

From: [Ruth Lauer](#)
To: [Estrada, Nancy](#)
Cc: [Karen Fernandez](#); [jeff dickerson](#); [Carmen King](#)
Subject: Opposition to C14-2022-0110, 7605 Albert Road for 3/21 ZAP
Date: Thursday, March 16, 2023 2:33:28 PM

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Dear Nancy,

Please include the following in the ZAP meeting packet. If you need it in another format please let me know. Thank you.

Ruth Lauer

C14-2022-0110 7605 Albert Rd, 78745

Mark Henson and Thrower Design request a zoning change from DR to SF-6, to build up to 37 units on this 3 acre parcel. I oppose dense development 0.8 miles from amenities and a transit corridor. The project is inconsistent with neighboring lots and the area lacks urban infrastructure.

Albert Road is a narrow rural road with no sidewalks, curbs or cutouts. The area was annexed by the City of Austin in 1984 and, apart from bringing water and sewer to the area, very little has been done to improve the infrastructure. The area retains its rural character and attracts walkers and bicyclists who appreciate the trees and wildlife. Pluvial flooding is a problem. The City's response is to dig trenches alongside the road, making use of shoulder for walking or parking impossible.

This property is not close to a transit corridor or neighborhood amenities. According to Google maps distances from 7605 Albert Rd (not counting the 75' setback) are: 1.2 miles to South 1st Street; 0.8 miles to William Cannon; 0.7 to the closest bus stop on Menchaca Road; and 0.9 to Sprouts on William Cannon and Menchaca. Because many of these narrow routes lack sidewalks, pedestrians and bicycles compete with vehicles for road space. At the November 2022 Council meeting, (former) Council Member Ann Kitchen specifically spoke about the need for safe roadways and water management in this area. However, there are no funds identified to make this happen.

The Matthews Lane Neighborhood Association (I serve as secretary) reaches out to new owners and investors to discuss plans and share our knowledge of the area in a non-adversarial manner. We are not opposed to change and understand that Austin needs housing. However, increasingly we see firms buying because of the return they can provide their investors, with no consideration of whether this really meets our need for affordable housing or whether it is consistent with Imagine Austin. By approving dense housing this far from a transit corridor the City would be colluding with investors and contravening its stated goals.

The Planning and Zoning staff and commission should also be aware that there are numerous developments coming online in the one-square mile MLNA area. The Southstone development at

1300 Dittmar will provide over 300 units, including duplexes; 7 units will be built at 7415 Albert Road; 37 units were requested at 7606 Albert Road (application postponed indefinitely); 37 units are requested at 7306 Albert; and 1501 Damon has 2 new homes. All of this has already increased wear and tear, and traffic, on local streets with no investment in sidewalks, drainage or other infrastructure needs.

SF-6 also falls outside of any current local zoning and is unwarranted given the rapidly expanding housing being built at Southstone where appropriate access and accommodations exist. The lots surrounding 7605 Albert Rd are zoned DR to reflect the original rural character of the area. Just east of Albert, the land is generally zoned SF-2 with homes built in the 1950s. SF-6 zoning and dense development of 12 homes per acre is inconsistent with neighboring properties, and would require the City to make large investments in utility improvements, pedestrian safety, roads and drainage.

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