



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

From Lara Cirkovic [REDACTED]
Date Mon 2/9/2026 4:01 PM
To Hadri, Cynthia <Cynthia.Hadri@austintexas.gov>

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Hi Cynthia,

My name is Lara Saraceno and I am a resident of the South Lamar neighborhood.

Overall, I support the proposed zoning change regarding 1700 Lightsey. That said, I have two key concerns I'd like to raise regarding the redevelopment.

First, infrastructure and pedestrian access. As density increases, infrastructure needs to keep pace. All street-facing edges of the development should include continuous sidewalks. There are also existing gaps in sidewalks along Lightsey and Clawson that need to be addressed, to increase safety and walkability for our community.

Second, neighborhood integration. It's important that the development feels connected to the surrounding area rather than operating as a walled-off subdivision. Where possible, homes should engage the street, and I have concerns that extensive fencing along Clawson could isolate new residents and undermine the character and walkability of the neighborhood.

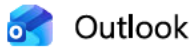
While I understand these considerations may sit outside the immediate scope of the Planning Commission's recommendation, I believe they are important factors for all parties to keep in mind as the project moves forward.

Thank you for your time and consideration.

Best,
Lara Saraceno

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Re: 1700 Lightsey Rd

From Hadri, Cynthia <Cynthia.Hadri@austintexas.gov>

Date Mon 2/9/2026 3:39 PM

To Matt Livingston [REDACTED] Diana Livingston [REDACTED]

Hi Matt,

As discussed, I will include your comments and concerns below. Please let me know if you have any issues signing up to speak.

Best regards,



Cynthia Hadri

Planner Senior

Planning Department

512-974-7620

cynthia.hadri@austintexas.gov

Please note: E-mail correspondence to and from the City of Austin is subject to required disclosure under the Texas Public Information Act.

From: Matt Livingston [REDACTED]

Sent: Monday, February 9, 2026 11:42 AM

To: Hadri, Cynthia <Cynthia.Hadri@austintexas.gov>; Diana Livingston [REDACTED]

Subject: Re: 1700 Lightsey Rd

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Hi Cynthia,

Thank you for the email. I called as well, please ring me back.

question for you, Is my property close enough that I can officially vote "NO" or protest this development?

I saw some other emails included on the city website regarding this rezoning, and I'd like to make a statement voting NO on this rezone:

My wife and I would like to raise our concerns and opposition to this development. 35 more homes in this space will disrupt the neighborhood, increase traffic on an already busy street where there are

limited routes out of the neighborhood, and make it more dangerous to walk. I am very concerned about the lack of sidewalks on Lightsey and Clawson in general, and this will be a lot more cars and humanity. The character of the neighborhood is also being destroyed, by taking some green space and paving it over. Can't these developers do something more modest? Do you really need 35 homes there? Can they do 10 and not be so greedy? Give the neighborhood a chance to breathe a bit and leave many of the trees up. New homes should blend better into the existing neighborhood. Higher end buyers will like a home with a bigger yard and more of a community feeling, and not a development with as many homes jammed into the smaller footprint possible. Finally, the actual disruption from the construction can not be overstated. building that many homes will disrupt the neighborhood for months and months, if not years. There are very few access points to Lamar and Manchaca and Ben White. It's JUST del curto and Clawson. If you jam up and block the street at the Lightsey / Clawson intersection, you cut off the entire neighborhood's way out. It's a crucial artery in this neighborhood. It's just a bad part of the area to do such a large project.

Matt Livingston

On Fri, Feb 6, 2026 at 2:40 PM Matt Livingston [REDACTED] wrote:

I see we're almost to 2/10 and I want to be at the hearing.

can you give me the time and place for it? I've gotten no other notifications

Matt

On Tue, Jan 20, 2026 at 11:32 AM Hadri, Cynthia <Cynthia.Hadri@austintexas.gov> wrote:

Hi Matt,

The applicant had a meeting with the neighborhood on the 1/19. I was not there as I do not represent the owner; I am the case manager for the zoning case. I will pass your email along to the applicant for any further updates or meetings they may have with the neighborhood.

The Planning Commission hearing will be held on February 10th. The notice of public hearing should be sent out later this month for residents within 500 feet, in the meantime, I am here to answer questions regarding the rezoning and the rezoning process. Please let me know if there is anything else I can help you with.

Best Regards,



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Cynthia Hadri
Planner Senior
Planning Department
512-974-7620
cynthia.hadri@austintexas.gov

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From: Matt Livingston
Sent: Tuesday, January 20, 2026 11:27 AM
To: Hadri, Cynthia <Cynthia.Hadri@austintexas.gov>
Subject: Re: [1700 Lightsey Rd](#)

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I was told the hearing was feb 10? There was a meeting with the neighborhood that I missed ?
Date shows 1/19 on some things ?

Can I be included on any information please ?

Can you tell
Me what happens at the hearing.

On Tue, Jan 20, 2026 at 11:17 AM Hadri, Cynthia <Cynthia.Hadri@austintexas.gov> wrote:
Hi Matt,

Please see the attached and below information that was sent to the neighborhood, from the applicant, after meeting with the neighborhood last week. Please let me know if you'd like me to give them your information to include in the updates they send out regarding this case.

Hello All,
Thank you for attending the meeting today.

The presentation is attached and the sections of the Land Development Code (LDC) that relate to Compatibility are as follows:

25-2-1061 – **Compatibility Height Limits** only apply when a structure exceeds 40' in height. SF-6 has a maximum height allowance of 35' and therefore compatibility height regs do not apply.

25-2-1062 – **Compatibility Buffers & Setbacks** do not apply to a condominium residential use, for which SF-6 is such use.

https://library.municode.com/tx/austin/codes/code_of_ordinances?nodeId=TIT25LADE_CH25-2ZO_SUBCHAPTER_CUSDERE_ART10COST_DIV2DEST_S25-2-1062COBUSE

However, the standards of **25-3-86** that relate to trash & screening, lighting and noise level of mechanical equipment do apply:

https://library.municode.com/tx/austin/codes/code_of_ordinances?nodeId=TIT25LADE_CH25-3TRNEDI_ART4GEDEST_S25-3-86COST

Next Steps-

The case will go before Planning Commission on **Tuesday, February 10th at 6pm.**

Notice of the public hearing will be mailed out by Friday, January 30th to those that are within 500' of the subject properties for the rezoning.

Please contact me by email or phone if you have additional questions regarding the request or regarding the public hearing process. You may also contact the city staff case manager, Cythia Hadri regarding the same matters at:

Cynthia.Hadri@austintexas.gov

Thank you,

Victoria Haase

victoria@throwerdesign.com

C: 512-998-5900 | O: 512-476-4456

Best Regards,



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Cynthia Hadri

Planner Senior
Planning Department
512-974-7620
cynthia.hadri@austintexas.gov

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From: Matt Livingston [REDACTED]
Sent: Sunday, January 18, 2026 6:19 PM
To: Hadri, Cynthia <Cynthia.Hadri@austintexas.gov>
Subject: Re: [1700 Lightsey Rd](#)

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Will they be offering more information at this time? I'd like to know if it is 8 townhomes, or a 35 unit complex. Is there a vote from the people in the neighborhood or any thing we can do if we oppose this?

On Tue, Jan 13, 2026 at 2:08 PM Hadri, Cynthia <Cynthia.Hadri@austintexas.gov> wrote:
Hi Matt,

Sorry about the missed call, thank you for emailing. This rezoning request is to go from SF-3 to SF-6. The applicant is proposing townhomes and a maximum of 35 units. The hearing is scheduled for 2/10/2026 for Planning Commission.

From: SF-3 - Family Residence district is the designation for a moderate density single-family residential use and a duplex use on a lot that is a minimum of 5,750 square feet. An SF-3 district designation may be applied to a use in an existing single-family neighborhood with moderate sized lots or to new development of family housing on lots that are 5,750 square feet or more. Up to three units are permitted under single-family residential development standards.

To: SF-6 - 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.

Please let me know if you have any further questions.

Best Regards,



Cynthia Hadri
Planner Senior
Planning Department
512-974-7620
cynthia.hadri@austintexas.gov

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From: Matt Livingston [REDACTED]
Sent: Tuesday, January 13, 2026 1:38 PM
To: Hadri, Cynthia <Cynthia.Hadri@austintexas.gov>
Subject: [1700 Lightsey Rd](#)

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Hello Cynthia,

I just left you a voicemail. can you tell me what is proposed for this address? Is it town houses or an apartment complex? How dense is the housing proposed there?

can you tell me when the public hearing is, or roughly when you think they'll hold it?

Matt

505-228-6098

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