

PUBLIC HEARING INFORMATION

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

Written comments must be submitted to the board or commission (or the contact person listed on the notice) before or at a public hearing. Your comments should include the board or commission's name, the scheduled date of the public hearing, and the Case Number and the contact person listed on the notice.

Case Number: C14-2023-0098

Contact: Cynthia Hadri, 512-974-7620

Public Hearing: September 26, 2023, Planning Commission

Mehta, Ami

Your Name (please print)

3001 Del Curto Rd. #32, Austin TX 78704

☐ I am in favor
☒ I object

Your address(es) affected by this application

DocuSigned by:

Mehta, Ami

September 22, 2023 | 07:37 PDT

2B94EFF19556 Signature

Date

Daytime Telephone: 9097302806

Comments:

~~We don't need more condos. There are 124 homes for sale within a 1 mile radius, heritage oak tree retention, we will see a loss of green space, The infrastructure is already strain, parking issues (they will use the park), property values for the neighborhood will decrease, noise and disturbance will be a lot.~~

If you use this form to comment, it may be returned to:
City of Austin, Housing & Planning Department

Cynthia Hadri

P. O. Box 1088, Austin, TX 78767

Or email to:

cynthia.hadri@austintexas.gov

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Case Number: C14-2023-0098

Contact: Cynthia Hadri, 512-974-7620

Public Hearing: September 26, 2023, Planning Commission

Beate Myburgh

Your Name (please print)

3001 Del Curto Rd, Unit 2, Austin, Texas 78704

Your address(es) affected by this application

Beate Myburgh

Signature

Sept 25, 2023

Date

☐ I am in favor
☒ I object

Daytime Telephone: 512 605 7799

Comments: This nook of South Lamar offers young families a unique experience of being close to the city, but also privacy, trees, a park and space for families to engage in recreational activities. Filling this area with too many houses will ruin that for current and future tenants, and put too much strain on the environment, roads, parking and open spaces. Please protect this special space in Austin.

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Case Number: C14-2023-0098

Contact: Cynthia Hadri, 512-974-7620

Public Hearing: September 26, 2023, Planning Commission

Beeral Gupta

Your Name (please print)

☐ I am in favor
☒ I object

3001 Del Curto Rd Unit 1

Your address(es) affected by this application

Beeral Gupta

Signature

9/22/23

Date

Daytime Telephone: 512-587-5888

Comments: I object vehemently to the zoning request for a number of reasons.

1. It will impact the green space and heritage oak surrounding this area. These trees are a beloved part of our neighborhood, aptly named Canopy. 2. The strain on infrastructure, parking, infringement on the park etc. will be a tremendous burden and 3. The impact on our property values will be significant.

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P. O. Box 1088, Austin, TX 78767

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Case Number: C14-2023-0098

Contact: Cynthia Hadri, 512-974-7620

Public Hearing: September 26, 2023, Planning Commission

DOUGLAS GRAHAM, MD

Your Name (please print)

2811 DEL CURTO RD, UNIT B

Your address(es) affected by this application

[Signature]

Signature

9.20.2023

Date

Daytime Telephone: (330) 518 8899

Comments:

THE PROPERTY IN QUESTION SHOULD AT MOST
BE RE-ZONED TO SF-5, WHICH IS EQUIVALENT TO
THE ZONING OF 2811 DEL CURTO ROAD - EXACT
SAME SIZED LOT.

IN ADDITION, I WANT TO MAKE SURE THE CITY
PRESERVES ALL OF THE LARGE TREES ON THE LOT.
THE TREES COULD USE A PROFESSIONAL ARBORIST TO
ENSURE THEIR HEALTH.

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☐ I am in favor
☒ I object

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Case Number: C14-2023-0098

Contact: Cynthia Hadri, 512-974-7620

Public Hearing: September 26, 2023, Planning Commission

Kevin Pardais

Your Name (please print)

3001 Del Curto Rd Unit 34, Austin, TX 78704

Your address(es) affected by this application

Kevin Pardais

Signature

9/25/2023

Date

Daytime Telephone: 954-629-9039

Comments:

I object. 124 homes for sale within a 1 mile radius, heritage oak tree retention, loss of green space, infrastructure strain,

parking issues (they will use the park), impact on property values,

noise and disturbance, will create a more unsafe environment for kids

due to increased traffic

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Cynthia Hadri

P. O. Box 1088, Austin, TX 78767

Or email to:

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☐ I am in favor
☒ I object

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Case Number: C14-2023-0098

Contact: Cynthia Hadri, 512-974-7620

Public Hearing: September 26, 2023, Planning Commission

Lily Pardais

Your Name (please print)

☐ I am in favor
☒ I object

3001 Del Curto Rd Unit 34

Your address(es) affected by this application

Lily Pardais

Signature

9/25/23

Date

Daytime Telephone: 469.450.2575

Comments: I am in objection of this proposal, as it will cause multiiple areas
of strain in our area. There will be a loss of green space and it will decrease
the existing heritage oak trees. There are already over 100 homes for sale
within a 1 mile radius of the property, so adding more is not required. The
addition of the build will also cause a parking strain when there is very limited
availability within the area, more traffic on a one lane per side road, and it
will increase our noise level which will cause more disturbance. Lastly,
this will impact our property values by decreasing them.

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Contact: Cynthia Hadri, 512-974-7620

Public Hearing: September 26, 2023, Planning Commission

Mathilde Kubic

Your Name (please print)

☐ I am in favor
☒ I object

3001 Del Curo Rd Unit 4 Austin, TX

Your address(es) affected by this application 78704

Mathilde Kubic

Signature

9/22/23
Date

Daytime Telephone: 281-450-0953

Comments: I object to the re-zoning which will
lead to a loss of heritage trees, green space,
+ force wildlife out of their habitats. The
re-zoning will cause infrastructure strain,
noise disturbances, + negatively impact
property values.

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P. O. Box 1088, Austin, TX 78767

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Case Number: C14-2023-0098

Contact: Cynthia Hadri, 512-974-7620

Public Hearing: September 26, 2023, Planning Commission

Matthew Benevich

Your Name (please print)

2811 Del Curto Rd. Unit E 78704

Your address(es) affected by this application

☐ I am in favor
☒ I object

9/25/23

Signature

Date

Daytime Telephone: 512-740-3387

Comments:

Dear Mrs. Hadri,

We are writing to object to the proposed rezoning of the property at 2901 Del Curto Rd. from SF-3 to SF-6. We reside at 2811 Del Curto Rd. Unit E, and are concerned about the negative impact that this rezoning would have.

SF-6 zoning is a significant increase in density from the current zoning, and we are in favor of zoning to one that allows a max of 6 homes - since it is of similar size/configuration.

We have concerns about loss of green space for local wildlife such as owls, foxes, and coyotes, increased traffic at Tom Lasseter Park, negative impact on nearby property value - not to mention further strain on water supply for a city with growth it already struggles to support.

Our family has lived here since 2014, and we would hate to see the neighborhood further drift away from a quiet, lovable, tree-dense family destination.

We urge you to reject the proposed rezoning of the property above.

Thank you for your time and consideration, and all you do for our community,
The Benevich Family

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Cynthia Hadri

P. O. Box 1088, Austin, TX 78767

Or email to:

cynthia.hadri@austintexas.gov



South Lamar Neighborhood Association

22 September 2023

Mayor and Council
City of Austin
301 W 2nd Street
Austin, TX 78701

Via Electronic Submission

Case: C14-2023-0098

Rezoning for 2901 Del Curto Rd. ; TCAD Parcel 553123 (the "Property")

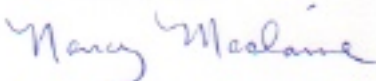
Dear Mayor and Council:

In the matter of Case C14-2023-0098 The South Lamar Neighborhood Association supports the request to rezone this property from SF-3 to SF-6. We understand that the Land Development Code disallows a rezone to SF-5 when the subject property is within 300 feet of another SF-5 property. Since our most preferred zoning SF-5 is not an option under the Land Development Code, SLNA will be satisfied if the property's new zoning hews as closely as possible to the constraints of SF-5. SF5 and SF6 have identical constraints relating to maximum impervious cover, building heights, and building coverage, as well as minimum setbacks. Therefore SLNA has only one "SF5" condition we wish to specify: Our support is provided under the condition that the Property is limited to a maximum of 10 units. The applicant has agreed and submitted that change to the zoning case manager Cynthia Hadri.

Throughout the process the applicant has been very neighborhood friendly, reaching out to the NA and the owner of the adjacent property early and answering our questions and concerns,

If you have any questions regarding this letter please do not hesitate to contact me at your convenience.

Respectfully submitted,



Nancy MacLaine (nancymac@duck.com) 512-589-0184
South Lamar Neighborhood Association Secretary
2302 Del Curto Rd
Austin 78704

cc: Cynthia Hadri (cynthia.hadri@austintexas.gov)
Amanda Brown of H.D. Brown Consulting LLC (amanda.brown@hdbrownconsulting.com)

SLNA 2302 Del Curto Road Austin, TX 78704 512.589.0184

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Case Number: C14-2023-0098

Contact: Cynthia Hadri, 512-974-7620

Public Hearing: September 26, 2023, Planning Commission

Virginia Faubion

Your Name (please print)

☐ I am in favor
☒ I object

1609 Roberts Ave

Your address(es) affected by this application

Virginia Faubion

Signature

09/21/23

Date

Daytime Telephone: 512 448 2130

Comments: I fear it will increase the value of my property at Roberts Ave, causing me to pay even higher property taxes.

I resent paying for things I voted against.

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Cynthia Hadri

P. O. Box 1088, Austin, TX 78767

Or email to:

cynthia.hadri@austintexas.gov

Hadri, Cynthia

From: Lindsey Ip
Sent: Tuesday, September 26, 2023 10:33 AM
To: Hadri, Cynthia
Cc: Rivera, Andrew; Amanda Brown
Subject: Re: For PC September 26, 2023 - C14-2023-0098 - 2901 Del Curto Road
Attachments: image001.jpg

External Email - Exercise Caution

Thank you very much!

Lindsey

On Tue, Sep 26, 2023 at 10:09 AM Hadri, Cynthia <Cynthia.Hadri@austintexas.gov> wrote:

Hi Lindsey,

Amanda has updated me on the postponement date of October 10, 2023 that has been agreed upon.

Regarding the staff comments I have attached it to this email. This is where you can find the staff comments and why this case was recommended to the Commission.

Cynthia Hadri

Planner III | Current Planning

City of Austin, Planning Department

O: (512) 974-7620



From: Lindsey Ip
Sent: Tuesday, September 26, 2023 9:34 AM
To: Hadri, Cynthia <Cynthia.Hadri@austintexas.gov>
Cc: Rivera, Andrew <Andrew.Rivera@austintexas.gov>
Subject: Re: For PC September 26, 2023 - C14-2023-0098 - 2901 Del Curto Road

External Email - Exercise Caution

Hi Cynthia/Andrew --

A couple questions:

1. I am wondering if our case is on the full agenda or consent agenda? We are going to be asking for a postponement of this case. We just received the notices from the city last week (on or around 9/18/23) and just made contact with the developers agent yesterday. We are asking for the opportunity of public process and so would like to delay the case 90 days while we gather information. Is there a way to postpone it now?
2. I would like to review the staff comments since it is already "recommended" before the hearing -- where can I find these?

THank you --

Lindsey Ip

RE:

Rezoning: C14-2023-0098 - 2901 Del Curto Road
Location: 2901 Del Curt Road, West Boulding Creek Watershed; South Lamar
Owner/Applicant: Parkside Homes
Agent: HD Brown Consulting (Amanda C. Brown)

Request: SF-3 to SF-6-CO
Staff Rec.: Recommended
Staff: Cynthia Hadri, 512-974-7620, cynthia.hadri@austintexas.gov

I am wondering if our case is on the full agenda or consent agenda? We are going to be asking for a postponement of this case.

On Fri, Sep 22, 2023 at 3:48 PM Hadri, Cynthia <Cynthia.Hadri@austintexas.gov> wrote:

Good afternoon,

The Planning Commission (PC) agenda is attached and the Staff report is provided in the link below. The 2901 Del Curto Road Rezoning case is Item 14 on the agenda. Please refer to page 14 for speaker registration and information regarding presentation / handout materials.

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

Please note, the PC meeting has the option of allowing the public to participate via telephone as well as in-person. **In order to address the PC by telephone, please be sure to sign up through the speaker registration link below prior to 2 pm on Tuesday, September 26th.** Please email any presentations or handouts to Commission Liaison Andrew Rivera at Andrew.rivera@austintexas.gov by 1:00 PM day of the meeting.

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

In-person speakers are able to sign up any time prior to the PC 6 pm start time.

***Sorry for the double email, this one has the correct deadline date for the speaker registration link above.

Thank you,

Cynthia Hadri

Planner III | Current Planning

City of Austin, Planning Department

O: (512) 974-7620