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

CITY COUNCIL ACTION:

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
Site	I-RR	Undeveloped
North	GO-CO	Medical Office (Spicewood Dermatology, Capital Therapy Group, Edward Jones, STA, Inc.)
South	SF-2	Single-Family Residences
East	I-RR, GR-CO	Undeveloped, Medical Office (Firehouse Animal Health Center, Austin Dentistry, Austin Family Orthodontics, Austin Children's Dentistry
West	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-1st, S. Compton-2nd.	2/13/2014: Approved LO-CO zoning on consent on 1st reading (6-0, S. Cole-off dais); B. Spelman-1st, C. Riley-2nd. 5/15/2014: Approved LO-CO zoning, with conditions, on

			consent on 2nd/3rd readings (7-0); B. Spelman-1st, M. Martinez-2nd.
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-1st, S. Compton-2nd.	6/20/13: Approved CS-MU-CO zoning on consent on all 3 readings (7-0); C. Riley-1st, B. Spelman-2nd.
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:

Development Classification	*% of Gross Site Area*	*% of Gross Site Area with Transfers*
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

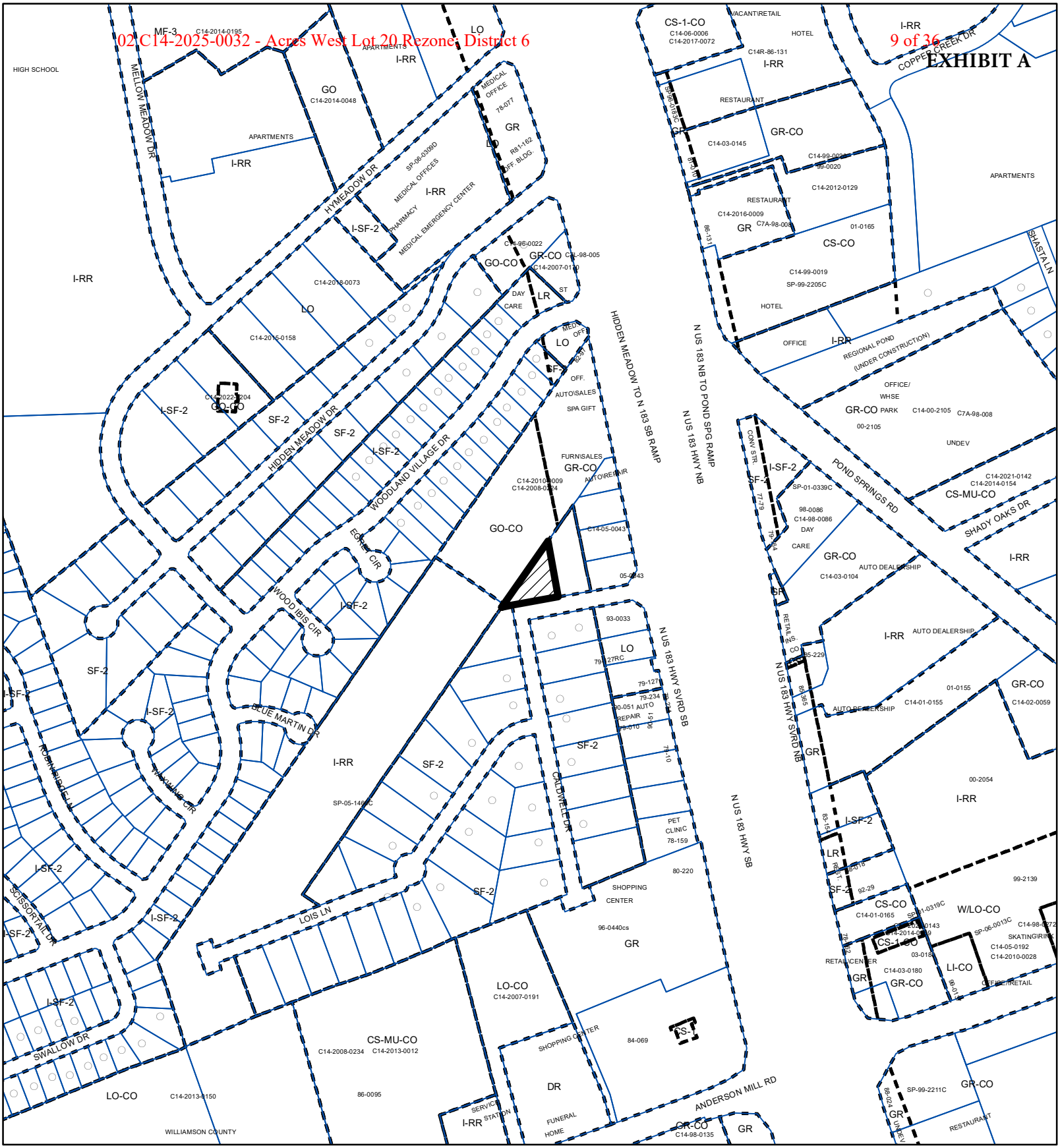
Water Utility

No comments.

INDEX OF EXHIBITS TO FOLLOW

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

EXHIBIT A



ZONING

ZONING CASE#: C14-2025-0032

N

SUBJECT TRACT

PENDING CASE

ZONING BOUNDARY

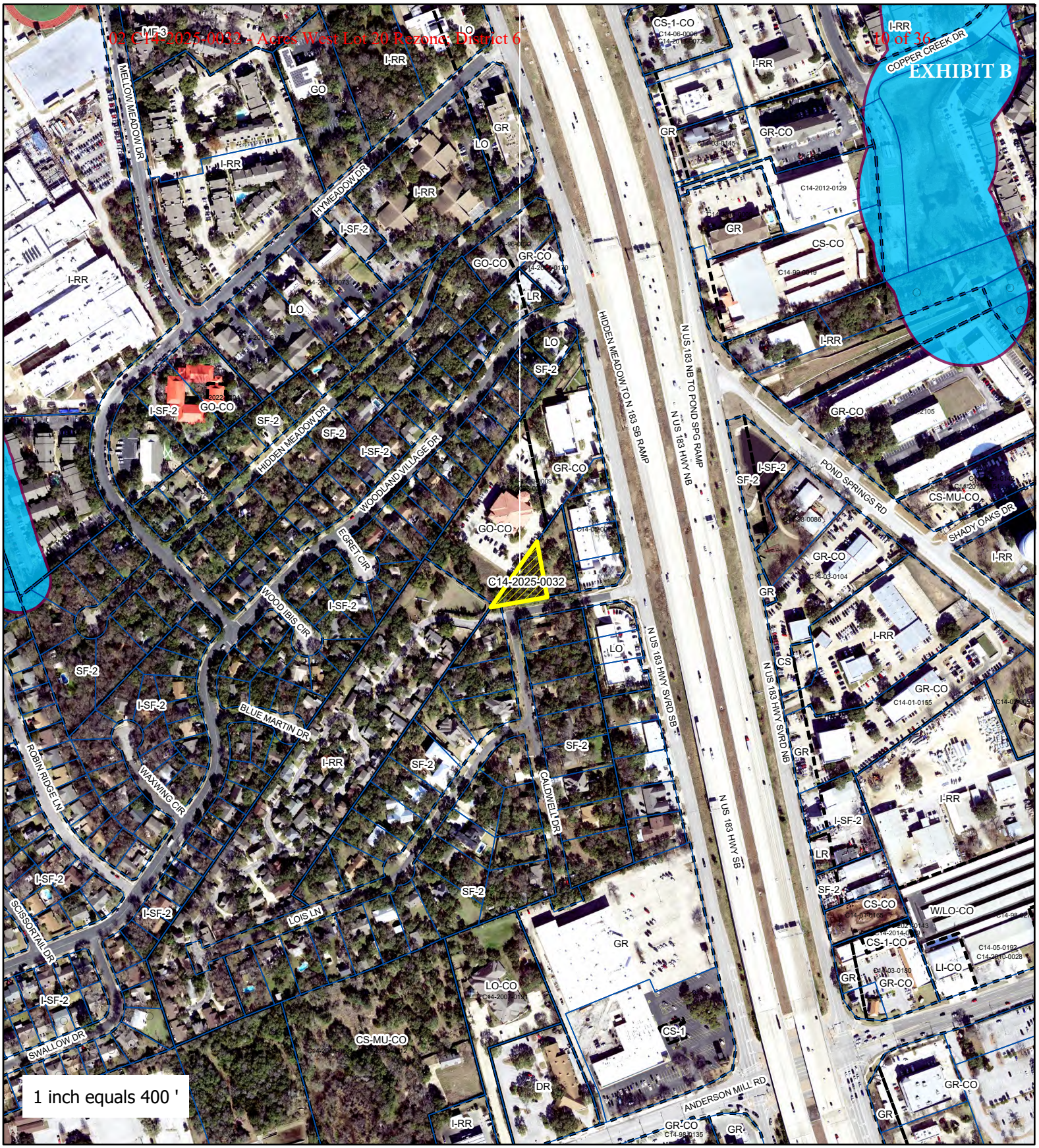
1 " = 400 '

This product is for informational purposes and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey and represents only the approximate relative location of property boundaries.

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

[redacted]

Created: 2/28/2025



Acres West Lot 20 Rezone

N

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

CITY OF AUSTIN FOUNDED 1839

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Created: 2/28/2025

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,

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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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 propsal 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

--

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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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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.

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 and Doug Taborn
13512 Lois Ln
Austin, Tx 78750

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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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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)

☐ I am in favor
☒ I object

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

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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)

☐ **I am in favor**
☒ **I object**

13600 Caldwell Dr
Your address(es) affected by this application (optional)

Joe L Joseph Jr — 6/24/2025
Signature *Date*

Daytime Telephone (Optional): (512) 442-8467

Comments: See Attached Letter 1.

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)

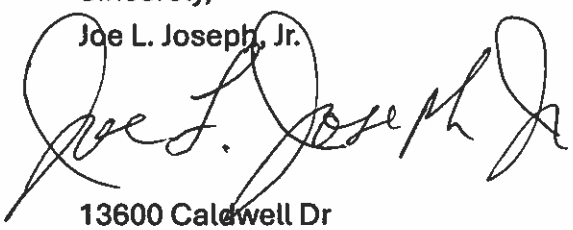
I am writing to formally express my **strong objection to the proposed zoning change for 13608 Caldwell Dr,** which seeks to rezone the area from I-RR – I - Interim to SF-6 – Townhouse and Condominium Residence district.

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.

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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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