

From: [Ledbetter Family](#)
To: [Sirwaitis, Sherri](#)
Subject: OBJECTIONS - Case Number: C14-2025-0060 and C15-2008-0224(RCT)
Date: Tuesday, September 23, 2025 8:43:57 PM

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Hi Sherri,

We would like to express our objections to Case Numbers: C14-2025-0060 and C15-2008-0224(RCT) rezoning requests:

1. Terminate a Restrictive Covenant that limits operational hours of those businesses to 7:00am-10:00pm
2. Rezoning to add back previously prohibited business types (including gambling, bars, group homes, homeless shelters, and strip clubs)

Our elderly parents, both in their 80s, live in this neighborhood at the property address listed below. The possibility of allowing businesses to operate at all hours, without restrictions on the type of business, would significantly disrupt their lifestyle and diminish their ability to enjoy the comfort of their home. Rezoning approval could also bring an increase in crime and disturbances to a community made up largely of elderly residents who have worked hard and invested greatly to keep their neighborhood safe, quiet, and clean.

This has long been a peaceful and welcoming place for seniors to feel secure and connected. Approving this request risks displacing many elderly neighbors who have few, if any, alternatives for a safe and stable living environment. We respectfully ask that you do not approve this rezoning request, so that the character and safety of this community may be preserved for its most vulnerable residents.

Our Address:
13604 Caldwell Dr,
Austin, TX 78750

Thank you for your consideration and please reach out for any additional details,
Ledbetter family

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"cybersecurity@austintexas.gov".

From: [Starr West](#)
To: [Sirwaitis, Sherri](#)
Subject: Opposition to Case # C14-2025-0060
Date: Monday, September 22, 2025 1:43:02 PM

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Dear Sherri,

I am writing to express strong opposition to the proposed termination of a restrictive covenant 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 changes are very concerning for our neighborhood:

- Termination of the restriction limiting the operational hours to between 7:00 am and 10:00 pm and
- Termination the restriction requiring the installation of landscaped vegetative buffers along interior property lines adjacent to residential development.

Extending the hours beyond those of residential areas, bring 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 elimination of landscape vegetative buffers would allow glare from parking lots, signage and operation hours affecting our sleep and well-being.

We respectfully urge you to retain the restrictive covenant 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 and Johnny West

Cottages at Lake Creek
13604 Caldwell Dr, Unit 35
Austin, TX 78750

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From: [Starr West](#)
To: [Sirwaitis, Sherri](#)
Subject: Opposition to Case C14-2008-0224
Date: Monday, September 22, 2025 1:46:44 PM

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Dear Sherri,

I am writing to express strong opposition to the applicant's request C14-2008-0224 (RCT) regarding the termination of the public restrictive covenant recorded under Document No. 2010045795. This covenant was established to serve the best interests of the surrounding community, and its provisions are both reasonable and essential for the ongoing protection and quality of life of nearby residents.

Preservation of Vegetative Buffers

The requirement for landscaped vegetative buffers along interior property lines adjacent to residential development was not an arbitrary stipulation. These buffers serve a vital function in mitigating the impacts of commercial activity on neighboring homes. The vegetative barriers help to:

- Reduce noise pollution from daily operations, especially during evening and nighttime hours when residents expect tranquility;
- Minimize light trespass from vehicle headlights, exterior lighting, and signage, which can otherwise disrupt the privacy and comfort of residential properties;
- Deter trespassers and promote a safer environment by creating a natural boundary between commercial and residential spaces;
- Enhance the neighborhood's aesthetic value and contribute to overall environmental quality.

Removing the requirement for these vegetative buffers would directly undermine the protections thoughtfully put in place to shield residents from the negative effects of adjacent commercial activities. It is unclear why we would favor the removal of such a crucial safeguard, which was specifically designed to benefit the community.

Operational Hour Restrictions

Equally concerning is the applicant's request to terminate the restriction on operational hours, currently limited to 7:00 a.m. to 10:00 p.m. These limitations were adopted as a reasonable compromise between commercial interests and residential well-being.

Allowing operations to proceed at all hours would likely result in:

- Increased noise and traffic during late-night and early-morning hours, disrupting the peace and rest of nearby residents

Cottages at Lake Creek
13604 Caldwell Dr, Unit 35
Austin, TX 78750

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From: [Andrea Rogers](#)
To: [Sirwaitis, Sherri](#)
Subject: Comments for rezoning cases C14-2025-0060 and C15-2008-0224(RCT)
Date: Thursday, September 25, 2025 10:02:16 AM

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My name is Andrea Rogers.
I reside at 13604 Caldwell Drive, Unit 56, Austin TX 78750.

I OPPOSE this zoning change.

These cases propose to lift zoning restrictions on commercial property adjacent to my neighborhood.

The proposed rezoning will negatively affect my community. The proposed uses are not aligned with the residential nature of the area. Additional commercial activity - especially after dark - will increase traffic and crime rates in the area. The additional noise and light pollution will harm property values.

This commercial property is primarily a medical/professional complex, and is operating fine under the existing zoning restrictions. There is no compelling reason to loosen its restrictions.

I OPPOSE this zoning change.

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From: [Suzanne Schmeck Azar](#)
To: [Sirwaitis, Sherri](#)
Subject: Case Number: C14-2025-0060 AND Case Number: C15-2008-0224(RCT)
Date: Monday, September 22, 2025 3:10:51 PM

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CHANGES DETRIMENTAL TO OUR NEIGHBORHOOD:

1. **DO NOT** Terminate a Restrictive Covenant that limits operational hours of those businesses to 7:00am-10:00pm. We do not want to allow them to operate all hours of the night.
2. Please do not Rezone to allow prohibited business types (including gambling, bars, group homes, homeless shelters, and strip clubs)

Suzanne S. Azar
13604 Caldwell Drive Unit 53
Austin Texas 78750

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From: [Erin Martin-Galindo](#)
To: [Sirwaitis, Sherri](#)
Subject: Opposition to Restrictive Covenant Changes
Date: Monday, September 22, 2025 3:18:57 PM

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To Whom it May Concern:

Case Number: C14-2025-0060 and Case Number: C15-2008-0224(RCT).

I am writing to express my strong opposition to the proposed changes that would (1) terminate the restrictive covenant limiting business operations to 7 a.m. – 10 p.m., and (2) reintroduce previously prohibited business types near our community.

These restrictions were put in place for good reason—to protect the peace, safety, and character of our neighborhood. Allowing businesses to operate 24/7 and expanding the range of business types will significantly increase noise, traffic, and safety concerns for residents, particularly during nighttime hours.

I urge you to preserve the current restrictions in the interest of maintaining the quality of life for our community.

Thank you,

Erin Galindo (Martin)

13604 Caldwell Dr, #33, Austin, TX 78750

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