

7415 Albert Lane
C14-2022-0056

Prudent Zoning – Prudent Development

Matthews Lane Neighborhood association
October 2022

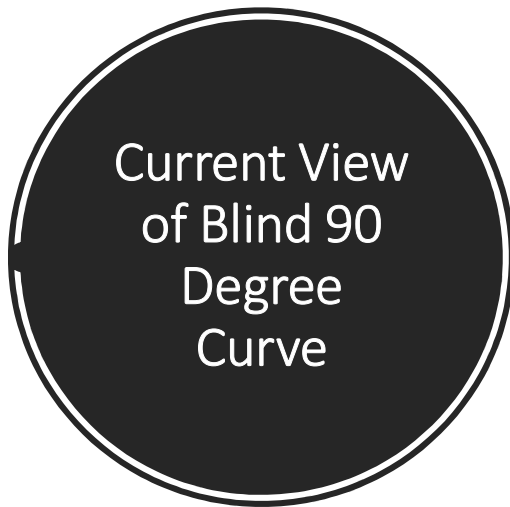
Prudent Zoning – Prudent Development

- MLNA Neighborhood supports the four units with CO on this one acre property that fills in missing middle single family housing.
- Prudent Zoning favors three and four bedroom single family housing that is appropriate for this neighborhood – not two bedroom speculative and unaffordable units.
- Prudent zoning means not giving in to the recent over exuberance of the “housing crises” statements by developers that serve to obliterate Austin’s remaining natural neighborhood environments – one that cannot be brought back due to densification
 - (Appendix C)

Summation of Current Issues

- Albert/Sherwood is a narrow rural road without sidewalks, curbs or drainage. Major public infrastructure investments would be required to support current and planned high density developments.
- Dangerous 90 Degree Blind Curve on rural street without appropriate signage to safely handle future traffic.
 - (Appendix A)
- There are not any affordability components to this project. The Applicant projects selling units starting at half million (500K) and going upwards million dollars (1M).

Appendix A



This is a narrow 1 ½ car with limited sight visibility that is dangerous for family members, cars, cyclists and walkers.



- | | |
|------------------------|-----------|
| 1. Sherwood and Albert | 19 ft. |
| 2. Blind Curve | 30 ft. |
| 3. Albert | 20 ft. 6" |

Appendix B

Example of large
number of
vehicles from
Single
Location/Unit this
past weekend



Situation where high density developments lead to high off street and potential high accident situations.

Appendix C

Current/Future
Planned High
Density
Developments



The number of high density development that lead to reduction in environmentally sensitive spaces.