

ZONING CHANGE REVIEW SHEET

CASE: C14-2025-0060 (AE Medical & Retail Rezone) DISTRICT: 6

ADDRESS: 13642 North US 183 Highway NB/ Research Boulevard

ZONING FROM: Tract 1: GR-CO,
Tract 2: GO-CO

TO: Tract 1: GR-CO,
Tract 2: GO-CO*

* The applicant is requesting a rezoning to modify the list of prohibited uses outlined in the existing conditional overlay established by Ordinance No. 20100624-107, associated with zoning case C14-2008-0224.

SITE AREA: Tract 1: 1.82 acres
Tract 2: 2.55 acres
4.365 acres

PROPERTY OWNER: Austintatious Enterprises, LLC (David Jeng)

APPLICANT/AGENT: Central Texas Permit Partners (Tisha Ritta)

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

STAFF RECOMMEDATION:

Staff recommends GR-CO, Community Commercial-Conditional Overlay Combining District zoning for Tract 1 and GO-CO, General Office-Conditional Overlay Combining District zoning for Tract 2, to change a condition of zoning. The rezoning will add back to following uses as permitted uses on the property:

Tract One (GR-CO Zoning):

Indoor Sports & Recreation

Indoor Entertainment

Private Secondary Educational Facilities

Private Primary Educational Facilities

Restaurant (General)

Group Home

Tract Two (GO-CO Zoning):

Private Secondary Educational Facilities

Private Primary Educational Facilities

Group Home

Guidance Services

Residential Treatment

Guidance Services

The following conditions will be maintained from Ordinance No. 20100624-107 on the property:

1) A site plan or building permit for the Property may not be approved, released, or issued, if the completed development or uses of the Property, considered cumulatively with all existing or previously authorized development and uses, generate traffic that exceeds 2,000 trips per day.

2) All vehicular access to the Property shall be from Highway 183 (Research Boulevard). Vehicular access from the Property through any abutting public street is prohibited.

3) The following uses are prohibited uses on the property for:

Tract One (GR-CO Zoning):

**Automotive rentals
Automotive sales
Bail bond services
Communications services
Exterminating services
Pawn shop services
Theater
Residential treatment
Funeral services
Automotive repair services
Automotive washing (of any type)
Commercial off-street parking
Drop-off recycling collection facility
Outdoor sports & recreation
Service station
Consumer convenience services
Hotel-motel**

Drive-in services use is prohibited as an accessory use to a commercial use on Tract One.

Tract Two (GO-CO Zoning):

**Communications services
Hospital services (general)
Hospital services (limited)**

ZONING AND PLATTING COMMISSION ACTION / RECOMMENDATION: July 15, 2025: Granted neighborhood postponement request to August 19, 2025 by consent (7-0, A. Flores, L. Osta-Lugo and L. Stern-absent); D. Fouts-1st, B. Greenberg-2nd.

August 19, 2025: Approved staff's recommendation of GR-CO zoning for Tract 1 and GO-CO zoning for Tract 2, to change conditions of zoning, with the addition of a new condition to require a building setback along interior property lines adjacent to residential development (8-0, R. Puzycki and S. Boone-absent); L. Osto Lugo-1st, C. Tschoepe-2nd.

CITY COUNCIL ACTION:

September 25, 2025

ISSUES: N/A

CASE MANAGER COMMENTS:

The property in question is a 4.365 acre lot that is developed with a retail center (Spicewood Centre) that contains office, medical office, restaurant and personal improvement service uses. There are personal services and personal improvement services to the north zoned LO. The lots to the west are developed with single-family residences that have an I-SF-2 designation. To the south there is an undeveloped area, a detention pond and medical office uses with an I-RR designation and SF-2 and GR-CO zoning. In this case, the applicant is requesting a rezoning to modify the list of prohibited uses outlined in the existing conditional overlay for this property that was established by Ordinance No. 20100624-107, associated with zoning case C14-2008-0224 (*please see the Applicant's Summary Letter – Exhibit C*).

The staff recommends the applicant's request for GR-CO zoning for Tract 1 and GO-CO zoning for Tract 2, to change a condition of zoning. The proposed change to the restrictions in the conditional overlay in the current zoning ordinance will permit the following commercial and civic uses on the property: Indoor Sports & Recreation, Indoor Entertainment, Private Secondary Educational Facilities, Private Primary Educational Facilities, Restaurant (General) and Group Home on Tract One and Private Secondary Educational Facilities, Private Primary Educational Facilities, Group Home, Guidance Services and Residential Treatment on Tract 2. The other conditions listed in Ordinance No. 20100624-107 will remain for this property.

The staff recommends permitting Indoor Sports & Recreation, Indoor Entertainment, Private Secondary Educational Facilities, Private Primary Educational Facilities and Restaurant (General) uses as this property fronts onto the service road to U.S. Highway 183 and will provide services to the surrounding areas. In addition, the city no longer recommends prohibiting Group Home, Guidance Services and Residential Treatment civic uses. The city's Law Department has advised that the prohibiting these uses would be a violation of legal determinations and conditions of the Fair Housing Act.

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.*

Community Commercial district is intended for office and commercial uses serving neighborhood and community needs, including both unified shopping centers and individually developed commercial sites, and typically requiring locations accessible from major traffic ways.

General Office district is intended for offices and selected commercial uses predominately serving community and city-wide needs.

Conditional Overlay combining district may be applied in combination with any base district. The district is intended to provide flexible and adaptable use or site development regulations by requiring standards tailored to individual properties.

2. *Zoning should allow for reasonable use of the property.*

The proposed rezoning will permit additional commercial and civic uses on this property along a major transit corridor to serve surrounding community needs.

3. *Zoning changes should promote a balance of intensities and densities.*

The recommended zoning of GR-CO for Tract 1 and GO-CO for Tract 2 will promote a transition between adjacent and nearby zoning districts, land uses and development intensities.

EXISTING ZONING AND LAND USES:

	ZONING	LAND USES
<i>Site</i>	GR-CO, GO-CO	Retail Center (Spicewood Centre: Spicewood Dermatology, Capital Therapy Group, Edward Jones, STA, Inc., Cure Bakery Coffee, Six Blades, Jiu-Jitsu)
<i>North</i>	I-SF-2, LO	Personal Services (Artist's Hair Studio), Personal Improvement Services (Iron Ankles Fitness)
<i>South</i>	I-RR, SF-2, GR-CO	Undeveloped, Detention Pond, Medical Office (Firehouse Animal Health Center, Austin Dentistry, Austin Children's Dentistry, Austin Family Orthodontics)
<i>East</i>	ROW	U. S. Highway 183/Research Boulevard
<i>West</i>	I-SF-2	Single-Family Residences

NEIGHBORHOOD PLANNING AREA: N/A

WATERSHED: Lake Creek

CAPITOL VIEW CORRIDOR: N/A

SCENIC ROADWAY: N/A

NEIGHBORHOOD ORGANIZATIONS:

Acres West Homeowners Association,
Friends of Austin Neighborhoods,
Long Canyon Homeowners Assn.,
Mountain Neighborhood Association (MNA)

SCHOOLS: Round Rock I.S.D.

AREA CASE HISTORIES:

NUMBER	REQUEST	COMMISSION	CITY COUNCIL
C14-2025-0032 (Acres West Lot 20 Rezone: 13608 Caldwell Drive)	I-RR to SF-6	7/01/2025: Postponed to August 19, 2025 at the neighborhood's request by consent (7-0, A. Flores D. Fouts and T. Major-absent); B. Greenberg-1 st , C. Tschoepe-2 nd .	
C14-2022-0204 (Gemini School of Visual Arts)	I-SF-2 to GO	9/06/2022: Approved staff's recommendation of GO zoning, adding a conditional overlay to prohibit Convalescent Services, Hospital Services (General and Limited) and Printing and Publishing uses on the property (8-0, C. Acosta, A. Denkler and R. Woody-absent); H. Smith-1 st , B. Greenberg-2 nd .	9/29/2022: Approved GO-CO zoning by consent on all 3 readings (9-0, N. Harper-Madison and V. Fuentes-off dais); L. Pool-1 st , P. Ellis-2 nd .
C14-2013-0150 (Bethany United Methodist Church: 9908-10010 Anderson Mill Road)	I-RR to LO	1/21/14: Approved staff's recommendation of LO-CO zoning by consent (5-0, J. Meeker & P. Seeger-absent); R. McDaniel-1 st , S. Compton-2 nd .	2/13/2014: Approved LO-CO zoning on consent on 1 st reading (6-0, S. Cole-off dais); B. Spelman-1 st , C. Riley-2 nd . 5/15/2014: Approved LO-CO zoning, with conditions, on consent on 2 nd /3 rd readings (7-0); B. Spelman-1 st , M. Martinez-2 nd .
C14-2013-0012 (Hooper Communities: 9710-9718 Anderson Mill Road)	CS-CO, I-RR to CS-MU-CO	6/04/13: Approved staff's recommendation of CS-MU-CO zoning with the following additional conditions agreed to by the applicant and the neighborhood as read into the record: 1) Under the 'MU' Combining District-prohibit civic uses, multi-family residential use and short-term rentals; 2) Limit the maximum height to two stories (30 ft.); 3) Limit the maximum density to 60 dwelling units or 12 per acre and 4) Note that the Buyer has agreed to prohibit 2nd floor open space (balconies) through a private restrictive covenant (6-0, G. Rojas-absent); P. Seeger-1 st , S. Compton-2 nd .	6/20/13: Approved CS-MU-CO zoning on consent on all 3 readings (7-0); C. Riley-1 st , B. Spelman-2 nd .

C14-2010-0009 (13642 Research Boulevard)	I-SF-2 and SF-2 to GR and GO	Case closed.	
C14-2008-0224 (13642 Research)	SF-2, Unzoned to GO-CO, GR-CO	4/20/10: Approved staff's recommendation with additional conditions: <ul style="list-style-type: none"> • removal of Counseling Services as a prohibited use • removal of prohibited access to Caldwell Drive as a condition of zoning • limit access to 183 frontage and to the existing joint use access to the tract to the immediate South of the subject property 	5/27/10: The City Council added additional prohibited uses to Tract 1: consumer convenience services, funeral services, hotel, motel, restaurant general and hospital services on Tract 2. Vehicular access to Caldwell was also prohibited. 6/24/10: Ordinance No. 20100624-107 for general office-conditional overlay (GO-CO) combining district zoning and community commercial-conditional overlay (GR-CO) combining district zoning was approved on consent on Council Member Spelman's motion, Council Member Shade's second on a 7-0 vote.
C14-05-0043 (Warren Broz: U.S. Highway 183 North at Caldwell Drive)	SF-2 to GR	6/07/05: To approve GR-CO zoning; prohibiting all the uses offered by the applicant as follows: Bail Bond Services, Business or Trade School, Commercial Off-Street Parking, Communications Services, Financial Services, Food Sales, Funeral Services, Hotel – Motel, Indoor entertainment, Indoor Sports & Recreation, Outdoor Sports & Recreation, Pawn Shop Services, Restaurant (General), Service Station, Theater, College & University Facilities, Counseling Services, Guidance Services, Hospital Services Limited, Public & Private, Primary & Secondary Education Services, Residential Treatment and Urban Farm. In addition, prohibit the following additional uses: Drop-Off Recycling Collection Facility,	7/28/2005: Granted GR-CO zoning on all 3 readings (7-0)

		Exterminating Services, Automotive Rentals, Automotive Repair Services, Automotive Sales, Automotive Washing (of any type), Daycare Services (Commercial), Daycare Services (General), Daycare Services (Limited), Drive- through Services and include the conditions set out by staff relative to a 2,000 vehicle trip limit and no curb cuts onto Caldwell until the pavement is improved (9-0); K. Jackson-1 st , J. Martinez-2 nd .	
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RELATED CASES:

C14-2008-0224 - Previous Rezoning Case

C8-2010-0017.0A – Subdivision Case

SP-2010-0027, SP-2024-0215C – Site Plan Cases

OTHER STAFF COMMENTS:

Comprehensive Planning

Project Name and Proposed Use: 13642 N US 183 HWY SERVICE ROAD SB. C14-2025-0060.
Project: AE Medical & Retail Rezone. 4.365 acres from GR-CO, GO-CO to GR-CO, GO-CO.
Applicant is seeking an amendment to the conditional overlay to add new permitted uses. Existing: medical office. Proposed: medical office.

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"> • 0.41 miles to Lakeline Station Regional 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"> • Bike lane present along Hwy 183
Y	Connectivity, Good and Services, Employment *: Provides or is located within 0.50 miles to goods and services, and/or employment center. <ul style="list-style-type: none"> • Goods and Services present along Hwy 183
	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.
	Connectivity and Healthy Living *: Provides or is located within 0.50 miles from a recreation area, park or walking trail.
Y	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.) <ul style="list-style-type: none"> • Within 0.5 miles of medical clinic and other health services along Hidden Meadow DR and Hymeadow DR
	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

4	Number of “Yes’s”
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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 North Edwards Aquifer Recharge Zone. The site is in the Lake Creek Watershed, which is classified as a Suburban Watershed by Chapter 25-8 of the City's Land Development Code. It is in the Desired Development Zone.

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

<i>Development Classification</i>	<i>% of Gross Site Area</i>	<i>% of Gross Site Area with Transfers</i>
Single-Family Residential (min. lot size 5750 sq. ft.)	45%	50%
One or Two Family Residential (lot size < 5750 sq. ft.)	55%	60%
Multifamily Residential	60%	65%
Commercial	65%	70%

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 fees may apply to any future site or subdivision applications resulting from this rezoning. As of January 1, 2024, new commercial non-residential uses are not subject to parkland dedication requirements at the time of site plan and subdivision.

Site Plan

Site plans will be required for any new development except for residential only projects with up to 4 units.

Any new development is subject to LDC Subchapter E Design Standards and Mixed Use. Additional comments will be made when the site plan is submitted.

Compatibility Standards

The site is subject to compatibility standards due to the adjacent single-family zoned property to the north and west.

Reference 25-2-1051, 25-2-1053

Any structure that is located:

- a. At least 50 feet but less than 75 feet from any part of a triggering property may not exceed 60 feet
- b. Less than 50 feet from any part of a triggering property may not exceed 40 feet

Reference 25-2-1061

A 25-foot compatibility buffer is required along the property line shared with the triggering property. No vertical structures are permitted in the compatibility buffer.

Reference 25-2-1062(B), 25-8-700

An on-site amenity, including a swimming pool, tennis court, ball court, or playground, may not be constructed 25 feet or less from the triggering property.

Reference 25-2-1062

Transportation

Additional right-of-way maybe required by TXDOT in the future.

The adjacent street characteristics table is provided below:

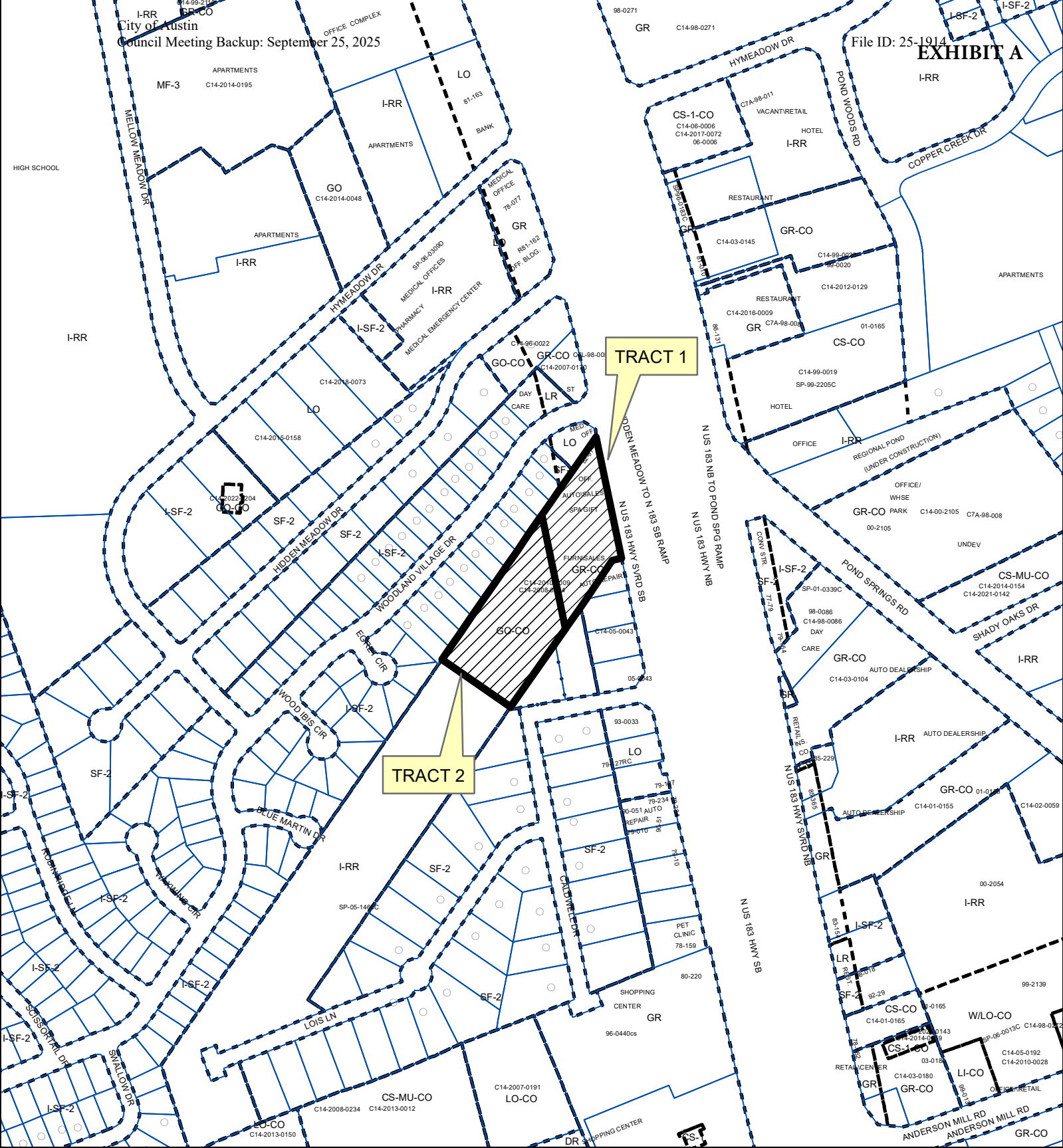
Name	ASMP Classification	ASMP Required ROW	Existing ROW	Existing Pavement	Sidewalks	Bicycle Route	Capital Metro (within ¼ mile)
US 183	Level 4	TxDOT Roadway	TxDOT Roadway	TxDOT Roadway	Yes	No	No

Water Utility

No comments.

INDEX OF EXHIBITS TO FOLLOW

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



ZONING

ZONING CASE#: C14-2025-0060



- SUBJECT TRACT
- PENDING CASE
- ZONING BOUNDARY

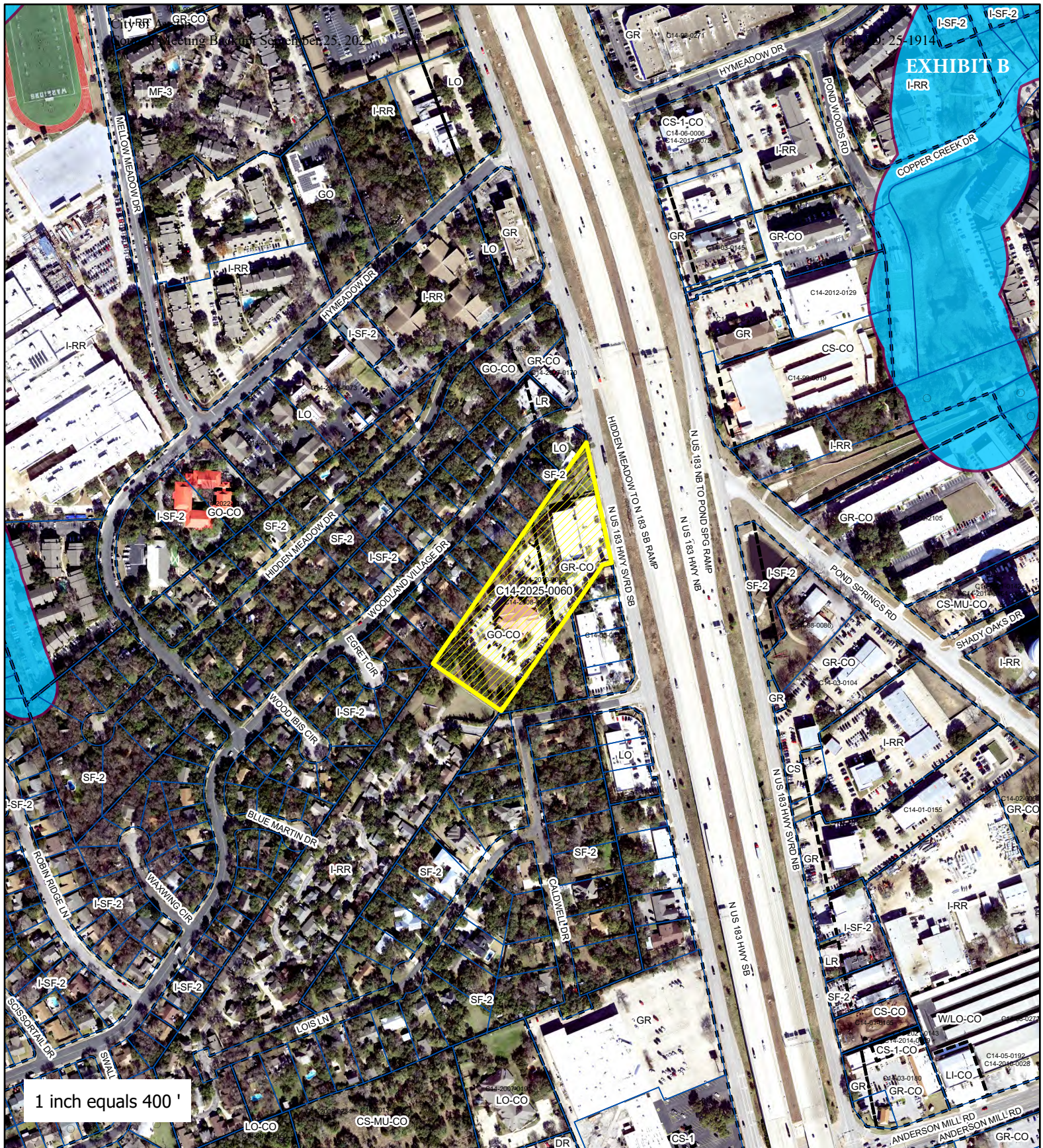
1" = 400'

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: 5/9/2025



AE Medical & Retail Rezone



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

ZONING CASE#: C14-2025-0060
 LOCATION: 13642 N US 183 Hwy
 SUBJECT AREA: 4.365 Acres
 MANAGER: Sherri Sirwaitis



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Created: 5/28/2025

April 23, 2025

Ms. Lauren Middleton-Pratt, Planning Director
City of Austin Planning Department
Permitting and Development Center (PDC)
6310 Wilhelmina Delco Drive
Austin, TX 78752

Re: AE Medical & Retail – Rezoning Application (Modification of Prohibited Uses)

Dear Middleton-Pratt:

As the authorized agent for Austintatious Enterprises, LLC (“Owner”), I am submitting the enclosed Rezoning application and supporting materials for your review. The subject property, legally described as Lot 1 of the Cathylville Subdivision, consists of approximately 4.365 acres across two tracts, as recorded in the Plat Records of Williamson County.

We are requesting a modification to the list of prohibited uses outlined in the existing Conditional Overlay established by Ordinance No. 20100624-107, associated with zoning case C14-2008-0224. The current restrictions have limited the Owner’s ability to lease to a broader range of tenants, and this request aims to allow greater flexibility to meet current market demands.

Additionally, we have been informed that certain currently prohibited uses, such as Group Homes, Residential Treatment, and Guidance Services, are no longer appropriate to restrict, per legal guidance from the Law Department. These uses serve protected classes and are governed by the Fair Housing Act. In accordance with this interpretation, we are seeking to revise the Conditional Overlay to allow these uses.

During our initial conversations with City planning staff, it was determined that a full rezoning from GO-CO to GR-CO would not be supported. In response, we have focused our request specifically on modifying the list of prohibited uses under the existing zoning framework, without altering the base zoning designations.

We are requesting the Conditional Overlay be amended to permit the following uses:

Tract One (GR-CO Zoning)

Indoor Sports & Recreation
Indoor Entertainment
Private Secondary Educational Facilities
Private Primary Educational Facilities
Restaurant (General)
Group Home*
Residential Treatment*
Guidance Services*

Tract Two (GO-CO Zoning)

Private Secondary Educational Facilities
Private Primary Educational Facilities
Group Home*
Guidance Services*

We appreciate your time and consideration of this request. Please feel free to contact me should you have any questions or require additional information. We look forward to working with you and the City throughout this process.

Respectfully, Tisha Ritta

A handwritten signature in black ink, reading "Tisha Ritta". The signature is fluid and cursive, with the first name "Tisha" and last name "Ritta" clearly distinguishable.

Tisha Ritta
Central Texas Permit Partners
Tisha@permitpartnerstx.com
512.937.0073

ORDINANCE NO. 20100624-107

AN ORDINANCE REZONING AND CHANGING THE ZONING MAP FOR THE PROPERTY LOCATED AT 13642 RESEARCH BOULEVARD NORTHBOUND FROM UNZONED (UNZ) LAND AND SINGLE FAMILY RESIDENCE STANDARD LOT (SF-2) DISTRICT TO COMMUNITY COMMERCIAL-CONDITIONAL OVERLAY (GR-CO) COMBINING DISTRICT FOR TRACT ONE AND GENERAL OFFICE-CONDITIONAL OVERLAY (GO-CO) COMBINING DISTRICT FOR TRACT TWO.

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF AUSTIN:

PART 1. The zoning map established by Section 25-2-191 of the City Code is amended to change the base district on the property described in Zoning Case No. C14-2008-0224, on file at the Planning and Development Review Department, as follows:

Tract One: From single family residence standard lot (SF-2) district to community commercial-conditional overlay (GR-CO) combining district.

A 1.813 acre tract of land, more or less, out of the William Frampton Survey, Abstract No. 230, in Williamson County, the tract of land being more particularly described by metes and bounds in Exhibit "A" incorporated into this ordinance; and,

Tract Two: From unzoned (UNZ) land to general office-conditional overlay (GO-CO) combining district.

A 2.550 acre tract of land, more or less, out of the William Frampton Survey, Abstract No. 230, in Williamson County, the tract of land being more particularly described by metes and bounds in Exhibit "B" incorporated into this ordinance (the "Property"),

locally known as 13642 Research Boulevard Northbound, in the City of Austin, Williamson County, Texas, and generally identified in the map attached as Exhibit "C".

PART 2. The Property within the boundaries of the conditional overlay combining district established by this ordinance is subject to the following conditions:

- A. A site plan or building permit for the Property may not be approved, released, or issued, if the completed development or uses of the Property, considered cumulatively with all existing or previously authorized development and uses, generate traffic that exceeds 2,000 trips per day.
- B. All vehicular access to the Property shall be from Highway 183 (Research Boulevard). Vehicular access from the Property through any abutting public street is prohibited.

- C. The following uses are prohibited uses of Tract One:

Automotive rentals	Automotive repair services
Automotive sales	Automotive washing (of any type)
Bail bond services	Commercial off-street parking
Communications services	Drop-off recycling collection facility
Exterminating services	Indoor entertainment
Indoor sports & recreation	Outdoor sports & recreation
Pawn shop services	Service station
Theater	Group home, Class I (general)
Group home, Class I (limited)	Group home, Class II
Guidance services	Private primary educational facilities
Private secondary educational facilities	Public primary educational facilities
Residential treatment	Public secondary educational facilities
Funeral services	Consumer convenience services
Restaurant (general)	Hotel-motel

- D. Drive-in services use is prohibited as an accessory use to a commercial use on Tract One.

- E. The following uses are prohibited uses of Tract Two:

Communications services	Group home, Class I (general)
Group home, Class I (limited)	Group home, Class II
Guidance services	Private primary educational facilities
Private secondary educational facilities	Public primary educational facilities
	Public secondary educational facilities
Hospital services (general)	Hospital services (limited)

Except as specifically restricted under this ordinance, the Property may be developed and used in accordance with the regulations established for the respective base districts, and other applicable requirements of the City Code.

PART 3. This ordinance takes effect on July 5, 2010.

PASSED AND APPROVED

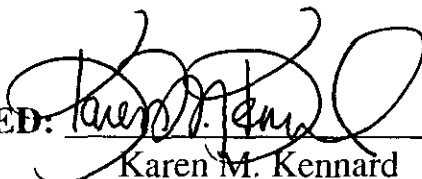
June 24, 2010

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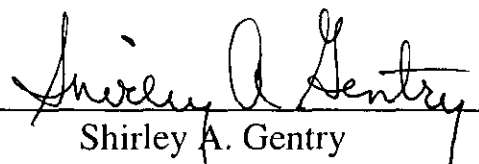
Lee Leffingwell
Mayor

APPROVED:



Karen M. Kennard
Acting City Attorney

ATTEST:



Shirley A. Gentry
City Clerk

3DS
THREEDIMENSIONAL SERVICES
SHIPPING ADDRESS:
10703 Sierra Oaks
Austin, Texas 78759

3DS, Inc.
Land Surveyors
G.P.S. Services
Subdivisions • Topographic
Construction • Commercial • Boundaries

MAILING ADDRESS:
P.O. Box 202816
Austin, Texas 78720
(512) 919-4140
Fax (512) 919-4142
www.3DSinc.com

EXHIBIT A

METES AND BOUNDS DESCRIPTION

1.813 ACRES OF LAND BEING THE RESIDUAL OF 16.053 ACRES AS RECORDED IN VOLUME 870 PAGE 1 OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS, ALSO DESCRIBED AS WOODLANDS AT LAKE CREEK AS RECORDED IN CABINET BB SLIDE 96 IN THE PLAT RECORDS OF WILLIAMSON COUNTY, TEXAS, SAID 1.813 ACRES BEING MORE PARTICULARLY DESCRIBED AS METES AND BOUNDS AS FOLLOWS;

BEGINNING at an iron rod found at the most Northern corner of the said 4.770 acres, point being on the Western right-of-way of Highway 183, point being the most Southeast corner of that certain Lot 1, The Woods of Anderson Mill, a Subdivision in Williamson County, Texas, point being the **POINT-OF-BEGINNING** of the herein described tract of land;

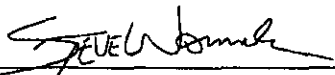
Thence S11°46'12"E following the said Western right-of-way of Highway 183 for a distance of 387.94 feet to an iron rod found for the most eastern corner of the said 4.770 acres, point being the Northern corner of Lot 25 of Acres West, a subdivision recorded in cabinet B slide 45 in the official public records of Williamson County, Texas;

Thence S78°17'46"W following the common property line of the said Acres West Subdivision for a distance of 29.75 feet to an iron pipe found;

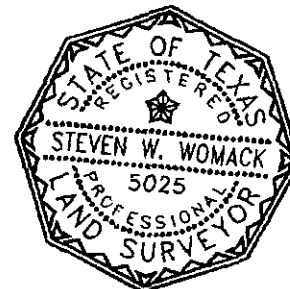
Thence S34°53'00"W for a distance of 259.24 feet to a point on the northeast line of Lot 21 of the said Acres West Subdivision;

Thence N11°46'12"W traversing across the referenced "residual" tract a distance of 360.03 feet to a point on the southeast line of Lot 4, in the said Woods of Anderson Mill Subdivision, for the northwest corner of the herein described tract;

Thence N34°54'44"E for a distance of 300.00 feet to the **POINT OF BEGINNING** containing 1.813 acres of land, more or less.


Steven W. Womack
Registered Professional Surveyor
No. 5025, State of Texas

01-27-2010
Date



SCANNED

3DS
THREE DIMENSIONAL SERVICES
SHIPPING ADDRESS:
10703 Sierra Oaks
Austin, Texas 78759

3DS, Inc.
Land Surveyors

G.P.S. Services
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EXHIBIT B

METES AND BOUNDS DESCRIPTION

**2.550 ACRES OF LAND BEING THE RESIDUAL OF 16.053 ACRES AS
RECORDED IN VOLUME 870 PAGE 1 OFFICIAL PUBLIC RECORDS OF
WILLIAMSON COUNTY, TEXAS, ALSO DESCRIBED AS WOODLANDS
AT LAKE CREEK AS RECORDED IN CABINET BB SLIDE 96 IN THE
PLAT RECORDS OF WILLIAMSON COUNTY, TEXAS, SAID 2.550
ACRES BEING MORE PARTICULARLY DESCRIBED AS METES AND
BOUNDS AS FOLLOWS;**

BEGINNING at a calculated point on a rock fence column at the northeast corner of Lot 1,
Woodlands at Lakecreek Subdivision, point being also the southwest corner of the above
referenced tract and the **POINT-OF-BEGINNING** of the herein described tract of land;

Thence N55°07'49"W for a distance of 262.19 feet to an iron rod found on the southeast line
of Lot 13, in the Woods of Anderson Mill Subdivision, for the northwest corner of the herein
described tract;

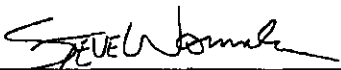
Thence N34°51'51"E for a distance of 337.31 feet to an iron pipe found;

Thence N34°54'44"E for a distance of 210.26 feet to a calculated point, for the northeast
corner of the herein described tract;

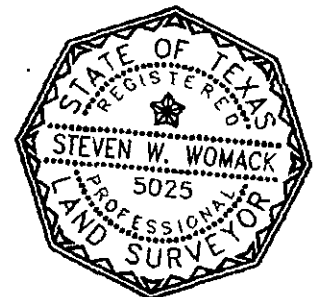
Thence S11°46'12"E traversing across the referenced "residual" tract a distance of 360.03
feet to a point on the northeast line of Lot 21 of the said Acres West Subdivision;

Thence S34°53'00"W for a distance of 56.46 feet to an iron rod found at the northeast corner
of Lot 20 of the said Acres West Subdivision;

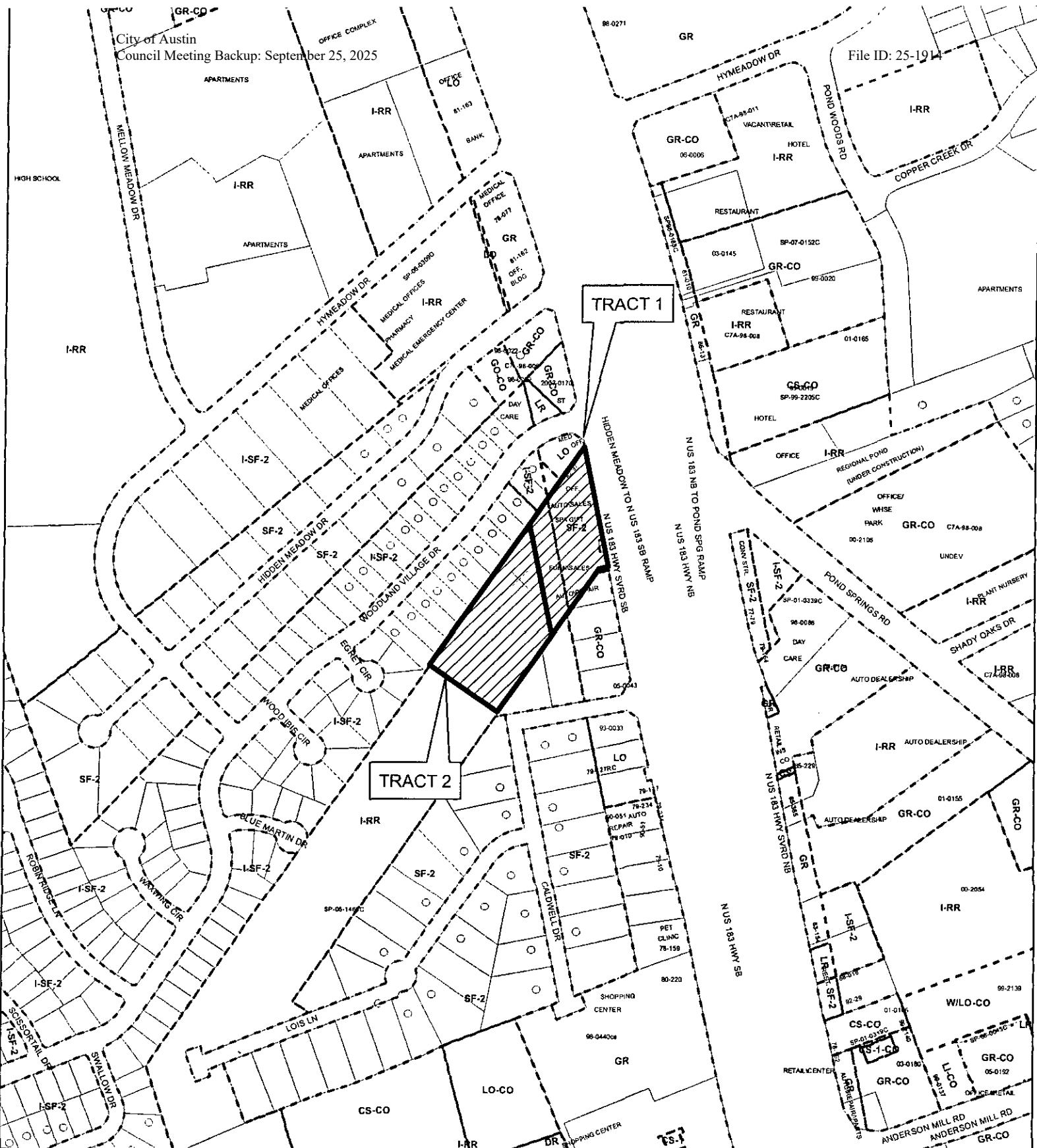
Thence S34°47'44"W for a distance of 243.92 feet to the **POINT OF BEGINNING**
containing 2.550 acres of land, more or less.


Steven W. Womack
Registered Professional Surveyor
No. 5025, State of Texas

01-27-2010
Date



SCANNED



ZONING EXHIBIT C

ZONING CASE#: C14-2008-0224
ADDRESS: 13642 RESEARCH BLVD
SUBJECT AREA: 4.363 ACRES
GRID: F38
MANAGER: STEPHEN RYE



This map has been produced by the Communications Technology Management Dept. on behalf of the Planning Development Review Dept. for the sole purpose of geographic reference. No warranty is made by the City of Austin regarding specific accuracy or completeness.

From: [Michael Stark](#)
To: [Sirwaitis, Sherri](#)
Subject: C14-2025-0060 - AGAINST
Date: Tuesday, July 8, 2025 1:53:40 PM

External Email - Exercise Caution

Sherri- Regarding C14-2025-0060, we are against the rezoning of both Tract 1 and Tract 2. The requested use additions for Tract 1 and Tract 2 are totally unacceptable.

Our neighborhood does not want all night restaurants, gambling clubs, indoor entertainment, businesses, medical offices, commercial spaces, etc. in our neighborhood. We are a residential neighborhood and we do not need additional parking, lighting pollution, noise, traffic, and inevitable resulting crime etc. affecting our Acres West neighborhood. Also, we do not want an entryway along Caldwell Drive into any new development. Any entry to any business, etc. should be from the US183 Southbound frontage road.

The current overlay was negotiated years ago between Acres West and another developer to keep lights, highway noise, traffic, undesirable businesses, etc. away from our neighborhood. Also, to keep crime out of our neighborhood. We do not want or need all night restaurants, clubs, medical facilities, etc. in place to ruin our quiet neighborhood.

The current zoning in place is there because of our Acres West neighborhood. The applicant making the change request should know what zoning was in place when he originally purchased the property. If anything, our neighborhood has grown over the years with many million dollar and near million dollar homes. We do not want to devalue our property. Thank you.

Regards,
Mike & Cecelia Stark
13517 Caldwell Drive

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

From: [Joe Joseph](#)
To: [Sirwaitis, Sherri](#)
Subject: Rezoning Hearing Case Number C14-2025-0060
Date: Friday, July 11, 2025 8:55:21 AM

External Email - Exercise Caution

July 11, 2025

Sherri Sirwaitis
City of Austin, Planning Department
P. O. Box 1088
Austin, Texas 78767

Dear Ms. Sirwaitis,

I would like to go on record as objecting to the Zoning change proposed for Case Number C14-2025-0060. My address is 13600 Caldwell Dr, Austin, TX 78750, and it is a residential neighborhood, with a I-RR-1-Interim zoning for very low density residential homes. There are over 100 homes in this area, presently, with only one way in and one way out from Caldwell Dr. to the Hwy 183 access road. Traffic to the access road is very congested and to bring additional traffic feeding onto Hwy 183 access road will only make it more difficult and dangerous for our residents, as well as emergency vehicles, to exit.

Also, Ms. Sirwaitis, I only received this notice Thursday, July 10, 2025, although the mailing date shows July 3, 2025. Why did it take 7 days for me to receive a notice mailed to an Austin resident?

Please do not allow this zoning change to take place!

Sincerely,

Joe L. Joseph
13600 Caldwell Dr.
Austin, TX 78750
Ph: 512-442-8467

P.S.

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From: [Ligia Aragon](#)
To: [Sirwaitis, Sherri](#)
Subject: Case # C14-2025-0060
Date: Saturday, July 12, 2025 12:00:01 PM

External Email - Exercise Caution

Letter of opposition C14-2025-0060

July 11, 2025

Dear Sherri,

I am writing to express strong opposition to the proposed commercial zoning change slated for our area in case# C14-2025-0060. While we understand the city's intentions to encourage economic development, we are compelled to voice our grave concerns regarding the detrimental impact this change would have on the quality of life for those who call this neighborhood home.

The proposed uses for Tract One and Tract Two are very concerning for our neighborhood:

- Tract One (Indoor sports and recreation, Indoor entertainment, Private Secondary Education Facilities, Private Primary Education Facilities, Restaurant (general), Group Home) and
- Tract Two (Private Secondary Education Facilities, Private Primary Education Facilities, Group Home, Guidance Services, Residential Treatment).

Commercial establishments typically extend their hours beyond those of residential areas, bringing with them intrusive lighting that will disturb the darkness and tranquility we currently enjoy at night. The glare from parking lots, signage, and extended operation hours would intrude upon the privacy and comfort of our homes, affecting our sleep and well-being.

The anticipated influx of people from outside of our neighborhood is also a source of considerable concern. With more people passing through, there is an increased risk of noise, litter, and potentially, a rise in crime—realities that no residential community wishes to face.

We respectfully urge you to reconsider this proposed zoning change and to preserve the residential character and safety of our neighborhood. We are not opposed to thoughtful development, but we ask that any such efforts be sensitive to the needs, desires, and well-being of existing residents. Please consider the long-term ramifications of this decision, not just the immediate economic gains.

Thank you for your attention to this matter and for your commitment to preserving the integrity of our community. We look forward to your favorable response and are open to further dialogue on how to balance growth with our community values.

Sincerely,

Ligia and Andres Aragon
13412 Lois Ln
Austin, Texas 78750
915-329-9093

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From: [Jamye Coffey](#)
To: [Sirwaitis, Sherri](#)
Subject: Case: C14-2025-0060
Date: Friday, July 11, 2025 3:18:51 PM

External Email - Exercise Caution

Sherri -

I am emailing because the specified case number is not listed on the Austin Zoning/Rezoning Case Comment Form site. Additionally, we received the notice for C14-2025-0060 on 7/8/25 and it requires a response by 7/15/25. It is unclear whether you would receive a mail-in response in such an insufficient amount of time.

Name: Jamye Coffey

Address: 13609 Caldwell Dr, Austin, TX 78750

Comments: We, as members of Acres West for over 50 years, object to the rezoning request. We also objected to C14-2025-0032, the owners are the same. They have refused to meet with our neighborhood association to discuss these changes. Since they have refused to meet with us, it is unclear how they plan to direct any additional traffic in such a small neighborhood. We have 2 streets with one exit onto hwy 183 feeder road. We also have a busy commercial surgical center that has a singular entry/exit onto Caldwell Dr right next to said entry/exit for the neighborhood. I have communicated with Amber Hutchens from the Transportation and Public Works department. She believes that C14-2025-0032 would only add 3 units (22 vehicles/24 hrs). However, if the owner plans to add additional developments (C14-2025-0060) on the lots behind the 3 units, which direction are they going to direct traffic? Through the townhome development into our small neighborhood or out onto the feeder road? Additionally, there is no storm water runoff infrastructure in Acres West, so we have already been negatively impacted by nearby developments. Again, they have refused to discuss anything with our neighborhood association, so we strongly object to these rezoning requests.

Sincerely,
Jamye Coffey

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From: [Janet Taborn](#)
To: [Sirwaitis, Sherri](#)
Subject: Letter of opposition C14-2025-0060
Date: Friday, July 11, 2025 3:17:05 PM
Importance: High

External Email - Exercise Caution

Dear Sherri,

I am writing to express strong opposition to the proposed commercial zoning change slated for our area in case# C14-2025-0060. While we understand the city's intentions to encourage economic development, we are compelled to voice our grave concerns regarding the detrimental impact this change would have on the quality of life for those who call this neighborhood home.

The proposed uses for Tract One and Tract Two are very concerning for our neighborhood:

- Tract One (Indoor sports and recreation, Indoor entertainment, Private Secondary Education Facilities, Private Primary Education Facilities, Restaurant (general), Group Home) and
- Tract Two (Private Secondary Education Facilities, Private Primary Education Facilities, Group Home, Guidance Services, Residential Treatment).

Commercial establishments typically extend their hours beyond those of residential areas, bringing with them intrusive lighting that will disturb the darkness and tranquility we currently enjoy at night. The glare from parking lots, signage, and extended operation hours would intrude upon the privacy and comfort of our homes, affecting our sleep and well-being.

The anticipated influx of people from outside of our neighborhood is also a source of considerable concern. With more people passing through, there is an increased risk of noise, litter, and potentially, a rise in crime—realities that no residential community wishes to face.

We respectfully urge you to reconsider this proposed zoning change and to preserve the residential character and safety of our neighborhood. We are not opposed to thoughtful development, but we ask that any such efforts be sensitive to the needs, desires, and well-being of existing residents. Please consider the long-term ramifications of this decision, not just the immediate economic gains.

Thank you for your attention to this matter and for your commitment to preserving the integrity of our community. We look forward to your favorable response and are open to further dialogue on how to balance growth with our community values.

Sincerely,

Janet Taborn
13512 Lois Ln
Austin, Texas 78750
512-497-4010

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From: [CarlosyNancy](#)
To: [Sirwaitis, Sherri](#)
Subject: case# C14-2025-006 - Opposition
Date: Friday, July 11, 2025 4:50:03 PM

External Email - Exercise Caution

Dear Ms. Sirwaitis,

I am writing to express strong opposition to the proposed commercial zoning change slated for our area in case# C14-2025-0060. While we understand the city's intentions to encourage economic development, we are compelled to voice our grave concerns regarding the detrimental impact this change would have on the quality of life for those who call this neighborhood home.

The proposed uses for Tract One and Tract Two are very concerning for our neighborhood:

- Tract One (Indoor sports and recreation, Indoor entertainment, Private Secondary Education Facilities, Private Primary Education Facilities, Restaurant (general), Group Home) and
- Tract Two (Private Secondary Education Facilities, Private Primary Education Facilities, Group Home, Guidance Services, Residential Treatment).

Commercial establishments typically extend their hours beyond those of residential areas, bringing with them intrusive lighting that will disturb the darkness and tranquility we currently enjoy at night. The glare from parking lots, signage, and extended operation hours would intrude upon the privacy and comfort of our homes, affecting our sleep and well-being.

The anticipated influx of people from outside of our neighborhood is also a source of considerable concern. With more people passing through, there is an increased risk of noise, litter, and potentially, a rise in crime—realities that no residential community wishes to face.

We respectfully urge you to reconsider this proposed zoning change and to preserve the residential character and safety of our neighborhood. We are not opposed to thoughtful development, but we ask that any such efforts be sensitive to the needs, desires, and well-being of existing residents. Please consider the long-term ramifications of this decision, not just the immediate economic gains.

Thank you for your attention to this matter and for your commitment to preserving the integrity of our community. We look forward to your favorable response and are open to further dialogue on how to balance growth with our community values.

Sincerely,

Carlos Canedo
13513 Caldwell Drive
Austin, TX 7875-
281-599-3311

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From: [Cindy Barron](#)
To: [Sirwaitis, Sherri](#)
Subject: C14-2025-0060
Date: Monday, July 14, 2025 3:13:04 PM

External Email - Exercise Caution

Sherri,

I am writing to express my strong opposition and concern about the proposed changes that would add back previously prohibited uses listed on the ordinance C14-2008-0224 approved in 2010. Those prohibitions were put in place to protect our small neighborhoods from uses incompatible with our community's character, scale, and quality of life.

Allowing those uses on this neighboring commercial site would have significant negative impacts, including:

- Increased traffic, light and noise
- Strain on limited infrastructure and parking
- Disruption of neighborhood safety and tranquility
- Undermining the planning efforts and agreements reached with neighbors and city staff back in 2010

Our neighborhoods have thrived under the protections established by the 2010 ordinance. Reversing those safeguards disregards years of community planning and investment.

I urge you to maintain the prohibited uses as originally adopted to preserve the character and livability of our neighborhoods ACRES WEST, the COTTAGES AT LAKE CREEK, WOODLAND VILLAGE and the WOODS OF ANDERSON MILL.

Thank you for considering our concerns.

cindy

Cindy Barron
Acres West
13602 Caldwell Drive
Austin, TX 78750
(H)512/258-2142 (M)512/567-3928

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From: [Lynne Harrison-David](#)
To: [Sirwaitis, Sherri](#)
Subject: Opposition to Zoning Case C14-2025-0060 and Termination Request C14-2008-0224(RCT)
Date: Monday, July 14, 2025 2:14:27 PM

External Email - Exercise Caution

Thank Sherri for your response to my objection to C14-2025-0032.

Although I know that the above is separate (but related, by being the adjacent property) it appears to be the same owner looking for further concessions. With this in mind, I am submitting my Opposition to Zoning Case C14-2025-0060 and Termination Request C14-2008-0224(RCT)

Location: 13642 N US 183 Hwy NB, Austin, TX

Dear Zoning and Platting Commission Members,

I am writing to express strong opposition to the requests in zoning case C14-2025-0060 and the related request to terminate restrictive covenants under C14-2008-0224(RCT).

These combined changes would substantially weaken the land-use controls currently in place and open the property to uses that are incompatible with the surrounding area. While the applicant claims that the zoning districts (GR-CO and GO-CO) will remain unchanged, the proposed removal of conditional overlay restrictions and termination of recorded covenants represents a major shift that should not be approved without detailed impact analysis and broader public input.

Objections:

1. Elimination of Key Restrictions without Justification

The applicant seeks to reintroduce uses previously removed through zoning and recorded covenants, including:

- Drive-through restaurants
- Group homes (Class I & II)
- Residential treatment centers
- Indoor entertainment facilities
- Guidance services and private schools

And the removing the ability to restrict business hours from 7am - 10pm.

These uses were restricted in 2009 for valid reasons: to protect the area from over-

intensification, traffic congestion, and incompatible commercial activity. Neither the staff report nor the applicant has provided sufficient public interest rationale for reinstating these uses or terminating covenants designed to run with the land.

2. Attempt to Terminate a Binding Legal Agreement (C14-2008-0224(RCT))

The restrictive covenant that the applicant now seeks to void was recorded as part of a negotiated compromise with the city and community stakeholders. Allowing its termination undermines the credibility of these planning tools and signals to future applicants that even formal covenants can be discarded for convenience.

3. Community Impact and Precedent

Approving both the CO modifications and covenant termination would set a harmful precedent: that zoning conditions and covenants can be weakened years later to serve future redevelopment interests. This undermines neighborhood stability and the integrity of zoning commitments made to the public and the city.

4. Compatibility Concerns Remain

Even with a vehicle trip cap and US 183-only access, the uses proposed—such as treatment facilities or 24-hour restaurants—would significantly alter the traffic, noise, and safety character of the area. These impacts are not mitigated by the access restrictions alone.

Conclusion:

Please deny both the zoning case C14-2025-0060 as submitted and the companion request to terminate the restrictive covenant C14-2008-0224(RCT).

Zoning and covenant protections are in place for a reason: to ensure predictable, compatible, and equitable development. Weakening both at once, without strong justification or meaningful mitigation, is not in the public interest.

Additionally, we are concerned that this application (C14-2025-0060) is part of a broader trend in our subdivision. A nearby case, C14-2025-0032, proposes changing ½ acre from IRR to multifamily—within our residential area. These cases suggest a coordinated effort to upzone and intensify land use in and around our subdivision. We urge the Commission to consider the cumulative impact on neighborhood character, infrastructure, and traffic, and not review these rezonings in isolation.

Thank you for your time and consideration.

Sincerely,
Lynne Harrison-David
13412 Lois Ln,
Austin, 78750

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From: [Paul Cooper](#)
To: [Cristina Sherrill](#)
Subject: Against Reasoning C14-2025-0868 (RCT)
Date: Monday, July 14, 2025 2:22:02 PM

0

External Email - Exercise Caution

Dear Austin Zoning

I oppose the rezoning request for C14-2025-0060.
Sincerely,

Paul Cooper

Using Opera's mail client: https://go02.safelinks.protection.outlook.com/?url=https%3A%2F%2Fwww.secure.force.com%2F%3F__c%3D%26%3F%3F

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From: [kaysart](#)
To: [Sirwaitis, Sherri](#)
Subject: case#C14-2025-0060 opposition
Date: Tuesday, July 15, 2025 12:19:02 PM

External Email - Exercise Caution

Dear Sherri,

I am writing to express strong opposition to the proposed commercial zoning change slated for our area in case# C14-2025-0060. While we understand the city's intentions to encourage economic development, we are compelled to voice our grave concerns regarding the detrimental impact this change would have on the quality of life for those who call this neighborhood home.

The proposed uses for Tract One and Tract Two are very concerning for our neighborhood:

- Tract One (Indoor sports and recreation, Indoor entertainment, Private Secondary Education Facilities, Private Primary Education Facilities, Restaurant (general), Group Home) and
- Tract Two (Private Secondary Education Facilities, Private Primary Education Facilities, Group Home, Guidance Services, Residential Treatment).

Commercial establishments typically extend their hours beyond those of residential areas, bringing with them intrusive lighting that will disturb the darkness and tranquility we currently enjoy at night. The glare from parking lots, signage, and extended operation hours would intrude upon the privacy and comfort of our homes, affecting our sleep and well-being.

The anticipated influx of people from outside of our neighborhood is also a source of considerable concern. With more people passing through, there is an increased risk of noise, litter, and potentially, a rise in crime—realities that no residential community wishes to face.

We respectfully urge you to reconsider this proposed zoning change and to preserve the residential character and safety of our neighborhood. We are not opposed to thoughtful development, but we ask that any such efforts be sensitive to the needs, desires, and well-being of existing residents. Please consider the long-term ramifications of this decision, not just the immediate economic gains.

Thank you for your attention to this matter and for your commitment to preserving the integrity of our community. We look forward to your favorable response and are open to further dialogue on how to balance growth with our community values.

Sincerely,

Kay Martin
13604 Caldwell Dr # 74
Austin, Texas 78750
512-656-4796

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From: [Starr West](#)
To: [Sirwaitis, Sherri](#)
Subject: Letter of opposition C14-2025-0060
Date: Friday, July 18, 2025 3:06:54 PM

External Email - Exercise Caution

Dear Sherri,

I am writing to express strong opposition to the proposed commercial zoning change slated for our area in case# C14-2025-0060. While we understand the city's intentions to encourage economic development, we are compelled to voice our grave concerns regarding the detrimental impact this change would have on the quality of life for those who call this neighborhood home.

The proposed uses for Tract One and Tract Two are very concerning for our neighborhood:

- Tract One (Indoor sports and recreation, Indoor entertainment, Private Secondary Education Facilities, Private Primary Education Facilities, Restaurant (general), Group Home) and
- Tract Two (Private Secondary Education Facilities, Private Primary Education Facilities, Group Home, Guidance Services, Residential Treatment).

Commercial establishments typically extend their hours beyond those of residential areas, bringing with them intrusive lighting that will disturb the darkness and tranquility we currently enjoy at night. The glare from parking lots, signage, and extended operation hours would intrude upon the privacy and comfort of our homes, affecting our sleep and well-being.

The anticipated influx of people from outside of our neighborhood is also a source of considerable concern. With more people passing through, there is an increased risk of noise, litter, and potentially, a rise in crime—realities that no residential community wishes to face.

We respectfully urge you to reconsider this proposed zoning change and to preserve the residential character and safety of our neighborhood. We are not opposed to thoughtful development, but we ask that any such efforts be sensitive to the needs, desires, and well-being of existing residents. Please consider the long-term ramifications of this decision, not just the immediate economic gains.

Thank you for your attention to this matter and for your commitment to preserving the integrity of our community. We look forward to your favorable response and are open to further dialogue on how to balance growth with our community values.

Sincerely,

Starr West
Cottages at Lake Creek
13604 Caldwell Dr, Unit 35
Austin, TX 78750
512-565-8044

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From: [Lynne Harrison-David](#)
To: [Sirwaitis, Sherri](#)
Subject: Opposition to Zoning Case C14-2025-0060 and Termination Request C14-2008-0224(RCT)
Date: Monday, July 14, 2025 2:14:27 PM

External Email - Exercise Caution

Thank Sherri for your response to my objection to C14-2025-0032.

Although I know that the above is separate (but related, by being the adjacent property) it appears to be the same owner looking for further concessions. With this in mind, I am submitting my Opposition to Zoning Case C14-2025-0060 and Termination Request C14-2008-0224(RCT)

Location: 13642 N US 183 Hwy NB, Austin, TX

Dear Zoning and Platting Commission Members,

I am writing to express strong opposition to the requests in zoning case C14-2025-0060 and the related request to terminate restrictive covenants under C14-2008-0224(RCT).

These combined changes would substantially weaken the land-use controls currently in place and open the property to uses that are incompatible with the surrounding area. While the applicant claims that the zoning districts (GR-CO and GO-CO) will remain unchanged, the proposed removal of conditional overlay restrictions and termination of recorded covenants represents a major shift that should not be approved without detailed impact analysis and broader public input.

Objections:

1. Elimination of Key Restrictions without Justification

The applicant seeks to reintroduce uses previously removed through zoning and recorded covenants, including:

- Drive-through restaurants
- Group homes (Class I & II)
- Residential treatment centers
- Indoor entertainment facilities
- Guidance services and private schools

And the removing the ability to restrict business hours from 7am - 10pm.

These uses were restricted in 2009 for valid reasons: to protect the area from over-

intensification, traffic congestion, and incompatible commercial activity. Neither the staff report nor the applicant has provided sufficient public interest rationale for reinstating these uses or terminating covenants designed to run with the land.

2. Attempt to Terminate a Binding Legal Agreement (C14-2008-0224(RCT))

The restrictive covenant that the applicant now seeks to void was recorded as part of a negotiated compromise with the city and community stakeholders. Allowing its termination undermines the credibility of these planning tools and signals to future applicants that even formal covenants can be discarded for convenience.

3. Community Impact and Precedent

Approving both the CO modifications and covenant termination would set a harmful precedent: that zoning conditions and covenants can be weakened years later to serve future redevelopment interests. This undermines neighborhood stability and the integrity of zoning commitments made to the public and the city.

4. Compatibility Concerns Remain

Even with a vehicle trip cap and US 183-only access, the uses proposed—such as treatment facilities or 24-hour restaurants—would significantly alter the traffic, noise, and safety character of the area. These impacts are not mitigated by the access restrictions alone.

Conclusion:

Please deny both the zoning case C14-2025-0060 as submitted and the companion request to terminate the restrictive covenant C14-2008-0224(RCT).

Zoning and covenant protections are in place for a reason: to ensure predictable, compatible, and equitable development. Weakening both at once, without strong justification or meaningful mitigation, is not in the public interest.

Additionally, we are concerned that this application (C14-2025-0060) is part of a broader trend in our subdivision. A nearby case, C14-2025-0032, proposes changing ½ acre from IRR to multifamily—within our residential area. These cases suggest a coordinated effort to upzone and intensify land use in and around our subdivision. We urge the Commission to consider the cumulative impact on neighborhood character, infrastructure, and traffic, and not review these rezonings in isolation.

Thank you for your time and consideration.

Sincerely,
Lynne Harrison-David
13412 Lois Ln,
Austin, 78750

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From: [Paul Connor](#)
To: [Gerrit Sten](#)
Subject: Against Reasoning Cs4-2008-0234 (RCT)
Date: Monday, July 14, 2025 2:22:00 PM

[You don't often get email from pcooper@owbell.net. Learn why this is important at <https://aka.ms/learn3aboutcookies>]

Dear Austin Zering:
I oppose the rezoning request for C14-2008-0224.
Sincerely,
Paul Cooper

[illegible]

From: [Rosie Johnson](#)
To: [Sirwaitis, Sherri](#)
Cc: [Rosie Johnson](#)
Subject: Stepping Stone School's Opposition to Zoning Cases C14-2025-0060 and C14-2008-0224 (RCT)
Date: Tuesday, July 15, 2025 9:43:30 AM

External Email - Exercise Caution

7/15/2025

Dear Ms. Sirwaitis,

I am writing to express strong opposition to zoning case **C14-2025-0060** and the proposed termination of the public restrictive covenant under **C14-2008-0224 (RCT)**. On behalf of **Stepping Stone School**, a respected early childcare and education organization that has served families in Austin for 45 years, I urge the City of Austin and the Planning Commission to **deny these requests**.

Stepping Stone School has maintained a presence in this neighborhood for more than 35 years, operating two schools nearby, one on Hymeadow and the other on Woodland Village, that care for and educate young children daily. Our families rely on us to provide a safe, peaceful, and stable environment for their children, and they rely on this neighborhood to support that mission.

The proposed changes raise serious concerns for our schools, the families we serve, and the surrounding residential area:

- The removal of the conditional overlay and restrictive covenant is deeply concerning. It would allow disruptive commercial uses—such as 24-hour operations, group homes, indoor entertainment venues, and general restaurants—to operate directly next to our schools and the homes of the families we serve. These types of businesses are not compatible with the daily needs of young children. At Stepping Stone School, we work to create an environment rooted in consistency, safety, and calm conditions that are essential for healthy child development. Introducing late-night operations or adult-focused businesses near our schools would compromise the peaceful environment our families and children rely on every day.
- The proposed elimination of the vegetative buffer requirement would remove a vital safeguard that currently protects our school environments. These buffers are not just decorative—they serve as a physical and visual shield from the noise, traffic, and disruptions of surrounding commercial activity. Children in our care play outside

daily, walk to and from our buildings with their parents, and thrive best in spaces that feel safe and separated from external chaos. Removing this barrier would expose children to unnecessary distractions and risks, and shows a disregard for the well-being of the youngest and most vulnerable members of the community.

- The inclusion of uses like group homes, residential treatment facilities, and guidance services may increase transient activity and attract individuals experiencing homelessness or instability near our schools. This raises serious safety concerns for the children in our care and the families who trust us to protect them. As a childcare provider who has long served this neighborhood, I can say with certainty that these changes are not in the best interest of children or families. They directly undermine the sense of safety, trust, and routine that is essential to early education and child development.

Furthermore, our neighborhood is already facing challenges—such as increased incidents of people working on vehicles in residential areas—that contribute to noise, traffic, and safety concerns. As a childcare provider, I see firsthand how these disruptions affect children’s ability to feel secure and focused. Approving these zoning changes would only worsen those conditions, further disrupting the calm, family-friendly environment that young children need for healthy development. These disruptions are not just inconvenient—they are harmful to the daily routines, emotional security, and overall well-being of the children and families we serve.

The current zoning and protections were established through meaningful community engagement and were put in place to safeguard the character and safety of this neighborhood. There is no justifiable reason to reverse them now—especially when the proposed changes bring no tangible benefit to the surrounding community, only added risk and disruption.

As an educational provider with deep roots in this community, I respectfully ask that the City uphold the existing restrictions and protect the integrity of the neighborhood we’ve called home for more than three decades.

Thank you for your time and consideration.

Warm regards,

Rosie Johnson

Business & Operations Associate



www.steppingstoneschool.com

1910 Justin Lane | Austin, TX 78757

O: 512-459-0258 F: 512-467-1824

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

From: [Cindy Barron](#)
To: [Alejandra Flores](#); [Lonny Stern](#); [Hank Smith](#); [Scott Boone](#); [Betsy Greenberg](#); [Ryan Puzycki](#); [David Fouts](#); [Christian Tschoepe](#); [Luis Ostalugo](#); [Taylor Major](#)
Cc: [Sirwaitis, Sherri](#); [Garcia, Ella](#)
Subject: Zoning Cases C14-2025-0032, C14-2008-0224(RCT), C14-2025-0060 all scheduled for public hearing August 19, 2025
Date: Thursday, August 14, 2025 3:18:23 PM

External Email - Exercise Caution

C14-2025-0032 Processes for notification and signage were flawed. Posting of signage was placed on the wrong lot. Notices were not sent to all appropriate property owners. Procedures for identifying zoning designation for this lot were not consistent with how the rest of the legally platted residential lots in Acres West were treated. Designated zoning of I-RR for this lot should have been SF-2. Since I-RR is ‘interim’ zoning, the neighborhood was not afforded the option to submit a valid petition. The applicant/owner/agent are aware of the Acres West Deed Restrictions and should understand SF-6 zoning does not adhere to the deed restrictions for that legally platted residential Acres West lot. The neighborhood requests the Commission to recommend SF-2 for permanent zoning for this Lot 20, Blk A, to be consistent with the rest of the Acres West residential lots. SF-6 zoning could be considered ‘spot zoning’ in this case.

C14-2008-0224(RCT) Restrictive Covenant was violated by submission of a new site plan (SP-2024-0215C) that did not comply with the landscaping plan attached to the RC. The agent for the owner originally explained the purchase of the residential lot (Lot 20, Blk A) was to allow them to not impose compatibility on themselves (their commercial development)...hence, the landscaping plan that varied in compromising the rules of compatibility. The landscaping plan and limiting hours of operation (7AM to 10PM) were negotiated with the neighborhood and now the applicant wants to go back on his promise to have those restrictions removed. The neighborhood would prefer those restrictions be considered as additional conditions (CO) to be included under the new zoning case (C14-2025-0060) and request the Commission to recommend that to Council.

C14-2025-0060 Prohibited uses were approved by Council with zoning case from 2010. At that time, applicant/agent claimed they did not have time to do a TIA because they wanted to move forward with their development. ZAP questioned their promise to limit trips to 2000/day and wondered if additional uses were added back in as permitted, what would trigger a requirement for a TIA to be conducted? Now, with their request to add uses that could put them over that threshold of 2000 trips, they are still not willing to or are required to do a TIA. We are requesting Council to at least recommend a Zoning Transportation Analysis be submitted. The neighborhood objects to any changes to the prohibited use list and would like the Commission to support our objection.

We have initiated and made repeated attempts to meet with the applicant but have had trouble coordinating a time and place. Our last offer last week was ignored.

Respectfully,

Cindy Barron

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

From: [Tisha Ritta](#)
To: [Janet Taborn](#); [Cindy Barron](#); [CarlosyNancy](#); [Michael Stark](#); [Gema Lane](#); [Lori Humphrey](#); [Marshall Allman](#); [april.dykman](#); [Charlotte Rotthoff](#); [Peggy Shaw](#); [Aragon Andres & Ligia](#); [Austin Mitchell](#); [Bill Allen](#); [Carl Snow](#); [Jim Santora](#); [Joann & Angelo Baylon](#); [Kerri Adams](#); [L. M. "Mac" Holder III](#); [Lynne & Dario David](#); [Carolyn & Joe Pils](#); [benhur](#); [wes](#); [maldonadov](#); [Lan & Steve Nguyen](#); [Joe Joseph](#); [mrj](#); [vicki.mccoy](#); [Mahir Khan](#); [Asher Khan](#)
Cc: [Sirwaitis, Sherri](#)
Subject: Re: C14-2025-0032, C14-2025-0060, C14-2008-0224(RCT)
Date: Friday, August 15, 2025 6:06:47 PM
Attachments: [Outlook-pu52lgjx.png](#)
[Outlook-pr121zjy.png](#)
[Outlook-f4fwpzm0.png](#)
[Outlook-4dy2m3aq.png](#)
[image.png](#)
[image.png](#)
[SPICEWOOD-LOT-SITE PLAN OPTION 1.pdf](#)
[SPICEWOOD-LOT-SITE PLAN OPTION 2.pdf](#)
Importance: High

External Email - Exercise Caution

Hello Residents of Acres West,

Thank you to those who have taken the time to share your thoughts regarding our three pending zoning applications. I have reviewed all letters and statements submitted to the City's public portal and wanted to follow up with you ahead of our hearing next week. My goal is to acknowledge the concerns raised, share additional information that may not have been previously communicated, and invite you to meet with me for an open conversation.

Since late June, I have provided details on each case, requested feedback, and attempted to coordinate a meeting with the neighborhood. Unfortunately, I did not receive any responses until last week. To ensure everyone is included moving forward, I've copied all residents so you may contact me directly if you wish.

Below, I've included some clarification and details for each case for your review. I understand weekday schedules can be challenging, so please let me know if this Sunday or Monday would work better for a meeting. While we don't have a conference room available, I'm happy to coordinate a location that's convenient for everyone. I look forward to hearing your thoughts and receiving any feedback from the neighborhood.

Acres West Lot 20 Rezone (C14-2025-0032) - Rezone from DR to SF6

Attached are two early layout ideas for the vacant lot at 13608 Caldwell Dr. Since the property doesn't yet have a zoning designation, it wouldn't make sense to invest in detailed plans just yet but zoning will be required before anything can move forward. Due to the lot's unusual shape and its location next to a commercial property, we feel a small townhome or condominium development would be the most compatible and thoughtful use of the space. We understand the concerns raised about traffic, drainage, neighborhood character, and property values.

SF-6 zoning is consistent with other nearby communities and supports much-needed housing in our city. In many cases, well-designed, high-quality infill housing has helped strengthen property values and foster community investment. The owner will need to meet today's stricter City requirements for stormwater, impervious cover, and mitigation measures. We're also open to ideas like wildlife-friendly landscaping and thoughtful driveway placement/design to help address concerns.

At the end of the day, our goal is to work with the neighborhood so this property is developed in a way that's responsible, attractive, and beneficial to the community.

AE Medical & Retail Rezone (C14-2025-0060) - Modify Prohibited Uses

Over the years, the owner has found it challenging to lease this property because of outdated use restrictions set more than 15 years ago. We're asking to update the conditional overlay so it better fits today's market and allows certain uses that are already common under the base zoning. Some uses currently restricted, like *Group Homes, Residential Treatment, and Guidance Services* are no longer considered appropriate to prohibit under the Fair Housing Act and per the legal department, City staff advised us to include them in the request.

We understand the neighborhood's concerns about adding certain uses and the potential for increased traffic. Please know that the current zoning ordinance for this property (Ordinance No. 20100624-107) already prohibits vehicular access to adjacent residential areas and we are not seeking to change that restriction.

We've also heard concerns about uses such as gaming rooms, 24-hour restaurants, and drive-thru food establishments. The owner would like to reassure you that these are not part of his vision for the property and he has no interest in leasing to those types of businesses. In fact, none of the existing buildings are designed to accommodate drive-thru uses. Any new uses permitted as a result of this request would be located entirely within the existing buildings. No additional exterior lighting is planned and the owner is not seeking tenants whose operations would generate noise that could disturb the neighborhood.

Below is a list of the specific prohibited uses we're requesting to amend in the Conditional Overlay. To help us better address any concerns, could you please share which of these uses are of particular concern to the neighborhood?

Tract One (GR-CO Zoning)

Indoor Sports & Recreation
Indoor Entertainment
Private Secondary Educational Facilities
Private Primary Educational Facilities
Restaurant (General)

Tract Two (GO-CO Zoning)

Private Secondary Educational Facilities
Private Primary Educational Facilities

AE Medical & Retail Zoning Amendment C14-2008-0224(RCT) - Terminate Restrictive Covenant

The current restrictive covenant places two main limitations on the property:

1. Business Hours

Currently, operations are limited to 7 a.m. – 10 p.m. We are requesting the removal of this restriction to allow more flexible hours for certain types of businesses, such as private tutoring centers, sleep clinics, and coffee shops that may need to operate outside of that timeframe. These types of tenants can provide valuable services to the community and fit well with the character of the existing commercial center. Unfortunately, the current limitation has led the

owner to turn away many potential tenants over the years who would have otherwise been a good match for the property.

2. **Landscaped Buffers**


The covenant also requires vegetative buffers along interior property lines next to residential areas. These landscape and mitigation measures were addressed during Phase 1 construction for the 11 residential lots along the northeastern boundary. More recently, an updated plan was approved for the southwest side of the site, which includes only one residential property, as you all aware is owned by the same property owner. The owner fully intends to maintain these buffers, as they will protect and add value for the future owners of Lot 20 (13608 Caldwell Dr). It would make little sense to develop the residential lot without providing a buffer from the adjacent commercial property. We've told the City know that, we're happy to have this requirement written into the updated zoning ordinance for case C14-2025-0060. In any case, these landscape requirements will still be enforced during the site plan process.

With that in mind, are the neighborhood's concerns focused only on the request to extend business hours, or are there concerns about both of the restrictions mentioned in the covenant?



Tisha Ritta

Permit & Land Development Consultant
2880 Donnell Dr #2802, Round Rock, Tx 78664
Permitpartnertx.com 512.937.0073

 Central Texas Permit Partners

From: Cindy Barron

Sent: Wednesday, August 6, 2025 11:17 AM

To: Tisha Ritta <tisha@permitpartnerstx.com>

Cc: Sherri Sirwaitis <Sherri.Sirwaitis@austintexas.gov>; Asher Khan

Subject: Re: C14-2025-0032, C14-2025-0060, C14-2008-0224(RCT)

Good morning Tisha.

Most of our concerns have already been posted on the portal for all three cases. We are available Friday (8/8) afternoon if you would like to meet with us.

Please let me know if that works for you. cindy

Cindy Barron
Acres West
13602 Caldwell Drive


Austin, TX 78750
(H)512/258-2142 (M)512/567-3928

From: Tisha Ritta
Sent: Tuesday, August 5, 2025 12:28 PM
To: Cindy Barron
Cc: Asher Khan
Subject: Re: C14-2025-0032, C14-2025-0060, C14-2008-0224(RCT)

Hello Cindy & Asher,

We've now approached two weeks until the August 19th Zoning and Platting Commission hearing. Can you please contact me to discuss the neighborhoods concerns at your earliest convenience.



Tisha Ritta
Permit & Land Development Consultant
2880 Donnell Dr #2802, Round Rock, Tx 78664
Permitpartnertx.com 512.937.0073
 Central Texas Permit Partners

From: Tisha Ritta
Sent: Tuesday, July 29, 2025 7:07 PM
To: Cindy Barron
Cc: Asher Khan
Subject: Re: C14-2025-0032, C14-2025-0060, C14-2008-0224(RCT)

Hello Cindy and Asher,

I wanted to follow up to see if the neighborhood has had an opportunity to provide any input on the zoning cases since the information I shared two weeks ago. As we approach August, we're starting to grow concerned about the lack of progress since agreeing to the postponement request.

We're doing our best to be considerate of the neighborhood's concerns, but we'd really appreciate it if we could keep the process moving to respect everyone's time and effort. We look forward to hearing from you soon.



Tisha Ritta

Permit & Land Development Consultant
2880 Donnell Dr #2802, Round Rock, Tx 78664
Permitpartnertx.com 512.937.0073

 Central Texas Permit Partners

From: Tisha Ritta

Sent: Wednesday, July 16, 2025 6:21 PM

To: Cindy Barron

Cc: Asher Khan

Subject: Re: C14-2025-0032, C14-2025-0060, C14-2008-0224(RCT)

Hi Cindy,

I'll reach out to the owner to see if there's a conference room available for a potential meeting. That said, I don't believe we have enough information at this stage to justify a formal presentation. I imagine many of the neighborhood's questions or concerns can likely be addressed via email before moving forward with an in-person discussion. Below, I've included some clarification and details related to each case for your review. I look forward to hearing your thoughts and any feedback from the neighborhood.

Acres West Lot 20 Rezone (C14-2025-0032) - Rezone from DR to SF6

The preliminary site layout I shared on July 1st is the only conceptual material we have at this time for the 13608 Caldwell Dr zoning case, I've reattached it here for easy reference. Since the property doesn't yet have an approved zoning designation, it wouldn't be practical for the owner to invest in detailed architectural or engineering plans just yet. The unique shape of the lot does present some design limitations, and because it directly borders a commercially zoned property, we felt a townhome or condominium layout would be the most compatible and thoughtful use of the space.

Nonetheless, we want to be as collaborative and transparent as possible. Can you share more specifics on the neighborhood's concerns with this zoning request?

AE Medical & Retail Rezone (C14-2025-0060) - Modify Prohibited Uses

Over the years, the owner has faced challenges securing tenants for the property due to outdated use restrictions that were put in place over 15 years ago. To better align with current market demands and attract a wider range of potential tenants, we're requesting updates to the conditional overlay to allow certain uses that are typically permitted under the base zoning district. During our initial discussions with City planning staff, we were advised that some of the currently restricted uses, such as *Group Homes, Residential Treatment, and Guidance Services* are no longer considered appropriate to prohibit, based on legal guidance from the City Law Department. These uses support protected classes and are regulated under the Fair Housing Act. As a result, we've included them in our request.

I understand that the neighborhood has expressed concerns regarding the addition of certain uses and traffic access. I'd like to clarify that the existing zoning ordinance for this property (Ordinance No.

20100624-107) already prohibits vehicular access to adjacent residential areas. This condition is outlined in Part 2.B of the attached ordinance and is not proposed to change as part of the current rezoning request. Below, I've outlined the specific prohibited uses we're requesting to amend in the Conditional Overlay. To help us better address any concerns, could you please share which of these uses are of particular concern to the neighborhood?

Tract One (GR-CO Zoning)

Indoor Sports & Recreation
Indoor Entertainment
Private Secondary Educational Facilities
Private Primary Educational Facilities
Restaurant (General)
Group Home*

Tract Two (GO-CO Zoning)

Private Secondary Educational Facilities
Private Primary Educational Facilities
Group Home*
Guidance Services*
Residential Treatment*
Guidance Services*

AE Medical & Retail Zoning Amendment C14-2008-0224(RCT) - Terminate Restrictive Covenant

The current restrictive covenant places two main limitations on the property:

1. Business Hours

Operations are currently limited to 7am–10pm. We're requesting the removal of this restriction to allow for more flexible hours, especially for uses like private tutoring centers or sleep clinics that may need to operate outside of that window.

2. Landscaped Buffers

The covenant also requires vegetative buffers along interior property lines next to residential areas. These landscape and mitigation requirements were already addressed in Phase 1 construction for the 11 residential lots along the northeastern boundary. More recently, an updated landscape and mitigation plan was approved under Site Plan Permit SP-2024-0215C to cover the southwest side of the site. We've also let the city know that if they'd prefer this buffer requirement be incorporated into the updated zoning ordinance for case C14-2025-0060, the owner is happy to agree.

With that in mind, are the neighborhood's concerns focused only on the request to extend business hours, or are there concerns about both of the restrictions mentioned in the covenant?



Tisha Ritta

Permit & Land Development Consultant
2880 Donnell Dr #2802, Round Rock, Tx 78664
Permitpartnertx.com 512.937.0073

 Central Texas Permit Partners

From: Cindy Barron
Sent: Wednesday, July 16, 2025 11:02 AM
To: Tisha Ritta
Subject: Re: C14-2025-0032, C14-2025-0060, C14-2008-0224(RCT)

Good morning, Tisha,

Sorry about the delay in getting back to you, but we wanted to get all three cases on the same public hearing schedule (August 19th) since they're all related to your client's site and plans. It would be most welcome if you could be prepared to present to us your client's plans, then we can follow-up with a Q & A session for all three cases.

If you could come up with some options for dates and times that would be convenient to meet, I can let folks know and we can get back to you with our best choice. Also, does Spicewood Dermatology have a conference room in their building where we could meet? That would be so convenient. If not, we'll figure out something else close to or in our neighborhood.

Thanks,

Cindy Barron
Acres West
13602 Caldwell Drive
Austin, TX 78750
(H)512/258-2142 (M)512/567-3928

From: Tisha Ritta
Sent: Monday, July 14, 2025 2:02 PM
To: Cindy Barron
Cc: Sherri Sirwaitis <sherri.sirwaitis@austintexas.gov>
Subject: Re: C14-2025-0032

Hi Cindy,

I hope you had a nice weekend. I'm following up on my email from two weeks ago regarding the proposed zoning for 13608 Caldwell Dr. I wanted to check in to see if the neighborhood has any questions or concerns that we can begin to address.

I was also recently informed that you submitted a request to postpone both zoning cases C14-2025-0060 and C14-2008-0224(RCT), which were originally scheduled for the July 15th Zoning and Platting Commission hearing. I've agreed to the neighborhood's request to postpone to August 19th, but I would appreciate the opportunity to actively collaborate on the concerns that led to this request.

We've been working diligently to meet the City's requirements and move these cases forward. I'm available and more than willing to open a dialogue so we can begin addressing any outstanding issues. Please feel free to reach out at your earliest convenience so we can keep the process moving and be respectful of everyone's time and effort.



Tisha Ritta

Permit & Land Development Consultant

📞 512-937-0073

✉️ Tisha@permitpartnerstx.com

📍 2880 Donnell Dr, Ste 2802
Round Rock, Tx 78664

🌐 PermitPartnersTx.com

From: Tisha Ritta

Sent: Tuesday, July 1, 2025 10:49 AM

To: Cindy Barron

Cc: Sherri Sirwaitis <sherri.sirwaitis@austintexas.gov>

Subject: Re: C14-2025-0032

Good morning Cindy,

Thank you for your message and for sharing your concerns.

I completely understand your need for additional time to coordinate with the Acres West members, and I support your request for a postponement. I agree that ensuring adequate time for meaningful discussion is important, and I appreciate your efforts to facilitate community engagement. I also recognize the frustration caused by the issues with the notification list, signage placement, and delays in communication from the City. These complications certainly created confusion, and I agree that they impacted the community's ability to fully participate in the process.

To help ensure communication remains clear and efficient moving forward, I kindly request that we work through a single point of contact who can serve as a liaison for the neighborhood. Based on past experience, having one representative helps streamline communication and avoid misunderstandings in what can often be a complex process.

With that in mind, I'd like to schedule a meeting at your earliest availability. It would be very helpful if you could compile a list of the neighborhood's concerns and any specific questions you or the community have for the property owner or myself, so we can come prepared and make the best use of everyone's time.

For context, this property has remained vacant for some time, and the goal of the current zoning request is to assign a zoning designation that would allow for development to occur. We're still in the very early stages of design, and the owner was hesitant to invest further until there was more clarity on the zoning outcome. The unique shape of the lot presents certain design challenges and

given that it directly borders a commercially zoned property, we felt that a townhome/condominium layout is a more appropriate fit. The proposed SF-6 zoning designation is intended to support that concept in a way that aligns with the lot's constraints and surrounding context. For visual reference, I've attached a very preliminary site plan layout reflecting the current concept.

Please let me know your availability, and I'll be happy to coordinate the meeting.



Tisha Ritta

Permit & Land Development Consultant

📞 512-937-0073

✉️ Tisha@permitpartnerstx.com

📍 2880 Donnell Dr, Ste 2802
Round Rock, Tx 78664

🌐 PermitPartnersTx.com

From: Cindy Barron

Sent: Monday, June 30, 2025 5:49 PM

To: Tisha Ritta

Cc: Sherri Sirwaitis <sherri.sirwaitis@austintexas.gov>

Subject: C14-2025-0032

Hi Tisha,

Thank you for your response.

Unfortunately, the timeframe you've proposed to meet and discuss your plans for the property is too short for us to coordinate a meaningful meeting with the Acres West members prior to the ZAP Public Hearing. As a result, we will proceed with our request for a postponement to allow more time to schedule a suitable date, time, and location.

Additionally, the notification of the address verification was dated April 14, 2025—over two months ago. We also encountered issues with the notification list you provided, which excluded numerous properties within the 500-foot radius that should have been included. We had to request a correction ourselves and did not receive the updated list until June 11, 2025.

Furthermore, the original public hearing signage was not placed on the correct lot by the City, which created considerable confusion among property owners in Acres West. The public hearing notice for the ZAP meeting **dated** June 20, 2025, was not received by most recipients until Tuesday, June 24, or Wednesday, June 25, due to standard mailing delays. Compounding the confusion, there was no date or time for the ZAP Public Hearing posted on the AB+C Portal.

These oversights and delays significantly hindered the community's ability to respond appropriately and could have been avoided.

Red font = correction. Should've proofed better.

Cindy Barron
Acres West
13602 Caldwell Drive
Austin, TX 78750
(H)512/258-2142 (M)512/567-3928

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THE PLAN LAYOUTS, BUILDING FEATURES,
DEMISING WALLS AND AREA TOTALS HEREIN
SHOULD BE CONSIDERED APPROXIMATE.
SPECIFIC ITEM LOCATIONS AND CRITICAL
DIMENSIONS SHOULD BE FIELD VERIFIED.

SUMMARY: SF-6 ZONING 7,828.4713 SF

MIN. LOT: 5,750 SF

MIN. WIDTH: 50'

MAX. UNITS: 5 ?

MAX. HT.: 35'

FRONT SETBACK: 15'

SIDE SETBACK: 5'

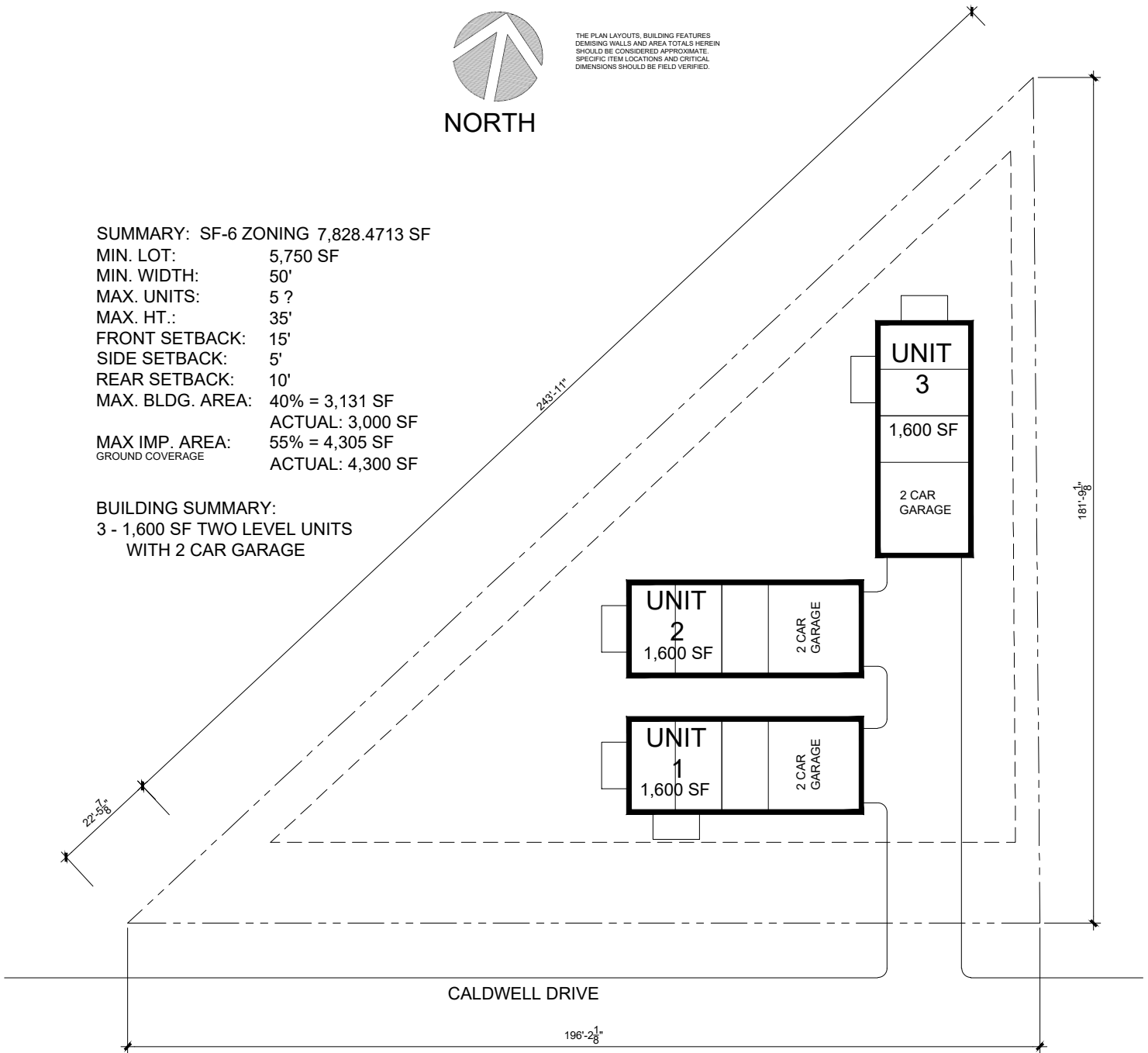
REAR SETBACK: 10'

MAX. BLDG. AREA: 40% = 3,131 SF
ACTUAL: 3,000 SF

MAX IMP. AREA: 55% = 4,305 SF
GROUND COVERAGE ACTUAL: 4,300 SF

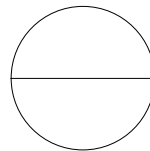
BUILDING SUMMARY:

3 - 1,600 SF TWO LEVEL UNITS
WITH 2 CAR GARAGE



SPICEWOOD ADJACENT LOT
TEST STUDY
9-27-23

7,828.4713 SF
.4092853 ACRE



PLAN OPTION C
SITE PLAN
SCALE: NONE

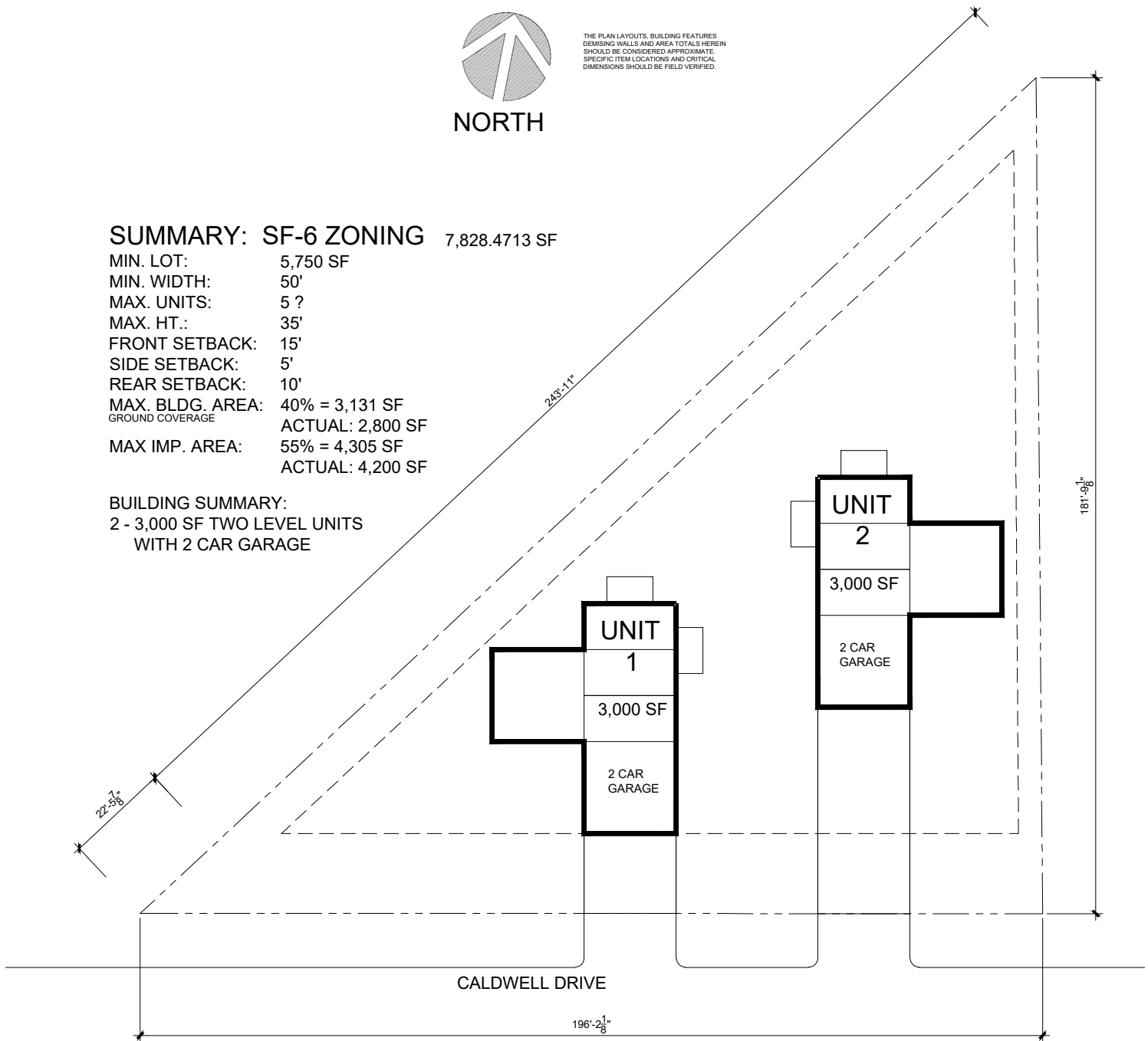


THE PLAN LAYOUTS, BUILDING FEATURES
DEMISING WALLS AND AREA TOTALS HEREIN
SHOULD BE CONSIDERED APPROXIMATE.
SPECIFIC ITEM LOCATIONS AND CRITICAL
DIMENSIONS SHOULD BE FIELD VERIFIED.

SUMMARY: SF-6 ZONING 7,828.4713 SF

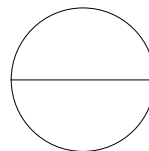
MIN. LOT: 5,750 SF
MIN. WIDTH: 50'
MAX. UNITS: 5 ?
MAX. HT.: 35'
FRONT SETBACK: 15'
SIDE SETBACK: 5'
REAR SETBACK: 10'
MAX. BLDG. AREA: 40% = 3,131 SF
GROUND COVERAGE: ACTUAL: 2,800 SF
MAX IMP. AREA: 55% = 4,305 SF
ACTUAL: 4,200 SF

BUILDING SUMMARY:
2 - 3,000 SF TWO LEVEL UNITS
WITH 2 CAR GARAGE



**SPICEWOOD ADJACENT LOT
TEST STUDY
9-27-23**

7,828.4713 SF
.4092853 ACRE



**PLAN OPTION A
SITE PLAN
SCALE: NONE**

August 18, 2025

Dear Members of the Planning Commission,

I am writing **as Principal of Stepping Stone School Lakeline to express strong opposition to zoning case C14-2025-0060 and the proposed termination of the public restrictive covenant under C14-2008-0224 (RCT)**. Stepping Stone School has proudly served families in Austin for 45 years, and our presence in this neighborhood for more than 35 years has been central to our mission of providing a safe, stable, and nurturing environment for young children. **I urge the City of Austin and the Planning Commission to deny these requests.**

Our school located on Hymeadow educates and cares for children daily, and our families depend on the surrounding neighborhood to support that mission. The proposed changes raise serious concerns:

- **Effort to void a legally binding agreement:** The restrictive covenant in question was created through a negotiated agreement with the city and community stakeholders. Allowing it to be voided would weaken the reliability of such legal protections and suggest that even formally established covenants can be disregarded for convenience, setting a concerning precedent for future developments.
- **Removal of existing zoning safeguards:** This would allow disruptive commercial uses, such as 24-hour operations, group homes, indoor entertainment venues, and general restaurants, next to our schools and homes of families we serve. These businesses are incompatible with the environment necessary for young children to thrive.
- **Elimination of the protective green buffer:** The buffer is a vital safeguard, providing a physical and visual shield from noise, traffic, and other disruptions. Children play outside daily and walk to and from school with their families, and removing this protection would expose them to unnecessary risks and distractions.
- **Introduction of uses like group homes and residential treatment facilities:** These could increase transient activity near our schools, raising serious safety concerns for children and families who trust us to provide a secure environment.

The neighborhood already faces challenges—including increased incidents of people working on vehicles in residential areas—that impact safety, noise, and traffic. Approving these zoning changes would only exacerbate these issues, disrupting the calm, family-friendly environment essential for early childhood development.

These zoning protections were established through meaningful community engagement to safeguard the neighborhood's character and safety. **There is no compelling reason to reverse them now. As a principal who cares deeply for the children, families, and staff of Stepping Stone School, I respectfully ask that the City uphold the existing restrictions and protect the integrity of our neighborhood.**

Thank you for your attention to this important matter.

Sincerely,

Brandi Graham

Principal, Stepping Stone School Lakeline

August 18, 2025

Dear Members of the Planning Commission,

I am writing in my capacity as **Principal of Stepping Stone School to formally oppose zoning case C14-2025-0060 and the proposed termination of the public restrictive covenant under C14-2008-0224 (RCT)**. Our school has proudly served Austin families for 45 years, and the two campuses in this neighborhood have been providing a stable, safe, and nurturing environment for children for more than three decades.

I am deeply concerned about the proposed changes, which I cannot support due to their direct impact on our children, families, and the surrounding community. My primary concerns include:

1. **Incompatible commercial activity nearby:** Allowing 24-hour businesses, group homes, indoor entertainment, and restaurants adjacent to our schools would disrupt the quiet, secure environment essential to early childhood education.
2. **Removal of protective vegetation buffers:** These buffers currently shield our students from traffic, noise, and other distractions. Children play outdoors, walk with parents to and from school, and rely on these buffers for a sense of safety. Eliminating them would increase risk and disrupt daily routines.
3. **Potential increase in transient activity:** Uses like group homes and residential treatment facilities near our schools could lead to unpredictable activity, creating safety concerns for children and families.
4. **Attempt to terminate a binding legal agreement:** The restrictive covenant that the applicant seeks to void was established as part of a negotiated compromise with the city and community stakeholders. **Allowing its termination undermines the credibility of these planning tools and signals that even formal covenants can be discarded for convenience, setting a concerning precedent for the future.**

Our neighborhood already faces challenges, such as noise, traffic, and occasional unsafe activities in residential areas. These proposed changes would exacerbate these issues and compromise the peaceful, family-friendly environment that supports our children's learning and well-being.

As Principal, I respectfully urge the Commission to carefully consider the impact on children and families and to preserve the protections that help keep our schools and community safe. Thank you for your consideration.

Sincerely,

Stephanie Rosas

Stepping Stone School Northwest Austin