

PUBLIC HEARING INFORMATION

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

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



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

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

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

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

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

Case Number: C14-2025-0054

Contact: Sherri Sirwaitis, 512-974-3057

Public Hearing: October 9, 2025, City Council

H. Frank Benson

Your Name (please print)

8800 Royalwood Dr.

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

H. Frank Benson

Signature

Date

Daytime Telephone (Optional): 512-629-0605 (0005)

Comments: there are already a large number of rental units (duplexes) in a nearby street (Rustic Rock) and which adversely affect the market value of custom built homes on large lots. Allowing this zone change would allow homeowners to begin subdividing their lots for rental units thus adversely affecting the long held value of custom built homes on large lots.

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

City of Austin, Planning Department

Sherri Sirwaitis

P. O. Box 1088, Austin, TX 78767

Or email to:

sherri.sirwaitis@austintexas.gov

View results

Respondent

414

Anonymous

48:57

Time to complete

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

Annalynn Cox

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

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

You can find Zoning and Platting Commission Agendas here:

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

You can find Planning Commission Agendas here:

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

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

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

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

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

11509 Herb Cove, Austin, TX, 78750

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

78750

5. Position on Zoning/Rezoning

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

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

512-762-7455

7. Comments

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

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

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

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

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

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

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

View results

Respondent

415

Anonymous

47:01

Time to complete

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

Carl Swanson

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

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

You can find Zoning and Platting Commission Agendas here:

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

You can find Planning Commission Agendas here:

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

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

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

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

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

11509 Herb Cove, Austin, TX, 78750

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

78750

5. Position on Zoning/Rezoning

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

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

512-762-7453

7. Comments

Submission on Behalf of The Forest Homeowners Association

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

Background:

1. The Forest HOA deed restrictions expressly prohibit:

- Construction of a second living unit on any lot.
- Subdivision of any existing lot beyond its original creation.

2. The homeowner received a copy of The Forest HOA deed restrictions at the time of purchasing the property.

3. The Forest HOA Architectural Review Committee provided the deed restrictions to the homeowner's builder when the builder requested them. This request from the builder was the first and only communication the HOA received from the homeowner or their representatives regarding their intent to build a second residential structure on their lot or to subdivide the lot into two parcels.

4. Following this, The Forest HOA's attorney formally notified the homeowner that their proposed building plans would violate the HOA's deed restrictions.

5. To date, The Forest HOA has received no further communication or formal request from the homeowner, other than the City's notice of this hearing.

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

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

View results

Respondent

417

Anonymous

07:40

Time to complete

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

Thomas Kocis

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

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

You can find Zoning and Platting Commission Agendas here:

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

You can find Planning Commission Agendas here:

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

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

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

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

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

11505 Citrus Cove

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

78750

☐ I am in favor

☒ I object

☐ I am neutral

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

512 619-7376

7. Comments

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

View results

Respondent

419

Anonymous

03:30

Time to complete

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

Clem DePalma

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

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

You can find Zoning and Platting Commission Agendas here:

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

You can find Planning Commission Agendas here:

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

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

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

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

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

11704 Jonquil Court Austin, Texas

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

78750

5. Position on Zoning/Rezoning

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

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

512-918-1228

7. Comments

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

Our neighborhood is more than just a collection of houses—it is a carefully planned, harmonious community whose quality of life has been preserved for decades through strong covenants and zoning protections. These rules are not obstacles; they are the foundation of our stability, property values, and sense of belonging.

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

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

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

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

Sincerely,
Clem DePalma

View results

Respondent

421

Anonymous

02:36

Time to complete

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

Satwinder & Amardeep Kahlon

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

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

You can find Zoning and Platting Commission Agendas here:

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

You can find Planning Commission Agendas here:

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

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

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

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

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

11553 Cedarcliffe Drive, Austin, Texas

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

78750

5. Position on Zoning/Rezoning

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

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

7. Comments

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

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

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

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

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

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

View results

Respondent

425

Anonymous

14:15

Time to complete

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

Pat Bethke

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

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

You can find Zoning and Platting Commission Agendas here:

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

You can find Planning Commission Agendas here:

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

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

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

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

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

11705 Jonquil Ct

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

78750

5. Position on Zoning/Rezoning

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

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

5127899527

7. Comments

Dear Members of the City Council Planning Department,

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

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

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

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

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

View results

Respondent

426

Anonymous

10:45

Time to complete

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

Kannan Kaliyur

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

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

You can find Zoning and Platting Commission Agendas here:

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

You can find Planning Commission Agendas here:

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

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

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

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

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

11704 Flower Scent Ct, Austin, TX 78750

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

78750

☐ I am in favor

☒ I object

☐ I am neutral

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

512.791.5602

7. Comments

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

View results

Respondent

427

Anonymous

03:24

Time to complete

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

Latha Kaliyur

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

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

You can find Zoning and Platting Commission Agendas here:

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

You can find Planning Commission Agendas here:

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

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

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

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

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

11704 Flower Scent Ct, Austin, TX

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

78750

☐ I am in favor

☒ I object

☐ I am neutral

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

512.507.0424

7. Comments

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

View results

Respondent

433

Anonymous

06:19

Time to complete

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

Carole DePalma

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

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

You can find Zoning and Platting Commission Agendas here:

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

You can find Planning Commission Agendas here:

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

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

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

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

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

11704 Jonquil Court, Austin Texas

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

78750

5. Position on Zoning/Rezoning

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

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

512-918-1228

7. Comments

Subject: Opposition to Proposed Zoning Change (Forest Subdivision)

REF: Case: C14-2025-0054

Austin City Council Public Hearing: September 25, 2025

Dear City Council Members,

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

Our neighborhood is more than a group of houses — it is a carefully planned, close-knit community whose character has been preserved for decades through consistent zoning protections and strong neighborhood covenants. These safeguards are not obstacles; they are the foundation of our stability, property values, and sense of belonging.

Allowing a single "spot zoning" change is not a small matter. It creates a precedent that weakens the protections which have kept our neighborhood safe, quiet, and family-oriented. Once those standards are compromised, it becomes much harder to stop further changes that chip away at the very qualities that make this a special place to live.

I live on an adjacent cul-de-sac, less than 200 feet from the property in question. This proposal would directly impact my family and neighbors by bringing more traffic, additional noise, and a loss of the peaceful character we all value so deeply.

The Forest Subdivision is worth protecting exactly as it is. Approving this zoning change would undo decades of careful planning and the commitment of residents who have worked hard to maintain a strong, welcoming, and stable neighborhood.

A basic principle of good governance is to "Do No Harm." As reflected in the overwhelming opposition submitted from nearby residents, approving this request would cause clear and lasting harm to our community.

I respectfully urge you to reject the proposal.

Sincerely,

Carole DePalma

11704 Jonquil Court

Austin Texas, 78750

Carole.depalma@outlook.com

View results

Respondent

434

Anonymous

14:51

Time to complete

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

Clem DePalma

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

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

You can find Zoning and Platting Commission Agendas here:

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

You can find Planning Commission Agendas here:

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

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

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

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

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

11704 Jonquil Court Austin Texas

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

78750

☐ I am in favor

☒ I object

☐ I am neutral

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

512-918-1228

7. Comments

Because of size limits imposed by this form, please see the referenced email below, for my specific comments

To sherri.sirwaitis@austintexas.gov City Council Public Hearing 09/25/2025- Case No. C14-2025-0054 10:59 AM 88 KB