

ZONING CHANGE REVIEW SHEET

CASE: C14-2025-0108 - Lightsey Homes

DISTRICT: 5

ZONING FROM: SF-3

ZONING TO: SF-6

ADDRESS: 1700 and 1704 Lightsey Road

SITE AREA: 2.98 acres
(129, 809 sq. ft.)

PROPERTY OWNER: Dustin Schneider

AGENT: Thrower Design, LLC (Ron Thrower & Victoria Haase)

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

STAFF RECOMMENDATION:

The staff recommendation is to grant townhouse and condominium residence (SF-6) district.

PLANNING COMMISSION ACTION / RECOMMENDATION:

February 10, 2026:

CITY COUNCIL ACTION:

ORDINANCE NUMBER:

ISSUES: N/A

CASE MANAGER COMMENTS:

The property in question is 2.98 acres, is developed with one single family residence and two accessory structures. The property has access to Lightsey Road (level 2) and Clawson Road (level 1), it is currently family residence (SF-3) zoning district. The parcel is located in the suspended South Lamar neighborhood plan (suspended) and will not require a future land use map amendment. The property is 0.38 miles from Lamar Boulevard Activity Corridor and the area is characterized as residential (SF-3;SF-5-CO; SF-6-CO). *Please refer to Exhibits A (Zoning Map) and A-1 (Aerial Exhibit).*

The applicant is requesting a rezoning from family residence (SF-3) to townhouse and condominium residence (SF-6). The rezoning will allow the applicant to construct approximately thirty-five (35) homes on the parcel, per the attached summary letter (*Exhibit C – Applicant’s Summary Letter*).

The staff recommends townhouse and condominium residence (SF-6) for the site, as it is consistent with the surrounding rezonings. The neighborhood is residential in nature and a rezoning to SF-6 would promote compatibility with the adjacent uses. The addition of housing to a centrally located neighborhood, such as this one, would expand the number of housing units near a variety of goods and services.

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 or single-family residences. One of the considerations for staff’s recommendation are the surrounding properties on Del Curto Road. Some of these properties have been rezoned from SF-3 to SF-6-CO or SF-6 with the same intent of adding more residential units to the properties.

EXISTING ZONING AND LAND USES:

	ZONING	LAND USES
<i>Site</i>	SF-3	Single family
<i>North</i>	SF-3	Single family
<i>South</i>	SF-3	Single family
<i>East</i>	SF-3	Single family
<i>West</i>	SF-3; SF-6-CO; SF-5-CO	Single family; Townhomes

NEIGHBORHOOD PLANNING AREA: South Lamar (suspended)

WATERSHED: West Bouldin Creek (Urban)

CAPITOL VIEW CORRIDOR: No

SCENIC ROADWAY: No

SCHOOLS: Austin Independent School District

Zilker Elementary School O Henry Middle School Austin High School

COMMUNITY REGISTRY LIST:

Austin Independent School District	Homeless Neighborhood Association
Austin Lost and Found Pets	Preservation Austin
Austin Neighborhoods Council	Austin Regional Group
Friends of Austin Neighborhoods	South Central Coalition
Friends of Zilker	South Lamar Neighborhood Assn.

AREA CASE HISTORIES:

NUMBER	REQUEST	COMMISSION	CITY COUNCIL
C14-2024-0022 – 2700 Del Curto Rezone	SF-3 to SF-6	To Grant SF-6 (6/11/2024)	To grant SF-6 as Planning Commission recommended. (07/18/2024)
C14-2023-0098 – 2901 Del Curto Road	SF-3 to SF-6-CO as amended	To Grant SF-6-CO with the CO being a maximum of 10 dwelling units on the property. (10/10/2023)	To grant SF-6-CO as Planning Commission recommended. (11/9/2023)
C14-2014-0165 - 2712 & 2800 Del Curto Rezoning	SF-3 to SF-6	To Grant SF-6-CO with the following CO’s: 1. max dwelling units of 15 2. Interim drainage regulations established by City Ordinance No. 20141211-200 shall be applied to any development on the property. This will apply to the property for the duration of the zoning ordinance. 3. Parking requirements are required as follows; A) required parking is calculated at 0.5 spaces above min. code requirements for each unit. B) For IC between 48% and 53%, additional on site parking shall be required at 1.5 spaces for every 1% increase in IC beyond 48%. C)) For IC between 53% and 55%, additional on site parking shall be required at 1.5 spaces for every 1% increase in IC. 4. Tandem parking spaces are not allowed to be counted as required parking. 5. The northern half of the property is limited to a max height of 32’ and 2 stories. (2/10/2015)	Approved SF-6-CO as Planning Commission Recommended with the following additional CO’s: 1. Development of the property may not exceed 7.212 residential units per acre. 2. Existing peak flow rate on the Property shall be reduced by at least 10.01 percent for proposed development or redevelopment that would exceed 45 percent impervious cover, as calculated on gross site area. (5/14/2015)

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)
C14-2010-0075 - 3000 Del Curto Rd	SF-3-CO to P-CO	To Grant 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). (06/22/2010)	Approved P-CO as Planning Commission Recommended (07/29/2010)
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. (5/25/2010)	Approved SF-6-CO (6/24/2010)
C14-06-0189 – 2608 Del Curto	SF-3 to SF-5-CO	To Grant SF-5-CO, the CO would limit the development to four residential units (10/24/2006)	Approved SF-5-CO as Planning Commission Recommended with an additional CO with a max IC of 50%. (11/30/2006)

RELATED CASES: N/A

ADDITIONAL STAFF COMMENTS:

Comprehensive Planning:

Project Name and Proposed Use: 1700 LIGHTSEY ROAD. C14-2025-0108. Project: Lightsey Homes. 2.98 acres from SF-3 to SF-6. Existing: single family residential (1 unit). Proposed: condominium (35 units). Demolition to be determined.

Yes	Imagine Austin Decision Guidelines
Complete Community Measures *	
Y	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 *:

	<ul style="list-style-type: none"> • 0.38 miles to Lamar Boulevard Activity Corridor
	Mobility and Public Transit *: Located within 0.25 miles of public transit stop and/or light rail station.
Y	Mobility and Bike/Ped Access *: Adjoins a public sidewalk, shared path, and/or bike lane. <ul style="list-style-type: none"> • Partial sidewalk coverage available along Lightsey Rd
	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. <ul style="list-style-type: none"> • 0.2 miles to Tom Lasseter South Lamar Neighborhood Park
	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.
Y	Not located over Edwards Aquifer Contributing Zone or Edwards Aquifer Recharge Zone
5	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: No comments.

PARD – Planning & Design Review:

Parkland dedication will be required for the new applicable uses proposed by this development, condos 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 § 25-1-609, as amended.

If the applicant wishes to discuss parkland dedication requirements in advance of site plan or subdivision applications, please contact this reviewer: ann.desanctis@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 except for residential only project with up to 4 units.

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

Austin Transportation Department – Engineering Review:

The Austin Strategic Mobility Plan (ASMP) calls for 72 feet of right-of-way for Lightsey Road. It is recommended that 36 feet of right-of-way from the existing centerline should be dedicated for Lightsey Road according to the Transportation Plan with the first subdivision or site plan application. [LDC 25-6-51 and 25-6-55].

The Austin Strategic Mobility Plan (ASMP) calls for 58 feet of right-of-way for Clawson Road. It is recommended that 29 feet of right-of-way from the existing centerline should be dedicated for Clawson 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:

Name	ASMP Classification	ASMP Required ROW	Existing ROW	Existing Pavement	Sidewalks	Bicycle Route	Capital Metro (within ¼ mile)
Lightsey Road	Level 2	72'	49'	26'	No	Yes	No
Clawson Road	Level 1	58'	42'	22'	No	No	No

Austin Water Utility:

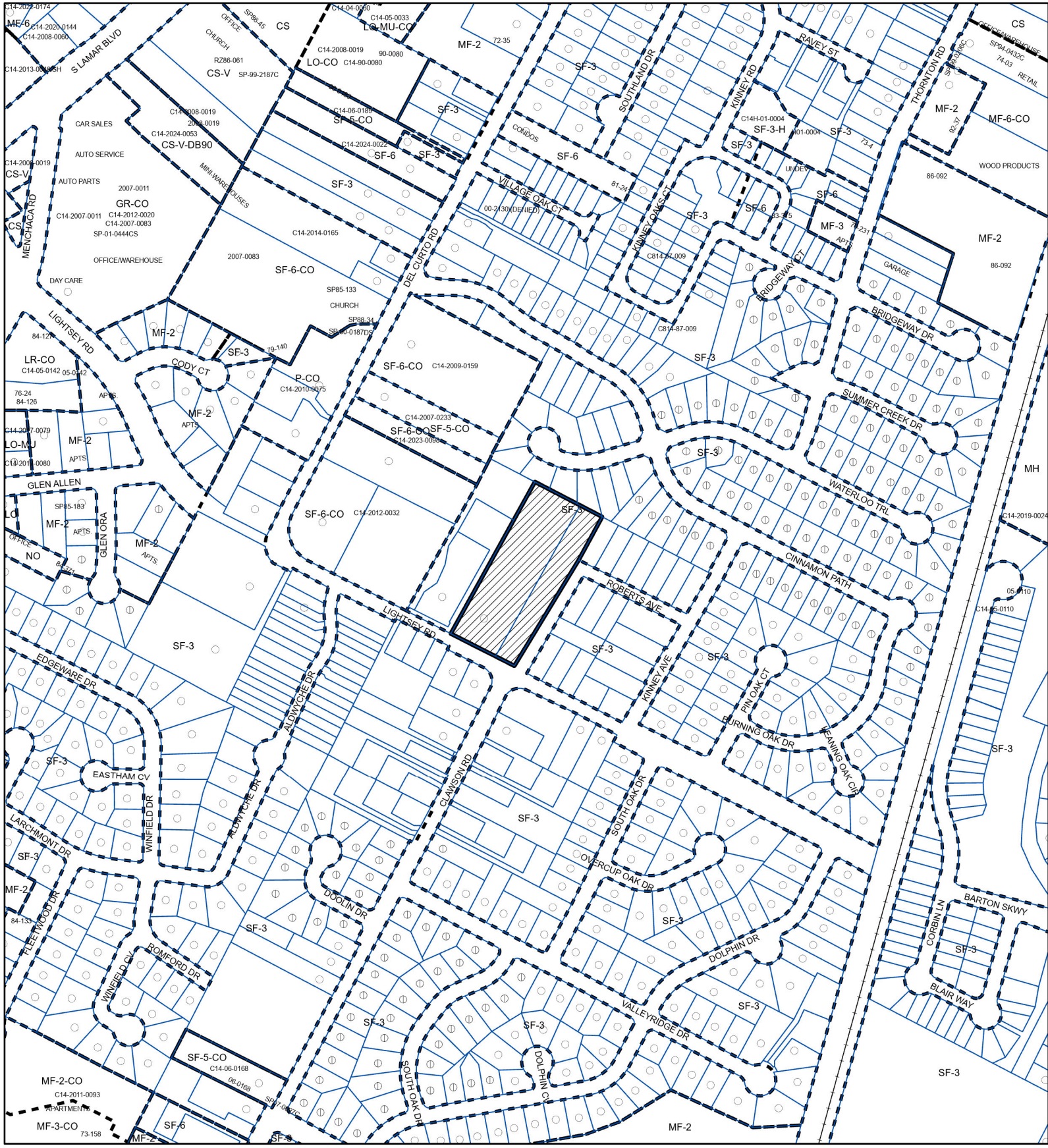
No comments on zoning change.

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

Depending on the development plans submitted, water and or wastewater service extension requests may be required. All water and wastewater construction must be inspected by the City of Austin. 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:

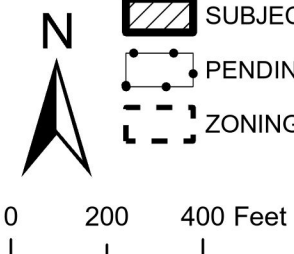
- A. Zoning Map
- B. Aerial Map
- C. Applicant’s Summary Letter
- Correspondence from Interested Parties



ZONING

ZONING CASE#: C14-2025-0108

-  SUBJECT TRACT
-  PENDING CASE
-  ZONING BOUNDARY



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.





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1 inch equals 400'

Lightsey Homes

-  SUBJECT TRACT
-  ZONING BOUNDARY
-  PENDING CASE
-  CREEK BUFFER

ZONING CASE#: C14-2025-0108
 LOCATION: 1700-17400 Lightsey Rd
 SUBJECT AREA: 2.98 Acres
 MANAGER: Cynthia Hadri



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November 3, 2025

Ms. Lauren Middleton-Pratt
Director, Planning Department
City of Austin
6310 Wilhelmina Delco Drive
Austin, TX 78752

Via Electronic Delivery

Re: Rezoning Application – Lightsey Homes – 1700 & 1704 Lightsey Road

Dear Ms. Middleton-Pratt:

On behalf of the Owner(s) of the properties referenced above, we respectfully submit the enclosed rezoning application. The subject properties total 2.98 acres and are portions of legally platted land located within Council District 5, represented by Council Member Ryan Alter. There is not a Council adopted neighborhood plan and therefore the properties are not subject to a Future Land Use Map.

The request is to rezone the properties from SF-3 to SF-6, allowing flexibility of building placement among Heritage Trees. Development with SF-6 is estimated to yield thirty-five (35) homes in a centrally located neighborhood that has quick access to a variety of goods and services along Lamar Blvd, South First Street, Manchaca Road, W. Oltorf Street, and W. Ben White Blvd.

Please contact our office or me directly should you have need for additional information. Thank you for your time and attention to this application.

Kind regards,



Victoria Haase

cc: Joi Harden, Planning Department (*via electronic delivery*)