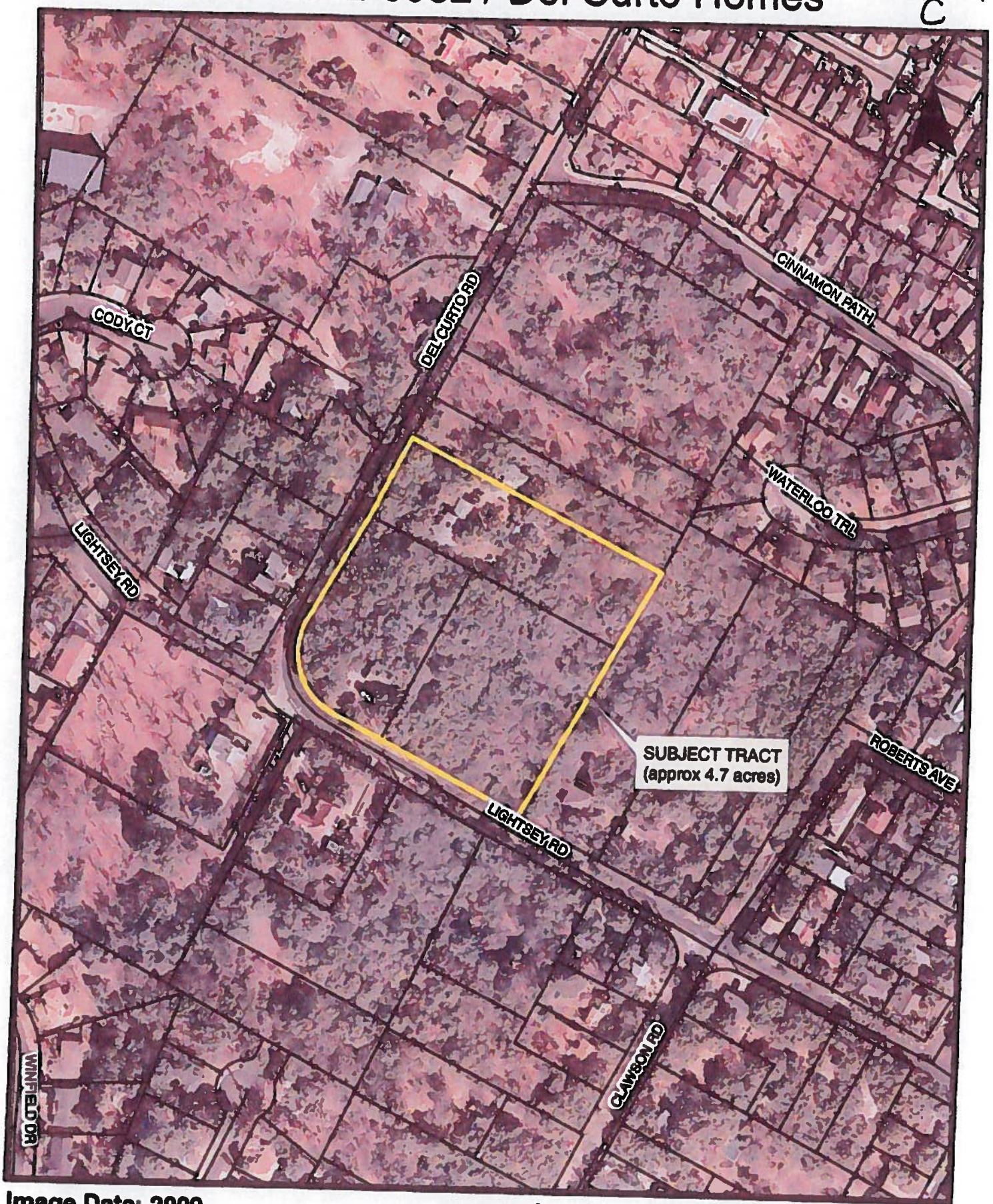


Image Data: 2009

Exhibit C

0 100 200 400 Feet

1 inch = 200 feet

EXHIBIT D

Lightsey Development

SF-3 Current Zoning Subdivision

- See attached 42 unit subdivision plan in formal review with the City of Austin
  - Our preferred driveway configuration on Lightsey by providing an additional 15'of street on Lightsey we've created a safe drive with a median for those homeowners to use, exiting one-way only at the top of Lightsey
  - City maintained drainage ponds (1 or 2) must be used and accessed from the street
- See attached 45 unit subdivision plan with joint use access driveway
  - An option with a less traditional driveway access to the homes on Lightsey
  - City maintained drainage ponds (1 or 2) must be used and accessed from the street
- An SF-3 subdivision pushes us towards maximizing the density in effort to reduce pricing. City streest, utilities, ponds, etc. cost more, take up more of our development budget, and therefore require as many units as possible to spread out the costs.

SF-6 Zoning Request and Conditions Summary

- See attached 40 unit site plan. After providing the city with a small amount of additional right-of-way to allow for 60' in Lightsey and Delcurto, the resulting site area is 4.61 acres
- Drainage controls are not city maintained and can be located throughout the project. Allowed types of control extend beyond ponds to include rain gardens, underground tanks, etc.
- SF-6 requires 25' compatibility setbacks for the north and east adjoining neighbors
- 40 dwelling units max (calculates to 8.7 per acre)
- Two-story height limitation
- 5 star AEGB with solar on all homes that have the appropriate line of sight to the sun
- All homes spaced at least 8' apart to meet fire separation requirements, our current design and intent is to space homes 10' apart but special circumstance may arise (like working around a tree) where 8' apart is better.
- Each home will have 2 parking spots within their home-site and access to an area in which a 3rd vehicle can park. This could be on their driveway or in a guest spot, somewhere on the property.

PSW's Goal

The following is an example of how a correctly designed SF-6 development can be superior to SF-3 in achieving some of our goals. These two projects were recently built by PSW and are directly across the street from one another:

Melridge Place	SF-3 Zoning
Style	Duplexes
Density	6 (10 per acre)
Occupants	10
Families	1
% Families	10%
Solar	0 of 6

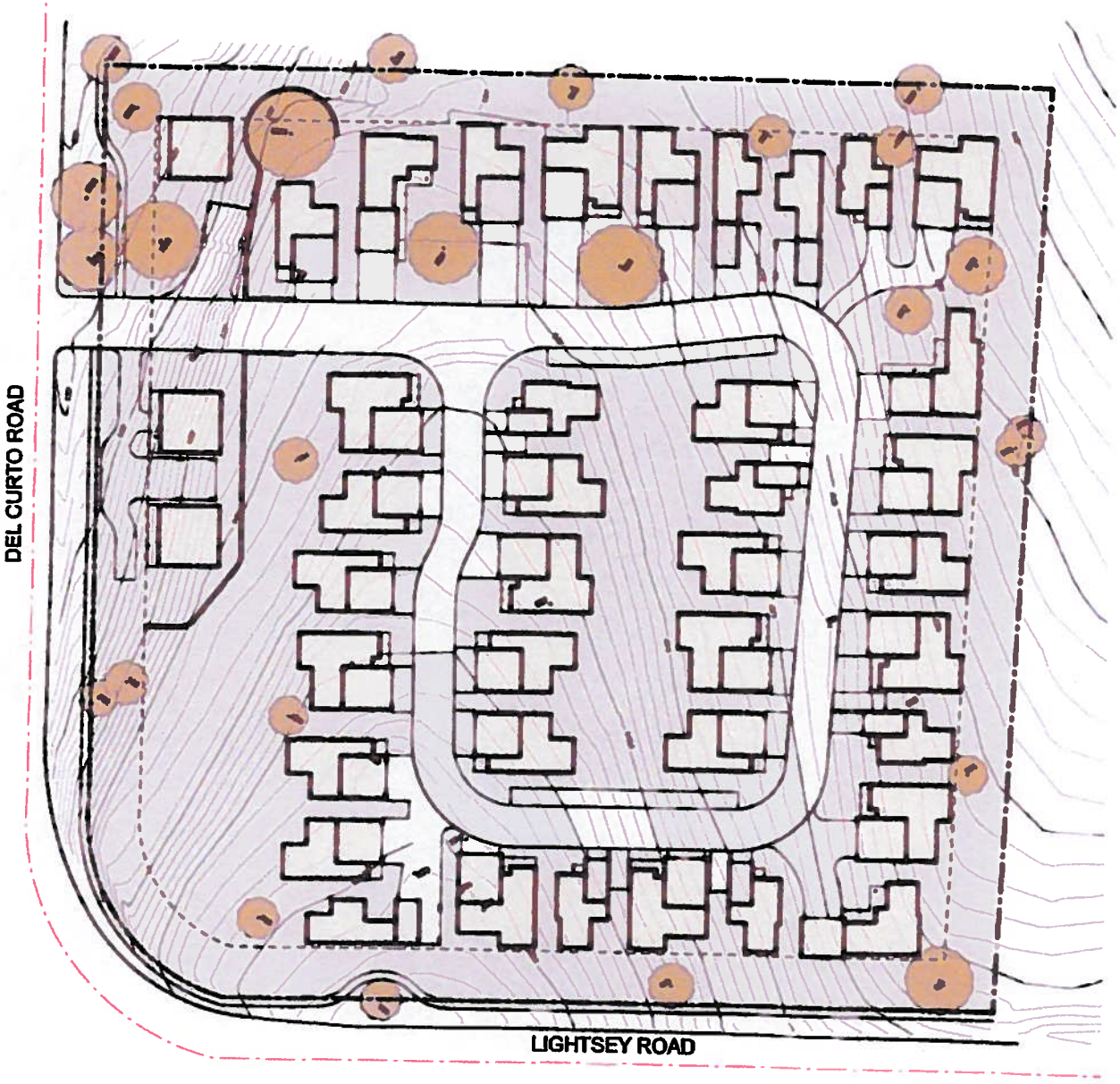
Zilker Terrace	Changed to SF-6
Style	Detached Homes
Density	14 (9 per acre)
Occupants	14
Families	7
% Families	50%
Solar	13 of 14

Lightsey Development

At PSW we have a specific goal of providing homes that meet the needs of a broad range of buyers. This especially includes families that want to live in the urban areas. We feel that families help improve the quality of their surrounding communities through their involvement in the schools and local restaurants, retailers, etc.

PSW is concerned about growing "exclusiveness" of single family homes in many of our urban neighborhoods such as Travis Heights, Bouldin, Zilker, Barton Hills, South Lamar, Tarrytown, Clarksville, Allendale, etc. Exclusiveness is the result of the higher prices that come from a lack of denser single family developments. While this may provide a short term benefit for anyone currently living in a single family home in these neighborhoods, overtime it will continue to widen the home pricing gap resulting in fewer families that can afford a home in these neighborhoods.

A PSW home is not a cheap, inexpensively built home. It by no means will bring down the value in the neighborhood. It's full of features and quality finishes so that our residents feel like they received a good value. We make every effort to focus our budget on things that matter to our buyers. But a PSW home is definitely not a luxury McMansion that only a few can afford.

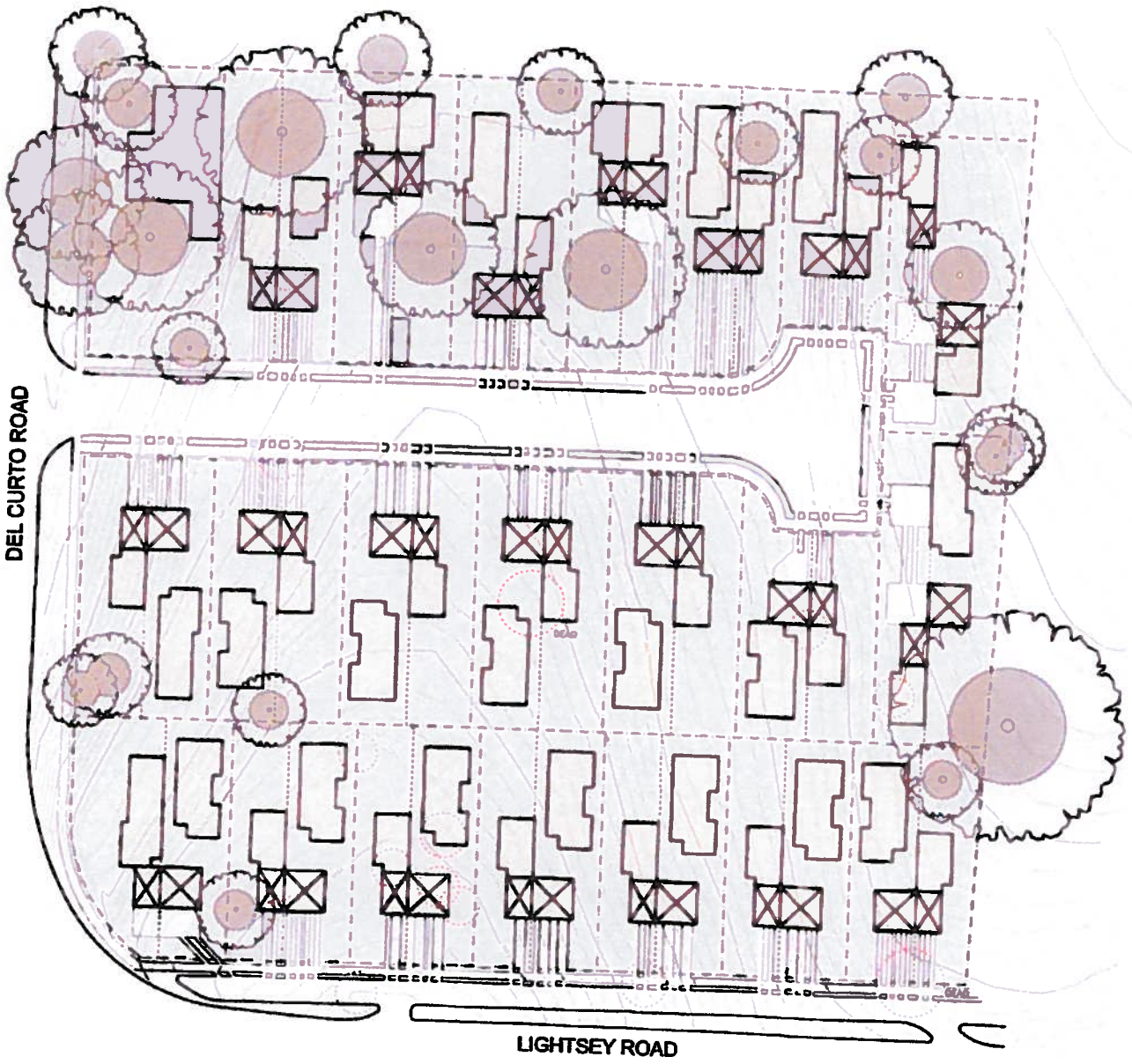


PSW REAL ESTATE
SUSTAINABLE URBAN DEVELOPMENT

1814 LIGHTSEY ROAD
SITEPLAN LAYOUT - JUNE 12, 2012

40 HOMES

NORTH



PSW REAL ESTATE
SUSTAINABLE URBAN DEVELOPMENT

TREE TABLE

24" +	11 EXISTING	2 DEAD	9 REMAIN
19"-23"	23 EXISTING	12 REMOVED	11 REMAIN

DEMO TREE IN RED

1814 LIGHTSEY ROAD
SUBDIVISION BUILDABILITY EXHIBIT
JUNE 30, 2012

42 UNITS

NORTH

17 March, 2012

Ryan Diepenbrock
PSW Real Estate
2003 S. First St
Austin TX 78704

SUBJECT: **1814 Lightsey Rd and the South Lamar Neighborhood Association's position regarding the request to up-zone from SF-3 to SF-6**

Dear Ryan,

The South Lamar Neighborhood consists of a wide range of development densities, and this diversity of land use and density is a defining characteristic of the neighborhood. The goal of the South Lamar Neighborhood Association (SLNA) has consistently been to work with developers toward infill practices that place the highest densities at the periphery of the neighborhood on major arterial streets, and cap the development density of tracts within the neighborhood core to a level that is achievable under the current zoning of the tract in question, and which considers other factors such as the topography, ingress/egress safety, and the character of surrounding properties within the broader context of the neighborhood as a whole. Although, the SLNA recognizes the rights of land owners, including the right to develop properties within the City's regulations, the SLNA believes that the appropriate development density is not necessarily the maximum allowable density in all cases, and there are many instances where the total unit count is a more critical unit of measure than density.

It is under these tenets that the SLNA expresses the following facts and positions regarding the development of **1814 Lightsey Road**, and the developer's expressed desire to pursue up-zoning from SF-3 to SF-6:

- This tract is clearly deep within the core of the neighborhood.

- As a baseline, we have scrutinized the level of development achievable with no change in zoning. At the current zoning (SF-3) and considering the challenges of topography, drainage, extreme danger of vehicular ingress/egress near the intersection of Lightsey and Del Curto roads (which defines the south/west border of the property) infrastructure impact, and other constraints of the tract in question, the Association's calculations and past experiences indicate that the maximum number of units achievable once all City development codes and requirements beyond basic zoning are met is in the low to mid 30s.

- Given the characteristics of the site and the expressed desire of the developer to develop single-family residences at this site, the SLNA recognizes that there are benefits to the developer of crafting a site plan under SF-6 zoning guidelines. Apart from increased unit count and density, additional benefits include the elimination of multiple driveways, greater flexibility in lot size, and a greater flexibility in placement of storm water detention features.

- SF-6 is defined by the city as a transitional zoning category between single-family and multi-family zoned tracts. Since there is no multi-family zoned tract adjacent to the site, SF-6 zoning is not inherently suited to the tract under city code. However, the SLNA has a precedent of working with developers of other tracts obtain SF-6 zoning in similar situations. This has been achieved through a negotiated agreement placing a Conditional Overlay (CO) on the subject property in addition to the SF-6 zoning in order to limit the density of development to a level less than or equal to that which is realistically achievable under the previous tract zoning, SF-3 in this case.

- In return for non-opposition to the SF-6 zoning, a zoning which would benefit the developer, the SLNA expresses a desire to negotiate with the developer in order to achieve a development that is beneficial to the developer as well as to neighbors, and which will maximize the quality of life of the new residents within the development. The intended result of a negotiation would be an overall increase in both density and raw home count within the South Lamar Neighborhood, while preserving the essential look-and-feel of the area.

- SLNA believes that 28 to 32 units is the appropriate number compatible with the constraints of this property. SLNA is willing to support the upper end of this range, with SF-6 zoning, contingent upon, and only in return for, specific community and neighborhood benefits to be codified in the CO. The neighborhood prefers a significantly lower total unit count and would non-oppose SF-6 at or below 28 units. However, SLNA is willing to consider non-opposition to the up-zoning at higher unit counts provided that there are significant compensating concessions to be codified in a Conditional Overlay applied to SF-6 zoning.

This statement was thoroughly reviewed by the members of the SLNA Zoning Committee and is submitted with the full support of these officers of the South Lamar Neighborhood Association:

President: Nancy Maclaine

Vice- President: Steve Lacker

Secretary: Hilary Dyer

Respectfully submitted,

Nancy Maclaine

Case Number: C14-2012-0032
Contact: Heather Chaffin, 512-974-2122
Public Hearing: Sept. 25, 2012, Planning Commission
Oct. 11, City Council

Krista Umscheid-Ramirez and Vic Ramirez
1706 Lightsey Road
Austin, TX 78704

Sept. 21, 2012

Dear Planning commissioners,

We are writing to you to express our SUPPORT for the requested zoning change on this case from SF-3 to SF-6-CO if the developer agrees to provide a sidewalk access, beginning on Lightsey Road (at a minimum where our current driveway is located) to the point on Del Curto Road across from the neighborhood park. We would also like input on the perimeter fencing along our common property lines, lighting on the development and specific updates regarding the drainage information, options and final decisions.

Our Property: 1706 Lightsey Road

Our home and land is one of two properties that have common property lines with the land in question and runs the entire length of the eastern, downhill side of this development. That equates to approximately 540 feet (the length of nearly two football fields).

As one of only two directly adjacent landowners to this 4.7-acre tract of land that will be developed, my family has more at stake in this case than anyone else in the South Lamar Neighborhood Association (SLNA) and any nearby residents.

How Our Position Differs From the SLNA

a. Background

I have been a member of the SLNA since it was founded in 2001. I assisted in coordinating, writing and distributing the association's newsletters from 2002 to 2009, and served as SLNA's vice president from 2008 to 2009. My husband, Vic Ramirez, is the immediate past-president of the SLNA. While we support the basic goals and understand the positions of our SLNA, we feel that its position is not representative of us or the entire neighborhood. In fact, the facts and descriptions regarding the neighborhood, as presented by the SLNA, are not accurate. The neighborhood has been evolving and developing. While some in the SLNA are adamantly opposed to those changes, there is no direct evidence or reason to claim that the recent developments have deteriorated the neighborhood. A majority of the most vocal representatives in the SLNA all live within a mile of each other along the road that changes from Lightsey Road to Del Curto Road to Lamar Boulevard.

b. Initial Statement Regarding City Staff's SF-6 Recommendations

The issues relating to stormwater runoff, traffic and pedestrian safety and the actual character of the neighborhood are of the utmost importance to us. We feel that staff's recommendations on limitations, restrictions and requirements regarding the SF-6-CO site plan can more positively address those concerns than the parameters of an SF-3 subdivision.

c. How Our Position Differs From SLNA

The SLNA position, by the admission of the handful of active members, is focused primarily on "density" (i.e. the number of "units" that the developer will be allowed to construct). Although they may also state that the requested zoning change be denied in order to prevent the "precedent" that would occur should this project be allowed to obtain an SF-6 designation, the primary concern is the "number of units that will occupy the property in question."

Most importantly, the petition, signed by some of the members of the SLNA who own property within the vicinity of the proposed project, states to oppose the zoning change unless a specific unit range is imposed. This unit range is an arbitrary number without any basis for its recommendation. A few vocal opponents want the fewest number of structures built, which everyone in the area would undoubtedly appreciate; however, the unreasonably low number requested in the petition is even lower than the number of structures/units that can currently be built with the existing SF-3 zoning, according to staff's ongoing review of PSW's subdivision plans, which are in the works concurrently as a backup development while this zoning case is being decided.

To date, some of these members have expressed their refusal to negotiate from the number of units they have set forth, while in the same breath arguing that PSW's representative refuses to negotiate the number of units.

Although certain members claim that they are "adjacent" property owners, they do not share property lines with the subject property. What is definite is that none of the members of the SLNA will experience more of the impacts of the proposed development project that we will experience. Yet, the SLNA is willing to maintain a rigorous position limiting "density" in lieu of any reasonable discussions with the developer regarding improvements that could be made to the neighborhood, such as sidewalks, so that residents can actually access the "neighborhood park" on Del Curto Road. If this property is developed as an SF-3 subdivision, sidewalks may not be built, but instead deferred as the individual lots are sold.

The SLNA is also, in effect, ignoring our pleas for reasonable discussions with the developer in order to address our specific concerns regarding drainage, fencing and lighting, in addition to our concerns regarding the safety improvements that the neighborhood may be able to obtain. This would be similar to the safety improvements made at PSW's Zilker Terrace development.

We believe the SLNA's position is misguided and does not take the needs, character and safety of the entire neighborhood into consideration. Whether one views this as a "not in my backyard" position or a stranglehold on a mischaracterization that the neighborhood is "rural," the position does not consider the neighborhood in its entirety nor does it consider the safety hazards that currently exist in the immediate vicinity of the proposed project and the opportunity that some of those safety concerns could be addressed. The claims and videos of limited sight distance are of little consequence when you take into account that the vegetation of wax-leaf ligustrum, juniper and underbrush will be removed with the property's development under either zoning. However, the lack of space for pedestrians to jump out of harm's way from traffic will remain long after the vegetation has been cleared.

d. Drainage and Stormwater Runoff

Situated on the low-lying area between two hills on a street without curb and gutter, our property has, for years, been the storm water collection for the immediate area. This was confirmed, once again, when we witnessed the stormwater flow during the recent rains Sept. 14 – 16. The stormwater flows originate on the properties to the east, south and west of us and flow down Lightsey Road to the low-lying area on our property and then go north along a flow way on our western property line. That western property line is the property line that we will share with the proposed development. A quick glance at a topographical map's elevations will confirm the natural flow of runoff.

Once again, we believe that the proposed SF-6 CO development would better address the drainage issues. The proposed units are fewer and the buffer between our property line and the actual development is larger at 25 feet. The subdivision project would only provide a five-foot buffer.

We actually believe that the best option to address drainage and stormwater runoff, not only on our property but in the immediate vicinity of the neighborhood is for the City to actually study and approve curb and gutter that includes storm sewer drains and reroutes. Notwithstanding that concept, we believe that the proposed SF-6 CO would better address drainage and prevent additional runoff onto our property and the immediate area.

e. Traffic Safety Along Del Curto–Lightsey Road Corridor

The Del Curto–Lightsey Road corridor's rural charm is overshadowed by the danger it imposes on pedestrians, cyclists and drivers trying to use the road and homeowners attempting to exit driveways. Few of the previously approved development projects along Del Curto Road, just south of Bluebonnet Lane have yet to be constructed. The stretch of road consisting of Del Curto Road to Lightsey Road, connecting to Clawson Road, has been a cut-through for drivers to get to and from Lamar Boulevard and Ben White Boulevard/Highway 71. I believe that the City has even conducted a trip count survey within the past three or four years that indicated a 1,200-trips-per-day count along the Lightsey Road–Del Curto Road corridor. I can only imagine that the number has increased since that time. Therefore, although traffic impacts are a major concern for the neighborhood, that problem, consisting of the large volume of traffic along the two-lane road already exists along the Lightsey Road-Del Curto Road-Lamar Boulevard corridor.

This is not to say that traffic impacts are not a concern with this and the previously approved development projects along Del Curto Road. However, the roads are already being heavily used as a connector between Ben White Boulevard/Highway 71 and South Lamar Boulevard. Without the adequate and appropriate infrastructure and the necessary safety measures and traffic-calming devices that should be present, accidents and near-miss accidents will increase as the vision of making South Lamar Boulevard a thriving location for businesses succeeds and attracts more patrons from the residential communities of which they are a part.

We believe that a compromise can be reached with PSW to provide and construct certain accommodations that would alleviate some of the safety concerns along the Del Curto Road-Lightsey Road corridor. We also believe that an agreement, along with City staff input, can be reached that would result in a sidewalk or pedestrian throughway that could allow residents of the neighborhood to access the neighborhood park, an amenity that even the SLNA views as a primary attribute of the neighborhood. If this opportunity is not taken advantage of, we will surely experience additional vehicle accidents and, God forbid, injury to a person or loss of life resulting from a vehicular or pedestrian-vehicular accident along Lightsey and Del Curto roads.

This is an opportunity for the SLNA and any of the surrounding neighbors, to discuss how PSW and the City can provide the necessary amenities to actually make this portion of the neighborhood a safe and "family-friendly" neighborhood. We believe that an SF-6 compromise can be achieved using the density of units recommended by the City staff or, at most, a number between the number PSW currently has requested and the City staff's recommendation of 36. The compromise would include the construction by PSW of a sidewalk starting on Lightsey Road and leading up to the neighborhood park.

f. The Neighborhood Park

The neighborhood park is located across from the Del Curto entrance of the proposed development. SLNA members worked long hours with City staff to achieve a park for our neighborhood. However, the park is relatively inaccessible and unused by the neighborhood because there are no sidewalks leading to it. Currently, we have to walk with our 3-year-old daughter about ¾ of a mile to get to a neighborhood park that is just 764 feet (or .14 of a mile) from our house

because there is no safe, pedestrian-friendly, way to access it along Lighstey and Del Curto roads. (See the attached photo/map for the only safe route available to access the neighborhood park.)

For example, one of our co-workers, who has two children attending Zilker Elementary School, considered buying a house along Del Curto Road near the park but decided against it because he said it did not feel like a family friendly neighborhood where his children could walk safely. This is not the character that any neighborhood should be known for.

g. **Miscellaneous**

We are in discussions with PSW for us to have input on perimeter fencing and lighting along our property boundaries.

h. **Conclusion**

We support the proposed SF-6 CO zoning change as has been described and presented to us by PSW and City staff. As the owners of the property to be most impacted by the proposed PSW development, we are willing to accept a detached house unit range between the City staff's recommendation of 36 units and PSW's request of 40 units under SF-6 CO.

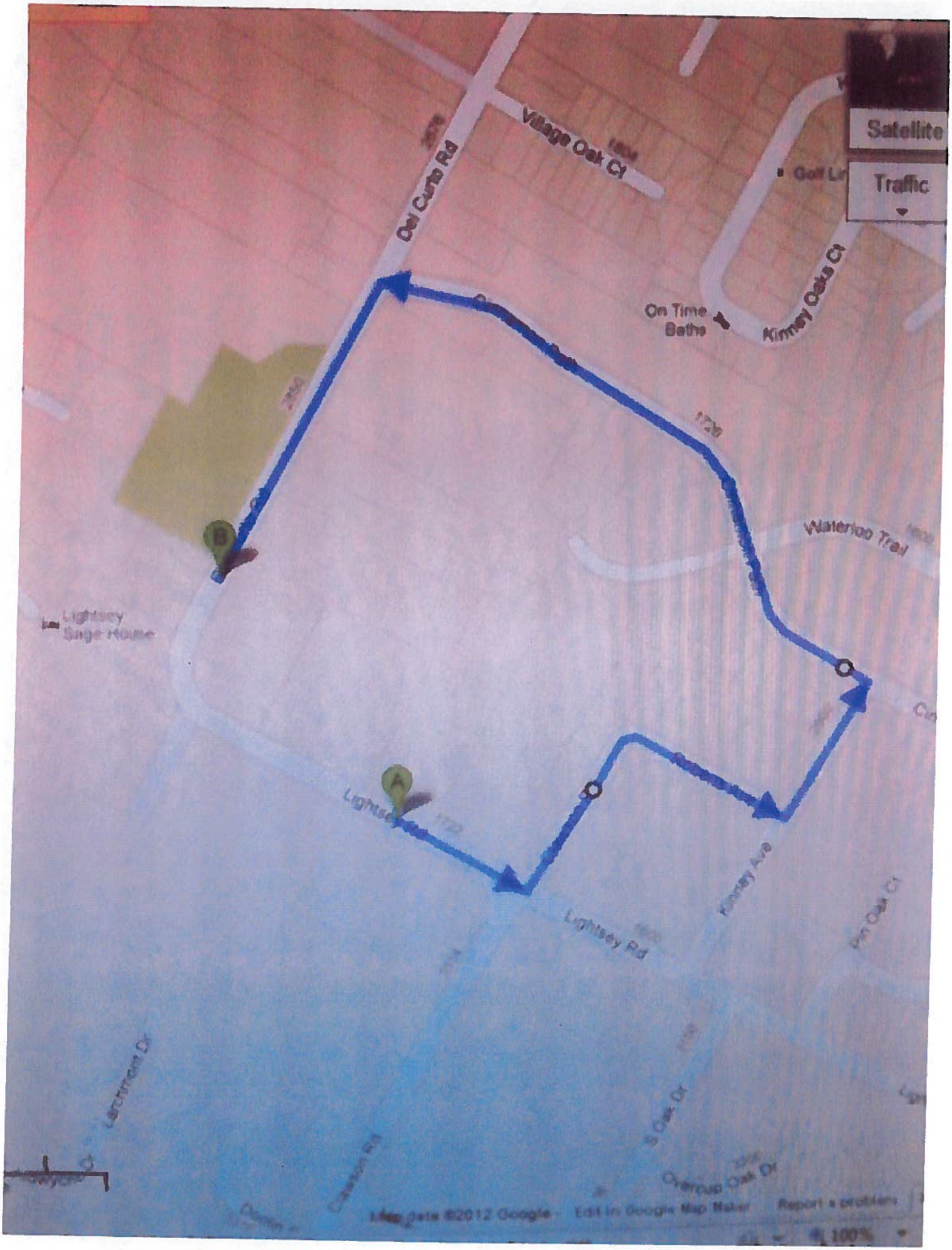
Our support is contingent on certain pedestrian safety measures, including a sidewalk that can be constructed along the Lightsey Road–Del Curto Road corridor to the neighborhood park and certain other concessions that PSW is willing to provide to us, including, drainage, fencing, lighting and other matters. We believe that, under that arrangement, PSW is willing to construct a sidewalk or pedestrian access to the extent allowed by City regulations and staff approvals. They are also willing to allow us to have input regarding the fencing along the proposed property; lighting, such that there would not be a trespass onto our property; and to maintain the necessary retention and drainage best management practices that would not result in an increase in the natural drainage patterns that currently exist. We are placing our faith in the City's staff to make certain that the developer is held to the highest standards to prevent any increase in stormwater runoff from entering our property.

We request that PSW and City staff meet to discuss how PSW can construct a sidewalk that begins along Lighstey Road and, at a minimum, ends at the neighborhood park along Del Curto. We are willing to have the sidewalk start at the eastern-most border of our property on Lighstey Road if that would help improve safety.

Ultimately, our hope is that the opportunity still exists for SLNA and PSW to earnestly negotiate a reasonable density and impervious cover amount (based on City staff's information) that can benefit everyone, so that the neighborhood can still have input into the development concerning the site's character/appearance, perimeter fencing, landscaping, pedestrian/cycling trail, lighting and other aspects that will attract families and have a positive impact on the neighborhood for many years to come.






Satellite
Traffic
Old Curtis Rd
Village Oak Ct
Golf Ln
On Time Baths
Kimsey Oaks Ct
Waterloo Trail
Lightsey Sage House
A
B
Lightsey Rd
Kimsey Ave
Pin Oak Ct
Overcup Oak Ct
Map data ©2012 Google
Edit in Google Map Maker
Report a problem
100%

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 attend a public hearing, you are not required to attend. However, if you do attend, you have the opportunity to speak FOR or AGAINST the proposed development or change. You may also contact a neighborhood or environmental organization that has expressed an interest in an application affecting your neighborhood.

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

Written comments must be submitted to the board or commission (or the contact person listed on the notice) before or at a 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.

Case Number: C14-2012-0032
Contact: Heather Chaffin, 512-974-2122
Public Hearing: Sep 11, 2012, Planning Commission
Oct 11, 2012, City Council

Russell Montgomery
Your Name (please print)

☐ I am in favor
☐ I object

3009 Clawson road
Your address(es) affected by this application

Russell Montgomery — 9.2.2012
Signature — *Date*

Daytime Telephone: 512.534.7663

Comments: I cannot say at this moment whether I object or I am in favor of this request. I do wish to voice a concern. My concern is that this new development will perpetuate the ~~lacking~~ supply of what are unaffordable homes for many of South Austin's current residents

If you use this form to comment, it may be returned to:
City of Austin
Planning & Development Review Department
Heather Chaffin
P. O. Box 1088
Austin, TX 78767-8810

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 attend a public hearing, you are not required to attend. However, if you do attend, you have the opportunity to speak FOR or AGAINST the proposed development or change. You may also contact a neighborhood or environmental organization that has expressed an interest in an application affecting your neighborhood.

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Case Number: C14-2012-0032
Contact: Heather Chaffin, 512-974-2122
Public Hearing: Sep 11, 2012, Planning Commission
Oct 11, 2012, City Council

Camille Perry
Your Name (please print)

☐ I am in favor
☒ I object

2211 Iva Ln, Austin, Tx 78704
Your address(es) affected by this application

Camille Perry
Signature

Sept. 6, 2012
Date

Daytime Telephone: (512) 444-0754

Comments: I am opposed to the zoning change because I believe that it will increase both the impervious cover with resulting drainage issues as well as the density resulting in more traffic along this narrow, winding, hilly, neighborhood street. I wish that this developer would also be required to address concerns of nearest neighbors by a entire maximum setback they are requesting. In no scenario should zoni or design result in flooding of streets and other privat properties adjacent, across road, or downstream. We have already had problems with over-building and inadequate infrastructure in this area.

If you use this form to comment, it may be returned to:
City of Austin
Planning & Development Review Department
Heather Chaffin
P. O. Box 1088
Austin, TX 78767-8810

Chaffin, Heather

From: Hilary Dyer [redacted]
Sent: Sunday, September 09, 2012 8:19 PM
To: Chaffin, Heather
Cc: Nancy Maclaine; Steve Lacker
Subject: Case C8-2012-0037 at Planning Commission

Dear Heather:

The South Lamar Neighborhood Association would like to postpone until September 25, 2012 the hearing of case C8-2012-0037 at Planning Commission. Due to unforeseen circumstances, many of our zoning committee members and several close neighbors are unable to attend on Tuesday, September 11.

Thank you for your consideration,
Hilary Dyer
SLNA Secretary

cc: Nancy Maclaine, President
cc: Steve Lacker, Vice President

Chaffin, Heather

From: Ryan Diepenbrock - PSW Real Estate <[redacted]>
Sent: Tuesday, October 02, 2012 2:29 PM
To: Chaffin, Heather
Subject: FW: Del Curto Homes Postponement

Heather,

We respectfully request a postponement of the upcoming 10/11/12 city council hearing date until the November 1st city council hearing in order to allow for the necessary time to finalize the subdivision development option and further the discussions with the surrounding neighbors and SLNA members in hopes of reaching a consensus. Please let me know if the SLNA is in agreement and this is okay as I will be out of the country during the week of 10/11.

Thanks for your help,

J. Ryan Diepenbrock
PSW Homes, LLC
Managing Member, Acquisitions and Finance
Mobile: 480-650-4501
[redacted]
www.pswrealestate.com

Chaffin, Heather

From: Hilary Dyer
Sent: Wednesday, October 24, 2012 9:49 PM
To: Chaffin, Heather
Cc: Nancy Maclaine; Steve Lacker
Subject: Del Curto Homes Rezoning case C14-2012-0032 at City Council 11/1

Dear Heather,

The South Lamar Neighborhood Association would like to request a postponement of the Del Curto Homes rezoning case C14-2012-0032 that is scheduled for the November 1st City Council meeting. We would like to postpone this hearing for at least two weeks to have adequate time to review all pertinent information and work towards an agreement with the developer. We have a meeting scheduled with Ryan Diepenbrock of PSW tomorrow towards this goal.

Thank you for your consideration,

Hilary Dyer
SLNA Secretary

cc: Nancy Maclaine, President
cc: Steve Lacker, Vice President

PETITION

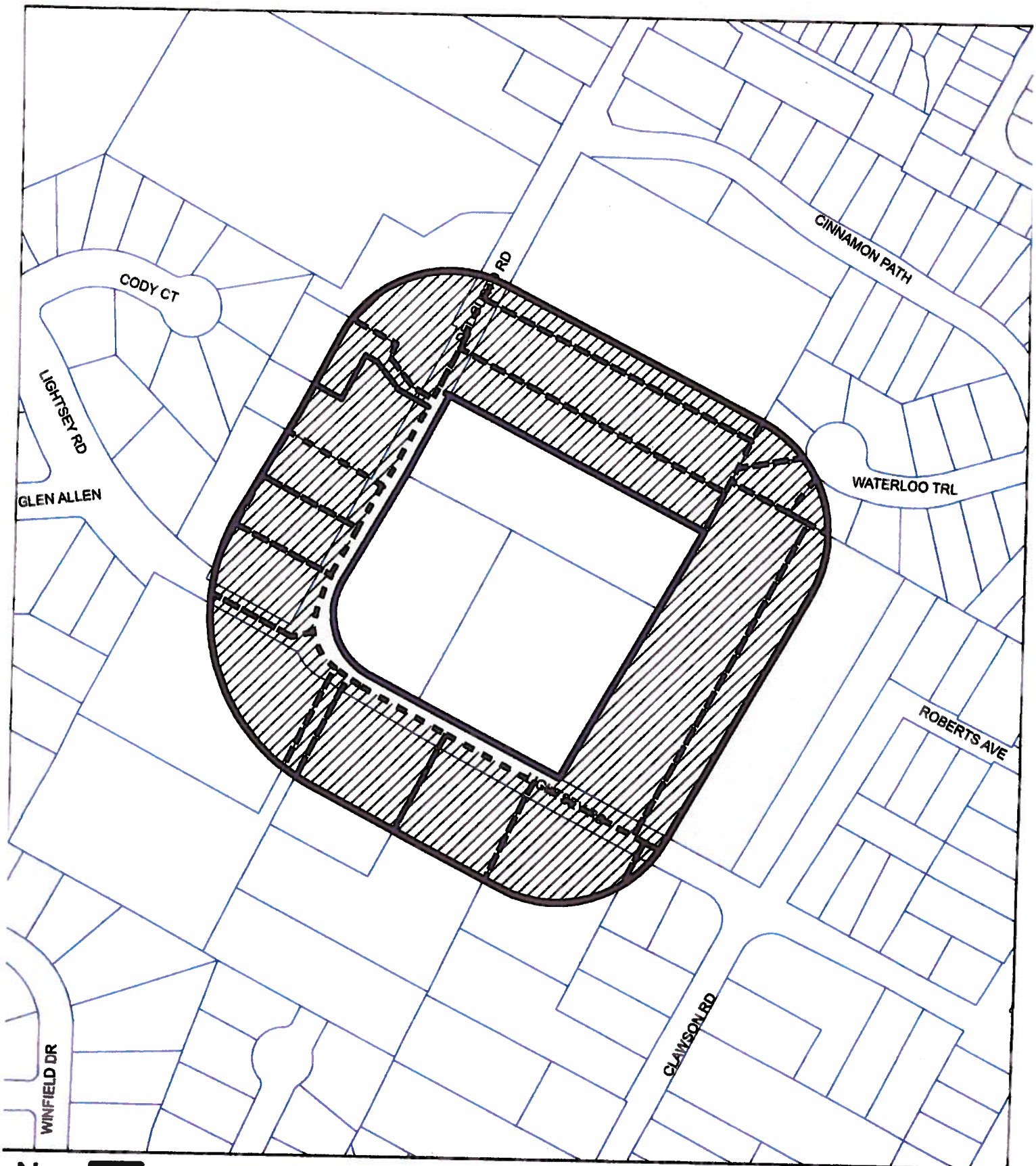
Case Number: **C14-2011-0032** Date: 9/25/2012

Total Square Footage of Buffer:	483832.76
Percentage of Square Footage Owned by Petitioners Within Buffer:	35.45%

Calculation: The total square footage is calculated by taking the sum of the area of all TCAD Parcels with valid signatures including one-half of the adjacent right-of-way that fall within 200 feet of the subject tract. Parcels that do not fall within the 200 foot buffer are not used for calculation. When a parcel intersects the edge of the buffer, only the portion of the parcel that falls within the buffer is used. The area of the buffer does not include the subject tract.

#	TCAD ID	Address	Owner	Signature	Petition Area	Percent
1	0404070818	1713 WATERLOO TRL 78704	DORIAN CHRISTIAN A	no	7041.91	0.00%
2	0404070155	2900 DEL CURTO RD 78704	CITY OF AUSTIN	no	24,823.32	0.00%
3	0404070805	2807 DEL CURTO RD 78704	BARTLETT ACE & POLLY FAMILY LIVING TRUST TIM A BARTLETT TRUSTEE	no	17568.44	0.00%
4	0404070120	3012 DEL CURTO RD 78704	TOMLIN HERBERT JR	no	20483.59	0.00%
5	0404070118	3004 DEL CURTO RD 78704	FORDYCE RICHARD A & EMILY S	yes	14196.91	2.93%
6	0404070819	1711 WATERLOO TRL 78704	MARKLEY REX G	no	2856.41	0.00%
7	0404070156	2908 DEL CURTO RD 78704	CITY OF AUSTIN	no	9228.61	0.00%
8	0404090339	LIGHTSEY RD 78704	AJF PARTNERS LTD	no	28627.89	0.00%
9	0404070129	1908 LIGHTSEY RD 78704	EIDSON DEBORAH S	no	528.81	0.00%
10	0404090141	1705 LIGHTSEY RD 78704	DYER HILARY ANN	yes	1294.31	0.27%
11	0404070803	2901 DEL CURTO RD 78704	CASTLE FLORENCE MARIE	no	35645.12	0.00%
12	0404070123	1805 LIGHTSEY RD 78704	FOSS ANNIE LOUISE	no	32309.8972	0.00%
13	0404070817	1715 WATERLOO TRL 78704	BINSWANGER LEWIS M	no	3881.30	0.00%
14	0404070122	1809 LIGHTSEY RD 78704	KING BRYAN & JAN G	yes	4,527.08	0.94%
15	0404090117	1801 LIGHTSEY RD 78704	BLEVINS DAVID C IV	yes	30485.88	6.30%
16	0404070157	3000 DEL CURTO RD 78704	CITY OF AUSTIN	no	23,965.79	0.00%
17	0404070804	2811 DEL CURTO RD 78704	AUSTIN INFILL BUILDERS LP	yes	44,593.93	9.22%
18	0404070839	1706 LIGHTSEY RD 78704	UMSCHEID KRISTA KAYE	no	83,724.89	0.00%

19	0404070119	3008 DEL CURTO RD 78704	FORDYCE RICHARD A & EMILY	yes	15,305.92	3.16%
20	0404070838	1704 LIGHTSEY RD 78704	LACKER KATHRYN WILLIAMS & STEPHEN LACKER	yes	30,412.50	6.29%
21	0404070121	1811 LIGHTSEY RD 78704	WARD ANA C & BRUCE EVANS	yes	30,726.19	6.35%
22				no		0.00%
23				no		0.00%
24				no		0.00%
						Total %
						35.45%



PETITION

CASE#: C14-2012-0032

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

PETITION

Case Number: **C14-2011-0032**

Date: ~~9/25/2012~~

UPDATED NOVEMBER 26, 2012

Total Square Footage of Buffer:	483832.76
Percentage of Square Footage Owned by Petitioners Within Buffer:	29.15%

Calculation: The total square footage is calculated by taking the sum of the area of all TCAD Parcels with valid signatures including one-half of the adjacent right-of-way that fall within 200 feet of the subject tract. Parcels that do not fall within the 200 foot buffer are not used for calculation. When a parcel intersects the edge of the buffer, only the portion of the parcel that falls within the buffer is used. The area of the buffer does not include the subject tract.

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22				no		0.00%
23				no		0.00%
24				no		0.00%
						Total %
						29.15%

MEMORANDUM

****

TO: Mayor and Council

FROM: Greg Guernsey, Director
Planning and Development Review Department

DATE: November 29, 2012

RE: **Del Curto Homes Rezoning – C14-2012-0032**
Signatures in support of rezoning request

****

Attached with this memo is a list of signatures from neighborhood property owners regarding the above-referenced rezoning application. These property owners support the rezoning if the property is limited to 38 residential units and 50% impervious coverage.

The ten (10) signees own eleven (11) lots in the vicinity of the project, including the two property owners immediately adjacent to the proposed rezoning.

Greg Guernsey, Director
Planning and Development Review Department

x. Marc A. Ott, City Manager
Sue Edwards, Assistant City Manager

PETITION

October 30, 2012
File Number: C14-2012-0032
Address of Rezoning Request: 1814 Lightsey Road and 2905 Del Curto Road

To: Austin City Council

We, the undersigned owners of properties affected by the requested zoning change described in the referenced file, do hereby support the change of zoning from SF-3 to SF-6-CO if the allowable number of units does not exceed 38 and the impervious cover does not exceed 50 percent.

The primary reason for our support includes, but is not limited to, the preference for detached single-family homes over a duplex subdivision.

Printed names, signatures and addresses:

Property Owner Name (printed)	Signature	Address
Dave Blevins	Dave Blevins	1801 Lightsey Rd
Krista Umscheid-Ramirez	Krista Umscheid	1706 Lightsey Rd.
HENRY TOMLIN	Henry Tomlin	3012 Del Curto
JOE A FERRILL	Joe A Ferrill	1805 Lightsey Rd
Jimmie L Farr	Jimmie L Farr	1805 Lightsey Rd
AJF PARTNERS	Joe A Ferrill	Lightsey Rd

Date: November 29, 2012 Contact Name: Krista Umscheid-Ramirez
Phone Number: (512) 497-6009

PETITION

October 30, 2012
File Number: C14-2012-0032
Address of Rezoning Request: 1814 Lightsey Road and 2905 Del Curto Road

To: Austin City Council

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Printed names, signatures and addresses:

Property Owner Name (printed)	Signature	Address
~~Dave Blevins~~	~~Dave Blevins~~	~~1801 Lightsey Rd~~
~~Kristi Hauschild-Ramirez~~	~~Kristi Hauschild~~	~~1706 Lightsey Rd~~
~~Alicia K. Dorian~~	Alicia K Dorian	1701 Waterloo Trail
Alicia K Dorian	Alicia K Dorian	1713 Waterloo Trail

DUPLICATES FROM PAGE ONE
H. Chaffin

Date:
Phone Number:

Contact Name:

PETITION

October 30, 2012
File Number: C14-2012-0032
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The primary reason for our support includes, but is not limited to, the preference for detached single-family homes over a duplex subdivision.

Printed names, signatures and addresses:

Property Owner Name (printed)	Signature	Address
Rex G. Markley	Rex G. Markley	1711 Waterloo Trl. Austin, TX.

Date:
Phone Number:

Contact Name:

PETITION

October 30, 2012
File Number: C14-2012-0032
Address of Rezoning Request: 1814 Lightsey Road and 2905 Del Curto Road

To: Austin City Council

We, the undersigned owners of properties affected by the requested zoning change described in the referenced file, do hereby support the change of zoning from SF-3 to SF-6-CO if the allowable number of units does not exceed 38 and the impervious cover does not exceed 50 percent.

The primary reason for our support includes, but is not limited to, the preference for detached single-family homes over a duplex subdivision.

Printed names, signatures and addresses:

Property Owner Name (printed)	Signature	Address
FLORENCE M. CASTLE	Florence M. Castle	2901 DEL CURTO RD AUSTIN, TX. 78704

Date:
Phone Number:

Contact Name:

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Printed names, signatures and addresses:

Property Owner Name (printed)	Signature	Address
Lewis Binswanger	Lewis Binswanger	1715 Waterloo Trail Austin, Tx 78704

Date:
Phone Number:

Contact Name: