

C6  
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**SUBDIVISION REVIEW SHEET**

**CASE NO.:** C8-2013-0118

**P.C. DATE:** September 9, 2014  
August 12, 2014

**SUBDIVISION NAME:** Lightsey 2

**AREA:** 4.0 acres

**LOTS:** 16

**APPLICANT:** AJF Partners Ltd./Annie Foss

**AGENT:** PSW Homes  
(Casey Giles)

**ADDRESS OF SUBDIVISION:** 1805 Lightsey Road

**GRIDS:** G-20

**COUNTY:** Travis

**WATERSHED:** West Bouldin Creek

**JURISDICTION:** Full Purpose

**EXISTING ZONING:** SF-3

**PROPOSED LAND USE:** Single Family

**NEIGHBORHOOD PLAN:** South Lamar Combined (suspended)

**SIDEWALKS:** Sidewalks will installed on both sides of Aldwyche Drive and the subdivision side of Lightsey Road.

**DEPARTMENT COMMENTS:** The request is for approval of a preliminary plan namely, Lightsey 2. The proposed preliminary consists 16 lots and R.O.W. on 4.0 acres.

The subdivision proposes to extend Aldwyche Drive to connect to Lightsey Road. The extension of Aldwyche Drive follows Land Development Code Section 25-4-151 Street Alignment and Connectivity, and follows Imagine Austin's "Promote compact and connected city".

**STAFF RECOMMENDATION:** Staff recommends approval of the preliminary plan. This plan meets all applicable City of Austin Land Development and State Local Government requirements.

**PLANNING COMMISSION ACTION:** 8/12/14: Postponed at Neighborhood's request. (8-0)

**CASE MANAGER:** Sylvia Limon  
**email:** [Sylvia.limon@austintexas.gov](mailto:Sylvia.limon@austintexas.gov)

**PHONE:** 512-974-2767

**Transportation Review:** Caleb Gutshall  
**email:** [Caleb.Gutshall@austintexas.gov](mailto:Caleb.Gutshall@austintexas.gov)

**PHONE:** 512-974-6420

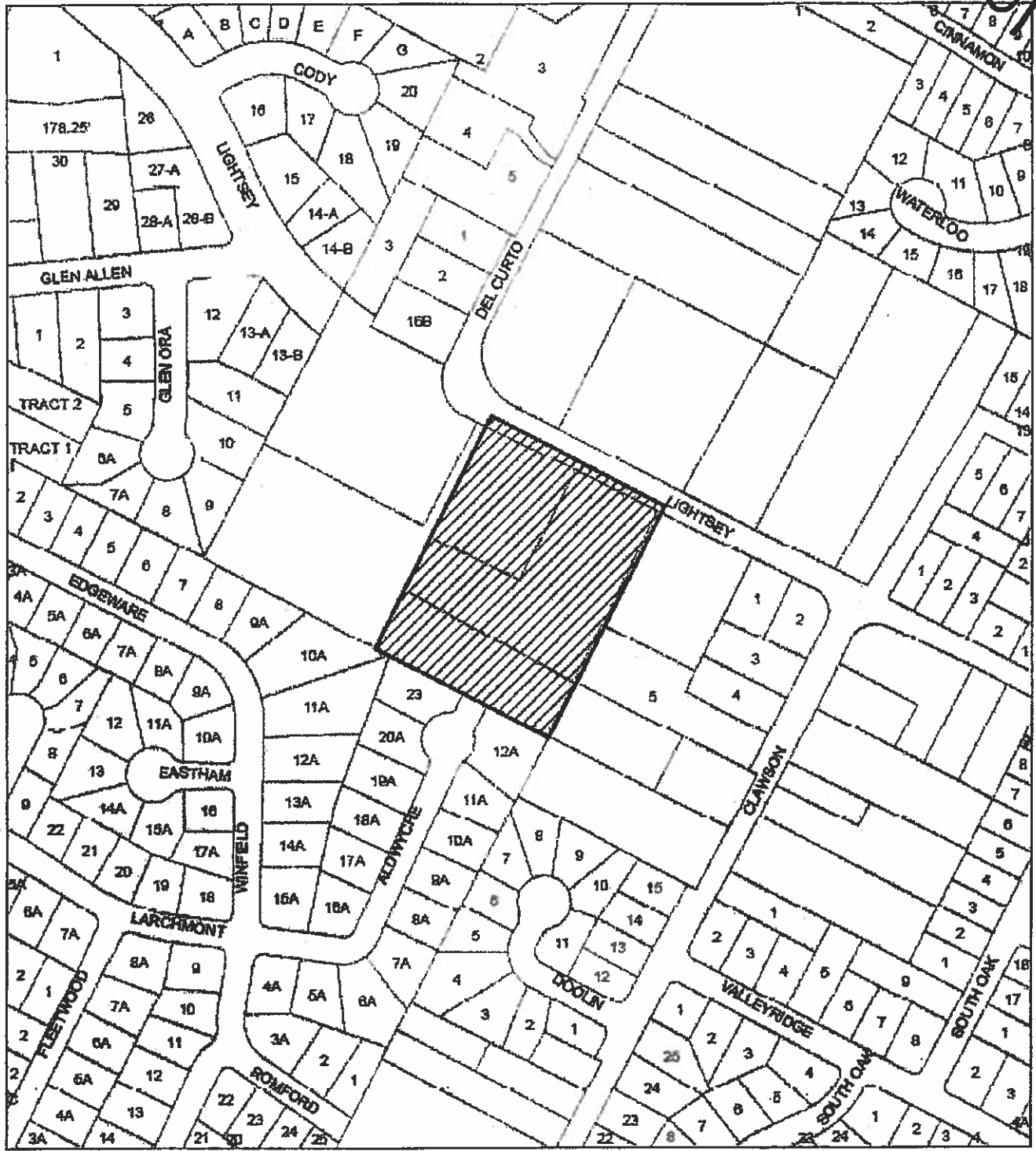
**Heritage Tree:** Keith Mars  
**Email:** [Keith.Mars@austintexas.gov](mailto:Keith.Mars@austintexas.gov)



**PHONE:** 512-974-2755

**Drainage Eng:** Leslie Daniel  
**Email:** [Leslie.Daniel@austintexas.gov](mailto:Leslie.Daniel@austintexas.gov)

**PHONE:** 512-974-6316

08/2



 Subject Tract  
 Base Map

CASE#: C8-2013-0118  
 ADDRESS: 1805 Lightsey Road



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

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CG-2013-0118

PROJECT: LIGHTSEY 2  
 LIGHTSEY 2 PRELIMINARY PLAN  
 SHEET NO. 03  
 DATE: 08/14/13

LIGHTSEY 2  
 PRELIMINARY PLAN  
 SITE PLAN



**LEGEND**

- EXISTING LOT
- PROPOSED LOT
- PROPOSED DRIVEWAY
- PROPOSED DRIVE
- PROPOSED SIDEWALK
- PROPOSED CURB
- PROPOSED UTILITY
- PROPOSED FENCE
- PROPOSED SIGN
- PROPOSED LIGHTING
- PROPOSED LANDSCAPE
- PROPOSED PAVING
- PROPOSED GRADE
- PROPOSED EROSION CONTROL
- PROPOSED WATER MANAGEMENT
- PROPOSED TREE
- PROPOSED PLANTING

**AREA TABLE**

AREA	AREA (SQ. FT.)	PERCENTAGE
EXISTING LOT	10,000	100%
PROPOSED LOT	10,000	100%
PROPOSED DRIVEWAY	10,000	100%
PROPOSED DRIVE	10,000	100%
PROPOSED SIDEWALK	10,000	100%
PROPOSED CURB	10,000	100%
PROPOSED UTILITY	10,000	100%
PROPOSED FENCE	10,000	100%
PROPOSED SIGN	10,000	100%
PROPOSED LIGHTING	10,000	100%
PROPOSED LANDSCAPE	10,000	100%
PROPOSED PAVING	10,000	100%
PROPOSED GRADE	10,000	100%
PROPOSED EROSION CONTROL	10,000	100%
PROPOSED TREE	10,000	100%
PROPOSED PLANTING	10,000	100%

**NOTES**

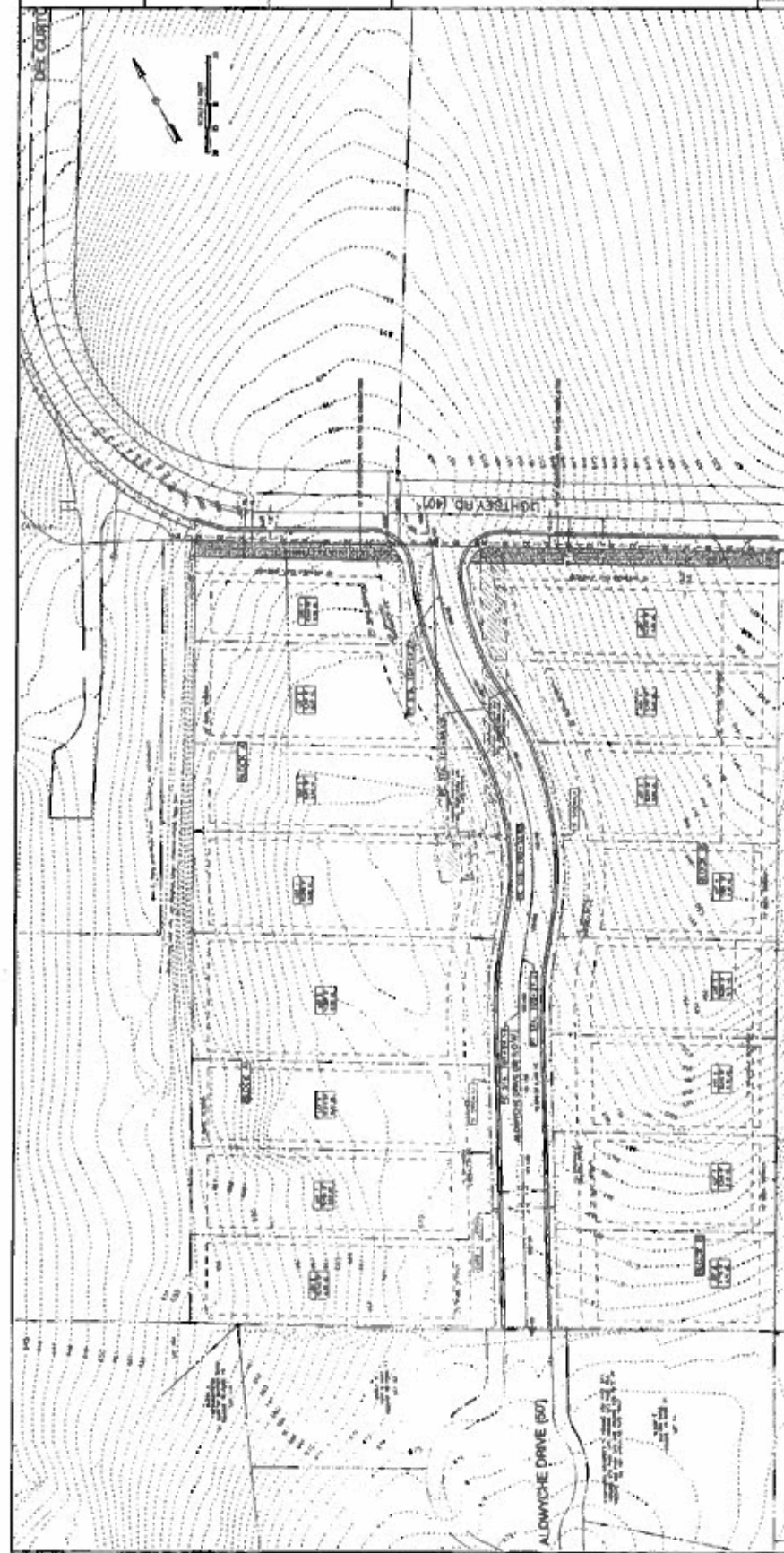
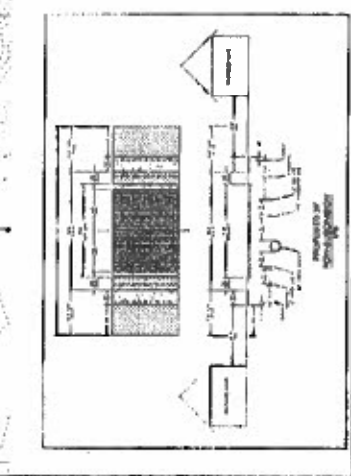
- ALL PROPOSED LOT LINES SHALL BE SET BACK FROM ALL EXISTING LOT LINES BY A MINIMUM OF 5 FEET.
- ALL PROPOSED DRIVEWAYS SHALL BE SET BACK FROM ALL EXISTING DRIVEWAYS BY A MINIMUM OF 5 FEET.
- ALL PROPOSED DRIVES SHALL BE SET BACK FROM ALL EXISTING DRIVES BY A MINIMUM OF 5 FEET.
- ALL PROPOSED SIDEWALKS SHALL BE SET BACK FROM ALL EXISTING SIDEWALKS BY A MINIMUM OF 5 FEET.
- ALL PROPOSED CURBS SHALL BE SET BACK FROM ALL EXISTING CURBS BY A MINIMUM OF 5 FEET.
- ALL PROPOSED UTILITIES SHALL BE SET BACK FROM ALL EXISTING UTILITIES BY A MINIMUM OF 5 FEET.
- ALL PROPOSED FENCES SHALL BE SET BACK FROM ALL EXISTING FENCES BY A MINIMUM OF 5 FEET.
- ALL PROPOSED SIGNS SHALL BE SET BACK FROM ALL EXISTING SIGNS BY A MINIMUM OF 5 FEET.
- ALL PROPOSED LIGHTING SHALL BE SET BACK FROM ALL EXISTING LIGHTING BY A MINIMUM OF 5 FEET.
- ALL PROPOSED LANDSCAPE SHALL BE SET BACK FROM ALL EXISTING LANDSCAPE BY A MINIMUM OF 5 FEET.
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- ALL PROPOSED EROSION CONTROL SHALL BE SET BACK FROM ALL EXISTING EROSION CONTROL BY A MINIMUM OF 5 FEET.
- ALL PROPOSED TREES SHALL BE SET BACK FROM ALL EXISTING TREES BY A MINIMUM OF 5 FEET.
- ALL PROPOSED PLANTING SHALL BE SET BACK FROM ALL EXISTING PLANTING BY A MINIMUM OF 5 FEET.

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PROPOSED LIGHTING	10,000	100%
PROPOSED LANDSCAPE	10,000	100%
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PROPOSED GRADE	10,000	100%
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PROPOSED PLANTING	10,000	100%

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PROPOSED GRADE	10,000	100%
PROPOSED EROSION CONTROL	10,000	100%
PROPOSED TREE	10,000	100%
PROPOSED PLANTING	10,000	100%





CG  
A

MEMORANDUM

**To:** Members - Planning Commission  
**From:** Sylvia Limon, Case Manager  
Planning and Development Review Department  
**Date :** August 5, 2014  
**Subject:** Postponement Request for C8-2013-0118 – Lightsey 2, preliminary subdivision

The South Lamar (SLNA) and Barton Oaks Neighborhood Associations (BONA) respectfully request that this preliminary subdivision plan, C8-2013-0118 - Lightsey 2, be postponed from your August 12, 2014 meeting (see attached).

Staff requests that this be postponed to the September 9, 2014 meeting. The applicant prefers to be heard at the August 26, 2014 meeting, but the case manager (myself) will be unavailable that date due to a previous commitment.

Sylvia Limon, Case Manager  
Planning and Development Review Department  
512-974-2767  
[Sylvia.limon@austintexas.gov](mailto:Sylvia.limon@austintexas.gov)

**Limon, Sylvia**

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C6/S

**From:** mario champion <mario@mariochampion.com>  
**Sent:** Tuesday, August 05, 2014 11:24 AM  
**To:** Limon, Sylvia  
**Cc:** mario champion; Hernandez, Alfonso - BC; Stevens, Jean - BC; Chimenti, Danette - BC; Jack, Jeff - BC; Nortey, James - BC; Oliver, Stephen - BC; Roark, Brian - BC; Varghese, Lesley - BC; Gibbs, Carol  
**Subject:** Request to Postpone Aug 12th Lightsey2 meeting

Hello all,

SLNA and BONA are presently scheduled for Aug 12th to discuss the Lightsey2 project.

We request a postponement because key nearby property owners and the leader of the BONA group will be out of town on the 12th and unable to attend the meeting.

respectfully,  
Mario Champion  
President, South Lamar Neighborhood Association

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mario@mariochampion.com  
(cell) 512-576-0824

**PUBLIC HEARING INFORMATION**

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 a public hearing, the board or commission may postpone or continue an application's hearing to a later date, or recommend approval or denial of the application. 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.

Commission is required to approve the subdivision by State law if no variances are required, and if it meets all requirements. A board or commission's decision on a subdivision may only be appealed if it involves an environmental variance. A variance may be appealed by a person with standing to appeal, or an interested party that is identified as a person who can appeal the decision. The body holding a public hearing on an appeal will determine whether a person has standing to appeal the decision.

An interested party is defined as a person who is the applicant or record owner of the subject property, or who communicates an interest to a board or commission by:

- delivering a written statement to the board or commission before or during the public hearing that generally identifies the issues of concern (it may be delivered to the contact person listed on a notice); or
  - appearing and speaking for the record at the public hearing;
- and:
- occupies a primary residence that is within 500 feet of the subject property or proposed development;
  - is the record owner of property within 500 feet of the subject property or proposed development; or
  - is an officer of an environmental or neighborhood organization that has an interest in or whose declared boundaries are within 500 feet of the subject property or proposed development.

A notice of appeal must be filed with the director of the responsible department no later than 14 days after the decision. An appeal form may be available from the responsible department.

For additional information on the City of Austin's land development process, visit our web site: <http://www.austintexas.gov/development>.

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 name of the board or commission, or Council; the scheduled date of the public hearing; the Case Number; and the contact person listed on the notice.

Case Number: C8-2013-0118  
 Contact: Sylvia Limon, 512-974-2767  
 Elisa Garza, 512-974-2308  
 Public Hearing: Planning Commission, Aug 12, 2014

Sept. 9

*Douglas Day*  
 Your Name (please print) \_\_\_\_\_  
 I am in favor  
 I object

1908 Larchmont Drive, Austin, TX 78704  
 Your address(es) affected by this application

*Douglas A. Day*  
 Signature \_\_\_\_\_  
 8/29/14  
 Date

Daytime Telephone: 512-587-7355

Comments: *The question at issue is safety. The increased traffic will put the residents of Barton Oaks in danger. The existing streets were not built for the proposed density. Do we really want to pave over every wooded square inch of Barton and central Austin. A park would be a much better use.*

If you use this form to comment, it may be returned to:  
 City of Austin - Planning & Development Review Dept., 4<sup>th</sup> Floor  
 Sylvia Limon  
 P. O. Box 1088  
 Austin, TX 78767-8810



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 Contact: Sylvia Limon, 512-974-2767  
 Elsa Garza, 512-974-2308  
 Public Hearing: Planning Commission, Aug-12, 2014

Sept. 9

Deborah Day  
 Your Name (please print)

1908-B Larchmont Dr  
 Your address(es) affected by this application

Deborah Day  
 Signature

8-29-14  
 Date

Daytime Telephone: 512-447-3089

I am in favor  
 I object

Comments: We don't have sidewalks on Larchmont. Many people walk our streets with pets and children. This proposal will devastate our neighborhood & make it unsafe. The surrounding apartments use our street to park & walk children/pets, as well. We need safe streets, not a major thoroughfare.

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 Austin, TX 78767-8810

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Case Number: CG-2013-0118  
 Contact: Sylvia Limon, 512-974-2767  
 Elisa Garza, 512-974-2308  
 Public Hearing: Planning Commission, Aug 12, 2014

Your Name (please print): Annette JARMON  
 Your address(es) affected by this application: # 1905 Edgeware

I am in favor  
 I object

Signature: [Signature]  
 Date: 8/29/14

Daytime Telephone: 512 299-4539

Comments: My concern with the Bw Project primarily stems around the Aldwiche cut through increasing traffic through our "pocket" neighborhood poses significant hazards to the walkers/runners and children who must use the street to get around the neighborhood. We are asking to have the Bw Project done once + right. There is no taking back some planning mistakes. The hills + curves of this neighborhood can not sustain additional traffic.

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 City of Austin - Planning & Development Review Dept./4<sup>th</sup> Floor  
 Sylvia Limon  
 P. O. Box 1088  
 Austin, TX 78767-8810  
Many more project proposes are also ill conceived but the best through is worrisome and not imperative to this project.



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Case Number: C8-2013-0118

Contact: Sylvia Limon, 512-974-2767

Elsa Garza, 512-974-2308

Sept. 9

Public Hearing: Planning Commission, Aug 12, 2014

PAUL B. JARMON

Your Name (please print)

1905 EDGEMORE

Your address(es) affected by this application

*[Signature]*

Signature

Date

Daytime Telephone: 512 448 8718

Comments: UNSAFE FOR PEDESTRIANS

OF BAYTON OAKS SUBDIVISION TO  
 CREATE A BACK DOOR FOR AUTOMOBILE  
 ACCESS FROM SOUTH LAMAR TO MAKE A  
 DUE TO LACK OF TRAFFIC STUDIES PRIOR  
 TO THE OVER BUILD OF SOUTH LAMAR.  
 IF APPROVED AS DESIGNED IT PROVES TO ME  
 THAT LEGAL DOES NOT EQUATE TO SAFE.

If you use this form to comment, it may be returned to:

City of Austin - Planning & Development Review Dept. 4<sup>th</sup> Floor

Sylvia Limon

P. O. Box 1088

Austin, TX 78767-8810

I am in favor  
 I object

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Case Number: **CG-2013-0118**  
Contact: **Sylvia Limon, 512-974-2767**  
**Elsa Garza, 512-974-2308**

Public Hearing: **Planning Commission, Aug 12, 2014 Sept 9, 2014**

**CAROLYN ASHBY**

Your Name (please print)

**3300 ALDWYCHE AUSTIN, TX 78704**

Your address(es) affected by this application

I am in favor  
 I object

*Carolyne Parks*

Signature

**8-22-14**

Date

Daytime Telephone: **512-462-2682**

Comments: *PSU is not developing to comply with the city code. The plan for the interior of Aldwyche Dr. along northern will require street parking as the duplexes will have more car for families & quite than driveway can accommodate. Safety problem in Barton Creek neighborhood as there are no sidewalks. This development should be redesigned to accommodate*

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City of Austin - Planning & Development Review Dept., 4<sup>th</sup> Floor  
Sylvia Limon  
P. O. Box 1088  
Austin, TX 78767-8810

*These safety problems and avoid the destruction of too many heritage protected trees.*

**Limon, Sylvia**

---

**From:** Ted Jeter ~~XXXXXXXXXX~~  
**Sent:** Sunday, August 03, 2014 5:09 PM  
**To:** Limon, Sylvia  
**Subject:** C8-2013-0118 18015 Lightsey Rd PSW project

Cle  
/11

Ms. Limon

I object t having the project done, accessibility with a dangerous curve, sight vision is very limited to pull in and out much less turning in to the site, no sidewalks on either side of the street is just not acceptable. The amount of runoff from the asphalt is going to cause flooding at the bottom of the ravine next to our drive way. It already is a problem, this will increase the problem 10 fold.

Thank you, Ted Jeter  
1801 Lightsey Rd.  
Austin, Texas 78704

For Dave Blevins IV owner of said property

**Limon, Sylvia**

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**From:** Richard Kelley <~~Richard.Kelley@cityoflimon.com~~>  
**Sent:** Tuesday, March 25, 2014 2:24 PM  
**To:** Linseisen, Andrew; Daniel, Leslie; Limon, Sylvia  
**Cc:** Vic.Ramirez@cityoflimon.com; Gibbs, Carol  
**Subject:** Case # C8-2013-0118 (Opposition to proposed Rain Gardens for Water Quality Control)

**Categories:** Red Category

CL  
1/2

To: Andrew Linseisen

March 25, 2014

From: Richard and Sherrill Kelley  
3401 Aldwyche Dr.  
Austin, TX 78704  
512-569-4457

Re: Case # C8-2013-0118 (Opposition to proposed Rain Gardens for Water Quality Control)

Mr. Linseisen,

This letter is in regard to the Aldwyche/Lightsey 2 development, and the proposed use of Rain Gardens on single-family lots, as a means of providing water quality controls.

We are writing to voice our strong opposition to the use of rain gardens as a partial water quality control measure.

Our concerns and subsequent opposition is based on the following:

- The use of rain gardens as a successful water quality control measure for this type of development is unprecedented.
- The rain gardens are proposed to be a large portion of the development's water quality control. How, as citizens, living in this neighborhood, are we guaranteed that they will function as proposed?
- How will we be guaranteed that they will function properly throughout the lifetime of the development, in perpetuity?

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- What guarantee do we have, that these rain gardens will be installed by certified contractors and to approved specifications?
- What procedures will be in place and followed, to assure proper, regular maintenance and inspection? What is considered acceptable interval evaluation of such rain gardens, to assure proper maintenance (i.e. are they performing as intended)?
- Who will be maintaining these rain gardens? If it is the city's responsibility, then is the assumption that taxpayer dollars will be used to pay for *privately owned* rain gardens? We, personally, oppose our tax dollars to be used to maintain and inspect, in perpetuity, privately owned rain gardens, which have no proven track record.
- Lastly, if rain gardens were to be installed as a large part of the water quality control program for this development, what is the developer's responsibility or back-up plan, if they don't perform as intended? Many of our neighbors surrounding the proposed development site already struggle with flooding issues.

We appreciate your time in considering our concerns.

Sincerely,

Richard and Sherrill Kelley

WebRep



Overall rating

