

## PETITION

Date: 1

54  
HPD

File Number: URP case and E 12th St NCCD case

C14-2021-0037

To: Austin City Council

We, the undersigned owners of property affected by the requested or proposed zoning changes described in the above referenced files, protest against any change to zoning regulations, boundaries, or districts in the City's Urban Renewal Plan for the East 11th and 12th Streets Urban Renewal Area (URP) and/or the East 12th Street Neighborhood Conservation Combining District (NCCD) that applies to our respective properties and/or to any property located within 200 feet of our property that:

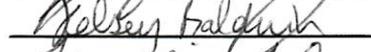
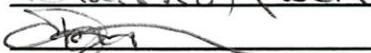
- 1) Increases maximum permitted heights by right, via a density bonus, or by any other program or means beyond the current height maximums set by the NCCD, as laid out on P3 of this petition, and the 20% waiver available under the current URP;
- 2) Loosens express prohibition of cocktail lounge and/or liquor sale uses, as these are currently prohibited by the base zoning and NCCD use regulations;
- 3) Loosens the current restrictions on any of the uses prohibited or otherwise limited by the NCCD, as provided on P4 of this petition;
- 4) Prohibits single-family use or in any way diminishes or restricts the rights of properties currently used for single-family, whatever the zoning classification, including as to the repair, expansion, reconstruction or ability to shift use back and forth between single-family and other uses permitted on the property;
- 5) Prohibits or in any way diminishes or restricts condominium residential or townhouse residential uses, including as to their location on the ground floor of or fronting East 12th Street, as these uses provide housing options and align with the vision for a mix of neighborhood-scaled housing, office and retail along this street; and/or
- 6) Increases maximum FAR by right, via a density bonus, or by any other program or means beyond that permitted by the underlying base zoning, as unlimited FARs are unnecessary to achieve full build-out at current maximum heights.

This petition is presented to invoke the protections in Section 25-2-284 of the City of Austin Land Development Code and Section 211.006 (d) of the Texas Local Government Code. I reserve my right to protest further changes as they are raised from the Austin City Council dais through third reading of any/all cases.

SIGNATURE

PRINTED NAME

ADDRESS

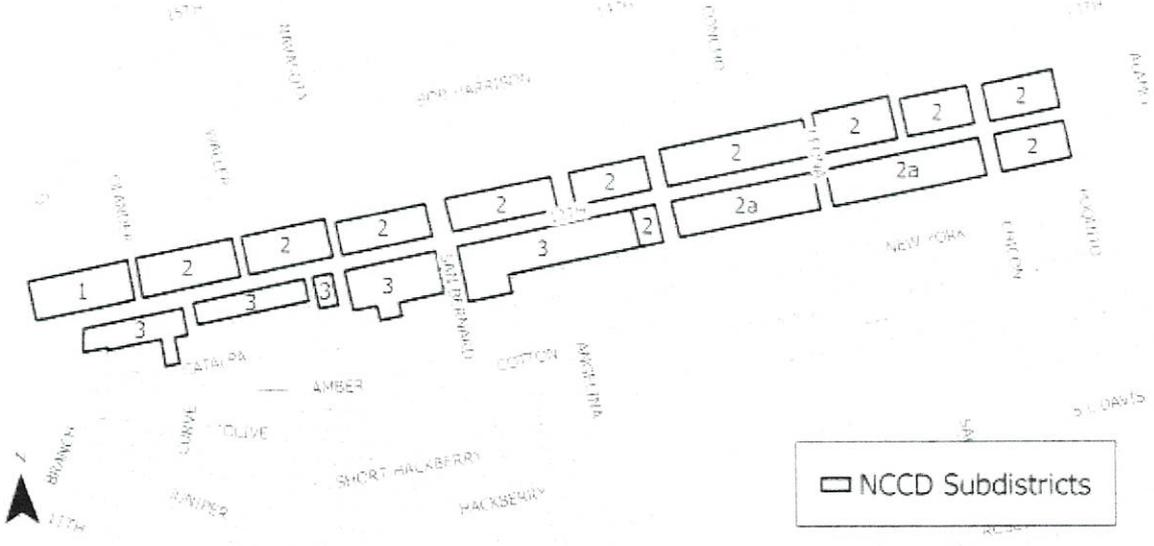
	Kristoffer Lundberg	1203 E 13 <sup>th</sup> St 78702
	Kelsey Baldwin	1003 E. 13 <sup>th</sup> St., 78702
	Jacqueline J. Canning	1003 E. 13 <sup>th</sup> , 78702
	Robert Seidenberg	1001 E 13 <sup>th</sup> St 78702
	Wm. Fred Harte	1001 E 13 <sup>th</sup> St 78702
	Danielle Becker	1208 NAVASOTA ST. 78702

Date: 10/18/2021

Contact Name: Rob Seidenberg

Phone Number: 512-228-2900

CURRENT EAST 12TH ST NCCD HEIGHT MAXIMUMS REFERRED TO IN NUMBER 1 ABOVE.



Subdistrict	Height (max.)
1	60 ft
2	50 ft
2a	35 ft
3	35 ft

CURRENT EAST 12TH STREET NCCD USE PROHIBITIONS AND LIMITATIONS  
REFERRED TO IN NUMBERS 2 AND 3 ABOVE.

**B. Prohibited Uses**

The following uses are prohibited in the East 12th Street NCCD. Those uses currently existing are allowed to continue as a legal non-conforming use as per the Land Development Code, section 25.2.941:

- |  |  |
|--|--|
| 1. Adult-Oriented Businesses               | 14. Drive Through Services as an accessory use to a restaurant |
| 2. Automotive Rental                       | 15. Equipment Repair Services                                  |
| 3. Automotive Repair                       | 16. Equipment Sales  |
| 4. Automotive Sales                        | 17. Exterminating Services                                     |
| 5. Automotive Washing                      | 18. Kennels  |
| 6. Bail Bond Services                      | 19. Liquor Sales   |
| 7. Campground                              | 20. Pawn Shop Services   |
| 8. Carriage Stable                         | 21. Outdoor Entertainment                                      |
| 9. Cocktail Lounge*                        | 22. Outdoor Recreation   |
| 10. Laundry Service                        | 23. Service Stations   |
| 11. Commercial Plasma Center               | 24. Telecommunication Tower (if sited on ground)               |
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\* Cocktail Lounge is a conditional use 1808-1812 E 12<sup>th</sup> Street.

**C. Conditional Uses**

The following uses are conditional uses throughout the East 12th Street NCCD, and require a conditional use permit.

1. Telecommunication Tower, if located on the roof of an otherwise permitted structure. (Maximum height requirements still apply)
2. Drive-through services with the hours of operation between midnight and 6:00 AM, if used for an automated teller machine
3. Cocktail Lounge is a conditional use at 1808-1812 E. 12<sup>th</sup> Street.

**D. Drive Through Uses**

Drive through uses are permitted as an accessory use to a permitted primary use with the following conditions:

1. The primary use must provide service for pedestrians that does not require the pedestrian to stand or walk in the drive-through lane.
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SIGNATURE

PRINTED NAME

ADDRESS

*Donald Prible*

Donald Prible

1507 E 14<sup>th</sup> ST

*Joseph Crotchett*

Joseph Crotchett

1511 E 14<sup>th</sup> ST

*Alicia Carter*

Alicia Carter

1801 E. 14<sup>th</sup> ST

*Carole Carter*

Carole Carter

1801 E. 14<sup>th</sup> ST

*JANE RANDOLPH*

JANE RANDOLPH

1309 Concho Street

*Taw Randolph*

Taw Randolph

1309 Concho St.

*Susan Oringer*

Susan Oringer

1504 E 13<sup>th</sup> ST

*MIRRELL ORINGER*

MIRRELL ORINGER

1504 E. 13<sup>th</sup> St.

78702

*HEIDI BURNS*

PAIVI PUTSEPP-SEUTERT

1804 E 14<sup>th</sup> ST

*HEIDI BURNS*

HEIDI BURNS

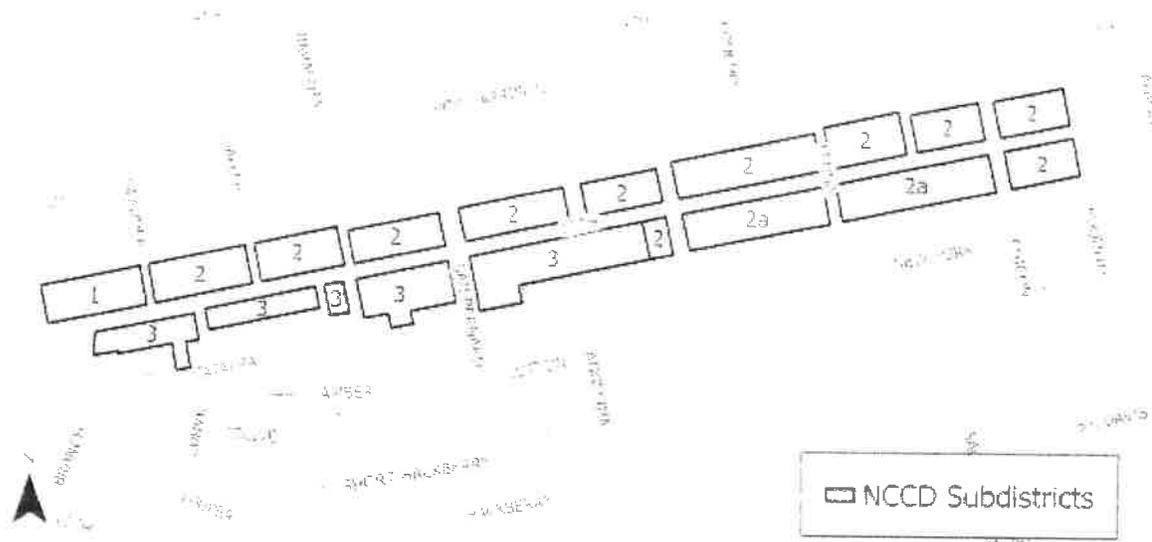
1706 E 14<sup>th</sup> ST

Date: 11/15/21

Contact Name: SUSAN ORINGER

Phone Number: 203-247-2680

CURRENT EAST 12TH ST NCCD HEIGHT MAXIMUMS REFERRED TO IN NUMBER 1 ABOVE.



Subdistrict	Height (max.)
1	60 ft
2	50 ft
2a	35 ft
3	35 ft

CURRENT EAST 12TH STREET NCCD USE PROHIBITIONS AND LIMITATIONS  
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**B. Prohibited Uses**

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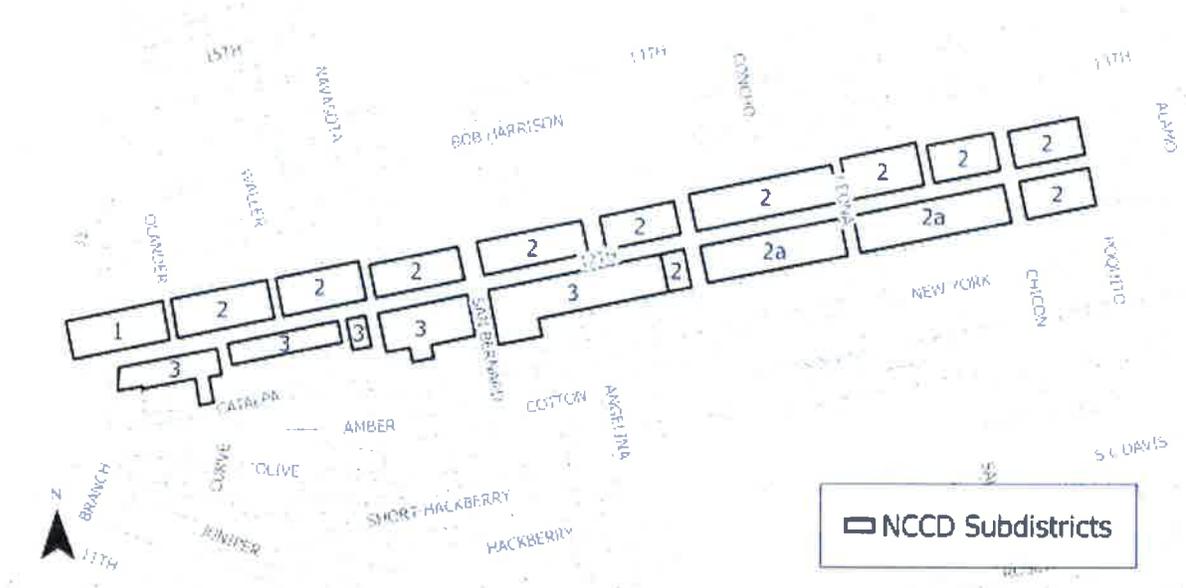
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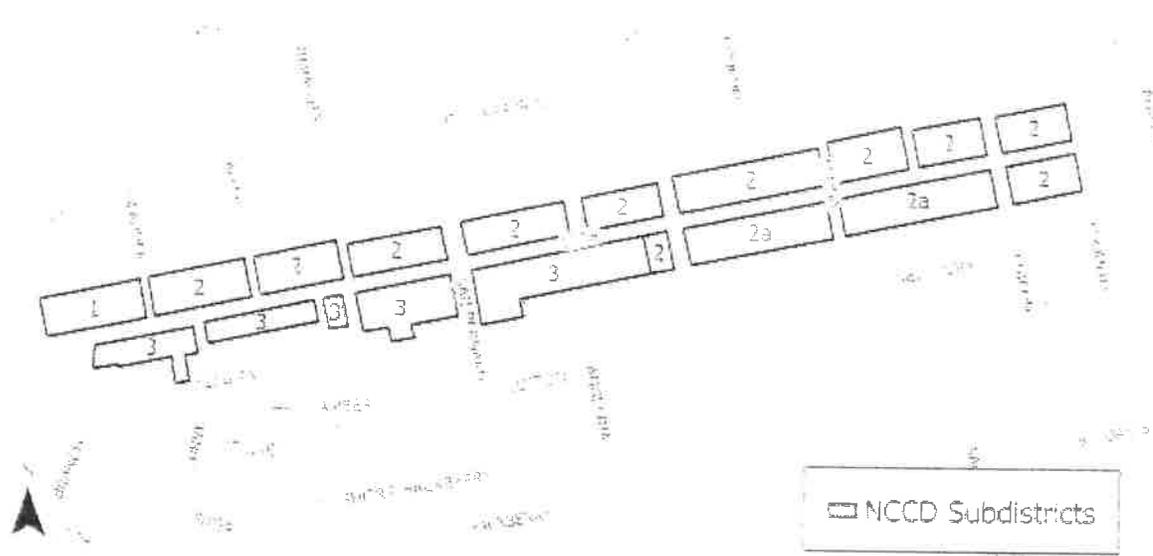
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SIGNATURE

*[Handwritten Signature]*

PRINTED NAME

Billy Hunter

ADDRESS

1601 E 12<sup>th</sup>

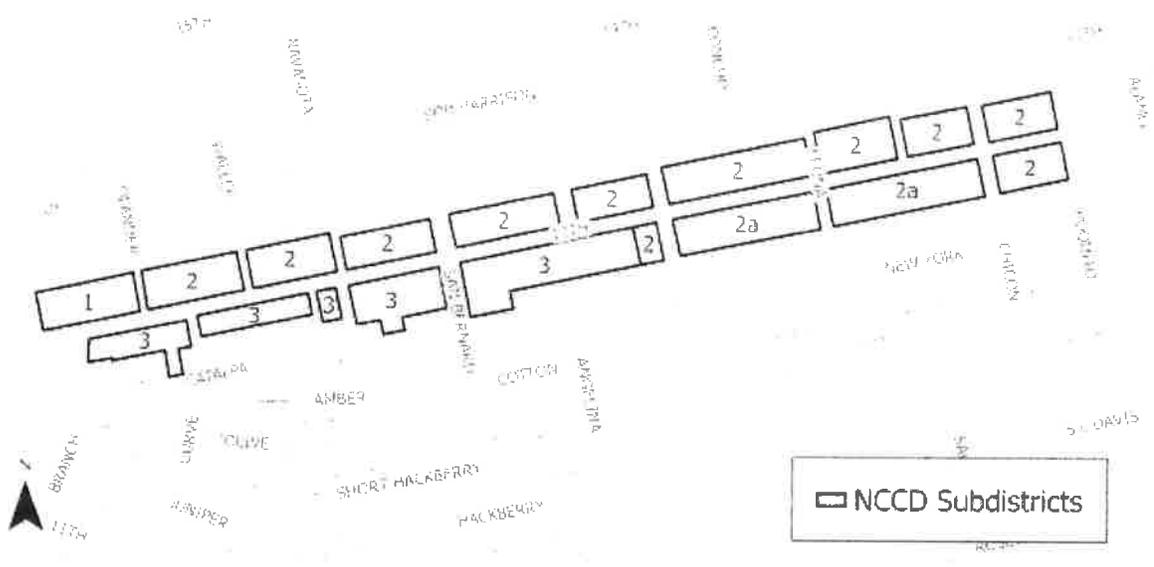
Lined area for additional text or notes.

Date: 10-18-2021

Contact Name: Thomas VANDyKE

Phone Number: 512-740-6298

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ADDRESS

*Thomas C. Vanduyke, Sr.* THOMAS C. VANDUYKE, SR. 1606 NEW YORK AVE

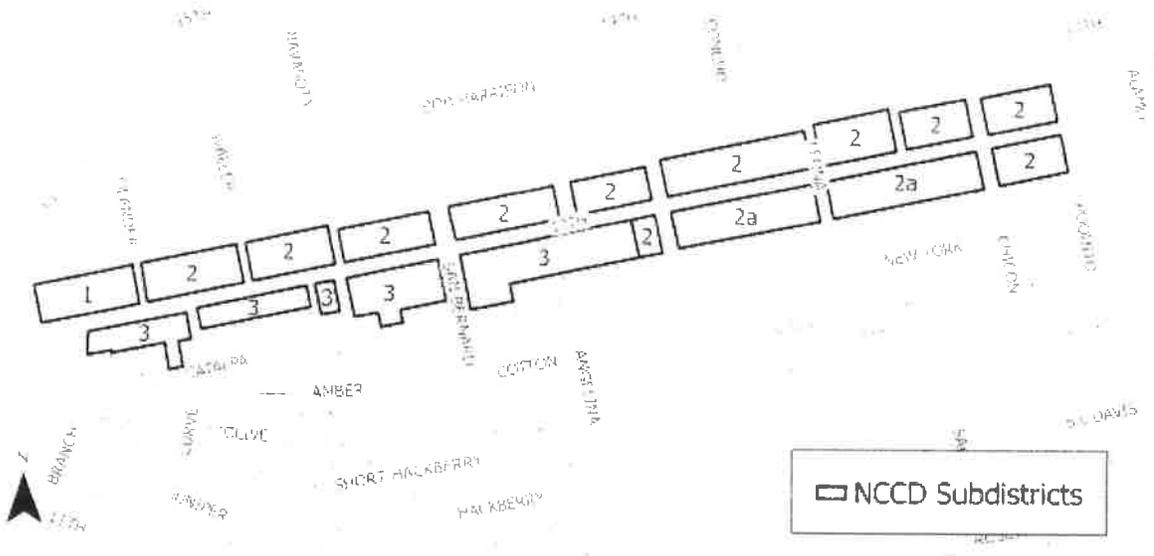
\* *Heir To The Property*

Date: 11-14-2021

Contact Name: CLIFTON VANDUYKE

Phone Number: 512-740-6298

CURRENT EAST 12TH ST NCCD HEIGHT MAXIMUMS REFERRED TO IN NUMBER 1 ABOVE.



Subdistrict	Height (max.)
1	60 ft
2	50 ft
2a	35 ft
3	35 ft

CURRENT EAST 12TH STREET NCCD USE PROHIBITIONS AND LIMITATIONS  
REFERRED TO IN NUMBERS 2 AND 3 ABOVE.

**B. Prohibited Uses**

The following uses are prohibited in the East 12th Street NCCD. Those uses currently existing are allowed to continue as a legal non-conforming use as per the Land Development Code, section 25.2.941:

- |  |  |
|--|--|
| 1. Adult-Oriented Businesses               | 14. Drive Through Services as an accessory use to a restaurant |
| 2. Automotive Rental                       | 15. Equipment Repair Services                                  |
| 3. Automotive Repair                       | 16. Equipment Sales  |
| 4. Automotive Sales                        | 17. Exterminating Services                                     |
| 5. Automotive Washing                      | 18. Kennels  |
| 6. Bail Bond Services                      | 19. Liquor Sales   |
| 7. Campground                              | 20. Pawn Shop Services   |
| 8. Carriage Stable                         | 21. Outdoor Entertainment                                      |
| 9. Cocktail Lounge*                        | 22. Outdoor Recreation   |
| 10. Laundry Service                        | 23. Service Stations   |
| 11. Commercial Plasma Center               | 24. Telecommunication Tower (if sited on ground)               |
| 12. Convenience Storage                    | 25. Vehicle Storage  |
| 13. Drop-off recycling Collection Facility | 26. Veterinary Services  |

\* Cocktail Lounge is a conditional use 1808-1812 E 12<sup>th</sup> Street.

**C. Conditional Uses**

The following uses are conditional uses throughout the East 12th Street NCCD, and require a conditional use permit.

1. Telecommunication Tower, if located on the roof of an otherwise permitted structure. (Maximum height requirements still apply)
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3. Cocktail Lounge is a conditional use at 1808-1812 E. 12<sup>th</sup> Street.

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**D. Drive Through Uses**

Drive through uses are permitted as an accessory use to a permitted primary use with the following conditions

1. The primary use must provide service for pedestrians that does not require the pedestrian to stand or walk in the drive-through lane.
2. The maximum curb cut for a drive through accessory use must not exceed 30 feet.
3. Drive through uses are permitted to operate between the hours of 6:00 AM and 12:00 midnight.
4. A drive through automatic Teller Machine (ATM) operating between the hours of 12 midnight and 6:00 AM is a conditionally permitted use.
5. Drive through uses as an accessory use to a restaurant are prohibited.

## PETITION

Date: 10/14/2021

File Number: URP case and E 12th St NCCD case

C14-2021-0037

To: Austin City Council

We, the undersigned owners of property affected by the requested or proposed zoning changes described in the above referenced files, protest against any change to zoning regulations, boundaries, or districts in the City's Urban Renewal Plan for the East 11th and 12th Streets Urban Renewal Area (URP) and/or the East 12th Street Neighborhood Conservation Combining District (NCCD) that applies to our respective properties and/or to any property located within 200 feet of our property that:

- 1) Increases maximum permitted heights by right, via a density bonus, or by any other program or means beyond the current height maximums set by the NCCD, as laid out on P3 of this petition, and the 20% waiver available under the current URP;
- 2) Loosens express prohibition of cocktail lounge and/or liquor sale uses, as these are currently prohibited by the base zoning and NCCD use regulations;
- 3) Loosens the current restrictions on any of the uses prohibited or otherwise limited by the NCCD, as provided on P4 of this petition;
- 4) Prohibits single-family use or in any way diminishes or restricts the rights of properties currently used for single-family, whatever the zoning classification, including as to the repair, expansion, reconstruction or ability to shift use back and forth between single-family and other uses permitted on the property;
- 5) Prohibits or in any way diminishes or restricts condominium residential or townhouse residential uses, including as to their location on the ground floor of or fronting East 12th Street, as these uses provide housing options and align with the vision for a mix of neighborhood-scaled housing, office and retail along this street; and/or
- 6) Increases maximum FAR by right, via a density bonus, or by any other program or means beyond that permitted by the underlying base zoning, as unlimited FARs are unnecessary to achieve full build-out at current maximum heights.

This petition is presented to invoke the protections in Section 25-2-284 of the City of Austin Land Development Code and Section 211.006 (d) of the Texas Local Government Code. I reserve my right to protest further changes as they are raised from the Austin City Council dais through third reading of any/all cases.

SIGNATURE

PRINTED NAME

ADDRESS

*Ida M. Hunt*

Ida M. Hunt

1721 East 12<sup>th</sup> Street  
(1706 New York Ave)

Date: 10-18-2021

Contact Name: THOMAS VANDYKE

Phone Number: 512-740-6298



CURRENT EAST 12TH STREET NCCD USE PROHIBITIONS AND LIMITATIONS  
REFERRED TO IN NUMBERS 2 AND 3 ABOVE.

**B. Prohibited Uses**

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File Number: URP case and E 12th St NCCD case

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SIGNATURE

PRINTED NAME

ADDRESS

Thomas C. Van Dyke, Sr.

Thomas C. VANDYKE SR.

1506 NEW YORK AVE.

Chad White

Chad White

1504 New York Ave

Robert Davis

ROBERT DAVIS

1604 NEW YORK AVE.

Edward Winston

EDWARD WINSTON

1608 NEW YORK AVE

Jada M. Hunt

Jada M. Hunt

1706 New York Ave

Earline Carter

Earline Carter

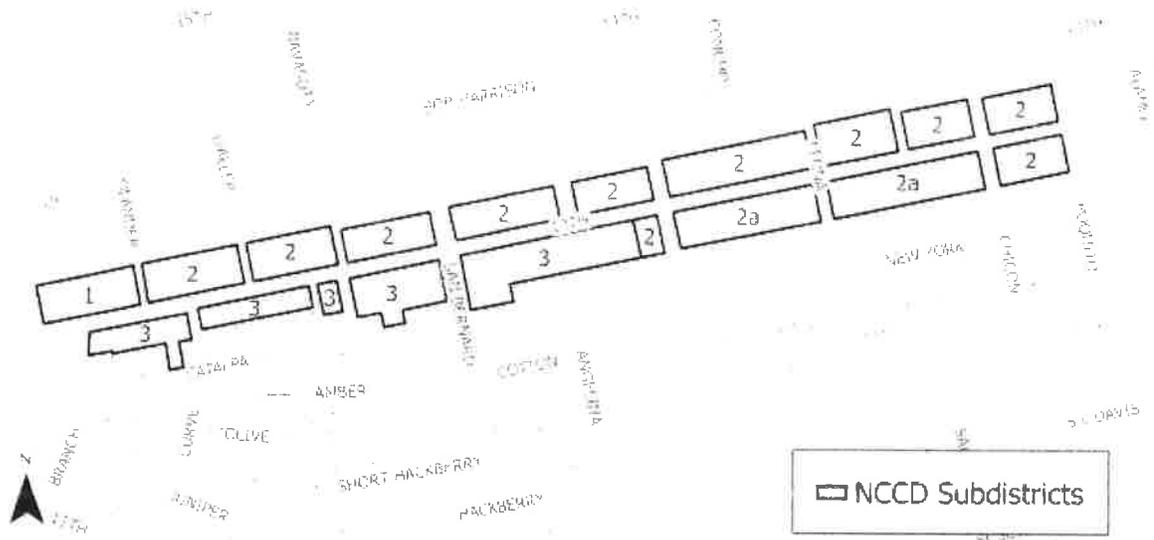
1704 New York Ave

Date: 10-18-2021

Contact Name: Thomas VANDYKE

Phone Number: 512-740-6298

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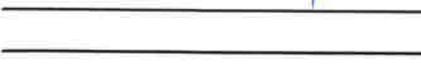
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SIGNATURE

PRINTED NAME

ADDRESS

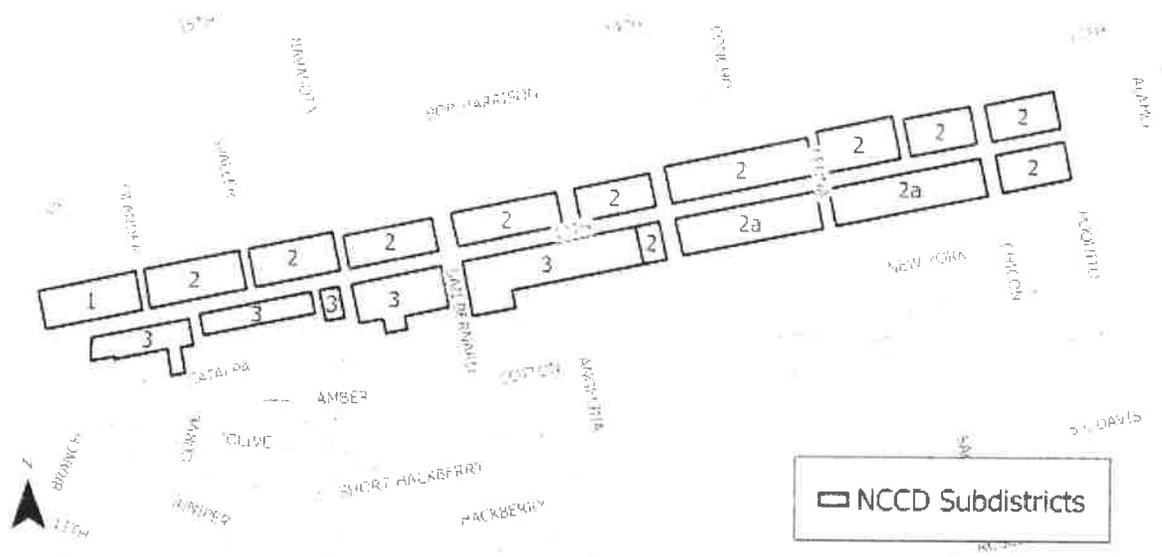
	Lee C. Sherman	1800 New York Ave
	Charles Alexander	1808 New York Ave
	Keri Slater	1708 New York Ave
	Matt Slater	1708 New York Ave.
	Susie Breau	1800 New York Ave.

Date: 10/18/21

Contact Name: Lee Sherman

Phone Number: 512-784-2003

CURRENT EAST 12TH ST NCCD HEIGHT MAXIMUMS REFERRED TO IN NUMBER 1 ABOVE.



Subdistrict	Height (max.)
1	60 ft
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**CURRENT EAST 12TH STREET NCCD USE PROHIBITIONS AND LIMITATIONS  
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## PETITION

31 / 54

Date: 10/14 HPD

File Number: URP case and E 12th St NCCD case

C14-2021-0037

To: Austin City Council

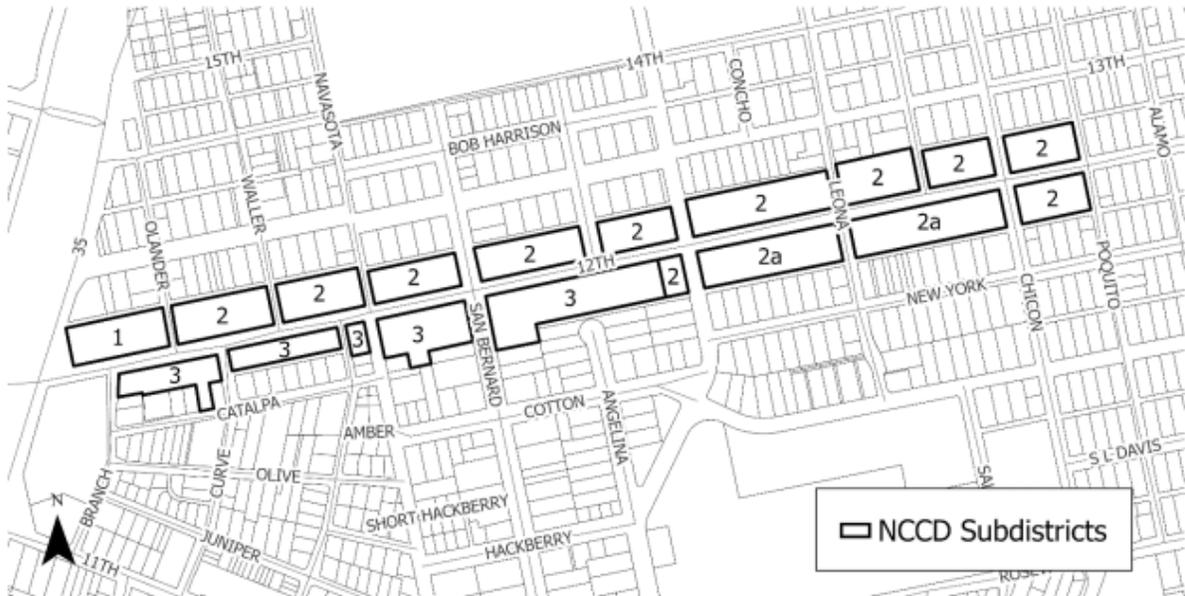
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