

**NEIGHBORHOOD PLAN AMENDMENT REVIEW SHEET**

**NEIGHBORHOOD PLAN:** Crestview/Wooten (Crestview) Combined

**CASE#:** NPA-2021-0017.02

**DATE FILED:** March 12, 2021 (In-cycle, with winter storm two-week extension)

**PROJECT NAME:** Stobaugh Residential

**PC DATE:** July 13, 2021

**ADDRESS/ES:** 901 & 907 Stobaugh St.

**DISTRICT AREA:** 7

**SITE AREA:** 1 acre

**OWNER/APPLICANT:** Blue Pig, LLC for 901 Stobaugh St. / Northgate Development, LLC for 907 Stobaugh St.

**AGENT:** Thrower Design (Ron Thrower and Victoria Haase)

**CASE MANAGER:** Maureen Meredith, Housing and Planning Dept.

**PHONE:** (512) 974-2695

**STAFF EMAIL:** Maureen.meredith@austintexas.gov

**TYPE OF AMENDMENT:**

**Change in Future Land Use Designation**

**From:** Single Family

**To:** Multifamily

**Base District Zoning Change**

**Related Zoning Case:** C14-2021-0055

**From:** SF-3-NP

**To:** MF-4-NP

**NEIGHBORHOOD PLAN ADOPTION DATE:** April 1, 2004

**PLANNING COMMISSION RECOMMENDATION:**

*July 13, 2021* – (Action pending)

**STAFF RECOMMENDATION:** Staff recommends the applicant's request for Multifamily land use.

**BASIS FOR STAFF'S RECOMMENDATION:** The property is located on the south side of Stobaugh Street approximately 400 feet west of the main traffic lanes (~300 feet from frontage road) of North Lamar Blvd, which is identified as an activity corridor on the Imagine Austin Growth Concept map where increased density is supported. The existing land use is Single family and the proposed land use is Multifamily. Mixed Use land use is on adjacent property to the north and east side of the subject tract. Single family and multifamily land use is on adjacent property to the south and single family land is on adjacent property to the west. The applicant's request for Multifamily land use will provide a buffer between the auto body shop commercial use directly to the east of the property and the single family uses to the west. The property is near public transit facilities and within walking distance to commercial uses. Adding additional dwelling units in this location is appropriate.

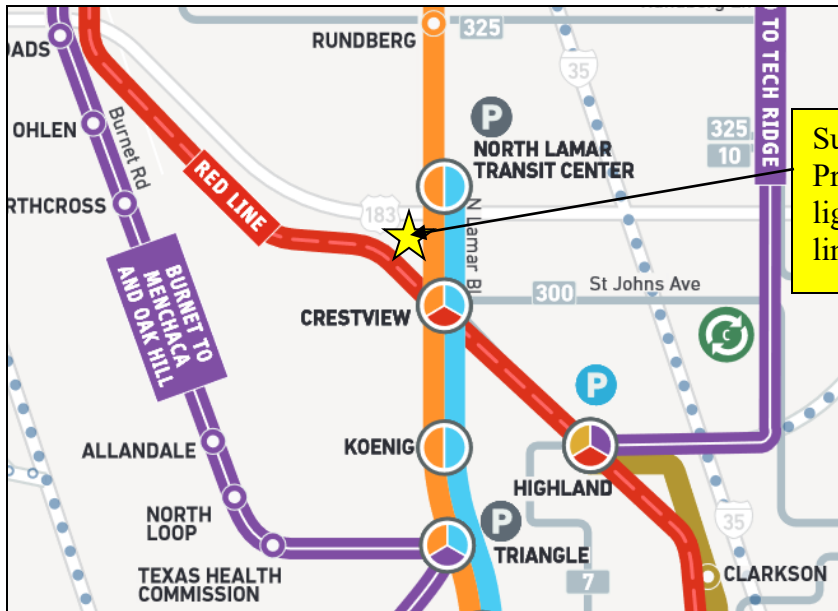
The Crestview Neighborhood Plan document recommends that existing single family areas retain the SF-3 zoning, however, given the need for housing in Austin, transitioning these two lots to multifamily will provide an opportunity to increase housing options in the planning area and the city.

## **Land Use Objectives and Recommendations**

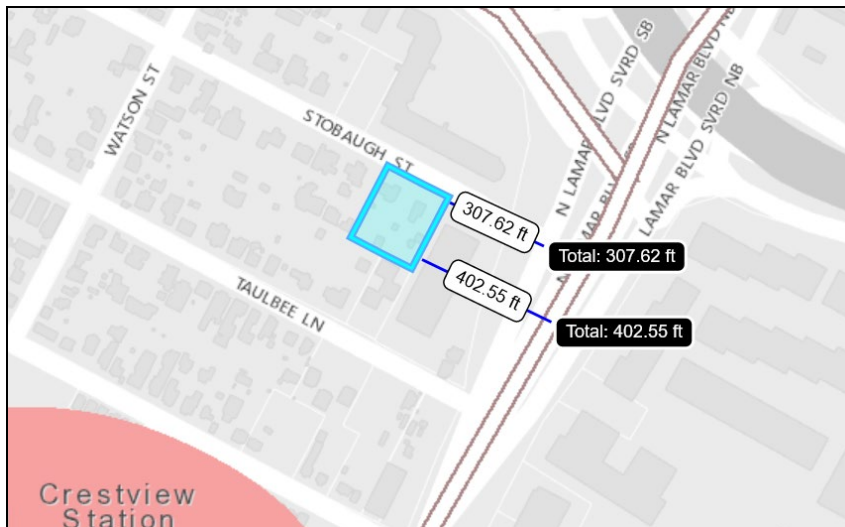
### **Land Use Objective 1: Preserve the character and affordability of the Crestview and Wooten Neighborhoods.**

#### **Recommendations**

1. Existing single-family residential areas should retain SF-3 zoning.
2. Allow small-lot amnesty in the Crestview and Wooten neighborhood planning areas.
3. Rezone smaller multifamily and commercially zoned lots currently used as single family residential to SF-3.
4. Rezone uses, currently zoned commercial, to multifamily or mixed use.
5. If new duplexes and garage apartments are developed in Crestview, encourage them to blend in better with the existing single-family houses.
6. Land use and zoning should comply with existing deed restrictions.



Subject tracts location near Project Connect proposed light rail Orange and Blue lines



## **LAND USE DESCRIPTIONS**

### ***EXISTING LAND USE ON THE PROPERTY***

**Single family** - Detached or two family residential uses at typical urban and/or suburban densities.

### **Purpose**

1. Preserve the land use pattern and future viability of existing neighborhoods;
2. Encourage new infill development that continues existing neighborhood patterns of development; and

3. Protect residential neighborhoods from incompatible business or industry and the loss of existing housing.

### **Application**

1. Existing single-family areas should generally be designated as single family to preserve established neighborhoods; and
2. May include small lot options (Cottage, Urban Home, Small Lot Single Family) and two-family residential options (Duplex, Secondary Apartment, Single Family Attached, Two-Family Residential) in areas considered appropriate for this type of infill development.

### ***PROPOSED LAND USE ON THE PROPERTY***

**Multifamily Residential** - Higher-density housing with 3 or more units on one lot.

#### **Purpose**

1. Preserve existing multifamily and affordable housing;
2. Maintain and create affordable, safe, and well-managed rental housing; and
3. Make it possible for existing residents, both homeowners and renters, to continue to live in their neighborhoods.
4. Applied to existing or proposed mobile home parks.

#### **Application**

1. Existing apartments should be designated as multifamily unless designated as mixed use;
2. Existing multifamily-zoned land should not be recommended for a less intense land use category, unless based on sound planning principles; and
3. Changing other land uses to multifamily should be encouraged on a case-by-case basis.

### ***IMAGINE AUSTIN PLANNING PRINCIPLES***

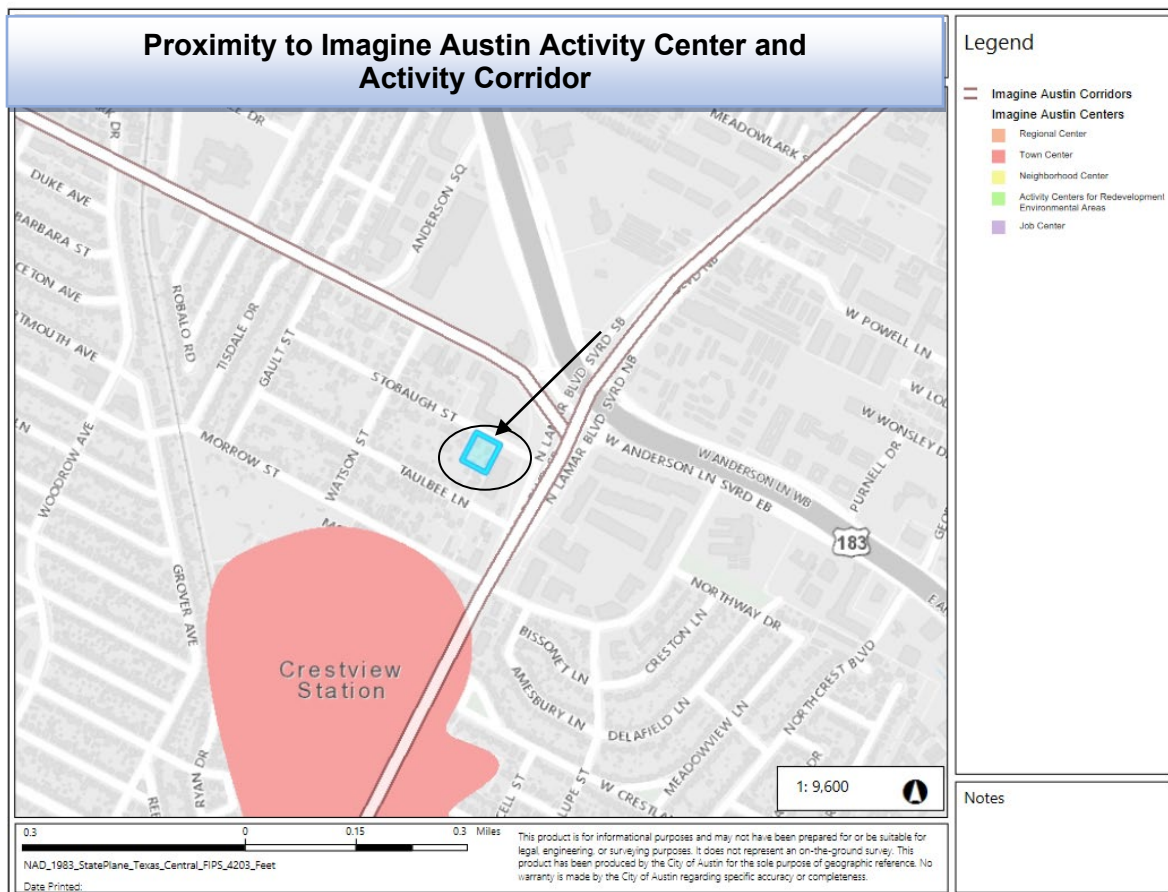
1. Create complete neighborhoods across Austin that provide a mix of housing types to suit a variety of household needs and incomes, offer a variety of transportation options, and have easy access to daily needs such as schools, retail, employment, community services, and parks and other recreation options.
  - *The proposed multifamily development will provide a mix of housing types to meet various needs and incomes of Austin residents and to people in the*

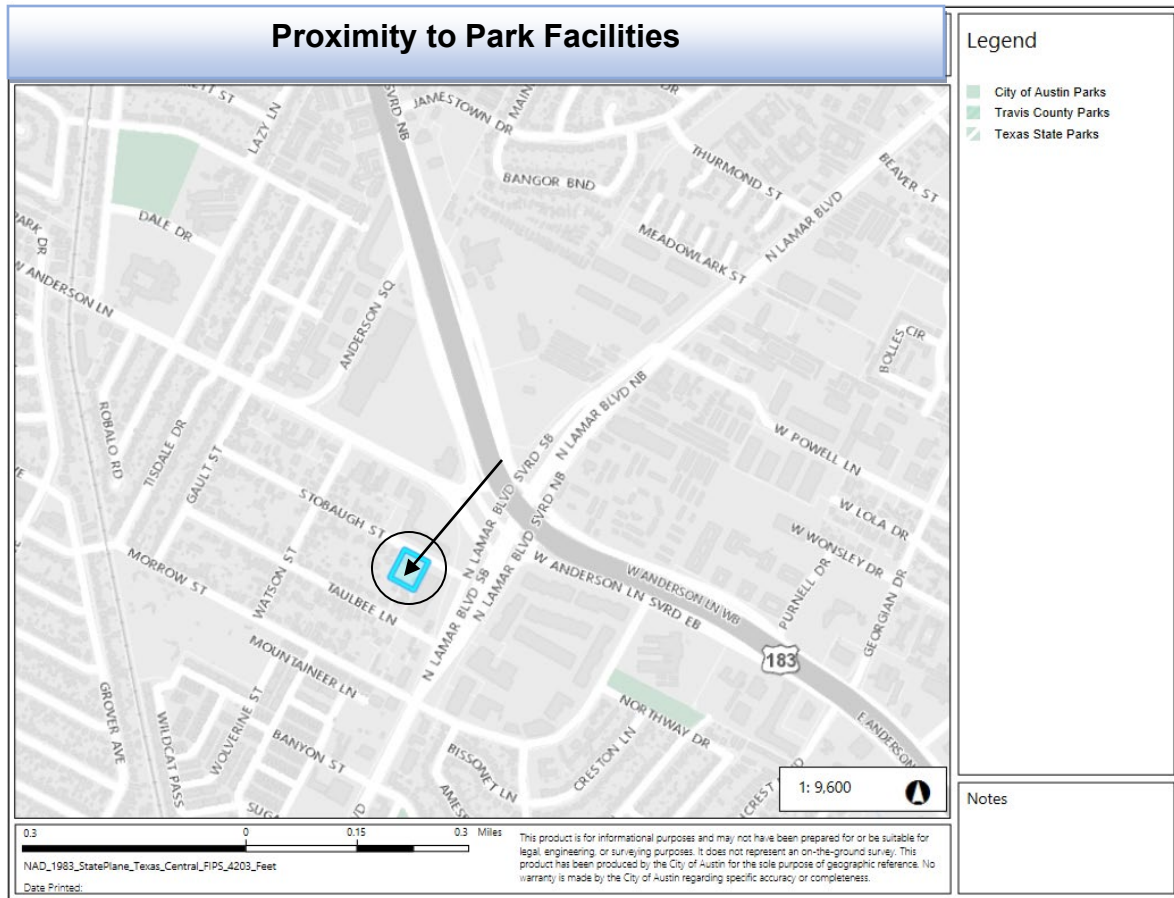


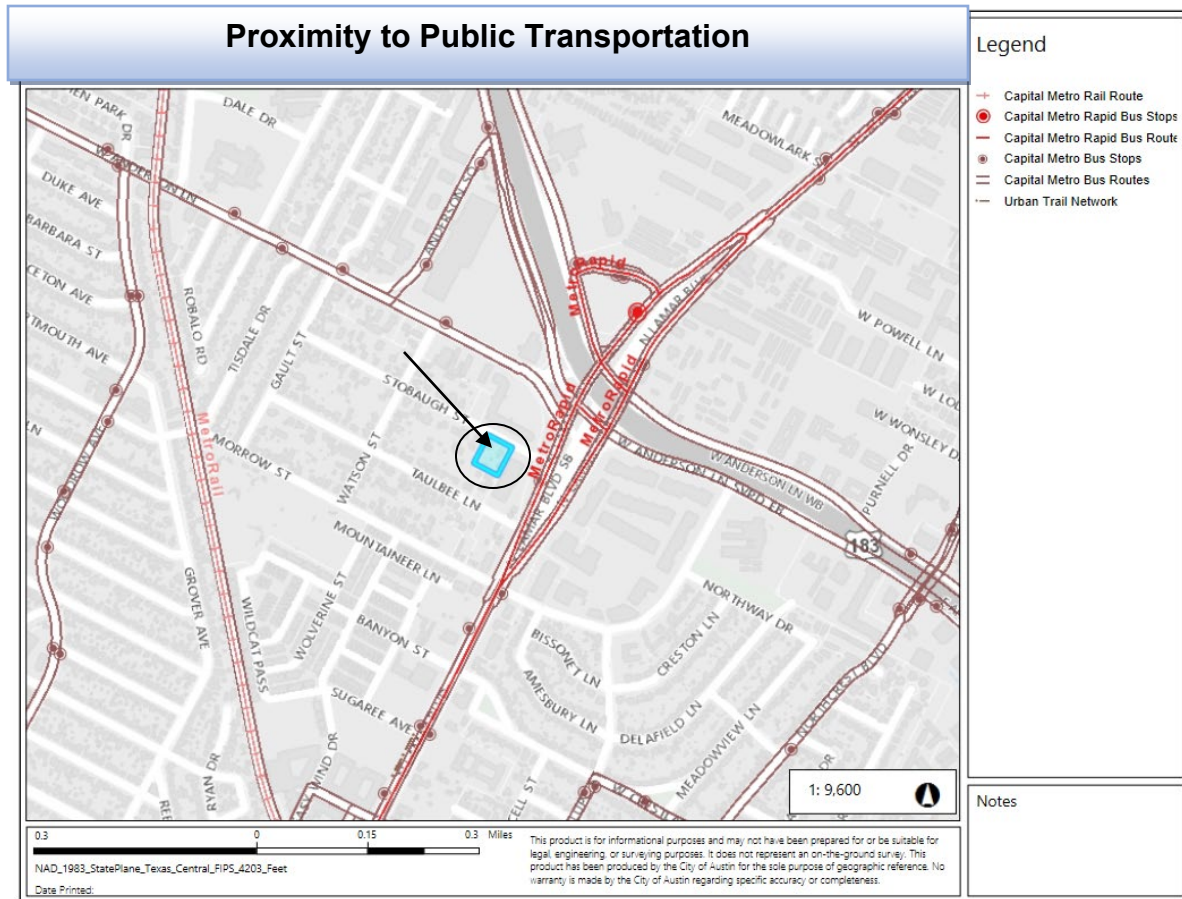
***planning area. The property is near public transportation facilities, public parks and numerous businesses along North Lamar Blvd and Anderson Lane.***

2. Support the development of compact and connected activity centers and corridors that are well-served by public transit and designed to promote walking and bicycling as a way of reducing household expenditures for housing and transportation.
  - ***The property is located within walking and biking distances to public transportation and numerous businesses along North Lamar Blvd and Anderson Lane.***
3. Protect neighborhood character by ensuring context-sensitive development and directing more intensive development to activity centers and corridors, redevelopment, and infill sites.
  - ***The property is located approximately 300 feet west of North Lamar Blvd frontage road and approximately 400 feet from the main lanes of North Lamar Blvd which is identified as an activity corridor on the Imagine Austin Growth Concept Map. The property is also located approximately 0.25 miles south of Anderson Lane, which is also identified as an activity corridor.***
4. Expand the number and variety of housing choices throughout Austin to meet the financial and lifestyle needs of our diverse population.
  - ***The proposed multifamily development would increase the number and variety of housing choices in Austin and the planning area.***
5. Ensure harmonious transitions between adjacent land uses and development intensities.
  - ***The applicant's request to change the land use on the future land use map to Multifamily is appropriate in this location because it provide a buffer between the commercial zoning and land uses to the east of the property along North Lamar Blvd and to the single family zoning and land uses to the west.***
6. Protect Austin's natural resources and environmental systems by limiting land use and transportation development over environmentally sensitive areas and preserve open space and protect the function of the resource.
  - ***The property is located within the Desired Development Zone.***
7. Integrate and expand green infrastructure—preserves and parks, community gardens, trails, stream corridors, green streets, greenways, and the trails system—into the urban environment and transportation network.
  - ***The property is approximately 0.75 miles from Wooten Neighborhood Park located northwest of the property and is approximately 0.85 miles from T.A. Brown Neighborhood Park to the east across North Lamar Blvd.***
8. Protect, preserve and promote historically and culturally significant areas.
  - ***To staff's knowledge there is no historic or cultural significance to this property.***
9. Encourage active and healthy lifestyles by promoting walking and biking, healthy food choices, access to affordable healthcare, and to recreational opportunities.

- *The property is located within a walkable and bikeable environment close to businesses located along North Lamar Blvd.*
10. Expand the economic base, create job opportunities, and promote education to support a strong and adaptable workforce.
- *The proposed multifamily development could provide a limited number of jobs.*
11. Sustain and grow Austin's live music, festivals, theater, film, digital media, and new creative art forms.
- *The proposed multifamily residential development is not directly related to Austin's live music, festivals, etc.*
12. Provide public facilities and services that reduce greenhouse gas emissions, decrease water and energy usage, increase waste diversion, ensure the health and safety of the public, and support compact, connected, and complete communities.
- *Not applicable because the proposed development is multifamily residential and not a public facility.*







## 907 Stobaugh Street

Crestview, Austin, 78757

[More about 907 Stobaugh Street](#)

[Bigger Map](#)

**Walk Score**  
**68**

**Somewhat Walkable**  
Some errands can be accomplished on foot.

**Transit Score**  
**56**

**Good Transit**  
Many nearby public transportation options.

**Bike Score**  
**61**

**Bikeable**  
Flat as a pancake, some bike lanes.

[About your score](#)

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## IMAGINE AUSTIN GROWTH CONCEPT MAP

### *Definitions*

**Neighborhood Centers** - The smallest and least intense of the three mixed-use centers are neighborhood centers. As with the regional and town centers, neighborhood centers are walkable, bikable, and supported by transit. The greatest density of people and activities in neighborhood centers will likely be concentrated on several blocks or around one or two intersections. However, depending on localized conditions, different neighborhood centers can be very different places. If a neighborhood center is designated on an existing commercial area, such as a shopping center or mall, it could represent redevelopment or the addition of housing. A new neighborhood center may be focused on a dense, mixed-use core surrounded by a mix of housing. In other instances, new or redevelopment may occur incrementally and concentrate people and activities along several blocks or around one or two intersections. Neighborhood centers will be more locally focused than either a regional or a town center. Businesses and services—grocery and department stores, doctors and dentists, shops, branch libraries, dry cleaners, hair salons, schools, restaurants, and other small and local businesses—will generally serve the center and surrounding neighborhoods.

**Town Centers** - Although less intense than regional centers, town centers are also where many people will live and work. Town centers will have large and small employers, although fewer than in regional centers. These employers will have regional customer and employee bases, and provide goods and services for the center as well as the surrounding areas. The buildings found in a town center will range in size from one-to three-story houses, duplexes, townhouses, and rowhouses, to low-to midrise apartments, mixed use buildings, and office buildings. These centers will also be important hubs in the transit system.

**Job Centers** - Job centers accommodate those businesses not well-suited for residential or environmentally- sensitive areas. These centers take advantage of existing transportation infrastructure such as arterial roadways, freeways, or the Austin-Bergstrom International airport. Job centers will mostly contain office parks, manufacturing, warehouses, logistics, and other businesses with similar demands and operating characteristics. They should nevertheless become more pedestrian and bicycle friendly, in part by better accommodating services for the people who work in those centers. While many of these centers are currently best served by car, the growth Concept map offers transportation choices such as light rail and bus rapid transit to increase commuter options.

**Corridors** - Activity corridors have a dual nature. They are the connections that link activity centers and other key destinations to one another and allow people to travel throughout the city and region by bicycle, transit, or automobile. Corridors are also characterized by a variety of activities and types of buildings located along the roadway — shopping, restaurants and cafés, parks, schools, single-family houses, apartments, public buildings, houses of worship, mixed-use buildings, and offices. Along many corridors, there will be both large and small redevelopment sites. These redevelopment opportunities may be continuous along stretches of the corridor. There may also be a series of small neighborhood

centers, connected by the roadway. Other corridors may have fewer redevelopment opportunities, but already have a mixture of uses, and could provide critical transportation connections. As a corridor evolves, sites that do not redevelop may transition from one use to another, such as a service station becoming a restaurant or a large retail space being divided into several storefronts. To improve mobility along an activity corridor, new and redevelopment should reduce per capita car use and increase walking, bicycling, and transit use. Intensity of land use should correspond to the availability of quality transit, public space, and walkable destinations. Site design should use building arrangement and open space to reduce walking distance to transit and destinations, achieve safety and comfort, and draw people outdoors.

**BACKGROUND:** The plan amendment application was filed on March 12, 2021. Normally the open filing period for neighborhood plan amendment applications filed within planning areas with City Council approved neighborhood plans located on the west side of I.H.-35 would be the month of February, but due to the winter storm and the subsequent disruption of public utilities in some areas of the city, staff extended the open filing period by two weeks until March 12, 2021.

The applicant proposes to change the land use on the future land use map from Single Family to Multifamily land use.

The applicant proposes to change the zoning on the property from SF-3-NP (Family Residence district- Neighborhood Plan) to MF-4-NP (Multifamily Residence Moderate-High Density district- Neighborhood Plan) for a multifamily residential development. For more information on the proposed zoning request, please see case report C14-2021-0055.

**PUBLIC MEETINGS:** The ordinance-required community meeting was virtually held on April 19, 2021. The recorded community meeting can be found at <https://www.speakupaustin.org/npa>. Approximately 174 meeting notices were mailed to people who own property or have a utility account within 500 feet of the property in addition to neighborhood groups and environmental organizations who requested notification for the area through the City's Community Registry. Two city staff members attended the meeting; in addition to Victoria Haase and Ron Thrower, the applicant's agents, and three people from the neighborhood.

After city staff gave a brief presentation outlining the applicant's plan amendment and zoning change request, Victoria Haase, agent for the property owner, gave a presentation with the following information. Her presentation is at the back of this report.

- The application includes two tract, 901 & 907 Stobaugh Street.
- The current future land use designation is Single Family, shown in yellow. The proposed land use is Multifamily, shown in orange.
- We are requesting to change the zoning from SF-3-NP to MF-4-NP.

- The property is across the street from CS-CO-NP zoned property, which is a shopping center.
- To the east is a body shop that is zoned CS-MU-V-CO-NP.
- 901 and 907 Stobaugh Street are about 300 feet away from the Imagine Austin Activity Corridor, North Lamar Boulevard. We're asking to place a little more density on these two tracks from what exists now.
- Over time you can see from the map that there is a transitional buffer between the yellow area to the west and the red area along N. Lamar Boulevard. That buffer consists of multifamily tracts that are zoned multifamily. So we are basically asking to just complete this transitional buffer that has started and will continue over time to provide the interior of the neighborhood protection with this multifamily buffer.
- This is also a place where we would like to add more housing because it's close to the activity corridor where people have access to transit options and have places to walk where you do not need a vehicle.
- We are here tonight to listen to your concerns and are willing to have any follow up meeting with you.

After Ms. Haase's presentation, the following questions were asked and comments made:

***Q: Is 52 dwelling units from two dwelling units "a little" density?***

A: With the current zoning of SF-3-NP you could get up to 14 dwelling units, but that does not take into consideration drive aisles, water quality detention ponds, for example, so realistically it may be less than 14 single family homes. Under MF-4-NP, you can get up to 36 two-bedroom units, but again, that does not take into consider drive isles, water quality detention ponds and the compatibility standards that would apply, so with those elements added to the development the actual numbers will be lower.

***Q: Is it really 300 feet, because it's a mile, not a half-mile to the Crestview Station which is a lie in their letter.***

A: If you measure the northeast corner of 907 Stobaugh Street out to North Lamar Blvd it measures at about 300 feet from North Lamar Blvd which is an activity corridor.

***Q: I'm concerned about parking, the reality of it, not the mass transit-biased vision. When were the street photos taken? The photos of Stobaugh must have been taken early morning on a weekend because, today for example, there are often upwards of fifty cars parked along that stretch of road.***

A: Staff response: The photos of the street from the staff presentation was taken from Google Maps. I don't know when those photos were captured taken by Google.

Victoria Haase: I visited the property and took pictures of Stobaugh Street sometime between 11:00 a.m. and 1:00 p.m. around lunch hour. I took some photos and there were no cars parked on the street during that time. I'm happy to share those photos with anyone who would like to see them. About parking, the development will have to provide parking that the city requires. The parking will be on-site and not on the street.



***Q: There is no traffic impact analysis, NPZ connectivity or urban design plan has been done, right?***

A: This development is not large enough to trigger a full traffic impact analysis. This is a small development in terms of traffic impact analysis which is triggered when the development generates 2000 or more daily vehicular trips. MF-4 zoning generates up to 220 daily vehicular trips on an acre, so that is below the 2000 daily vehicular trips. The other Code requirement is that the development might trigger a Neighborhood Traffic Analysis, but I believe the development would have to generate 300 daily vehicular trips, but I don't think the development will even trigger this, so no, a TIA has not been done.

***Q: Over time as development happens piece-meal which may not trigger a TIA for development, in the aggregate the developments will create a dangerous situation for pedestrians and children. Can I ask for a TIA to be done through our City Council Member, Leslie Pool?***

A: In the past the City would add a conditional overlay limiting properties to 2000 daily vehicular trips. I can't tell you where that number came from. The TIA form is included with the zoning application which is submitted to Austin Transportation Department (ATD) to make a determination of how many vehicular trips will be generated. If the applicant doesn't know how many units will be built, ATD will look at what the maximum number of units could be built with the proposed zoning. Once a development gets to the site plan stage, there is a more realistic idea of how many dwelling units can be achieved and ATD will provide another review of the traffic impact.

***Q: I'm not opposed to density; I just want to know how many on-site parking spots per domicile will be proposed? There is so much pressure from two neighboring businesses, the rent-a-car store where they park cars and from and the Continental Collision where employees park. They even park over on Taulbee Street, too.***

A: The City Code requires a ratio of two parking spaces per unit. If the property is within the Urban Core, which this property is, the City will give a 20% reduction in the number of parking spaces that would normally be required. It's hard to know exactly how many spaces will be provided because there are 25-foot set-backs triggered by Compatibility Standards. We will have to provide water quality detention ponds, and open space, so once all this is factored in you won't know exactly how many parking spaces will be provided. We don't have a conceptual site plan at this point, we're just trying to get the zoning. Once we achieve the zoning, then the clients will look at what can realistically be achieved, the engineers will get involved and they will look at how the site flows, the topography of the property and where the water quality detention ponds will go. It's a very expensive process.

***Q: What is your plan to address the power outage? You're talking about putting a strain on an already strained system. Your application is not proposing any S.M.A.R.T. Housing, no green incentives, nothing to prevent further strain on an already compromised grid. What is the percentage of impervious cover is proposed? We are in a 100-year flood plain, but storms happen all the time.***

A: We haven't gotten far enough along in the development of the project to know what kind of sustainability green practices the development will include, so I don't have an answer for you, but we can have discussions on our end and get more information to you.

***Q: There are six zoning options between SF-3 and MF-4, right?***

A: Yes, there are several zoning districts between SF-3 and MF-4, which is correct.

***Q: Will the units be rented or owner-occupied? The renter-occupied units are up to 20% in this Council District, so you are changing the character of the neighborhood such that homeowners will no longer want to live here. You're not stopping sprawl; you're just pushing people who can afford to move out to the suburbs. If these are going to be rentals, I look around my neighborhood and see people who don't take care of their yards, who don't care if the sprinklers run and waste our water all day. It bothers me that our precious resources are going to waste for people who really should be living in apartments, who really don't know what it takes to be a homeowner. Not to mention our property values. God forbid there was a shooting at some point. You don't know if you're going to have long-term residents, so you are kind of degrading the neighborhood.***

A: We may have to agree to disagree. I believe strongly that creating a more sustainable city that serves more people means placing density in appropriate places so someday we will have the density to support mass transit that everyone will use and enjoy, which won't happen overnight. For property taxes concerns, you could have new single-family homes that costs up to \$1,000,000 each, or you could have more units that costs less so people could afford to live there.

***Q: I feel the process was a bit dishonest. The term Single Family to Multifamily. Multifamily is what you expect to become a duplex which has been done throughout the neighborhood, but in the second letter you find out that it could up to 54 units, which is different. I think the terminology the city uses is dishonest. I don't think people would know that multifamily could be an apartment. When I talked to staff they suggested I give the applicant a preview of my thoughts prior to this meeting when the applicant hasn't put too much together for us to consider. It makes me wonder how much the city staff is working with the developer.***

A: Staff's response: There are two applications filed on the properties, a plan amendment application, and a zoning change application. One Notice of Filing was for the plan amendment application which is the request to change the land use from Single Family to Multifamily, which provided a broad definition of Multifamily land use. The second notice you received was for the zoning change application which is a request from SF-3-NP to MF-4-NP, which then provided more details on the proposed zoning request of MF-4-NP. There are two separate applications so that is why you received two separate notices. If people who received the notices needed further clarification, each notice has staff contact information so they could contact staff us. When we talked on the phone, my memory was you were asking for more information on what the applicant was proposing to build and I said I can only provide you with the information they submitted with their applications, so I suggested you call them.

**Note from Maureen Meredith:** When I spoke to this person on the phone I offered her the opportunity to send questions to the applicant prior to the community meeting so the applicant could have answers for her at the meeting. This is not an uncommon practice, especially for technical questions participants might have that might cause a delay in getting answers to questions that the applicant will need to look up and/or calculate.

***Q: I want to verify with this application that we're going from the current two dwelling units to possibly 54 dwelling units and that we're going from allowable heights of 35 feet to 60 feet and we're going from current 45% impervious cover level to a 70% impervious cover level. Is this correct?***

A: I know we are not going to put 54 efficiency units on this one acre of land, that is not our client's desire. The spreadsheet that shows this number does not take into consideration the need to provide land for water quality detention ponds, parking aisles, land for compatibility standards and area for parking. The compatibility standards will require the building to step back at least 25 feet from the west from any property line with a single-family zoning or use. And then the building after that 25-foot setback is limited to two-stories in height, which is the same height limitation of the single-family homes. MF-4 allows up to 60 feet in height but these two tracts are not big enough to achieve 60 feet in height, the most they could achieve would be closer to 45 feet on the most eastern side of the property adjacent to the body shop.

***Q: People sometimes have multiple dogs will there be open space for them, and will you put in the actual numbers of dwelling units you are asking for in writing?***

A: Some open space will be required but we don't know how much at this time. Also, we don't know the actual number of dwelling units yet. The actual number of units is determined once you get to the site planning process when you bring in an engineer to look at specific details. We're not in the site planning process yet, we're just asking for the zoning.

**Comments:**

- Apparently less than 4% of the population in District 7 takes public transportation. I think it's important to provide two parking spaces. People are walking with their children and their pets. There is garbage, recycling, and compost. It's very dangerous, especially with the businesses on the end of the street adding extra strain.
- I really wish a traffic impact analysis could be done given all the new domiciles being added to this part of Crestview, auto and pedestrian conflicts are my concerns more than anything else.
- I'm not against property tax values, I'm a product of public schools and I'm happy to pay my taxes. I'll probably be moving out and renting my home or sell it to a developer based on how things go. You want more people but at some point you lose the value of a single-family neighborhood, which is what I bought my home for. Code Next was soundly rejected, what the applicant's agent wants is not necessarily what the people in the city of Austin want.
- You're essentially offering nothing to the neighborhood. I feel very frustrated by this process and I will protest to my Council Member.

**CITY COUNCIL DATE:**

**ACTION:**

August 26, 2021

**Applicant Summary Letter**

ion: July 13, 2021



March 8, 2021

Ms. Maureen Meredith  
Planner Senior  
Mr. Mark Graham  
Planner Senior  
City of Austin, Housing & Planning Depart

RE: 901 & 907 Stobaugh Street – Neighborhood Plan Amendment and Rezoning

Maureen and Mark,

On behalf of the property owners of 901 & 907 Stobaugh Street, we submit the Neighborhood Plan Amendment and Rezoning applications herein. The properties are in the City of Austin full purpose jurisdiction and total 1 acre on the southern side of Stobaugh Street, legally platted as LOT 21 and LOT 22, BLK C NORTHGATE ADDN Subdivision. The Crestview Neighborhood Plan and Future Land Use Map applies and designates these properties for *Single Family* use. The properties have *Family Residence (SF-3)* zoning.

The request is to amend the Future Land Use Map to *Multifamily* and to rezone the properties to *Multifamily Residence Moderate-High Density-Neighborhood Plan (MF-4-NP)*. The requests are appropriate as the proposed changes would allow the development of greater residential density in proximity to the Crestview Transit Oriented Development, just a half-mile to the south, as well as just 300 feet from Lamar Boulevard, an Imagine Austin Activity Corridor, intended to provide a mix of uses and greater residential densities with easy access to high-capacity transit. Successful rezoning of these properties will create an appropriate transition in land use intensity between the Commercially zoned properties fronting Lamar Boulevard and the interior Single Family zoned properties of this area which is consistent with the transition that exists for the property at 900 Taulbee Lane.

The property is in an ideal location to accommodate greater residential density and is supported by many Imagine Austin Planning Principles.

1. Creating complete neighborhoods across Austin that provide a mix of housing types to suit a variety of household needs and incomes, offering a variety of transportation options, and having easy

**P.O. BOX 41957, AUSTIN, TEXAS 78704**

access to daily needs such as schools, retail, employment, community services, and parks and recreations options.

2. Supporting the development of compact and connected activity centers and corridors that are well-served by public transit and designed to promote walking and bicycling as a way of reducing household expenditures for housing and transportation.
3. Protecting neighborhood character by ensuring context-sensitive development and directing more intensive development to activity centers, corridors, redevelopment, and infill site.
4. Expanding the number and variety of housing choices throughout Austin to meet the financial and lifestyle needs of our diverse population.
5. Ensuring harmonious transitions between adjacent land uses and development intensities.
6. Protecting Austin's natural resources and environmental systems by limiting land use and transportation development over environmentally sensitive areas and preserving open space and protecting the function of the resource.
7. Encouraging active and healthy lifestyles by promoting walking and biking, healthy food choices, access to affordable healthcare, and to recreational opportunities.

While it is understood that the requested changes do not align with the Crestview Neighborhood Plan, Austin has gone through significant change and growth since the plan was adopted in 2004 to suggest that the requests are appropriate and urgently needed to bring more homes to the City and to do so without creating further sprawl in our rural lands.

Thrower Design respectfully requests a favorable recommendation, and we are available for questions or discussion as needed.

Sincerely,



Victoria Haase

**Letter of Recommendation from the Neighborhood  
Plan Contact Team (NPCT)**

**From:** Chip Harris

**Sent:** Thursday, July 01, 2021 10:52 AM

**To:** Meredith, Maureen <Maureen.Meredith@austintexas.gov>; mglavigne@gmail.com

**Cc:** Graham, Mark <Mark.Graham@austintexas.gov>

**Subject:** Re: Crestview NPCT Rec? - 901 & 907 Stobaugh St

\*\*\* External Email - Exercise Caution \*\*\*

Thank you Maureen!

Chip

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**From:** Meredith, Maureen <[Maureen.Meredith@austintexas.gov](mailto:Maureen.Meredith@austintexas.gov)>

**Sent:** Thursday, July 1, 2021 9:07 AM

**To:** austinchip@<austinchip@>; mglavigne <mglavigne@>

**Cc:** Graham, Mark <[Mark.Graham@austintexas.gov](mailto:Mark.Graham@austintexas.gov)>

**Subject:** Crestview NPCT Rec? - 901 & 907 Stobaugh St

Crestview NPCT:

Cases NPA-2021-0017.02 and C14-2021-0055 the plan amendment and zoning change applications for 901 & 907 Stobaugh Street are scheduled for the July 13 PC hearing date. If you'd like your team's letter of recommendation added to the staff case reports, please send it to me and Mark Graham **no later than Tuesday, July 6 at 4:30 pm** which when our reports are due. If we get the letter after that date and time, it will not be in the staff reports but we will submit it as late back-up to the Planning Commission.

Thanks.

*Maureen*

Maureen Meredith, Senior Planner

City of Austin, Housing & Planning Dept.

Mailing Address: P.O. Box 1088

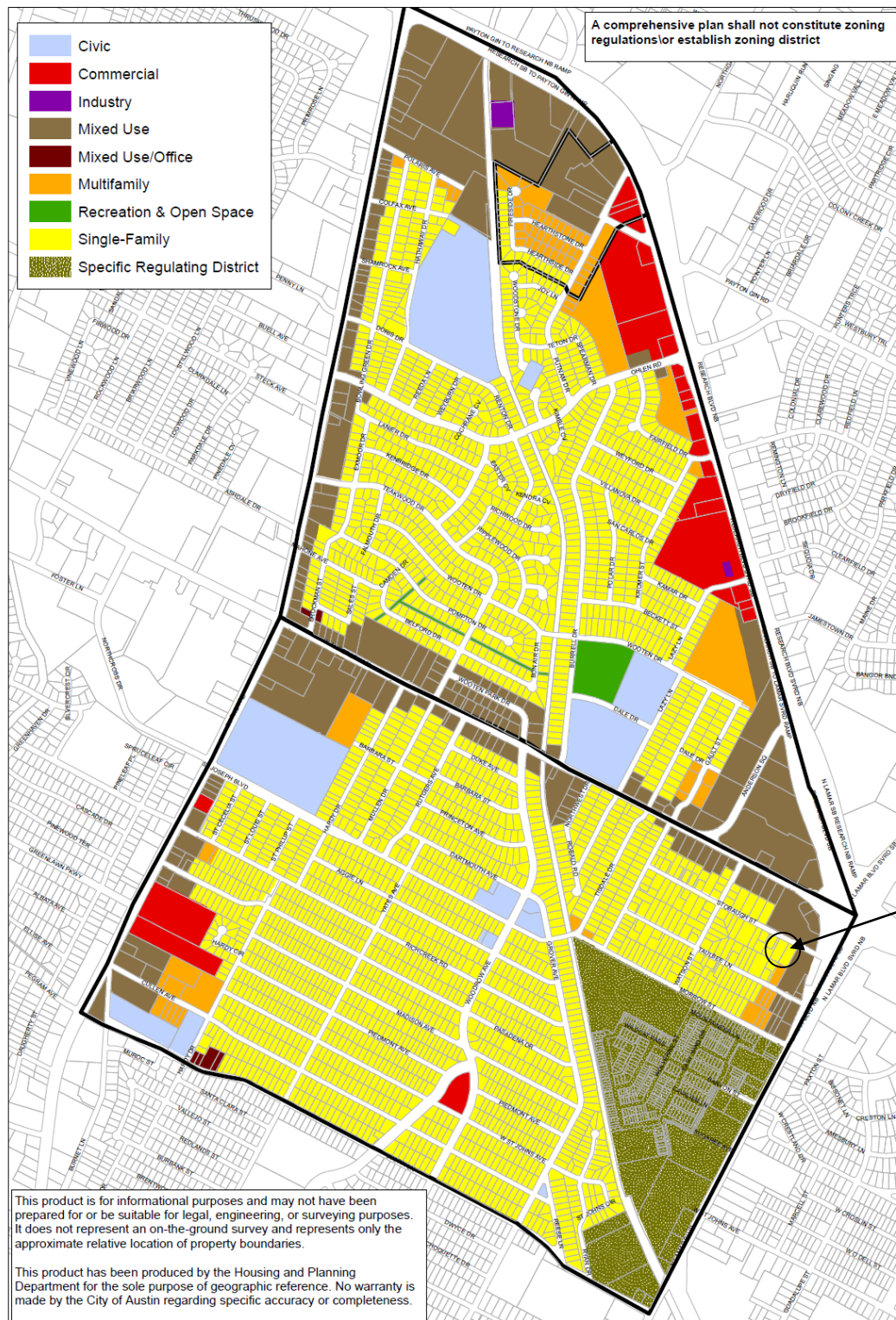
Austin, Texas 78767

Phone: (512) 974-2695

[Maureen.meredith@austintexas.gov](mailto:Maureen.meredith@austintexas.gov)

**Letter of Recommendation from Neighborhood  
Association(s)**



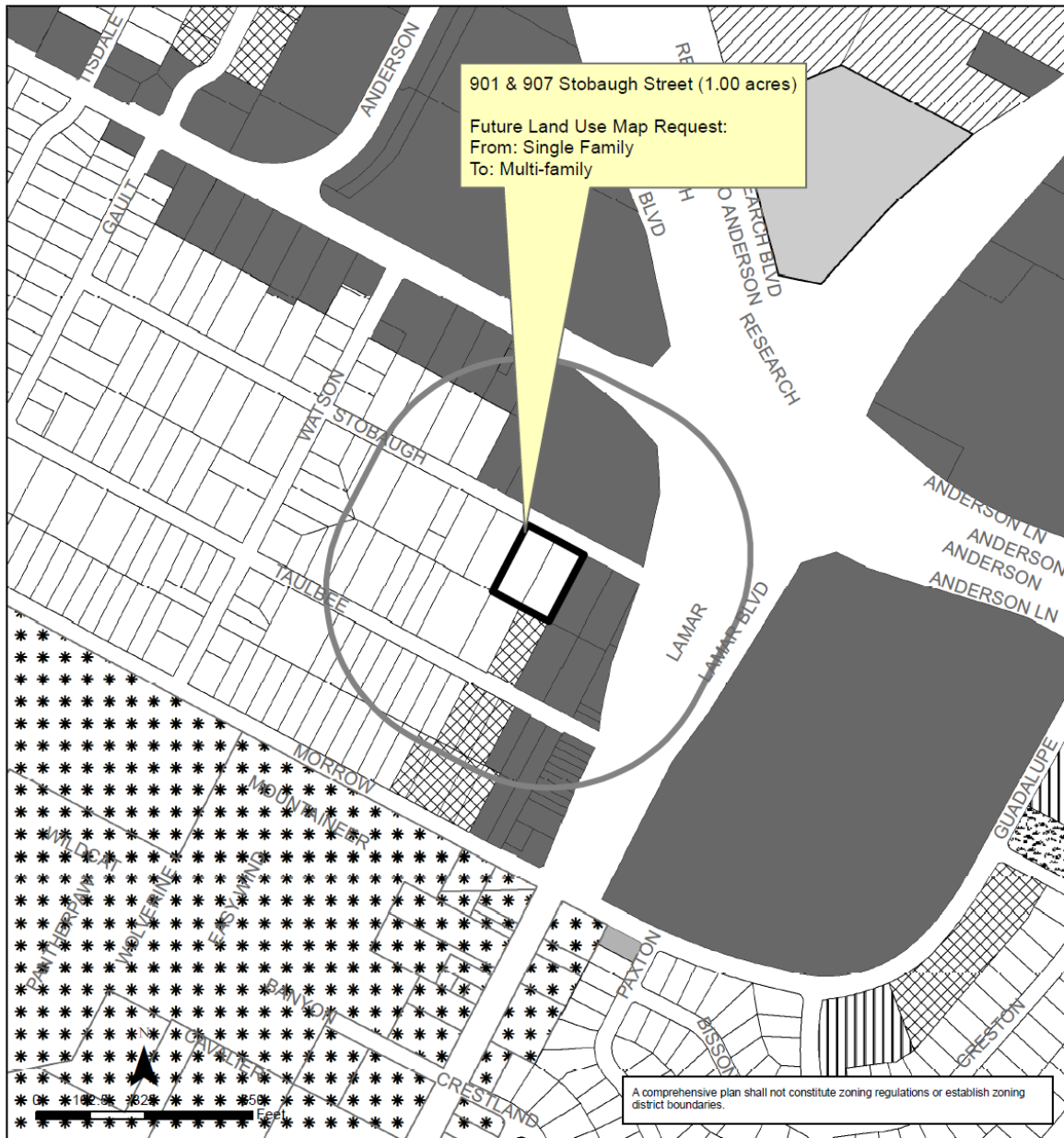


### Crestview/Wooten Neighborhood Planning Area Future Land Use Map

City of Austin  
Housing and Planning Department  
Adopted: 4/1/2004  
Updated: 12/21/2020

1,000 500 0 1,000 Feet





### Crestview/Wooten Combined (Crestview) Neighborhood Planning Area NPA-2021-0017.02

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.

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.

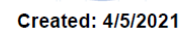


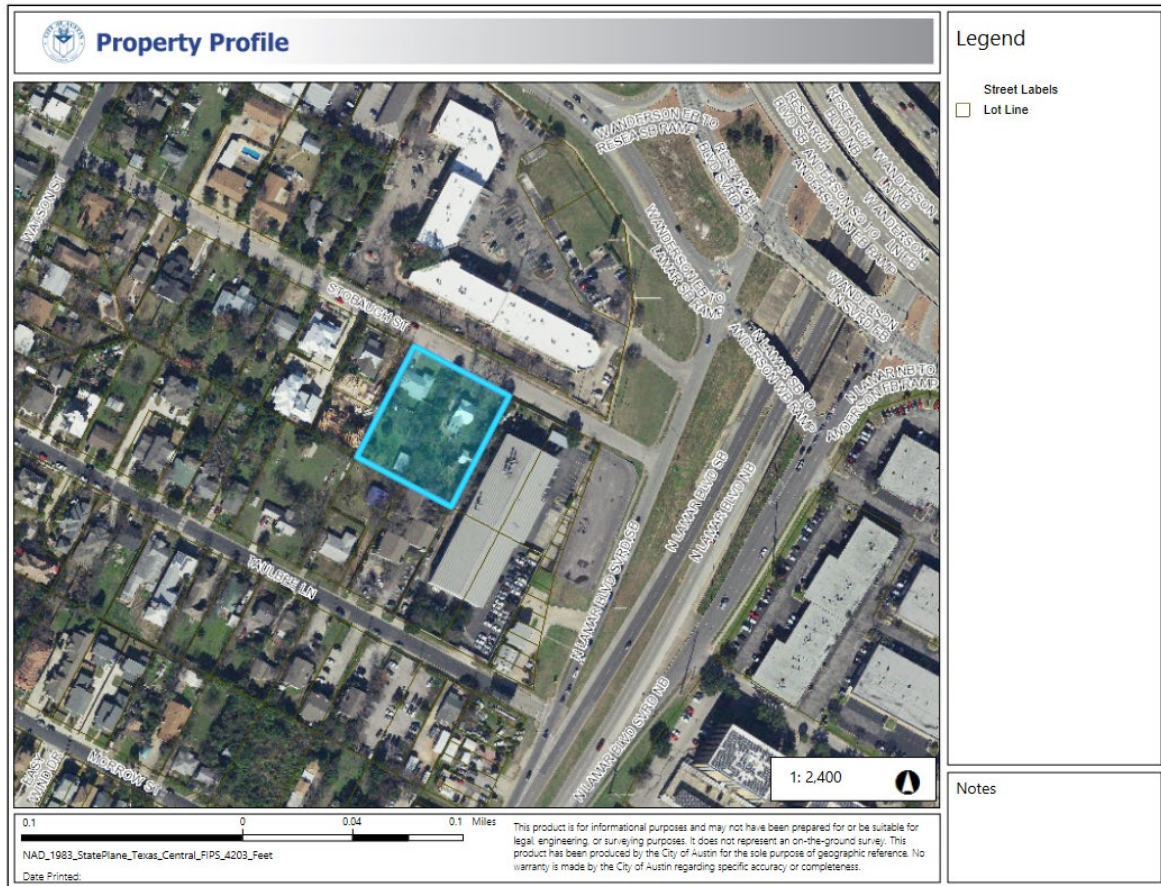
City of Austin  
Housing and Planning Department  
Created on 3/16/2021, by: MeeksS

#### Future Land Use

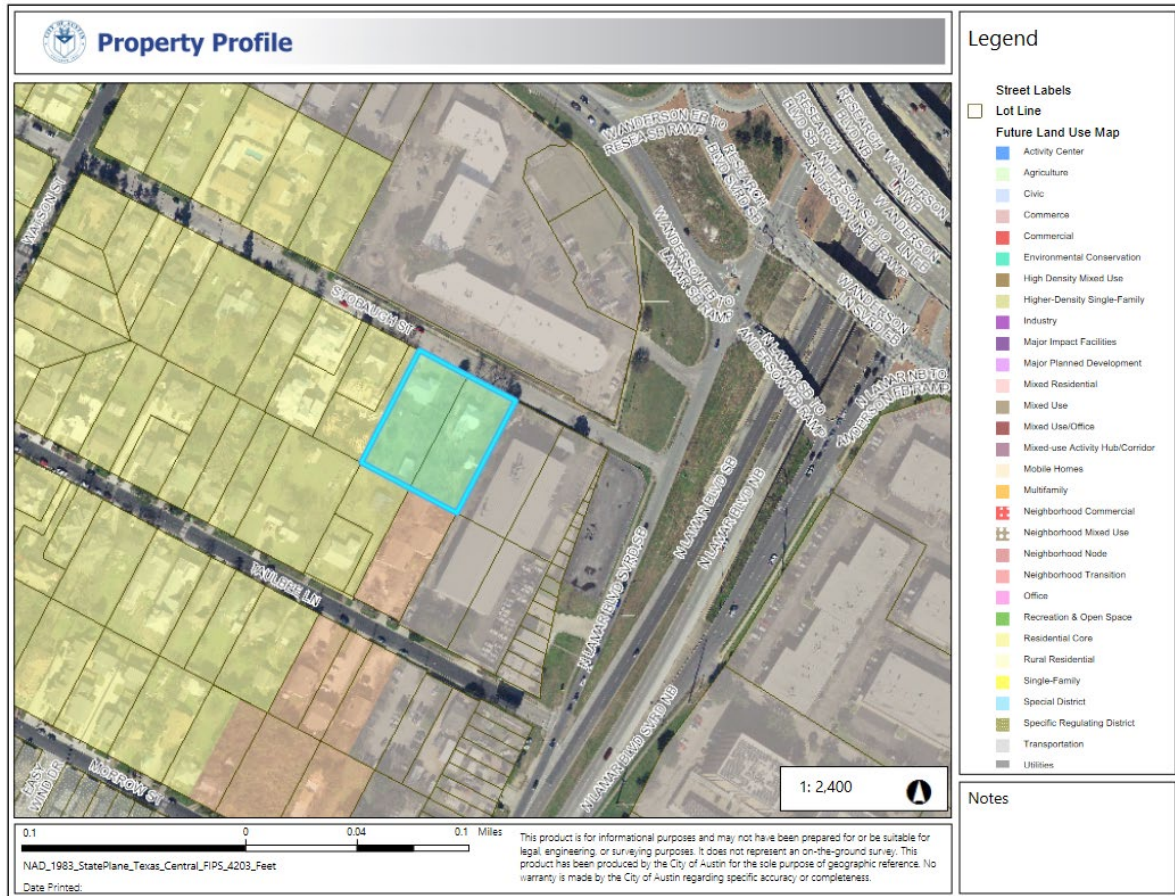
	Subject Tract		Multi-Family
	500 ft. notif. boundary		Recreation & Open Space
	Civic		Single-Family
	Commercial		Specific Regulating District
	Mixed Use		Transportation
	Mixed Use/Office		





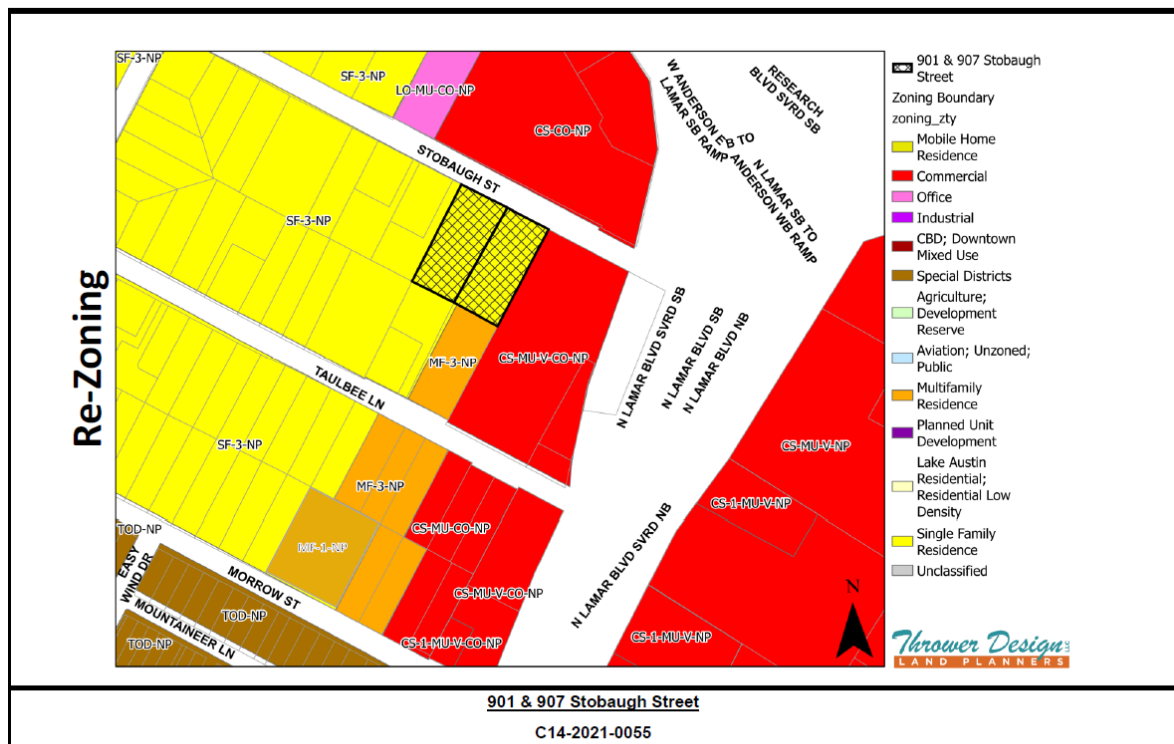
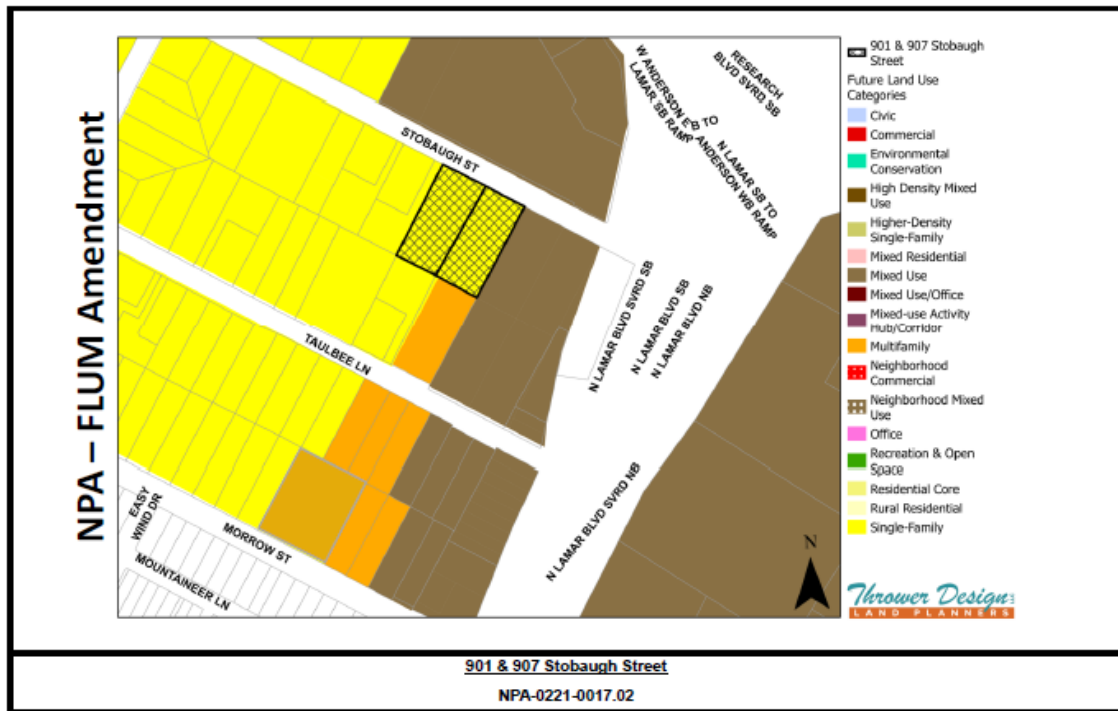








## Applicant's Presentation at the April 19, 2021 Virtual Community Meeting





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Additionally, \_\_\_\_\_

rapidly being added without the need for rezoning. This block alone has added around 10 units in the last 5 years.

Leave them alone at SF-3, and maintain the natural 'character' of the neighborhood. Crestview is actively

am not against adding density, just doing it within reason.

Nick Bass

(Signature)

26

STATE OF TEXAS                     §  
COUNTY OF TRAVIS       §

I have been a resident of Crestview for over 5 years, and I am opposed to the rezoning of 901 & 907 Stobaugh St. from SF-3 to MF-4 because it will change the character of my neighborhood, is contrary to the neighborhood plan and will increase traffic significantly.

Additionally, I cherish my relationships with my neighbors. I frequently watch college football with my neighbors, lose to them at bridge, and if you can believe it, we actually borrow eggs and sugar from each other. Some neighbors have become such good friends, that I think of them like extended family. They are who I entrust to care for my puppy dog, Hank, and who I go to for advice on everything from native plants to career decisions. They are there to celebrate life's happy milestones like births, graduations and marriages, and also there for life's difficult ones like the death of a parent, a cancer diagnosis or a natural disaster. During Winter Storm Uri, when the power was out for days, my husband provided a neighbor with our back-up generator so that she could utilize a necessary medical device, and another neighbor was kind enough to share some wild game with us as our food stores were running low and the roads remained impassible. As amazing as this is, it's not unique. Yesterday, we had a neighborhood meeting attended by thirteen (13) people in the pouring rain. After the meeting a neighbor shared a story that when the power went out on his side of the condo, their next door neighbors invited his family over. Then, when that next door neighbor lost power, and his side of the condo gained power, they all went over to the other side to stay warm

together. This street is made up of neighbors who care for each other and who are there for each other. We are not merely a track of land to be rezoned without regard to the impact that it will have on our lives. The American dream is to own a home, and so apartments are for most people a temporary residence, not a place where they are looking to build a life. We want neighbors who share our vision of what a home in a community means.

We are more than willing to welcome into our neighborhood the maximum number of families allowed under the current zoning designation of SF-3, established by Ordinance No. 040401-Z-2 that was adopted after significant neighborhood outreach and input was received by the neighborhood planning team. Moreover, as described in the May 2021 edition of the Crestview Neighborhood Association Newsletter, the Neighborhood Association made a good faith effort with the owner of one of the tracks and even reached an agreement in principle before they backed out of the deal. CNA Newsletter at 4. The developer has made no effort to meet with the affected neighbors, and worse, has made several misleading statements to near-by residents about the real size and scope of their project. Adding fifty-four (54) units would drastically change the appearance and feel of the neighborhood, and further push families out into the suburbs which has a negative effect on Austin's public schools and the city's overall traffic.

It's important to note that most of the nearby businesses along Lamar are car centric (a car rental, an auto body repair, a car detail and a used car dealership), and so there is an abundance of car traffic in and around the neighborhood already. Additionally, the soccer and baseball fields at North Austin Optimist Park, two blocks down on

Morrow Street, create heavy traffic throughout the neighborhood during rush hour when games and practices are also scheduled. Adding fifty-four (54) units, whose occupants are most likely to be drivers, to an over-burdened area is dangerous and irresponsible. Those who want to use the light rail or bus system are far more likely to live in one of the eleven (11) large apartment complexes (Argosy at Crestview, Club Midtown, Crestview Commons, Crestview Station Apartments, Highland flats, Midtown Commons, Midtown Flats, St. John Studios, St. Johns West, The Joplin at Crestview Apartments or The Magnolia at Crestview) that are closer to the Crestview Station than these proposed units, which are about a mile away. Even if they were sometimes public transportation users it is inescapable that people need things and to go places. Just because they may not have a car, or a place to park their car, doesn't mean that traffic isn't going to exponentially increase in the area by going from twenty (20) homes to seventy-two (72). CNA Newsletter at 4. There are going to be car sharing app drivers picking them up and dropping them off, food delivery, grocery delivery and other online shopping purchases being delivered in large vans. Transient young persons, like college students, are also apt to rent out their apartments when they are away, and short term rentals are notorious for noise and other use issues that are incompatible with a family neighborhood like ours.

I expect the rules to apply equally whether one is a developer with deep pockets or a regular person. When you buy a home where you plan to raise your children, maybe even allow them to ride their bike to school on their own someday, it's unimaginable that your elected officials would allow traffic on your block to almost triple overnight by changing the zoning, especially when the City of Austin's Future Land Use Map for the

Crestview/Wooten Neighborhood Planning Area designates the tracks and 901 and 907 Stobaugh to remain single family, and for the commercial properties fronting Lamar to become mixed use. Why does the city have a long term development plan if they are going to keep making decisions that are contrary to that plan which regular people relied on when they made the largest purchase they are likely to ever make in their life? How can we trust any designation that may be made going forward? After going door to door to speak to my neighbors about this proposed project, I was surprised that most had no idea this was going on, so I requested the notice mail-out list and found that the ten (10) closest residential addresses were not on that list. This is unacceptable. I am disappointed in the city of Austin for breaking its promises to its citizens, for not having the foresight to require new developments like Mueller, The Grove and the former Huntsman Petrochemical site to be denser so that existing single family neighborhoods could be left in peace and for caring more about a single LLC's land rights than those of every other person in the neighborhood. If density or affordability was the city's true aim, then they would have made it a priority in every new development, and clearly that is not the case. I take being a good neighbor seriously; I believe we all should because that is how we will build a city worth calling home.

My name is Helen Emily Kelley-Bass, my date of birth is November 22, 1985, and my address is 1005 Stobaugh Street, Austin, TX 78757, and U.S.A. I declare under penalty of perjury that the foregoing is true and correct. Executed in Travis County, State of Texas, on the 30th day of April, 2021.





# CRESTVIEW

## NEIGHBORHOOD ASSOCIATION

### NEWSLETTER

MAY 2021

#### Thoughts on Strong Mayor Issue From Three Previous Austin Mayors

*We have included several pieces about the strong mayor proposition over the course of the past few months. As we go to the polls this May, we'll leave you with some last thoughts expressed by three of Austin's past mayors:*

As three former Mayors of Austin, all of whom served as city council members prior to being elected to the top office in the city, we strongly oppose Proposition F.

If successful at the polls on May 1, this devastatingly dangerous proposition would change Austin from a council-manager form of government to a strong mayor structure.

Most people who have served as mayors of any city would admit, if pressed, that they would have loved to have had more power while in office. The lure of autocracy is strong! Fortunately, our city charter ensures that that can't happen. The council-manager form of government is the most representative, democratic and accountable system imaginable. Numerous checks and balances are built into it, and tremendous access for the public is guaranteed.

A switch to strong mayor would mean one person holds



all the cards in municipal government. He or she would have the enormous power of a veto; they would not have to attend council meetings; and they could appoint (and fire) the heads of every department in

the city. This is a situation ripe for cronyism and backroom dealing.

Please join us in rejecting Proposition F. Vote NO on strong mayor.

Sincerely,

The Hon. Lee Cooke, Austin City Council, 1977-1981; Mayor of Austin, 1988-1991

The Hon. Lee Leffingwell, Austin City Council, 2005-2009; Mayor of Austin, 2009-2015

The Hon. Ron Mullen, Austin City Council, 1977-1983; Mayor of Austin, 1983-1985

(Reprinted with permission)

#### Overview of the Propositions on the May 1st Special Election Ballot

**Proposition A:** Would require the city and the Austin Fire Department's local union to enter into arbitration if they can't hammer out an agreement over labor contracts.

**Proposition B:** Would prohibit public camping, sitting or lying down on a public sidewalk, or sleeping outdoors in and near Downtown and the UT-Austin area. Opponents of the proposition say Prop B criminalizes homelessness. Supporters say the current policies adversely affect public health and safety issues as camps have cropped up throughout Austin.

**Proposition C:** Would transfer the power to appoint and remove the director of the Office of Police Oversight from the city manager to the city council. If approved, the proposition would set up a framework for an independent office led by an appointed director.

**Proposition D:** Would move the date of Austin's mayoral election to presidential election years. If the proposition passes, whomever is elected after Mayor Steve Adler's term expires in 2022 would serve a two-year term, and then another election would be held in 2024. Supporters say this would increase voter turnout. Opponents say that it would overshadow local elections and issues because of the unbalanced focus on national politics in presidential years.

**Proposition E:** Would allow ranked-choice voting in city elections. A ranked-choice voting system allows people to vote for multiple candidates in order of preference (the voter

specifies first, second and third choice for each position, or more as needed). Supporters say this would save money on run-offs. Opponents feel it may be confusing to many voters and would not necessarily save money as elections are often held for other offices than city elections anyway. Currently, it is illegal under state law.

**Proposition F:** Would change Austin's form of government from "council-manager" to "mayor-council," also known as "strong-mayor." If passed, this would eliminate the position of city manager. The mayor would not have a vote on City Council but would have the authority to veto council decisions. (see the Crestview Newsletters for January through April for more on this proposition. <https://crestviewna.com/>)

**Proposition G:** Would create an 11th City Council district. If Prop F passes, the mayor would become a nonvoting member of City Council, and an 11th single-member district would prevent potential 5-5 deadlocks. If passed, Prop G would go into effect even if Prop F failed, raising the possibility of 6-6 deadlocks.

**Proposition H:** Would establish a public campaign-finance program providing up to two \$25 vouchers to all registered voters, who could then contribute the vouchers to their preferred candidates for city office.

■ Election day: Saturday, May 1.

■ In-person early voting: April 19-27.



## Zoning & Redevelopment In & Around Crestview

Here are a few of the zoning and redevelopment cases that will significantly change the landscape in our community.

### 7113 Burnet Road

This is the 4.3-acre site of the former Dallas Nightclub and currently home to The Local Post Pub. The existing zoning is primarily commercial on the western end with a height limit of 60 feet, while the portion on the east end farthest from Burnet Road is zoned office, with a reduced height limit of 40 feet where it is closest to the homes along Hardy Drive and Hardy Circle. The rezoning request is for the entire site to be zoned MF-6 which has no limit on the number of apartment units and allows heights of up to 90 feet, making it potentially the highest structure between downtown and The Domain. Located mid-block, access to the site is limited, and the applicant has said that they have an agreement with the adjoining center to the north to use their driveway and have access to the signal light at Greenlawn Parkway. In a prior zoning change request last year that was withdrawn, city staff cited lack of access as a concern and recommended a more moderate zoning of MF-4 which would cap the number of units at 232 and limit the height to 60 feet. City staff has not yet issued their recommendation on this year's zoning request. CNA's main concerns involve the height issue, both the total height and the height closest to the homes on Hardy Drive and Hardy Circle that back up to the property. Currently, nothing can be built within 50 feet of the property line affording some protection to the adjoining homes, but the new zoning request cuts that to 25 feet. Fortunately, compatibility standards apply and limit the height closest to the single-family homes with increasing heights farther away. CNA is working to minimize the building height closest to the homes and at the same time, limit the total height. Thus far, the applicant has indicated that they would follow compatibility standards and limit the overall height to 75 feet, but they have not committed anything in writing. Likewise, their current plan calls for 330 apartment units, but the requested zoning of MF-6 doesn't have an upper limit.

### 901 & 907 Stobaugh Street

Located at the northeast corner of Crestview, both of these lots are zoned SF-3, and each has a single-family home on it, the one at 901 dating back to 1924. Last year, the owner of 901 approached CNA proposing to build six to

eight units. An agreement was reached in principle to allow that development. However, the owner walked away before finalizing the arrangement. They've returned, along with the adjacent landowner of 907 Stobaugh, and submitted a zoning change request for both lots to MF-4, a multi-family zoning category that would allow up to a total of 54 units on the combined properties with an allowable height of 60'. The impervious cover limit, now at 45%, would jump to 70%. There are 20 homes on this block of Stobaugh and this up zoning could increase that number to 72. Aside from the towering height, neighbors are also concerned about the additional traffic and parking issues.

### 2001 & 2013 W. Anderson Lane

This large lot is currently occupied by Genuine Joe's and Evin's Personnel Consultants and zoned as a community commercial district. The rezoning request is to add a Vertical Mixed Use component that would allow redevelopment including residential uses and more flexible development requirements. Additional information will be provided as it becomes available.

### 2711 W. Anderson Lane

You may have noticed that site work has started on this five-story, 320-unit apartment complex located on the southwest corner of Northcross Drive and Anderson Lane. With the former Chase Bank and office building demolished, construction has begun on the 300,000 square foot mixed-use building called 27 Eleven Apartments. When completed, it will include a two-story subterranean parking garage for residents.

### 5700 Grover Ave

Rezoning of the property housing the Dart Bowl has been initiated and the applicant is asking for MF-6 zoning for the 4.1-acre tract. But while the zoning would allow for a 90-foot height, the developer is planning a four-story building with a height of 40 feet.

### Threadgill's

Close by at 6416 N. Lamar is the former Threadgill's restaurant, an Austin institution. While little is known at this time, a site plan currently under review by city staff calls for a mixed-use project including residential, office and retail on the roughly one-acre property.

### The Frisco Shop

Located at 6801 Burnet Road, The Frisco Shop closed in 2018 and the property was sold last fall for redevelopment. Currently planned for the site is a five-story, 314-unit apartment complex with a six-level parking garage.




**RE/MAX**  
Austin Skyline  
Each office independently owned and operated

**(512) 423-6963**  
*Laurie Janss*  
**Our Neighborhood Realtor!**

Crestview Owner/Resident for 30+ years  
Office: (512) 328-5151 • Mobile (512) 423-6963  
Email: Lajanss53@gmail.com



**DANCE  
DISCOVERY**

Burnet/Anderson Ln.  
512.419.7611 [www.DanceDiscovery.com](http://www.DanceDiscovery.com)





Additionally, as a young family with a preschooler, I worry about the increased usage of our street for vehicle traffic where kids and their friends play. We are all for density—we live now on a previously divided lot and have benefitted from the changing land use, but we strongly encourage the city/county to approve the smaller zoning previously under consideration. Thank you.

Sstagner  
(Signature)

34

STATE OF TEXAS

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COUNTY OF TRAVIS

I have been a resident of Crestview for 34 years, and I am opposed to the rezoning of 901 & 907 Stobaugh St. from SF-3 to MF-4 because it will change the character of my neighborhood, is contrary to the neighborhood plan and will increase traffic significantly. Additionally, \_\_\_\_\_

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\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

My name is Stephanie Laura Phillips, my date of birth is 10/27/1955, and  
 (First) (Middle) (Last)  
 my address is 1001 Stobaugh St., Austin, TX 78757, and U.S.A. I declare  
 (Street)  
 under penalty of perjury that the foregoing is true and correct. Executed in Travis County,  
 State of Texas, on the 27 day of April, 2021.

Stephanie Laura Phillips  
 (Signature)

Please return to 1005 Stobaugh, so I can scan and submit to the city as a unified neighborhood response.  
 If you'd prefer to send yourself, you can email this declaration to: [Maureen.meredith@austintexas.gov](mailto:Maureen.meredith@austintexas.gov).

STATE OF TEXAS                   §  
    §  
 COUNTY OF TRAVIS           §

I have been a resident of Crestview for 25 years, and I am opposed to the rezoning of  
 901 & 907 Stobaugh St. from SF-3 to MF-4 because it will change the character of my  
 neighborhood, is contrary to the neighborhood plan and will increase traffic significantly.  
 Additionally, \_\_\_\_\_  
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My name is Tyris Petropoulos, my date of birth is \_\_\_\_\_, and  
    (First)           (Middle)           (Last)  
 my address is 1002 Stobaugh St., Austin, TX 78757, and U.S.A. I declare  
    (Street)  
 under penalty of perjury that the foregoing is true and correct. Executed in Travis County,  
 State of Texas, on the 29th day of April, 2021.

  
 (Signature)

Please return to 1005 Stobaugh, so I can scan and submit to the city as a unified neighborhood response.  
 If you'd prefer to send yourself, you can email this declaration to: [Maureen.meredith@austintexas.gov](mailto:Maureen.meredith@austintexas.gov).

Planning Commission: July 13, 2021

STATE OF TEXAS

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COUNTY OF TRAVIS

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I have been a resident of Crestview for 22 years, and I am opposed to the rezoning of 901 & 907 Stobaugh St. from SF-3 to MF-4 because it will change the character of my neighborhood, is contrary to the neighborhood plan and will increase traffic significantly. Additionally,

My name is DAVID STUART DIXON, my date of birth is 8/27/71, and  
 (First) (Middle) (Last)  
 my address is 713 STOBAUGH, UNIT B, Austin, TX 78757, and U.S.A. I declare  
 (Street)  
 under penalty of perjury that the foregoing is true and correct. Executed in Travis County,  
 State of Texas, on the 25<sup>th</sup> day of April, 2021.

  
 (Signature)

Please return to 1005 Stobaugh, so I can scan and submit to the city as a unified neighborhood response.  
 If you'd prefer to send yourself, you can email this declaration to: [Maureen.meredith@austintexas.gov](mailto:Maureen.meredith@austintexas.gov).

STATE OF TEXAS

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COUNTY OF TRAVIS

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I have been a resident of Crestview for 6 years, and I am opposed to the rezoning of 901 & 907 Stobaugh St. from SF-3 to MF-4 because it will change the character of my neighborhood, is contrary to the neighborhood plan and will increase traffic significantly.

Additionally, \_\_\_\_\_

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My name is Deupa L. KUZIAN, my date of birth is 5.15.77, and  
 (First) (Middle) (Last)  
 my address is 1003 Stobaugh St, Austin, TX 78757, and U.S.A. I declare  
 (Street)  
 under penalty of perjury that the foregoing is true and correct. Executed in Travis County,  
 State of Texas, on the 29 day of April, 2021.

  
 (Signature)

Please return to 1005 Stobaugh, so I can scan and submit to the city as a unified neighborhood response. If you'd prefer to send yourself, you can email this declaration to: [Maureen.meredith@austintexas.gov](mailto:Maureen.meredith@austintexas.gov).



**For information on the status of the zoning petition,  
see zoning case report C14-2021-0055**

**From:** Helen Kelley

**Sent:** Wednesday, May 26, 2021 1:03 PM

**To:** Graham, Mark <Mark.Graham@austintexas.gov>; Meredith, Maureen  
<Maureen.Meredith@austintexas.gov>

**Subject:** C14-2021-0055 Petition

\*\*\* External Email - Exercise Caution \*\*\*

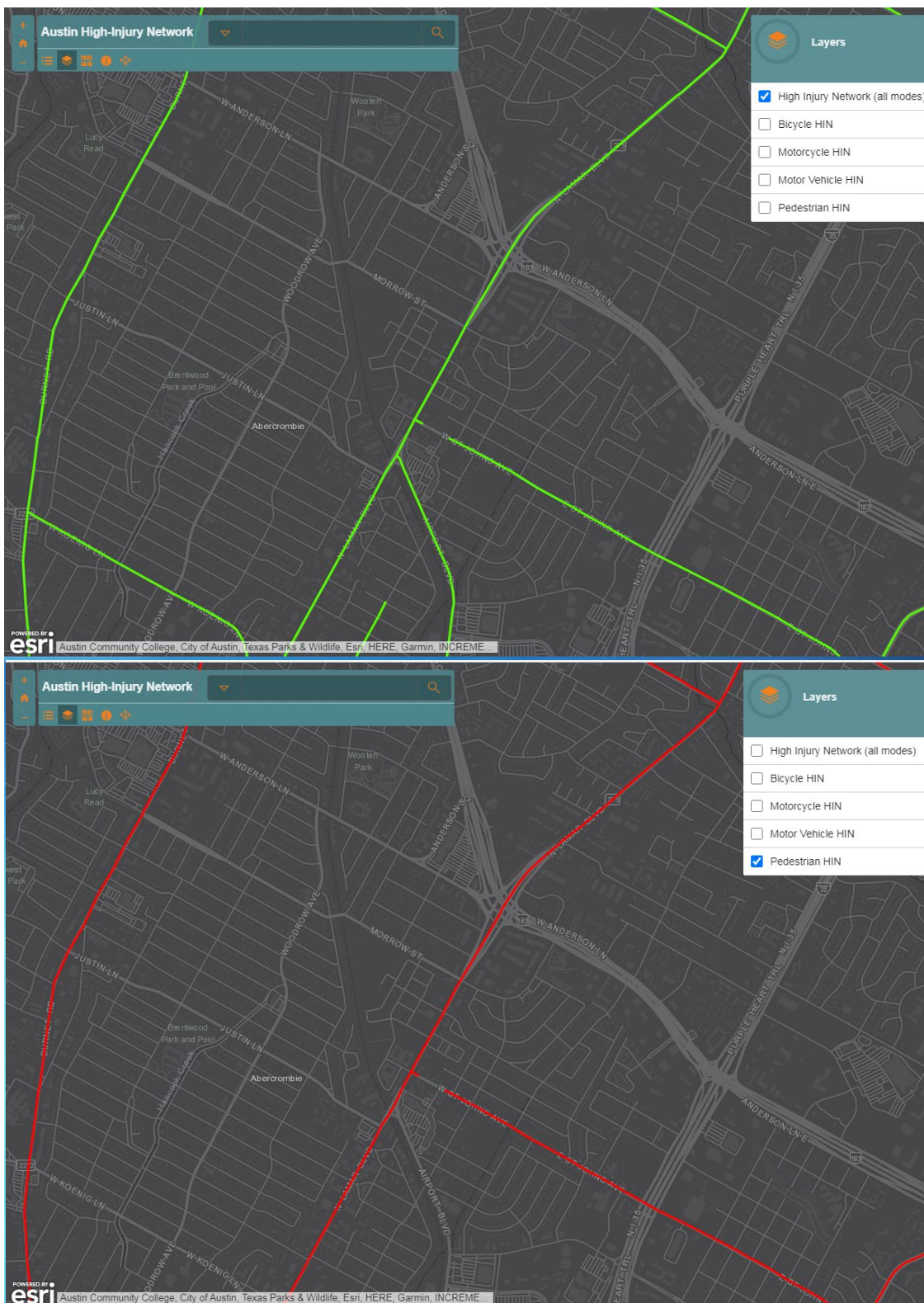
Dear Mr. Graham and Ms. Meredith,

Please see attached petition regarding 901 and 907 Stobaugh St. A hard copy of the petition will be mailed by certified mail this week to the Zoning and Planning Department. If you would also be so kind as to include the following graphics in your staff report as it independently supports our contention that traffic in the area is a major safety concern, I would appreciate it.

Sincerely,

Helen Kelley-Bass

"Austin Transportation's Vision Zero team developed separate modal High-Injury Networks for motorcycles, bicycles and pedestrians looking at moderate, severe, and fatal injury crashes. A separate motor vehicle HIN was developed by looking exclusively at severe and fatal injuries. These separate modal networks were then combined into a single, multimodal High Injury Network. Austin's Combined HIN includes just 8% of the city's street network but contains nearly 70% of all serious injury or fatal crashes for all modes (2013-2017)."



**CAUTION:** This email was received at the City of Austin, from an EXTERNAL source. Please use caution when clicking links or opening attachments. If you believe this to be a malicious and/or phishing email, please forward this email to [cybersecurity@austintexas.gov](mailto:cybersecurity@austintexas.gov).

P E T I T I O NDate: 5-26-2021File Number: C14-2021-0055

Address of

Rezoning Request: 901 and 907  
Stobaugh

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 the current zoning of the subject property.

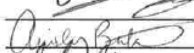
The proposed rezoning would allow for large scale development inconsistent with the character of the surrounding residential properties. A dramatic increase in population density would necessarily result in increased vehicle traffic in an area with insufficient road infrastructure that we simply can not handle. Many properties have not updated their lots to accommodate sidewalks, requiring pedestrians and children to use the road to get to school, ride bikes and walk to activities. The concern is that a drastic increase in traffic will lead to an increased risk of accidents, injuries and fatalities. The current zoning of SF-3 is more than sufficient to allow for reasonable development of the subject property consistent with the character of the neighborhood, and would preserve the single-family character of the Crestview neighborhood plan. Insufficient parking could further exacerbate the foregoing concerns around traffic and safety.

(PLEASE USE BLACK INK WHEN SIGNING PETITION)

SignaturePrinted NameAddress

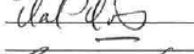
Amy Olsen

913 Stobaugh B. Austin, TX



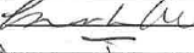
Sean Benton - HOA Director

911 Stobaugh Unit 1, Austin, TX



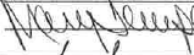
Kirsten Benton

911 Stobaugh Unit 1, Austin, TX



DAVID DIXON - PRESIDENT

913 Stobaugh Unit B, Austin, TX

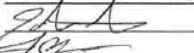


913 STOBAGH ST. CONDOMINIUM

OWNERS' ASSOCIATION

Chris Jander Grunen,

915 Stobaugh St.



President, 915 Stobaugh St. London

Austin TX 78757

Mary Temple

915 Stobaugh #A



John Smith

907 Taulbee Ln #1



John Garret Mince

916 Taulbee Lane 78757

P E T I T I O NDate: 5-26-2021File Number: 14-2021-0055

Address of



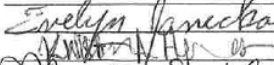
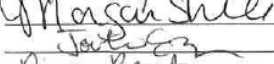








Rezoning Request: 901 & 907 Stobaugh St.  
Austin, TX 78757

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 the current zoning of the subject property.

The proposed rezoning would allow for large scale development inconsistent with the character of the surrounding residential properties. A dramatic increase in population density would necessarily result in increased vehicle traffic in an area with insufficient road infrastructure that we simply can not handle. Many properties have not updated their lots to accommodate sidewalks, requiring pedestrians and children to use the road to get to school, ride bikes and walk to activities. The concern is that a drastic increase in traffic will lead to an increased risk of accidents, injuries and fatalities. The current zoning of SF-3 is more than sufficient to allow for reasonable development of the subject property consistent with the character of the neighborhood, and would preserve the single-family character of the Crestview neighborhood plan. Insufficient parking could further exacerbate the foregoing concerns around traffic and safety.

(PLEASE USE BLACK INK WHEN SIGNING PETITION)

Signature	Printed Name	Address
	JACK TEMPLE - Property owner	915 <del>ST</del> STOBAUGH #A
	David Cordoba	911 Stobaugh # B
	Iden Mekdizadegan	909 Stobaugh # 2
	Charles Floyd	900 Taulbee Lane # 205
	Keivan Neshvadian	909 Stobaugh unit
	Evelyn Janicka	917 Stobaugh
	KRISTIN A. HERNANDEZ	900 Taulbee Ln Apt 106
	Morgan Shell	902 Taulbee Lane Unit 2
	JOVITA EZEKAFOR	900 Taulbee Ln # 106
	Nisha Ramteke	906 Taulbee Ln. # 104
	Stephen Schlatw	900 Taulbee Ln Apt 10
	Michael Tolachev	900 Taulbee Ln. # 111
	SARA TAUBMAN	900 Taulbee Ln. # 111



P E T I T I O NDate: 5-26-2021File Number: C14-2021-0055

Address of


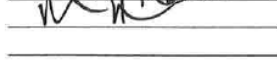
Rezoning Request: 9015907 Stobaugh St.  
Austin, TX 78757

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 the current zoning of the subject property.

The proposed rezoning would allow for large scale development inconsistent with the character of the surrounding residential properties. A dramatic increase in population density would necessarily result in increased vehicle traffic in an area with insufficient road infrastructure that we simply can not handle. Many properties have not updated their lots to accommodate sidewalks, requiring pedestrians and children to use the road to get to school, ride bikes and walk to activities. The concern is that a drastic increase in traffic will lead to an increased risk of accidents, injuries and fatalities. The current zoning of SF-3 is more than sufficient to allow for reasonable development of the subject property consistent with the character of the neighborhood, and would preserve the single-family character of the Crestview neighborhood plan. Insufficient parking could further exacerbate the foregoing concerns around traffic and safety.

(PLEASE USE BLACK INK WHEN SIGNING PETITION)

<u>Signature</u>	<u>Printed Name</u>	<u>Address</u>
	Anthony Rivera	901 Stobaugh St. Unit 1, 78757
	Daniel Korman	213 Stobaugh St #A 78757



Helen Kelley-Bass

Date: 5-26-2021

Contact Name: Helen Kelley-Bass

Phone Number: (806) 681-2754

ms.helen.kelley@gmail.com

**BOARD OF DIRECTORS MEETING MINUTES**  
**913 STOBAUGH STREET CONDOMINIUMS**  
**OWNERS' ASSOCIATION**

A regular meeting of the Board of Directors of the 913 Stobaugh Street Condominiums Owners' Association was held on May 13, 2021 at 6:00 PM in Austin, Texas.

The purpose of the meeting: To discuss the proposed rezoning of the properties at 901 and 907 Stobaugh Street.

**I. QUORUM.** A quorum was declared present based on the presence of the following Directors:

- President: David Dixon
- Secretary/Treasurer: Daniel Korman

The following corporate actions were taken by appropriate motions duly made, seconded, and adopted by the unanimous vote of the Directors entitled to vote (unless a higher voting approval is stated).



**II. AUTHORIZATION OF CORPORATE ACTION.** The Officers and Directors were authorized to take all actions and to sign all documents reasonably needed to:

- It was unanimously decided, among the directors present, that the 913 Stobaugh Street Condominium Owners' Association shall protest the proposed rezoning of the properties at 901 and 907 Stobaugh Street.

There being no further business, the meeting was duly adjourned.

These Minutes are certified by 913 Stobaugh Street Condominium Owners' Association's President.

This meeting minutes is executed and agreed to by:

  DAVID DIXON DANIEL KORMAN

**MINUTES OF THE BOARD OF DIRECTORS MEETING****DIRECTORS OF 915 STOBAUGH STREET CONDOMINIUMS**

A meeting of the Board of Directors of the above condominium association was held on May 16, 2021 at 5:00 PM in Austin, Texas.

The purpose of the meeting: To discuss the proposed rezoning of the properties at 901 and 907 Stobaugh Street.

**I. QUORUM.** A quorum was declared present based on the presence of the following Directors:

- Director: Mary Temple
- Director: Jack Temple
- Director: Shannon Stagner
- Director: Christopher von der Gruen

The following corporate actions were taken by appropriate motions duly made, seconded, and adopted by the unanimous vote of the Directors entitled to vote (unless a higher voting approval is stated).


**II. AUTHORIZATION OF CORPORATE ACTION.** The Officers and Directors were authorized to take all actions and to sign all documents reasonably needed to:

- It was unanimously decided, among the directors present, that the 915 Stobaugh Street Condominiums shall protest the proposed rezoning of the properties at 901 and 907 Stobaugh Street.

There being no further business, the meeting was duly adjourned.


These Minutes are certified by 915 Stobaugh Street Condominiums Secretary, Mary Temple.

This Corporate Minutes is executed and agreed to by:

  
**Chris von der Gruen**  
 President, 915 Stobaugh Street Condominiums  
 Co-owner, 915 Stobaugh Street, Unit B

  
**Shannon Stagner**  
 Director  
 Co-owner, 915 Stobaugh Street, Unit B

  
**Mary Temple**  
 Secretary, 915 Stobaugh Street Condominiums  
 Co-owner, 915 Stobaugh Street, Unit A

  
**Jack Temple**  
 Director  
 Co-owner, 915 Stobaugh Street, Unit A

5/26/2021

Long image 2021-05-25 19:32:49.jpg

## **MINUTES OF THE BOARD OF DIRECTORS MEETING DIRECTORS OF 909 STOBAUGH CONDOMINIUM ASSOCIATION**

**The purpose of the meeting:**

A meeting of the Board of Directors of the above homeowner's association was held on to discuss the proposed rezoning of the properties at 901 and 907 Stobaugh Street.

**I. QUORUM.**

A quorum was declared present based on the presence of the following

Directors:

Director: Iden Mehdizadegan

Director: Anthony Rivera

The following corporate actions were taken by appropriate motions duly made, seconded, and adopted by the unanimous vote of the Directors entitled to vote (unless a higher voting approval is stated).

**II. AUTHORIZATION OF CORPORATE ACTION.**

The Officers and Directors were authorized to take all actions and to sign all documents reasonably needed to:

It was unanimously decided, among the directors' present, that the **909 Stobaugh Condominium Association** shall protest the proposed rezoning of the properties at 901 and 907 Stobaugh Street.

There being no further business, the meeting was duly adjourned.

These Minutes are certified by the **909 Stobaugh Condominium Association's** Directors.

By: \_\_\_\_\_

Iden Mehdizadegan

Date: \_\_\_\_\_

5/20/21

By: \_\_\_\_\_

Anthony Rivera

Date: \_\_\_\_\_

5/24/21

Planning Commission: July 13, 2021

**From:** Amy Olsen  
**Sent:** Tuesday, April 27, 2021 8:41 AM  
**To:** Meredith, Maureen <[Maureen.Meredith@austintexas.gov](mailto:Maureen.Meredith@austintexas.gov)>  
**Subject:** 901 & 907 Stobaugh Zoning

\*\*\* External Email - Exercise Caution \*\*\*

Ms. Meredith,

Please see below as my protest against the zoning designation of 901 and 907 Stobaugh. Let me know if you have any questions. We have 4 children living in our complex, this would completely change the safety of our street and neighborhood.

Thank you,  
 Amy Olsen

CAUTION: This email was received at the City of Austin, from an EXTERNAL source. Please use caution when clicking links or opening attachments. If you believe this to be a malicious and/or phishing email, please forward this email to [cybersecurity@austintexas.gov](mailto:cybersecurity@austintexas.gov).

STATE OF TEXAS  
 COUNTY OF TRAVIS

I have been a resident of Crestview for 1 years, and I am opposed to the rezoning of 901 & 907 Stobaugh St. from SF-3 to MF-4 because it will change the character of my neighborhood, is contrary to the neighborhood plan and will increase traffic significantly.

Additionally, my children skateboard and ride bikes on Stobaugh. Adding that many additional units would make our residential street too busy for safe activity. Many of the lots here have 2-4 homes which seems reasonable, but adding a zoning of up to 54 units on 901 & 907 is excessive.

My name is Amy Carisa Olsen, my date of birth is 3/13/1978, and  
 (First) (Middle) (Last)  
 my address is 913 Stobaugh St, Austin, TX 78757, and U.S.A. I declare  
 (Street)  
 under penalty of perjury that the foregoing is true and correct. Executed in Travis County,  
 State of Texas, on the 27 day of April, 2021.

Amy Olsen  
 (Signature)



**From:** Helen Kelley

**Sent:** Friday, April 30, 2021 10:13 PM

**To:** Meredith, Maureen <Maureen.Meredith@austintexas.gov>

**Subject:** Re: Automatic reply: Stobaugh neighborhood response

\*\*\* External Email - Exercise Caution \*\*\*

A picture is worth a thousand words. .









17 cars on Stobaugh near Lamar during lunch time.

Derelict Taulbee apartments that were never aesthetically appealing.

Overflow parking on Watson and Taulbee from park activities on Morrow street taken after work.

Planning Commission: July 13, 2021

**From:** David Dixon**Sent:** Wednesday, April 28, 2021 7:15 AM**To:** Meredith, Maureen <Maureen.Meredith@austintexas.gov>**Subject:** Opposition to 901 & 907 Stobaugh rezoning

STATE OF TEXAS                    §  
COUNTY OF TRAVIS           §

I have been a resident of Crestview for 22 years, and I am opposed to the rezoning of 901 & 907 Stobaugh St. from SF-3 to MF-4 because it will change the character of my neighborhood, is contrary to the neighborhood plan and will increase traffic significantly.

Additionally, \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

My name is DAVID STUART DIXON, my date of birth is 8/27/71, and  
(First) (Middle) (Last)  
my address is 713 STOBAUGH, UNITS, Austin, TX 78757, and U.S.A. I declare  
(Street)  
under penalty of perjury that the foregoing is true and correct. Executed in Travis County,  
State of Texas, on the 25<sup>th</sup> day of April, 2021.

[Signature]  
(Signature)

**From:** Don Shepard

**Sent:** Sunday, July 04, 2021 8:43 AM

**To:** Meredith, Maureen <Maureen.Meredith@austintexas.gov>; Graham, Mark <Mark.Graham@austintexas.gov>

**Cc:** Chip Harris Thomas Ross Lisa Shepard

**Subject:** I Object to Both the Proposed Crestview/Wooten Neighborhood Plan Amendment and The Rezoning Cases at 901 and 907 Stobaugh St.

\*\*\* External Email - Exercise Caution \*\*\*

Dear Ms. Meredith and Mt Graham (& neighborhood folks ccd):

Please confirm receipt of the attached PDF of the scans of my written objections to Case Number C14-2021-0055 and NPA-2021-0017.02 on July 4, 2021.

The proposed development is preposterous, changing occupancy, in effect, from one single domicile on each of two large lots, into 54 potential units on a single lot combined from the two original parcels. Stobaugh is already overwhelmed with commercial auto parking from adjacent auto businesses including Continental Collision and Hertz rental car, and is often unnavigable as it is. Fifty-four two bedroom domiciles, with likely roommate parking factored into future occupancy, will spill at least fifty extra parked autos onto Stobaugh and throughout Eastern Crestview neighborhood. Walkability, traffic navigation, noise effects (commercial dumpsters would be required), and quality of life will all be adversely affected by such an out of neighborhood character plan amendment and zoning change. Our sewer and water systems in Crestview will be overwhelmed, even with the two-year public works upgrades currently underway from Morrow to Stobaugh, N. Lamar to Tisdale and including Watson and Taulbee Lane. Our power grid extensions have also been demonstrated to be easily overwhelmed, we were especially adversely affected by the recent winter storm. In sum, if the planning commission and city council approve these two planning and zoning changes, you will not be solving problems such as housing shortages, you will be exacerbating problems with which Crestview already is burdened by and creating new quality of life conflicts as well.

Regards,

Don Shepard  
7700 N. Lamar  
Austin, Texas 78752