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**RE: Lightsey Residential Rezoning - C14-2025-0108**

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**From** Victoria <Victoria@throwerdesign.com>

**Date** Mon 2/9/2026 6:28 PM

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**Cc** Ron Thrower <ront@throwerdesign.com>; Weatherford, Krista M <KristaM.Weatherford@austintexas.gov>;  
Alter, Ryan <Ryan.Alter@austintexas.gov>; Hadri, Cynthia <Cynthia.Hadri@austintexas.gov>

1 attachment (278 KB)  
26-0209 SF3 V SF6 Layout.pdf;

External Email - Exercise Caution

Hello All,

We have new information to share ahead of tomorrow's hearing.

**Sidewalks:**

In addition to being required to build sidewalks along the frontage of the subject tract (in blue), the landowner/developer has agreed to pay a separate fee to the City, to be used to fund the construction of sidewalks in the area below in Red. Construction of sidewalks for the areas in orange are required of those respective landowners, by the City of Austin. Therefore, funding the area in red will close the gap in the sidewalk network on the south side of Lightsey between Delt Curto and Clawson Road.

**Units:**

An SF-3 subdivision layout is attached, juxtaposed an exhibit showing the likely location of the internal drive through the site of an SF-6 development. With SF-3 zoning, the land can be subdivided into as many as 16 lots with 3 units on each lot equating to 48 units possible under the HOME initiative. Conversely, SF-6 zoning has a maximum density allowance of 12.44 units per acre. The property is 2.99 acres which yields up to 37 units. While the upzoning to SF-6 does not result in as many units, it is requested because it allows the clustering of buildings on a single site, which is significant when there are many trees to work around, such as this case.

**Traffic:**

With SF-6 yielding less units than SF-3, the traffic will also be less.

**Trees:**

There are 10 heritage trees (24"+) and over 100 trees that are less than 24". Barring unhealthy or unsafe conditions, all 10 heritage trees must be preserved. The goal is to save as many of the other 100+ trees as possible, but realistically, some will need to be removed. If the property stays zoned SF-3, there are less tree protections; Trees that are less than 19" in diameter can be removed without a permit. Conversely, if the property is rezoned to SF-6, permits are required to remove trees that are 8" and greater and for every tree that is removed, the developer must mitigate the loss by either paying into the City's tree fund or by planting new trees on the site. In summary, the tree regulations are stricter for an SF-6 zoned property than for an SF-3 zoned property.

Please feel free to reach out if you have questions about this information or if you have questions about tomorrow's hearing.

Thank you,

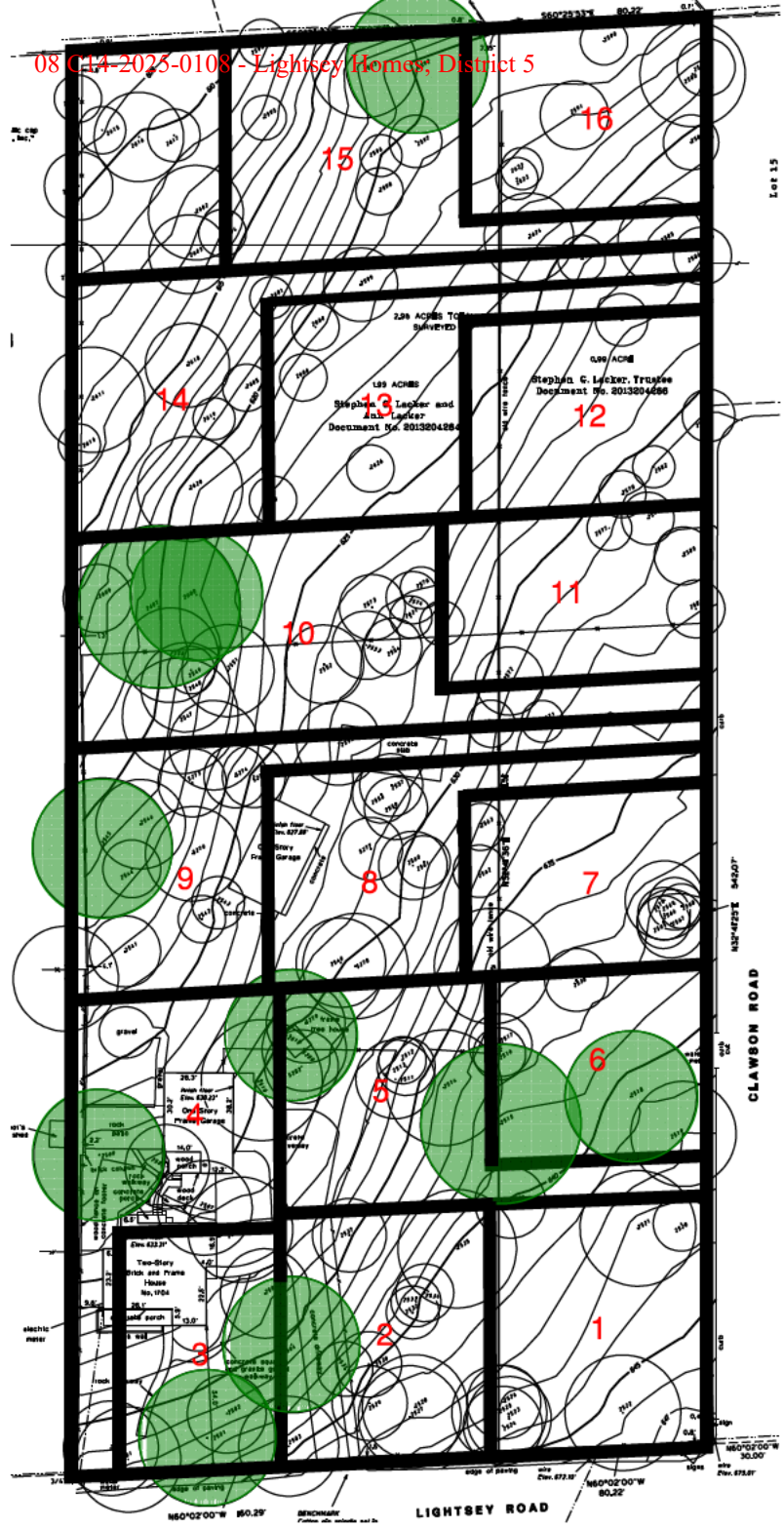
**Victoria Haase**

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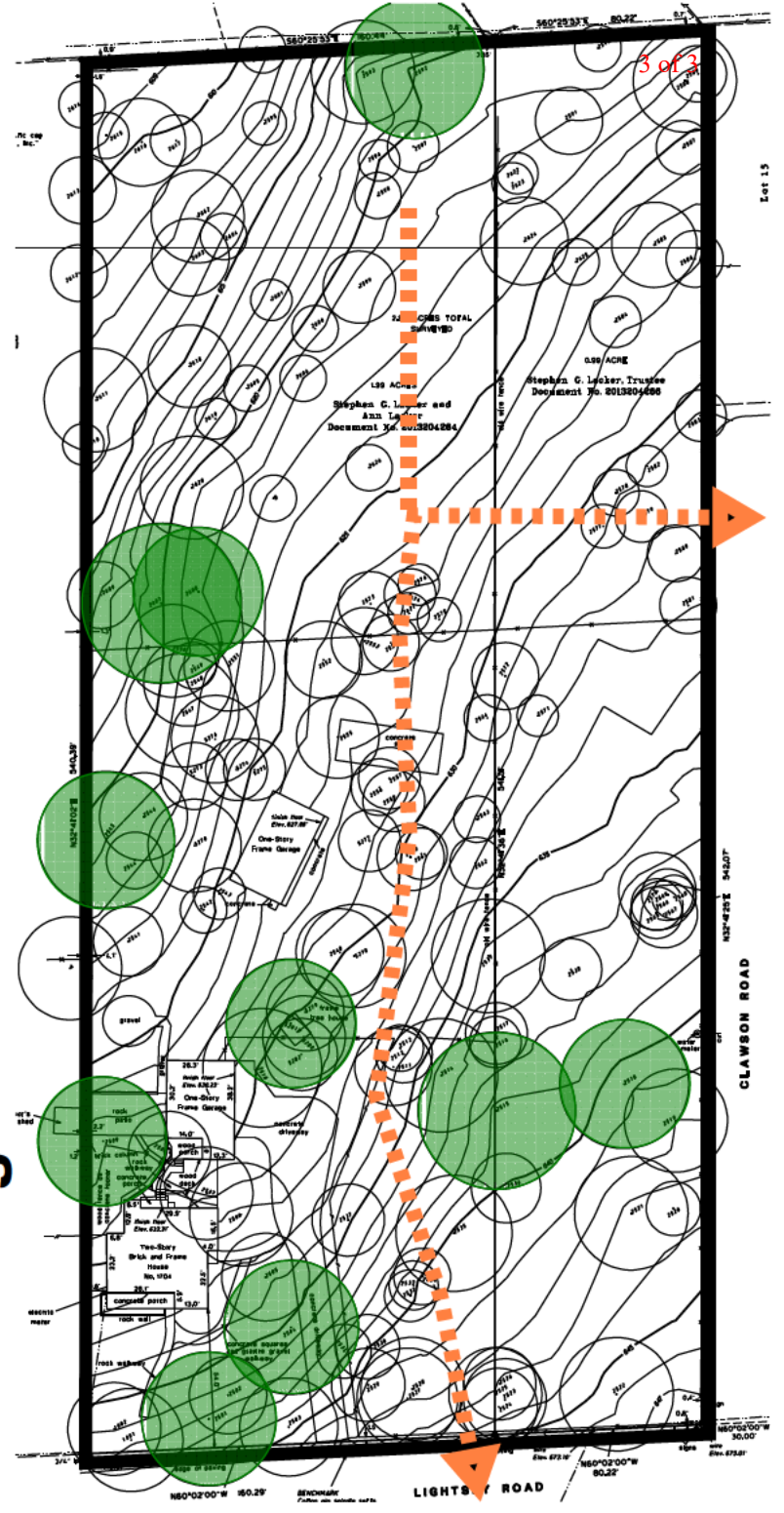
C: 512-998-5900 | O: 512-476-4456

# SF-3 Subdivision

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



# SF-6 - Single Lot



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