

**From:**  
**To:** [Rhoades, Wendy](#)  
**Cc:**  
**Subject:** 7415 Albert rezone request  
**Date:** Tuesday, August 16, 2022 1:05:34 PM

---

\*\*\* External Email - Exercise Caution \*\*\*

The Mathews Lane Neighborhood Association opposes the request for DR to SF3 FOR 7415 Albert rd. MLNA reached out to Ironstone to meet at the property to discuss the request and their plans to build 8 homes on this one acre plot. Karen Fernandez, Eugene Sutton and Carmen King were at the meeting representing MLNA. We said we would support their request for SF3 if a conditional overlay was included that would limit the number of units and any future re-subdivision. The Modrogon's proceeded to question the validity of our neighborhood association and let us know that they would not be limiting unit numbers and were certain the city would approve their request. They stated that the request for SF3 was their gesture towards being good neighbors. When we pointed out that all the surrounding properties were single family homes so SF2 would be the appropriate zoning if they plan to subdivide at a later date, JP Modrogon stated that they knew there was an sf6 zoning close by because they bought the property sight unseen based on that zoning. We then pointed out that the SF6 he referenced was not within our neighborhood subdivision, but was in fact a 42 acre property (Southstone) with conditional overlays and access from Dittmar, not Albert. We referenced our most recent case with Cody Carr who purchased 1501 Damon as an example of what we will support. Mr. Carr bought the property on Damon based on the SF6 zoning at Southstone, but after seeing the neighborhood and meeting with our outreach committee he worked with us to reach an agreement that we could support, SF3 with CO. Mr. Carr is currently constructing a single family home with an ADU that fits in nicely with the character of the neighborhood and all the neighbors are very happy with the project. The Modrogons stated that they knew Mr. Carr, but were not interested in doing the same. I reached out to them again about working with the neighborhood, but received no response till August the 8th.

The Mathews Lane Neighborhood Association is open to working with the applicant, but without their participation can only support a rezone to SF2.

The total lack of infrastructure in the neighborhood does not support the increased density being requested. The roads are narrow, there are no curbs or sidewalks, drainage is managed through expansive pervious cover and bar ditches. It should be noted the neighborhood is not close to a transit corridor. When we asked about parking for all the units they envision they stated that most millennials do not drive. If the plan is to use public transportation then that is a .8 mile walk along dangerous narrow roads with no sidewalks for all of Albert and Mathews to the railroad tracks.

I will send the email correspondence if needed for the file.

Thank you for your help,  
Karen Fernandez  
President MLNA

CAUTION: This email was received at the City of Austin, from an EXTERNAL source. Please use caution when clicking links or opening attachments. If you believe this to be a malicious and/or phishing email, please forward this email to [cybersecurity@austintexas.gov](mailto:cybersecurity@austintexas.gov).