

ZONING CHANGE REVIEW SHEET

CASE: C14-2025-0032 (Acres West Lot 20 Rezone)

DISTRICT: 6

ADDRESS: 13608 Caldwell Drive

ZONING FROM: I-RR

TO: SF-6

SITE AREA: 0.407 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 SF-6, Townhouse and Condominium Residence District, zoning.

ZONING AND PLATTING COMMISSION ACTION / RECOMMENDATION:

July 1, 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-1st, C. Tschoepe-2nd.

August 19, 2025: Approved staff's recommendation of SF-6 zoning (6-1-1, A. Flores-abstain, B. Greenberg-No, R. Puzycki and S. Boone-absent); L. Osto Lugo-1st, C. Tschoepe-2nd.

CITY COUNCIL ACTION:

September 25, 2025

ORDINANCE NUMBER:

ISSUES: N/A

CASE MANAGER COMMENTS:

The property in question is a 0.407 acre undeveloped lot that fronts onto Caldwell Drive. There are professional office and medical office uses to the north and east zoned GO-CO. The lots to the south are developed with single-family residences zoned SF-2. To the west there is an undeveloped area, a detention pond and a residential condominium development with GO-CO zoning and an I-RR designation. In this case, the applicant is requesting to establish permanent SF-6 zoning to allow for a single-family and condominium development on this property (*please see the Applicant's Summary Letter – Exhibit C*).

The staff recommends the applicant's request for Townhouse and Condominium Residence district zoning. The proposed zoning is consistent with the purpose statement as the property is located on a residential collector roadway. The proposed zoning will provide a transition from the office zoning/uses to the north and east to the single-family residences along Caldwell Lane to the south. SF-6 zoning will permit the development of additional residential uses in this area and it will establish a permanent zoning designation on this currently undeveloped lot.

BASIS OF RECOMMENDATION:

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

Townhouse and Condominium Residence district is intended as an area for moderate density single family, duplex, two family, townhouse, and condominium use, without the spacing and locational requirements for townhouses and condominiums that apply in SF-5. This district is appropriate for areas in which unusually large lots predominate with access to other than minor residential streets, and in selected areas where a transition from single-family to multifamily use is appropriate.

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

The proposed zoning will provide a transition from the GO-CO zoning/office uses to the north and east to the SF-2 zoning/single-family residences along Caldwell Lane to the south. It is consistent with the existing condominium development to the west.

3. Zoning should allow for reasonable use of the property.

SF-6 zoning will establish a permanent zoning designation on this currently undeveloped lot and will permit the development of additional residential uses in this area near civic and commercial services.

EXISTING ZONING AND LAND USES:

	ZONING	LAND USES
<i>Site</i>	I-RR	Undeveloped
<i>North</i>	GO-CO	Medical Office (Spicewood Dermatology, Capital Therapy Group, Edward Jones, STA, Inc.)
<i>South</i>	SF-2	Single-Family Residences
<i>East</i>	I-RR, GR-CO	Undeveloped, Medical Office (Firehouse Animal Health Center, Austin Dentistry, Austin Family Orthodontics, Austin Children's Dentistry)
<i>West</i>	GO-CO	Undeveloped Area, Detention Pond, Condominiums (The Cottages at Lake Creek)

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
C14-2022-0204 (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-1st, B. Greenberg-2nd.	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-1st, P. Ellis-2nd.
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: • 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.

RELATED CASES: N/A

OTHER STAFF COMMENTS:

Comprehensive Planning

Project Name and Proposed Use: 13600 CALDWELL DRIVE. C14-2025-0032. Project: Acres West Lot 20 Rezone. 0.407 acres from I-RR to SF-6. Existing: vacant. Proposed: two to three townhome or condominium structures.

Yes	Imagine Austin Decision Guidelines
Complete Community Measures *	
	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 *:
	Mobility and Public Transit *: Located within 0.25 miles of public transit stop and/or light rail station.
	Mobility and Bike/Ped Access *: Adjoins a public sidewalk, shared path, and/or bike lane.
Y	Connectivity, Good and Services, Employment *: Provides or is located within 0.50 miles to goods and services, and/or employment center. Goods and Services present at the intersection of Anderson Mill Rd and 183 withing 0.5 miles
	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.) Within 0.2 miles of surgical center and dentist along Caldwell Dr and 183
Y	Housing Choice *: Expands the number of units and housing choice that suits a variety of household sizes, incomes, and lifestyle needs of a diverse population (ex: apartments, triplex, granny flat, live/work units, cottage homes, and townhomes) in support of Imagine Austin and the Strategic Housing Blueprint.
	Housing Affordability *: Provides a minimum of 10% of units for workforce housing (80% MFI or less) and/or fee in lieu for affordable housing.
	Mixed use *: Provides a mix of residential and non-industrial uses.
	Culture and Creative Economy *: Provides or is located within 0.50 miles of a cultural resource (ex: library, theater, museum, cultural center).
	Culture and Historic Preservation: Preserves or enhances a historically and/or culturally significant site.
	Creative Economy: Expands Austin's creative economy (ex: live music venue, art studio, film, digital, theater.)
	Workforce Development, the Economy and Education: Expands the economic base by creating permanent jobs, especially in industries that are currently not represented in a particular area or that promotes a new technology, and/or promotes educational opportunities and workforce development training.
	Industrial Land: Preserves or enhances industrial land.
	Not located over Edwards Aquifer Contributing Zone or Edwards Aquifer Recharge Zone
3	Number of "Yes's"

Drainage

The developer is required to submit a pre- and post-development drainage analysis at the subdivision and site plan stage of the development process. The City's Land Development Code and Drainage Criteria Manual require that the Applicant demonstrate through engineering analysis that the proposed development will have no identifiable adverse impact on surrounding properties.

Environmental

The site is located over the 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 will be required for the new applicable uses proposed by this development, condos and retail with MU zoning, at the time of subdivision or site plan, per City Code § 25-1-601. Whether the requirement shall be met with fees in-lieu or dedicated land will be determined using the criteria in City Code Title 25, Article 14, as amended. Should fees in-lieu be required, those fees shall be used toward park investments in the form of land acquisition and/or park amenities within the surrounding area, per the Parkland Dedication Operating Procedures § 14.3.11 and City Code § 25-1-609, as amended.

If the applicant wishes to discuss parkland dedication requirements in advance of site plan or subdivision applications, please contact this reviewer: ann.desanctis@austintexas.gov. At the applicant's request, PARD can provide an early determination of whether fees in-lieu of land will be allowed.

Site Plan

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

If a site plan is required, the development is subject to LDC Subchapter E Design Standards and Mixed Use. Additional comments will be made when the site plan is submitted.

Transportation

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

The adjacent street characteristics table is provided below:

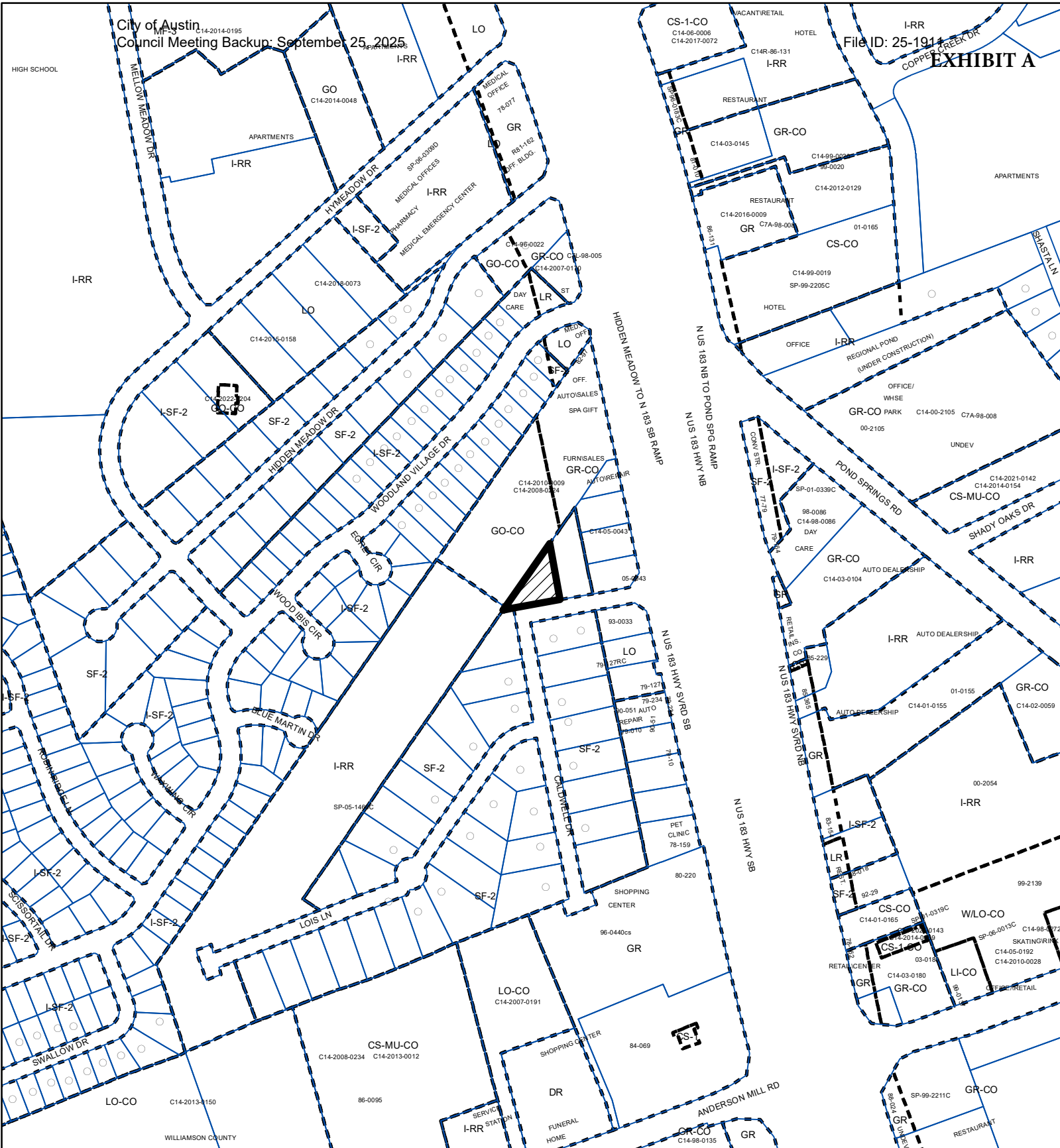
Name	ASMP Classification	ASMP Required ROW	Existing ROW	Existing Pavement	Sidewalks	Bicycle Route	Capital Metro (within ¼ mile)
Caldwell Dr	Level 1/ Collector	58 feet	Approx 55 feet	Approx 25 feet	None	None	None

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



-  SUBJECT TRACT
-  PENDING CASE
-  ZONING BOUNDARY

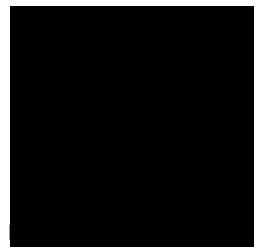
ZONING

ZONING CASE#: C14-2025-0032

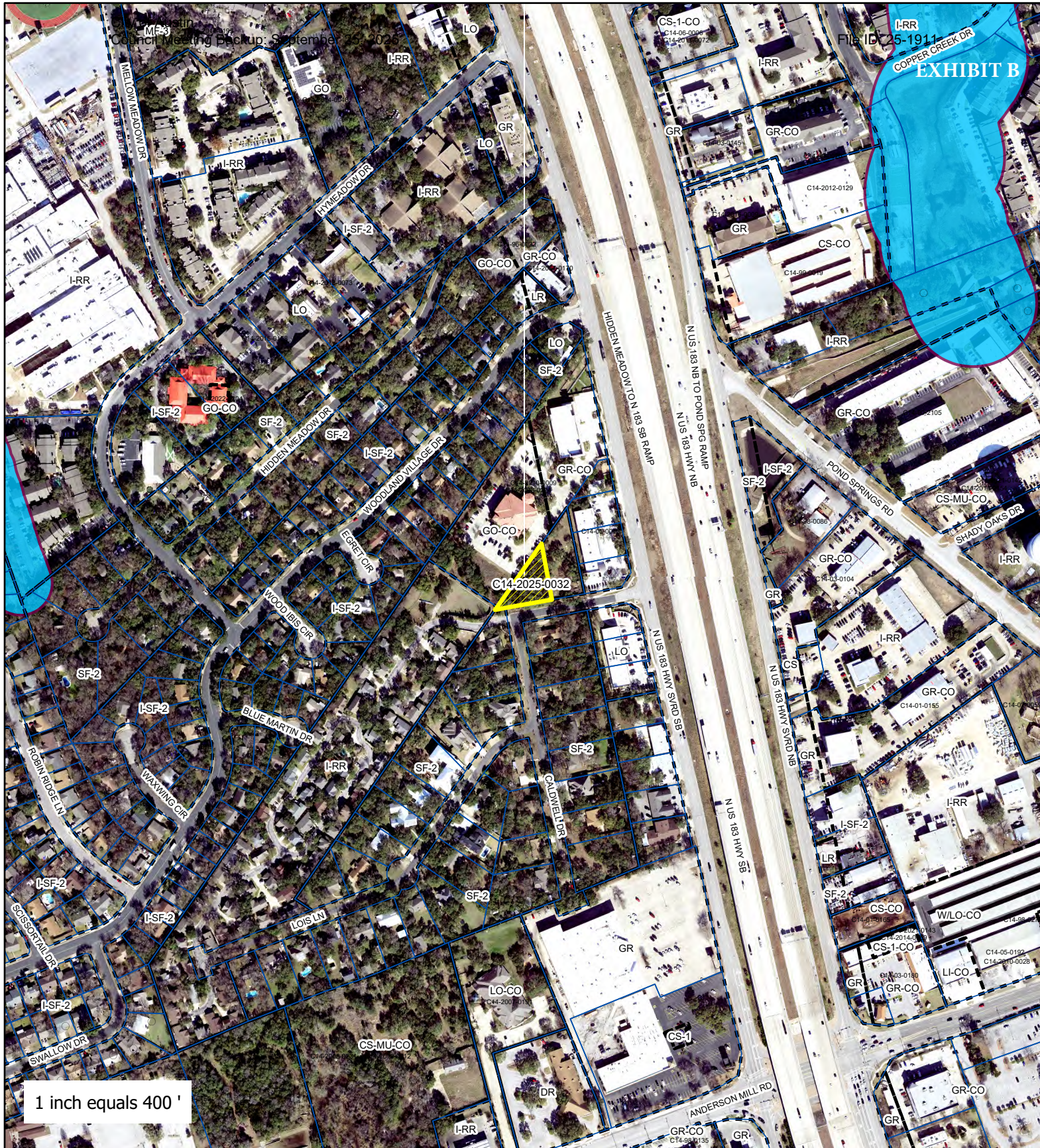
1" = 400'

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: 2/28/2025



1 inch equals 400'

Acres West Lot 20 Rezone



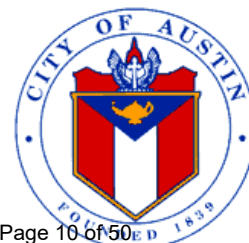
- SUBJECT TRACT
- ZONING BOUNDARY
- PENDING CASE
- CREEK BUFFER

Image

RGB

- Red: Band_1
- Green: Band_2
- Blue: Band_3

ZONING CASE#: C14-2025-0032
LOCATION: Acres West, Block A, Lot 20
SUBJECT AREA: 0.407 Acres
MANAGER: Sherri Sirwaitis



February 20, 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: Rezoning Application - Acres West Lot 20, Rezone

Dear Ms. Middleton-Pratt:

As the authorized agent for Austintatious Enterprises, LLC (“Owner”), we respectfully submit the enclosed Rezoning Application and submittal package for your review. The property is legally platted as Lot 20, Block A, Acres West Subdivision, per the Plat Records of Williamson County. It comprises approximately 0.407 acres, is currently undeveloped, and is located within Council District 6.

We are seeking to rezone the property from its existing designation of Residential Rural (I-RR) to Townhouse & Condominium Residence (SF-6) to allow for single-family and condominium development. Rezoning to SF-6 will provide permanent zoning for the property while contributing to the city’s housing supply by utilizing this vacant lot, which is positioned between established residential and commercial developments. The property is not located within a designated neighborhood plan and is surrounded by GO-CO zoning to the north, SF-2 zoning along the southern boundary at Caldwell Drive, and undeveloped land to the east and west.

Upon approval of the requested SF-6 zoning designation, the owner plans to develop two to three townhome or condominium structures on the property. This zoning change will allow for a more efficient and appropriate use of the land while aligning with the surrounding mix of residential and commercial development. The existing lot configuration complies with the site development standards for SF-6 zoning, ensuring feasibility for the proposed use. Additionally, this development will help address the growing demand for diverse housing options by providing residences in a well-situated location with access to nearby amenities and infrastructure.

Thank you for your time and consideration. We look forward to working with you on this zoning application and are happy to provide any additional information as needed. Please feel free to reach out with any questions.

Respectfully,

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

Tisha Ritta

From: [Janet Taborn](#)
To: [Sirwaitis, Sherri](#)
Subject: C14-2025-0032 opposition
Date: Saturday, May 31, 2025 5:34:22 PM
Attachments: [Acres West proposed zoning change Case# C14-2025-0032.msg](#)

External Email - Exercise Caution

Dear Sherri,

We live at 13512 Lois Lane, Austin, Texas 78750. We recently received a **new** notice of application for rezoning in the mail (presumably because the original application had the incorrect address on the application). The “new” signage is still hidden from view of the neighborhood (unless you are prone to veer off the road into the woods). Our concerns about adding multiple units at the entrance of our small community will increase traffic and safety concerns, additional water use and drainage, and it goes against the original intent of the neighborhood.

For your convenience, I have attached the email I sent back on March 13, 2025, regarding our opposition to original zoning change application:

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

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

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

stops for waste management vehicles.

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

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

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

Thank you and we hope to hear from you soon,

Janet & Doug Taborn
13512 Lois Ln
Austin, Tx 78750

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

From: [Vicki McCoy](#)
To: [Sirwaitis, Sherri](#)
Subject: Case number C14-2025-0032 Zoning Change input
Date: Monday, March 3, 2025 9:54:25 PM
Attachments: [image.png](#)

External Email - Exercise Caution

Sherri Sirwaitis
Input on Proposed Zoning Change
Case Number: C14-2025-0032

Dear Sherri,

My name is Vicki McCoy and I live in the Cottages of Lake Creek, 13604 Caldwell Dr, #38, Austin, TX 78750. I was recently notified about a proposed zoning change (Case Number: C14-2025-0032) and I would like to express my strong opposition to this proposal. The proposed zone is a SF6 which after easements and other codes is not fit to develop "two to three townhome or condominium structures" as written in the summary letter. This proposal would also change the look and feel of the small and tight-knit community we have developed over the decades at West Acres. Further, this proposed zoning change and development also impacts over 70 houses in The Cottages which fall under Acres West. Unfortunately, the proposed zoning change sign was placed in the wrong location and therefore the people in The Cottages, and West Acres in general, may not have been notified of this proposal.

I strongly urge you to reconsider this proposal as it would affect me and my family, my home, and the neighborhood I have lived in for several years now. I would also kindly request the City and the owners of the lot to visit the neighborhood and meet with us so we can discuss this proposal to better understand our sentiment.

I would like to understand how many units would be included in the proposal of "2-3 Structures"? How many families would be on this one site?

Thank you and I hope to hear from you soon,
Vicki McCoy

--

REDFIN- Redefining Real Estate in the Consumer's Favor!
VICKI MCCOY | REDFIN | SR LEAD AGENT

vicki.mccoy@redfin.com | Cell: **817-300-7530** | Fax: 512-861-2042 | License
#: 686189



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From: [Michael Stark](#)
To: [Sirwaitis, Sherri](#)
Subject: Case Number: C14-2025-0032 | 13517 Caldwell Dr.
Date: Sunday, March 2, 2025 11:31:45 AM
Importance: High

External Email - Exercise Caution

Mike Stark

Input on Proposed Zoning Change

Case Number: C14-2025-0032

Dear Sherri,

My name is **Mike Stark** and I and my wife, **Cecelia Stark**, live in Acres West on **13517 Caldwell Drive, Austin, TX 78750**. I was recently notified about a proposed zoning change (Case Number: C14-2025-0032) and I would like to express my strong opposition to this proposal. The proposed zone is a SF6 which after easements and other codes is not fit to develop "two to three townhome or condominium structures" as written in the summary letter. This proposal would also change the look and feel of the small and tight-knit community we have developed over the decades at Acres West. Further, this proposed zoning change and development also impacts over 70 houses in The Cottages which fall under Acres West. Unfortunately, the proposed zoning change sign was placed in the wrong location and therefore the people in The Cottages, and West Acres in general, may not have been notified of this proposal.

I strongly urge you to reconsider this proposal as it would affect me and my family, my home, and the neighborhood I have lived in for several years now. I would also kindly request that the City and the owners of the lot visit the neighborhood to better understand our sentiment.

Thank you and I hope to hear from you soon,

Mike Stark

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"cybersecurity@austintexas.gov".

From: [April Jiménez](#)
To: [Sirwaitis, Sherri](#)
Subject: Case Number: C14-2025-0032
Date: Sunday, March 2, 2025 5:39:46 PM

External Email - Exercise Caution

April & Luis Jimenez
Input on Proposed Zoning Change
Case Number: C14-2025-0032

Dear Sherri,

My name is April and I live in Acres West at 13505 Lois Lane.

I was recently notified about a proposed zoning change (Case Number: C14-2025-0032) and I would like to express my strong opposition to this proposal.

The proposed zone is a SF6 which after easements and other codes is not fit to develop "two to three townhome or condominium structures" as written in the summary letter. This proposal would also change the look and feel of the small and tight-knit community we have developed over the decades at West Acres. I'm also concerned about the ability to get in and out of our neighborhood during peak traffic periods, because looks like they want to create an entrance/exit on Caldwell, which would mean a lot of traffic on our small street and for our little neighborhood.

Further, this proposed zoning change and development also impacts over 70 houses in The Cottages which fall under Acres West. Unfortunately, the proposed zoning change sign was placed in the wrong location and therefore the people in The Cottages, and Acres West in general, may not have been notified of this proposal.

I strongly urge you to reconsider this proposal as it would affect our family, home, and the neighborhood I have lived in for many years now. I would also kindly request the city and the owners of the lot to visit the neighborhood and meet with us so we can discuss this proposal to better understand our sentiment.

Thank you and I hope to hear from you soon,

April Jimenez

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From: [Janet Taborn](#)
To: [Sirwaitis, Sherri](#)
Cc: [Doug Taborn](#)
Subject: Acres West proposed zoning change Case# C14-2025-0032
Date: Thursday, March 13, 2025 4:50:53 PM

External Email - Exercise Caution

Input on Proposed Zoning Change

Case Number: C14-2025-0032

Dear Sherri,

We live in Acres West on 13512 Lois Lane, Austin, Texas 78750. We found out about a proposed zoning change (Case Number: C14-2025-0032) via a neighbor, rather than receiving a letter of communication and clear signage from the developer (apparently the sign was placed in the wrong location. One of the neighbors finally placed it near the entrance to the Cottages where most residents can see it).

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

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

Secondly, if condominiums or townhomes were allowed to be developed on Caldwell Drive, traffic flow and safety issues would be exacerbated by trash and recycling

receptacles and stops for waste management vehicles.

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

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

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From: [Joe Joseph](#)
To: [Sirwaitis, Sherri](#)
Subject: Acres West, Block A, Lot 20
Date: Monday, March 3, 2025 9:20:03 AM

External Email - Exercise Caution

Dear Ms Sirwaitis,

I live at 13600 Caldwell Dr, Austin, TX 78750, less than a block from the proposed zoning change (Case # C14-2025-0032) and I am very much opposed to the zoning change that would allow the building of multi-family units. The units would most likely feed onto Caldwell Drive, which would add to the congestion exiting onto the 183N feeding road from Caldwell Dr.

We have over 120 families with homes and townhouses in our neighborhood and we all have only one exit out. Adding additional residential traffic would make it even more difficult.
Please do not allow the zoning change.

Sincerely,

Joe L. Joseph
13600 Caldwell Dr
Austin, TX 78750

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From: [Wes Humphrey](#)
To: [Sirwaitis, Sherri](#)
Subject: Proposed Zoning Change
Date: Wednesday, March 12, 2025 5:07:40 PM

External Email - Exercise Caution

Input on Proposed Zoning Change
Case Number: C14-2025-0032

Dear Sherri,

My name is Wes Humphrey and my wife and I live in Acres West at 13508 Lois Ln. We were recently notified about a proposed zoning change (Case Number: C14-2025-0032) and we would like to express our concerns to this proposal and opposition if we aren't better informed about the proposed development.

The proposed zone change on lot 20 from SFR to SF6 in order to develop and build "two to three townhome or condominium structures" as written in the summary letter is concerning to us and the neighborhood. With the proposed development including entry off Caldwell Drive, which over the years has been overly saturated with traffic from commercial development and the existing huge condo development of The Cottages many years ago - it would only add to that existing congestion and traffic safety. Caldwell and Lois Ln used to be a quiet and less busy no thru street in the single family neighborhood of Acres West since the early 1970's before being annexed into Austin.

The proposed zoning change sign was placed in the wrong location and therefore the people in The Cottages and West Acres in general, may not have been notified of this proposal and concerns are only growing.

We request that before the city approves the zoning change application, that a public hearing be scheduled between owner/developer of lot 20 and the Acres West neighborhood to further discuss the proposed development, answer questions and hear out the current home owner concerns.

Thank you for attention to this matter and we look forward to hearing back from you.

Best,
Wes and Lori Humphrey

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From:
To: [Sirwaitis, Sherri](#);
Subject: Zoning change 78750 Caldwell Drive
Date: Tuesday, April 29, 2025 6:58:11 PM

External Email - Exercise Caution

Judy Miller
Input on Proposed Zoning Change

Case Number: C14-2025-0032

Dear Sherri,

My name is Judy Miller and I live in Acres West on Caldwell Drive. I was recently notified about a proposed zoning change (Case Number: C14-2025-0032) and I would like to express my strong opposition to this proposal. The proposed zone is a SF6 which after easements and other codes is not fit to develop "two to three townhome or condominium structures" as written in the summary letter. This proposal would also change the look and feel of the small and tight-knit community we have developed over the decades at West Acres. Further, this proposed zoning change and development also impacts over 70 houses in The Cottages which fall under Acres West. Unfortunately, the proposed zoning change sign was placed in the wrong location and therefore the people in The Cottages, and West Acres in general, may not have been notified of this proposal.

I strongly urge you to reconsider this proposal as it would affect me and my family, my home, and the neighborhood I have lived in for several years now. I would also kindly request the City and the owners of the lot to visit the neighborhood and meet with us so we can discuss this proposal to better understand our sentiment.

Thank you and I hope to hear from you soon,
Judy Miller,
13604 Caldwell Dr #61,
Austin, TX 78750

From: [Gema Lane](#)
To: [Sirwaitis, Sherri](#)
Subject: Input on Proposed Zoning Change Case Number: C14-2025-0032
Date: Monday, March 3, 2025 9:31:07 AM
Attachments: [Lot 20 Concerns.pdf](#)

External Email - Exercise Caution

Gema Lane
13511 Caldwell Dr.
Austin, TX 78750
Input on Proposed Zoning Change
Case Number: C14-2025-0032

March 3, 2025

Dear Ms. Sirwaitis,

I am writing to express my strong opposition to the proposed rezoning and development of Lot 20 in Acres West Neighborhood (**Permit/Case 2025-021617 ZC Reference File Name C14-2025-0032**).

Acres West Neighborhood is a small rural community of large estates. Currently, our community is dealing with the following: the noise, congestion, additional light pollution, construction pollution, trash blowing, and traffic from the current expansion of 183N.

It has come to my attention that a developer is planning to build out Lot 20 in our neighborhood. I've attached a picture of the sign below. A developer is trying to rezone Lot 20 (located at the entrance of Caldwell Dr and the entrance to the Cottages) so they can create an entrance to a proposed 2-3 townhouses development on the undeveloped land near the entrance of Caldwell. This is unwanted by many neighbors in Acres West. We will bring a strong voice to stand against this new development. This new development does not align with the current rural community and nature that is this neighborhood. By allowing this rezoning to pass, it could open the way for short-term rentals, the development of condominiums, and any other proposed project. We do not want to see low-income projects in this area. Any new development on Lot 20 will only add an additional and burdensome strain on the current issues we deal with from the construction of 183N. All for what? Additionally, Lot 20 is all that the local wildlife has as a natural habitat. In our neighborhood we see foxes, wild turkeys, coyotes, skunks (while smelly, I prefer their scent over any construction). At what point is our community going to say enough building out? You can't drive anywhere from Austin to Cedar Park and beyond without seeing the development of natural land. We need the green space to exist in the current and ever-growing concrete expansion that is swallowing us up.

Finally, we need to address the financial concerns that this development will have on current property values. Any low-income housing whether short-term housing or townhomes will only make it more difficult for current homeowners to sell their homes.

In conclusion, I strongly urge you to reconsider this proposal. Our community will stand against this in numbers, and we need your support.

Sincerely,

Gema Lane

--

Gema Lane

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From: [Lynne Harrison-David](#)
To: [Sirwaitis, Sherri](#)
Subject: Input on Proposed Zoning Change: Case Number: C14-2025-0032
Date: Wednesday, March 5, 2025 1:18:26 PM

External Email - Exercise Caution

Lynne Harrison-David
Input on Proposed Zoning Change
Case Number: C14-2025-0032

Dear Sherri,

My name is Lynne Harrison-David and I am the owner of 13412 Lois Ln. I recently received notice regarding the proposed zoning change under Case Number C14-2025-0032, and I would like to formally express my strong opposition to this proposal.

The single point of access to a busy road presents serious concerns regarding ingress and egress and potential fire and health safety risks for current and future residents.

The proposed SF6 zoning does not appear suitable, and the development would impact the character of a community where many families have lived for years.

I strongly urge you to reconsider this zoning change. I also request that the City and the lot owners arrange a visit to the neighborhood and meet with residents to better understand our concerns and allow for an open discussion of the proposal.

Thank you for your time and attention. I look forward to hearing from you soon.

Sincerely,

Lynne Harrison-David

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From: [Asher Khan](#)
To: [Sirwaitis, Sherri](#)
Subject: Opposition to Case Number: C14-2025-0032
Date: Saturday, March 1, 2025 8:45:52 PM

External Email - Exercise Caution

Asher Khan
Input on Proposed Zoning Change
Case Number: C14-2025-0032

Dear Sherri,

My name is Asher and I live in Acres West on 13601 Caldwell Drive. I was recently notified about a proposed zoning change (Case Number: C14-2025-0032) and I would like to express my strong opposition to this proposal. The proposed zone is a SF6 which after easements and other codes is not fit to develop "two to three townhome or condominium structures" as written in the summary letter. This proposal would also change the look and feel of the small and tight-knit community we have developed over the decades at West Acres. Further, this proposed zoning change and development also impacts over 70 houses in The Cottages which fall under Acres West. Unfortunately, the proposed zoning change sign was placed in the wrong location and therefore the people in The Cottages, and West Acres in general, may not have been notified of this proposal.

I strongly urge you to reconsider this proposal as it would affect me and my family, my home, and the neighborhood I have lived in for several years now. I would also kindly request the City and the owners of the lot to visit the neighborhood and meet with us so we can discuss this proposal to better understand our sentiment.

Thank you and I hope to hear from you soon,
Asher Khan

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"cybersecurity@austintexas.gov".

From: [Lan Nguyen](#)
To: [Sirwaitis, Sherri](#)
Subject: Acres West, Block A, Lot 20
Date: Monday, March 3, 2025 9:41:19 AM

External Email - Exercise Caution

Uoc & Lan Nguyen

Input on Proposed Zoning Change

Case Number: C14-2025-0032

Dear Sherri,

We are Uoc & Lan Nguyen and live in Acres West on 13507 Lois Ln. We were recently notified about a proposed zoning change (Case Number: C14-2025-0032) and we would like to express our strong opposition to this proposal. The proposed zone is a SF6 which after easements and other codes is not fit to develop "two to three townhome or condominium structures" as written in the summary letter. This proposal would also change the look and feel of the small and tight-knit community we have developed over the decades at West Acres. Further, this proposed zoning change and development also impacts over 70 houses in The Cottages which fall under Acres West. Unfortunately, the proposed zoning change sign was placed in the wrong location and therefore the people in The Cottages, and West Acres in general, may not have been notified of this proposal.

We strongly urge you to reconsider this proposal as it would affect us and our family, our home, and the neighborhood we have lived in for several years now. We would also kindly request the City and the owners of the lot to visit the neighborhood and meet with us so we can discuss this proposal to better understand our sentiment.

Thank you and we hope to hear from you soon,

Uoc & Lan Nguyen

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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: C14-2025-0032

Contact: Sherri Sirwaitis, 512-974-3057

Public Hearing: July 1, 2025, Zoning and Platting Commission

CINDY BARRON

Your Name (please print)

13602 CALDWELL DR.

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

C. J. Barron

Signature

6/30/2025

Date

Daytime Telephone (Optional): 512/567-3928

Comments:

SF-6 is not compatible
with our small subdivision
and doesn't comply with
our deed restrictions.
Zoning should be SF-2
like all the other residential
lots in Acres West.

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

City of Austin, Planning Department

Sherri Sirwaitis

P. O. Box 1088, Austin, TX 78767

Or email to:

sherri.sirwaitis@austintexas.gov

PUBLIC HEARING INFORMATION

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.

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

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Case Number: C14-2025-0032

Contact: Sherri Sirwaitis, 512-974-3057

Public Hearing: July 1, 2025, Zoning and Platting Commission

Joe L. Joseph Jr.

Your Name (please print)

13600 Caldwell Dr

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

Joe L. Joseph Jr.

Signature

6/24/2025

Date

Daytime Telephone (Optional):

(512) 442-8467

Comments:

See Attached Letter!

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

City of Austin, Planning Department

Sherri Sirwaitis

P. O. Box 1088, Austin, TX 78767

Or email to:

sherri.sirwaitis@austintexas.gov

Subject: Objection to Proposed Zoning Change (Case Number: [C14-2025-0032I])

Dear Sherri Sirwaitis,

(City of Austin Planning Department)

I am writing to formally express my **strong objection to the proposed zoning change for 13608 Caldwell Dr**, which seeks to rezone the area from I-RR – I - Interim to SF-6 – Townhouse and Condominium Residence district.

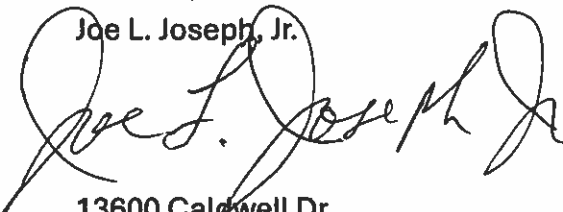
As a resident of 13600 Caldwell Dr., I have serious concerns about the potential impacts this change will have on our community:

1. **Traffic and Infrastructure Strain:** Increased density or commercial activity will inevitably lead to more congestion on roads that are already at capacity. Our infrastructure is not designed to support this level of development.
2. **Loss of Neighborhood Character:** This proposal conflicts with the existing character and intent of our neighborhood. Rezoning could set a precedent for future developments that erode the residential quality of life we've built here.
3. **Safety Impacts:** There is only one way in and out of the neighborhood that presently consists of about 100 households on Caldwell Dr and Lois Lane. Additional construction would increase traffic exiting and entering the area, as well as making it more challenging for emergency vehicles to access the area. Noise and light pollution are also likely to rise.
4. **The entrance** to the Caldwell Dr and Lois Lane residences is further constricted with a medical clinic and a strip veterinary and dental clinic on the corners of Hwy 183 and Caldwell Dr.
5. **Lack of Community Input:** I'm concerned that this change is being considered without sufficient input from residents who will be directly affected. A transparent, community-centered process should be prioritized.

For these reasons, I urge the commission to reject this proposal and preserve the integrity, safety, and stability of our neighborhood. Thank you for your consideration.

Sincerely,

Joe L. Joseph, Jr.



13600 Caldwell Dr
Austin, Texas 78750

[Email: mrj1201@gmail.com]

From: [Ligia Aragon](#)
To: [Sirwaitis, Sherri](#)
Subject: Case Number: C14-2025-0032
Date: Saturday, July 12, 2025 11:55:33 AM

External Email - Exercise Caution

Dear Sherri,

We live in Acres West on 13412 Lois Lane, Austin, Texas 78750. We are writing in regard to the proposed zoning change (Case Number: C14-2025-0032).

We would like to express our strong opposition to the zoning change proposal for Lot 20, Block A, Acres West Subdivision (Case Number: C14-2025-0032). The lot is currently zoned I-RR, which is consistent with our neighborhood. The zoning change request is for SF-6, which would allow condominiums or townhomes.

Our community is a peaceful, family-oriented area, cherished for its quiet streets, low levels of traffic, and a sense of safety and camaraderie among neighbors. The introduction of the proposed zoning changes from I-RR to SF-6 threatens to disrupt this delicate balance. Of particular concern is the inevitable increase in traffic that such a development would bring. Our streets, designed for single family residential use, are ill-equipped to handle the significant surge in vehicles with additional residents, trash, deliveries, etc. This would not only endanger pedestrians—especially children and seniors—but would also make daily commutes and routines more stressful for all.

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

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

In addition, we are in the Edwards Aquifer recharge zone. This is a highly sensitive environmental area for one of our most valuable and scarce resources: water. Any new development would need plans to mitigate and preserve the aquifer. There should be a 25% impervious coverage limit.

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

Thank you.

Ligia & Andres Aragon
13412 Lois Ln
Austin, Tx 78750
915-329-9093

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From: [Lynne Harrison-David](#)
To: [Sirwaitis, Sherri](#)
Subject: Formal Objection to Zoning Case C14-2025-0032
Date: Sunday, July 13, 2025 12:30:07 PM

External Email - Exercise Caution

Subject: Formal Objection to Zoning Case C14-2025-0032

Dear City of Austin Planning Department,

I am writing to formally object to the zoning change application associated with **Zoning Case C14-2025-0032**. As a property owner on Lois Ln, I respectfully request that this application be denied based on the following concerns:

1. Property Identification and Public Notice Issues

There are serious concerns regarding the accuracy and transparency of this application:

- The zoning notice references an incorrect property address and was posted on an unrelated lot.
- This raises questions about the integrity of the public notification process and creates the appearance of bypassing standard review protocols.

Clarification requested:

- Does this application pertain to **Property ID R336303**, legal description: *Acres West, Block A, Lot 20*?
 - Is **13608 Caldwell Dr, Austin, TX** a legally recognized address?
-

2. Emergency Access & Fire Safety Noncompliance

The subdivision currently has only **one point of ingress/egress** onto a high-speed frontage road, which already exceeds safe limits.

- **City of Austin Fire Code** (2021 IFC with amendments):
 - **Section D107.1** restricts single-access subdivisions to **30 homes**. This area already contains over **100 homes**.

Land Development Code 25-4-151 and the Austin Fire Department Wildland-Urban Interface Code further support these limits.

Adding more units to this non-compliant area increases fire risk, delays emergency response, and poses life-safety concerns.

3. Traffic & Emergency Response Risk

- The area is densely wooded, hindering both evacuation and emergency access.
- The nearest fire station lies across **HWY 183 and two frontage roads**, further delaying response times.

Documentation requested:

- Fire Marshal Review
 - Emergency Management Assessment
 - Traffic Impact Analysis
-

4. Environmental Impact

This property lies on the environmentally sensitive **Edwards Aquifer Recharge Zone**, and additional development may further threaten:

- Water quality
- Drainage/flooding patterns
- Aquifer recharge capacity

Please provide copies of the following environmental assessments:

- **GAR (Geological Assessment Report)**
 - **CEF (Critical Environmental Features)**
 - **ERI (Environmental Resource Inventory)**
 - **TCEQ filings**
 - Any other applicable environmental documentation
-

5. Zoning Incompatibility and Deed Restrictions

- Rezoning from **IRR (Interim Rural Residential)** to **Multifamily** use directly

conflicts with the character of the area and its limited access.

- While I understand the City does not enforce private deed restrictions, it should be noted that the original deed for this property **expressly limits** the type of development permitted. This rezoning request would violate those terms.

Conclusion:

For all the reasons listed above—procedural flaws, emergency access violations, environmental risks, and legal deed limitations—I strongly urge the City of Austin to **deny Zoning Case C14-2025-0032**.

Thank you for your time and consideration.

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

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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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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
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 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

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



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'

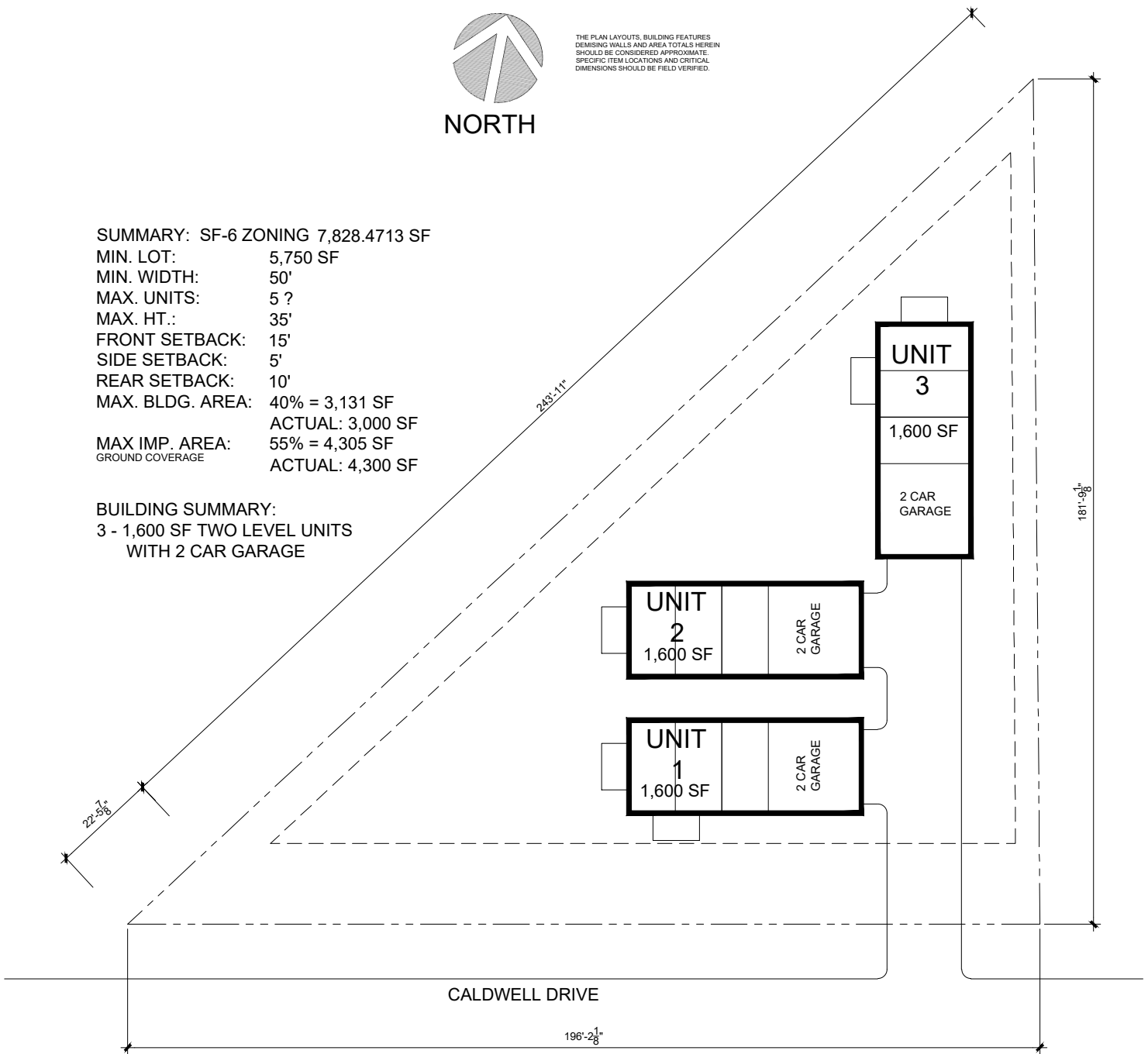
REAR SETBACK: 10'

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

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

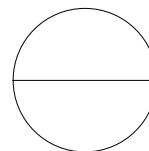
BUILDING SUMMARY:

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**

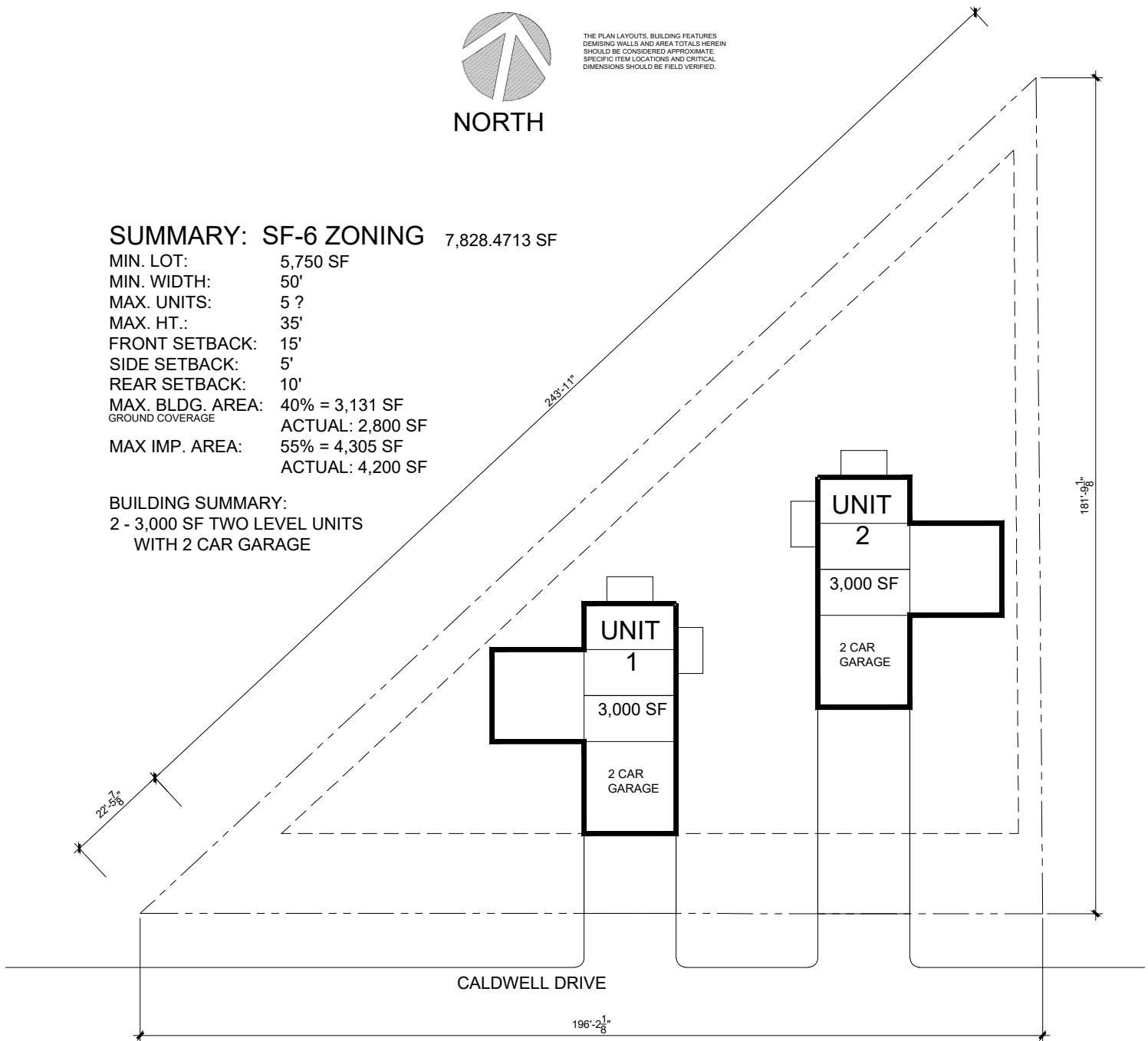


THE PLAN LAYOUTS, BUILDING FEATURES
DEMISING WALLS AND AREA TOTALS HEREIN
SHOULD BE CONSIDERED APPROXIMATE.
SPECIFIC ITEM LOCATIONS AND CRITICAL
DIMENSIONS SHOULD BE FIELD VERIFIED.

SUMMARY: SF-6 ZONING 7,828.4713 SF

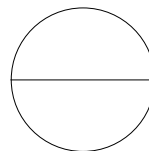
MIN. LOT: 5,750 SF
MIN. WIDTH: 50'
MAX. UNITS: 5 ?
MAX. HT.: 35'
FRONT SETBACK: 15'
SIDE SETBACK: 5'
REAR SETBACK: 10'
MAX. BLDG. AREA: 40% = 3,131 SF
GROUND COVERAGE
ACTUAL: 2,800 SF
MAX IMP. AREA: 55% = 4,305 SF
ACTUAL: 4,200 SF

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