



Case Number: C14-2025-0108

From Sarvesh J. Nadkarni [REDACTED]
Date Sun 2/8/2026 6:23 PM
To Hadri, Cynthia <Cynthia.Hadri@austintexas.gov>

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External Email - Exercise Caution

Hello Ms. Hadri,

My name is Sarvesh J. Nadkarni, and I am the owner and resident of [REDACTED] Waterloo Trail, Austin, TX 78704. My property directly abuts the parcels proposed for rezoning at 1700 and 1704 Lightsey Road.

I am writing to formally **OBJECT** to the proposed rezoning from SF-3 to SF-6 for the following reasons:

1. Direct physical impacts to adjacent properties.

The proposed increase in density and building mass will directly impact my property and neighboring homes by obstructing light, air, and views. In addition, the increased impervious cover will significantly alter stormwater runoff patterns. This poses a real risk of foundation damage to older structures in the area—including my home, built in 1983—particularly those that abut or sit downhill from the proposed development.

2. Loss of neighborhood character and property value.

Introducing multi-story, multi-unit, connected structures is fundamentally incompatible with the existing pattern of detached single-family homes. This change would erode the established character and “neighborhood feel” of the area and negatively impact the resale value of surrounding properties due to increased density, loss of privacy, and reduced access to light, air, and views.

3. Environmental impact to the West Bouldin Watershed.

The site drains into a delicate creek that is part of the West Bouldin Watershed. Increased density will bring more vehicles, residents, pets, and waste, while reducing pervious surface area needed to filter runoff. This creates a heightened risk of pollutants—stormwater runoff, trash, pet waste, and automotive residue—entering the watershed, with long-term environmental consequences.

4. Traffic and pedestrian safety concerns.

The surrounding neighborhood is served exclusively by narrow, one-lane roads that cannot be expanded, including Clawson, Lightsey, Cinnamon Path, and Del Curto. These roads already experience congestion, deterioration, and unsafe driving conditions. Sidewalks and bike lanes are incomplete or nonexistent in many areas, making pedestrian and cyclist safety a serious

concern today. Increased traffic from higher-density development will further degrade safety and infrastructure conditions.

5. Lack of demonstrated need for additional density.

Austin is currently experiencing an oversupply of housing. Rents across the city have returned to approximately 2019 levels, home prices have declined significantly in many areas, many back to pre-pandemic pricing, and numerous recently completed or soon-to-be-completed developments remain vacant or are offering substantial incentives to attract tenants and buyers. Population growth is not keeping pace with the volume of units coming online, indicating that additional density at this scale is not warranted for the foreseeable future (i.e., 10-20 years).

6. Disproportionate benefit versus community impact.

The proposed rezoning appears to prioritize increased development yield without adequately addressing the documented impacts on neighboring properties, infrastructure, environmental resources, or neighborhood character. The benefits accrue primarily to the developer, while the costs are borne by the surrounding community.

For these reasons, I respectfully urge the City to deny the proposed rezoning request and preserve zoning that is consistent with the existing character, infrastructure capacity, and environmental constraints of the neighborhood.

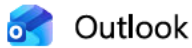
Thank you for your time and consideration.

Sincerely,
Sarvesh J. Nadkarni
[REDACTED] Waterloo Trail
Austin, TX 78704

Phone: 512.970.4823

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For any additional questions or concerns, contact CSIRT at "cybersecurity@austintexas.gov".



C14-2025-0108: 1700 Lightsey Upzone to SF-6

From Cameron Pawelek [REDACTED]
Date Sat 2/7/2026 3:44 PM
To Hadri, Cynthia <Cynthia.Hadri@austintexas.gov>
Cc Maxwell, Felicity - BC <BC-Felicity.Maxwell@austintexas.gov>

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External Email - Exercise Caution

Hi Felicity & Cynthia,

I appreciate all you do to keep the city moving. My name is Cameron Pawelek, and I am a resident of the South Lamar neighborhood, just down the street from 1700 Lightsey.

I am writing to express my support for the proposed housing development and for increasing zoning density from SF-3 to SF-6. South Lamar continues to evolve as a more multimodal corridor, and additional housing in this area is both appropriate and necessary.

That said, I believe this development could further support the neighborhood in two key ways:

Pedestrian Safety & Connectivity

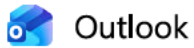
Lightsey is currently a wide, high-speed roadway that narrows abruptly & lacks safe accommodation for pedestrians & cyclists. As density increases, infrastructure must keep pace—particularly sidewalks. I regularly bike to work & walk to Tom Lasseter Park, and this stretch of Lightsey feels unsafe & uncomfortable, with multiple close calls involving passing vehicles. All street-facing portions of the development should include sidewalks, and critical missing connections on Lightsey and Clawson MUST be addressed, as the lack of continuous pedestrian & bike access creates real barriers to walking, cycling, and transit use in our neighborhood.

Compatibility & Urban Design

Recent developments in the area have too often prioritized internalized design over neighborhood integration, including projects such as PSW's Canopy and 2800 Del Curto. This project should instead contribute positively to the public realm, with continuous sidewalks and front-facing elements that activate the street, rather than long stretches of fencing that separate it from the surrounding community.

I support this zoning request and hope these considerations can be carried forward as the project moves into site plan and design review. I am happy to visit or discuss any questions.

Thanks,
Cameron Pawelek



1700 Lightsey Upzone to SF-6 - C14-2025-0108

From Ben Koverman [REDACTED]
Date Fri 2/6/2026 5:16 PM
To Maxwell, Felicity - BC <BC-Felicity.Maxwell@austintexas.gov>
Cc Hadri, Cynthia <Cynthia.Hadri@austintexas.gov>

1 attachment (3 MB)
Lightsey Missing Sidewalk.png;

External Email - Exercise Caution

Hi Felicity,

My name is Ben Koverman, and I am a resident of the South Lamar neighborhood. I have been following the discussions regarding the redevelopment of 1700 Lightsey and the proposed rezoning from SF-3 to SF-6.

Overall, I support the zoning change and the city's policy of increasing density near transit corridors. However, I have two primary concerns regarding this redevelopment:

- 1. Infrastructure and Sidewalks:** It is essential that infrastructure keeps pace with increased density. All street-facing portions of the development should include sidewalks. Furthermore, there are critical missing connections on Lightsey and Clawson that must be addressed. I have attached a screenshot of a missing section on Lightsey that should be a high priority for the city, the developer, and the neighborhood to resolve together.
- 2. Neighborhood Integration:** The development should be well-integrated into the existing neighborhood rather than designed as a walled-off subdivision. Homes should face the street where possible, and I am concerned that installing extensive fencing along Clawson would isolate new residents and detract from the neighborhood's character.

While I understand these points may fall outside the direct scope of the planning commission's recommendation, I believe they are vital for all parties to consider. I would welcome the opportunity to discuss this further and hear your thoughts on how to advocate for a safer, more cohesive development.

Thanks,

Ben and Caroline Koverman

Collins House

08 C14-2025-0108 - Lightsey Homes; District 5

5 of 5

3014 1/2

Des Curto

Lightsey Rd

1807 1/2

3001

3001

3001

3001

3001

1712

1710

1708

1706

1704

3104

3106

1807

3101

Lightsey Rd

3103

3105

3107

3109

1717

Lightsey Rd

1713

1709

Lightsey Rd

1700

Clawson Rd

3112

Aldwyche Dr

3200

3204

3206

3208

3210

3111

3115

3201

3203

3205

3207

1801

Google Maps

1705

3100

1610

Lightsey