ZONING CHANGE REVIEW SHEET

CASE: C14-2022-0110 – 7605 Albert Rd Rezoning DISTRICT: 5

ZONING FROM: DR TO: SF-6

ADDRESS: 7605 Albert Road SITE AREA: 3.108 acre

PROPERTY OWNER: Mark Hensen

APPLICANT: Thrower Design (Ron Thrower)

CASE MANAGER: Nancy Estrada (512-974-7617, nancy.estrada@austintexas.gov)

STAFF RECOMMENDATION:

The Staff recommendation is to grant townhouse and condominium residence (SF-6) district zoning. *The basis of Staff's recommendation is provided on page 2.*

ZONING AND PLATTING COMMISSION ACTION / RECOMMENDATION:

March 21, 2023: ***APPROVED SF-6-CO DISTRICT ZONING WITH THE CONDITIONAL OVERLAY LIMITING THE NUMBER OF UNITS TO NINE (9) PER ACRE.***

[R. JOHNSON; D. FOUTS – 2ND] (7-2) J. KIOLBASSA; B. GREENBERG – NAY

February 21, 2023: Approved a staff postponement request to *March 21, 2023*

[H. SMITH; A. DENKLER – 2ND] (10-0) C. THOMPSON – ABSTAINED

February 7, 2023: Approved a staff postponement request to *February 21, 2023*

[H. SMITH; A. DENKLER – 2ND] (8-0) C. ACOSTA – OFF THE DAIS; S. BOONE – ABSENT; ONE VACANCY ON THE DAIS

CITY COUNCIL ACTION:

May 4, 2023:

ORDINANCE NUMBER:

ISSUES:

Signatures of adjacent property owners have been submitted in response to the above-referenced rezoning case, opposing a rezoning of the property to anything other than SF-2, single family residence-standard lot. The petition includes 20.12% of eligible signatures and meets the 20% threshold for a valid petition. Petition materials and comment response forms are located at the end of the Staff report.

CASE MANAGER COMMENTS:

The subject rezoning area is located on the corner of Albert Road and Sherwood Road on a 416-foot wide unplatted tract, contains a single-family residence and is zoned development reserve (DR) district. Albert Road turns into Sherwood Road which continues east and is a through street in the neighborhood. A private driveway serves the rehabilitation hospital use to the south and there is a chain link fence across the driveway intended to prevent southbound traffic on Albert and Sherwood from accessing the hospital use to the south. There are single family residences on large tracts to the north and west that have frontage on Albert Road (DR), a single family residential subdivision to the east (SF-2), a condominium development is under construction to the south which takes its primary access to Dittmar Road which is further south (SF-6-CO). ***Please refer to Exhibits A (Zoning Map) and A-1 (Aerial Exhibit).***

The Applicant has requested the townhouse and condominium residence (SF-6) district zoning in order to provide future residential units. The SF-6 district allows for moderate density single family, duplex, two-family, townhouse and condominium use.

Again, since the subject tract has frontage on two streets, Albert Road, and Sherwood Lane, there remains an opportunity for access to be obtained from both streets under certain conditions and is a contributing factor for Staff's support of the rezoning. Other basis of recommendations are listed below.

BASIS OF RECOMMENDATION:

1. *The proposed zoning should be consistent with the purpose statement of the district sought.*

The townhouse and condominium residence (SF-6) district is intended as an area for moderate density single family, duplex, two-family, townhouse and condominium use on a lot that is a minimum of 5,750 square feet. This district is appropriate in select areas where SF-6 can serve as a transition area to single-family residential.

2. *Zoning changes should promote compatibility with adjacent and nearby uses.*

SF-6 zoning is consistent with the property directly to the south. As indicated in the purpose statement of the district, SF-6 can be a transition to single-family residential making it an appropriate and compatible use.

EXISTING ZONING AND LAND USES:

	ZONING	LAND USES
Site	DR	One single family residence (vacant)
North	DR; SF-3; SF-1	Single family residences on large lots and tracts
South	SF-6-CO	Single family residences; Under construction Condominiums

East	SF-2	Single family residences in the Elmwood Estates subdivision
West	DR; SF-3	Single family residences and outbuildings on large tracts

NEIGHBORHOOD PLANNING AREA: Not Applicable TIA: Is not required

WATERSHEDS: Williamson Creek; South Boggy Creek – Suburban

CAPITOL VIEW CORRIDOR: No SCENIC ROADWAY: No

SCHOOLS: Casey Elementary School Bedichek Middle School Akins High School

COMMUNITY REGISTRY LIST:

39 – Matthews Lane Neighborhood Association 511 – Austin Neighborhoods Council
627 – Onion Creek Homeowners Association 742 – Austin Independent School District
1228 – Sierra Club, Austin Regional Group 1363 – SEL Texas
1424 – Preservation Austin
1429 – Go!Austin/Vamos!/Austin-78745 1530 – Friends of Austin Neighborhoods
1531 – South Austin Neighborhood Alliance (SANA)
1550 – Homeless Neighborhood Association
1616 – Neighborhood Empowerment Foundation 1774 – Austin Lost and Found Pets

AREA CASE HISTORIES:

NUMBER	REQUEST	COMMISSION	CITY COUNCIL
C14-2022-0006 – 7500 Wynne Lane	MH to SF-3	To be scheduled	Pending
C14-2022-0100 – 7606 Albert Rd	DR to SF-6	To be scheduled	Pending
C14-2007-0184	DR to SF-2	To Grant	Apvd (11-29-2007).
C14-2022-0056 – 7415 Albert Rd	DR to SF-3	To Grant SF-3-CO	Apvd SF-3-CO w/CO limited to 7 dwelling units & single shared driveway cut (10-13-2022).
C14-2022-0004 – 1501 Damon Rd	DR to SF-3	To Grant SF-3	Apvd SF-3-CO w/CO prohibiting duplex (4-7-2022).
C14-2021-0035 – McLaurin Rezone – 1512 Damon Rd	DR to SF-3	To Grant	Apvd (6-10-2021).
C14-2021-0060 –	DR to SF-3	To Grant	Apvd (8-26-2021).

Albert Road Rezone – 7401 and 7407 Albert Rd			
C14-2012-0042 – 1300 W. Dittmar Road Rezoning	SF-6-CO to SF-6-CO to remove the CO that limits height for a building or structure to 20’	To Grant	Apvd (8-2-2012).
C14-05-0091 – Lelah’s Crossing – 1300 W. Dittmar Rd.	DR; GO to MF-1	To Grant SF-6-CO with a density limitation of 6 u.p.a. and height limit of 20 feet; Restrictive Covenant for the Neighborhood Traffic Analysis	Apvd SF-6-CO with a Restrictive Covenant for the Neighborhood Traffic Analysis, as ZAP recommended (4-27-2006).
C14-85-055 (RCA) – Lelah’s Crossing – 1300 W. Dittmar Rd.	To amend the Restrictive Covenant to delete the rollback provision to RR, rural residence	To Grant	Apvd (4-27-2006).

RELATED CASES:

This is a 3.07 acre tract of land out of the William Cannon League (ABS 6 SUR 19 CANNON W) described by metes and bounds.

There are no subdivision or site plan cases on the subject property.

EXISTING STREET CHARACTERISTICS:

Name	ASMP Classification	ASMP Required ROW	Existing ROW	Existing Pavement	Sidewalks	Bicycle Route	Capital Metro (within ¼ mile)
Albert Road	Level 1	64’	50’	22’	No	N/A	No
Sherwood Road	Level 1	64’	54’	20’	No	N/A	No

ADDITIONAL STAFF COMMENTS:

Inclusive Planning
Project Name and Proposed Use: 7605 ALBERT RD. C14-2022-0110.
3.108 acres from DR to SF-6. 37 condos/townhouses.

Yes	Imagine Austin Decision Guidelines
	Compact and Connected Measures
	Imagine Austin Growth Concept Map: Located close to, within or adjacent to an Imagine Austin Activity Center, Imagine Austin Activity Corridor, or Imagine Austin Job Center as identified on the Growth Concept Map. **Name(s) of Activity Center/Activity Corridor/Job Center:**
	Mobility and Public Transit: Located within 0.25 miles of public transit stop and/or light rail station.
	Mobility and Bike/Ped Access: Adjoins a public sidewalk, shared path, and/or bike lane.
	Connectivity, Good and Services, Employment: Provides or is located within 0.50 miles to goods and services, and/or employment center.
	Connectivity and Food Access: Provides or is located within 0.50 miles of a grocery store/farmers market.
	Connectivity and Education: Is located within 0.50 miles from a public school or university.
	Connectivity and Healthy Living: Provides or is located within 0.50 miles from a recreational area, park and/or walking trail.
Y	**Connectivity and Health**: Provides or is located within 0.50 miles of health facility (ex: hospital, urgent care, doctor's office, drugstore clinic, specialized outpatient care.)
	Housing Affordability: Provides a minimum of 10% of units for workforce housing (80% MFI or less) and/or fee in lieu for affordable house.
Y	**Housing Choice**: Expands the number of units and housing choice that suits a variety of household sizes, incomes, and lifestyle needs of a diverse population (ex: apartments, triplex, granny flat, live/work units, cottage homes, and townhomes) in support of Imagine Austin and the Strategic Housing Blueprint.
	Mixed Use: Provides mixed use development (minimum 10% residential and 10% non-residential floor area).
	Culture and Creative Economy: Provides or is located within 0.50 miles of a cultural resource (ex: library, theater, museum, cultural center).
2	**Total Number of "Yes's"**

Drainage

The developer is required to submit a pre- and post-development drainage analysis at the subdivision and site plan stage of the development process. The City's Land Development Code and Drainage Criteria Manual require that the Applicant demonstrate through engineering analysis that the proposed development will have no identifiable adverse impact on surrounding properties.

Environmental

The site is not located over the Edwards Aquifer Recharge Zone. The site is in the Williamson Creek and the South Boggy Creek Watersheds of the Colorado River Basin, which are classified as a Suburban Watershed by Chapter 25-8 of the City's Land Development Code. The site is in the Desired Development Zone.

Under current watershed regulations, development or redevelopment on this site will be subject to the following impervious cover limits:

Development Classification	*% of Gross Site Area*	*% of Gross Site Area with Transfers*
Single-Family (minimum lot size 5750 sq. ft.)	50%	60%
Other Single-Family or Duplex	55%	60%
Multifamily	60%	70%
Commercial	80%	90%

According to floodplain maps there is no floodplain within or adjacent to the project location.

Standard landscaping and tree protection will be required in accordance with LDC 25-2 and 25-8 for all development and/or redevelopment.

At this time, site specific information is unavailable regarding vegetation, areas of steep slope, or other environmental features such as bluffs, springs, canyon rimrock, caves, sinkholes, and wetlands.

Under current watershed regulations, development or redevelopment requires water quality control with increased capture volume and control of the 2-year storm on site.

At this time, no information has been provided as to whether this property has any preexisting approvals that preempt current water quality or Code requirements.

Impervious Cover

The maximum impervious cover allowed by the *SF-6* zoning district would be 55%, which is based on the more restrictive zoning regulations.

PARD – Planning & Design Review

Parkland dedication will be required for the new applicable uses proposed by this development, single family with SF-6 zoning, at the time of subdivision or site plan, per City Code § 25-1-601. Whether the requirement shall be met with fees in-lieu or dedicated land will be determined using the criteria in City Code Title 25, Article 14, as amended. Should fees in-lieu be required, those fees shall be used toward park investments in the form of land

acquisition and/or park amenities within the surrounding area, per the Parkland Dedication Operating Procedures § 14.3.11 and City Code § 25-1-607 (B)(1) & (2).

If the Applicant wishes to discuss parkland dedication requirements in advance of site plan or subdivision applications, please contact this reviewer: thomas.rowlinson@austintexas.gov. At the applicant's request, PARD can provide an early determination of whether fees in-lieu of land will be allowed.

Site Plan and Compatibility Standards

Site plans will be required for any new development other than single-family, two-family or duplex residential.

Any development which occurs in an SF-6 or less restrictive zoning district which is located 540-feet or less from property in an SF-5 or more restrictive zoning district will be subject to compatibility development regulations. The site is subject to compatibility standards due to the adjacent SF-2 district to the east.

Any new development is subject to Subchapter E. Design Standards and Mixed Use. Additional comments will be made when the site plan is submitted.

This tract is already developed and the proposed zoning change is a footprint within the existing development. The applicant is responsible for requesting relocation and demolition permits once the site plan is approved. The City Historic Preservation Officer will review all proposed building demolitions and relocations prior to site plan approval. If a building meets city historic criteria, the Historic Landmark Commission may initiate a historic zoning case on the property.

Austin Transportation Department – Engineering Review

The Austin Strategic Mobility Plan (ASMP) calls for 64 feet of right-of-way for Albert Road. It is recommended that 32 feet of right-of-way from the existing centerline should be dedicated for Albert Road according to the Transportation Plan with the first subdivision or site plan application. [LDC 25-6-51 and 25-6-55].

The Austin Strategic Mobility Plan (ASMP) calls for 64 feet of right-of-way for Sherwood Road. It is recommended that 32 feet of right-of-way from the existing centerline should be dedicated for Sherwood Road according to the Transportation Plan with the first subdivision or site plan application. [LDC 25-6-51 and 25-6-55].
The adjacent street characteristics table is provided below:

Sites along Albert Road will have to comply with the City's sidewalk design criteria and meet minimum pavement width standards along their frontage. Signage and striping at and near the intersection of Albert Road and Sherwood Road will be further evaluated with the intention to manage speed, clearly direct traffic, and alert vehicles to the intersection. Additionally, staff will assess the feasibility of straightening this intersection to so that the

streets meet perpendicularly. Please note an additional driveway for 7605 Albert Road, should it be requested, would have to be on Sherwood and aligned with Alibi Drive.

Austin Water Utility

The landowner intends to serve the site with City of Austin water and wastewater utilities. The landowner, at own expense, will be responsible for providing any water and wastewater utility improvements, offsite main extensions, utility relocations and or abandonments required by the land use. The water and wastewater utility plan must be reviewed and approved by Austin Water for compliance with City criteria and suitability for operation and maintenance.

Based on current public infrastructure configurations, it appears that service extension requests (SER) will be required to provide service to this lot. For more information pertaining to the Service Extension Request process and submittal requirements contact the Austin Water SER team at ser@austintexas.gov.

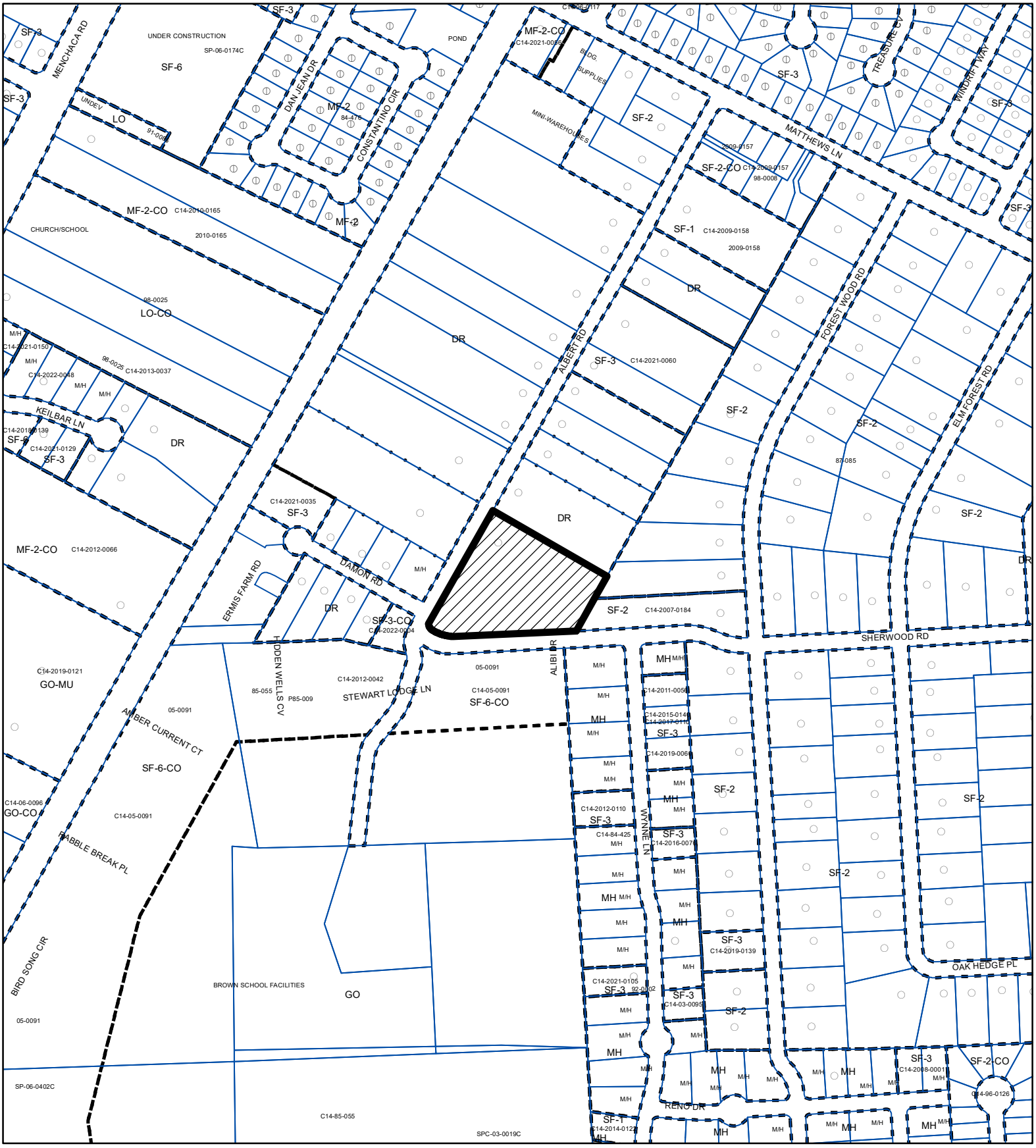
The landowner must pay the City inspection fee with the utility construction. The landowner must pay the tap and impact fee once the landowner makes an application for a City of Austin water and wastewater utility tap permit.

INDEX OF EXHIBITS AND ATTACHMENTS TO FOLLOW:

A: Zoning Map
A-1: Aerial Map

Petition Information

Correspondence Received



N

SUBJECT TRACT

PENDING CASE

ZONING BOUNDARY

ZONING

Exhibit A

ZONING CASE#: C14-2022-0110

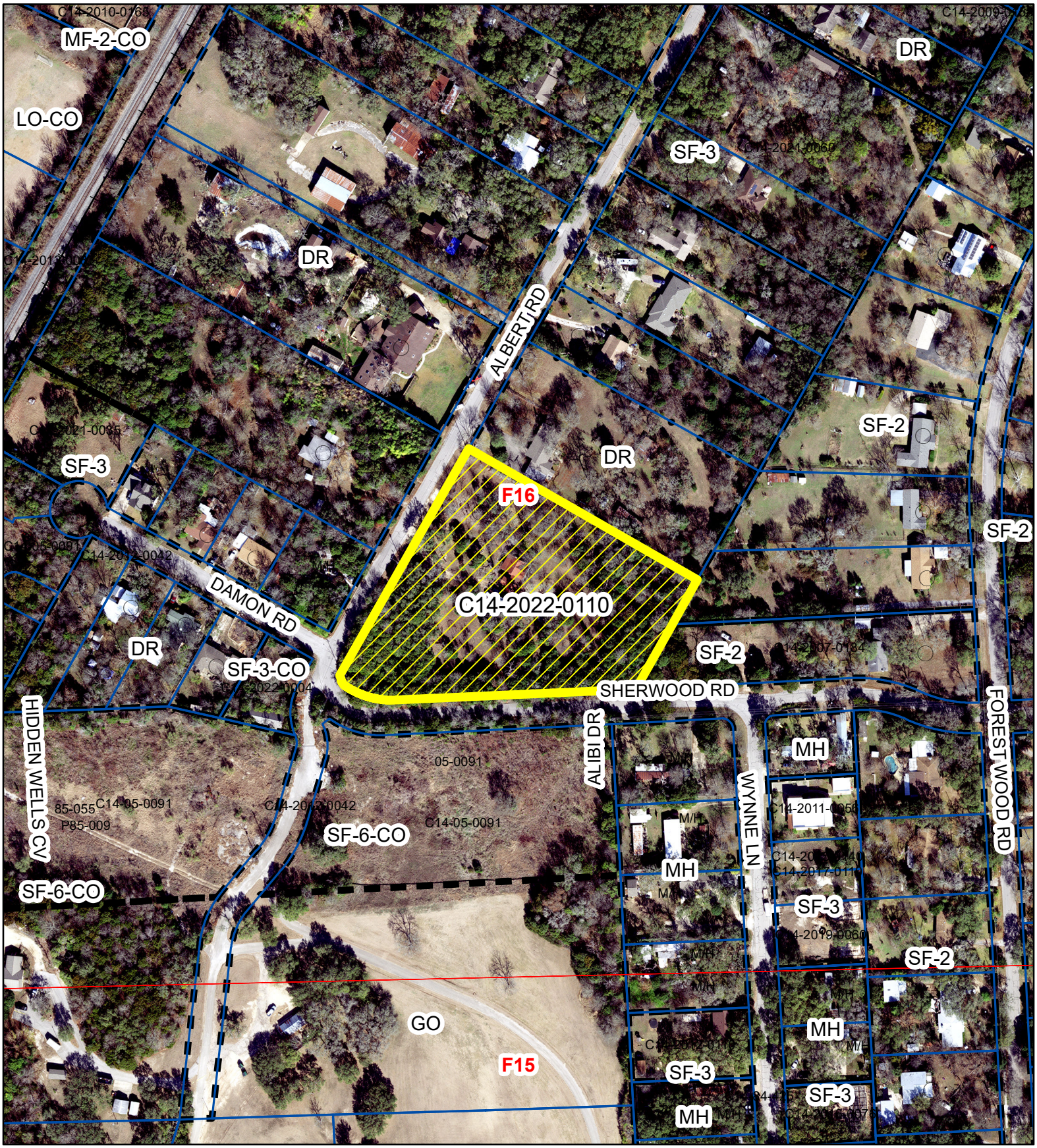
1 " = 400 '

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CITY OF AUSTIN FOUNDED 1839

Created: 8/19/2022



7605 Albert Road

Exhibit A - 1

N

1 " = 200 '

SUBJECT TRACT

ZONING BOUNDARY

PENDING CASE

CREEK BUFFER

ZONING CASE#:	C14-2022-0110
LOCATION:	7605 Albert Rd & 7612 Sherwood Rd
SUBJECT AREA:	3.108 Acres
GRID:	F16
MANAGER:	Wendy Rhoades

This product has been produced by the Housing and Planning Department for the sole purpose of geographic reference. No warranty is made by the City of Austin regarding specific accuracy or completeness.

Created: 9/1/2022
by: MeeksS

PETITION

Date: October 24, 2022
File Number: C14-2022-0110

Address of Rezoning Request: 7605 Albert Road, 78745

To: Austin City Council

We, the undersigned owners of property affected by the requested zoning change described in the referenced file, do hereby protest against any change of the Land Development Code which would zone the property to any classification other than SF-2.

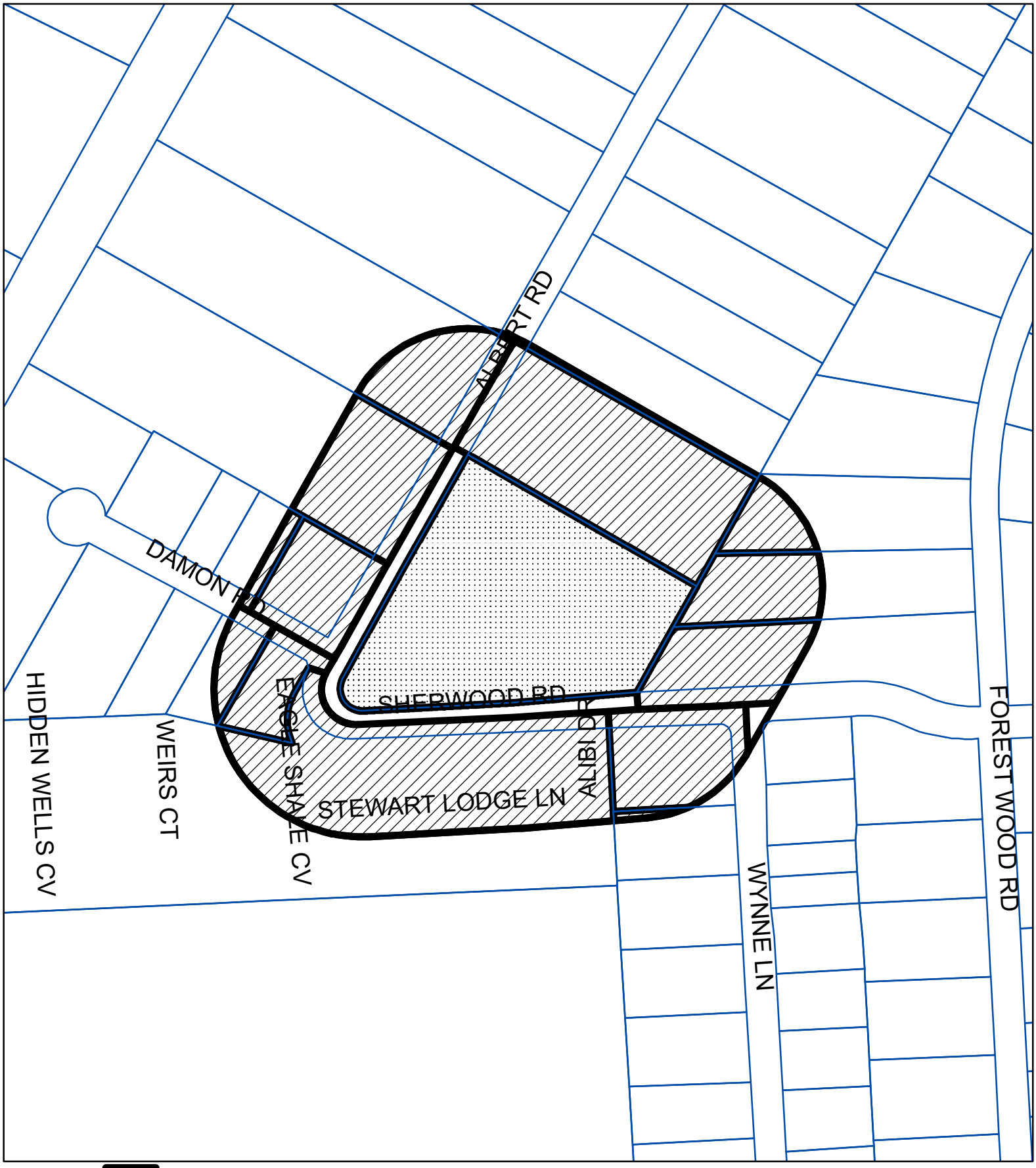
(STATE REASONS FOR YOUR PROTEST)

Mark Henson requests a zoning change from DR to SF-6, and would like to build up to 37 units on this 3.07 acre parcel. The signatories and Matthews Lane Neighborhood Association oppose dense development 0.7 miles from amenities and a transit corridor. The project is inconsistent with neighboring lots and the area lacks urban infrastructure. The lot has heritage trees that need to be built around. We support SF-2 zoning with up to 12 two story units.

(PLEASE USE BLACK INK WHEN SIGNING PETITION)

Signature	Printed Name	Address
Billie Green	Billie Green	7511 Albert Road
Annie R Green	Annie Green	7511 Albert Road

Date: 10/24/22 Contact Name: Karen Fernandez Phone: 512-739-1684



N

BUFFER

PROPERTY_OWNER

SUBJECT_TRACT

PETITION

Case#: C14-2022-0110

This product is for informational purposes and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey and represents only the approximate relative location of property boundaries.

1 " = 200 '

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CITY OF AUSTIN FOUNDED 1839

Case Number:

C14-2022-0110

PETITION

Date: 3/14/2023

Total Square Footage of Buffer: 430729.0671

Percentage of Square Footage Owned by Petitioners Within Buffer: 20.12%

Calculation: The total square footage is calculated by taking the sum of the area of all TCAD Parcels with valid signatures including one-half of the adjacent right-of-way that fall within 200 feet of the subject tract. Parcels that do not fall within the 200 foot buffer are not used for calculation. When a parcel intersects the edge of the buffer, only the portion of the parcel that falls within the buffer is used. The area of the buffer does not include the subject tract.

TCAD ID	Address	Owner	Signature	Petition Area	Precent
0422130106	7606 ALBERT RD 78745	ALBERT ROAD HORIZONTAL INVESTORS LP	no	36794.06	0.00%
0422130212	7404 FOREST WOOD RD 78745	BIG PAWS CONSTRUCTION LLC - SERIES	no	22327.37	0.00%
0422130213	7406 FOREST WOOD RD 78745	BLACKMAN JOHN SAMUEL & LESLIE A	no	29984.80	0.00%
0422150302	1504 DAMON RD 78745	CANTU LEE G & MARIA LOUISA	no	3566.16	0.00%
0422150309	1501 DAMON RD 78745	CAPITAL RIVER GROUP LLC - SERIES 16	no	15495.91	0.00%
0422130501	7500 WYNNE LN 78745	CONNER JON	no	31388.08	0.00%
0422150308	1503 DAMON RD AUSTIN 78745	DAVIS PATRICIA WATTS	no	8426.47	0.00%
0422130202	7511 ALBERT RD AUSTIN 78745	GREEN BILLIE & ANNIE	yes	86664.42	20.12%
0422130203	7415 ALBERT RD 78745	IRONSTONE PARTNERS LLC	no	1992.85	0.00%
0422150301	1500 DAMON RD 78745	KITWIT TRUST THE	no	26540.55	0.00%
0422130211	7402 FOREST WOOD RD 78745	LAMBERT MONICA	no	11314.72	0.00%
0422130105	7412 ALBERT RD 78745	LOGUE INC	no	26866.44	0.00%
0422130502	7502 WYNNE LN AUSTIN 78745	RODGERS BILLY W	no	1286.49	0.00%
0422130104	7410 ALBERT RD AUSTIN 78745	WEST JOHN RANDOLPH & ELIZABETH BERTIN	no	160.82	0.00%
0424151801	Address Not Found		no	102572.98	0.00%
Total				**405382.11**	**20.12%**

From: Julie Briggs
To: Estrada, Nancy
Subject: C14-2022-0110 7605 Albert Road and 7612 Sherwood Road
Date: Monday, February 6, 2023 1:31:17 PM

*** External Email - Exercise Caution ***

The Ermis' object to the SF-6 Zoning as too dense and not compatible with the surrounding use neighborhood.

Name of Interested Party: Edwin and Mary Jane Ermis

Addresses affected by this application:

1. **1502 W Dittmar Rd ABS 6 SUR 19 Cannon W Acr .968**
2. **W Dittmar Rd ABS 6 SUR 19 Cannon W Acr 13.269**

Comments: **The density should not be increased without adequate detention of water on the tract proposed for development. The City continues to approve development in South Austin while turning a blind eye to the flooding that directly results from the development. With each successive development, the flooding gets worse for the Ermis'. It appears that every development that is approved by the city in this part of South Austin and beyond directs its flood water down the railroad tracks and into the portion of Boggy Creek that begins at the Ermis' Property. This results in more and more of the Ermis tract being subject to flash flooding and catastrophic flow rates of water through the creek and low lying portions of the Ermis property. The city is fully aware that engineering is inadequate, but continues to ignore concerns believing itself to be immune from any liability.**
In addition, the proposed re-zoning is not appropriate relative to surrounding uses of the land and less dense development should be considered.
Finally, it would be foolhardy to approve the density that is being requested by applicant. The neighborhood cannot accommodate the traffic as the roads are too narrow to accommodate anything more than normal single family residences of one or two houses per lot. The council needs to drive down these roads and take a look at the lack of infrastructure to accommodate the requested density.

Julie Ermis Briggs, POA Edwin and Mary Jane Ermis

Julie Briggs
Of Counsel
POTTS BLACKLOCK SENTERFITT, PLLC
4800 Bee Caves Road
Suite 100
Austin, Texas 78746

Office (737) 931-5306



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Opposition to C14-2022-0110, Proposed Rezoning of 7605 Albert Road

Zoning and Platting Commission:

As a neighbor and resident of Albert Road, I wanted to voice my opposition to the proposed rezoning of 7605 Albert Rd to SF-6.

I oppose this very significant and inappropriate change to our neighborhood. The proposed change would allow up to 37 units on a lot where there is currently one. This type of dense development is not appropriate for this area for many reasons, including:

1. Albert Road is a narrow, 1.5 lane rural road with no sidewalks or speed bumps, and it cannot accommodate heavy increases in traffic without significant investment from the city.
2. There is no storm drainage infrastructure and the neighborhood already suffers from flooding issues. The area cannot accommodate such a significant increase in development without significant investment from the city.
3. A 30x increase in density would not be in line with the character of the rest of the neighborhood, which consists of single-family homes and ADUs.
4. This dense development would require the removal of many heritage live oaks and other trees that provide important carbon sink and other ecosystem services to the city.
5. There are no plans from the developer to build any affordable homes.

Further, Austin's own development goals do not support the proposed development on this property. For example:

- Austin Housing Blueprint calls for at least 75% of new housing to be located within half a mile of Imagine Austin Centers and Corridors. The nearest corridor is William Cannon, which is a 1 mile walk from this site.
- Austin Housing Blueprint calls for at least 90% of newly built affordable housing to be located within .75 miles of transit service. The nearest bus stop is over .8 miles, with the next closest 1.3 miles distance from the site.
- The 2021 Austin Strategic Housing Blueprint Scorecard shows that Austin is below its goals on all affordable housing metrics. The developer has not proposed any affordable housing.
- Austin's Climate Equity Plan sets a goal of 50% citywide tree cover, with one of the stated strategies to "expand existing tree protections and landscape regulations for private development." This level of density would require the removal of many existing trees.

I want to stress that my opposition is not simply NIMBYism. I, and the Matthews Lane Neighborhood Association, support a significant increase in density in our neighborhood above what is currently present. We have supported several projects and continue to meet with developers and share our goal for the neighborhood of 4 homes per acre. This level of development that we support would still result in a 10-12x increase in density on this one lot. We deeply understand and appreciate the need for additional housing in Austin, and we support dense development in areas with appropriate infrastructure. However, building as many units as possible on every lot without considering other factors benefits no one but the developers bottom line. I'd like to stress, again, that there is no proposal to have any of these new homes be affordable housing or anything close to it.

-Carmen Wehmeier, 7400 Albert Road

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

*** External Email - Exercise Caution ***

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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From: Eugene Sutton
To: Estrada, Nancy; Rivera, Andrew
Subject: Fw: C14-2022–0110. 7605 Albert Road. 3/21 ZAP
Date: Monday, March 20, 2023 6:24:23 PM

*** External Email - Exercise Caution ***

Pictures show tree buffers at 7605 Albert. Second picture shows clear cutting on bordering Southstone to south. Pictures of metal and appliance salvage business at 1500 Damon directly west of 7605 Albert. We would certainly hope that reasoned environmental considerations will occur regardless of density.

Eugene and Renee Sutton
1505 Damon

Please include this for Zoning and Planting Commission hearing on 3/21/23

Sent from AT&T Yahoo Mail on Android

Sent from my iPhone

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M.P.H.









7605 Albert Lane Zoning Opposition

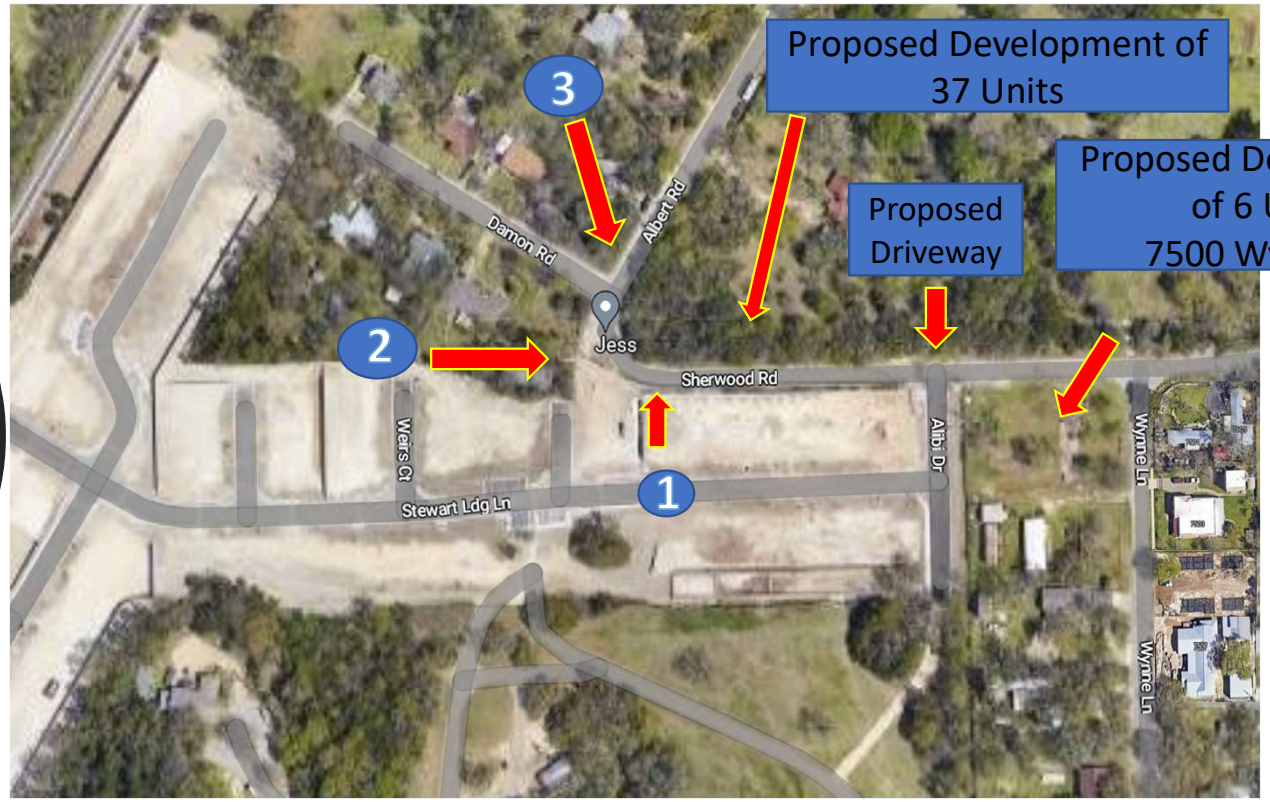
C14-2022-0110 – 7605 Albert Rd Rezoning - 37 Homes (SF6)

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

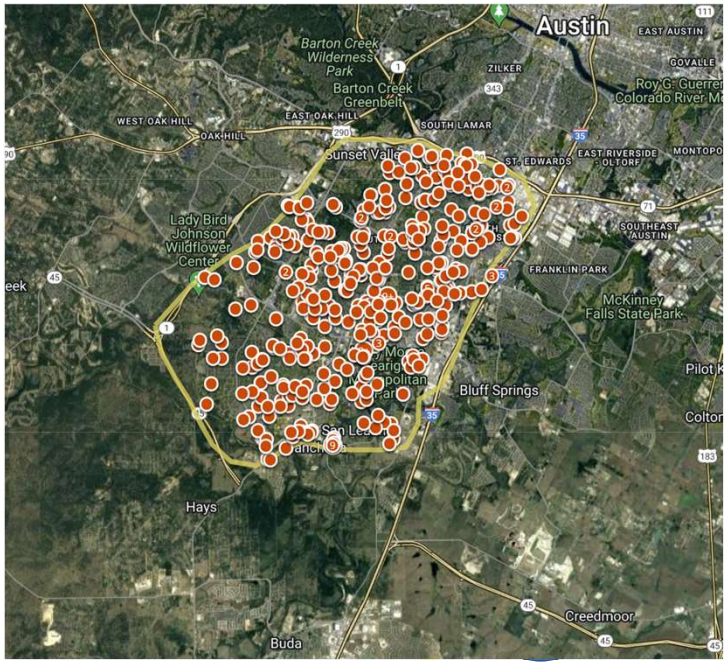
- Albert Rd. is classed field as low residential collector road, one not designed to handle high density developments.
- There is a dangerous 90 turn without any lights, signs or other common safety mechanisms such as traffic calming and roundabouts.
- There has not been any infrastructure improvements, 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

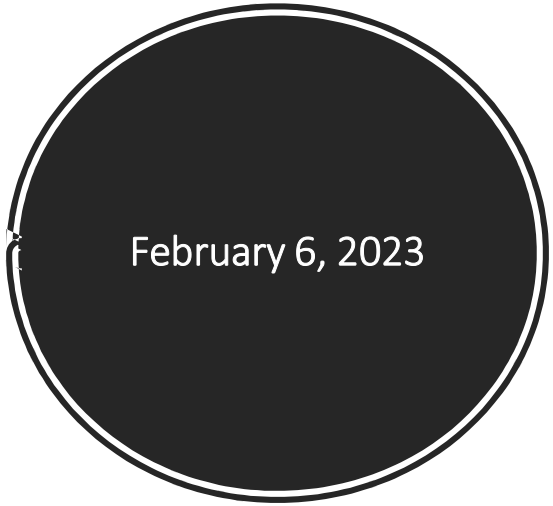


Developments In Progress

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

Current Nieghborhood Layout



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

Transportation from proposed site

Nearest transportation is actually .8 Miles

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



Image Austin Corridor from proposed site

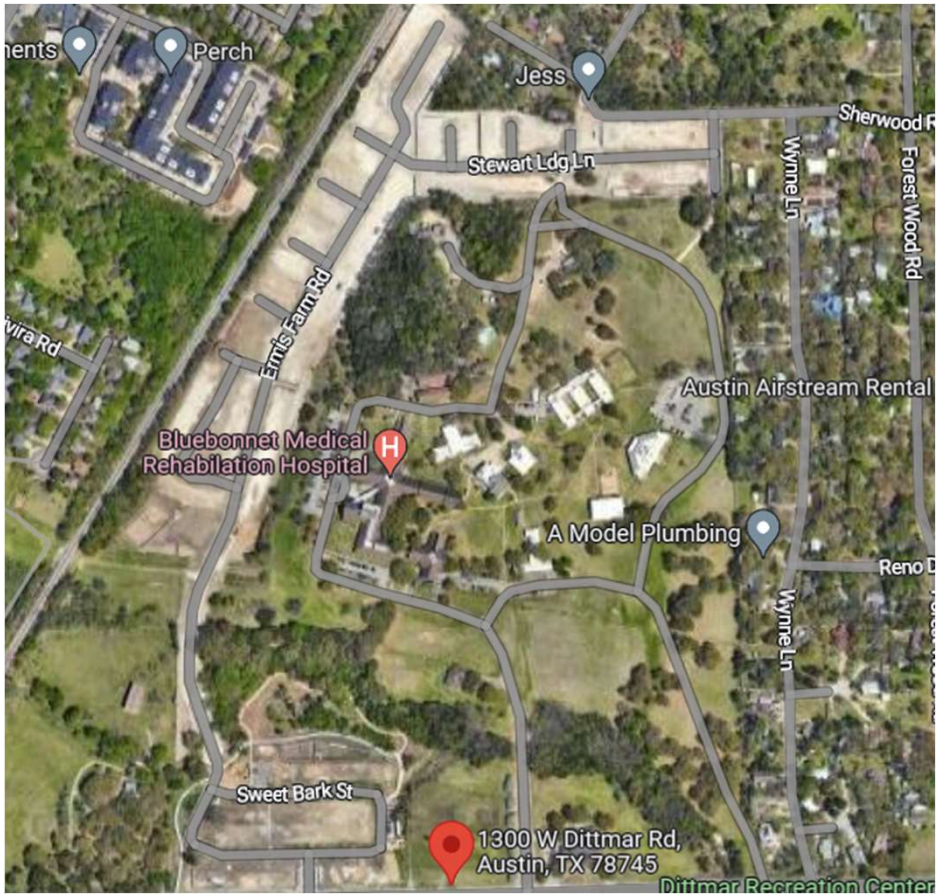
Nearest Imagine Austin Corridor is .70 miles

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



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.