



## 7415 Albert Road SF-3 Rezoning UPDATED SUMMARY by Applicant October 6th, 2022

### Property and area description

- 1 acre, relatively flat without protected trees; currently zoned DR
- Property neglected by previous owner; Albert Rd is a through street in the neighborhood
- Area is comprised of mostly single family houses with some multifamily in the vicinity
- Located about ¼ mile from a very busy CapMetro route, ½ mile from William Cannon Imagine Austin Corridor and close to activity centers
- While DR zoning still prevails, there is substantial precedent of SF-3 rezoning cases in the neighborhood. Several properties were granted SF-3 in the last year, even some on the same street block. Not one SF-3 property in the entire neighborhood has density restrictions
- The proposed new development would bring diversity to the area yet adhere to deed restrictions

### Petition and conversations with neighborhood association

- Several conversations between us and neighbors have been held. Neighbors have voiced their concerns to us, the case manager, ZAP commission and council member Ann Kitchen. We believe their concerns have been addressed through the multiple interactions
- Neighbors seek to limit maximum development to 5 units, equivalent to about 1/3<sup>rd</sup> of what is currently allowed by SF-3 zoning for 1 acre. No other SF-3 property has density restrictions
- For context, there are 2 other properties currently seeking SF-6 rezoning just a few feet away, 3 acres each and proposing over 12 units per acre
- Recent meetings were mediated by council member Kitchen and her office. In the last meeting, attending neighborhood representatives agreed to our proposal of no more than 7 dwelling units with 1 driveway. This is equivalent to 50% of the maximum density allowed for a 1-acre SF-3 subdivided property per current minimum lot size restrictions

### Staff report recommendation

- Staff recommends granting SF-3 based on existing precedent, neighborhood compatibility and consistency with the purpose statement of the district sought

### Conclusion

- The owner/applicant is a small local company of 2 partners with decades of residency in Austin
- We seek nothing extraordinary, only the same consideration granted to similar existing properties and recent rezoning cases
- While we prefer that no restrictions be imposed, we made a proposal of a Conditional Overlay with 7 dwelling units maximum and a shared driveway that council member Kitchen supports
- We are available for questions

Thank you!

*Juan Pablo "JP" Mondragon & Eduardo Alexander*  
*Ironstone Partners, LLC*