



§ 25-2-51 - PURPOSES OF RESIDENTIAL DISTRICTS.

The purposes of the residential district designations are to:

- (1) reserve areas for residential occupancy and provide for a broad range of residential densities and variety of housing types consistent with the Comprehensive Plan and standards of public health, safety, and welfare;
- (2) ensure adequate light, air, privacy, and open space for each dwelling;
- (3) encourage compatibility between residential uses and other land uses;
- (4) facilitate the planning for and provision of infrastructure improvements to serve anticipated population, dwelling unit density, traffic generation, and public service requirements; and
- (5) promote energy conservation.

Source: Section 13-2-40; Ord. 990225-70; Ord. 031211-11.

§ 25-2-57 - FAMILY RESIDENCE (SF-3) DISTRICT DESIGNATION.

Family residence (SF-3) district is the designation for a moderate density single-family residential use and a duplex use on a lot that is a minimum of 5,750 square feet. An SF-3 district designation may be applied to a use in an existing single-family neighborhood with moderate sized lots or to new development of family housing on lots that are 5,750 square feet or more. A duplex use that is designated as an SF-3 district is subject to development standards that maintain single-family neighborhood characteristics.

Source: Section 13-2-45; Ord. 990225-70; Ord. 031211-11.

§ 25-2-58 - SINGLE FAMILY RESIDENCE SMALL LOT (SF-4A) DISTRICT DESIGNATION.

Single-family residence small lot (SF-4A) district is the designation for a moderate density single-family residential use on a lot that is a minimum of 3,600 square feet. An SF-4A district use is subject to development standards that maintain single family neighborhood characteristics.

Source: Section 13-2-46; Ord. 990225-70; Ord. 031211-11.

§ 25-2-59 - SINGLE FAMILY RESIDENCE CONDOMINIUM SITE (SF-4B) DISTRICT DESIGNATION.

Single-family residence condominium site (SF-4B) district is the designation for a moderate density single-family residential use on a site surrounded by existing structures, most of which are single-family residences. An SF-4B district use is subject to development standards that maintain single family neighborhood characteristics. An SF-4B district designation may only be applied to a use at a proposed location if the existing use at the location is designated as an urban family (SF-5) or less restrictive district.

Source: Section 13-2-47; Ord. 990225-70; Ord. 031211-11.

§ 25-2-60 - URBAN FAMILY RESIDENCE (SF-5) DISTRICT DESIGNATION.

Urban family residence (SF-5) district is the designation for a moderate density single-family residential use on a lot that is a minimum of 5,750 square feet. A duplex, two-family, townhouse, or condominium residential use is permitted in an SF-5 district under development standards that maintain single family neighborhood characteristics. An SF-5 district designation may be applied to a use in an existing family residential neighborhood in a centrally located area of the City. An SF-5 district may be used as a transition between a single family and multifamily residential use or to facilitate the implementation of City affordable housing programs.

Not a SMART project. No affordable housing units.

Source: Section 13-2-48; Ord. 990225-70; Ord. 031211-11.

§ 25-2-61 - TOWNHOUSE AND CONDOMINIUM RESIDENCE (SF-6) DISTRICT DESIGNATION.

Townhouse and condominium residence (SF-6) district is the designation for a moderate density single family, duplex, two-family, townhouse, and condominium use that is not subject to the spacing and location requirements for townhouse and condominium use in an SF-5 district. An SF-6 district designation may be applied to a use in an area with large lots that have access to streets other than minor residential streets. An SF-6 district may be used as a transition between a single family and multifamily residential use.

Source: Section 13-2-49; Ord. 990225-70; Ord. 031211-11. **Only access to Stobaugh, a residential street.**

§ 25-2-62 - MULTIFAMILY RESIDENCE LIMITED DENSITY (MF-1) DISTRICT DESIGNATION.

Multifamily residence limited density (MF-1) district is the designation for a multifamily use with a maximum density of up to 17 units per acre, depending on unit size. An MF-1 district designation may be applied to a use in a residential neighborhood that contains a mixture of single family and multifamily uses or in an area for which limited density multifamily use is desired. An MF-1 district may be used as a transition between a single family and higher intensity uses.

Source: Section 13-2-50; Ord. 990225-70; Ord. 031211-11.

§ 25-2-63 - MULTIFAMILY RESIDENCE LOW DENSITY (MF-2) DISTRICT DESIGNATION.

Multifamily residence low density (MF-2) district is the designation for a multifamily use with a maximum density of up to 23 units per acre, depending on unit size. An MF-2 district designation may be applied to a use in a multifamily residential area located near single family neighborhoods or in an area for which low density multifamily use is desired.

Source: Section 13-2-51; Ord. 990225-70; Ord. 031211-11.

§ 25-2-64 - MULTIFAMILY RESIDENCE MEDIUM DENSITY (MF-3) DISTRICT DESIGNATION.

Multifamily residence medium density (MF-3) district is the designation for multifamily use with a maximum density of up to 36 units per acre, depending on unit size. An MF-3 district designation may be applied to a use in a multifamily residential area located near supporting transportation and commercial facilities in a centrally located area or in an area for which medium density multifamily use is desired.

Source: Section 13-2-52; Ord. 990225-70; Ord. 031211-11.

§ 25-2-65 - MULTIFAMILY RESIDENCE MODERATE - HIGH DENSITY (MF-4) DISTRICT DESIGNATION.

Multifamily residence moderate - high density (MF-4) district is the designation for multifamily and group residential use with a maximum density of 36 to 54 units per acre, depending on unit size. An MF-4 district designation may be applied to high density housing in a centrally located area near supporting transportation and commercial facilities, in an area adjacent to the central business district or a major institutional or employment center, or in an area for which moderate to high density multifamily use is desired. **1 bus stop. It's not rapid or express, just local stops.**

Source: Section 13-2-53; Ord. 990225-70; Ord. 031211-11.

§ 25-2-766.02 - TRANSIT ORIENTED DEVELOPMENT DISTRICT CLASSIFICATIONS DESCRIBED.

- (A) A transit oriented development (TOD) district is classified according to its location, as described below.
- (B) A neighborhood center TOD district is located at the commercial center of a neighborhood. The average density is approximately 15 to 25 dwelling units for each acre. Typical building height is one to six stories. Uses include small lot single-family residential use, single-family residential use with an accessory dwelling unit, townhouse residential use, low-rise condominium residential use and multifamily residential use, neighborhood retail and office uses, and mixed-use buildings.
- (C) A town center TOD district is located at a major commercial, employment, or civic center. The average density is approximately 25 to 50 dwelling units for each acre. Typical building height is two to eight stories. Uses include townhouse residential use, low- and mid-rise condominium residential use and multifamily residential use, retail and office uses, and mixed-use buildings.
- (D) A regional center TOD district is located at the juncture of regional transportation lines or at a major commuter or employment center. The average density is more than 50 dwelling units for each acre. Typical building height is three to ten stories. Uses include mid-rise condominium residential use and multifamily residential use, major retail and office uses, and mixed-use buildings.
- (E) A downtown TOD district is located in a highly urbanized area. The average density is more than 75 dwelling units for each acre. Typical building height is six stories or more. Uses include mid- and high-rise condominium residential use and multifamily residential use, large retail and office uses, and mixed use buildings.

Source: Ord. 20050519-008.

§ 25-2-766.03 - TRANSIT ORIENTED DEVELOPMENT DISTRICT ZONES DESCRIBED.

- (A) A transit oriented development (TOD) district may be divided into zones of varying development intensity, as described in this section.
- (B) A gateway zone is the area immediately surrounding the station platform, where passengers enter or exit transit vehicles. Typically, this area includes land that is about 300 to 500 feet from the edge of the station platform. This zone has a high level of transit integration, including streetscapes that connect the station platform with the surrounding buildings, and buildings that are oriented toward the station platform and provide ground floor pedestrian-oriented uses and employment or residential uses in the upper floors. A gateway zone has the highest density and building height in a TOD district.
- (C) A midway zone is the area between a gateway zone and a transition zone, beginning at the outer boundary of the gateway zone and ending approximately 1,000 to 1,500 feet from the edge of the station platform. This zone is predominately residential, but it may also contain retail and office

uses. The zone includes a variety of building types. A midway zone has density and building height that are lower than a gateway zone but higher than a transition zone.

- (D) A transition zone is the area at the periphery of the TOD district. Development intensity is compatible with the existing or anticipated future development adjacent to the TOD district. A transition zone has the lowest density and building height in a TOD district.

Source: Ord. 20050519-008.

§ 25-2-766.04 - TRANSIT ORIENTED DEVELOPMENT DISTRICTS ESTABLISHED AND CLASSIFIED.

- (A) Transit oriented development (TOD) districts are established and classified as follows:
- (1) The Convention Center TOD district is established as a downtown TOD district.
 - (2) The Plaza Saltillo TOD district is established as a neighborhood center TOD district.
 - (3) The Martin Luther King, Jr. Blvd. TOD district is established as a neighborhood center TOD district.
 - (4) The Lamar Blvd./Justin Lane TOD district is established as a neighborhood center TOD district.
 - (5) The Northwest Park and Ride TOD district is established as a town center TOD district.
 - (6) The North IH-35 Park and Ride TOD district is established as a town center TOD district.
 - (7) The Oak Hill TOD district is established as a town center TOD district.
 - (8) The Highland Mall TOD district is established as a town center TOD district.
 - (9) The South IH-35 Park and Ride TOD district is established as a town center TOD district.
- (B) The initial boundaries and zones of each TOD district are described in Appendix D (*Transit Oriented District Boundaries And Zones*). The final boundaries and zones of a TOD district are established by the ordinance adopting the station area plan, as provided in Section 25-2-766.22 (*Adoption Of Station Area Plan*). The official maps of the districts are on file with the director, who shall resolve uncertainty regarding the boundary of a district.
- (C) Council may establish additional TOD districts by amending Subsection (A) and Appendix D (*Transit Oriented District Boundaries And Zones*).

Source: Ord. 20050519-008; Ord. 20060309-057; Ord. 20061005-052; Ord. 20071108-120.

Case Number:
C14-2021-0055

PETITION

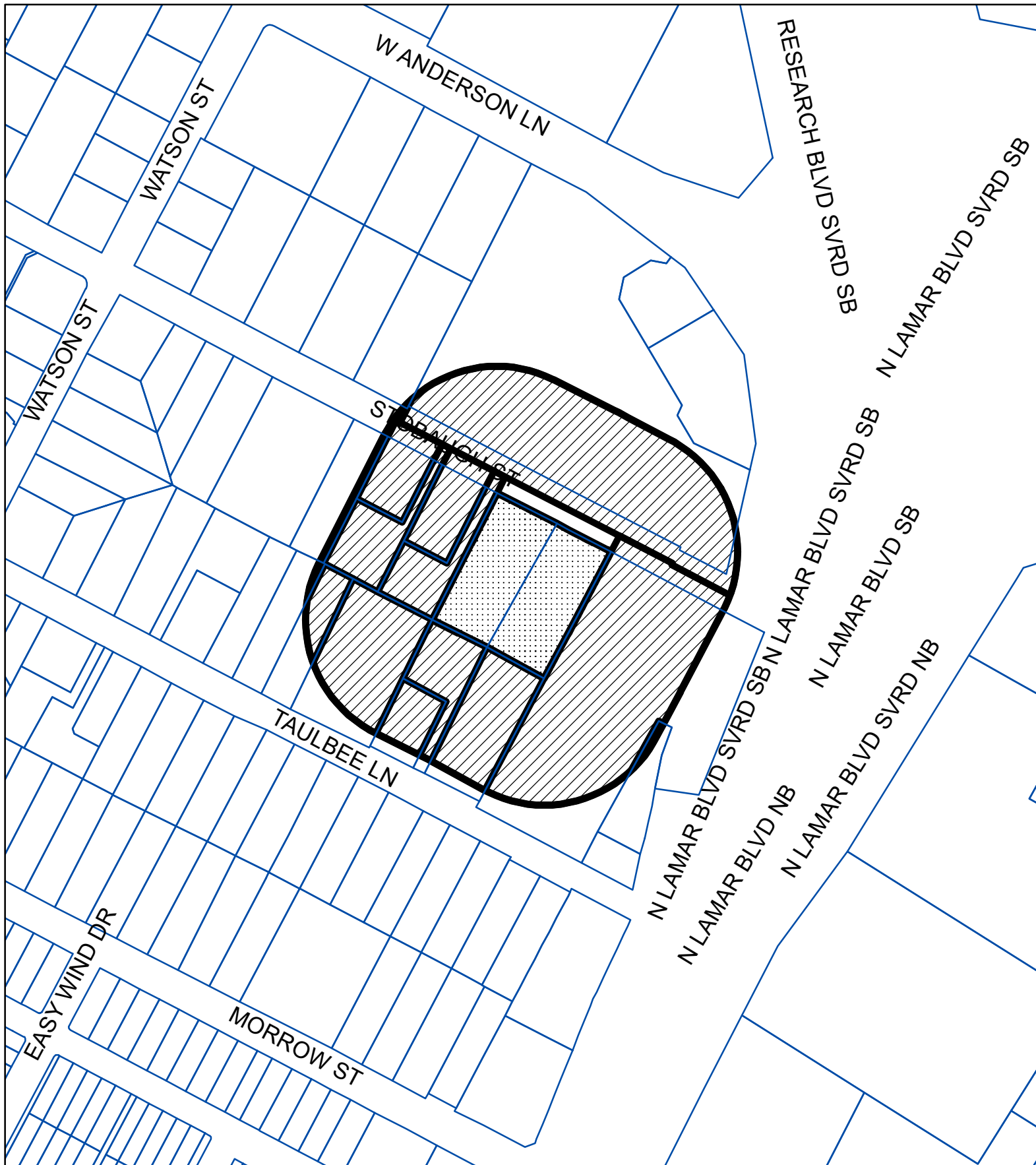
Date: 6/15/2021

Total Square Footage of Buffer: 296205.5884

Percentage of Square Footage Owned by Petitioners Within Buffer: 17.24%

square footage is

| TCAD ID | Address | Owner | Signature | Petition Area | Percent | |
|--------------|------------------------------|--------------------------------|-----------|------------------|--------------------------|----------------------|
| 0235100745 | 904 TAULBEE LN 78757 | CAMPBELL JOSH J & ANGELA K | no | 7330.79 | 0.00% | Out of town/night RN |
| 0234110304 | 7702 N LAMAR BLVD 78752 | CTT HOLDINGS LLC | no | 638.29 | 0.00% | |
| 0235100712 | 910 TAULBEE LN AUSTIN 78757 | DIEP BRANDON HUNG | no | 25640.70 | 0.00% | 8.66% |
| 0234110308 | 7720 N LAMAR BLVD 78752 | HARDEMAN FAMILY JOINT VENTURE | no | 81534.71 | 0.00% | |
| 0235100722 | 917 STOBAUGH ST AUSTIN 78757 | JANECKA EVELYN I | yes | 1557.73 | 0.53% | |
| 0235100823 | 911 W ANDERSON LN 78757 | LAMAR GATEWAY REALTY LTD ETAL | no | 86230.85 | 0.00% | |
| 0235100819 | 918 STOBAUGH ST 78757 | LEE HONG | no | 283.06 | 0.00% | Rental |
| 0235100719 | 916 TAULBEE LN AUSTIN 78757 | MINEAR JOHN G & SUSAN E MINEAR | yes | 400.80 | 0.14% | |
| 0235100735 | 900 TAULBEE LN 78757 | MULTIPLE OWNERS | no | 20034.11 | 0.00% | Need HOA Mtg. |
| 0235100718 | 914 TAULBEE LN 78757 | ROSS SUSAN D | no | 5700.97 | 0.00% | Demolished/vacant |
| 235103501 | 911 Stobaugh St | Benton/Cordoba | yes | 12586.32 | 4.25% | |
| 0235103901 | 909 Stobaugh St | Mehdizadegan/Rivera | yes | 11972.83 | 4.04% | |
| 0235102701 | 913 Stobaugh Street Condos | Dixon/Korman | yes | 13224.40 | 4.46% | |
| 0235102801 | 915 Stobaugh Street Condos | Temple/Von Der Gruen | yes | 11313.97 | 3.82% | |
| 0235104301 | 902 Taulbee Ln | Shell/Sweet | no | 12029.23 | 0.00% | 4.06% |
| Total | | | | 290478.75 | 17.24% | 29.96% |



N



BUFFER

PROPERTY_OWNER

SUBJECT_TRACT

PETITION

Case#: C14-2021-0055

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.



1" = 200'

P E T I T I O N

OCC RECEIVED AT
JUN 4 '21 AM 10:06

Date: 5-26-2021

File 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)

Signature

Printed Name

Address

Amy C. Olsen

Amy Olsen

913 Stobaugh B. Austin, TX

Sean Benton

Sean Benton - HOA Director

911 Stobaugh, Unit 1 Austin, TX

Ainsley Benton

Ainsley Benton

911 Stobaugh, Unit 1, Austin, TX

David Dixon

DAVID DIXON - PRESIDENT

913 Stobaugh, Unit B, Austin, TX

Chris Jander Gruen

913 STOBAGH ST. CONDOMINIUM

OWNERS' ASSOCIATION

Mary Temple

Chris Jander Gruen,
President, 915 Stobaugh St. condos

915 Stobaugh St.

John Smith

Mary Temple

Austin TX 78757

John Smith

John Smith

915 Stobaugh #A

John Smith

John Garret Minner

907 Lambun Ln #1

916 Taulbre Lane 78757

P E T I T I O N

Date: 5-26-2021

File Number: CU4-2021-0055

Address of

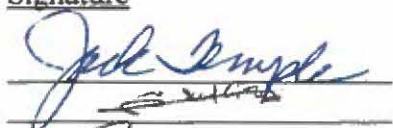
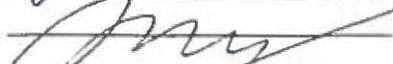


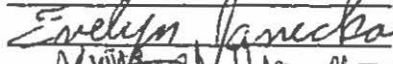
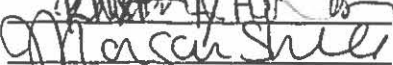
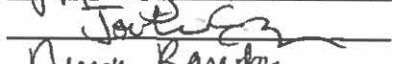
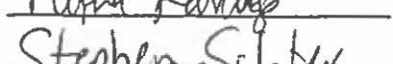



Rezoning Request: 901 & 907 Stobaugh St.
Austin, TX 78757

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)

| <u>Signature</u> | <u>Printed Name</u> | <u>Address</u> |
|---|----------------------------------|-------------------------------|
|  | JACK TEMPLE - Property owner | 915 ST STOBAUGH #A |
|  | David Cordoba | 911 Stobaugh # B |
|  | Iden Mehdizadejan | 909 Stobaugh # B |
|  | Charles Floyd | 900 Taulbee Lane #105 |
|  | Reivan Neshvadian | 909 Stobaugh unit 2 |
|  | Evelyn Janicka | 917 Stobaugh |
|  | Kriston A. Hernandez | 900 Taulbee Ln Apt 106 |
|  | Morgan Shell | 902 Taulbee Lane Unit 2 |
|  | JOYITA EZEOKAFOR | 900 Taulbee Ln #106 |
|  | Nisha Ramchand | 900 Taulbee Ln. #104 |
|  | Stephen Schlatter | 900 Taulbee Ln #110 |
| | Michael Polachev SARA TAUBMAN | 900 Taulbee Ln. #111 |

P E T I T I O N

Date: 5-26-2021

File 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)

Signature

Anthony Rivera
David Korman

Printed Name

Anthony Rivera
David Korman

Address

9015 Stobaugh St. Unit 1, 78757
213 Stobaugh St #1A 78757

Helen Kelley-Bass

Date: 5-26-2021

Contact Name: Helen Kelley-Bass

Phone Number: (806) 681-2754

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

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

P E T I T I O N

Date: 5-26-2021

File 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)

Signature

Printed Name

Address

[Signature]
[Signature]
Brandon Diep

Anthony Rivera
Daniel Korman
BRANDON DIEP

901 Stobaugh St. Unit 1 78757
213 Stobaugh St #A 78757
910 Taulbee Ln

**MINUTES OF THE
BOARD OF DIRECTORS MEETING
DIRECTORS
OF
902 TAULBEE HOA, Inc.**

A regular meeting of the Board of Directors of the above home owners association was held on June 17, 2021 at 6:30 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: John Sweet
- Director: Morgan Shell

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).

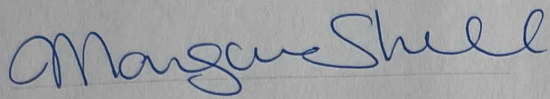
II. AUTHORIZATION OF CORPORATE ACTION. The Officers and Directors were authorized to take all actions and to sign all documents reasonably needed to:

- It was unanimously decided, among the directors present, that the 902 Taulbee HOA, Inc. shall protest the proposed rezoning of the properties at 901 and 907 Stobaugh Street.

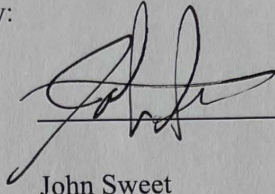
There being no further business, the meeting was duly adjourned.

These Minutes are certified by 902 Taulbee HOA, Inc.'s Directors.

This Corporate Minutes is executed and agreed to by:



Morgan Shell
morganshell@gmail.com
June 18, 2021


John Sweet

Done

C099927.HPD.R.emails

**Valero, Debbie**

From: Ron Thrower <[REDACTED]>
Sent: Tuesday, April 27, 2021 11:04 AM
To: Graham, Mark; Victoria; Meredith, Maureen
Subject: RE: 901 & 907 Stobaugh Zoning

Her kids can't play in the street AFTER this rezoning and today the street is safe to play in and that is encouraged?

Be smart. Be safe. Be kind.

Ron Thrower

512-476-4456 office
512-731-2524 cell

From: Graham, Mark <Mark.Graham@austintexas.gov>
Sent: Tuesday, April 27, 2021 11:00 AM
To: Victoria <[REDACTED]> Meredith, Maureen <Maureen.Meredith@austintexas.gov>; Ron Thrower <[REDACTED]>
Subject: RE: 901 & 907 Stobaugh Zoning

Hi Victoria,
See attached. It's set up like a legal document. No notary seal, date or signature.
Mark

From: Victoria <[REDACTED]>
Sent: Tuesday, April 27, 2021 10:56 AM
To: Meredith, Maureen <Maureen.Meredith@austintexas.gov>; Ron Thrower <[REDACTED]>
Cc: Graham, Mark <Mark.Graham@austintexas.gov>
Subject: RE: 901 & 907 Stobaugh Zoning

Maureen,

It seems that Chip Harris may have gotten to the neighborhood and has started creating fear of the maximum density of 54 efficiency units/acre. We know that this could never be achieved here unless it was an AU project. Was the signature of this owner notarized? I am curious about the format of her letter.

Victoria Haase

Thrower Design

www.throwerdesign.com

510 South Congress Avenue, Suite 207

Mail: P.O. Box 41957

Austin, Texas 78704

512-998-5900 Cell

512-476-4456 Office

228 of 368

<[REDACTED]>
Subject: RE: 901 & 907 Stobaugh Zoning

Hi Victoria,
See attached. It's set up like a legal document. No notary seal, date or signature.
Mark

From: Victoria <[REDACTED]>
Sent: Tuesday, April 27, 2021 10:56 AM
To: Meredith, Maureen <Maureen.Meredith@austintexas.gov>; Ron Thrower <[REDACTED]>
Cc: Graham, Mark <Mark.Graham@austintexas.gov>
Subject: RE: 901 & 907 Stobaugh Zoning

Maureen,

It seems that Chip Harris may have gotten to the neighborhood and has started creating fear of the maximum density of 54 efficiency units/acre. We know that this could never be achieved here unless it was an AU project. Was the signature of this owner notarized? I am curious about the format of her letter.

Victoria Haase
Thrower Design
www.throwerdesign.com
510 South Congress Avenue, Suite 207
Mail: P.O. Box 41957
Austin, Texas 78704

512-998-5900 Cell
512-476-4456 Office



From: Meredith, Maureen <Maureen.Meredith@austintexas.gov>
Sent: Tuesday, April 27, 2021 8:57 AM
To: Victoria <[REDACTED]> Ron Thrower <[REDACTED]>
Cc: Graham, Mark <Mark.Graham@austintexas.gov>
Subject: FW: 901 & 907 Stobaugh Zoning

Tori and Ron:
See email below.
Maureen

From: Amy Olsen
Sent: Tuesday, April 27, 2021 8:41 AM
To: Meredith, Maureen <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.

Austin High-Injury Network



Layers

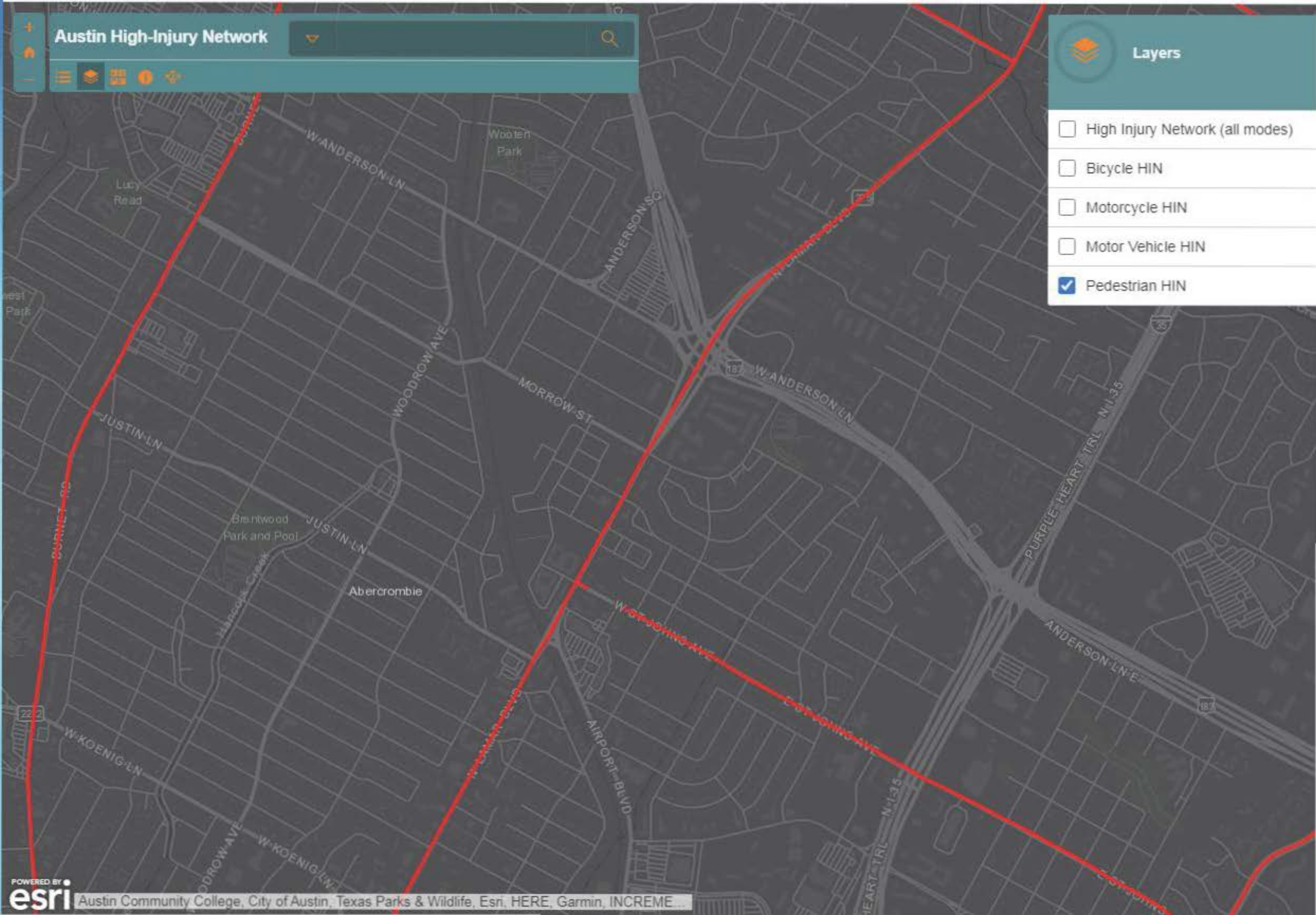
- ☒ High Injury Network (all modes)
- ☐ Bicycle HIN
- ☐ Motorcycle HIN
- ☐ Motor Vehicle HIN
- ☐ Pedestrian HIN

Austin High-Injury Network



Layers

- ☐ High Injury Network (all modes)
- ☐ Bicycle HIN
- ☐ Motorcycle HIN
- ☐ Motor Vehicle HIN
- ☒ Pedestrian HIN



Valero, Debbie

From: Meredith, Maureen
Sent: Thursday, April 22, 2021 2:56 PM
To: Graham, Mark
Subject: NPA Rec: NPA-2021-0017.02_901 &907 Stobaugh St.

Mark,
My team met today and we support the applicant’s request to change the FLUM from Single Family to Multifamily land use.
We support the request because:

- the MF land use will provide a buffer between the SF and
- near the commercial uses along N. Lamar which is an activity corridor and
- is near public transit, the Project Connect Orange and Blue lines

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



NORTH GATE ADDITION

Scale 1"=100'
Surveyed May 1932 By

O. Leonard
Civil Engineer

North Gate Addition is a subdivision of 107.1 Acres out of Geo. W. Spear League, Travis County, Texas. o Denotes Iron Pipe Stakes. All other Lot corners are marked by Wooden stakes.

I, J. H. Davis, County Clerk, do hereby certify that the above described North Gate Addition is a subdivision of that tract of land conveyed to me by deed recorded in Volume 440, pages 367 & 368, in the Travis County Real Records, and I hereby declare and set apart for public use the following 50 sheets, South, West, North, East, and Middle, as shown, known as my interest may appear. Witness my hand this 28th day of May, 1932.

J. H. Davis

I, J. H. Davis, County Clerk, do hereby certify that the above described North Gate Addition is a subdivision of that tract of land conveyed to me by deed recorded in Volume 440, pages 367 & 368, in the Travis County Real Records, and I hereby declare and set apart for public use the following 50 sheets, South, West, North, East, and Middle, as shown, known as my interest may appear. Witness my hand this 28th day of May, 1932.

Notary Public in and for Travis County, Texas

Approved by City Plan Commission
Date May 30, 1932

H. F. Kuehne
Chairman

J. M. Ramsey
Member

W. Kelleys Stacy
Secretary

Approved for Acceptance
Date May 28, 1932

Orin C. Motzelle
City Engineer
Austin, Texas

Filed for Record June 1, 1932 5:00 P.M.
Recorded June 2, 1932 1:00 P.M.

53 Housing units added in the last 5 years under existing zoning

| Zoned ¹ | Address | Previously | Remaining | New | Additional | Total |
|--------------------|----------------------------|------------|-----------|------------|------------|-----------|
| SF-3 | 7707 Gault | 1 | 0 | 2 | 1 | 2 |
| SF-3 | 7711-7713 Gault | 1 | 1 | 2 | 2 | 3 |
| SF-3 | 909-911 Stobaugh | 1 | 1 | 3 | 3 | 4 |
| SF-3 | 913-915 Stobaugh | 1 | 0 | 4 | 3 | 4 |
| SF-3 | 1003-1005 Stobaugh | 1 | 1 | 2 | 2 | 3 |
| SF-3 | 1101 Stobaugh | 1 | 1 | 8 | 8 | 9 |
| SF-3 | 1115-1117 Stobaugh | 1 | 0 | 2 | 1 | 2 |
| SF-3 | 1211 Stobaugh | 1 | 0 | 2 | 1 | 2 |
| SF-3 | 1200, 1202 Stobaugh | 2 | 0 | 8 | 6 | 8 |
| SF-3 | 1206 Stobaugh | 1 | 0 | 2 | 1 | 2 |
| SF-3 | 1208-1210 Stobaugh | 1 | 0 | 4 | 3 | 4 |
| SF-3 | 905 Taulbee | 1 | 1 | 1 | 1 | 2 |
| SF-3 | 907 Taulbee | 1 | 0 | 2 | 1 | 2 |
| SF-3 | 911 Taulbee | 1 | 0 | 2 | 1 | 2 |
| SF-3 | 1003 Taulbee | 1 | 0 | 2 | 1 | 2 |
| SF-3 | 1107 Taulbee | 1 | 0 | 2 | 1 | 2 |
| SF-3 | 1113-1115 Taulbee | 1 | 1 | 1 | 1 | 2 |
| SF-3 | 1211 Taulbee | 1 | 0 | 4-8 | 7 | 8 |
| SF-3 | 902 Taulbee | 1 | 0 | 2 | 1 | 2 |
| SF-3 | 1000 Taulbee | 1 | 0 | 4 | 3 | 4 |
| SF-3 | 1010 Taulbee | 1 | 0 | 2 | 1 | 2 |
| SF-3 | 7704 Watson | 1 | 1 | 1 | 1 | 2 |
| SF-3 | 7607 Watson | 1 | 0 | 2 | 1 | 2 |
| SF-3 | 7800 Watson | 1 | 0 | 2 | 1 | 2 |
| SF-3 | 7804 Watson | 1 | 1 | 1 | 1 | 2 |
| | Overall | 26 | 8 | 71 | 53 | 81 |

If allowed to go to MF-4, (36-54 units) this one lot could exceed the number of all the units built in the last 5 years.

¹ <https://www.austintexas.gov/GIS/ZoningProfile/>

Older multi-unit properties

| Zoned | Address | Total |
|--------------|-------------------|--------------|
| SF-3 | 7705 Gault | 2 |
| SF-3 | 1011 Stobaugh | 2 |
| SF-3 | 1015 Stobaugh | 2 |
| SF-3 | 918 Stobaugh | 2 |
| SF-3 | 1006 Stobaugh | 3 |
| SF-3 | 901 Taulbee | 12 |
| SF-3 | 1007-1009 Taulbee | 8 |
| SF-3 | 1103 Taulbee | 2 |
| SF-3 | 1105 Taulbee | 2 |
| SF-3 | 1207 Taulbee | 2 |
| SF-3 | 900 Taulbee | 12 |
| SF-3 | 1212 Taulbee | 2 |
| SF-3 | 7711 Watson | 2 |
| SF-3 | 7602 Watson | 2 |
| SF-3 | 7608 Watson | 2 |
| SF-3 | Total | 57 |

Travis CAD

2016

Property

Account

| | | | |
|---------------------------|------------|--------------------|----------------------------|
| Property ID: | 237813 | Legal Description: | LOT 1 BLK F NORTHGATE ADDN |
| Geographic ID: | 0235100311 | Zoning: | SF3 |
| Type: | Real | Agent Code: | 1471317 |
| Property Use Code: | | | |
| Property Use Description: | | | |

Protest

Protest Status:
Informal Date:
Formal Date:

Location

| | | | |
|------------------|------------------------------|---------|--------|
| Address: | 1101 STOBAUGH ST TX 78757 | Mapsco: | 525R |
| Neighborhood: | CRESTVIEW | Map ID: | 023401 |
| Neighborhood CD: | Y8000 | | |

Owner

| | | | |
|------------------|--|--------------|-----------------|
| Name: | SOUZA JOIDEMAR & MARTA | Owner ID: | 214938 |
| Mailing Address: | 1101 STOBAUGH ST AUSTIN , TX 78757-1432 | % Ownership: | 100.0000000000% |
| | | Exemptions: | HS |

Values

| | | | |
|---------------------------------------|---|-----------|-----------------------|
| (+) Improvement Homesite Value: | + | \$116,573 | |
| (+) Improvement Non-Homesite Value: | + | \$0 | |
| (+) Land Homesite Value: | + | \$315,000 | |
| (+) Land Non-Homesite Value: | + | \$0 | Ag / Timber Use Value |
| (+) Agricultural Market Valuation: | + | \$0 | \$0 |
| (+) Timber Market Valuation: | + | \$0 | \$0 |
| ----- | | | |
| (=) Market Value: | = | \$431,573 | |
| (-) Ag or Timber Use Value Reduction: | - | \$0 | |
| ----- | | | |
| (=) Appraised Value: | = | \$431,573 | |
| (-) HS Cap: | - | \$59,604 | |
| ----- | | | |
| (=) Assessed Value: | = | \$371,969 | |

Taxing Jurisdiction

Owner: SOUZA JOIDEMAR & MARTA
% Ownership: 100.0000000000%

Total Value: \$431,573

| Entity | Description | Tax Rate | Appraised Value | Taxable Value | Estimated Tax |
|-----------------|-----------------------------------|----------|-----------------|-----------------------------|---------------|
| 01 | AUSTIN ISD | 1.192000 | \$431,573 | \$346,969 | \$4,135.87 |
| 02 | CITY OF AUSTIN | 0.441800 | \$431,573 | \$342,211 | \$1,511.89 |
| 03 | TRAVIS COUNTY | 0.383800 | \$431,573 | \$297,575 | \$1,142.10 |
| 0A | TRAVIS CENTRAL APP DIST | 0.000000 | \$431,573 | \$371,969 | \$0.00 |
| 2J | TRAVIS COUNTY HEALTHCARE DISTRICT | 0.110541 | \$431,573 | \$297,575 | \$328.94 |
| 68 | AUSTIN COMM COLL DIST | 0.102000 | \$431,573 | \$366,969 | \$374.31 |
| Total Tax Rate: | | 2.230141 | | | |
| | | | | Taxes w/Current Exemptions: | \$7,493.11 |
| | | | | Taxes w/o Exemptions: | \$9,624.69 |

Improvement / Building

Improvement #1: 1 FAM DWELLING State Code: A1 Living Area: 1900.0 sqft Value: \$116,573

| Type | Description | Class CD | Exterior Wall | Year Built | SQFT |
|------|------------------|----------|---------------|------------|--------|
| 1ST | 1st Floor | WW - 3+ | | 1941 | 1900.0 |
| 011 | PORCH OPEN 1ST F | * - 3+ | | 1941 | 48.0 |
| 011 | PORCH OPEN 1ST F | * - 3+ | | 1941 | 60.0 |
| 011 | PORCH OPEN 1ST F | * - 3+ | | 1941 | 24.0 |
| 031 | GARAGE DET 1ST F | WW - 3+ | | 1941 | 814.0 |
| 095 | HVAC RESIDENTIAL | * - * | | 1941 | 1900.0 |
| 251 | BATHROOM | * - * | | 1941 | 1.0 |
| 522 | FIREPLACE | * - 3+ | | 1941 | 1.0 |
| 591 | MASONRY TRIM SF | AVG - * | | 1941 | 150.0 |
| 612 | TERRACE UNCOVERD | * - 3+ | | 1941 | 190.0 |
| 011 | PORCH OPEN 1ST F | * - 3+ | | 2008 | 85.0 |

Land

| # | Type | Description | Acres | Sqft | Eff Front | Eff Depth | Market Value | Prod. Value |
|---|------|-------------|--------|----------|-----------|-----------|--------------|-------------|
| 1 | LAND | Land | 0.4906 | 21371.86 | 96.80 | 225.00 | \$315,000 | \$0 |

Roll Value History

| Year | Improvements | Land Market | Ag Valuation | Appraised | HS Cap | Assessed |
|------|--------------|-------------|--------------|-----------|-----------|-----------|
| 2018 | \$229,314 | \$337,500 | 0 | 566,814 | \$103,509 | \$463,305 |
| 2017 | \$167,387 | \$315,000 | 0 | 482,387 | \$73,221 | \$409,166 |
| 2016 | \$116,573 | \$315,000 | 0 | 431,573 | \$59,604 | \$371,969 |

Deed History - (Last 3 Deed Transactions)

| # | Deed Date | Type | Description | Grantor | Grantee | Volume | Page | Deed Number |
|---|------------|------|---------------|-------------|------------------------------|--------|-------|--------------|
| 1 | 10/29/2003 | WD | WARRANTY DEED | GRAY NOEL O | SOUZA JOIDEMAR & MARTA | 00000 | 00000 | 2003257999TR |
| 2 | | WD | WARRANTY DEED | | GRAY NOEL O | 01913 | 00473 | |

Travis CAD

2016

Property

Account

| | | | |
|---------------------------|------------|--------------------|--|
| Property ID: | 237843 | Legal Description: | E 31.2FT OF LOT 11 & W 32.8FT OF LOT 12 BLK E NORTHGATE ADDN |
| Geographic ID: | 0235100419 | Zoning: | SF3 |
| Type: | Real | Agent Code: | 2490 |
| Property Use Code: | | | |
| Property Use Description: | | | |

Protest

Protest Status:
Informal Date:
Formal Date:

Location

| | | | |
|------------------|------------------------------|---------|--------|
| Address: | 1202 STOBAUGH ST TX 78757 | Mapsco: | 525R |
| Neighborhood: | CRESTVIEW | Map ID: | 023401 |
| Neighborhood CD: | Y8000 | | |

Owner

| | | | |
|------------------|--|--------------|-----------------|
| Name: | HASTINGS WARREN TRAVIS | Owner ID: | 214954 |
| Mailing Address: | 1115 W ANDERSON LN AUSTIN , TX 78757-1446 | % Ownership: | 100.0000000000% |

Exemptions:

Values

| | | | |
|---------------------------------------|---|-----------|-----------------------|
| (+) Improvement Homesite Value: | + | \$0 | |
| (+) Improvement Non-Homesite Value: | + | \$131 | |
| (+) Land Homesite Value: | + | \$0 | |
| (+) Land Non-Homesite Value: | + | \$342,160 | Ag / Timber Use Value |
| (+) Agricultural Market Valuation: | + | \$0 | \$0 |
| (+) Timber Market Valuation: | + | \$0 | \$0 |
| ----- | | | |
| (=) Market Value: | = | \$342,291 | |
| (-) Ag or Timber Use Value Reduction: | - | \$0 | |
| ----- | | | |
| (=) Appraised Value: | = | \$342,291 | |
| (-) HS Cap: | - | \$0 | |
| ----- | | | |
| (=) Assessed Value: | = | \$342,291 | |

Taxing Jurisdiction

Owner: HASTINGS WARREN TRAVIS
% Ownership: 100.0000000000%

Total Value: \$342,291

| Entity | Description | Tax Rate | Appraised Value | Taxable Value | Estimated Tax |
|-----------------|-----------------------------------|----------|-----------------|-----------------------------|---------------|
| 01 | AUSTIN ISD | 1.192000 | \$342,291 | \$342,291 | \$4,080.11 |
| 02 | CITY OF AUSTIN | 0.441800 | \$342,291 | \$342,291 | \$1,512.24 |
| 03 | TRAVIS COUNTY | 0.383800 | \$342,291 | \$342,291 | \$1,313.71 |
| 0A | TRAVIS CENTRAL APP DIST | 0.000000 | \$342,291 | \$342,291 | \$0.00 |
| 2J | TRAVIS COUNTY HEALTHCARE DISTRICT | 0.110541 | \$342,291 | \$342,291 | \$378.38 |
| 68 | AUSTIN COMM COLL DIST | 0.102000 | \$342,291 | \$342,291 | \$349.13 |
| Total Tax Rate: | | 2.230141 | | | |
| | | | | Taxes w/Current Exemptions: | \$7,633.57 |
| | | | | Taxes w/o Exemptions: | \$7,633.57 |

Improvement / Building

Improvement #1: 1 FAM DWELLING State Code: A1 Living Area: 729.0 sqft Value: \$131

| Type | Description | Class CD | Exterior Wall | Year Built | SQFT |
|------|------------------|----------|---------------|------------|-------|
| 1ST | 1st Floor | WA - 3+ | | 1946 | 729.0 |
| 011 | PORCH OPEN 1ST F | * - 3+ | | 1946 | 150.0 |
| 031 | GARAGE DET 1ST F | WA - 3+ | | 1946 | 930.0 |
| 251 | BATHROOM | * - * | | 1946 | 1.0 |
| 631 | PORCH CLOS UNFIN | * - 3+ | | 1946 | 32.0 |

Land

| # | Type | Description | Acres | Sqft | Eff Front | Eff Depth | Market Value | Prod. Value |
|---|------|-------------|--------|----------|-----------|-----------|--------------|-------------|
| 1 | LAND | Land | 0.3369 | 14677.36 | 64.00 | 225.00 | \$342,160 | \$0 |

Roll Value History

| Year | Improvements | Land Market | Ag Valuation | Appraised | HS Cap | Assessed |
|------|--------------|-------------|--------------|-----------|--------|-----------|
| 2019 | \$0 | \$296,100 | 0 | 296,100 | \$0 | \$296,100 |
| 2018 | \$83,259 | \$338,400 | 0 | 421,659 | \$0 | \$421,659 |
| 2017 | \$48,364 | \$315,840 | 0 | 364,204 | \$0 | \$364,204 |
| 2016 | \$131 | \$342,160 | 0 | 342,291 | \$0 | \$342,291 |

Deed History - (Last 3 Deed Transactions)

| # | Deed Date | Type | Description | Grantor | Grantee | Volume | Page | Deed Number |
|---|-----------|------|---------------|------------------------|------------------------|--------|-------|--------------|
| 1 | 1/10/2018 | WD | WARRANTY DEED | HASTINGS WARREN TRAVIS | PHILIP LOADHOLT LLC | | | 2018005224 |
| 2 | 6/27/2014 | WD | WARRANTY DEED | NEWBY WARE | HASTINGS WARREN TRAVIS | | | 2014096659TR |
| 3 | 1/5/2002 | WD | WARRANTY DEED | PREECE CURTIS & MARGAY | NEWBY WARE | 00000 | 00000 | 2002003328TR |

Travis CAD

2016

Property

Account

| | | | |
|---------------------------|------------|--------------------|---|
| Property ID: | 237842 | Legal Description: | E 64FT OF LOT 12 BLK E NORTHGATE ADDN (HOMESTEAD) |
| Geographic ID: | 0235100418 | Zoning: | SF3 |
| Type: | Real | Agent Code: | 2490 |
| Property Use Code: | | | |
| Property Use Description: | | | |

Protest

Protest Status:
Informal Date:
Formal Date:

Location

| | | | |
|------------------|------------------------------|---------|--------|
| Address: | 1200 STOBAUGH ST TX 78757 | Mapsco: | 525R |
| Neighborhood: | CRESTVIEW | Map ID: | 023401 |
| Neighborhood CD: | Y8000 | | |

Owner

| | | | |
|------------------|--|--------------|-----------------|
| Name: | HASTINGS WARREN T | Owner ID: | 214963 |
| Mailing Address: | 1200 STOBAUGH ST AUSTIN , TX 78757-1435 | % Ownership: | 100.0000000000% |
| | | Exemptions: | HS |

Values

| | | | |
|---------------------------------------|---|-----------|-----------------------|
| (+) Improvement Homesite Value: | + | \$1 | |
| (+) Improvement Non-Homesite Value: | + | \$0 | |
| (+) Land Homesite Value: | + | \$364,000 | |
| (+) Land Non-Homesite Value: | + | \$0 | Ag / Timber Use Value |
| (+) Agricultural Market Valuation: | + | \$0 | \$0 |
| (+) Timber Market Valuation: | + | \$0 | \$0 |
| ----- | | | |
| (=) Market Value: | = | \$364,001 | |
| (-) Ag or Timber Use Value Reduction: | - | \$0 | |
| ----- | | | |
| (=) Appraised Value: | = | \$364,001 | |
| (-) HS Cap: | - | \$61,655 | |
| ----- | | | |
| (=) Assessed Value: | = | \$302,346 | |

Taxing Jurisdiction

Owner: HASTINGS WARREN T
% Ownership: 100.0000000000%

Total Value: \$364,001

| Entity | Description | Tax Rate | Appraised Value | Taxable Value | Estimated Tax |
|-----------------|-----------------------------------|----------|-----------------|-----------------------------|---------------|
| 01 | AUSTIN ISD | 1.192000 | \$364,001 | \$277,346 | \$3,305.96 |
| 02 | CITY OF AUSTIN | 0.441800 | \$364,001 | \$278,158 | \$1,228.90 |
| 03 | TRAVIS COUNTY | 0.383800 | \$364,001 | \$241,877 | \$928.33 |
| 0A | TRAVIS CENTRAL APP DIST | 0.000000 | \$364,001 | \$302,346 | \$0.00 |
| 2J | TRAVIS COUNTY HEALTHCARE DISTRICT | 0.110541 | \$364,001 | \$241,877 | \$267.38 |
| 68 | AUSTIN COMM COLL DIST | 0.102000 | \$364,001 | \$297,346 | \$303.29 |
| Total Tax Rate: | | 2.230141 | | | |
| | | | | Taxes w/Current Exemptions: | \$6,033.86 |
| | | | | Taxes w/o Exemptions: | \$8,117.74 |

Improvement / Building

Improvement #1: 1 FAM DWELLING State Code: A1 Living Area: 720.0 sqft Value: \$1

| Type | Description | Class CD | Exterior Wall | Year Built | SQFT |
|------|------------------|----------|---------------|------------|-------|
| 1ST | 1st Floor | WA - 3+ | | 1946 | 720.0 |
| 011 | PORCH OPEN 1ST F | * - 3+ | | 1946 | 36.0 |
| 011 | PORCH OPEN 1ST F | * - 3+ | | 1946 | 35.0 |
| 051 | CARPORT DET 1ST | * - 3+ | | 1946 | 360.0 |
| 095 | HVAC RESIDENTIAL | * - * | | 1946 | 720.0 |
| 251 | BATHROOM | * - * | | 1946 | 1.0 |
| 581 | STORAGE ATT | WW - 3 | | 1946 | 195.0 |

Land

| # | Type | Description | Acres | Sqft | Eff Front | Eff Depth | Market Value | Prod. Value |
|---|------|-------------|--------|----------|-----------|-----------|--------------|-------------|
| 1 | LAND | Land | 0.3380 | 14722.50 | 0.00 | 0.00 | \$364,000 | \$0 |

Roll Value History

| Year | Improvements | Land Market | Ag Valuation | Appraised | HS Cap | Assessed |
|------|--------------|-------------|--------------|-----------|----------|-----------|
| 2019 | \$0 | \$296,100 | 0 | 296,100 | \$0 | \$296,100 |
| 2018 | \$70,396 | \$338,400 | 0 | 408,796 | \$42,957 | \$365,839 |
| 2017 | \$39,615 | \$315,840 | 0 | 355,455 | \$22,874 | \$332,581 |
| 2016 | \$1 | \$364,000 | 0 | 364,001 | \$61,655 | \$302,346 |

Deed History - (Last 3 Deed Transactions)

| # | Deed Date | Type | Description | Grantor | Grantee | Volume | Page | Deed Number |
|---|-----------|------|---------------|----------------------|----------------------|--------|-------|-------------|
| 1 | 1/10/2018 | WD | WARRANTY DEED | HASTINGS WARREN T | PHILIP LOADHOLT LLC | | | 2018005224 |
| 2 | 11/9/1984 | WD | WARRANTY DEED | HAUSERMAN RODERICK F | HASTINGS WARREN T | 08906 | 00987 | |
| 3 | 11/9/1984 | WD | WARRANTY DEED | HAUSERMAN RODERICK F | HAUSERMAN RODERICK F | 08929 | 00458 | |

Travis CAD

2016



Property

Account

Property ID: 237778 Legal Description: LOT 7 BLK G NORTHGATE ADDN
 Geographic ID: 0235100201 Zoning: SF3
 Type: Real Agent Code:
 Property Use Code:
 Property Use Description:

Protest

Protest Status:
 Informal Date:
 Formal Date:

Location

Address: 1211 TAULBEE LN Mapsco: 525Q
 TX 78757
 Neighborhood: CRESTVIEW Map ID: 023401
 Neighborhood CD: Y8000

Owner

Name: ROBERTSON JACK L Owner ID: 214908
 Mailing Address: 2829 SANDSTONE DR % Ownership: 100.0000000000%
 HURST, TX 76054-2147
 Exemptions: HS, OTHER

Values

| | | | |
|---------------------------------------|---|-----------|-----------------------|
| (+) Improvement Homesite Value: | + | \$104,804 | |
| (+) Improvement Non-Homesite Value: | + | \$0 | |
| (+) Land Homesite Value: | + | \$504,000 | |
| (+) Land Non-Homesite Value: | + | \$0 | Ag / Timber Use Value |
| (+) Agricultural Market Valuation: | + | \$0 | \$0 |
| (+) Timber Market Valuation: | + | \$0 | \$0 |
| <hr/> | | | |
| (=) Market Value: | = | \$608,804 | |
| (-) Ag or Timber Use Value Reduction: | - | \$0 | |
| <hr/> | | | |
| (=) Appraised Value: | = | \$608,804 | |
| (-) HS Cap: | - | \$124,398 | |
| <hr/> | | | |
| (=) Assessed Value: | = | \$484,406 | |

Taxing Jurisdiction

Owner: ROBERTSON JACK L
 % Ownership: 100.0000000000%
 Total Value: \$608,804

| Entity | Description | Tax Rate | Appraised Value | Taxable Value | Estimated Tax | Tax Ceiling |
|--------|-------------------------|----------|-----------------|---------------|---------------|-------------|
| 01 | AUSTIN ISD | 1.192000 | \$608,804 | \$424,406 | \$1,003.10 | \$1,003.10 |
| 02 | CITY OF AUSTIN | 0.441800 | \$608,804 | \$363,154 | \$1,604.41 | |
| 03 | TRAVIS COUNTY | 0.383800 | \$608,804 | \$307,525 | \$1,180.29 | |
| 0A | TRAVIS CENTRAL APP DIST | 0.000000 | \$608,804 | \$484,406 | \$0.00 | |

| | | | | | |
|-----------------|-----------------------------------|----------|-----------|-----------------------------|-------------|
| 2J | TRAVIS COUNTY HEALTHCARE DISTRICT | 0.110541 | \$608,804 | \$307,525 | \$339.94 |
| 68 | AUSTIN COMM COLL DIST | 0.102000 | \$608,804 | \$334,406 | \$341.10 |
| Total Tax Rate: | | 2.230141 | | | |
| | | | | Taxes w/Current Exemptions: | \$4,468.84 |
| | | | | Taxes w/o Exemptions: | \$13,577.19 |

Improvement / Building

Improvement #1: 1 FAM DWELLING State Code: A1 Living Area: 2242.0 sqft Value: \$104,804

| Type | Description | Class CD | Exterior Wall | Year Built | SQFT |
|-------|------------------|----------|---------------|------------|--------|
| → 1ST | 1st Floor | WA - 3+ | | 1941 | 560.0 |
| → 1ST | 1st Floor | WV - 4- | | 1941 | 1222.0 |
| → 1/2 | Half Floor | WV - 4- | | 1941 | 460.0 |
| → 011 | PORCH OPEN 1ST F | * - 4- | | 1941 | 30.0 |
| → 031 | GARAGE DET 1ST F | WV - 4- | | 1941 | 288.0 |
| → 041 | GARAGE ATT 1ST F | WV - 4- | | 1941 | 200.0 |
| → 041 | GARAGE ATT 1ST F | WV - 4- | | 1941 | 460.0 |
| → 095 | HVAC RESIDENTIAL | * - * | | 1941 | 2242.0 |
| → 251 | BATHROOM | * - * | | 1941 | 1.5 |
| → 522 | FIREPLACE | * - 4- | | 1941 | 1.0 |
| → 612 | TERRACE UNCOVERD | * - 4- | | 1941 | 80.0 |

Land

| # | Type | Description | Acres | Sqft | Eff Front | Eff Depth | Market Value | Prod. Value |
|---|------|-------------|--------|----------|-----------|-----------|--------------|-------------|
| 1 | LAND | Land | 0.5679 | 24736.41 | 0.00 | 0.00 | \$504,000 | \$0 |

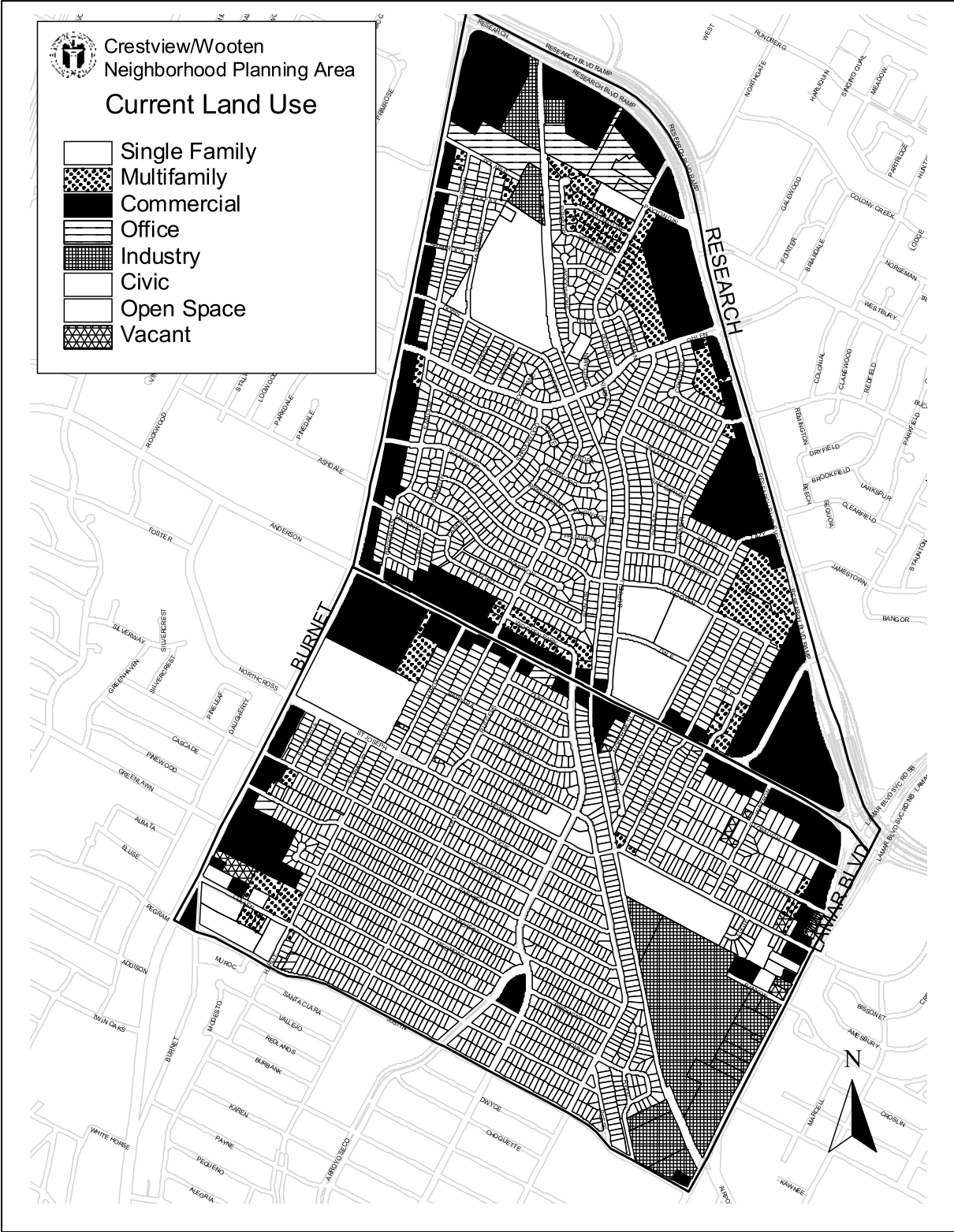
Roll Value History

| Year | Improvements | Land Market | Ag Valuation | Appraised | HS Cap | Assessed |
|------|--------------|-------------|--------------|-----------|-----------|-----------|
| 2019 | \$181,353 | \$390,000 | 0 | 571,353 | \$0 | \$571,353 |
| 2018 | \$179,025 | \$480,000 | 0 | 659,025 | \$72,893 | \$586,132 |
| 2017 | \$164,070 | \$448,000 | 0 | 612,070 | \$79,223 | \$532,847 |
| 2016 | \$104,804 | \$504,000 | 0 | 608,804 | \$124,398 | \$484,406 |

Deed History - (Last 3 Deed Transactions)

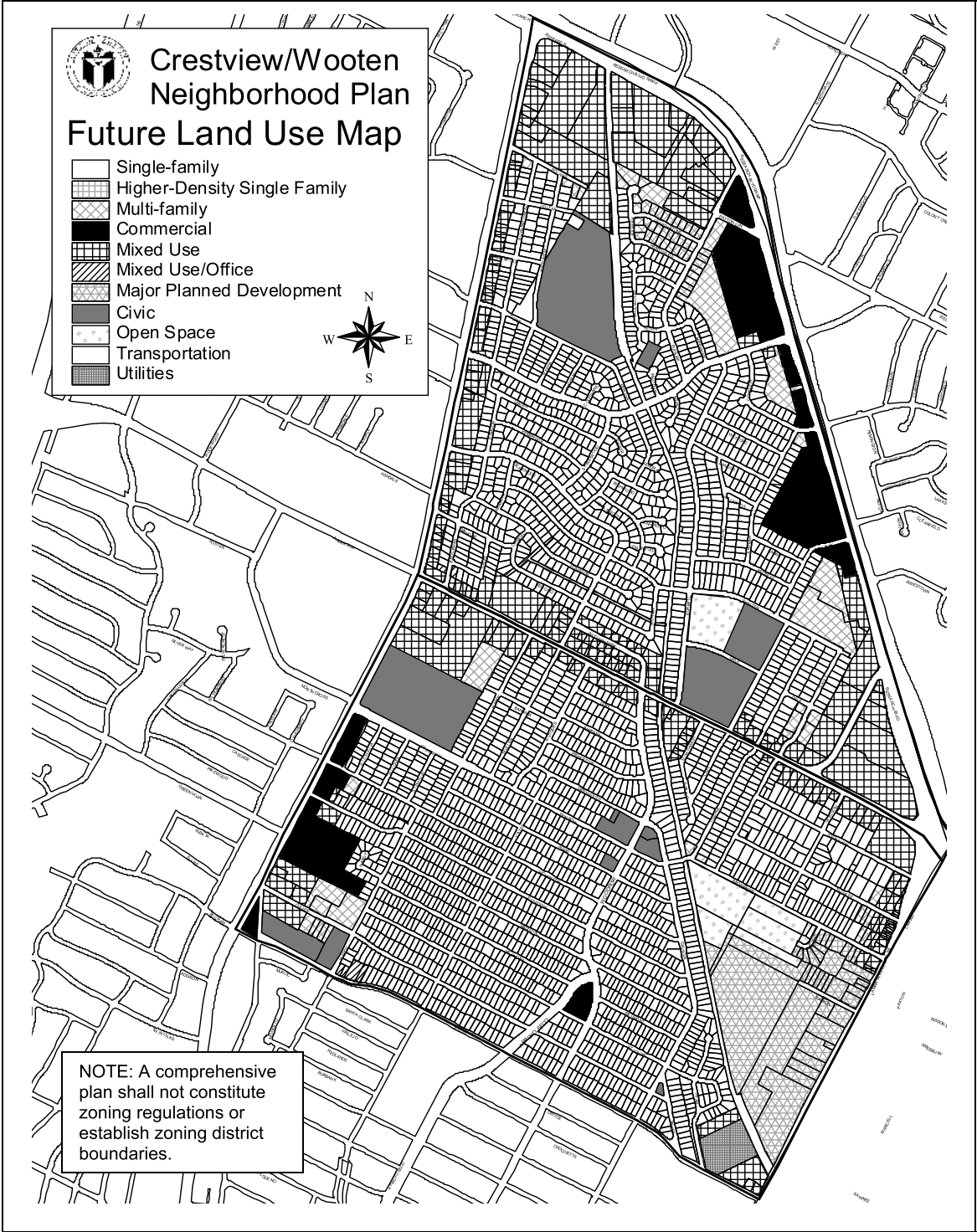
| # | Deed Date | Type | Description | Grantor | Grantee | Volume | Page | Deed Number |
|---|-----------|------|-----------------|------------------|------------------|--------|------|-------------|
| 1 | 3/28/2019 | WD | WARRANTY DEED | ROBERTSON JACK L | 1211 TAULBEE LLC | | | 2019044967 |
| 2 | 12/9/2001 | CD | CORRECTION DEED | ROBERTSON JACK L | ROBERTSON JACK L | | | 2019044966 |
| 3 | 3/27/2019 | | | | | | | |

Crestview/Wooten Combined Neighborhood Plan



Current Land Use Map

Crestview/Wooten Combined Neighborhood Plan



Future Land Use Map

Appendix Six: Ordinance

ORDINANCE NO. 040401-Z-2

AN ORDINANCE AMENDING THE AUSTIN TOMORROW COMPREHENSIVE PLAN BY ADOPTING THE CRESTVIEW/WOOTEN COMBINED NEIGHBORHOOD PLAN.

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF AUSTIN:

PART 1. Findings.

- (A) In 1979, the City Council adopted the "Austin Tomorrow Comprehensive Plan."
- (B) Article X, Section 5 of the City Charter authorizes the City Council to adopt by ordinance additional elements of a comprehensive plan that are necessary or desirable to establish and implement policies for growth, development, and beautification, including neighborhood, community, or area-wide plans.
- (C) In Winter of 2002, the Crestview/Wooten neighborhood was selected to work with the City to complete a neighborhood plan. The Crestview/Wooten Combined Neighborhood Plan followed a process first outlined by the Citizens' Planning Committee in 1995, and refined by the Ad Hoc Neighborhood Planning Committee in 1996. City Council endorsed this approach for the neighborhood planning in a 1997 resolution. This process mandated representation of all of the stakeholders in the neighborhood and required active public outreach. City Council directed the Planning Commission to consider the plan in a 2002 resolution. During the planning process, the Crestview/Wooten Neighborhood Planning Team gathered information and solicited public input through the following means:
 - (1) neighborhood planning team meetings;
 - (2) collection of existing data;
 - (3) neighborhood inventory;
 - (4) neighborhood survey;
 - (5) neighborhood workshops;
 - (6) community-wide meetings; and
 - (7) neighborhood final survey.

- (D) The Crestview/Wooten Combined Neighborhood Plan recommends action by the neighborhood planning team, the City, and by other agencies to preserve and improve the neighborhood. The Crestview/Wooten Combined Neighborhood Plan has eighteen major goals:
- (1) Preserve single-family character of the neighborhood during new development or redevelopment;
 - (2) Preserve and enhance existing neighborhood friendly businesses and encourage new neighborhood friendly businesses in appropriate locations;
 - (3) Enhance the safety and attractiveness of the neighborhoods;
 - (4) Maintain and enhance the single-family residential areas as well as existing community facilities and institutions in the Crestview and Wooten neighborhoods;
 - (5) Promote enhancement of major corridors by encouraging high quality development and redevelopment and discouraging strip development;
 - (6) Promote enhancement of major corridors by encouraging high quality and a mix of neighborhood serving development and redevelopment;
 - (7) Target and encourage redevelopment of dilapidated or vacant multifamily structures into high-quality multifamily structures;
 - (8) Increase alternatives to driving by improving routes, facilities, and access for pedestrians, bicycles and public transportation;
 - (9) Improve routes for pedestrians, bicycles, and public transportation including preservation of existing bus routes;
 - (10) Maintain a transportation network that allows all residents to travel safely throughout the neighborhood by improving safety on major corridors and preserving and enhancing neighborhood friendly streets;
 - (11) Provide safe accessible routes for residents of all mobility levels;
 - (12) Encourage the use of major corridors by all traffic from outside the neighborhood and discourage this traffic from using interior streets;

- (13) Plan for the possibility of rapid transit while preserving the freedom of neighborhoods and individuals to choose or oppose rapid transit;
 - (14) Provide better connection between corridors to reduce neighborhood cut-through traffic;
 - (15) Enhance the safety and attractiveness of the neighborhood;
 - (16) Enhance and add landscaping, green spaces, and recreational opportunities throughout the neighborhood;
 - (17) Promote good stewardship of the environment and reduce existing sources of pollution; and
 - (18) Minimize noise and light pollution from parks into residential areas.
- (E) On February 10, 2004, the Planning Commission held a public hearing on the Crestview/Wooten Combined Neighborhood Plan and recommended adoption of the Plan.
- (F) The Crestview/Wooten Combined Neighborhood Plan is appropriate for adoption as an element of the Austin Tomorrow Comprehensive Plan. The Crestview/Wooten Combined Neighborhood Plan furthers the City Council's goal of achieving appropriate, compatible development within the area. The Crestview/Wooten Combined Neighborhood Plan is necessary and desirable to establish and implement policies for growth, development, and beautification in the area.

PART 2. Adoption and Direction.

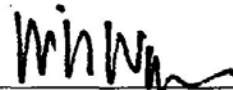
- (A) Chapter 5 of the Austin Tomorrow Comprehensive Plan is amended to add the Crestview/Wooten Combined Neighborhood Plan as Section 17 of the Plan, as set forth in Exhibit A to this ordinance, which is incorporated as part of this ordinance.
- (B) The City Manager shall prepare zoning cases consistent with the land use recommendations in the Plan.
- (C) The City Manager shall provide periodic updates to the City Council on the status of the implementation of the Crestview/Wooten Combined Neighborhood Plan.
- (D) The specific provisions of the Crestview/Wooten Combined Neighborhood Plan take precedence over any conflicting general provision in the Austin Tomorrow Comprehensive Plan.

PART 3. This ordinance takes effect on April 12, 2004.

PASSED AND APPROVED

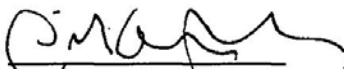
____ April 1 _____, 2004

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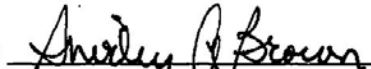
Will Wyrn
Mayor

APPROVED:



David Allan Smith
City Attorney

ATTEST:



Shirley A. Brown
City Clerk

Done

C099927.HPD.R.emails

**Valero, Debbie**

From: Victoria <[REDACTED]>
Sent: Tuesday, March 9, 2021 4:43 PM
To: Meredith, Maureen
Subject: Re: 901 & 907 Stobaugh Street

Hey Maureen I am driving I just got my first dose of the Covid vaccine that I had to go out of town to get it. So I'm driving back to the house and I'll be there in probably about 3035 minutes I do have a case on commission tonight the Marty's twin liquors zoning piece is coming back to planning commission tonight so I'll be on for that but while I'm waiting around I will send you those things I did finally just get the signature owner authorization affidavit for 907 Stovall and I have all the other things updated I guess I just didn't know exactly what you wanted to see so I didn't attach all of that but I'll send it all to you here in about the next hour thank you

Get [Outlook for iOS](#)

From: Meredith, Maureen <Maureen.Meredith@austintexas.gov>
Sent: Tuesday, March 9, 2021 4:41:05 PM
To: Victoria <[REDACTED]>
Subject: RE: 901 & 907 Stobaugh Street

Victoria:

From what I can tell, I still need:

- Agent Designation Form for 901 Stobaugh
- Agent Designation form for 907 Stobaugh
- Updated Summary letter that includes both properties
- Tax plat map that shows both properties.

Does this look accurate?

Maureen

*electronic
signature
submission*

From: Victoria [mailto:[REDACTED]]
Sent: Monday, March 08, 2021 3:48 PM
To: Meredith, Maureen <Maureen.Meredith@austintexas.gov>
Subject: RE: 901 & 907 Stobaugh Street

Well, that one I am still waiting on. I had forgotten about that signature page until I was going through with a fine-tooth comb. If I need to wait to have your pre-submittal review, I will wait.

Victoria Haase

Thrower Design

www.throwerdesign.com

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Mail: P.O. Box 41957

Austin, Texas 78704

512-998-5900 Cell