

7605 Albert Lane Zoning Opposition

C14-2022-0110 – 7605 Albert Rd Rezoning - 37 Homes (SF6)

Prudent Zoning – Prudent Development

Matthews Lane Neighborhood association
March 2023

Insufficient Traffic and Infrastructure Support

Current View
of Blind 90
Degree
Curve

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" |

Current Issues

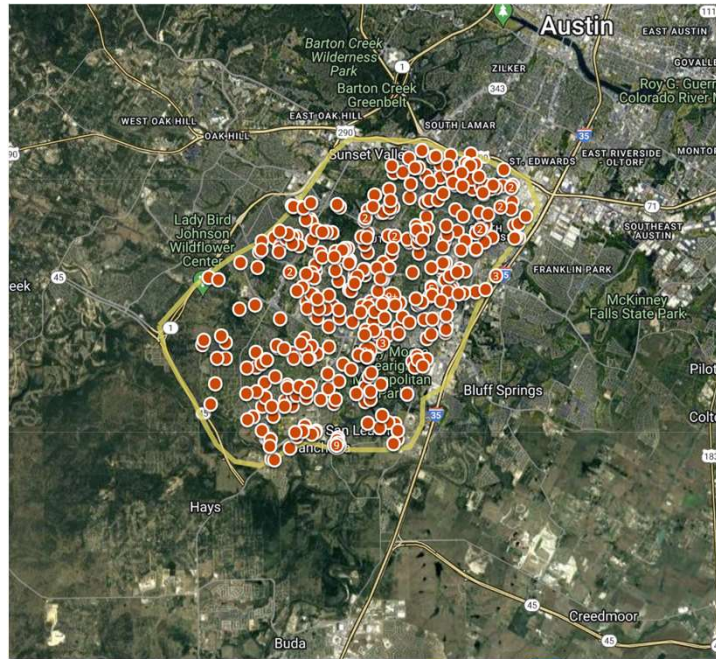
- Albert Rd. is classed field as low residential collector road, one not designed to handle high density developments.
- There is a dangerous 90 turn without any lights, signs or other common safety mechanisms such as traffic calming and roundabouts.
- There has not been any infrastructure improvements, for roads, stormwater, drainage, and water pressure systems.
- This site is not close to any major transportation that would run north/south. It is 3/4 of a mile from a east west bus transit corridor

Summation

- There are no affordable components listed for this project.
 - It only fulfills 2 Yes categories for the Imagine Austin Decision Guidelines
- There are no funds in the 2023 capital budget for the area listed – merely stated feasibility studies.
- There is no timeline for the capital improvements for the staff suggestion “Additionally, staff will assess the feasibility of straightening this intersection to so that the C14-2022-0110 Page 8 streets meet perpendicularly.
- Addition of driveway with added development on 7500 Wynne will lead to increase in traffic and pedestrian issues.
 - “Please note an additional driveway for 7605 Albert Road,”

190 + Homes For Sale

March 20, 2023



Developments In Progress



March 20, 2023

7900 Congress Avenue	-	1200 Multi Family Units
5900 Congress Avenue		285 Apartment Units
7731 Menchaca Road		312 Apartment Units
8401 South First		290 Apartment Units
1300 W. Dittmar		232 Units
9001 W. Dittmar		20 Units
1609 Matthews		10 Units
7601 Cooper Lane		30 Units
7507 Cooper Lan		98 Units

Increase of		2,477 Units
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Current Nieghborhood Layout



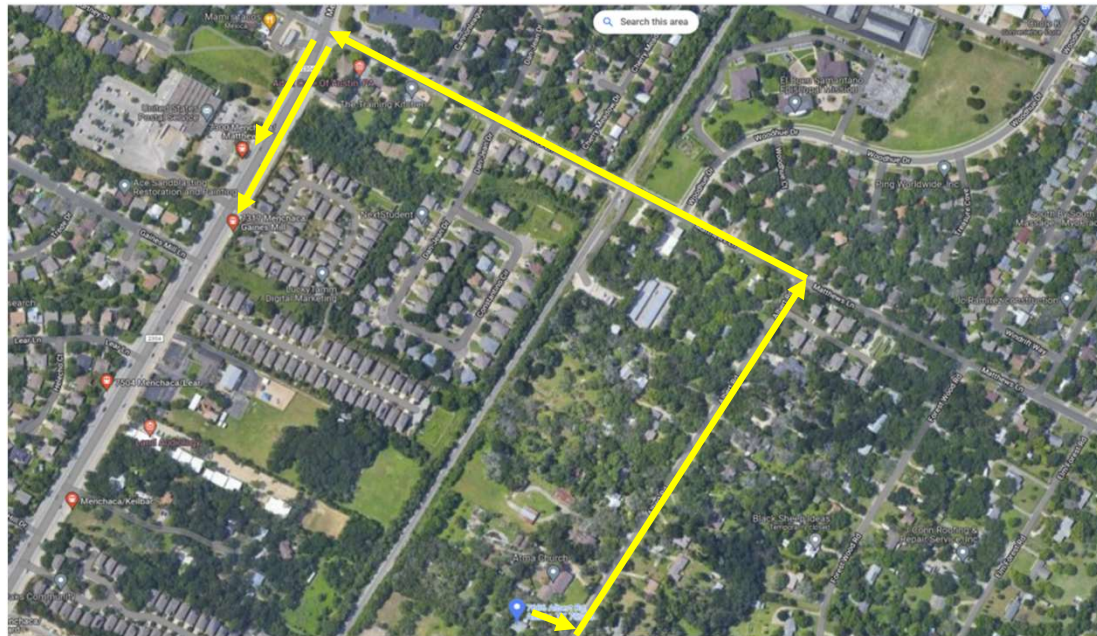
February 6, 2023

Zoning Type Lots	Counts
DR	29
MH	100
SF1	2
SF2	109
SF2-CO	3
SF3	15
SF3-CO	2
SF5-CO	1

Nearest transportation is actually .8 Miles

**Not Less than ¼ mile per applicants egregious misstatement in
Cover Letter Dated 06-09-2022**

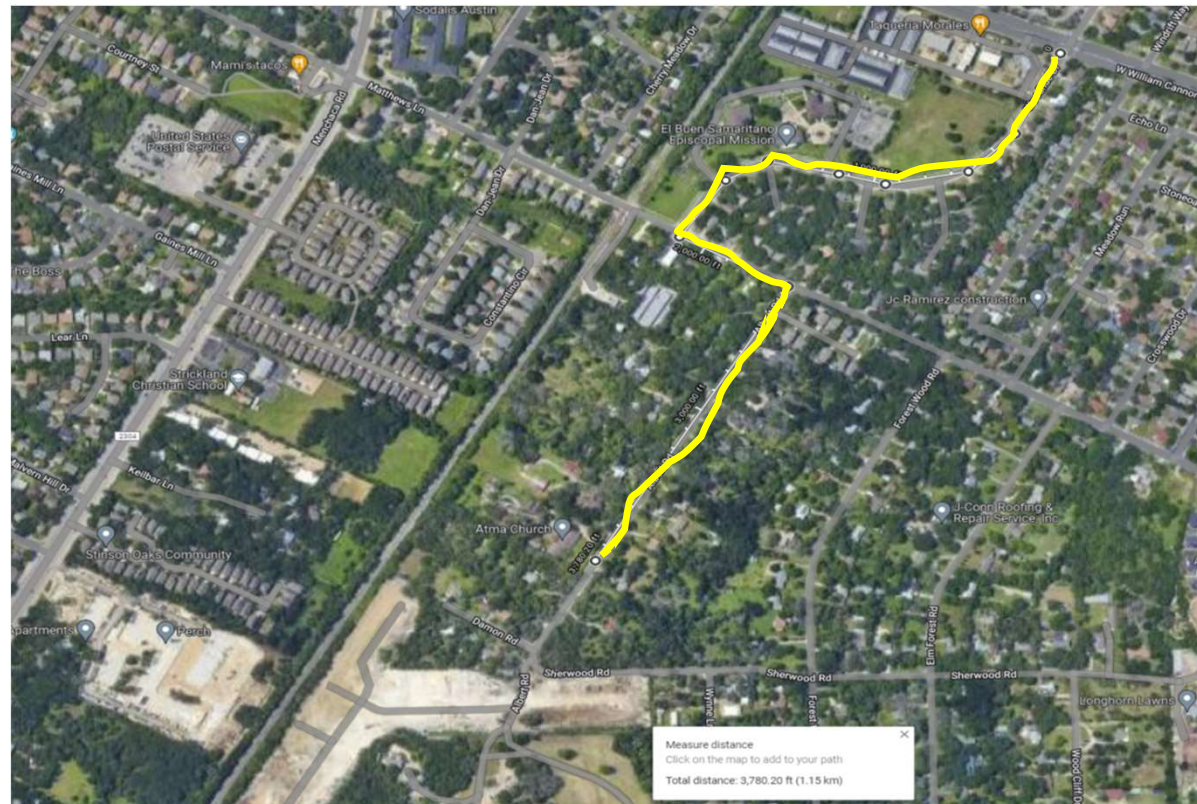
Transportation
from
proposed site



Nearest Imagine Austin Corridor is .70 miles

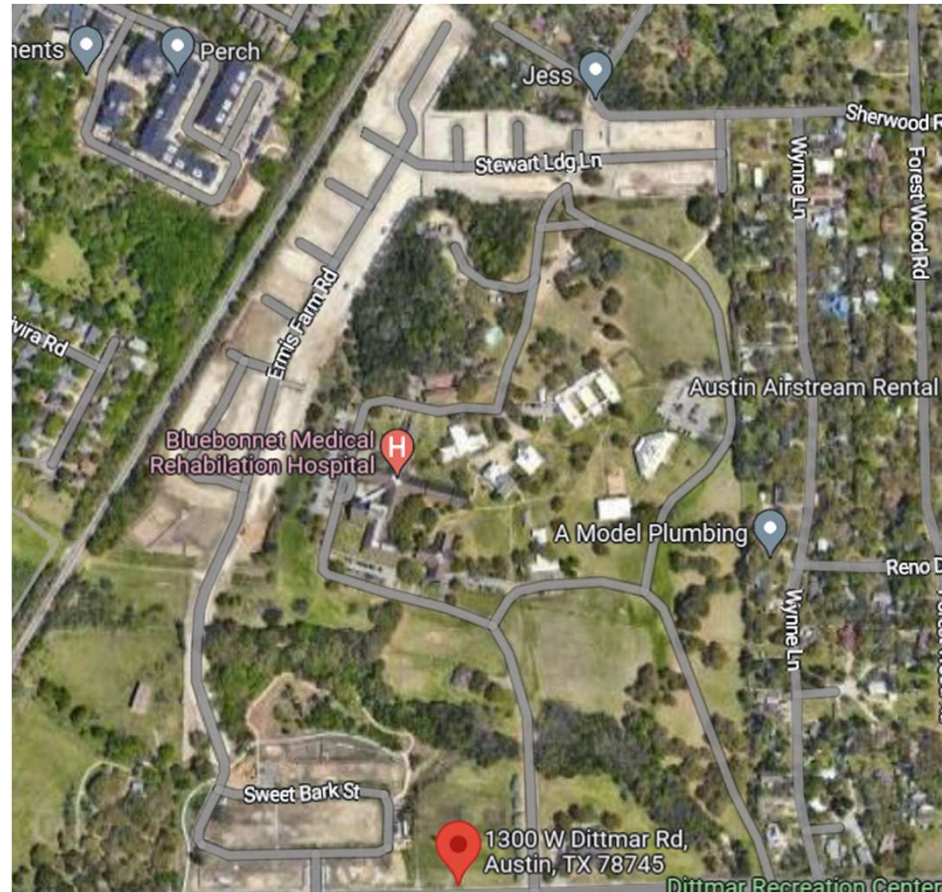
**Not Less than ~ .5 miles as stated in applicant's Cover Letter
Dated 06-09-2022**

Image Austin
Corridor from
proposed site



Environmental Destruction – W Dittmar

W Dittmar
Environment
Ruin



Current flooding remediation processes nearby

Every time Council or ZAP requires developers to contain flooding the net effect it to actually reduce housing due to inability to property plan and budget for the required infrastructure.

