

From: [Chip Harris](#)
To: [Meredith, Maureen](#); [Graham, Mark](#); [Mike Lavigne](#)
Subject: Re: Crestview NPCT Rec? - 901 & 907 Stobaugh St
Date: Monday, July 26, 2021 2:35:41 PM

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Maureen,

After a lengthy and thorough discussion and debate at the CNPCT meeting about the proposed NPA and zoning change for 901 & 907 Stobaugh, the following motion was made and approved, and it will serve as the CNPCT's recommendation:

The CNPCT supports sustainable densification of 901 & 907 Stobaugh similar to other nearby properties that have resubdivided but maintained their SF-3 zoning as recommended in the Neighborhood Plan approved by the City Council. The CNPCT opposes the proposed plan amendment to change the property designation from single-family to multi-family and opposes the proposed zoning change from SF-3 to MF-4 or any MF category.

While supporting increased density, many of the meeting participants cited multiple issues that led to their support of the motion, including the magnitude of the change and its effect on a narrow street populated with single-family homes. Additional issues stated included increased traffic, additional street parking impacting the safety of cyclists, pedestrians (many of whom are elderly or children), infrastructure capacity of the city, noise and neighborhood character.

Thank you for conveying this recommendation by the CNPCT to the Planning Commission.

Chip Harris, Facilitator
Crestview Neighborhood Plan Contact Team

From: Meredith, Maureen <Maureen.Meredith@austintexas.gov>
Sent: Thursday, July 1, 2021 9:07 AM
To: [REDACTED] <[REDACTED]> [REDACTED]
<[REDACTED]>
Cc: Graham, Mark <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
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From: [Meredith, Maureen](#)
To: [Rivera, Andrew](#)
Cc: [Johnson, Ryan](#); [Graham, Mark](#)
Subject: RE: 901-907 Stobaugh Rezoning and NPA
Date: Monday, July 26, 2021 2:20:28 PM

Andrew:

Please post Ryan's comments below as late back-up for the Stobaugh cases on tomorrow's PC agenda.

Maureen

From: Johnson, Ryan [mailto: [REDACTED]]
Sent: Monday, July 26, 2021 1:57 PM
To: Meredith, Maureen <Maureen.Meredith@austintexas.gov>
Subject: 901-907 Stobaugh Rezoning and NPA

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Dear Ms. Meredith,

I am writing to express my deep support of the application for rezoning and neighborhood plan amendments for 901-907 Stobaugh Street (C14-2021-0055, and NPA-2021-0017.02). Rezoning this underutilized property to MF-4-NP as requested by the applicant (or at *the very least* MF-3-NP) will allow for the development of moderately dense housing adjacent to a major corridor, and readily accessible to existing and planned high-capacity transit. This site is bordered on 3 sides by either commercial or multifamily properties and is in an area with high demand for housing. Concerns expressed by a vocal minority of neighbors, such as increased traffic on Stobaugh St., on-street parking, reduced property values, preserving "neighborhood character," and "safety issues" are at best factually incorrect, and at worst shining examples of the outdated and classist thinking typically perpetuated by wealthy, white homeowners at the expense of renters, younger people, minorities, and first-time homebuyers.

Residents of a higher-density development such as this are far more likely to own and use fewer cars per household, meaning a substantial portion of new traffic will take the form of bicyclists, pedestrians, and transit riders. Given this location, it's safe to assume that much of the vehicle traffic will exit toward Lamar, and not drive through the neighborhood. Increased on-street parking has been proven consistently to reduce traffic incidents and improve safety for all users on residential streets – which is largely irrelevant, as current city code requires *way more* on-site parking than most apartment complexes use.

Furthermore, allowing for reasonable amounts of density as proposed, along a major corridor at the edge of a neighborhood, often *increases* nearby property values, as the new residents support local businesses, provide more funding for infrastructure improvements, and increase pedestrian activity. Arguments decrying the loss of neighborhood character are generally accepted to be code for classist and racist tendencies (particularly the exclusion of lower-income and minority residents) –

it's farcical to say that two unremarkable single-family homes lacking sidewalk frontage, with dirt driveways, near major roads and a highway, are critical to good "character." Finally, there is simply no evidence to support the idea that a market-rate apartment development increases crime or decreases safety. If anything, this development would place more "eyes on the street," making it safer than before – especially given that it will increase the number of people walking and biking in the immediate area.

At the end of the day, our city is facing an ever-growing housing crisis. Adding as much density as possible, to as many neighborhoods as possible, is necessary to balance the market, improve long-term affordability, and accommodate the inevitable growth Austin has consistently seen. This site with its transit accessibility, nearby retail and commercial center, and location within the urban core, is exceptionally well-suited to handle the moderate amount of density that MF-4-NP or MF-3-NP zoning would allow. As a lifelong Austinite, and District 7 resident for a decade, I cannot stress how deeply I support the development of more and more small apartment complexes and other moderately dense projects such as this.

Thank you,

Ryan Johnson

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