

ZONING CHANGE REVIEW SHEET

CASE: C14-2023-0098

DISTRICT: 5

ZONING FROM: SF-3

ZONING TO: SF-6-CO

ADDRESS: 2901 Del Curto Road

SITE AREA: 0.751 acres
(32,713 sq. ft.)

PROPERTY OWNER: Parkside Homes

AGENT: HD Brown Consulting (Amanda C. Brown) 214-695-9219

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

STAFF RECOMMENDATION:

The staff recommendation is to grant townhouse and condominium residence – conditional overlay (SF-6-CO) combined district zoning. The conditional overlay will limit the residential units to a maximum of ten on the property.

PLANNING COMMISSION ACTION / RECOMMENDATION:

October 10, 2023: *APPROVED THE APPLICANTS REQUEST FOR SF-6-CO COMBINED DISTRICT ZONING*

[A. AZHAR; F. MAXWELL-2ND] (11-0) G. COX, A. PHILLIPS-ABSENT

September 26, 2023: *APPROVED A POSTPONEMENT REQUEST BY THE APPLICANT TO OCTOBER 10, 2023*

[A. AZHAR; F. MAXWELL-2ND] (10-0) VC HEMPEL, P. HOWARD, J. MUSHTALER-ABSENT

CITY COUNCIL ACTION:

November 9, 2023:

ORDINANCE NUMBER:

ISSUES:

The applicant amended their request for SF-6 to SF-6-CO. ***Please refer to Exhibit D (Applicants Amended Request Letter)***

CASE MANAGER COMMENTS:

The property in question is 0.75 acres, unplatted and is on the east side of Del Curto Road. The adjacent properties on the north and south are developed with townhome residences (SF-

5-CO & SF-6-CO). To the west, across the street, there is a park (P-CO) and to the east there is single family residences (SF-3). ***Please refer to Exhibits A (Zoning Map) and A-1 (Aerial Exhibit).***

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

BASIS OF RECOMMENDATION:

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

The townhouse and condominium residence district is intended as an area for moderate density single family, duplex, two family, townhouse, and condominium use, without the spacing and locational requirements for townhouses and condominiums that apply in SF-5. This district is appropriate for areas in which unusually large lots predominate with access to other than minor residential streets, and in selected areas where a transition from single-family to multifamily use is appropriate.

2. *Zoning changes should promote compatibility with adjacent and nearby uses.*

The rezoning would promote compatibility with adjacent and nearby uses as the surrounding properties are developed with townhome and condominium residences. The staff’s recommendation is to recommend the request for SF-6-CO because the surrounding properties on Del Curto Road have been rezoned from SF-3 to SF-6-CO or SF-5-CO with the same intent of adding more residential units on the properties.

EXISTING ZONING AND LAND USES:

	ZONING	LAND USES
<i>Site</i>	SF-3	Single Family Residential
<i>North</i>	SF-5-CO	Single Family Residential
<i>South</i>	SF-6-CO	Single Family Residential
<i>East</i>	SF-3	Single Family Residential
<i>West</i>	P-CO	Park

NEIGHBORHOOD PLANNING AREA: South Lamar (Suspended)

WATERSHED: West Boulding Creek - Urban

SCHOOLS: Austin Independent School District

Zilker Elementary School O Henry Middle School Austin High School

COMMUNITY REGISTRY LIST:

Austin Independent School District
 Austin Lost and Found Pets
 Austin Neighborhoods Council
 Friends of Austin Neighborhoods
 Homeless Neighborhood Association
 Neighborhood Empowerment Foundation
 Perry Grid 614
 Preservation Austin

SEL Texas
 Sierra Club
 Austin Regional Group
 South Central Coalition
 South Lamar Neighborhood Assn.
 TNR BCP - Travis County Natural
 Resource

AREA CASE HISTORIES:

NUMBER	REQUEST	COMMISSION	CITY COUNCIL
C14-2012-0032 2905 Del Curto Rd	SF-3 to SF-6-CO	Approved (SF-6-CO) combining district zoning. The conditional overlay would include the following restrictions: Vehicular access to the property is limited to one access drive on Del Curto Road. Vehicular access is prohibited to Lightsey Road. Any site development is limited to less than 232 vehicular trips per day. Any site development is limited to 50% impervious coverage. Any site development is limited to 36 dwelling units total.	Approved SF-6-CO (01/31/2013)
C14-2009-0159 2807 Del Curto Rd	SF-3 to SF-6	Approved SF-6-CO with the conditional overlay limiting the property to SF-3 site development standards	Approved SF-6-CO (6/24/2010)
C14-2010-0075 3000 Del Curto Rd	SF-3-CO to P-CO	Approved P-CO with the conditional overlay on the property provides for a pedestrian and bicycle trail that facilitates connection to Del Curto Road, Manchaca Road, Lightsey Road, and South Lamar Boulevard (per zoning case C14-2007- 0083 and ordinance 20071213-085).	Approved P-CO (07/29/2010)

C14-2007-0233 2811 Del Curto Rd	SF-3 to SF-5-CO	<p>Approved SF-5-CO: CO stated site development shall be restricted to a maximum of 6 dwelling units (5.802 units/acre),</p> <p>No structure of any kind shall be built to a height greater than 32 feet above ground level on the property, All structures will be limited to 2-stories or less in height but will be allowed up to 400 square feet of habitable attic space</p> <p>Any condominium or townhouse uses will be subject to residential design and compatibility standards [LDC 25-2, Subchapter F], including sidewall articulation and side and rear setback requirements</p> <p>Maximum impervious coverage of the property shall be limited to 45%. If driveway access is constructed of grass pavers, then impervious cover shall be limited to 50%</p> <p>No building or portion thereof shall be constructed or maintained within 10 feet of the northern and southern property lines.</p>	Approved SF-5-CO (2/14/2008)
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RELATED CASES:

There are no related cases.

ADDITIONAL STAFF COMMENTS:Comprehensive Planning:

Project Name and Proposed Use: 2901 DEL CURTO RD. C14-2023-0098. 0.49 acres from SF-3 to SF-6. Demolish one single family house and build an 8 unit condo project. Aug 14, 2023

Yes	Imagine Austin Decision Guidelines
	Complete Community Measures
	Imagine Austin Growth Concept Map: Located within or adjacent to an Imagine Austin Activity Center, Imagine Austin Activity Corridor, or Imagine Austin Job Center as identified the Growth Concept Map. Names of Activity Centers/Activity Corridors/Job Centers:
	Mobility and Public Transit: Located within 0.25 miles of public transit stop and/or light rail station.
	Mobility and Bike/Ped Access: Adjoins a public sidewalk, shared path, and/or bike lane.
Y	Connectivity, Good and Services, Employment: Provides or is located within 0.50 miles to goods and services, and/or employment center.
	Connectivity and Food Access: Provides or is located within 0.50 miles of a grocery store/farmers market.
	Connectivity and Education: Located within 0.50 miles from a public school or university.
Y	Connectivity and Healthy Living: Provides or is located within 0.50 miles from a recreation area, park or walking trail.

	Connectivity and Health: Provides or is located within 0.50 miles of health facility (ex: hospital, urgent care, doctor's office, drugstore clinic, and/or specialized outpatient care.)
Y	Housing Choice: Expands the number of units and housing choice that suits a variety of household sizes, incomes, and lifestyle needs of a diverse population (ex: apartments, triplex, granny flat, live/work units, cottage homes, and townhomes) in support of Imagine Austin and the Strategic Housing Blueprint.
	Housing Affordability: Provides a minimum of 10% of units for workforce housing (80% MFI or less) and/or fee in lieu for affordable housing.
	Mixed use: Provides a mix of residential and non-industrial uses.
	Culture and Creative Economy: Provides or is located within 0.50 miles of a cultural resource (ex: library, theater, museum, cultural center).
	Culture and Historic Preservation: Preserves or enhances a historically and/or culturally significant site.
	Creative Economy: Expands Austin's creative economy (ex: live music venue, art studio, film, digital, theater.)
	Workforce Development, the Economy and Education: Expands the economic base by creating permanent jobs, especially in industries that are currently not represented in a particular area or that promotes a new technology, and/or promotes educational opportunities and workforce development training.
	Industrial Land: Preserves or enhances industrial land.
3	Total Number of "Yes's"

Drainage:

The developer is required to submit a pre- and post-development drainage analysis at the subdivision and site plan stage of the development process. The City's Land Development Code and Drainage Criteria Manual require that the Applicant demonstrate through engineering analysis that the proposed development will have no identifiable adverse impact on surrounding properties.

Environmental:

The site is not located over the Edwards Aquifer Recharge Zone. The site is located in the West Bouldin Creek Watershed of the Colorado River Basin, which is classified as an Urban Watershed by Chapter 25-8 of the City's Land Development Code. It is in the Desired Development Zone.

Zoning district impervious cover limits apply in the Urban Watershed classification.

According to floodplain maps there is no floodplain within or adjacent to the project location.

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

At this time, site specific information is unavailable regarding vegetation, areas of steep slope, or other environmental features such as bluffs, springs, canyon rimrock, caves, sinkholes, and wetlands.

This site is required to provide on-site water quality controls (or payment in lieu of) for all development and/or redevelopment when 8,000 s.f. cumulative is exceeded, and on site control for the two-year storm.

At this time, no information has been provided as to whether this property has any preexisting approvals that preempt current water quality or Code requirements.

Fire: There are no comments.

PARD – Planning & Design Review:

Parkland dedication will be required for the new applicable uses proposed by this development, condos/townhomes with SF-6 zoning, at the time of subdivision or site plan, per City Code § 25-1-601. Whether the requirement shall be met with fees in-lieu or dedicated land will be determined using the criteria in City Code Title 25, Article 14, as amended. Should fees in-lieu be required, those fees shall be used toward park investments in the form of land acquisition and/or park amenities within the surrounding area, per the Parkland Dedication Operating Procedures § 14.3.11 and City Code § 25-1-607 (B)(1) & (2).

If the applicant wishes to discuss parkland dedication requirements in advance of site plan or subdivision applications, please contact this reviewer: thomas.rowlinson@austintexas.gov. At the applicant's request, PARD can provide an early determination of whether fees in-lieu of land will be allowed.

Site Plan:

Site plans will be required for any new development other than single-family, two-family or duplex residential.

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

Any development which occurs in an SF-6 or less restrictive zoning district which is located 540-feet or less from property in an SF-5 or more restrictive zoning district will be subject to compatibility development regulations. The site is subject to compatibility standards due to the adjacent SF-5-CO district to the north and the SF-3 district to the east.

This site will be subject to the condominium residence density provisions in 25-2-559.

This tract is already developed and the proposed zoning change is a footprint within the existing development. The applicant is responsible for requesting relocation and demolition permits once the site plan is approved. The City Historic Preservation Officer will review all proposed building demolitions and relocations prior to site plan approval. If a building meets city historic criteria, the Historic Landmark Commission may initiate a historic zoning case on the property.

Austin Transportation Department – Engineering Review:

The Austin Strategic Mobility Plan (ASMP) calls for 84 feet of right-of-way for Del Curto Road. It is recommended that 42 feet of right-of-way from the existing centerline should be dedicated for Del Curto Road according to the Transportation Plan with the first subdivision or site plan application. [LDC 25-6-51 and 25-6-55].

Existing Street Characteristics:

<u>Name</u>	<u>ASMP Classification</u>	<u>ASMP Required ROW</u>	<u>Existing ROW</u>	<u>Existing Pavement</u>	<u>Sidewalks</u>	<u>Bicycle Route</u>	<u>Capital Metro (within ¼ mile)</u>
<u>Del Curto Road</u>	<u>Level 2</u>	<u>84'</u>	<u>47'</u>	<u>20'</u>	<u>No</u>	<u>Yes</u>	<u>No</u>

TIA: No TIA is required.

Austin Water Utility:

No comments on zoning change.

The landowner intends to serve the site with existing City of Austin water utilities.

Based on current public infrastructure configurations, it appears that service extension requests (SER) will be required to provide service to this lot. For more information pertaining to the Service Extension Request process and submittal requirements contact the Austin Water SER team at ser@austintexas.gov.

INDEX OF EXHIBITS AND ATTACHMENTS TO FOLLOW:

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

Exhibit A

H D | B R O W N

July 25, 2023

Rosie Truelove
City of Austin
Planning and Housing Department
1000 E 11th St.
Austin, TX 78702

Via Electronic Submittal

Re: Rezoning request for 2901 Del Curto; TCAD Parcel 553123 (the
“Property”)

Dear Mrs. Truelove:

As representatives of the owner of the above stated Property, we respectfully submit an application for rezoning. The Property is located at 2901 Del Curto Road and is currently developed with a single-family residence. We are requesting to rezone the Property from Family Residence (SF-3) to Townhouse and Condominium Residence (SF-6). The purpose of the rezoning is to allow for the construction of approximately 8 homes.

The Property is not within a neighborhood plan, therefore a Future Land Use Map amendment is not required.

The surrounding zoning is SF-3 to the east, SF-6-CO to the south, P-CO to the west, and SF-5-CO to the north. The surrounding uses are residential to the north, east and south, and a park to the west.

If you have any questions regarding this request or need additional information, please do not hesitate to contact me at your convenience.

Very truly yours,



Amanda Couch Brown

H D | B R O W N

September 19, 2023

Cynthia Hadri
City of Austin
Planning and Housing Department
1000 E 11th St.
Austin, TX 78702

Via Electronic Submittal

Re: Rezoning request for 2901 Del Curto; C14-2023-0098; TCAD Parcel
553123 (the "Property")

Dear Mrs. Hadri:

As representatives of the owner of the above stated Property, we respectfully request to update our rezoning application request for C14-2023-0098. We previously requested to rezone the Property from Family Residence (SF-3) to Townhouse and Condominium Residence (SF-6). As we have met with the neighborhood groups, it was requested that the Property be limited to a maximum of 10 residential units. Therefore, we request to update our rezoning application to SF-6-CO with a condition to limit the allow units to a maximum of 10.

If you have any questions regarding this request or need additional information, please do not hesitate to contact me at your convenience.

Very truly yours,



Amanda Couch Brown

PUBLIC HEARING INFORMATION

This zoning/rezoning request will be reviewed and acted upon at two public hearings: before the Land Use Commission and the City Council. Although applicants and/or their agent(s) are expected to attend a public hearing, you are not required to attend. However, if you do attend, you have the opportunity to speak FOR or AGAINST the proposed development or change. You may also contact a neighborhood or environmental organization that has expressed an interest in an application affecting your neighborhood.

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

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

However, in order to allow for mixed use development, the Council may add the MIXED USE (MU) COMBINING DISTRICT to certain commercial districts. The MU Combining District simply allows residential uses in addition to those uses already allowed in the seven commercial zoning districts. As a result, the MU Combining District allows the combination of office, retail, commercial, and residential uses within a single development.

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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

Caitlin Ruiz

Your Name (please print)

3001 Del Curto Rd #6, Austin TX 78704

Your address(es) affected by this application

Caitlin Ruiz

Signature

☐ I am in favor
☒ I object

9/19/2023

Date

Daytime Telephone (512) 878-7380

Comments: I very much object to this. This re-zoning will lead to heritage oak tree loss, loss of green space, infrastructure strain, parking issues, noise/disturbance, and finally - a negative impact on property values via surrounding homes. This neighborhood does not need further loss to Austin greenspace nor additional traffic - let alone 124+ homes for sale (in a 1-mile radius), that will negatively impact local real estate.

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

DAVID M. FLYNN

Your Name (please print)

☐ I am in favor
☒ I object

2811 DEL CURTO RD. UNIT D

Your address(es) affected by this application

David M. Flynn

Signature

9.15.23

Date

Daytime Telephone: 714-345-8610

Comments: THE SITES IN THE NEIGHBORHOOD THAT HAVE BEEN REZONED TO SF-6 ARE MUCH LARGER IN AREA AND DO NOT HAVE THE SAME LONG & NARROW SHAPE. THE ONE SIMILAR DEVELOPMENT IN LAND AREA AND SITE CONFIGURATION IS ZONE SF-5. WE BELIEVE THE SITE CAN BE DEVELOPED WITHIN THE REQUIREMENTS OF SF-5, AND THAT SIMILAR SITES WITHIN THE NEIGHBORHOOD SHOULD HAVE THE SAME ZONING. WE REQUEST THAT THE SF-6 ZONING BE REJECTED, AND ZONING OF SF-5 BE APPROVED.
David M. Flynn - PRESIDENT PARK AT DEL CURTO HOA.

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

Hadri, Cynthia

From: Catherine Binswanger
Sent: Tuesday, August 29, 2023 11:13 PM
To: Hadri, Cynthia
Subject: Case#C14-2023-0098

Hello Cynthia,

My name is Catherine Binswanger. I own and live in one of my units a duplex on 1715 Waterloo Trail. My property is right underneath this proposed development. I went online and it only shows what is on the letter received from city. My question is where the entrance or entrance's to this development will be. As I am at end of cul de sac Waterloo Trail I have heard that an entrance will be next to my property. I would like to know what the plans are as if this is the case I will like to know if construction vehicles and future residents will be entering through Waterloo Trail as well as Del Curto. Thank you for your reply which I would appreciate. Thank you Catherine Binswanger phone is 720-315-2293

Sent from my iPhone

CAUTION: This is an EXTERNAL email. Please use caution when clicking links or opening attachments. If you believe this to be a malicious or phishing email, please report it using the "Report Message" button in Outlook or forward to cybersecurity@austintexas.gov.

Hadri, Cynthia

From: Janu Lakshmanan
Sent: Wednesday, September 6, 2023 10:26 AM
To: Hadri, Cynthia
Subject: CASE NUMBER C14-2023-0098: Concerns Regarding Proposed Rezoning Change to SF-6 from SF-3

Dear Ms. Cynthia Hadri,

I hope this message finds you well. I am writing to express my deep concern and reservations regarding CASE NUMBER: C14-2023-0098, the proposed rezoning change in our neighborhood, specifically the transition from a Family Residential district to a Townhouse and Condo Resident District for 2901 Del Curto Rd. This change has raised several important issues that I believe warrant careful consideration.

First and foremost, the rezoning change has the potential to significantly impact property values in our area. As homeowners, we have invested considerable time and resources into our properties, and any alteration to the zoning regulations can have a direct impact on the value of our homes. It is of utmost importance to ensure that the value of our properties remains stable and competitive within the real estate market.

Furthermore, the transition to a Townhouse and Condo Resident District may lead to a reduction in the natural environment in our community. One of the appealing aspects of our neighborhood is its greenery and proximity to nature. Preserving our trees and the natural landscape not only contributes to the aesthetic appeal of our area but also supports local wildlife and enhances our overall quality of life.

I kindly request that the concerns of the residents regarding this rezoning proposal be taken into account. I believe it is crucial to conduct a thorough impact assessment, including property value assessments and environmental impact studies, before any decision is made. This way, we can ensure that the proposed changes align with the best interests and desires of the community as a whole.

I would appreciate the opportunity to participate in any community meetings or discussions related to this rezoning change. It is important that all stakeholders have the chance to voice their opinions and contribute to the decision-making process.

Thank you for your attention to this matter, and I look forward to your response. Our community's well-being and the preservation of our natural surroundings are of great importance to all of us.

Sincerely,
Janu Lakshmanan
3001 Del Curto, Austin, TX 78704

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Case Number: C14-2023-0098

Contact: Cynthia Hadri, 512-974-7620

Public Hearing: September 26, 2023, Planning Commission

Lindsey Ip

Your Name (please print)

3001 Del Cinto Rd #7 ATX

Your address(es) affected by this application 78704

[Signature]

Signature

☐ I am in favor
☒ I object

9/20/23

Date

Daytime Telephone: 512 740 2297

Comments: There are 120+ houses for sale within a 1 mile radius. ~~the~~ 3 houses on our block recently came off the market after 5+ months with no offers. We don't need more million dollar homes in the neighborhood. Please preserve the trees and quiet nature of our street - no more condos!

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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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

2B94EFF1955 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.~~

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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.

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

PUBLIC HEARING INFORMATION

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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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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

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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City of Austin, Housing & Planning Department

Cynthia Hadri

P. O. Box 1088, Austin, TX 78767

Or email to:

cynthia.hadri@austintexas.gov

☐ I am in favor
☒ I object

Hadri, Cynthia

From: Lindsey Ip <lgh9983@gmail.com>
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 <lgh9983@gmail.com>
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

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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

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

☐ 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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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

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.

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

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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City of Austin, Housing & Planning Department

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")

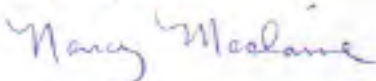
Dear Mayor and Council:

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.

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

Hadri, Cynthia

From: Jillene Golez <jillenegol@yahoo.com>
Sent: Monday, October 2, 2023 7:40 PM
To: Hadri, Cynthia
Subject: Del Curto Project

[You don't often get email from jillenegol@yahoo.com. Learn why this is important at <https://aka.ms/LearnAboutSenderIdentification>]

External Email - Exercise Caution

Hi Cynthia,

I would like to submit my formal notice sharing I OBJECT the new project for 2901 Del Curto Road.

We do not have adequate sidewalks, parking, and that blind turn is so dangerous. Adding more homes will increase the already congested streets.

My address is 3001 Del Curto Road, Unit 3, Austin TX 78704 My name: Jillene Golez

CAUTION: This is an EXTERNAL email. Please use caution when clicking links or opening attachments. If you believe this to be a malicious or phishing email, please report it using the "Report Message" button in Outlook or forward to cybersecurity@austintexas.gov.

October 6, 2023

The Canopy neighborhood

RE: Letter of Intent; Rezoning request for 2901 Del Curto; C14-2023-0098; TCAD Parcel 553123 (the "Property")

Dear Neighbors,

The subject Property is an approximately .751 acre tract located at 2901 Del Curto. The existing zoning on the tract is SF-3 and the request is for SF-6-CO. The purpose of the above referenced request is to allow for the construction of 6-8 single-family homes.

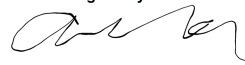
Through coordination with the adjacent neighbors, a primary concern regarding screening of the southern property line was brought to our attention. Unfortunately, landscape screening is not permitted to be incorporated into the zoning ordinance as a Conditional Overlay (CO), therefore Parkside Homes, the developer, commits to the restriction below in the subsequent development of the Property in this letter of intent:

Provide a 5' landscape buffer along the southern boundary of the property line which shall be planted with landscaping at an average distance of 35'. Allowed landscaping shall be one or more of the following species:

- Existing trees
- Texas Ash,
- Bald Cypress,
- American Elm,
- Cedar Elm,
- Texas Madrone,
- Bigtooth Maple,
- ALL Oaks,
- Pecan,
- Arizona Walnut,
- Eastern Black Walnut, and
- Any tree off of the approved Austin Energy tree list

We look forward to being a part of the community. Please do not hesitate to reach out with any comments.

Sincerely,

DocuSigned by:

E956A2EEF02F45F ...

Andrew Milam
Parkside Homes