

ZONING CHANGE REVIEW SHEET

CASE: C14-2025-0054

DISTRICT: 6

(Rezoning of Lot 31 Block A - The Forest Section One at The Villages of Spicewood)

ADDRESS: 11700 Flower Scent Court

ZONING FROM: SF-1

TO: SF-2

SITE AREA: 0.40 acres

PROPERTY OWNER: Peijie Li

APPLICANT/AGENT: CJW Engineering & Consulting (Calvin Weiman)

CASE MANAGER: Sherri Sirwaitis (512-974-3057, sherri.sirwaitis@austintexas.gov)

STAFF RECOMMEDATION:

Staff recommends SF-2, Single-Family Residence-Standard Lot District, zoning.

ZONING AND PLATTING COMMISSION ACTION / RECOMMENDATION:

August 19, 2025: Approved staff's recommendation of SF-2 zoning (7-1, B. Greenberg-No, R. Puzycki and B. Boone-absent); C. Tschoepe-1st, L. Osto Lugo-2nd.

CITY COUNCIL ACTION:

September 25, 2025: Pulled due to posting error and re-noticed for next available City Council meeting.

October 9, 2025

ORDINANCE NUMBER:

ISSUES: N/A

CASE MANAGER COMMENTS:

The property in question is a 0.40 acre (17,424 sq. ft.) site that is developed with a single-family residence. There are single family residences surrounding the property to the north, south, east and west. The lots to the north, east and west are zoned SF-1. There is SF-2 zoning directly to the south along Lemens Spice Trail and to the west along Cedarcliffe Drive. The applicant is requesting a rezoning to SF-2 to allow for the creation of two lots with a minimum lot size of 5,750 sq. ft. They propose to add an additional single-family residence on its own platted lot which will be approximately 0.20 acres (8,712 sq. ft.). The applicant can subdivide the property into two lots smaller than 10,000 sq. ft. if they choose to build lots under the HOME2 ordinance which limits lots between 1,800 sq. ft. and 5,749 sq. ft.

The staff recommends Single-Family Residence-Standard Lot, district zoning. The property meets the intent of the SF-2 district as it is located on a Level 1/residential street within an existing single-family neighborhood that has moderate sized lots or to new development of single-family housing on lots that are 5,750 square feet or more. The site under consideration is surrounded by existing single-family residential uses within a platted residential subdivision. The proposed zoning is consistent with the SF-2 zoning directly to the south along Lemens Spice Trail and to the west along Cedarcliffe Drive.

The applicant agrees with the staff's recommendation.

BASIS OF RECOMMENDATION:

1. The proposed zoning should be consistent with the purpose statement of the district sought.

Single-family residence standard lot (SF-2) district is the designation for a moderate density single-family residential use on a lot that is a minimum of 5,750 square feet. An SF-2 district designation may be applied to a use in an existing single-family neighborhood that has moderate sized lots or to new development of single-family housing on lots that are 5,750 square feet or more. Up to three units are permitted under single-family residential development standards.

2. The proposed zoning should promote consistency and orderly planning.

The property in question is surrounded by existing single-family residential uses within a platted residential subdivision. The proposed zoning is consistent with the SF-2 zoning directly to the south along Lemens Spice Trail and to the west along Cedarcliffe Drive.

3. *The proposed zoning should allow for a reasonable use of the property.*

The proposed SF-2 zoning will permit the applicant to resubdivide this lot and develop an additional single-family residence that is consistent with surrounding land use patterns and uses.

EXISTING ZONING AND LAND USES:

	ZONING	LAND USES
<i>Site</i>	SF-1	Single-Family Residences
<i>North</i>	SF-1	Single-Family Residences
<i>South</i>	SF-2	Single-Family Residences
<i>East</i>	SF-1	Single-Family Residences
<i>West</i>	SF-1	Single-Family Residences

NEIGHBORHOOD PLANNING AREA: N/A

WATERSHED: Bull Creek

CAPITOL VIEW CORRIDOR: N/A

SCENIC ROADWAY: N/A

NEIGHBORHOOD ORGANIZATIONS:

2222 Coalition of Neighborhood Associations, Inc.,
Bull Creek Foundation,
Friends of Austin Neighborhoods,
Long Canyon Homeowners Assn.,
Long Canyon Phase II & III Homeowners Assn Inc.,
Mountain Neighborhood Association (MNA),
Spicewood Springs Road Tunnel Coalition,
TNR BCP - Travis County Natural Resources

SCHOOLS: Round Rock I.S.D.

AREA CASE HISTORIES: N/A

RELATED CASES:

Subdivision Case – C8-92-0261.4A

OTHER STAFF COMMENTS:

Comprehensive Planning

Project Name and Proposed Use: 11700 FLOWER SCENT COURT. C14-2025-0054.

Project: Rezoning of Lot 31 Block A - The Forest Section One at The Villages of Spicewood.

0.40 acres from SF-1 to SF-2. Existing: single family. Proposed: single family.

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"> • 0.46 miles from 183 & McNeil Neighborhood Center
	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"> • Sidewalk present along Flower Scent CT and Lemens Spice Trail
	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"> • 0.5 miles to Tanglewood 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.)
	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.
	Not located over Edwards Aquifer Contributing Zone or Edwards Aquifer Recharge Zone
3	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 located over the Edwards Aquifer Recharge Zone. The site is in the Bull Creek Watershed of the Colorado River Basin, which is classified as a Water Supply Suburban Watershed by Chapter 25-8 of the City's Land Development Code. It is in the Drinking Water Protection Zone.

Under the current watershed regulations, development or redevelopment on this site will be subject to the following impervious cover limits:

<i>Development Classification</i>	<i>% of Net Site Area</i>	<i>% NSA with Transfers</i>
One or Two Family Residential	30%	40%
Multifamily Residential	40%	55%
Commercial	40%	55%

Development within a Water Quality Transition Zone is limited to 18%.

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.

Under current watershed regulations, development or redevelopment requires water quality control with increased capture volume and control of the 2 year storm on site.

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.

Parks and Recreation

Parkland dedication will be required for the new applicable uses proposed by this development, residential with SF-2 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 projects with up to 4 units.

Transportation

The Austin Strategic Mobility Plan (ASMP) calls for 58 feet of right-of-way for Cedarcliffe Drive. It is recommended that 29 feet of right-of-way from the existing centerline should be dedicated for Cedarcliffe 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 Lemens Spice Trail. It is recommended that 29 feet of right-of-way from the existing centerline should be dedicated for Lemens Spice Trail 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 Flower Scent Court. It is recommended that 29 feet of right-of-way from the existing centerline should be dedicated for Flower Scent Court according to the Transportation Plan with the first subdivision or site plan application. [LDC 25-6-51 and 25-6-55].

The adjacent street characteristics table is provided below:

Name	ASMP Classification	ASMP Required ROW	Existing ROW	Existing Pavement	Sidewalks	Bicycle Route	Capital Metro (within ¼ mile)
Cedarcliffe Drive	Level 1	58 feet	Approx 50 feet	Approx 26 feet	Yes	No	No

Lemens Spice Trail	Level 1	58 feet	Approx 50 feet	Approx 26 feet	Yes	No	No
Flower Scent Court	Level 1	58 feet	Approx 50 feet	Approx 26 feet	Yes	No	No

Water Utility

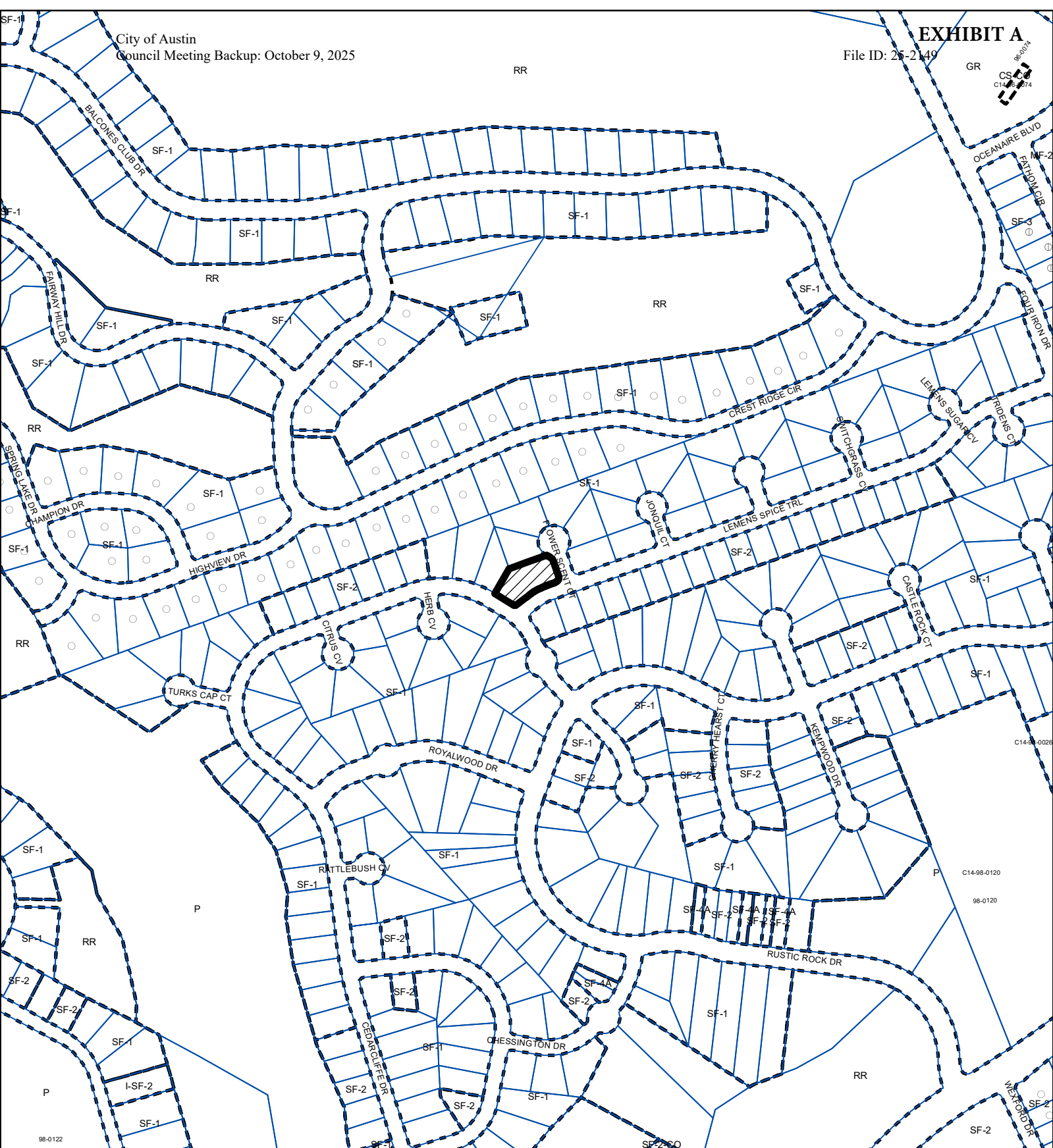
No comments on zoning change.

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 TO FOLLOW

- A: Zoning Map
- B. Aerial Map
- C. Applicant's Request Letter
- D. Comments from Interested Parties



ZONING

ZONING CASE#: C14-2025-0054



SUBJECT TRACT



PENDING CASE



ZONING BOUNDARY

1" = 400'

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.

This product has been produced by the Planning Department for the sole purpose of geographic reference. No warranty is made by the City of Austin regarding specific accuracy or completeness.



Created: 5/5/2025



Rezoning of Lot 31 Block A - The Forest Section One at The Villages Of Spicewood



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

ZONING CASE#: C14-2025-0054
 LOCATION: 11700 Flower Scent Ct
 SUBJECT AREA: .40 Acres
 MANAGER: Sherri Sirwaitis



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Created: 5/13/2025

June 3, 2025

City of Austin
Development Services Department
6310 Wilhelmina Delco Dr.
Austin, Texas 78752

ENGINEER'S SUMMARY LETTER

On behalf of our client, CJW Engineering & Consulting has prepared a rezoning request for a project referred to as "11700 Flower Scent Ct"

The 0.40-acre (17,424 sq.ft.) site is located at 11700 Flower Scent Ct, within the City of Austin Full purpose, Travis County Texas. It is currently zoned single family, SF-1. We are requesting to rezone the property from SF-1 to SF-2, to allow for the creation of two lots with a min. lot size of 5,750 sqft. Currently the site has one existing home on the 0.40-acre lot. The proposed development will consist of 1 additional single-family home on its own platted lot – approximately 0.20 acres (8,712 sq.ft.)

- Impervious coverage (IC) will not exceed the IC limits set by Zoning
- Height and stores: Two stories
- Drainage: The proposed development will comply with the City of Austin's drainage requirements.
- Water Quality: The property is located within the Edwards Aquifer Recharge Zone.
- Watershed: The property is located within the Bull Creek watershed – a water supply suburban watershed classification.
- Floodplain: According the FEMA Map 48453C0245J dated 1/6/2016, there are no FEMA-designated special flood hazard areas on any portion of the site.
- Water: Will be serviced by Austin Water
- Wastewater: Will be serviced by Austin Water

If you have any questions or comments regarding this summary, please don't hesitate to contact me.

Respectfully,



06/03/2025

Calvin J. Weiman P.E.
Principal

From: [zhi-jun.xue](#)
To: [Sirwaitis, Sherri](#)
Subject: Concern Regarding Rezoning Proposal for Re-zone case: C14-2025-0054
Date: Sunday, June 1, 2025 12:59:46 PM
Attachments: [image.png](#)

External Email - Exercise Caution

Hello,

I am writing to express my concern regarding the proposed rezoning and construction of two units on the property located at **11700 Flower Scent Ct.**

While I understand the need to accommodate housing growth, I respectfully urge you to reconsider this proposal for the following reasons:

1. **Lot Size Limitations:** The parcel in question is only **0.4 acres**, which is too small to reasonably support the development of two separate units. Such a split would likely lead to overcrowding and inadequate spacing between properties.
2. The property is located at the intersection of **Cedarcliffe Dr and Lemens Spice Trl**, where **Cedarcliffe Dr slopes downward** from the intersection. This elevation change reduces visibility for drivers entering or exiting at this point. The existing traffic flow already presents challenges in terms of sightlines and safe navigation. Adding a new driveway for a second unit would increase turning movements at this already constrained spot, heightening the risk of accidents and further disrupting neighborhood traffic safety.
3. **Community Integrity and Property Values:** Allowing this rezoning could set a precedent that encourages further overdevelopment in our neighborhood. This would undermine the current character, order, and aesthetic appeal of the community. In turn, this may negatively affect the **property values** of surrounding homes and diminish the quality of life for existing residents.

I respectfully ask that you give careful consideration to the long-term impacts this decision may have on the community as a whole.

Preserving the integrity and balance of our neighborhood is essential to maintaining its livability and value.



Thank you for your attention to this matter.

Sincerely,

BRs,

ZJ

CAUTION: This is an EXTERNAL email. Please use caution when clicking links or opening attachments. If you believe this to be a malicious or phishing email, please report it using the "Report Message" button in Outlook.
For any additional questions or concerns, contact CSIRT at "cybersecurity@austintexas.gov".

From: [Rob Crawley](#)
To: [Sirwaitis, Sherri](#)
Cc: [clem DePalma](#); [cswanson](#)
Subject: Opposition to Zoning Change Case C14-2025-0054 Hearing Date: Aug 19th 6PM
Date: Friday, August 15, 2025 11:54:44 AM

External Email - Exercise Caution

Dear Sherri Sirwaitis,

Re: Zoning Change Case C14-2025-0054 -- Hearing Date: Aug 19th 6PM

I am writing to express my opposition to the proposed zoning change for Case C14-2025-0054 at 11700 Flower Scent Court. The current SF-1 zoning, which supports low-density single-family residences on lots of 10,000 square feet or more, is well-suited to the area's character and environmental considerations. Changing it to SF-2, allowing moderate-density development with lots as small as 5,750 square feet, could lead to overcrowding, increased traffic, and strain on local infrastructure.

Additionally, the sloping terrain and environmental limitations noted in the SF-1 designation suggest that maintaining the current zoning is more appropriate to preserve the neighborhood's integrity and natural landscape. I urge the Zoning and Platting Commission to reject this rezoning application.

Also, I would point out - Spot Zoning concerns: Changing this single lot's zoning to SF-2 while surrounding properties remain SF-1 would constitute unfair zoning practices. Indeed, the lot requesting the change appears to be one of maybe two properties that might be able to gain this change, out of a subdivision of 70-odd homes.

Thank you for considering my input. I am available to discuss this further if needed.

Sincerely,

Robert J. Crawley

CAUTION: This is an EXTERNAL email. Please use caution when clicking links or opening attachments. If you believe this to be a malicious or phishing email, please report it using the "Report Message" button in Outlook.
For any additional questions or concerns, contact CSIRT at
"cybersecurity@austintexas.gov".

PUBLIC HEARING INFORMATION

This zoning/rezoning request will be reviewed and acted upon at two public hearings: before the Land Use Commission and the City Council. Although applicants and/or their agent(s) are expected to participate in a public hearing, you are not required to participate. This meeting will be conducted both online and in-person at which you will have the opportunity to speak FOR or AGAINST the proposed development or change. Contact the case manager for further information on how to participate in the public hearings. You may also contact a neighborhood or environmental organization that has expressed an interest in an application affecting your neighborhood.

Staff is conducting a pilot program to receive case-related comments online which can be accessed through this link or QR code:
<https://bit.ly/ATXZoningComment>.



During its public hearing, the board or commission may postpone or continue an application's hearing to a later date or may evaluate the City staff's recommendation and public input forwarding its own recommendation to the City Council. If the board or commission announces a specific date and time for a postponement or continuation that is not later than 60 days from the announcement, no further notice is required.

During its public hearing, the City Council may grant or deny a zoning request or rezone the land to a less intensive zoning than requested but in no case will it grant a more intensive zoning.

However, in order to allow for mixed use development, the Council may add the MIXED USE (MU) COMBINING DISTRICT to certain commercial districts. The MU Combining District simply allows residential uses in addition to those uses already allowed in the seven commercial zoning districts. As a result, the MU Combining District allows the combination of office, retail, commercial, and residential uses within a single development.

For additional information on the City of Austin's land development process, visit our website: www.austintexas.gov/planning.

Written comments must be submitted to the board or commission (or the contact person listed on the notice) before the public hearing. Your comments should include the board or commission's name, the scheduled date of the public hearing, and the Case Number and the contact person listed on the notice. Correspondence and information submitted to the City of Austin are subject to the Texas Public Information Act (Chapter 552) and will be published online.

Case Number: C14-2025-0054

Contact: Sherri Sirwaitis, 512-974-3057

Public Hearing: August 19, 2025, Zoning and Platting Commission

Carol L. Adams Means

Your Name (please print)

11701 Jonquil Ct.

Your address(es) affected by this application (optional)

Carol L. Adams Means

Signature

8/15/25

Date

☐ I am in favor
☒ I object

Daytime Telephone (Optional):

Comments:

The neighborhood should retain its original layout as intended. The proposed changes negatively impact the Forest Community and existing residents. Rather than Re Zone Peiffer Li should buy a custom home with the features he is seeking. Re: Zoning Change Case C14-2025-0054

If you use this form to comment, it may be returned to:

City of Austin, Planning Department

Sherri Sirwaitis

P. O. Box 1088, Austin, TX 78767

Or email to:

sherri.sirwaitis@austintexas.gov

PUBLIC HEARING INFORMATION

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However, in order to allow for mixed use development, the Council may add the MIXED USE (MU) COMBINING DISTRICT to certain commercial districts. The MU Combining District simply allows residential uses in addition to those uses already allowed in the seven commercial zoning districts. As a result, the MU Combining District allows the combination of office, retail, commercial, and residential uses within a single development.

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Case Number: C14-2025-0054

Contact: Sherri Sirwaitis, 512-974-3057

Public Hearing: August 19, 2025, Zoning and Platting Commission

Amy Murray
Your Name (please print)

☐ I am in favor
☒ I object

11708 Jongquil Ct. Austin, 78750
Your address(es) affected by this application (optional)

[Signature]
Signature

8/16/2025
Date

Daytime Telephone (Optional): 310-383-8762

Comments: Please see attached letter

If you use this form to comment, it may be returned to:

City of Austin, Planning Department

Sherri Sirwaitis

P. O. Box 1088, Austin, TX 78767

Or email to:

sherri.sirwaitis@austintexas.gov

Amy & Patrick Murray

11708 Jonquil Ct

Austin, TX 78750

amymurray01@gmail.com

310-383-8762

August 16, 2025

Austin City Council: Attn Sherri Sirwaitis

City of Austin

P.O. Box 1088

Austin, TX 78767

RE: Case Number: C14-2025-0054

Dear Members of the City Council Planning Department,

We are writing to express our strong opposition to the proposed rezoning of the property located at 11700 Flower Scent Court from SF-1 (Single Family Residence Standard Lot) to SF-2 (Single Family Residence Small Lot) within the Forest Subdivision/HOA.

As concerned residents of this community, we believe that this rezoning would have significant negative effects on the neighborhood's character, infrastructure, and overall quality of life. Specifically, we are concerned about the following issues:

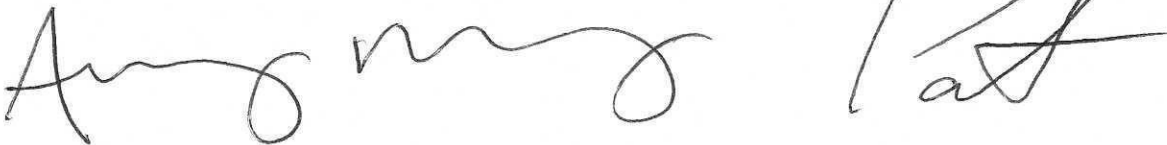
1. **Impact on Community Character:** The current SF-1 zoning is consistent with the existing neighborhood character and scale, particularly in the cul-de-sacs, which are all SF-1 within the Forest Subdivision. There are SF-2 lots in cul-de-sacs in an adjacent subdivision, but that subdivision has a different look and feel than the homes within the Forest. Many Forest residents, including ourselves, highly value the character of our subdivision, and the large lots within it were a driving factor in our purchase of our home 3 years ago. By allowing smaller lots and denser development, the overall aesthetic and feel of the area would be altered, detracting from the quiet, residential nature that makes this neighborhood so desirable.
2. **Traffic and Parking Concerns:** Increased density could exacerbate already existing traffic problems, leading to congestion. The streets are not set up in a way to allow for much street parking, particularly on trash days, and spot changing this zoning would only increase those issues. Additionally, the strain on local parking spaces could create safety hazards and further hinder the neighborhood's functionality, especially for families with children or elderly residents.

3. **Environmental and Sustainability Concerns:** Denser development could result in the loss of green spaces and natural habitats, undermining the environmental sustainability efforts that the City of Austin has made in recent years. We believe that Austin's development should prioritize both growth and environmental preservation, which would be compromised by this rezoning.
4. **Lack of Public Input and Community Engagement:** We feel that there has not been adequate outreach to the rest of the Forest HOA or community engagement surrounding this proposed rezoning. Decisions of this nature should involve the residents who will be most directly impacted, and we believe more efforts should be made to ensure that all affected parties are heard.

Given these concerns, we respectfully urge the City Council to reconsider this rezoning proposal. We hope that the Council will prioritize the well-being and input of the community, and that future development will reflect the values and needs of the people who live here.

Thank you for your time and consideration of our concerns. We trust that you will make a decision that will help preserve the integrity of our neighborhood and continue to foster a sustainable and livable Austin.

Sincerely,

The image shows three handwritten signatures in black ink. The first signature on the left is 'Amy', the middle one is 'Murray', and the third one on the right is 'Patrick'.

Amy & Patrick Murray

From: [Annalynn Cox](#)
To: [Sirwaitis, Sherri](#); [Carl Swanson](#)
Subject: Re: Zoning Commission - Case number: C14-2025-0054
Date: Tuesday, August 19, 2025 2:15:02 PM
Attachments: [image001.png](#)

External Email - Exercise Caution

Sure, Ms Sirwaitis, this is what I submitted on that page:

Case number: C14-2025-0054

--

I strongly oppose any rezoning or change to this property beyond its current designation.

Many of the surrounding homes are in a neighborhood known as The Forest. Most of these homes were built around 1999, and a large majority still have their original owners. This stability is a testament to the neighborhood's appeal, character, and community ties.

Rezoning would negatively affect the overall neighborhood. It would alter the established look and feel, potentially encouraging incompatible uses and developments. Such changes risk eroding the character that residents have valued for decades.

A zoning change could also increase traffic, strain parking availability, and overburden existing roads. Several neighbors have expressed particular concern about the sewer and stormwater systems. Heavy rains already push these systems to their limits, with drains backing up and flooding cul-de-sacs and roads. Any additional development, especially with more impervious surfaces, would likely worsen runoff and flooding risks.

Environmental impacts are also a serious concern. Additional construction would mean a loss of green space, mature trees, and natural shade. These changes could contribute to increased heat, reduced biodiversity, and further stormwater issues.

Rezoning could reduce nearby property values by introducing denser housing and creating a perception of overdevelopment. This may make the neighborhood less attractive to prospective buyers. Furthermore, approving this request could set a precedent for similar rezoning applications, leading to further erosion of the area's character.

For these reasons, I respectfully request that this rezoning proposal be denied.

Annalynn Cox
11509 Herb Cove, Austin, TX, 78750
512-762-7455

--

[View results](#)

Respondent

425

Anonymous

14:15

Time to complete

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

Pat Bethke

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

11705 Jonquil Ct

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)

5127899527

7. Comments

Dear Members of the City Council Planning Department,

I am writing to say that I strongly oppose the proposed rezoning of the property located at 11700 Flower Scent Court in the Forest Subdivision HOA to SF-2.

Council Members, my primary concern is the safety of our community. The proposed zoning change and the addition of new buildings on this corner lot pose a very real danger, particularly to children walking to and from school and to elderly residents who use these streets daily.

This corner is already a difficult and limited-visibility intersection with many cars blowing through and unmonitored intersection. Placing an additional structure with a driveway leading onto either of these roads would only increase the traffic and magnify the risk of accidents. It is not a question of if something will happen, but when.

I ask you to picture the everyday moments in our neighborhood: children crossing the street with backpacks, neighbors walking to visit friends, families out for an evening stroll. Now imagine the devastating impact of one of those lives cut short because of preventable traffic hazards created by a zoning decision. The loss of a child, struck on their way home from school, is an outcome that no city can justify, and no family can recover from.

This is not just about property use—it is about protecting lives. Once a tragedy occurs, it is irreversible. I urge you to consider carefully: no amount of development or revenue is worth the cost of a life lost due to unsafe planning. For the sake of our families and our community, I respectfully ask you to reject this zoning change.

[View results](#)

Respondent

422 Anonymous

04:35

Time to complete

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

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

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

[View results](#)

Respondent

421 Anonymous

02:36

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

Satwinder & Amardeep Kahlon

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

11553 Cedarcliffe Drive, Austin, Texas

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)

5126571966

7. Comments

Property Value Impact: The proposed lot division will substantially decrease property values for homes within 500 feet, including our residence directly across from the site. This proximity makes our property particularly vulnerable to valuation losses.

Traffic Safety Concerns: The subject property sits at a critical intersection of two major neighborhood thoroughfares - Cedarcliffe Drive and Lemens Spice Trail. The proposed driveway placement creates serious traffic safety hazards and will disrupt established traffic flow patterns that serve as primary access routes for residents.

Deed Restriction Violations: The Forest's recorded deed restrictions explicitly prohibit lot rezoning and new construction on subdivided parcels. This proposal directly contravenes these established protective covenants that preserve neighborhood character.

Neighborhood Character and Property Values: The proposed development is incompatible with the established residential character of our neighborhood. This aesthetic disruption will create a negative ripple effect on property values throughout the surrounding area.

Stormwater Management and Flooding Risk: The proposed construction site's topography and drainage patterns present significant flooding risks. Additional impervious surfaces will increase stormwater runoff, potentially affecting neighboring properties and existing drainage infrastructure.

Environmental Degradation: The development requires removal of mature trees that currently provide essential environmental benefits including natural cooling, stormwater absorption, noise mitigation, and carbon sequestration. The construction process and permanent loss of this established tree canopy represents significant environmental impact to our community.

[View results](#)

Respondent

420

Anonymous

32:49

Time to complete

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Clem DePalma

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

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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

I live, within 200 feet of the proposed rezoning on 11700 Flower Scent Court.

I would like to raise several concerns that are not addressed in the staff recommendation report.

First, regarding infrastructure:

The Forest Subdivision was designed and built with underground utilities, unlike most surrounding neighborhoods that rely on above-ground utility poles. This difference creates a vulnerability; I have personally witnessed a transformer explosion on a utility pole located directly behind 11709 Flower Scent court. that transformer failure caused a complete outage for the Forest subdivision. Although the transformer was replaced with a state-of-the-art model, our subdivision has experienced two additional power outages since then, the most recent, this past spring at approximately 9 p.m., when there was no storm, nor rain, or wind. The outage lasted for hours due to demand exceeding supply. Adding another residence on Flower Scent Court would place additional strain on an already overburdened power infrastructure, affecting not only Flower Scent Court but all of the Forest subdivision.

Additionally, The Forest Subdivision was designed and built decades ago, with an underground utility infrastructure that included gas street lighting. Subsequent Austin City annexation replaced the gas streetlights with electric lights, which further taxed the pre-existing underground electric infrastructure. In addition to electricity, other essential infrastructure—gas, water, wastewater, storm drainage, digital cable, home appraisals and environmental areas — may also be impacted by this proposed rezoning, even though I do not have direct examples for each.

Second, regarding the environmental impact:

The staff report does not address the vegetation on the proposed lot. I live on an adjacent cul-de-sac and have firsthand knowledge of wildlife that depends on the current environment. In my nearby yard, I have photographed three white squirrels simultaneously, and seperately three great horned owls at the same time, as well as foxes, raccoons, and other native species. The loss of vegetation on this lot would directly reduce habitat and could harm the white squirrel population, which is a unique and valued part of our neighborhood ecosystem.

In summary, I urge the Commission to consider the broader impact of this rezoning.

A basic human tenet is "do no harm." This proposal benefits a single individual's interests while creating lasting harm for more than 80 homeowners across our Forest subdivision.

The negative effects on infrastructure, power reliability, and the environment far outweigh any private gain.

Thank you for your consideration.

[View results](#)

Respondent

419

Anonymous

03:30

Time to complete

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

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- ☐ 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 (Strandtman 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 (Olaffson 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)

- ☐ C14-2025-0058 (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)

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

Clem DePalma

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

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

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

I am writing to express my strong and unequivocal opposition to the proposed zoning change within the Forest Subdivision. Our neighborhood is more than just a collection of houses—it is a carefully planned, harmonious community whose quality of life has been preserved for decades through strong covenants and zoning protections. These rules are not obstacles; they are the foundation of our stability, property values, and sense of belonging.

A single “spot zoning” change is not a small matter. It opens the door to further exceptions, eroding the integrity of our neighborhood piece by piece. History has shown that once such changes begin, they rarely stop—each one weakening the protections that have kept our community safe, quiet, and cohesive.

I live on an adjacent cul-de-sac, less than 200 feet from the proposed property. This change would have a direct and immediate impact on my family and neighbors—bringing with it increased traffic, noise, and a loss of the peaceful character we cherish.

The Forest Subdivision is worth protecting exactly as it is. This proposal is a step toward a slippery slope of diminished standards, reduced property values, and a fractured neighborhood identity. I urge you to reject it and preserve what generations of residents have worked hard to maintain.

Thank you for your time, consideration, and commitment to safeguarding our community.

Sincerely,
Clem DePalma

From: [clem DePalma](#)
To: [Sirwaitis, Sherri](#)
Subject: FW: My Opposition to Proposed Zoning Change - Forest Subdivision
Date: Tuesday, August 19, 2025 5:47:05 PM

External Email - Exercise Caution

Resending earlier email

From: clem DePalma <c>
Sent: Saturday, August 16, 2025 4:01 PM
To: sherri.sirwaitis@austintexas.gov
Subject: My Opposition to Proposed Zoning Change - Forest Subdivision

To;

Austin Planning Department

Zoning & Platting Commission

Sherri Sirwaitis

REF: **Case #: C14-205-0054**; Public Hearing on 8/19/2025

I am writing to express my strong and unequivocal opposition to the proposed zoning change within the Forest Subdivision.

Our neighborhood is more than just a collection of houses—it is a carefully planned, harmonious community whose quality of life has been preserved for decades through strong covenants and zoning protections.

These rules are not obstacles; they are the foundation of our stability, property values, and sense of belonging.

A single “spot zoning” change is not a small matter. It opens the door to further exceptions, eroding the integrity of our neighborhood piece by piece.

History has shown that once such changes begin, they rarely stop—each one weakening the protections that have kept our community safe, quiet, and cohesive.

I live on an adjacent cul-de-sac, less than 200 feet from the proposed property.

This change would have a direct and immediate impact on my family and neighbors—bringing with it increased traffic, noise, and a loss of the peaceful character we cherish.

The Forest Subdivision is worth protecting exactly as it is.

This proposal is a step toward a slippery slope of diminished standards, reduced property values, and a fractured neighborhood identity.

I urge you to reject it and preserve what generations of residents have worked hard to maintain.

Thank you for your time, consideration, and commitment to safeguarding our community.

Sincerely,

Clem DePalma

11704 Jonquil Court

Austin, TX. 78750

Home phone; 512-918-1228

CAUTION: This is an EXTERNAL email. Please use caution when clicking links or opening attachments. If you believe this to be a malicious or phishing email, please report it using the "Report Message" button in Outlook.
For any additional questions or concerns, contact CSIRT at
"cybersecurity@austintexas.gov".

From: Kannan Kaliyur
To: [Sirwaitis, Sherri](#)
Subject: case is "C14-2025-0054"
Date: Tuesday, August 19, 2025 4:39:37 PM

External Email - Exercise Caution

Hi

My name is Kannan Kaliyur and I live at 11704 Flower Scent Ct, Austin, TX 78750.
Both my wife Latha Kaliyur and I are against the proposal of my neighbor to divide his existing lot into two and build another house there.

We moved into this neighborhood more than 25 years ago as it had deed restrictions for The Forest expressly forbids both lot rezoning and new home building on existing lots. Another building would impede airflow, light and cause loss of privacy to us. We strongly object to the neighbor building a 2nd house.

Thanks
Kannan Kaliyur
Latha Kaliyur
M- 512.791.5602

CAUTION: This is an EXTERNAL email. Please use caution when clicking links or opening attachments. If you believe this to be a malicious or phishing email, please report it using the "Report Message" button in Outlook. For any additional questions or concerns, contact CSIRT at "cybersecurity@austintexas.gov".

View results

Respondent

427

Anonymous

03:24

Time to complete

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

Latha Kaliyur

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

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C14-2025-0054 (Rezoning Lot 31 Block A - Forest Section
One at The Villages of Spicewood)



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

11704 Flower Scent Ct, Austin, TX

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 object



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

512.507.0424

7. Comments

We moved into this neighborhood more than 25 years ago as it had deed restrictions that expressly forbids both lot rezoning and new home building on existing lots. Another building would impede airflow, light, cause loss of privacy to us as well as cause other issues. We strongly object to the neighbor building a 2nd house.

View results

Respondent

426

Anonymous

10:45

Time to complete

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

Kannan Kaliyur

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

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C14-2025-0054 (Rezoning Lot 31 Block A - Forest Section
One at The Villages of Spicewood)



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

11704 Flower Scent Ct, 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 object



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

512.791.5602

7. Comments

We moved into this neighborhood more than 25 years ago as it had deed restrictions for The Forest expressly forbids both lot rezoning and new home building on existing lots. Another building would impede airflow, light and cause loss of privacy to us. I strongly object to the neighbor building a 2nd house in their current lot.

View results

Respondent

425

Anonymous

14:15

Time to complete

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

Pat Bethke

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

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C14-2025-0054 (Rezoning Lot 31 Block A - Forest Section
One at The Villages of Spicewood)



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

11705 Jonquil Ct

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 object



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

5127899527

Dear Members of the City Council Planning Department,

I am writing to say that I strongly oppose the proposed rezoning of the property located at 11700 Flower Scent Court in the Forest Subdivision HOA to SF-2.

Council Members, my primary concern is the safety of our community. The proposed zoning change and the addition of new buildings on this corner lot pose a very real danger, particularly to children walking to and from school and to elderly residents who use these streets daily.

This corner is already a difficult and limited-visibility intersection with many cars blowing through and unmonitored intersection. Placing an additional structure with a driveway leading onto either of these roads would only increase the traffic and magnify the risk of accidents. It is not a question of if something will happen, but when.

I ask you to picture the everyday moments in our neighborhood: children crossing the street with backpacks, neighbors walking to visit friends, families out for an evening stroll. Now imagine the devastating impact of one of those lives cut short because of preventable traffic hazards created by a zoning decision. The loss of a child, struck on their way home from school, is an outcome that no city can justify, and no family can recover from.

This is not just about property use—it is about protecting lives. Once a tragedy occurs, it is irreversible. I urge you to consider carefully: no amount of development or revenue is worth the cost of a life lost due to unsafe planning. For the sake of our families and our community, I respectfully ask you to reject this zoning change.

View results

Respondent

422

Anonymous

04:35

Time to complete

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

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

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C14-2025-0054 (Rezoning Lot 31 Block A - Forest Section
One at The Villages of Spicewood)



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

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

5. Position on Zoning/Rezoning *

I object



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

7. Comments

View results

Respondent

421

Anonymous

02:36

Time to complete

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

Satwinder & Amardeep Kahlon

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

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C14-2025-0054 (Rezoning Lot 31 Block A - Forest Section
One at The Villages of Spicewood)



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

11553 Cedarcliffe Drive, Austin, Texas

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 object



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

5126571966

7. Comments

Property Value Impact: The proposed lot division will substantially decrease property values for homes within 500 feet, including our residence directly across from the site. This proximity makes our property particularly vulnerable to valuation losses.

Traffic Safety Concerns: The subject property sits at a critical intersection of two major neighborhood thoroughfares - Cedarcliff Drive and Lemens Spice Trail. The proposed driveway placement creates serious traffic safety hazards and will disrupt established traffic flow patterns that serve as primary access routes for residents.

Deed Restriction Violations: The Forest's recorded deed restrictions explicitly prohibit lot rezoning and new construction on subdivided parcels. This proposal directly contravenes these established protective covenants that preserve neighborhood character.

Neighborhood Character and Property Values: The proposed development is incompatible with the established residential character of our neighborhood. This aesthetic disruption will create a negative ripple effect on property values throughout the surrounding area.

Stormwater Management and Flooding Risk: The proposed construction site's topography and drainage patterns present significant flooding risks. Additional impervious surfaces will increase stormwater runoff, potentially affecting neighboring properties and existing drainage infrastructure.

Environmental Degradation: The development requires removal of mature trees that currently provide essential environmental benefits including natural cooling, stormwater absorption, noise mitigation, and carbon sequestration. The construction process and permanent loss of this established tree canopy represents significant environmental impact to our community.

View results

Respondent

420

Anonymous

32:49

Time to complete

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

Clem DePalma

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

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C14-2025-0054 (Rezoning Lot 31 Block A - Forest Section
One at The Villages of Spicewood)



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

11704 Jonquil Court

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 object



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

512-918-1228

7. Comments

I live, within 200 feet of the proposed rezoning on 11700 Flower Scent Court.

I would like to raise several concerns that are not addressed in the staff recommendation report.

First, regarding infrastructure:

The Forest Subdivision was designed and built with underground utilities, unlike most surrounding neighborhoods that rely on above-ground utility poles. This difference creates a vulnerability; I have personally witnessed a transformer explosion on a utility pole located directly behind 11709 Flower Scent court. that transformer failure caused a complete outage for the Forest subdivision. Although the transformer was replaced with a state-of-the-art model, our subdivision has experienced two additional power outages since then, the most recent, this past spring at approximately 9 p.m., when there was no storm, nor rain, or wind. The outage lasted for hours due to demand exceeding supply. Adding another residence on Flower Scent Court would place additional strain on an already overburdened power infrastructure, affecting not only Flower Scent Court but all of the Forest subdivision.

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In addition to electricity, other essential infrastructure—gas, water, wastewater, storm drainage, digital cable, home appraisals and environmental areas —may also be impacted by this proposed rezoning, even though I do not have direct examples for each.

Second, regarding the environmental impact:

The staff report does not address the vegetation on the proposed lot. I live on an adjacent cul-de-sac and have firsthand knowledge of wildlife that depends on the current environment. In my nearby yard, I have photographed three white squirrels simultaneously, and seperately three great horned owls at the same time, as well as foxes, raccoons, and other native species. The loss of vegetation on this lot would directly reduce habitat and could harm the white squirrel population, which is a unique and valued part of our neighborhood ecosystem.

In summary, I urge the Commission to consider the broader impact of this rezoning.

A basic human tenet is "do no harm." This proposal benefits a single individual's interests while creating lasting harm for more than 80 homeowners across our Forest subdivision.

The negative effects on infrastructure, power reliability, and the environment far outweigh any private gain.

Thank you for your consideration.

View results

Respondent

417

Anonymous

07:40

Time to complete

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

Thomas Kocis

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

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C14-2025-0054 (Rezoning Lot 31 Block A - Forest Section
One at The Villages of Spicewood)



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

11505 Citrus Cove

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 object



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

512 619-7376

7. Comments

I am firmly against the zoning change because it changes the character of our neighborhood. All the homeowners bought into this neighborhood knowing what zoning and covenants exists. They agreed to this and have all benefitted from the zoning and homeowners associations rules. For one homeowner to decide to change and violate those agreed to terms for their own personal gains takes away from everyone else in the neighborhood.

View results

Respondent

416

Anonymous

39:23

Time to complete

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

Melissa Stout

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

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C14-2025-0054 (Rezoning Lot 31 Block A - Forest Section
One at The Villages of Spicewood)



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

8805 Lemens Spice Trail

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 object



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

7. Comments

I am a resident of The Forest at The Villages of Spicewood and object to the proposed rezoning of 11700 Flower Scent Court. Our neighborhood, built 25 years ago with specific deed restrictions, was designed to maintain the many large mature oak trees, spacing and a cohesive community character. Approving this rezoning would violate or undermine these restrictions.

Key concerns:

- Deed Restrictions & Neighborhood Character: The rezoning conflicts with existing restrictions and could set a precedent that erodes the neighborhood's integrity.
- Environmental Impact: Removal of mature trees and green space would reduce the neighborhood's tree canopy, increase heat absorption, and disrupt local wildlife habitat.
- Community Health and Safety: Construction increases dust, diesel emissions, and noise, which impacts air quality for residents, especially children.
- Infrastructure & Stormwater: Increased impervious surfaces from new construction could strain older water, sewer, and drainage systems, increasing runoff and the risk of localized flooding.
- Open Space & Property Values: The proposal reduces green space and could negatively impact property values and neighborhood quality of life.

In summary, while higher density may be appropriate in some parts of the city, our neighborhood was intentionally designed for space, safety, and environmental balance. Approving this rezoning would compromise these important features.

View results

Respondent

415

Anonymous

47:01

Time to complete

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

Carl Swanson

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

C14-2025-0054 (Rezoning Lot 31 Block A - Forest Section
One at The Villages of Spicewood)



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

11509 Herb Cove, 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 object



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

512-762-7453

Submission on Behalf of The Forest Homeowners Association

I am submitting this entry on behalf of The Forest Homeowners Association, of which this property is a part, and for which I currently serve as president.

Background:

1. The Forest HOA deed restrictions expressly prohibit:
 - Construction of a second living unit on any lot.
 - Subdivision of any existing lot beyond its original creation.
2. The homeowner received a copy of The Forest HOA deed restrictions at the time of purchasing the property.
3. The Forest HOA Architectural Review Committee provided the deed restrictions to the homeowner's builder when the builder requested them. This request from the builder was the first and only communication the HOA received from the homeowner or their representatives regarding their intent to build a second residential structure on their lot or to subdivide the lot into two parcels.
4. Following this, The Forest HOA's attorney formally notified the homeowner that their proposed building plans would violate the HOA's deed restrictions.
5. To date, The Forest HOA has received no further communication or formal request from the homeowner, other than the City's notice of this hearing.

We recognize that the City of Austin's Land Use Commission is not bound by our deed restrictions. However, we believe it is important for the Commission to be aware that this zoning request is not supported by The Forest HOA in its official capacity, nor by many of the surrounding neighbors.

It is our understanding that The Forest HOA Architectural Review Committee has no intention of approving requests of this nature.

View results

Respondent

414

Anonymous

48:57

Time to complete

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

Annalynn Cox

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

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C14-2025-0054 (Rezoning Lot 31 Block A - Forest Section
One at The Villages of Spicewood)



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

11509 Herb Cove, 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 object



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

512-762-7455

I strongly oppose any rezoning or change to this property beyond its current designation.

Many of the surrounding homes are in a neighborhood known as The Forest. Most of these homes were built around 1999, and a large majority still have their original owners. This stability is a testament to the neighborhood's appeal, character, and community ties.

Rezoning would negatively affect the overall neighborhood. It would alter the established look and feel, potentially encouraging incompatible land uses and developments. Such changes risk eroding the character that residents have valued for decades.

A zoning change could also increase traffic, strain parking availability, and overburden existing roads. Several neighbors have expressed particular concerns about the sewer and storm water systems. Heavy rains already push these systems to their limits, with drains backing up and flooding cul-de-sacs and roads. Any additional development, especially with more impervious surfaces, would likely worsen runoff and flooding risks.

Environmental impacts are also a serious concern. Additional construction would mean a loss of green space, mature trees, and natural shade. These changes could contribute to increased heat, reduced biodiversity, and further storm water issues.

In addition, rezoning will likely reduce nearby property values by introducing denser housing and creating a perception of over-development in a neighborhood characterized by large lots. This may make the neighborhood less attractive to prospective buyers and will set a precedent for similar rezoning applications, leading to further erosion of the area's character.

For these reasons, I respectfully request that this rezoning proposal be denied.

From: [Clem DePalma](#)
To: [Sirwaitis, Sherri](#)
Subject: City Council Public Hearing 09/25/2025- Case No. C14-2025-0054
Date: Sunday, September 14, 2025 10:59:27 AM

External Email - Exercise Caution

Sherri, Please include this letter into the appropriate support documentation available to the above City Council hearing

I object to the proposed rezoning at 11700 Flower Scent Court (Case No. C14-2025-0054).

As a nearby homeowner, I would like to raise several concerns that are not fully addressed in the staff recommendation report.

Infrastructure Concerns

The Forest Subdivision was designed and built with underground utilities, unlike the surrounding neighborhoods that rely on above-ground poles. While underground systems offer protection, they are also more vulnerable when tied to a single point of failure.

I personally witnessed a transformer explosion on the utility pole directly behind 11709 Flower Scent Court. This failure caused a complete outage across the entire subdivision. Despite replacement of the transformer, our subdivision has experienced two additional outages, each failure occurring at the very same location. Pedernales Electric repair crews confirmed the source each time.

The most recent outage occurred this past spring around 9 p.m. — without any storm, wind, or rain — and lasted for several hours because demand exceeded supply. This demonstrates that the existing system is already fragile and stretched thin. Adding additional housing on Flower Scent Court would only increase demand and place further strain on an already overburdened network, creating risk for every resident of the Forest Subdivision.

When this subdivision was first built decades ago, its underground utility system was also designed with gas street lighting. When Austin annexed the neighborhood, the city replaced those with electric streetlights, adding even more load to infrastructure never designed for such demand.

Storm drainage is another critical weakness. The intersection of Lemens Spice Trail and Flower Scent Court has long been a problem spot, evidenced by frequent Austin city storm drain clean-out visits. Additional development will increase impermeable surfaces, funneling more runoff into a system that is already inadequate and prone to failure.

Beyond electricity and drainage, other critical systems — gas, water, wastewater, digital cable, environmental protections, and even property appraisals — may all be negatively affected by this proposed rezoning. These factors are not minor details; they are fundamental to the stability and

livability of the neighborhood.

Environmental Concerns

The staff report does not address the vegetation and wildlife currently supported in this area. As a homeowner living on an adjacent cul-de-sac, I have direct, firsthand knowledge of the environment and wildlife activity in this area.

In my own yard, I have photographed:

- Three white squirrels simultaneously, a rare and unique population in Austin.
- Great horned owls, which rely on mature tree canopy.
- Foxes, raccoons, and other native species that depend on the current environment for survival.

The loss of vegetation on this lot would eliminate habitat and could significantly reduce or even threaten the unique white squirrel population — a valued part of the neighborhood's character. These environmental costs have not been acknowledged in the staff recommendation and must be weighed before any decision is made.

Broader Impacts

At the Zoning & Platting Commission hearing on August 19, 2025, it was noted that current Austin building codes would allow for up to eight additional housing units on the subject lot if this rezoning is approved.

The impact of eight new units is not insignificant:

- Increased electrical load on a system already failing at a single point.
- Greater strain on stormwater drainage infrastructure already at capacity.
- Loss of vegetation and wildlife habitat.
- Potential effects on water, gas, wastewater, and digital infrastructure.
- Reduced property values for surrounding homeowners due to increased risk and environmental loss.

The negative effects on infrastructure, public safety, property values, and the environment far outweigh any speculative financial gain by the property owner seeking rezoning.

Principle of Governance

A basic tenet of good governance is to “do no harm.” Approval of this zoning change would cause harm to an established neighborhood, its infrastructure, and its environment.

Commission members should not base decisions on speculation or hearsay regarding the property owners' potential building plans. The reality is clear: the zoning change itself permits far greater density, regardless of current owner intent, and that density brings documented risks to the neighborhood.

Conclusion

For all these reasons — documented utility vulnerabilities, stormwater limitations, environmental impacts, and community risks — I respectfully urge the Commission to consider the broader impacts and reject the proposed rezoning at 11700 Flower Scent Court.

Thank you for your time and careful consideration.

Respectfully,

Clem DePalma

11704 Jonquil Court

Austin, TX. 78750

home phone: 512-918-1228

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

8/15/25

Case Number C14-2025-0054
Project Location - 11700 Flower Scent
Court

We object to this project

Enrique and Teresa Cebal
11548 Cedarcliff Drive
Austin, Texas 78758

SF1 to SF2 - Going from a low density single family residential use to a SF-2 moderate density single-family residential use lot will impact the taxes, environment and unforeseen elements for my property