

C37  
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## SUBDIVISION REVIEW SHEET

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

**P.C. DATE:** October 28, 2014  
September 23, 2014; September 9, 2014;  
August 12, 2014

**SUBDIVISION NAME:** Lightsey 2

**AREA:** 4.0 acres

**LOTS:** 16

**APPLICANT:** Lightsey Two LP

**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 be 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".

The Austin Fire Department viewed the plan and supports the plan. They commented that the extension of Aldwyche Drive will give the area two entrances/exits reducing the emergency response distance to the area.

A presentation was made to the Environmental Board on October 15, 2014; a copy of the Board's recommendation to the Planning Commission is attached (See Memo dated 10/15/14).

**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:** 9/23/14: Postponed to 10/28/14 by PC. (8-0); 9/9/14: Postponed to 9/23/14 at staff's request. (6-0); 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

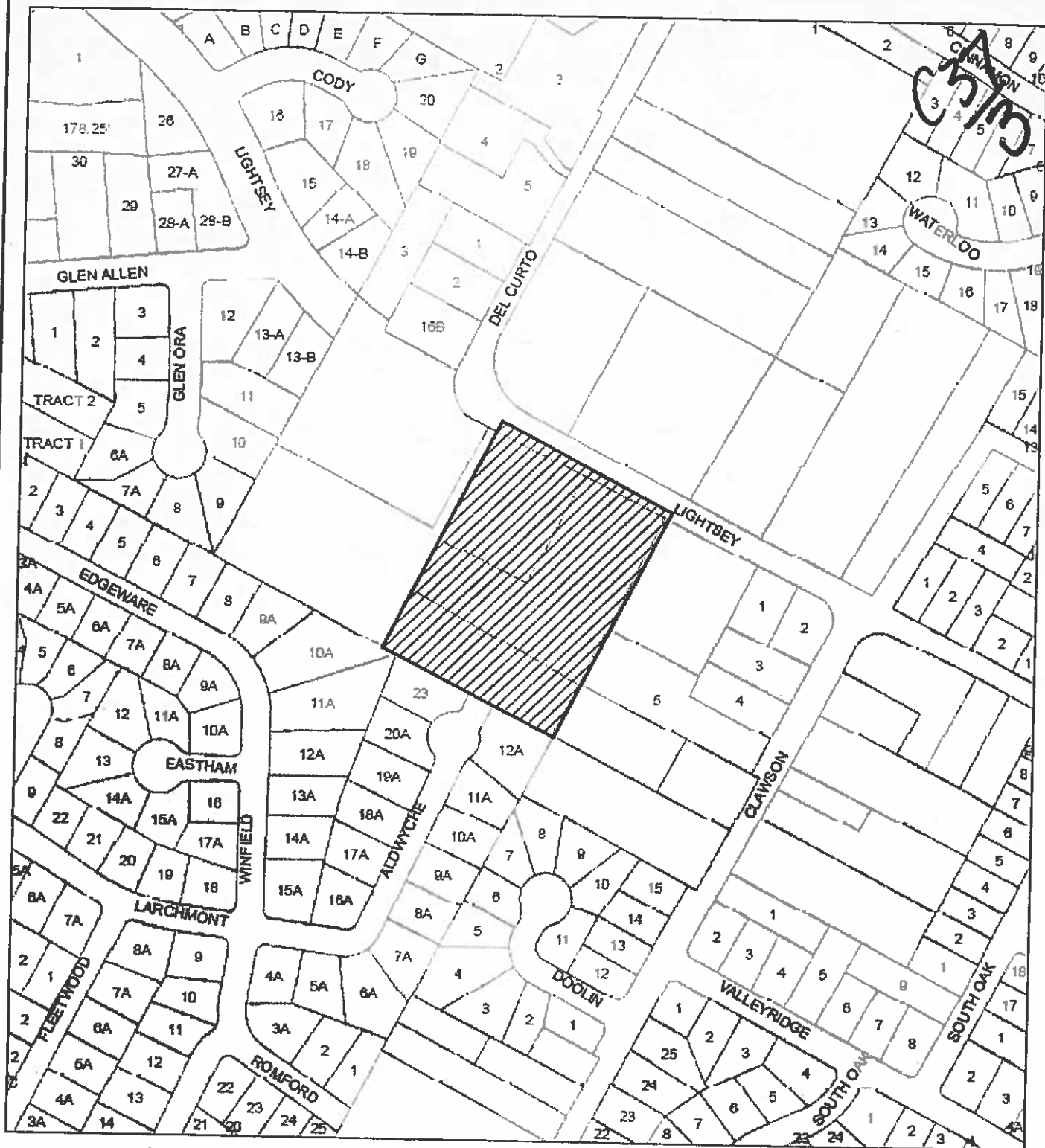
Heritage Tree: Keith Mars  
Email: Keith.Mars@austintexas.gov



PHONE: 512-974-2755

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Drainage Eng: Leslie Daniel  
Email: Leslie.Daniel@austintexas.gov

PHONE: 512-974-6316



 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.

**LIGHTSEY 2**  
PRELIMINARY PLAN  
SITE PLAN

**PWM HOMES LLC**  
**2000 N. W. 10TH AVE.**  
**SUITE 100**  
**MIRAMONTE, FL 33449**  
**(888) 767-7676**

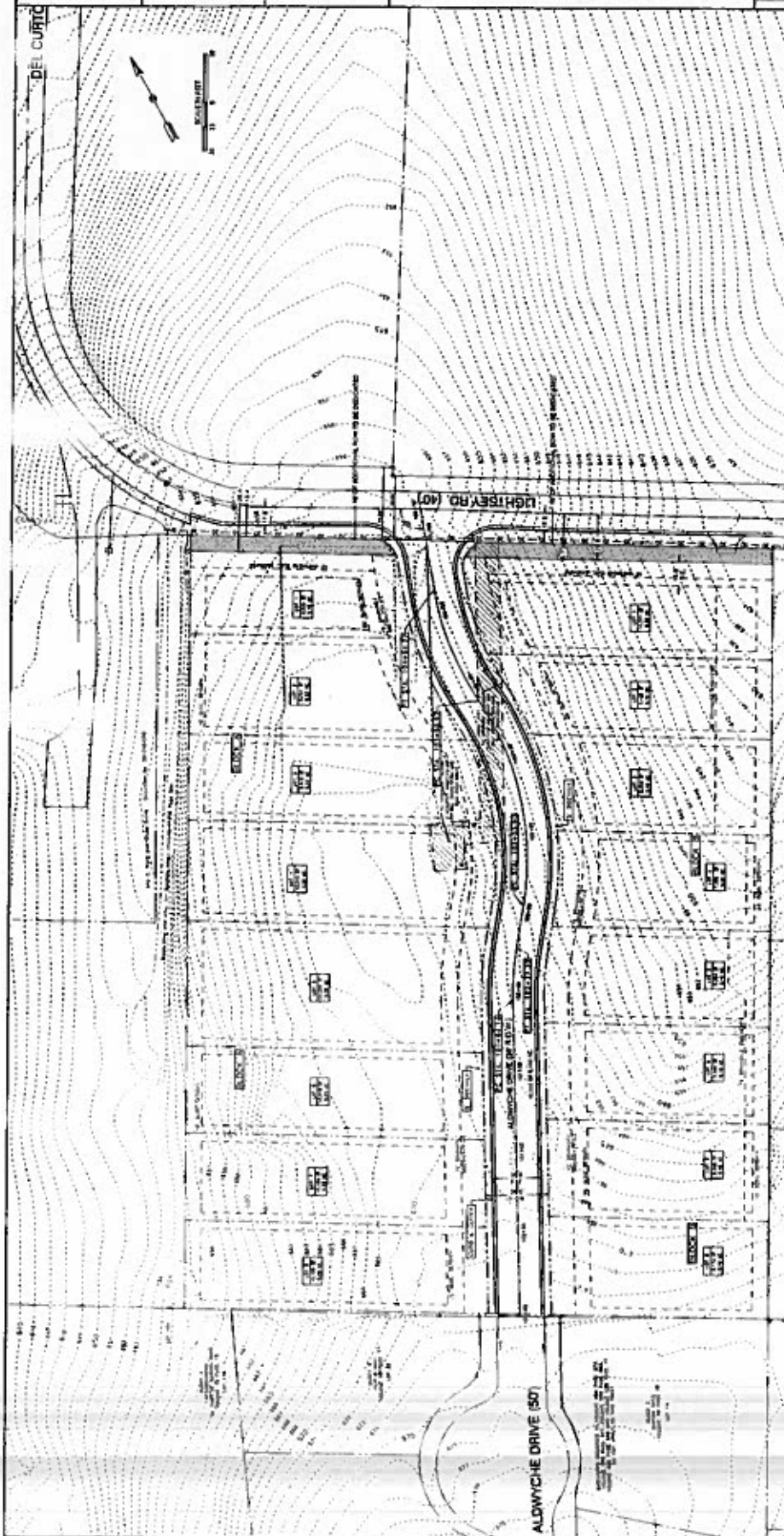
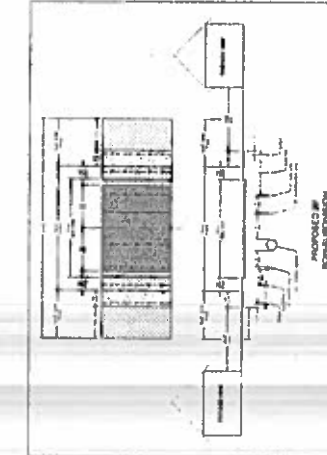
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EXHIBIT TABLE 2			
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## ENVIRONMENTAL BOARD MOTION 20141015 006C

**Date:** October 15, 2014

**Subject:** Recommendation to Planning Commission regarding Tree Protection, Water Quality, and Drainage for the Lightsey II Development

**Motioned By:** Dr. Mary Gay Maxwell

**Seconded By:** Mary Ann Neely

### **RATIONALE:**

**Whereas,** This property is unique and there are opportunities for creative solutions to protect its unique character, and

**Whereas,** There are ongoing concerns regarding drainage on the site, offsite flooding and the use of "fee in lieu of water quality controls," and

**Whereas,** There are many healthy protected and heritage trees on the site that merit preservation,

**Therefore,** The Environmental Board recommends that the Planning Commission consider other options for the development of the site, including the use of SF6 zoning, to:

- Improve drainage and water quality,
- Reduce the risk of flooding properties and the road that abut the site, and
- Increase protection of the 49 protected and heritage trees on the site.

### **Friendly Amendment:**

Consider alternative methods of connectivity that include pedestrian and bicycle modes of access to assist in implementing the recommended improvements listed previously.

**Vote** 5-0-0-1-1

**For:** Maxwell, Neely, Perales, Redmond, and Schissler

**Against:** None

**Abstain:** None

**Absent:** Smith

**Recusal:** Deegan recused himself due to a potential conflict of interest.

Approved By:

*Mary Gay Maxwell*

Dr. Mary Gay Maxwell, Chair

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**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.

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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

*Reese Morgan*  
Your Name (please print)

350413

*Landmont CV*  
Your address(es) affected by this application

*Ken*  
Signature

Daytime Telephone: *512 242 3715*

Comments:

☒ I am in favor  
☐ I object

*8-30-2014*  
Date

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

# **PUBLIC HEARING INFORMATION**

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Contact: Sylvia Limon, 512-974-2767

Elsa Garza, 512-974-2308

Public Hearing: Planning Commission, Aug 12, 2014

Your Name (please print)

Your address(es) affected by this application

Signature

Date

Daytime Telephone:

Comments:

☒ I am in favor  
☐ I object

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1319

## PUBLIC HEARING INFORMATION

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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

Douglas Day  
Your Name (please print)

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 88704 and central Austin. A park would be a much better use.

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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

☐ I am in favor  
☒ I object

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Case Number: C8-2013-0118

Contact: Sylvia Limon, 512-974-2767

Elsa Garza, 512-974-2308

Public Hearing: Planning Commission, Aug 12, 2014

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

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

Sylvia Limon

P. O. Box 1088

Austin, TX 78767-8810

<input type="checkbox"/> I am in favor <input checked="" type="checkbox"/> I object
--

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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

*Annette Jaramon*  
Your Name (please print)

*# 1905 Edgeware*

Your address(es) affected by this application

*South & Jaramon*

Signature

*8/29/14*  
Date

Daytime Telephone:

*512 299-4539*

Comments:

*My concern with the BSW project primarily stems around the Aldrich cutthrough increasing traffic through our "pocket" neighborhood poses significant hazards to the walkers/runners and children who most use the street to get around the neighborhood. We are asking to have the BSW 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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Sylvia Limon

P. O. Box 1088

Austin, TX 78767-8810

*Many more project proposes are also ill conceived but the fault through is worrisome and not imparitive to this project.*

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

PAUL B. JARMON

Your Name (please print)

1905 EDGEMORE

Your address(es) affected by this application



Signature

Date

Daytime Telephone: 512 448 8713

Comments: UNSAFE FOR PEDESTRIANS  
OF BAYTON OAKS SUBDIVISION TO  
CREATE A BACK DOOR FOR AUTOMOBILE  
ACCESS FROM SOUTH LAMAR TO MANTACHA  
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,

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Sylvia Limon  
P. O. Box 1088  
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☐ I am in favor  
☒ I object

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Case Number: C8-2013-0118

Contact: Sylvia Limon, 512-974-2767

Elsa Garza, 512-974-2308

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

CHARLYN ASHBY

Your Name (please print)

3300 ALDWINCH AUSTIN, TX 78704

Your address(es) affected by this application

Charlyn Ashby

Signature

8-22-14

Date

Daytime Telephone: 512-462-2682

Comments: This is not developing to comply with the city code. The plan for the interior of Aldwinch is not a new construction. It will require street parking as the duplexes will have more cars for families to use. It is a driveway can accommodate 500 cars for children in Austin. There is no problem as there are no other kids. This development should be rednamed to accommodate.

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Sylvia Limon

P. O. Box 1088

Austin, TX 78767-8810

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

☐ I am in favor  
☒ I object

**Limon, Sylvia**

---

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

C37  
14

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

137-15

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

BRYAN KING

Your Name (please print)

1809 LIGHTSEY

Your address(es) affected by this application

Bryan King

Signature

9/3/14

Date

Daytime Telephone: (325) 247-4539

Comments:

Drugs & Roads Design

too many potholes & variances

Double dead end streets

is a better option

Heritage Tree Removal - NO OK!

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Sylvia Limon  
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☐ I am in favor  
☒ I object

13/9

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Case Number: C8-2013-0118

Contact: Sylvia Limon, 512-974-2767

Elsa Garza, 512-974-2308

Public Hearing: Planning Commission, Aug 12, 2014

Dermie Glasscock

Your Name (please print)

1804 Larchmont, Dr.

Your address(es) affected by this application

[Signature]

Signature

9/2/14

Date

Daytime Telephone: 512-450-8343

Comments: Too many waivers and deviations from the code make this through street unsafe... This plan has not been properly vetted with Steve Sedovsky of historical buildings, and AFD. Several lots in this plan are not safe too close to water-quality, 17% grade driveway, and one even needs to be sprinkled as it is too far from rd. to AFD!

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Sylvia Limon

P. O. Box 1088

Austin, TX 78767-8810

<input type="checkbox"/> I am in favor
<input checked="" type="checkbox"/> I object



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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 13, 2014

Lonnie Glascock IV

Your Name (please print)

☐ I am in favor  
☒ I object

1806 Larchmont Dr Austin, TX 78704

Your address(es) affected by this application

[Signature]

Signature

9/2/14

Date

Daytime Telephone: 512-632-1708

Comments: I am opposed to this development in its current form as it is sub-standard and unsafe to my neighborhood. Oaks are an important part of the fabric and even the very namesake of our neighborhood (Barton Oaks), so I want those trees to remain protected as provided for in the code. Regarding safety, for my children and neighbors who walk safely in this neighborhood without sidewalks, I am disappointed to a through-street that does not meet the minimum standards for a safe, City of Austin - Planning & Development Review Dept./4th Floor Sylvia Limon P. O. Box 1088 Austin, TX 78767-8810

(Specifically: a combination of blind curves and hills) with no provision to protect pedestrians from the added

7318

PUBLIC HEARING INFORMATION

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Case Number: C8-2013-0118

Contact: Sylvia Limon, 512-974-2767

Elsa Garza, 512-974-2308

Public Hearing: Planning Commission, Aug 12, 2014

Lonié Glasscock

Your Name (please print)

78704 Leachmont Lane Austin TX 78704

Your address(es) affected by this application

Lonié Glasscock

9/2/14

Daytime Telephone:

512-707-2233

Comments:

Theft on sidewalk 50' ride my bike on the street.

☒ I am in favor of object

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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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

Elaine G. Tocco

Your Name (please print)

3505 Winfield Dr

Your address(es) affected by this application

Ch...

9-1-14

Signature

Date

Daytime Telephone: 512-442-6256

Comments: Our neighbor hood is suffering from density related issues such as unsafe streets for children to play or owners to walk dogs. Crime has increased as well. These problems will only be increased if our neighbor turns into a through street to Manchaca from this development and the residents on Elavision

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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

☐ I am in favor  
☒ I object

131/2

# PUBLIC HEARING INFORMATION

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

Albert Belard  
Your Name (please print)

1901 Edgeview Dr Austin TX  
Your address(es) affected by this application

Signature  
Date

Daytime Telephone: 512-470-3531

Comments: I & my family are in absolute opposition. This plan would destroy our current neighborhood layout would devalue our properties & be ultimately worse for our children. NO! NO! NO!

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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Case Number: C8-2013-0118

Contact: Sylvia Limon, 512-974-2767

Elsa Garza, 512-974-2308

Public Hearing: Planning Commission, Aug 12, 2014

Your Name (please print)

Joy Rockwell

Your address(es) affected by this application

1910 Edgeware Dr. Austin 78704

☐ I am in favor  
☒ I object

Joy Rockwell

Signature

9/1/14

Date

Daytime Telephone: 512-983-1177

Comments: Too high density = unsafe traffic.

There are NO sidewalks in our subdivision (Barton Oaks) + its dangerous when parents are out walking their young children in strollers. DANGEROUS CURVE. And the streetage trees should not be cut down. Thank you.

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

12/2

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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

John King

Your Name (please print)

3505 Winfield Dr and 1807 Rowford Dr

Your address(es) affected by this application

John King

Signature

8/31/14

Date

Daytime Telephone: 512-769-6176

Comments: I strongly object to the proposed conversion of Barton Oaks neighborhood to this development by opening the dead end of Hedges.

This would completely change the character of my neighborhood by creating a dangerous cut through endangering young children & pets. This would change a quiet residential neighborhood into a major interchange on small residential streets. I urge you not to do it.

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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Contact: Sylvia Limon, 512-974-2767

Elsa Garza, 512-974-2308

Sept. 9

Public Hearing: Planning Commission, Aug 12, 2014

STERYL (SAM) JONES

Your Name (please print)

3503

Your address(es) affected by this application

Fleetwood Dr. Austin, Tx 78709

☐ I am in favor  
☒ I object

Signature

Daytime Telephone

512-809-2035

Date

Comments:

Proposed development will

radically change traffic patterns to the neighborhood's detriment especially in terms of danger and quality of life

Please consider an alternative.

Thank

Mr. Stacy Jones

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



5/23

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Case Number: C8-2013-0118

Contact: Sylvia Limon, 512-974-2767

Elsa Garza, 512-974-2308

Public Hearing: Planning Commission, Aug 12, 2014

ature arelends

Your Name (please print)

3610. a fleetwood drive

Your address(es) affected by this application

Signature

Date

Daytime Telephone: 512 296 0364

Comments: addid traffic into lunchman

& addwere a problems - already

difficult to turn left/right into

& out of our neighborhood -

if/when lightsey bridge is built

then seers from lightsey dr

by traffic light @ muncie/lynn

also seers from lightsey only - dr.

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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

☐ I am in favor  
☒ I object



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Case Number: C8-2013-0118

Contact: Sylvia Limon, 512-974-2767

Elsa Garza, 512-974-2308

Public Hearing: Planning Commission, Aug 12, 2014

LUIS J. RABALA  
Your Name (please print)

3604 PLEASANT ST. NW, ALBUQUERQUE, NM 87104  
Your address(es) affected by this application

Signature

Date

Daytime Telephone: 512.924.4252

Comments:

THE BANDS ARE NOT WIDE ENOUGH  
FOR MAINTAIN THE TURNING  
AND WE WERE WORK IN THE STREET!

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

16/32  
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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

SEFF ROUCE

Your Name (please print)

3300 ALDWINCKE DRIVE

Your address(es) affected by this application

Jeffery Rouse

Signature

August 13, 2014

Daytime Telephone: 512-4602-2682

Comments: This proposed subdivision is a disaster! It violates COA building code. It is a public safety hazard. It is based on junk science traffic studies. This plan doesn't have the required variances and is invalid. This plan is an absolute disaster. It is true. Shame on the staff who drew come true. Shame on the staff who approved it!

approved it!

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

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

Sylvia Limon

P. O. Box 1088

Austin, TX 78767-8810

This does not meet

COA code!

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Contact: Sylvia Limon, 512-974-2767

Elsa Garza, 512-974-2308

Sept. 9

Public Hearing: Planning Commission, Aug 13, 2014

DON BLICKMASTER

Your Name (please print)

1904 EDGEWARE DR.

Your address(es) affected by this application

Don Buckmaster

Signature

Date

Daytime Telephone: 512-442-0158

Comments:

☐ I am in favor  
☒ I object

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

137/28

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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

Marcia Roberts  
Your Name (please print)

☐ I am in favor  
☒ I object

2405 Southland Dr.  
Your address(es) affected by this application

[Signature]  
Signature

9/2/2014  
Date

Daytime Telephone: 512-600-69

Comments: I object to the removal of Heritage Trees, the waivers on water control features, the gravel drive ways and the new street just east of dead man's curve.

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

43/29

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Case Number: C8-2013-0118

Contact: Sylvia Limon, 512-974-2767

Elsa Garza, 512-974-2308

Public Hearing: Planning Commission, Aug 12, 2014

Rubeca King

Your Name (please print)

3613 Winfield Ave 78704

Your address(es) affected by this application

Rubeca King

Signature

Date

Daytime Telephone:

Comments:

☐ I am in favor  
☒ I object

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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Case Number: C8-2013-0118

Contact: Sylvia Limon, 512-974-2767

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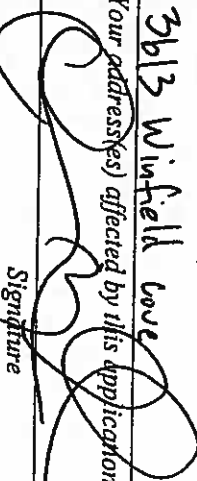
Public Hearing: Planning Commission, Aug 12, 2014

Chris Mahler

Your Name (please print)

3613 Winfield Cove

Your address(es) affected by this application



Signature

Daytime Telephone: 512.731.2657

Comments: Bad development plan

☐ I am in favor  
☒ I object

9/7/14  
Date

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

C37/31

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Case Number: C8-2013-0118

Contact: Sylvia Limon, 512-974-2767

Elsa Garza, 512-974-2308

Public Hearing: Planning Commission, Aug 12, 2014

ELENA SOFIKITIS

Your Name (please print)

1801 ROMFORD DR.

☐ I am in favor  
☒ I object

Your address(es) affected by this application

*Elena Sofikitis*

9-1-14

Signature

Date

Daytime Telephone:

(512) 912-8615

Comments:

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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

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Case Number: C8-2013-0118

Contact: Sylvia Limon, 512-974-2767

Elsa Garza, 512-974-2308

Public Hearing: Planning Commission, Aug 12, 2014

*Schmuel Lopez*  
Your Name (please print)

1801 Rowford Dr

Your address(es) affected by this application

*Schmuel Lopez*  
Signature  
Daytime Telephone: (512) 912-8615

*8/11/14*  
Date

Comments:

☐ I am in favor  
☒ I object

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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Case Number: C8-2013-0118

Contact: Sylvia Limon, 512-974-2767

Elsa Garza, 512-974-2308

Public Hearing: Planning Commission, Aug 12, 2014

Jacqueline Mahler

Your Name (please print)

3613 Winfield Cove Austin, TX 78704

Your address(es) affected by this application

JLM

Signature

Daytime Telephone:

512-350-8515

Date

05 Sep 14

Comments:

I LOVE TREES !!

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

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Sylvia Limon

P. O. Box 1088

Austin, TX 78767-8810

☐ I am in favor  
☒ I object

C37/34

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Case Number: C8-2013-0118

Contact: Sylvia Limon, 512-974-2767

Elsa Garza, 512-974-2308

Public Hearing: Planning Commission, Aug 12, 2014

Guillermo Miza Dor Kiri

Your Name (please print)

☐ I am in favor  
☒ I object

3612 Winfield Cove

Your address(es) affected by this application

Signature

Date

Daytime Telephone: 512 326 2206

Comments: I do not want to see traffic + traffic in our streets. My grand children should be able to ride their bikes without the extra load of cars, trucks, letting them to blinkers + cameras. There are young couples that want to live here and do not need more. The extra traffic is too much. We do not want this.

Guillermo

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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

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Case Number: C8-2013-0118

Contact: Sylvia Limon, 512-974-2767

Elsa Garza, 512-974-2308

Public Hearing: Planning Commission, Aug 13, 2014

*Seal F. Decker*

Your Name (please print)

*3612 Circle (at Austin St.)*

Your address(es) affected by this application

*[Signature]*

Signature

*9/3/14*

Date

Daytime Telephone: *512-326-3266*

Comments: *Love this plan been here since 1964*

*to have the events they are trying to set down.*

*This plan has to reach Tanglewood is. What is it?*

*So, to keep the all the new apartment (condo)*

*are done. We do not want the street to go up city.*

*The one without the 9 is the city only corner. Look @*

*Many half hour cars this at our example! We want*

*Condo plan more than 1/2 the city collect. I think it's*

If you use this form to comment, it may be returned to: (over)  
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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Case Number: C8-2013-0118

Contact: Sylvia Limon, 512-974-2767

Elsa Garza, 512-974-2308

Public Hearing: Planning Commission, Aug 12, 2014

Elena Rivera

Your Name (please print)

☐ I am in favor  
☒ I object

3613 Winfield Cove, Austin, TX 78704

Your address(es) affected by this application

Signature

Date

Daytime Telephone: 512-789-2698

Comments: I oppose this development as proposed for several reasons, including:

1) Putting a through street on Aldridge will make that street more dangerous than it already is. It's a curved and hilly road with no shoulders with poor visibility and is used by children and neighbors who take walks.

2) The development will take out precious and important heritage for protected trees.

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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

I have lived in this neighbor hood since 1995 and this proposed development is disturbing. It will also cause flooding or increased flooding to some of my neighbors.

Montygar. Mark

13/37

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Case Number: C8-2013-0118  
Contact: Sylvia Limon, 512-974-2767 Sept. 9  
Elsa Garza, 512-974-2308  
Public Hearing: Planning Commission, Aug 13, 2014

Walt Brewer  
Your Name (please print) ☐ I am in favor ☒ I object

3613 Winfield Lane 78704  
Your address (if affected by this application)

Signature Date 9.8.14

Daytime Telephone: 512 775 4024

Comments: This has not been well thought out. Too many corners cut and too many trees cut.

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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

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Case Number: C8-2013-0118

Contact: Sylvia Limon, 512-974-2767

Elsa Garza, 512-974-2308

Public Hearing: Planning Commission, Aug 12, 2014

Your Name (please print)

☒ I am in favor  
☐ I object

3303 Winfield Dr.

78704

Your address(es) affected by this application

Fair Austin

8/28/14

Signature

Date

Daytime Telephone: 512-440-8791

Comments:

This development has not been thought out from a traffic, drainage, or density perspective in relation to all of the other developments in the south lawn area. And, they are taking out too many protected trees to make their landscape more worse.

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

13/30  
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Contact: Sylvia Limon, 512-974-2767

Elsa Garza, 512-974-2308

Public Hearing: Planning Commission, Aug 12, 2014

SANDRA A. PALACIOS

Your Name (please print)

1909 LARCHMONT DR. 78704

Your address(es) affected by this application

Sandra Palacios

Signature

Daytime Telephone: 512-447-7664

Date

8-30-14

☐ I am in favor  
☒ I object

Comments: city code violated in various ways

proposed narrow roadway (not code

compliant poses danger to pedestrians,

children, cyclists

Thru street creates unsafe traffic from

Mar chaca - Lamar.

Multiple heritage/protected trees will be removed.

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

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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

ENMA BRISBIN

Your Name (please print)

3407 ALDWYCHE DR.

Your address(es) affected by this application

Enma Brisdin

Signature

Date

Daytime Telephone:

Comments:

The neighborhood and especially Aldwyche Dr. is great, beautiful and safe. Let the people that live

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Sylvia Limon

P. O. Box 1088

Austin, TX 78767-8810

☐ I am in favor  
☒ I object

9-2-14



13/4

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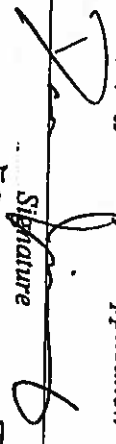
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Case Number: C8-2013-0118	
Contact: Sylvia Limon, 512-974-2767	Sept. 9
Elsa Garza, 512-974-2308	
Public Hearing: Planning Commission, Aug 12, 2014	

Dan Jimenez  
Your Name (please print)

1807 Larchmont Dr.  
Your address(es) affected by this application

<input type="checkbox"/> I am in favor
<input checked="" type="checkbox"/> I object

  
Signature  
9/3/14  
Date

Daytime Telephone: 520-977-8029

Comments: My wife and I have a 3 month old baby and dog that we walk each day and night around our neighbor hood. With extra traffic it would make the streets unsafe. They are already narrow and have 3 dangerous curves you can not see around. People just cutting through would get pay attention and hit someone 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

What if they built a gate in the development? It would limit the traffic only to the people that live there

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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

MARY LESLIE VIATOR

Your Name (please print)

1908 A ALLOCATION DR AUSTIN, TX

Your address(es) affected by this application

78704

8/29/2014

Signature

Date

Daytime Telephone: (512) 297-8943

Comments: THERE ARE NO SIDEWALKS IN OUR NEIGHBORHOOD & ALSO VERY MINIMAL STREET LAMPS - IT WOULD BE VERY UNSAFE FOR MY FAMILY'S NEIGHBORS - ALSO, A HERMAGE TREE WOULD BE REMOVED IN THE PROPOSED DEVELOPMENT.

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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

☐ I am in favor  
☒ Object

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Case Number: C8-2013-0118

Contact: Sylvia Limon, 512-974-2767

Elsa Garza, 512-974-2308

Public Hearing: Planning Commission, Aug 12, 2014

VANESSA FOMATYKOW VANICE

Your Name (please print)

1903 LARSON ROAD, 78704

Your address(es) affected by this application

Vanessa Vanice

9/3/14

Daytime Telephone:

(512) 589-3777

Comments:

(1) Proposed street is near 2 dangerous  
curved cul-de-sacs to Aldridge Rd. (2)  
proposed road is too narrow - safety of  
pedestrians, emergency vehicles, & parking  
is compromised with street widening &  
turning of road. Minimal street parking on  
it is safe. (3) Removal of heritage  
tree is not necessary. (4) Sidewalk

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Sylvia Limon

P.O. Box 1088

Austin, TX 78767-8810

neighborhood

Larson - with limited visibility @ top

of hill @ 1903 Larson Rd. (W)

☐ I am in favor  
☒ I object

C37/44

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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

Briana Dunaway  
Your Name (please print)

*Your Name (please print)*

☐ I am in favor  
☒ I object

1916 B Lorchmont Dr. Austin TX 78704

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

*Signature*

**Signature**

Date \_\_\_\_\_

Daytime Telephone: 512-925-2848

Comments: City code is violated, proposed narrow roadway not code-compliant & poses a danger to pedestrians, kids, dog walkers & cyclists. This street creates unsafe traffic from Monarch to Lamar. This street entrance is on a known dangerous curve, Population density will result in constant on-street parking, Multiple heritage protected trees will be removed, Driveways will harm tree roots.

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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

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Contact: Sylvia Limon, 512-974-2767

Elsa Garza, 512-974-2308.

Sept. 9

Public Hearing: Planning Commission, Aug 12, 2014

Sylvia Limon

Your Name (please print)

3501 Wmheld Dr

Your address(es) affected by this application

Sylvia Limon

Signature

9/2/14

Date

Daytime Telephone: 512-707-0866

Comments:

☐ I am in favor  
☒ I object

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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

Sept. 9

Public Hearing: Planning Commission, Aug 12, 2014

Allen White

Your Name (please print)

1908 LARCHMONT DR

Your address(es) affected by this application

*Allen White*

Signature

Date

Daytime Telephone: (512) 745 1705

Comments: CONSIDERING THE AMOUNT OF FOOT

TRAFFIC IN OUR AREA, THE EXTRA

CAR TRAFFIC COULD BE REALLY BAD.

NO SIDEWALKS, NO CROSSWALKS, FEW

STREETLAMPS. IT'S SIMPLY NOT BUILT

FOR THE AMOUNT OF TRAFFIC THIS

WOULD INVOLVE! THANKS, ALLEN WHITE

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: C8-2013-0118

Contact: Sylvia Limon, 512-974-2767

Elsa Garza, 512-974-2308

Sept. 9

Public Hearing: Planning Commission, Aug 12, 2014

Mala Jimenez

Your Name (please print)

1807 Larchmont Drive

Your address(es) affected by this application

Maria Jimenez

Signature

9/3/14

Date

Daytime Telephone: 512-867-3090

Comments: We bought this house b/c we wanted to live in a quiet neighborhood. We did not want to live on a busy street making it a through street would make it too busy. We have a young child & a dog & want to feel safe in our neighborhood with cars & strangers passing through.

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

<input type="checkbox"/> I am in favor
<input checked="" type="checkbox"/> I object



8/23/14

## PUBLIC HEARING INFORMATION

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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

Sheila Rosenberg

Your Name (please print)

☐ I am in favor  
☒ I object

1916 Lombard Dr - Austin, TX 78704

Your address(es) affected by this application

Sheila Rosenberg

Signature

9/27/14

Date

Daytime Telephone:

512/563/3748

Comments:

To Planning Commission - Proposed

roadway pavement is too narrow when combined with the existing driveway higher density & removal of street parking. I see them adjacent roads of similar width. Proposed street intersection is for new a fence large area current fence removal of fence & protected trees.

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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Case Number: C8-2013-0118

Contact: Sylvia Limon, 512-974-2767

Elsa Garza, 512-974-2308

Public Hearing: Planning Commission, Aug 12, 2014

Louis Schmitz

Your Name (please print)

1904 Edgeware Dr

Your address(es) affected by this application

Louis Schmitz

Signature

Daytime Telephone 512-444-2239

Date

9-5-2014

Comments: This development would negatively affect the integrity of our neighborhood.

☐ I am in favor of Object

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

13/50  
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Case Number: C8-2013-0118

Contact: Sylvia Limon, 512-974-2767

Elsa Garza, 512-974-2308

Public Hearing: Planning Commission, Aug 12, 2014

Patricia Schmitz

Your Name (please print)

1909 Edgeware Dr

Your address(es) affected by this application

Patricia Schmitz

Signature

Daytime Telephone: 512-444-2239

Date

Comments: This development would

negatively affect the integrity of our neighborhood.

☐ I am in favor  
☒ I object

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

13/9  
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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

Sherill Beard

Your Name (please print)

3401 Aldwych Dr. Apt X 78704

Your address(es) affected by this application

See Attached

Signature

Daytime Telephone: 512-569-4456

Date

Comments:

See Attached Comments.

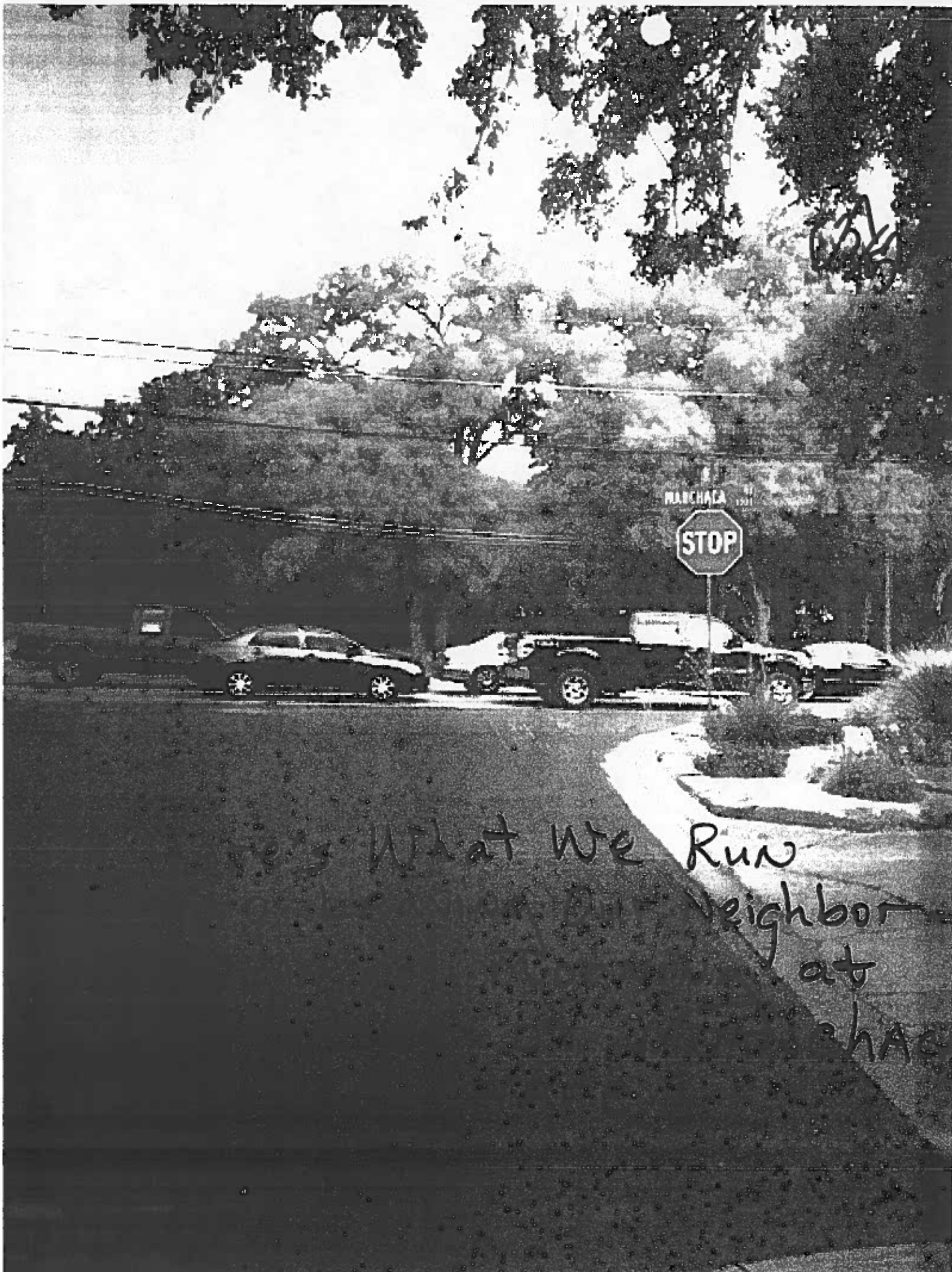
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Sylvia Limon

P. O. Box 1088

Austin, TX 78767-8810



13/1

Here's What We Run  
in our Neighborhood  
at  
Marchaca



C3/53

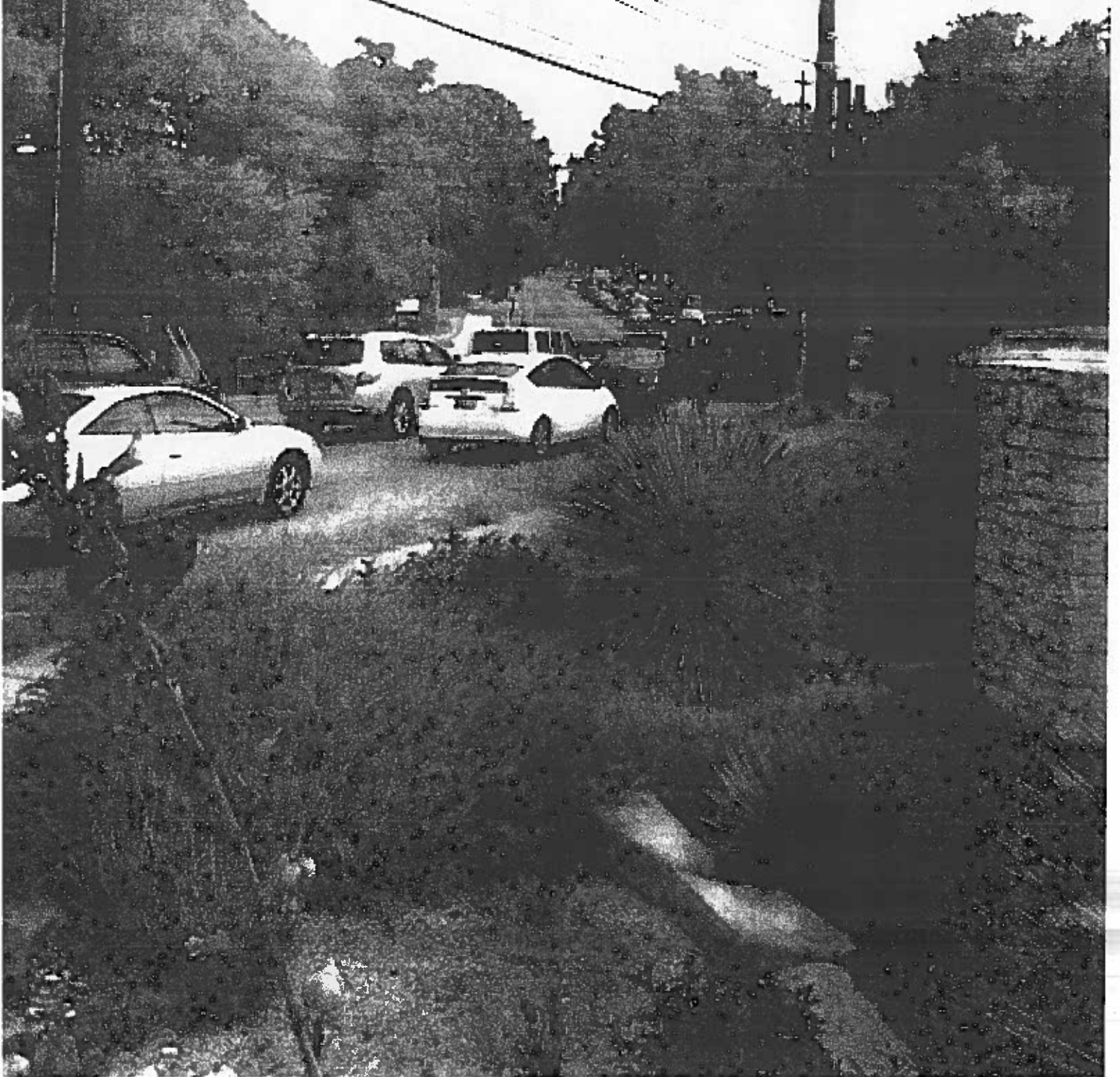
we get to  
section, here's  
we see Looking  
MANCHACA

C37  
54

Then we look North on  
MANCHACA and see this



How Long do You think it  
takes to turn out of our<sup>31</sup>  
neighborhood onto MANCHACA,<sup>55</sup>  
or even into our neighborhood  
?



C31/gb

You guessed it. It takes a long time.

The thru street that PSW is proposing between Aldwyche and Lightsey road will create a back-up into our neighborhood which will only serve to severely exacerbate this situation as cars will be cutting through our neighborhood from Lightsey, believing there's a faster way to travel South on Manchaca.

Cars driven by frustrated drivers heading North on Manchaca, will unfortunately, also begin exiting off of Manchaca, onto either Edgeware or Larchmont heading to Aldwyche and traversing their way towards Lightsey, thinking they're going to find a quicker way to get where they're going.

The development, as currently proposed by PSW, with a thru-street between Aldwyche and Lightsey, will destroy both the safety and character of our neighborhood...and in all reality, will turn our neighborhood into an all-hours thoroughfare, which unfortunately will do little to solve a very complex traffic problem which exists here in south Austin.

One other thing to keep in mind: The pictures that accompany my objection, and the traffic you see backed up in both directions (North and South), represent the traffic that is here Now, as of September 2014. There are at least four or five condominiums on South Lamar between Hwy 290 and Barton Springs Road (which will each house hundreds of new residents) which are not even open or occupied as of this date.

What do you think traffic on Manchaca and South Lamar will look like when they are full?

It is unfair of the City of Austin to approve a 'for-profit' development, which will use the South Lamar and Barton Oaks neighborhoods as a traffic-relief valve, for a problem that we didn't create.

As Taxpayers and Homeowners in Austin, our neighborhood doesn't deserve this. I respectfully object to the proposal that PSW has put forth and ask that it not be approved.

Sherrill Beard



C31/57

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Case Number: C8-2013-0118

Contact: Sylvia Limon, 512-974-2767

Elsa Garza, 512-974-2308

Public Hearing: Planning Commission, Aug 12, 2014

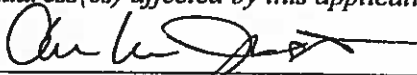
Carolee Justus

Your Name (please print)

☐ I am in favor  
☒ I object

1902 Larchmont Dr

Your address(es) affected by this application



Signature

9/1/14

Date

Daytime Telephone: 512-443-5081

Comments:

① concerned about heritage trees being removed

② concerned about drainage issues especially after neighborhood flooding this year.

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



C31/58

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Case Number: C8-2013-0118  
Contact: Sylvia Limon, 512-974-2767 Sept. 9  
Elsa Garza, 512-974-2308  
Public Hearing: Planning Commission, Aug 12, 2014

HILARY DYER

Your Name (please print)

☐ I am in favor  
☒ I object

1705 LIGHTSEY RD.

Your address(es) affected by this application

Hilary Dyer

Signature

9/4/2014

Date

Daytime Telephone: 512-653-4332

Comments: I am strongly opposed to this development because of traffic, inadequate drainage, and number of heritage trees. This portion of Lightsey is called "Dead Man's Curve" for a reason. It is too dangerous to cut a road through at this location. Lightsey has become very dangerous with the explosive growth in this neighborhood.

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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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

VIRGINIA FLECK

Your Name (please print)

1900 LARCHMONT DR

Your address(es) affected by this application

78704

Signature

Date

Daytime Telephone: 512-589-6846

Comments:

This Lightsey 2 development intends to create a thru-Road that would connect at dead end cul-de-sac Aldouche with Lightsey Rd which ~~then~~ This will create a thru Rd which ~~from~~ man will invite cut-thru traffic creating unsafe conditions in the bafter

If you use this form to comment, it may be returned to: Oak Neighborhood City of Austin - Planning & Development Review Dept./4<sup>th</sup> Floor 1000 P. O. Box 1088 Austin, TX 78767-8810 that has hilly curving roads we have no side walks. we currently have lots of pedes tran-dog walking bike riding and children playing on our streets. This road is a dead end and is a safety hazard.

☐ I am in favor  
☒ I object

SEP 2, 2014

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Case Number: C8-2013-0118

Contact: Sylvia Limon, 512-974-2767

Elsa Garza, 512-974-2308

Public Hearing: Planning Commission, Aug 12, 2014

Don TROSIAN

Your Name (please print)

1900 LARCHMONT DRIVE

Your address(es) affected by this application

78704

*[Signature]*

Signature

*[Signature]*

Date

Daytime Telephone: 512-699-7460

Comments: The propose through road in

lightsey 3 - require removing

heritage trees. The interconnect

one canopy gives our neighborhood it's

identity. The through road would cause

unsafe conditions on our streets for

children, dog walkers and pedestrians.

my house is located on a "blind hill" edge

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

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Sylvia Limon

P.O. Box 1088

Austin, TX 78767-8810

Street has hills and curves

that create limited sight

distance. We want a

development that is code compliant

AND SAFE for everyone

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Case Number: C8-2013-0118

Contact: Sylvia Limon, 512-974-2767

Elsa Garza, 512-974-2308

Public Hearing: Planning Commission, Aug 12, 2014

Sally Hardin

Your Name (please print)

☐ I am in favor  
☒ I object

1900 EDGECLIFF DRIVE

Your address(es) affected by this application

Sally Hardin

Signature

9/3/14

Date

Daytime Telephone: 512-447-5350

Comments: Before All the new construction on South Lamar / Manchaca area, Boulder Creek could not carry the rain run-off. When Boulder Creek can not carry the water, the run-off from Barton Oaks sub-division has NO where to go. In the 30 years I have lived at the above address, I have never covered my property, never at more times and even into the garage to cut this four (4) inches of cement into the house. I try to think what will happen next.

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

13/62

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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

Leslie Hume

Your Name (please print)

3401 Winfield Dr.

Austin TX 78704

Your address(es) affected by this application

Le O. Hume

9-4-2014

Signature

Date

Daytime Telephone: 512-469-9574

Comments:

I object to this development.

I am concerned that there are numerous code violations and that the development may cause flooding on my property. In addition the development creates a new "through" street in our neighborhood that will create unsafe traffic from Manchaca and Lamar.

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

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Austin, TX 78767-8810

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Case Number: C8-2013-0118

Contact: Sylvia Limon, 512-974-2767

Elsa Garza, 512-974-2308

Public Hearing: Planning Commission, Aug 12, 2014

Sat 08, 2014

Bruce J Evans

Your Name (please print)

☐ I am in favor  
☒ I object

Your address(es) affected by this application

1811 Lightsey Rd

Bruce J Evans 08/31/14

Signature

Date

Daytime Telephone: 512-470-2461

Comments: I lead the action of removing in already dangerous without the added trees. Stop sign will not help in the danger and may well add to the danger. The removal of a tree is a danger to the reason of a lack of vegetation is a lost sight.

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

This is a Sub-Standard development for the location. HB

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Case Number: C8-2013-0118

Contact: Sylvia Limon, 512-974-2767

Elsa Garza, 512-974-2308

Public Hearing: Planning Commission, Aug 12, 2014

Cindy R. WALKER PEACH

Your Name (please print)

3610 Winfield Lane 78704

Your address(es) affected by this application

Chadler Rose

04 Sept 14

Signature

Date

Daytime Telephone: (512) 567-8171

Comments: no comment subdivision

Safety concerns

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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

☐ I am in favor  
☒ I object



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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

Will Gray  
Your Name (please print)

☐ I am in favor  
☒ I object

3601 Electwood Drive, 78704  
Your address(es) affected by this application

Will Gray  
Signature

9/3/14  
Date

Daytime Telephone: 512-470-6521

Comments: The proposed through street (Larchmont Drive) is already a low visibility, poor line-of-sight, hilly road with NO SIDEWALKS. I fully expect there will be pedestrian/bicycle collisions if this thruway is implemented. People will be injured (or even killed) if traffic volumes and speed from Manchaca to Lightsey through out neighborhood is allowed to occur. Thank for your time.

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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Case Number: C8-2013-0118

Contact: Sylvia Limon, 512-974-2767

Elsa Garza, 512-974-2308

Public Hearing: Planning Commission, Aug 12, 2014

*Eduardo L. LAINE*

Your Name (please print)

*3304 Aldridge Dr. Austin, TX 78704*

Your address(es) affected by this application

*Eduardo L. LAINE*

*9/5/14*

Signature

Date

Daytime Telephone: *512-444-2074*

Comments:

☐ I am in favor  
☒ I object

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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Case Number: C8-2013-0118

Contact: Sylvia Limon, 512-974-2767 Sept. 9  
Elsa Garza, 512-974-2308

Public Hearing: Planning Commission, Aug 12, 2014

*Norman L. Lair*

Your Name (please print)

3304 Aldwyche Dr. Austin, TX 78704

Your address(es) affected by this application

*Norman L. Lair*

Signature

9/5/14  
Date

Daytime Telephone: 512-442-2074

Comments: *The great Aldwyche Street is narrow*

*without sidewalks. The proposal starts with increased traffic posing a danger to pedestrians, cyclists, and equestrians. I built this house in 1969 and we don't want the neighborhood destroyed with increased traffic parking problems, and the likelihood of pedestrian deaths.*

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City of Austin - Planning & Development Review Dept./4<sup>th</sup> Floor  
Sylvia Limon  
P. O. Box 1088  
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☐ I am in favor  
☒ I object

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Case Number: C8-2013-0118

Contact: Sylvia Limon, 512-974-2767

Elsa Garza, 512-974-2308

Public Hearing: Planning Commission, Aug 12, 2014

Tom Lindholm

Your Name (please print)

3402 Aldridge Austin, TX 78704

Your address(es) affected by this application

*Tom Lindholm*

Signature

Date

Daytime Telephone: 773-220-6919

Comments: We just moved to Aldridge only to find out about this plan. We fell in love with this neighborhood, making our street a through street just doesn't make sense. The city infrastructure that we involved with this proposed development will not only make it unsafe but we'll also cause our neighbors' cars to be unsafe.

☐ I am in favor  
☒ I object

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Sylvia Limon

P. O. Box 1088

Austin, TX 78767-8810

03/10

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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**

Jennett Saenz  
Your Name (please print)

☐ I am in favor  
☒ I object

3504A Larchmont Ln Austin TX 78704

Signature \_\_\_\_\_

Date 9/11/14

Daytime Telephone: 512 788-8060

**Comments:**

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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**

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Case Number: C8-2013-0118

Contact: Sylvia Limon, 512-974-2767

Elsa Garza, 512-974-2308

Public Hearing: Planning Commission, Aug 12, 2014

David Shanes

Your Name (please print)

☐ I am in favor  
☒ I object

3504A Larchmont CV Austin TX 78704

Your address(es) affected by this application

David Shanes

Signature

08-01-14

Date

Daytime Telephone: (512) 663-8822

Comments:

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Sylvia Limon

P. O. Box 1088

Austin, TX 78767-8810

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Case Number: C8-2013-0118

Contact: Sylvia Limon, 512-974-2767

Elsa Garza, 512-974-2308

Public Hearing: Planning Commission, Aug 12, 2014

Scott M. Vachard

Your Name (please print)

3501 Winfield Dr. Austin, TX 78704

Your address(es) affected by this application

Scott M. Vachard

Signature

9/3/2014

Date

Daytime Telephone: 512-673-0677

Comments: I object to the project as

currently proposed due to its potential

to increase traffic in the Barton Oaks

subdivision. The proposed roads will

create a thorough route from Manchaca

Rd to Oltorf that can be used

to bypass S. Lamar. The streets in

Barton Oaks lack sidewalks and are

inadequate to serve as through streets.

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

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Case Number: C8-2013-0118

Contact: Sylvia Limon, 512-974-2767

Elsa Garza, 512-974-2308

Public Hearing: Planning Commission, Aug 12, 2014

Andrew Fifer

Your Name (please print)

3506 Luchmont cove #B Austin TX 78704

Your address(es) affected by this application



Signature

Daytime Telephone:

954-864-1343

Date

8/30/14

Comments:

☐ I am in favor  
☒ I object

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



132  
**PUBLIC HEARING INFORMATION**

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Case Number: C8-2013-0118

Contact: Sylvia Limon, 512-974-2767

Elsa Garza, 512-974-2308

Public Hearing: Planning Commission, Aug 12, 2014

Mary Amanda Van Arst

Your Name (please print)

3506 Lorchmont Cove #B Austin, TX 78704

Your address(es) affected by this application



Signature

Daytime Telephone: 941-286-4777

Date

8/30/14

Comments:

☒ I am in favor of this object

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

**Limon, Sylvia**

C37/74

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

**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?

- 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.

C31/75

We appreciate your time in considering our concerns.

Sincerely,

Richard and Sherrill Kelley

WebRep



Overall rating



## PUBLIC HEARING INFORMATION

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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

Richard Kelley

Your Name (please print)

3401 Aldwyche Dr.

Your address(es) affected by this application

Richard D. Kelley

Signature

Date

Daytime Telephone: (512) 569-4457

Comments:

Creating a 'Thru-Street' between Aldwyche Dr. and Lightsey Road is a Dangerous Proposition. Doing so will decrease the safety of our neighborhood, by re-routing traffic off of both South Lamar and Manchaca Rd, turning a quiet, safe neighborhood into traffic relief

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

Valve.

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

Sylvia Limon

P. O. Box 1088

Austin, TX 78767-8810

The liability for allowing such a Proposal to go through will fall solely on the City of Austin.

Continued

the potential for motor-vehicle versus pedestrian accidents will greatly increase. C37/11

There is a reason that we don't allow our children to play along Manchaca Rd. or South Lamar. Please don't destroy the safety of our neighborhood, by allowing this development to go through as proposed.

Richard D. Kelley

**Limon, Sylvia**

(37) / 18

**From:** Richard Kelley <~~richard.kelley@psw.org~~>  
**Sent:** Sunday, September 14, 2014 10:46 PM  
**To:** Limon, Sylvia; Chimenti, Danette - BC; Oliver, Stephen - BC; Hatfield, Richard - BC; Jack, Jeff - BC; Nortey, James - BC; Roark, Brian - BC; Varghese, Lesley - BC; Zaragoza, Nuria - BC; Tovo, Kathie; Morrison, Laura; Linseisen, Andrew; Guernsey, Greg; Gutshall, Caleb  
**Cc:** Jennie Glasscock; Sherrill Beard-Kelley; Bryan King; Jim Wittliff; Chris Lehman; Jeff Rowe; rrrrockwell  
**Subject:** RE: C8-2013-0118 (Lightsey 2) SAFETY CONCERNS  
**Attachments:** Dead Mans Curve 4AM Sept 12th.JPG; Dead Mans Curve Sept 12th.JPG  
**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

Dear Ms. Limon,

I kindly request that you place this email to the Austin Planning Commission in the back-up material for Lightsey 2.

Thank you very much.

Richard Kelley, M.D.

To Members of the Austin Planning Commission,

My name is Richard Kelley and I am a physician living and working here in South Austin. In the interest of full disclosure, I am also a resident of Aldwyche Drive, and a homeowner who will be affected by the proposed PSW Lightsey 2 project, regardless of how it's implemented. I want to go on record with the City of Austin, and interject my concerns to the members of the City Planning Commission, before any decision is made in regard to PSW's proposed Lightsey 2 project. **I am strongly opposed to the creation of an intersection connecting Lightsey Road to Aldwyche Drive.** Below are my thoughts and concerns about what is being proposed.

I am an emergency medicine physician with training in general surgery at a level 1 trauma center in Shreveport, Louisiana. I've dealt with and managed a wide range of trauma regularly over the past 20 years in the capacity of both surgeon and emergency physician. Because of that experience, I tend to see some things with a slightly different perspective than those outside of the medical field, and I believe my view on what PSW is asking the city to allow, is pertinent because of this.

PSW's desire to create an intersection off of Lightsey Road, facilitating a connection between Lightsey and Aldwyche Drive is a point of concern for me, not only from the perspective of how such a connection will affect the safety of my own neighborhood, but because of the safety issue it will create along Lightsey Road, as

well. One may be able to rationalize the creation of such an intersection, viewing it only on paper and in a theoretical manner, but it would hardly be responsible of all parties involved, to implement such a proposal without taking other factors into consideration.

C3/19

The issue of Dead Man's Curve is of primary concern. The curve where Del Curto becomes Lightsey Road, or vice-versa, depending on the direction one happens to be traveling, is called 'Dead Man's Curve' *for a reason*. The fact that Ross Wilson, PSW's project manager, referred to it as such, by that name, twice during the most recent Pedestrian Advisory Counsel meeting, should not be lost on anyone. The (attached) photos of the truck which failed to navigate Dead Man's Curve on the morning of September 12<sup>th</sup>, 2014 are not surprising to me in the least, and as the residents living near the curve are all too familiar...neither are they uncommon. Anyone who has ever driven along that segment of road knows that this curve *from either direction* is a 'blind curve.'

An engineer may be able to rationalize that placing stop signs along Lightsey just beyond that curve, or even adjusting the speed limit, would make sense because their calculations tell them so. However, how drivers react and navigate their vehicles in real time, in real life, and in various states of mind and influence, must also be taken into consideration.

On a stretch of road without the blind, sharp curves and dips that we see along Dead Man's Curve, my concerns might be a non-issue. But *I will guarantee you* that if an intersection is allowed to be created on Lightsey road; we will see an increase in collisions and likely some fatalities because of it.

In that specific area, when people traversing Dead Man's Curve suddenly realize that there is a stop sign/signal, or another car is already at a standstill, it doesn't take much imagination to realize what a *set-up* this is for a driver. If the driver happens to be impaired, as is so often the case late at night, the chance of trauma along Dead Man's Curve goes way up. This was most certainly the rational of *someone*, when an access to Lightsey Road was originally denied in the Lightsey 1 PSW proposal. Why on earth would it be considered now with the Lightsey 2 proposal? I suspect that allowing it would certainly provoke and require some detailed explanation by the decision-makers involved, in the event of a bad collision or *when* a fatality actually occurs.

The truth is that people often drive distracted or impaired, and in doing so, they navigate their vehicles at speeds in excess of posted limits, or have their attention diverted. Decisions regarding the placement of an intersection along Lightsey Road should be based upon the worse-case scenario driver...not the ideal driver who is unimpaired and driving the speed limit. In reality however, due to limited line-of-sight view along the entire region of Dead Man's Curve, it may not matter whether a driver is impaired or not, as anyone can become a statistic when they can't see what's up ahead and they can't stop quickly enough to avoid a collision. I believe an intersection along Lightsey Road is a dangerous proposition and an extremely bad idea.

When I finish a shift in the ER on any given day or night, my goal is to leave work knowing that I did what was right for my patients, to the best of my ability. I know that I'm far from infallible, but I want to be able to sleep without undue worry concerning the patients I treated or the decisions that I made. Consequently, I try to make



the best decisions 'on the front end' of patient care, where my decision-making is most effective...rather than trying to fix something later, that was a result of initial poor judgment.

C31/80

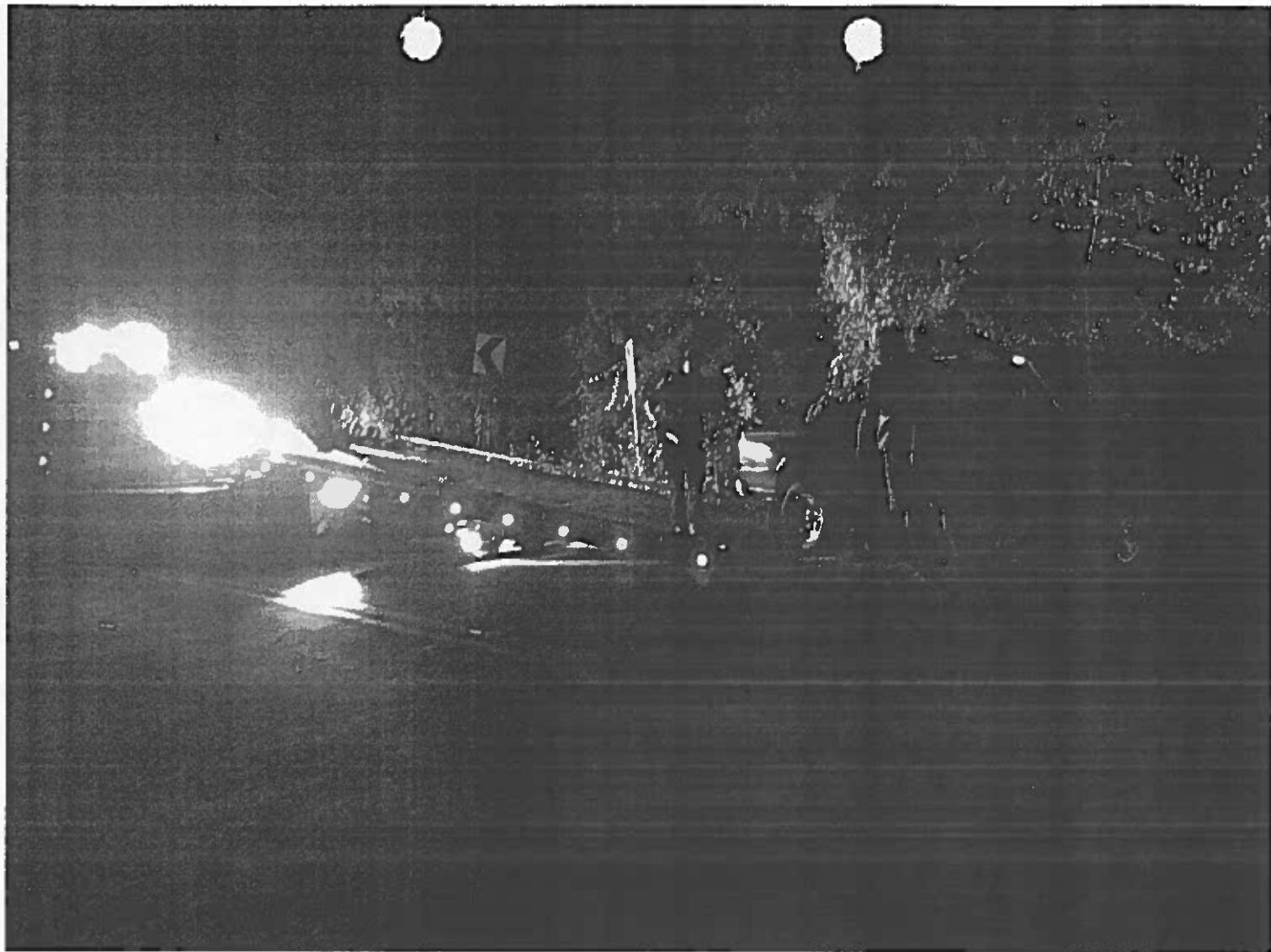
The decision that the city makes in regard to PSW's proposal is going to be very telling. Collectively, both the City of Austin and PSW have the potential to come out on the other side of that decision smelling like a rose...or looking like a real dog. Either way, for the safety of everyone involved, I hope the right decision is made. I'm far too accustomed to dealing with the aftermath when that decision is wrong...and it is not a lot of fun.

I respectfully ask that you please take my concerns into consideration as you make your decisions regarding PSW's Lightsey 2 proposal.

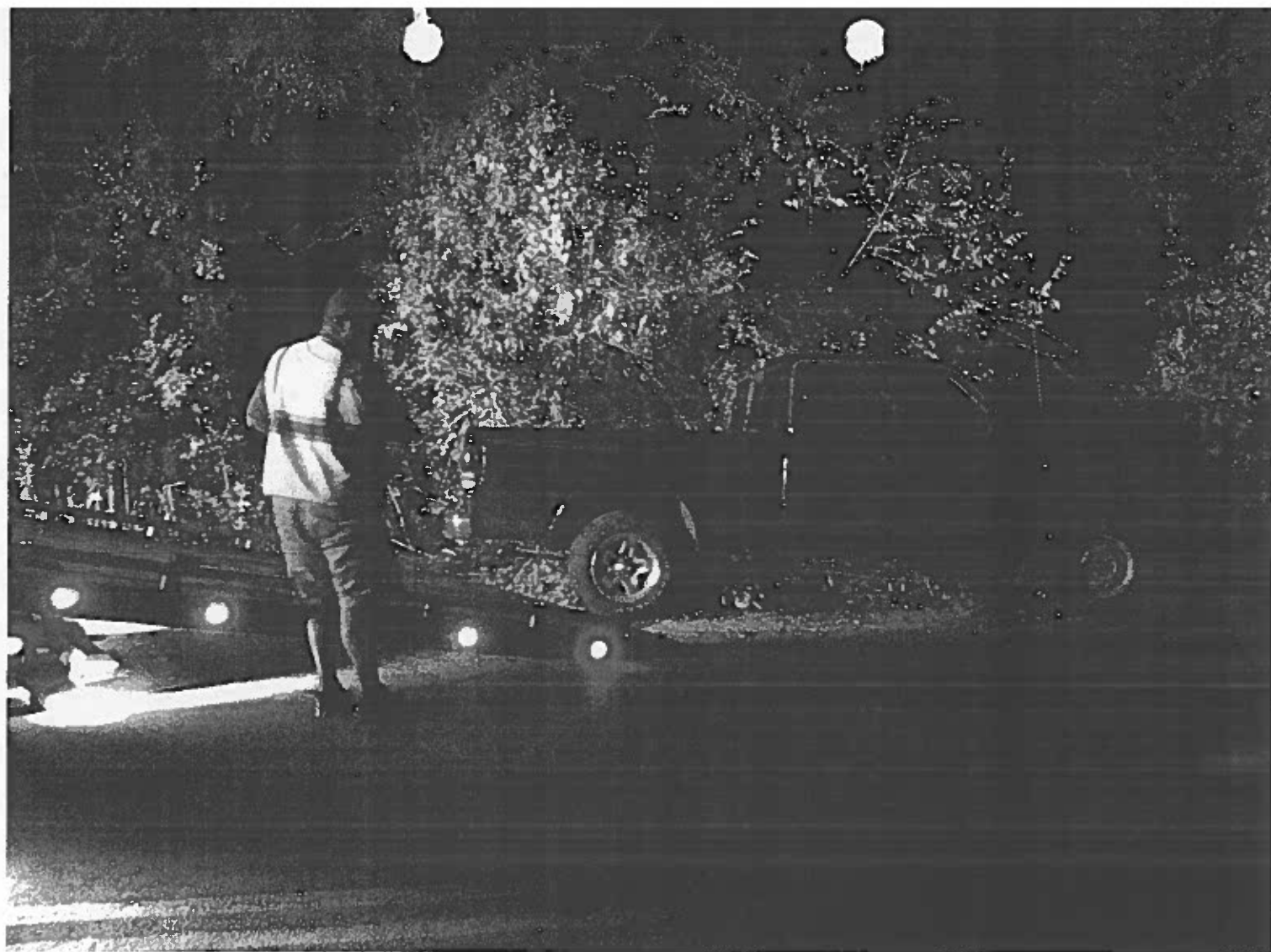
Best Regards,

Richard Kelley, M.D.

Emergency Physician



C3/4



C31  
82

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Case Number: C8-2013-0118

Contact: Sylvia Limon, 512-974-2767

Elsa Garza, 512-974-2308

Public Hearing: Planning Commission, Aug 12, 2014

Amanda Lipstein

Your Name (please print)

1808 Larchmont Dr. ATX 78704

Your address(es) affected by this application

Amanda Lipstein

Signature

9/17/14

Date

Daytime Telephone: 917-626-6010

Comments: proposed plan wipes out heritage trees without proper variances or exploration of alternatives

• roadway is narrower than code requires, & with the population density, on-street parking will make driving, walking, & kids using the street very dangerous - my kids have no sidewalks, so we must use the street when we walk - we have to walk - which is why we live in central Austin!

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Sylvia Limon  
P.O. Box 1088

- The proposed street entrance will

Austin, TX 78767-8810 be coming out on a known dangerous curve where accidents are already frequent.

The proposal is also not code-compliant with regard to critical mass range of covered walkways.

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Case Number: C8-2013-0118

Contact: Sylvia Limon, 512-974-2767

Elsa Garza, 512-974-2308

Public Hearing: Planning Commission, Aug 12, 2014

Matthew L. P. Stein  
Your Name (please print)

1808 Larchmont Drive  
Your address(es) affected by this application

☐ I am in favor  
☒ I object

Signature

Date

Daytime Telephone: 917-6141-6457

Comments: The proposed multi-phase development will have many negative effects for my family + neighbors in Barton Oaks. The proposed roadway is too narrow (perceived) and includes no shoulders. The thru-street entrance is on a known dangerous curve. And, multiple heritage/patented trees will be removed.

Oppose this development

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

25/23

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Contact: Sylvia Limon, 512-974-2767

Elsa Garza, 512-974-2308

Sept. 9

Public Hearing: Planning Commission, Aug 12, 2014

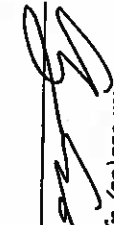
Amy Carver

Your Name (please print)

3404 Alameda Dr

78704

Your address(es) affected by this application



Signature

9/24/14

Date

Daytime Telephone: 512-751-1069

Comments:

this development + connecting to our neighborhood  
is dangerous and overall bad for the  
neighborhood. We don't have sidewalks  
+ everyone in the neighborhood + surrounding  
apts enjoy walking in streets. The traffic  
would run this with no real  
benefit.

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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Case Number: C8-2013-0118

Contact: Sylvia Limon, 512-974-2767

Elsa Garza, 512-974-2308

Public Hearing: Planning Commission, Aug 12, 2014

AMBER LINDHOLM

Your Name (please print)

☐ I am in favor  
☒ I object

3402 Aldwyche Drive Austin TX 78704

Your address(es) affected by this application

[Signature]

Signature

21 Sept 2014

Date

Daytime Telephone: 773 553 3786

Comments: I moved into my new home in this neighborhood only 3 weeks ago. My husband and I settled all over Austin for a year to find a home & community where we can raise our family. We are expecting our first child in February & dream of playing outside, walking around & start safely & growing together here as a family. It broke my heart to learn of the development plans & the

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Sylvia Limon

P. O. Box 1088

Austin, TX 78767-8810

→ please turn

impending potential of a through street in this peaceful neighborhood. I urge you to come here & walk the streets. You will see children playing, people walking dogs, joggers & walkers, baby strollers. People come from other neighborhoods to walk our safe streets. I know that there is a desire for a more connected Austin, but connection comes in many ways. Our neighborhood is already connected & displays the characteristics of a true neighborhood... the bond I have dreamed of after living in apartments for the last 15 years. There is a sense of community & togetherness that comes from the shared space of our neighborhood, our streets. Creating a through street will destroy this sense of safety & connectedness that I have only had three weeks to experience. Please come & see our neighborhood & understand why we are against this development... help keep our community intact. I strongly oppose the new subdivision & manner in which the development will affect my new home. Thank you, [Signature]

37  
86