

Responsible Zoning Requires Sensible Strategies for Development

C14-2023-0006

- 2 Units (7500 Wynne – SF3)

Matthews Lane Neighborhood Association
May 4, 2023

No Support of nearby neighbors for 6 Units

- All within 500 ft of 7500 Wynne protest letters
 - 15 resident signatures
 - 9 lots with a mix of MH and SF3, SF3

We respectfully ask to have these resident voices be recognized and counted. They should have the same the same representation as investors/developers

- Not a single resident letter in support for this density for this zoning case
- There was absolutely **No Negotiation no discussion for any compromise** of unit count from Applicants Agent/Applicant.
- There is nothing in the current capital budget for any improvement to infrastructure

Austin Comprehensive Plan Document

- **Goal 2: Natural and Built Environment - Pages 50-71**

This section of the plan outlines goals and policies to preserve and enhance natural areas and green spaces, protect water quality, reduce greenhouse gas emissions, and promote renewable energy. It also emphasizes the importance of environmental preservation through the preservation of ecosystems and wildlife habitats.

3.Policy 2.2: Protecting Natural Resources - Pages 54-55

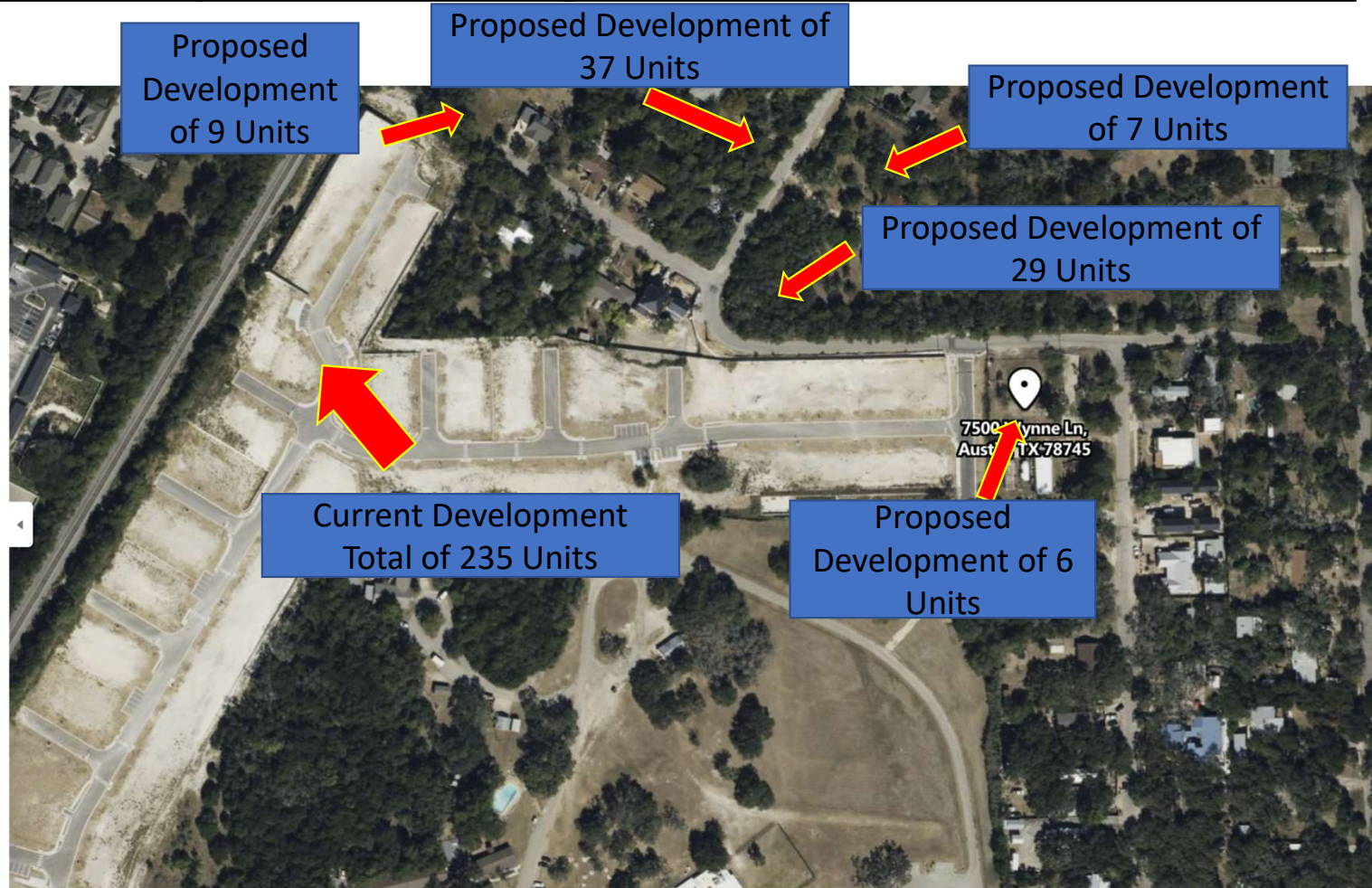
This policy focuses on the preservation and protection of natural resources, including watersheds, groundwater, and air quality. The policy emphasizes the importance of preserving green spaces and natural areas to support these resources.

Inadequate funding for Current Infrastructure

323
Units

(Current and Proposed)

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



Up Zoning
Shenanigans
With
no units
actually built

- 7412 Damon Rd - C14-2023-0032
 - 9 Units proposed was originally SF3 with 4 units
- 1609 Matthews Ln
 - 10 Units MF1 with nothing built yet.
- 1105 Mathews Ln
 - 4 Units with SF5 with nothing built yet.
- 931 Dittmar Rd
 - 20 Units with MF1 nothing built yet.

What do they have in common all zoned rezoned/upzoned and absolutely affordable no housing built.

Final

Thoughts

- No mention of Housing Affordability for current sites under development here and nearby.
- No Funds for traffic, Pedestrian and Cyclist Safety.
- No Gentrification Avoidance
 - What has happened in East/South East Austin, is happening here. Who will protect current residences against unaffordable housing
- Non-existence Environmental Sustainability – Once Gone its gone please remember the soil scraping on slide 4.