

From: [Barbara Liebman](#)
To: [Sirwaitis, Sherri](#)
Cc: [Jack Liebman-husband](#)
Subject: Rezoning Applications
Date: Monday, October 6, 2025 5:24:29 PM

External Email - Exercise Caution

Sherri,

My husband and I are residents at the Cottages at Lake Creek, 13604 Caldwell Dr, Austin. We have lived in this complex for over 7 years and have always appreciated the greenery and quietness that surround us, even being so close to the highway. Moreover, although there are a number of medical and other businesses along the Highway 183 service road, none of them incur a high traffic volume, and all are closed by 10:00 pm.

About 10 days ago we received 3 notices relative to 3 separate zoning issues.

RENOTICE OF PUBLIC HEARING TO AMEND OR TERMINATE A RESTRICTIVE COVENANT
City of Austin Planning Department
Case #: C14-2008-0224(RCT)
Contact: Sherri Sirwaitis
Public Hearing: October 9, 2025

WE OBJECT TO Case# C14-2008-0224(RCT) .

The applicant is asking to terminate the agreement which requires a property restriction that limits operational hours and the requirement for vegetation. We strongly object to the termination or amendment of this requirement. Our community, along with the Acres West community already are surrounded by businesses. However, none of them contribute to any additional noise at night. If this covenant is terminated/amended to allow late night hours, there is great concern that a business can operate in that strip of businesses that could bring both noise and an unwanted element of clientele (see below under next case).

RENOTICE OF PUBLIC HEARING FOR REZONING
City of Austin Planning Department
Case #: C14-2025-0060
Contact: Sherri Sirwaitis
Public Hearing: October 9, 2025

WE OBJECT TO Case #: C14-2025-0060

We again strongly object to any rezoning that would allow businesses that would either create noise from the additional number of vehicles in the parking areas and/or bring a clientele that could create issues for the surrounding neighborhoods.

It is NOT in the best interests of the residents of the Cottages at Lake Creek to amend the current zoning to allow a business such as a Restaurant (especially if alcohol is permitted), a Group Home, or a Residential Treatment facility to be operational. NONE OF THESE FACILITIES "SERVE COMMUNITY OR NEIGHBORHOOD NEEDS!"

NOTICE OF PUBLIC HEARING FOR REZONING
City of Austin Planning Department
Case #: C14-2025-0032
Contact: Sherri Sirwaitis
Public Hearing: October 9, 2025

WE OBJECT TO CASE #: C14-2025-0032

After the trees/foliage bordering the Cottages at Lake Creek property were totally removed from this tract, the land was prepped for new construction. During this process, all vehicles related to this project entered and exited that property via Research Blvd (the 183 service road). If this is how the residents of the new condos will enter and exit the property that is fine.

However, this notice states that the **address of the project location is 13608 Caldwell Drive**. Currently nothing exists at that address. Thus, our biggest concern is that there will be an **entry/exit road** from the new condominiums **directly onto Caldwell Drive**. This would bring additional traffic at all times of day and night onto Caldwell Drive from the condominiums. This would be **EXTREMELY DANGEROUS** for drivers who are:

1. Making a right turn onto Caldwell Dr from Research Blvd
2. Exiting and Entering the *Republic Pain and Spine* parking lot which is already on Caldwell Dr and is almost directly across the street from the condominium property
3. Exiting the Cottages at Lake Creek complex which has 74 units, and considerably more than 74 vehicles.
4. Exiting the Acres West homes on Caldwell Dr and Lois Lane via Caldwell Dr

Complicating the issue is that several times a week, large trucks which supply *Republic Pain and Spine* are pulled up alongside the curb on Caldwell Drive. This already creates a hazard, as Caldwell is reduced to one lane and it is difficult to see around the truck.

In addition, the RRISD has a bus stop on the corner of Caldwell and Research. Children get on and off the bus right at the entry to Caldwell Dr.

We sincerely hope that if it is the plan to have an entry/exit onto Caldwell Drive that it be **STRONGLY RECONSIDERED!** If anyone from the City of Austin bothered to do a traffic study, they should have foreseen these problems

We are unable to attend the hearing on October 9 due to a prior commitment. We sincerely hope that all three of these zoning applications are **not approved**. NONE of them benefit the surrounding community, and one of them actually creates a dangerous traffic situation.

Barbara Liebman
Jack Liebman
Cottages at Lake Creek, 13604 Caldwell Dr. Austin TX 78750

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From: [Dawne](#)
To: [Sirwaitis, Sherri](#)
Subject: Case Number: C14-2025-0060
Date: Monday, October 6, 2025 6:05:39 PM

External Email - Exercise Caution

Dear Representative,

I OBJECT to the proposed rezoning of Tract 1 and Tract 2 located at 13642 North US 183 Highway identified in this rezoning proposal-related case which would modify the list of prohibited uses outlined in the conditional overlay established by Ordinance No. 20100624-107, because:

- Existing Zoning (Community Commercial district, Conditional Overlay Combining district and General Office district) designations were established with a list of prohibited uses as part of the original negotiations related to the development of our residential condo community the Cottages at Lake Creek which still exists as a vibrant community of 74 family homes located at 13604 Caldwell Drive.
- The proposed addition of uses such as "indoor entertainment" can include strip joints and other adult-oriented businesses which are inappropriate to locate immediately in front of family/ residential housing.
- The proposed addition of uses such as "group home" can include sex offender, parole transition housing and other such businesses which are inappropriate to locate immediately in front of family/residential housing.
- The proposed addition of uses such as "guidance services" can include mental service support for individuals who are unable to function appropriately in society, and as such are not the type of business that should be located immediately in front of family/residential housing.
- The proposed addition of uses such as "residential treatment" can include drug and alcohol treatment services and as such are not the type of businesses that should be located immediately in front of family/residential housing.

In summary, there is no doubt that amending the existing conditional overlay to allow the types of business currently prohibited for use at the Tract 1 and Tract 2 properties identified above would constitute a break in trust between the City and the homeowners and families of the Cottages at Lake Creek and would result in a decrease the value of our homes and our quality of life on our properties..

Please take these serious concerns into consideration in making decisions that will affect the residential communities on Caldwell Drive.

Thank you,
Dawne Schomer, Homeowner and President of the Cottages at Lake Creek HOA
13604 Caldwell Drive #15
Austin, TX 78750

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From: [Dawne](#)
To: [Sirwaitis, Sherri](#)
Subject: Case Number: C14-2008-0224(RCT)
Date: Monday, October 6, 2025 5:32:12 PM

External Email - Exercise Caution

Dear Representative,

I OBJECT to the proposed amendment and/or termination of the restrictive covenant recorded under Document No. 2010045795 that established restrictions on the property that limit the operational hours to between 7:00 a.m. and 10:00 p.m. and requires the installation of landscaped vegetative buffers along interior property lines adjacent to residential development.

The restrictions were part of the negotiation carried out with our condominium community The Cottages at Lake Creek and should be sustained, not amended or terminated, because:

The existing agreement's restriction in hours of operation:

- Helps to ensure that vehicle and foot traffic on Caldwell Drive is limited between the hours of 10:00 pm and 7:00 a.m. These are hours of rest for the adjacent communities. Extension of these hours will cause **disruption to home life** due to the increased traffic and noise.
- Helps limit the types of business that we do not want near us - including bars, massage parlors and other socially distasteful operations. There is no question that these types of business are more likely to come into commercial spaces that allow extended hours - bringing with them problems that include noise, trespass onto adjacent properties and other disruptive behaviors. There is also no question that where these types of businesses exist the **property value of adjacent homes** is reduced!

The existing agreement's requirement to maintain landscaped vegetative buffers are also critical elements of our current agreement established with the City, because:

- Our community lies less than a quarter of a mile from Highway 183. There has been significant growth in the traffic on the freeway and, at present, it is being expanded again, further increasing the noise and vehicle pollution. Removal of the vegetative buffers along the interior property lines adjacent to our property would remove the remaining "green zone" that acts as a **sound buffer** shielding the homes in our community.
- Removal will also make it easier for individuals to come onto our property, which is a **security issue** for our community.
- It is important to note that the back of the property owned by Austintatious Enterprises runs along the edge of the front of our stormwater detention basins which have a deep drop-off into the basins. Anyone entering our community through this area could be subject to falling into a stormwater basin, so it is imperative that the property owners who are proposing this amendment/termination of restrictive covenant understand the

safety implications of such a suggestion.

Please take these serious concerns into consideration in making decisions that will affect the residential communities on Caldwell Drive.

Thank you,

Dawne Schomer, Homeowner and President of the Cottages at Lake Creek HOA
13604 Caldwell Drive #15
Austin, TX 78750

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View results

Respondent

385

Anonymous

08:30

Time to complete

1. Your name (providing this information will be part of the public record and will be available online)

Janet Taborn

2. What is the Zoning/Rezoning Case Number? *

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- ☐ C14-2025-0085 (1200 W Gibson Street)

3. Your address (providing this information will be part of the public record and will be available online)

13512 Lois Ln

4. Your zip code (providing this information will be part of the public record and will be available online)

78750

5. Position on Zoning/Rezoning

- ☐ I am in favor
- ☒ I object
- ☐ I am neutral

6. Daytime telephone number (providing this information will be part of the public record and will be available online)

5124974010

7. Comments

We live in Acres West on 13512 Lois Lane, Austin, Texas 78750. We found out about a proposed zoning change (Case Number: C14-2025-0032) via a neighbor, rather than receiving a letter of communication from the city. The signage was placed in the wrong location originally and is not placed behind some trees, so it is not clearly visible to the community. Yesterday, June 24th, we received notice of the upcoming hearing set for July 1st.

We would like to express our strong opposition to this proposal. This zoning change proposal to develop Lot 20, Block A, Acres West Subdivision into townhomes or condominiums will absolutely affect our neighborhood negatively.

Firstly, Caldwell Drive is the only entrance and exit to our small neighborhood. When The Cottages at Lake Creek were built as an addition to Acres West, the increase of vehicle and delivery traffic from the over 70 units in The Cottages has been significant and dangerous, especially at the entrance to The Cottages and Caldwell Drive. Then, the City of Austin allowed Republic Spine and Pain to develop their business property with their entrance and exit onto Caldwell Drive (rather than on the Hwy 183 access road where other business driveways exist). As a result, the additional traffic from Republic Spine and Pain onto Caldwell Drive from the staff, delivery vehicles, and patrons causes traffic to back up at the entrance/exit of Caldwell Drive and 183. The proposed development on Lot 20, Block A would have driveway(s) enter and exit on Caldwell Drive, causing even more congestion on an already busy street/neighborhood entrance. Our little neighborhood has many walkers and several neighbors who use electric wheelchairs, so additional traffic is a safety concern for our neighborhood.

Secondly, if condominiums or townhomes were allowed to be developed on Caldwell Drive, traffic flow and safety issues would be exacerbated by trash and recycling receptacles and stops for waste management vehicles.

Third, flooding is a concern. When The Cottages at Lake Creek were built, there was a retention pond added at the front (supposedly to help with run off from the developed land). However, those of us in the original Acres West neighborhood experience flooding in our yards after a rain to this day.

Fourth, we are in the Edwards Aquifer recharge zone. This is a highly sensitive environmental area for one of our most valuable and scarce resources: water. Any new development would need plans to mitigate and preserve the aquifer.

We strongly urge you to reconsider this proposal, as it would negatively affect our entire neighborhood with the concerns mentioned above.

Janet and Doug Taborn
13512 Lois Ln
Austin, Tx 78750

View results

Respondent

386

Anonymous

04:16

Time to complete

1. Your name (providing this information will be part of the public record and will be available online)

Rafael Solis

2. What is the Zoning/Rezoning Case Number? *

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3. Your address (providing this information will be part of the public record and will be available online)

13413 Lois Lane

4. Your zip code (providing this information will be part of the public record and will be available online)

78750

☐ I am in favor

☒ I object

☐ I am neutral

6. Daytime telephone number (providing this information will be part of the public record and will be available online)

949.836.2209

7. Comments

View results

Respondent

387

Anonymous

06:01

Time to complete

1. Your name (providing this information will be part of the public record and will be available online)

April Dykman-Jimenez

2. What is the Zoning/Rezoning Case Number? *

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- ☐ C14-2025-0084 (Howard Lane Rezoning)
- ☐ C14-2025-0085 (1200 W Gibson Street)

3. Your address (providing this information will be part of the public record and will be available online)

13505 Lois Lane

4. Your zip code (providing this information will be part of the public record and will be available online)

78750

5. Position on Zoning/Rezoning

- ☐ I am in favor
- ☒ I object
- ☐ I am neutral

6. Daytime telephone number (providing this information will be part of the public record and will be available online)

7. Comments

Opposition to Zoning Case C14-2025-0032

We are residents of Acres West, living at 13505 Lois Lane, Austin, Texas 78750. We learned about the proposed zoning change (Case Number: C14-2025-0032) from a neighbor -- instead of getting a letter from the city. The sign that was supposed to notify us was basically invisible because it's blocked by trees and bushes. In fact, we didn't get the city's letter until June 24 telling us about the July 1 hearing, which doesn't give us much time to respond.

We want to voice our strong disagreement with this proposal. Converting Lot 20, Block A, Acres West Subdivision into townhomes or condos would hurt our neighborhood in several ways.

****Traffic Problems****

Caldwell Drive is the *only way* in and out of our neighborhood. Neighbors have noted that when The Cottages at Lake Creek was built, adding over 70 new homes, the extra cars and delivery trucks made traffic much worse and more dangerous, especially where The Cottages meets Caldwell Drive. Then the city let Republic Spine and Pain put their business entrance on *Caldwell Drive* instead of on the Highway 183 service road -- where other businesses have their driveways. Now we have even more traffic from their employees, patients, and delivery trucks, causing backups at Caldwell Drive and 183. Adding another development with driveways on Caldwell Drive will make this mess even worse. Our neighborhood has lots of people who walk and several neighbors who use electric wheelchairs, so more traffic puts everyone at risk. And again, there is only one way in and out of our neighborhood.

****Garbage Truck Issues****

If condos or townhomes get built, we'd have trash and recycling bins lining Caldwell Drive, plus big garbage trucks making regular stops, which would make the traffic and safety problems even worse.

****Water Problems****

We have flooding issues. Even though the developers built a retention pond when The Cottages went up to handle runoff, those in the original Acres West still get water in our yards every time it rains. Neighbors did not experience this problem before The Cottages were built.

****Water Supply Protection****

We're in the Edwards Aquifer recharge zone, which is important for protecting our water supply. Any new construction needs to have real plans to protect the aquifer.

We strongly urge you to reject this proposal. Our neighborhood already has traffic and safety concerns, and this development would make them worse.

Thank you for your consideration.

View results

Respondent

388

Anonymous

08:16

Time to complete

1. Your name (providing this information will be part of the public record and will be available online)

Angelo Baylon

2. What is the Zoning/Rezoning Case Number? *

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3. Your address (providing this information will be part of the public record and will be available online)

13503 Lois Ln, Austin, TX

4. Your zip code (providing this information will be part of the public record and will be available online)

78750

☐ I am in favor

☒ I object

☐ I am neutral

6. Daytime telephone number (providing this information will be part of the public record and will be available online)

512-250-0782

7. Comments

We are a small neighborhood. Our roads (Caldwell Dr and Lois Ln) are very narrow. Two way traffic barely make it. This addition would create more traffic congestion and will be a safety concern for the neighborhood.

View results

Respondent

390

Anonymous

23:12

Time to complete

1. Your name (providing this information will be part of the public record and will be available online)

Joe L. Joseph

2. What is the Zoning/Rezoning Case Number? *

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3. Your address (providing this information will be part of the public record and will be available online)

13600 Caldwell Dr

4. Your zip code (providing this information will be part of the public record and will be available online)

78750

5. Position on Zoning/Rezoning

- ☐ I am in favor
- ☒ I object
- ☐ I am neutral

6. Daytime telephone number (providing this information will be part of the public record and will be available online)

512-442-8467

7. Comments

I live in Acres West on 1300 Caldwell Dr, Austin, Texas 78750. I found out about a proposed zoning change (Case Number: C14-2025-0032) originally via a neighbor, rather than receiving a letter of communication from the city. There was never any clear signage posted regarding the zoning change (it is hidden behind some trees and bushes). A letter from the city was received on June 24th that the public hearing is scheduled for July 1st. That does not give us much time.

I would like to express my strong opposition to this proposal, as this zoning change proposal to develop Lot 20, Block A, Acres West Subdivision into townhomes or condominiums will absolutely affect our neighborhood negatively.

Firstly, Caldwell Drive is the only entrance and exit to our small neighborhood. When The Cottages at Lake Creek were built as an addition to Acres West, the increase of vehicle and delivery traffic from the over 70 units in The Cottages has been significant and dangerous, especially at the entrance to The Cottages and Caldwell Drive. Then, the City of Austin allowed Republic Spine and Pain to develop their business property with their entrance and exit onto Caldwell Drive (rather than on the Hwy 183 access road where other business driveways exist). As a result, the additional traffic from Republic Spine and Pain onto Caldwell Drive from the staff, delivery vehicles, and patrons causes traffic to back up at the entrance/exit of Caldwell Drive and 183. The proposed development on Lot 20, Block A would have driveway(s) enter and exit on Caldwell Drive, causing even more congestion on an already busy street/neighborhood entrance. Our little neighborhood has many walkers and several neighbors who use electric wheelchairs, so additional traffic is a safety concern for our neighborhood.

Secondly, if condominiums or townhomes were allowed to be developed on Caldwell Drive, traffic flow and safety issues would be exacerbated by trash and recycling receptacles and stops for waste management vehicles.

Third, flooding is a concern. When The Cottages at Lake Creek were built, there was a retention pond added at the front (supposedly to help with run off from the developed land). However, those of us in the original Acres West neighborhood experience flooding in our yards after a rain to this day.

Fourth, we are in the Edwards Aquifer recharge zone. This is a highly sensitive environmental area for one of our most valuable and scarce resources: water. Any new development would need plans to mitigate and preserve the aquifer.

I strongly urge you to reconsider allowing the zoning change from it's current I-RR to the proposed SF-6.

Sincerely,

Joe L. Joseph
13600 Caldwell Dr.
Austin, Texas 78750

View results

Respondent

391

Anonymous

88:43

Time to complete

1. Your name (providing this information will be part of the public record and will be available online)

Dr. Parcilla Badhwar

2. What is the Zoning/Rezoning Case Number? *

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3. Your address (providing this information will be part of the public record and will be available online)

13604 Caldwell Drive #30

4. Your zip code (providing this information will be part of the public record and will be available online)

78750

- ☐ I am in favor
- ☒ I object
- ☐ I am neutral

6. Daytime telephone number (providing this information will be part of the public record and will be available online)

512-851-3003

7. Comments

I strongly oppose this proposal to develop Lot 20, Block A, Acres West Subdivision as it will absolutely destroy our community. This is not an exaggerated assessment by any means.

This would be an absolute catastrophe for our community. Many of us are older in age. Many of us have chronic health conditions. Many have disabilities. Some are wheel chair bound or use a walker. Currently, the people in our community feel safe to walk or exercise etc...on Caldwell Lane and Lois Lane. The traffic alone would be disastrous.

There have been several accidents at the entrance at Caldwell Drive due to congestion and increased development. A condo development would lend itself to increased congestion, car accidents, and possible severe injury. It is irresponsible and counterintuitive. The zoning applicants are remiss and irresponsible for a proposal to build money making condos. It is truly a reckless and disregardful for our safety land in lieu of money.

When I first moved to The Cottages of Lake Creek in 2006, there were beautiful deers and wildlife and flourishing landscape of greenery. The previous zoning approvals and business entities have dismissed our community and destroyed the natural landscape and wildlife which once flourished in our community. It is a peaceful, quiet, and beautiful neighborhood. One would be hard pressed to find a nestled community such as ours.

This community of neighbors and friends help each other in times need. We are the true essence of what it means to be a "community."

Additionally, this section of zoning they want to tear down and build a bunch of condos would be catastrophic to the wildlife and preservation of the Edward Aquifer. Water is already a commodity. It would be a reckless to compromise this highly sensitive area.

I encourage the planning the commission to visit the proposed area and visualize how a condo development would shatter our safety, freedom, and preservation of natural resources.

Also, I strongly urge you to take into account the ramifications and disastrous consequences this condo development would do to our beloved community.

Kind regards,
Dr. Priscilla Badhwar

View results

Respondent

392

Anonymous

16:23

Time to complete

1. Your name (providing this information will be part of the public record and will be available online)

Carlos Canedo

2. What is the Zoning/Rezoning Case Number? *

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- ☐ C14-2025-0084 (Howard Lane Rezoning)
- ☐ C14-2025-0085 (1200 W Gibson Street)

3. Your address (providing this information will be part of the public record and will be available online)

13513 Caldwell Drive

4. Your zip code (providing this information will be part of the public record and will be available online)

78750

5. Position on Zoning/Rezoning

- ☐ I am in favor
- ☒ I object
- ☐ I am neutral

6. Daytime telephone number (providing this information will be part of the public record and will be available online)

7. Comments

Date: June 26, 2025

File # C14-2025-0032

Address of Rezoning Request: 13608 Caldwell Drive

To: Austin City Council

We, the undersigned owners of property affected by the requested zoning change described in the referenced file, do hereby protest against any change of the Land Development Code which would zone the property to any classification other than SF-2.

A few of our reasons are as follows:

- 1) Incompatibility with existing neighborhood character. This lot was legally platted as a residential lot and should have been classified as an SF-2 lot like all the other residential lots in Acres West that were assigned the classification as SF-2 by the City at time of annexation.
- 2) This lot falls under Acres West Deed Restrictions which only allows one detached single family or two-family dwelling. Deed-restricted setbacks are more stringent than SF-6 requires.
- 3) Caldwell Drive is a sub-standard, dead-ended roadway and affords the only ingress/egress at US 183N SB that services Acres West, The Cottages at Lake Creek and Republic Spine and Pain. SF-6 zoning would add more traffic at a critical conflict point on Caldwell Drive. Turnarounds for emergency vehicles and other service vehicles do not exist. School bus is forced to stop and pick up children on highway frontage. Connectivity is no longer an option.
- 4) There is no storm water runoff infrastructure in Acres West. Some lots are still on OSSF systems.

We strongly urge you to deny any zoning change that would allow the property to be classified as anything other than SF-2.

Sincerely,

Carlos Canedo
13513 Caldwell Drive
Austin, TX 78750

View results

Respondent

393

Anonymous

28:11

Time to complete

1. Your name (providing this information will be part of the public record and will be available online)

Richard J Lamb

2. What is the Zoning/Rezoning Case Number? *

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3. Your address (providing this information will be part of the public record and will be available online)

13604 Caldwell Drive Unit 71, Austin, Texas 78750

4. Your zip code (providing this information will be part of the public record and will be available online)

78750

☐ I am in favor

☒ I object

☐ I am neutral

6. Daytime telephone number (providing this information will be part of the public record and will be available online)

512-739-8070

7. Comments

The proposal to add six new cottages has raised concerns among residents of the existing 74 cottages. The potential increase to 80 cottages could lead to higher traffic, posing hazards to children and reducing the availability of safe play areas. Additionally, the development's proximity to Interstate 183, just 50 yards from our front doors, raises safety concerns and may result in the removal of local trees and plants, threatening the ecosystem and community well-being.

View results

Respondent

394

Anonymous

02:37

Time to complete

1. Your name (providing this information will be part of the public record and will be available online)

Muhammad Ashar Khan

2. What is the Zoning/Rezoning Case Number? *

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3. Your address (providing this information will be part of the public record and will be available online)

13601 Caldwell Drive, Austin, TX 78750

4. Your zip code (providing this information will be part of the public record and will be available online)

78750

5. Position on Zoning/Rezoning

- ☐ I am in favor
- ☒ I object
- ☐ I am neutral

6. Daytime telephone number (providing this information will be part of the public record and will be available online)

7. Comments

We live in Acres West on 13512 Lois Lane, Austin, Texas 78750. We found out about a proposed zoning change (Case Number: C14-2025-0032) originally via a neighbor, rather than receiving a letter of communication from the city. There was never any clear signage posted regarding the zoning change (it is hidden behind some trees and bushes). We received a letter from the city on June 24th that the public hearing is scheduled for July 1st. That does not give us much time.

We would like to express our strong opposition to this proposal, as this zoning change proposal to develop Lot 20, Block A, Acres West Subdivision into townhomes or condominiums will absolutely affect our neighborhood negatively.

Firstly, Caldwell Drive is the only entrance and exit to our small neighborhood. When The Cottages at Lake Creek were built as an addition to Acres West, the increase of vehicle and delivery traffic from the over 70 units in The Cottages has been significant and dangerous, especially at the entrance to The Cottages and Caldwell Drive. Then, the City of Austin allowed Republic Spine and Pain to develop their business property with their entrance and exit onto Caldwell Drive (rather than on the Hwy 183 access road where other business driveways exist). As a result, the additional traffic from Republic Spine and Pain onto Caldwell Drive from the staff, delivery vehicles, and patrons causes traffic to back up at the entrance/exit of Caldwell Drive and 183. The proposed development on Lot 20, Block A would have driveway(s) enter and exit on Caldwell Drive, causing even more congestion on an already busy street/neighborhood entrance. Our little neighborhood has many walkers and several neighbors who use electric wheelchairs, so additional traffic is a safety concern for our neighborhood.

Secondly, if condominiums or townhomes were allowed to be developed on Caldwell Drive, traffic flow and safety issues would be exacerbated by trash and recycling receptacles and stops for waste management vehicles.

Third, flooding is a concern. When The Cottages at Lake Creek were built, there was a retention pond added at the front (supposedly to help with run off from the developed land). However, those of us in the original Acres West neighborhood experience flooding in our yards after a rain to this day.

Fourth, we are in the Edwards Aquifer recharge zone. This is a highly sensitive environmental area for one of our most valuable and scarce resources: water. Any new development would need plans to mitigate and preserve the aquifer.

We strongly urge you to reconsider this proposal, as it would negatively affect our entire neighborhood with the concerns mentioned above.

Thank you.

View results

Respondent

395

Anonymous

10:03

Time to complete

1. Your name (providing this information will be part of the public record and will be available online)

Priscilla Badhwar

2. What is the Zoning/Rezoning Case Number? *

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3. Your address (providing this information will be part of the public record and will be available online)

13604 Caldwell Drive #30

4. Your zip code (providing this information will be part of the public record and will be available online)

78750

☐ I am in favor

☒ I object

☐ I am neutral

6. Daytime telephone number (providing this information will be part of the public record and will be available online)

512-851-3003

7. Comments

In addition to the letter stating a strong objection to the building of condos, please also note the following:

Caldwell Drive is the ONLY entrance and exit out of our neighborhood. Take the case of a FIRE in the area: I would like to go on record stating that should a fire or flood or disaster occur, the congestion of people trying exit THE ONLY EXIT could be catastrophic. Please take this risk into account.

View results

Respondent

396

Anonymous

01:53

Time to complete

1. Your name (providing this information will be part of the public record and will be available online)

Judy Miller

2. What is the Zoning/Rezoning Case Number? *

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3. Your address (providing this information will be part of the public record and will be available online)

13604 Caldwell Dr. unit 61

4. Your zip code (providing this information will be part of the public record and will be available online)

78

☐ I am in favor

☒ I object

☐ I am neutral

6. Daytime telephone number (providing this information will be part of the public record and will be available online)

512-2589

7. Comments

I have completely to rezoning this area for high density living. It's already too crowded here and we don't need any more cars parking in the street.

View results

Respondent

397

Anonymous

19:35

Time to complete

1. Your name (providing this information will be part of the public record and will be available online)

Jamye Coffey

2. What is the Zoning/Rezoning Case Number? *

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3. Your address (providing this information will be part of the public record and will be available online)

13609 Caldwell Dr, Austin, TX 78750

4. Your zip code (providing this information will be part of the public record and will be available online)

78750

5. Position on Zoning/Rezoning

- ☐ I am in favor
- ☒ I object
- ☐ I am neutral

6. Daytime telephone number (providing this information will be part of the public record and will be available online)

7. Comments

My family has been a part of Acres West since 1970. We, the undersigned owners of property affected by the requested zoning change described in the referenced file, do hereby protest against any change of the Land Development Code which would zone the property to any classification other than SF-2.

A few of our reasons are as follows:

1) Incompatibility with existing neighborhood character. This lot was legally platted as a residential lot and should have been classified as an SF-2 lot like all the other residential lots in Acres West that were assigned the classification as SF-2 by the City at time of annexation.

2) This lot falls under Acres West Deed Restrictions which only allows one detached single family or two-family dwelling. Deed-restricted setbacks are more stringent than SF-6 requires.

3) Caldwell Drive is a sub-standard, dead-ended roadway and affords the only ingress/egress at US 183N SB that services Acres West, The Cottages at Lake Creek and Republic Spine and Pain. SF-6 zoning would add more traffic at a critical conflict point on Caldwell Drive. Turnarounds for emergency vehicles and other service vehicles do not exist. School bus is forced to stop and pick up children on highway frontage.

Connectivity is no longer an option. There are already frequent backups into the neighborhood at the ONLY exit during busy times of the day, we can't imagine what it is going to look like with a lot more development.

4) There is no storm water runoff infrastructure in Acres West. Some lots are still on OSSF systems. Our property & our next door neighbors property has had increased flooding issues due to nearby developments.

We strongly urge you to deny any zoning change that would allow the property to be classified as anything other than SF-2.

View results

Respondent

398

Anonymous

35:49

Time to complete

1. Your name (providing this information will be part of the public record and will be available online)

James Santora

2. What is the Zoning/Rezoning Case Number? *

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3. Your address (providing this information will be part of the public record and will be available online)

13413 Lois Lane

4. Your zip code (providing this information will be part of the public record and will be available online)

78750

5. Position on Zoning/Rezoning

- ☐ I am in favor
- ☒ I object
- ☐ I am neutral

6. Daytime telephone number (providing this information will be part of the public record and will be available online)

7. Comments

My wife Kerri and I own our home and live in Acres West on 13413 Lois Lane, Austin, Texas 78750. We found out about a proposed zoning change (Case Number: C14-2025-0032) originally via a neighbor, rather than receiving a letter of communication from the city. There was never any clear signage posted regarding the zoning change (it is hidden behind some trees and bushes). We received a letter from the city on June 24th that the public hearing is scheduled for July 1st. That does not give us much time.

We would like to express our strong opposition to this proposal, as this zoning change proposal to develop Lot 20, Block A, Acres West Subdivision into townhomes or condominiums will absolutely affect our neighborhood negatively.

First of all, allowing condominiums or townhomes on Caldwell Drive would create dangerous traffic conditions for pedestrians who have no sidewalks. This directly threatens my family's safety. My elderly mother lives in the Cottages, my wife is disabled, and we—like many neighbors—walk "the loop" around our neighborhood daily for health and exercise. We have no other option since the city provides no sidewalks.

It's unreasonable for the city to fail to provide safe pedestrian infrastructure, then consider approving developments that make walking even more dangerous. I know the city understands this importance, as they just finished installing sidewalks on 183 directly outside of our neighborhood. This decision could force residents to choose between their health and their safety. The additional traffic could eliminate recreational walking entirely, cutting off a vital community activity that promotes health and wellbeing.

Caldwell Drive is the only entrance and exit to our small neighborhood. When The Cottages at Lake Creek were built as an addition to Acres West, the increase of vehicle and delivery traffic from the over 70 units in The Cottages has been significant and dangerous, especially at the entrance to The Cottages and Caldwell Drive. Then, the City of Austin allowed Republic Spine and Pain to develop their business property with their entrance and exit onto Caldwell Drive (rather than on the Hwy 183 access road where other business driveways exist). As a result, the additional traffic from Republic Spine and Pain onto Caldwell Drive from the staff, delivery vehicles, and patrons causes traffic to back up at the entrance/exit of Caldwell Drive and 183. The proposed development on Lot 20, Block A would have driveway(s) enter and exit on Caldwell Drive, causing even more congestion on an already busy street/neighborhood entrance. Our little neighborhood has many walkers and several neighbors who use electric wheelchairs, so additional traffic is a significant safety concern for our neighborhood.

Also, flooding is a concern. When The Cottages at Lake Creek were built, there was a retention pond added at the front (supposedly to help with run off from the developed land). However, those of us in the original Acres West neighborhood experience flooding in our yards after a rain to this day.

Lastly, we are in the Edwards Aquifer recharge zone. This is a highly sensitive environmental area for one of our most valuable and scarce resources: water. Any new development would need plans to mitigate and preserve the aquifer.

We strongly urge you to reconsider this proposal, as it would negatively affect our entire neighborhood with the concerns mentioned above.

Thank you.

James Santora and Kerri Adams

View results

Respondent

389

Anonymous

13:21

Time to complete

1. Your name (providing this information will be part of the public record and will be available online)

Michael Stark and Cecelia Stark

2. What is the Zoning/Rezoning Case Number? *

Only Zoning/Rezoning Cases open for public comment at this time are available in this list. Not all cases may be scheduled on the PC/ZAP agendas at this time, but here are helpful links to those agendas.

You can find Zoning and Platting Commission Agendas here:

http://austintexas.gov/cityclerk/boards_commissions/meetings/54_1.htm

You can find Planning Commission Agendas here:

http://austintexas.gov/cityclerk/boards_commissions/meetings/40_1.htm

- ☐ C14-2024-0006 (Greater Walnut Area Centralized Odor Control Project - Loyola Facility)
- ☐ [C814-04-0187.03.SH](#) (Goodnight Ranch PUD Amendment #3)
- ☐ C814-2008-0165 (East Riverside PUD Amendment)
- ☐ C814-2021-0175 (614 S. 1st Street/Timbercreek PUD)
- ☐ C814-2023-0057 (200 E. Riverside PUD)
- ☐ C14-2024-0015 (Montopolis-Fairway Mixed Use)
- ☐ C14-2024-0036 (7005 & 7007 Guadalupe St.)
- ☐ C14-2024-0051 (Rawson Saunders - Tarrytown Christian Church Improvements)
- ☐ C14-2024-0092 (Allred & Riddle)
- ☐ C14-2024-0099 (Saxon 2)
- ☐ C14-2024-0179 (6th & Lamar)
- ☐ C14-2024-0181 (Far West Multifamily)
- ☐ C14-2024-0182 (5706 Nancy Dr.)
- ☐ C14-2024-0183 (1120 West Howard Lane)
- ☐ C14-2025-0002 (Cooper Apartments)
- ☐ C14-2025-0003 (6th & Walsh)
- ☐ C14-2025-0004 (Strandman Cove)
- ☐ C14-2025-0005 (Shady Lane)
- ☐ C14-2025-0006 (34th and West - Tract 1)
- ☐ C14-2025-0007 (34th and West - Tract 2)
- ☐ C14-2025-0008 (34th and West - Tract 3)
- ☐ C14-2025-0009 (34th and West - Tract 4)
- ☐ C14-2025-0011 (11525 Menchaca Rd.)
- ☐ C14-2025-0024 (Little Lion)
- ☐ C14-2025-0025 (5705 Nancy Dr)

- ☐ C14-2025-0027 (821 Woodward)
- ☐ [C14-2025-0028.SH](#) (The Bloom at Lamar Square)
- ☐ C14-2025-0029 (Airport 38 Rezone)
- ☐ C14-2025-0030 (1201 East 11th Street)
- ☒ C14-2025-0032 (Acres West Lot 20 Rezone)
- ☐ [C14-2025-0034.SH](#) (Waverly North)
- ☐ C14-2025-0035 (Crosstown Tunnel Centralized Odor Control Facility)
- ☐ C14-2025-0036 (2000 E. 6th Street)
- ☐ C14-2025-0038 (Oak Hill Apartments)
- ☐ C14-2025-0039 (1305 W Oltorf Street)
- ☐ C14-2025-0040 (4811 SOCO)
- ☐ C14-2025-0041 (Olafsson Rezone)
- ☐ C14-2025-0042 (9117 Northgate Rezone)
- ☐ C14-2025-0043 (608 Blanco)
- ☐ C14-2025-0044 (1700 South Congress)
- ☐ C14-2025-0045 (8234 Ferguson Cutoff)
- ☐ C14-2025-0046 (1904 San Gabriel)
- ☐ C14-2025-0047 (Wildridge Assisted Living)
- ☐ C14-2025-0048 (West Mockingbird Ln)
- ☐ C14-2025-0049 (1169 Hargrave Street)
- ☐ C14-2025-0050 (North Loop Community Commercial)
- ☐ C14-2025-0051 (Woodward Mixed Use Flats)
- ☐ C14-2025-0052 (9400 Metric Boulevard)
- ☐ C14-2025-0053 (Duval-Harris Residential)
- ☐ C14-2025-0054 (Rezoning Lot 31 Block A - Forest Section One at The Villages of Spicewood)
- ☐ C14-2025-0055 (6512 Mc Neil ESS)
- ☐ C14-2025-0056 (12940 North U.S. 183)
- ☐ C14-2025-0057 (1430 Collier Street)
- ☐ C14-2025-0058 (1600 West Ben White)

- ☐ C14-2025-0060 (AE Medical & Retail Rezone)
- ☐ C14-2025-0061 (6105 Melrose Trail)
- ☐ C14-2025-0062 (301 N Pleasant Valley Road)
- ☐ C14-2025-0063 (2323 South Lamar Mixed Use)
- ☐ C14-2025-0064 (Circle C Tract 110)
- ☐ C14-2025-0065 (4304 Nuckols Crossing Rd)
- ☐ C14-2025-0068 (OneTERRA)
- ☐ C14-2025-0069 (1709 W Koenig Lane Rezoning)
- ☐ C14-2025-0070 (McNeil Rezone)
- ☐ C14-2025-0071 (Travis County West Service Center)
- ☐ C14-2025-0072 (Sir Swante Neighborhood Park Rezoning)
- ☐ C14-2025-0073 (P & P .72)
- ☐ C14-2025-0074 (410 & 408 W St Johns Rezone)
- ☐ C14-2025-0075 (Wehmeier 3.0)
- ☐ C14-2025-0078 (10200 McKalla Place)
- ☐ C14-2025-0079 (South Town Rezoning)
- ☐ C14-2025-0080 (1811 E Cesar Chavez)
- ☐ C14-2025-0081 (Thrasher)
- ☐ C14-2025-0082 (1012 E 38th)
- ☐ C14-2025-0083 (809 Lydia Street)
- ☐ C14-2025-0084 (Howard Lane Rezoning)
- ☐ C14-2025-0085 (1200 W Gibson Street)

3. Your address (providing this information will be part of the public record and will be available online)

13517 Caldwell Drive

4. Your zip code (providing this information will be part of the public record and will be available online)

78750

- ☐ I am in favor
- ☒ I object
- ☐ I am neutral

6. Daytime telephone number (providing this information will be part of the public record and will be available online)

7. Comments

We would like to express our strong opposition to this zoning change. Acres West was developed around 1971 with estate size lots (approximately .5 acre). This proposal would change the look and feel of the small and tight-knit community we have developed over the decades at Acres West. Adding more dense housing to our close knit community will add traffic, trash, safety, etc. concerns. We do not want another condo/townhome entrance from Caldwell Drive to a new condo development. We have a RR zoning category for a reason. For yet another developer to attempt to change a zoning code in order to monetize their land to the detriment of a neighborhood that has been here for over 50 years is totally unacceptable.