

**Clark, Kate**

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**From:** Julie Woods  
**Sent:** Tuesday, August 25, 2020 12:35 PM  
**To:** Clark, Kate; Victoria  
**Subject:** Prather Lane: asking for restrictive covenant limiting to 2 additional units

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Hi, y'all, I see that the Prather Lane project is going to be heard by Council soon. As the sector rep for the South Central Coalition of neighborhood associations (under the umbrella of the ANC), I feel I have a special interest in this project. As you know, there's no neighborhood association associated with this location.

I've spoken to some other folks in the area who agree with me that the location would be well suited for three units (that is, including the present dwelling) as indicated in the supporting documents. We're also in agreement that a more dense arrangement, with four or more, would be too much: parking and traffic are complicated by the presence of the school across the street. As an ARS parent, I can say from experience that the increase in the number of people coming and going or parking on the street would make pickup and dropoff even more difficult and presents a safety issue, given the number of students who walk to school.

I'm hoping it won't be necessary to weigh in against the project at the Council hearing, because my concerns would be remedied by simply having a restrictive covenant attached to the property indicating that future development will be limited to two additional units. (My understanding of SF-5 zoning is that a total of 4 units are possible on this lot; with affordability incentives that might be coming in future under the new development code, that number could possibly go higher.)

As we all know, a written agreement to this limitation wouldn't be enough, since the owner could sell the property and any future owner would be free to build to the maximum under the new zoning.

Thanks for your consideration of this issue! I know we're all committed to balancing creating new housing in Austin with safety concerns for neighborhood school children.

Julie Woods  
SCC Sector Rep

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