

ZONING CHANGE REVIEW SHEET

CASE: C14-2021-0037 – East 12th Street Neighborhood Conservation Combining District (NCCD) Amendment (City Council-Initiated)

DISTRICT: 1

ZONING FROM: Current East 12th Street NCCD development standards and land uses

TO: Revised development regulations and land uses (no base zoning district changes)

ADDRESS: North side of East 12th Street between the IH-35 North frontage road and Poquito Street and the south side of East 12th Street between Branch Street and Poquito Street

SITE AREA: 22.91 acres

PROPERTY OWNER: NA

AGENT: City of Austin, Housing and Planning Department

CASE MANAGER: Mark Walters (512-974-7695, mark.walters@austintexas.gov)

STAFF RECOMMENDATION:

The staff recommendation is to support the recommendations made by the Urban Renewal Board. For an overview of the recommended changes and specific recommendations see Exhibit C: Proposed Changes to The East 12th Street Neighborhood Conservation Combining District (NCCD) beginning on page 6.

PLANNING COMMISSION ACTION / RECOMMENDATION:

June 22, 2021 - Motion by Chair Shaw, seconded by Commissioner Azhar to approve Staff recommendations for URP for East 11th and 12th Street Urban Renewal Area Modification # 12, C14-2021-0033 - East 11th Street NCCD Amendment and C14-2021-0037 - East 12th Street NCCD, as amended, was approved on a vote of 12-0. Commissioner Mushtaler off the dais.

Planning Commission amendments are included in this report alongside the URB and staff recommendations beginning on page 6.

CITY COUNCIL ACTION:

May 20, 2021 - This item was postponed to July 29, 2021 at the request of staff on Council Member Kelly's motion, Council Member Renteria's second on an 11-0 vote.

July 29, 2021 - Postponed to September 2, 2021 at request of staff.

September 2, 2021 – Postponed to October 14, 2021 at the request of staff on Council Member Pool's motion, Council Member Ellis' second on a 9-0 vote. Mayor Adler was off the dais. Council Member Alter was absent.

October 14, 2021 - Postponed to October 21, 2021 at the request of staff on Council Member Renteria's motion, Council Member Ellis' second on an 11-0 vote.

October 21, 2021 - Postponed to December 2, 2021 at the request of Mayor Pro Tem Harper-Madison on Council Member Kitchen's motion, Council Member Kelly's second on a 10-0 vote. Council Member Casar was off the dais.

December 2, 2021 - Postponed to April 21, 2022 on Mayor Pro Tem Harper-Madison's motion, Council Member Pool's second on a 10-0 vote. Council Member Casar was off the dais.

April 21, 2022 – Approved unanimously on first reading as amended with Council Member Pool off the dais.

ORDINANCE NUMBER:

NA

ISSUES:

Due to the pandemic, the public's participation in the development of these recommendations has been limited. Staff held a virtual public information meeting on April 20, 2021 to provide general information and to answer questions. 23 people attended. Their questions and comments are included in Exhibit D.

BASIS OF RECOMMENDATION:

- The proposed amendments to the NCCD support the goals of the *Urban Renewal Plan for the East 11th and 12th Street Urban Renewal Area*, “Champion sustainable revitalization reflecting diversity, achieving equity, and preserving East Austin’s cultural history.”
- The segment of East 12th Street between IH-35 and Poquito Street is designated as an *Imagine Austin* Activity Corridor.

“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.”

The proposed changes to the NCCD will support East 12th Street’s evolution into a more complete Activity Corridor.

- Allowing denser mixed use development along East 12th Street and denser residential development supports the *Austin Strategic Housing Blueprint’s* goal of locating 75% of all new housing within ½ mile of an Activity Corridor.

EXISTING ZONING AND LAND USES:

Varied

NEIGHBORHOOD PLANNING AREA: Central East Austin

TIA: Is not required

WATERSHED: Lady Bird Lake, Waller Creek – Urban

CAPITOL VIEW CORRIDOR: No

SCENIC ROADWAY: No

SCHOOLS:

Kealing Middle School Blackshear Elementary School

COMMUNITY REGISTRY LIST:

ID	Organization
1092	Robertson Hill Neighborhood Association
1528	Bike Austin
1550	Homeless Neighborhood Association
1363	SELTexas
1228	Sierra Club, Austin Regional Group
1595	Neighbors United for Progress
372	Swede Hill Neighborhood Association
511	Austin Neighborhoods Council
1530	Friends of Austin Neighborhoods
966	Organization of Central East Austin Neighborhoods
742	Austin Independent School District
1122	Chestnut Neighborhood Revitalization Corporation (CNRC)
1616	Neighborhood Empowerment Foundation
1774	Austin Lost and Found Pets
974	Chestnut Neighborhood Plan Contact Team
1393	Waterloo Greenway
1235	Kealing Neighborhood Association
1007	Urban Renewal Board of the City of Austin
1444	East Austin Conservancy
1351	Davis-Thompson
760	Rosewood Neighborhood Plan Contact Team
1258	Del Valle Community Coalition
1424	Preservation Austin

CASE HISTORIES:

NUMBER	Action
Ordinance #20080228-087	Established the East 12 th Street NCCD
Ordinance # 20171109-094	Redrew the NCCD’s boundaries and created a new Subdistrict 2a

RELATED CASES:

The Central East Austin Neighborhood Plan rezonings were completed under the City of Austin's Neighborhood Planning Program and was adopted as part of the Austin Tomorrow Comprehensive Plan on 12-13-01 (Ordinance #011213-41).

INDEX OF EXHIBITS AND ATTACHMENTS

Exhibit A: Aerial Map

Exhibit B: Zoning Map

Exhibit C: Proposed Changes to The East 12th Street Neighborhood Conservation Combining District (NCCD) - updated

Exhibit D: Staff Responses to Questions Complied from Public Information Meeting, SpeakUp Austin! Page, and Emails

Exhibit E: Additional Urban Renewal Board Recommendations

Exhibit F: Additional Public Comment - updated

Exhibit A: Aerial Map

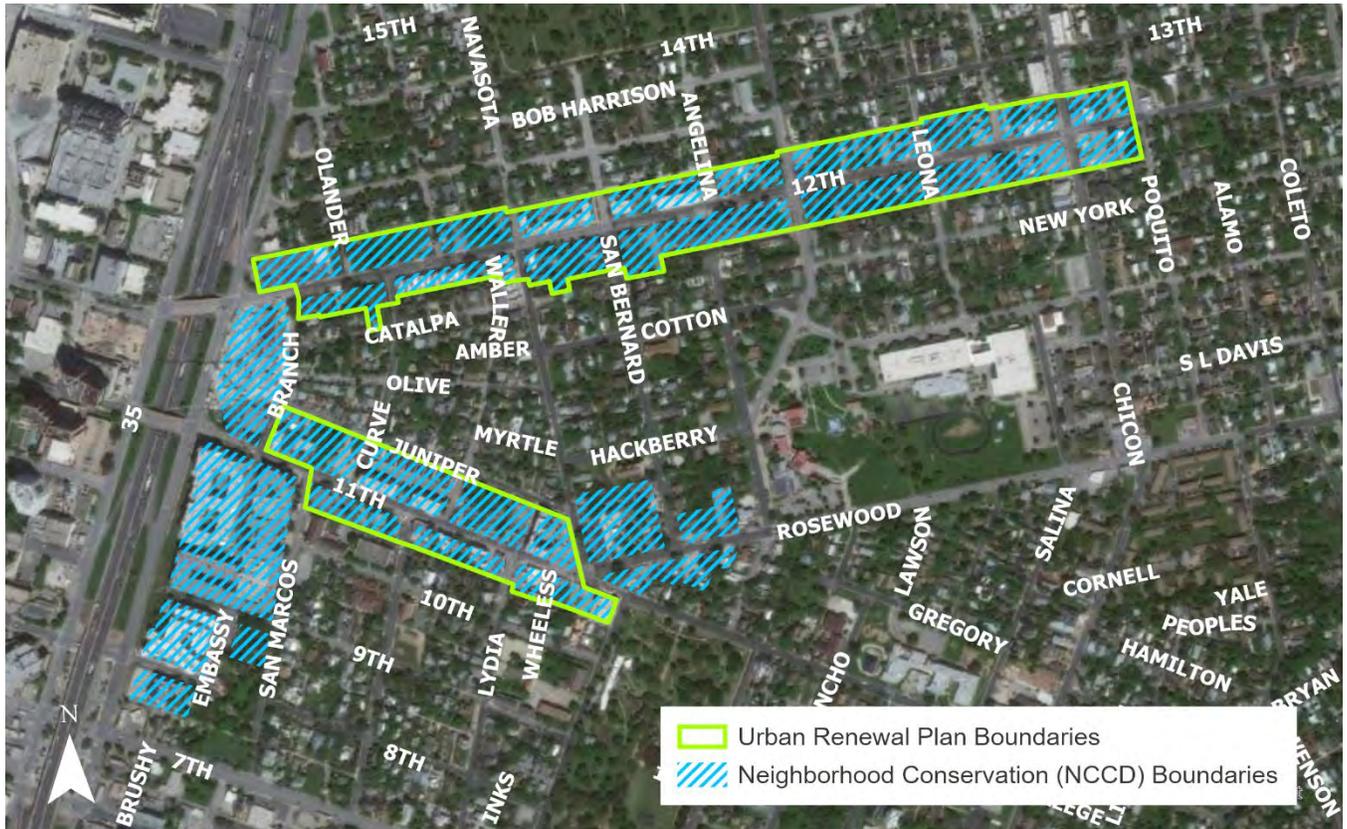
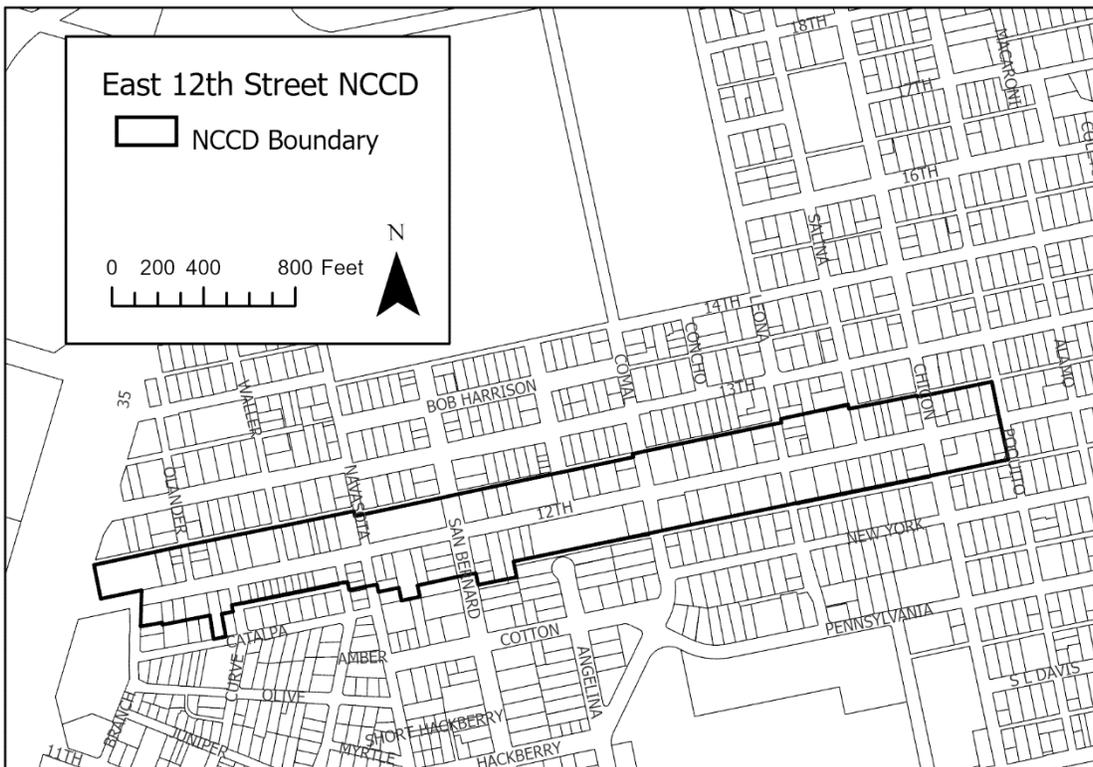


Exhibit C

PROPOSED CHANGES TO THE EAST 12TH STREET NEIGHBORHOOD CONSERVATION COMBINING DISTRICT (NCCD)

BACKGROUND

Beginning in late 2018 the Urban Renewal Board of the City of Austin (URB) began work on updating the *Urban Renewal Plan for the East 11th and 12th Street Urban Renewal Area (URP)*. The purpose of their efforts was to update and streamline the URP and the associated nearly 200-page East 11th Street Neighborhood Conservation Combining District (NCCD) and to bring the two into alignment. As their work progressed, community members expressed concerns that if the URP amendments being proposed were to be adopted, the plan and the East 12th Street NCCD would be out of alignment. Although under Texas State law the provisions of an urban renewal plan supersede municipal land use regulations when there are conflicts, the community wanted to ensure that property owners, business owners, and residents could clearly understand what regulations applied within the area covered by the NCCD.



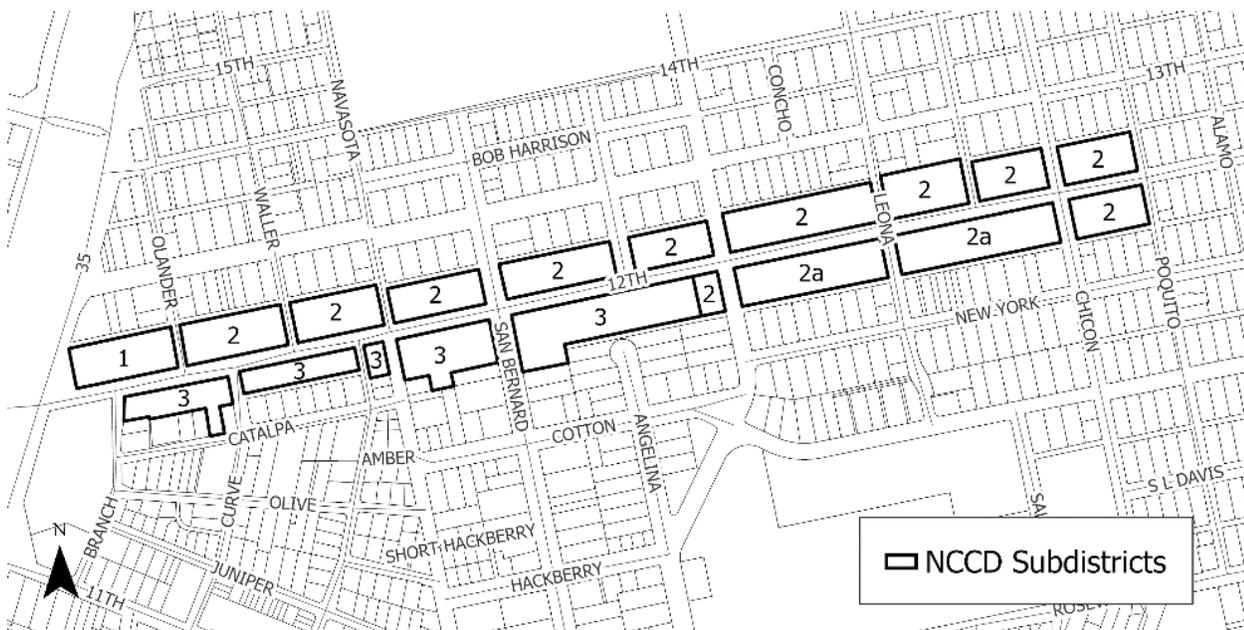
PLANNING COMMISSION (PC) RECOMMENDATION:

FAR

PC recommended that all properties are subject to the FAR of their base zoning except where this creates a nonconforming structure.

Height

PC recommended that height maximum in subdistrict 2 (shown below) be lowered from 50 ft to 35 ft.



Land Use

Hotel-Motel Use: PC recommended Hotel-Motel should be a conditional use in Subdistrict 1, except where it creates a nonconforming use.

Single Family Use: PC specified that existing single-family uses continue without limitations or becoming nonconforming. This is included in the proposed amendment.

Liquor sales: PC recommended that liquor sales use remain prohibited on 12th Street. This is included in the proposed amendment.

Exhibit D**Staff Responses to Questions Compiled from Public Information Meeting, SpeakUp Austin! Page, and Emails**

1. Were there any uses removed from the permitted list on E. 12th Street?

Yes, the current NCCD relies on the base zoning and prohibits additional uses. The proposed uses has a table of permitted uses.

2. On the ft chart: how many stories is 50 ft?

3 to 4 stories depending on floor to ceiling heights.

3. Why is Rosewood allowed to build to 60' when homes on 11th street adjoin to those lots?

Current entitlement allow 60' in height along Rosewood.

4. Residential lots on Angelia are also adjacent to the Rosewood lots allowing 60' Height WHY???

Adjacent to Angelina, the base zoning allows 40 ft of height.

5. For East 12th street, when the FAR restrictions are removed, will the FAR still be set by the base zoning?

No, the recommendation is that there will be no FAR limits for properties within the 12th St NCCD.

6. With the growth of Austin, these small-scale solutions seem completely out of date. Why are we not making changes for more density? Why aren't we building more housing near the core, and fulfilling "compact and connected" Imagine Austin goal?

Both segments of East 12th Street and East 11th Street covered by NCCDs are Imagine Austin Activity Corridors. The regulations being proposed are in alignment with that designation. The URP and NCCDs permit and encourage a variety of housing types through the use regulations including townhouse, condominium and multifamily. Development standards are designed to allow new development that is compatible to the context. East 11th Street is intended to be a more robust commercial area; whereas East 12th Street is intended to become a more modestly scaled mixed use district.

7. Doesn't base zoning govern use on both 11th and 12th now? i.e., a use must be allowed by base zoning and also by the URP/NCCD use charts? On both streets?

Currently the 12th Street NCCD relies on a property's base zoning for uses and the 11th Street has a list of permitted/conditional uses by subdistrict. Additionally the URP included use regulations.

The proposed NCCDs have a list of permitted, permitted with conditions and conditional uses and in some cases the use must also be allowed by the base zoning. The use table in the proposed URP mirror the regulations in the NCCD.

8. Driving on the side streets between East 11th and East 12th Street is a challenge due to parking on both sides of the street. Does the zoning address the possibility of changing some of the streets into one way streets?

This does not fall under zoning regulations.

9. Telephone poles blocking the entrance on 12th Street Properties for construction purposes they have to be lowered.

This does not fall under zoning regulations.

10. Does the zoning address Short Term Rental's on East 12th Street?

Short Term Rentals are not allowed within the East 12th St NCCD.

11. How could these changes be impacted by a future citywide LDC rewrite?

The land use regulations and development standards for the proposed Urban Renewal Plan (URP) amendments are contained in the East 11th Street and East 12th Street NCCDs. Under the recent code revision process, NCCDs were left unchanged. Additionally, because the URP supersedes the Land Development Code and NCCDs, those standards will remain in place until the plan is amended or expires.

12. What was the purpose behind the creation of subdistrict 4 within the 11th St NCCD? By reverting to the base zoning it seems that the section bordering Rosewood Ave is effectively being removed from the NCCD for all intents and purposes.

The NCCD refers to the properties within Subdistrict 4 to their base zoning standards. There are no additional regulations for subdistrict 4 within the proposed draft.

13. If we want East 12th to be walkable why aren't more uses being permitted so that people have a diversity of destinations close to where they live?

The uses on East 12th Street allow for a variety of shops, restaurants, and services. The use list was designed to create an active pedestrian-oriented street.

14. If there are carve outs to preserve existing businesses that are part of existing culture, should there not be carve outs for changes to zoning to help preserve historic structures to help preserve the character and history of the neighborhood?

There are properties in both NCCDs that have historic zoning which is the zoning tool to protect historic structures. There was community concern that allowing too many bars could adversely affect the area.

15. "In Subdistrict 1 and 2, height tailored to be compatible with adjacent properties outside the NCCD." Why not do this with subdistrict 4? 60' is significantly higher than the residential lots that border the adjacent properties on Angelina St.

The current proposal is that properties within subdistrict 4 are subject to their base zoning entitlements. Properties fronting Rosewood Avenue currently have a height maximum of 60 feet.

16. Does base zoning standards apply to the properties on Rosewood that allow the 60' height restriction?

Along the south side of Rosewood Avenue, base zoning allows 60' height. Height maximums are lower along the north side.

17. Can you share again please, in layman's terms, what the goal is of this meeting is and what is being proposed?

The public meeting on April 20th was held to give information and answer questions about the proposed changes. The proposed Urban Renewal Plan and NCCDs are being updated to modernize and align the regulations.

18. 12th and Chicon has maintained some long running and unique bars for the neighborhood. Any growth here has been severely restricted, is there a reason for that? (clarified: cocktail bars, or bars in general)

Limiting bars/cocktail lounges to existing locations was done to address community concerns that by not limiting them, there could be a surge of new bars locating to the area.

19. Were billboards considered in the land use standards?

Billboards are not considered as a part of rezoning. Regulations on billboards can be found in the sign chapter of the Land Development Code.

20. Is there any plan to bury the many unsightly power and telecommunications lines on E12th St?

Staff is not aware of any plans to bury utility lines.

21. Why are the heights not all the same? Why is height higher on North side?

In the East 12th Street NCCD the heights reflect current entitlements. In the East 11th Street NCCD, heights have been applied based on the allowable height on adjacent parcels.

Ordinance that we have received by address with...
 por favor llame dentro de...
 2021-0037

Written comments must be submitted to the board or commission (or the contact person listed on the notice) before the public hearing. Your comments should include the board or commission's name, the scheduled date of the public hearing, and the Case Number and the contact person listed on the notice.

Case Number: C14-2021-0037
 Contact: Mark Walters, 512-974-7695
 Public Hearing: April 27, 2021, Planning Commission

ANDREA BEADLES
 Your Name (please print)

908 CATALPA 78702
 Your address(es) affected by this application (OPTIONAL)

[Signature] 4/20/21
 Signature Date

Daytime Telephone: _____

Comments: _____

If you use this form to comment, it may be returned to:
 City of Austin, Housing and Planning Department
 Mark Walters
 P. O. Box 1088, Austin, TX 78767
 Or email to:
 mark.walters@austintexas.gov

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Exhibit E:
Additional Urban Renewal Board Recommendations

URBAN RENEWAL BOARD RECOMMENDATION 20210816-2a

Date: August 16, 2021

Subject: Response to Planning Commission Action

Motioned By: Motwani

Seconded By: Tetey

Recommendation

Response to Planning Commission's recommendations on the proposed modifications to the East 11th and 12th Street Urban Renewal Plan and Neighborhood Conservation Combining Districts.

Description of Recommendation to Council

See attached

Vote

For: Escobar, Pierce, Motwani, Tetey, Watson, Bradford

Against: None

Abstain: None

Absent: Skidmore

Attest: Laura Keating

Laura Keating

To: City Council of Austin
From: Urban Renewal Board
Date: August 16, 2021
Subject: Response to Planning Commission's action on the Urban Renewal Plan and Neighborhood Conservation Combining Districts

The Urban Renewal Board (URB) engaged in a multiyear effort to update the Urban Renewal Plan (URP) and the East 11th and 12th Street Neighborhood Conservation Combining Districts (NCCDs). The goal of this effort was to update the zoning regulations to support the URP and to provide consistency and clarity regarding entitlements. The Board's recommendations were formed with the assistance of consultants, staff, and community input. The following response to the Planning Commission's (PC) amendments to the URP and NCCDs is to provide more background on the URB's recommendations.

- The URB does not support the amended vision statement proposed by PC.

The URB crafted and recommended the following vision statement for the URP:

Champion sustainable revitalization reflecting diversity, achieving equity, and preserving East Austin's cultural history.

While the URB agrees with PC that development should be community informed, compatible, and mixed use and previously considered the inclusion of this language in the vision statement, the URB does not believe this language should be in the vision statement. These elements either are currently addressed directly in the URP and NCCDs or will be included in the strategic plan to be developed by the URB that will drive its future efforts.

- The URB does not support FAR limits for Subdistrict 1, 2, and 3 in the East 11th Street NCCD.

On 11th Street, Council Resolution 20200423-039 directed modifications to the NCCD to both put in place the zoning to support the URP to maximize the value of the Urban Renewal Agency's properties while continuing to promote the vision set by the community and succinctly and clearly communicate property owners' entitlements. The URB considered and accepted the recommendation from staff and consultants that site development standards such as height, setbacks and impervious cover will effectively control the size of development and floor-to-area ratio (FAR) standards are not needed.

- The URB does not support FAR limits for all properties in the East 12th Street NCCD which would be a reduction in entitlements for many properties.
- The URB does not support the reduction of height entitlements for Subdistrict 2 in the East 12th Street NCCD.

On 12th Street, Council Resolution 20210127-054 directed modifications to the NCCD to both update the zoning regulations to ensure consistency with anticipated modifications to the URP and include any additional amendments necessary to succinctly and clearly communicate property owners' entitlements. The URB does not believe a reduction to currently existing height and FAR entitlements recommended by PC aligns with this direction.

- The URB does not support making hotel-motel use conditional in the East 11th and 12th Street NCCD.

The URB refined the list of allowed land uses in the URP and NCCDs to support an active street and uses that serve the community. With respect to hotel-motel uses on 11th Street, the URB accepted the recommendation from staff and consultants that the corridor has developed sufficiently to permit hotel-motel use generally, which will make it consistent with what currently is permitted on 12th Street. Hotel-motel use is currently permitted on 12th Street, and the URB believes that making this use conditional on both corridors does not align with the direction provided under the two Council Resolutions.

- The URB supports PC's recommendation to prohibit liquor sales use in the East 12th Street NCCD.

The original URB recommendation proposed that liquor sales, currently prohibited, be a conditional use on 12th Street. Because the use must also be allowed in the base zoning, only a few properties would be affected. The URB has reconsidered this change and supports liquor sales use remaining prohibited.

- The URB supports PC's intent that all existing single family uses will be able to rebuild with no restrictions.

The URB intended through the "save & except" provision to ensure that all existing single-family houses remain legal and are not subject to non-conforming regulations. The URB supports the PC action to ensure that if existing single-family homes are damaged or destroyed the property owner can rebuild as single-family and that homeowners have the right in perpetuity to use and improve their properties with no limits on value of improvement, repair, rebuild or sale as associated with a single-family use currently.

The URB would respectfully ask City Council to support the Urban Renewal Plan and Neighborhood Conservation Combining Districts as presented by the URB and as reflected above.



URBAN RENEWAL BOARD RECOMMENDATION 20211115-3a

Date: November 15, 2021

Subject: Land Use Regulations in the proposed Urban Renewal Plan and Neighborhood Conservation Combining Districts

Motioned By: Escobar

Seconded By: Watson

Recommendation

See attached letter.

Vote

For: Escobar, Pierce, Skidmore, Motwani, Watson

Against: None

Abstain: None

Absent: Tetey, Bradford

Attest: Laura Keating

Laura Keating

To: Mayor & City Council of Austin

From: Urban Renewal Board

Date: November 15, 2021

Subject: Land Use Regulations in the proposed Urban Renewal Plan and Neighborhood Conservation Combining Districts

The Urban Renewal Board (URB) engaged in a multiyear effort to update the Urban Renewal Plan (URP) and the East 11th and 12th Street Neighborhood Conservation Combining Districts (NCCDs). The Board's recommendations were formed with the assistance of consultants, city staff, and community input.

The URB refined the list of neighborhood-oriented and pedestrian-friendly land uses in the URP and NCCDs to support active streets that serve the community. In response to concerns from stakeholders about the reduction of uses allowed for some properties:

- The Board supports proposed regulations which continue to allow uses that are permitted or conditional under current regulations if they support the goals of the URP.

The URB intended outcome through the “save and except” provision in the proposed URP and NCCDs was for the uses listed by address, including existing single-family houses, to remain legal and not to be subject to non-conforming regulations. In response to legal concerns about this section, City legal is recommending the creation of a new permitted use, “conforming”, that will be defined as a use that conformed to the regulations in effect at the time the use was established and existed on the date of adoption of the proposed ordinance.

- The Board supports the most appropriate mechanism to reduce the impact of non-conforming regulations on existing legal uses outlined in the “save and except” provision. This may include but is not limited to, inclusion of the “conforming” land use or other adjustments to the land use charts.

The URB does not see significant value in its holding additional meetings to specifically discuss proposed land use regulations and will defer to Council to identify the best practice strategies regarding the aforementioned changes.

Further, the URB encourages Council to prioritize taking immediate action on changes recommended to the NCCD and URP documents. Additional delays will have a direct impact on the URB's ability to move forward with developing Blocks 16 and 18 and facilitating the spirit of parts of the resolution (no. 20210902-48) recently approved by Council related to the African American Cultural Arts District.

Exhibit F: Additional Public Comment

From: [darcy nuffer](#)
To: [Walters, Mark](#)
Subject: Re: Case #C14-2021-0037
Date: Thursday, August 26, 2021 7:12:48 AM

Hi Mark,

Hopefully these aren't too late.

I live at 1507 E. 13th Street and my property backs up to E. 12th Street. I have lived here 9 1/2 years.

I support greater density on 12th Street, but it needs to be done right. This is a once-in-a-generation chance to create good development along this corridor. Given its location at the heart of the city and the dire need for housing, the 35 foot development limits are too low. I support 50-65 feet along the entire corridor. At the same time, allowing 50 foot limits along the back lot line of some of the parcels is too high. Development should step down to 35 feet at the back of the lots to be compatible with neighboring uses.

The NCCD should be simplified as much as possible to encourage the developer to get things built. The neighborhood has been waiting a long time.

The City should prioritize burying utilities along this corridor. The current spaghetti of wires and poles is not pedestrian-friendly and is frankly embarrassing for a city that claims to value urban space and the 12th Street community.

Thanks so much for your time and consideration.

Darcy
Darcy Nuffer
Landscape Architect
512-567-6278

On Mon, Aug 23, 2021 at 10:46 AM Walters, Mark <Mark.Walters@austintexas.gov> wrote:

Darcy,

You may email your comments to me and I will include them in late backup to Council.

Mark

From: darcy nuffer <> **Sent:** Friday, August 20, 2021 6:12 PM
To: Walters, Mark <Mark.Walters@austintexas.gov>
Subject: Case #C14-2021-0037

*** External Email - Exercise Caution ***

Hi Mark,

I live at 1507 E. 13th Street and the rezoning case above affects my property. I have questions about the changes, including understanding the best way to provide comments if I am unable to attend the Council meeting. Thanks for your help!

Sincerely,

Darcy

Darcy Nuffer
Landscape Architect
512-567-6278

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.

October 5, 2021

Austin City Council
P.O. Box 1088
Austin, Texas 78767

Dear Austin City Council Members:

We are writing this letter and providing comments as concerned constituents of District 1.

We want to begin by thanking you for your service. Thank you for your commitment to affordable housing and our East 12th Street neighborhood. The growth of a vibrant, cultural, and business focused hub creates opportunities for our families to live, work, and play in our community.

It is our understanding that there are proposed zoning changes that would affect our neighborhood that we all love and call home. These outlined changes will jeopardize our shared core value of achieving affordability. We fear these changes will cost property owners money, diminish the value of our homes, and diminish our future ability to maintain affordable housing in our community. The changes will stifle the economic opportunities for our East Austin families.

This community does not support proposed changes that limit allowable building heights, limit floor-to-area ratios, limit impervious cover maximums, limit permitted uses, and impose additional conditions on uses.

We ask for your support in fighting for what is best for our future. We appreciate your leadership in pursuing an outcome that promotes diversity, equity, and preservation for East Austin.

Sincerely,

East Austin Community Members

Liam Howard

A handwritten signature in blue ink that reads "Liam Howard". The signature is stylized with a large, looping "L" and "H".

October 5, 2021

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Sincerely,

East Austin Community Members

Michael Marroquin



October 5, 2021

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P.O. Box 1088
Austin, Texas 78767

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This community does not support proposed changes that limit allowable building heights, limit floor-to-area ratios, limit impervious cover maximums, limit permitted uses, and impose additional conditions on uses.

We ask for your support in fighting for what is best for our future. We appreciate your leadership in pursuing an outcome that promotes diversity, equity, and preservation for East Austin.

Sincerely,

East Austin Community Members

Christopher Campo

A handwritten signature in black ink, appearing to read "Christopher Campo". The signature is fluid and cursive, with the first name being more prominent than the last.

October 5, 2021

Austin City Council
P.O. Box 1088
Austin, Texas 78767

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Sincerely,

East Austin Community Members

Brian Demgen


October 5, 2021

Austin City Council
P.O. Box 1088
Austin, Texas 78767

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This community does not support proposed changes that limit allowable building heights, limit floor-to-area ratios, limit impervious cover maximums, limit permitted uses, and impose additional conditions on uses.

We ask for your support in fighting for what is best for our future. We appreciate your leadership in pursuing an outcome that promotes diversity, equity, and preservation for East Austin.

Sincerely,

East Austin Community Members

Dustin Moore


October 5, 2021

Austin City Council
P.O. Box 1088
Austin, Texas 78767

Dear Austin City Council Members:

We are writing this letter and providing comments as concerned constituents of District 1.

We want to begin by thanking you for your service. Thank you for your commitment to affordable housing and our East 12th Street neighborhood. The growth of a vibrant, cultural, and business focused hub creates opportunities for our families to live, work, and play in our community.

It is our understanding that there are proposed zoning changes that would affect our neighborhood that we all love and call home. These outlined changes will jeopardize our shared core value of achieving affordability. We fear these changes will cost property owners money, diminish the value of our homes, and diminish our future ability to maintain affordable housing in our community. The changes will stifle the economic opportunities for our East Austin families.

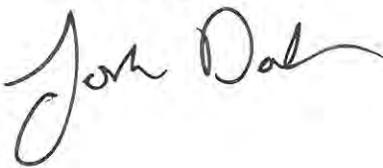
This community does not support proposed changes that limit allowable building heights, limit floor-to-area ratios, limit impervious cover maximums, limit permitted uses, and impose additional conditions on uses.

We ask for your support in fighting for what is best for our future. We appreciate your leadership in pursuing an outcome that promotes diversity, equity, and preservation for East Austin.

Sincerely,

East Austin Community Members

Josh Date

A handwritten signature in black ink that reads "Josh Date". The signature is written in a cursive, flowing style.

October 5, 2021

Austin City Council
P.O. Box 1088
Austin, Texas 78767

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Sincerely,

East Austin Community Members

The image shows two handwritten signatures in black ink. The signature on the left is a large, stylized cursive signature. The signature on the right is also in cursive and includes the date "10/11/21" written at the bottom right of the signature.

October 5, 2021

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Austin, Texas 78767

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Sincerely,

East Austin Community Members

Kristee Price

A handwritten signature in black ink, appearing to read 'Kristee Price', with a stylized, flowing script.

October 5, 2021

Austin City Council
P.O. Box 1088
Austin, Texas 78767

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Sincerely,

East Austin Community Members

Anthony BACA

A handwritten signature in blue ink, appearing to read "Anthony BACA", with a large, stylized flourish extending to the right.

October 5, 2021

Austin City Council
P.O. Box 1088
Austin, Texas 78767

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Sincerely,

East Austin Community Members



Haley Dreher

PUBLIC HEARING INFORMATION

This zoning/rezoning request will be reviewed and acted upon at two public hearings: before the Land Use Commission and the City Council. Although applicants and/or their agent(s) are expected to attend a public hearing, you are not required to attend. However, if you do attend, you have the opportunity to speak FOR or AGAINST the proposed development or change. You may also contact a neighborhood or environmental organization that has expressed an interest in an application affecting your neighborhood.

During its public hearing, the board or commission may postpone or continue an application's hearing to a later date or may evaluate the City staff's recommendation and public input forwarding its own recommendation to the City Council. If the board or commission announces a specific date and time for a postponement or continuation that is not later than 60 days from the announcement, no further notice is required.

During its public hearing, the City Council may grant or deny a zoning request or rezone the land to a less intensive zoning than requested but in no case will it grant a more intensive zoning.

However, in order to allow for mixed use development, the Council may add the MIXED USE (MU) COMBINING DISTRICT to certain commercial districts. The MU Combining District simply allows residential uses in addition to those uses already allowed in the seven commercial zoning districts. As a result, the MU Combining District allows the combination of office, retail, commercial, and residential uses within a single development.

For additional information on the City of Austin's land development process, visit our website: www.austintexas.gov/planning.

Written comments must be submitted to the board or commission (or the contact person listed on the notice) before the public hearing. Your comments should include the board or commission's name, the scheduled date of the public hearing, and the Case Number and the contact person listed on the notice. Correspondence and information submitted to the City of Austin are subject to the Texas Public Information Act (Chapter 552) and may be published online.

Case Number: C14-2021-0037
Contact: Mark Walters, 512-974-7695
Public Hearing: October 21, 2021, City Council

DAVID EDWIN RAMERT

Your Name (please print)

I am in favor
 I object

1110 EAST 10TH STREET

Your address(es) affected by this application (optional)

David E. Ramert

Signature

10.7.21

Date

Daytime Telephone (Optional): _____

Comments: _____

Already discussed for years!

No more height!

City of Austin

OCT 08 2021

NHCD / AHFC

If you use this form to comment, it may be returned to:

City of Austin, Housing & Planning Department

Mark Walters

P. O. Box 1088, Austin, TX 78767

Or email to:

mark.walters@austintexas.gov

Jansson / ZCH1
1511 E 13th Street
Austin TX 78702

AUSTIN TX 787
RIO GRANDE DISTRICT
25 AUG 2021 PM 2 L



PS!

Mark Walters

[Redacted]

[Redacted]

PUBLIC HEARING INFORMATION

This zoning/rezoning request will be reviewed and acted upon at two public hearings: before the Land Use Commission and the City Council. Although applicants and/or their agent(s) are expected to attend a public hearing, you are not required to attend. However, if you do attend, you have the opportunity to speak FOR or AGAINST the proposed development or change. You may also contact a neighborhood or environmental organization that has expressed an interest in an application affecting your neighborhood.

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Case Number: C14-2021-0037
Contact: Mark Walters, 512-974-7695
Public Hearing: September 2, City Council

Eric Jansson

Your Name (please print)

1511 East 13th Street

Your address(es) affected by this application (optional)

Signature

8/20/2021

Date

Daytime Telephone (Optional):

Comments: I am generally in favor of proposals but want to voice particular support for ^{proposed} amendments 586 (Agenda Item B-14) which are to change/lower height and FAR entitlements.

The current NCCD would damage neighborhood character and needs to be amended in these areas. Thanks.

If you use this form to comment, it may be returned to:
City of Austin, Housing & Planning Department

Mark Walters
P. O. Box 1088, Austin, TX 78767

Or email to:
mark.walters@austintexas.gov



Re: Urban Renewal Plan and NCCDs

November 8, 2021

Dear Mayor, Mayor Pro Tem and Council,

The Organization of Central East Austin Neighborhoods respectfully requests that you support an alignment package for the Urban Renewal Plan and East 11th and East 12th Street NCCDs **with the effect of preserving current development entitlements.**

These regulatory documents represent thousands of hours of community negotiation and compromise to provide additional height and/or relaxed setbacks that enable corridor properties to more easily deliver a mix of retail, housing and commercial services in a manner that complements the existing context of homes, businesses, and civic institutions. Residents along and nearby each street gave up standard compatibility protections in exchange for a more tailored set of permitted uses that promote the shared vision for a pedestrian-oriented place to live and access one's daily needs.

For more than two years, and as tasked, the Urban Renewal Board has worked diligently to streamline these documents for ease of use and to align them to eliminate contradictions. Their drafts are clear, much more concise, and largely reflect the board's stated intent to carry forward existing development standards.

However, they do propose a few substantive changes, and we anticipate that others may come from the dais. **We ask you to ensure the following are not part of the documents you ultimately adopt, as they undo the fundamental agreements around which this community coalesced.**

- Prohibition of single-family use and restriction of condominium residential and townhouse residential uses within the East 12th Street NCCD and along the side streets of the East 11th Street NCCD;
- Increase of maximum heights via a density bonus program or any other means;
- Expansion of alcohol-related use permissions where currently they are prohibited;
- Expansion of use permissions for any other uses currently prohibited or limited by the NCCDs; and
- Unlimited FAR on lots where currently FAR is otherwise set by base zoning or NCCD provision.

Thank you and your staff for your time and thoughtful consideration of our requests. They come from a place of respect for all the stakeholders before us and among us who made significant concessions to balance interests and promote a shared vision for revitalization.

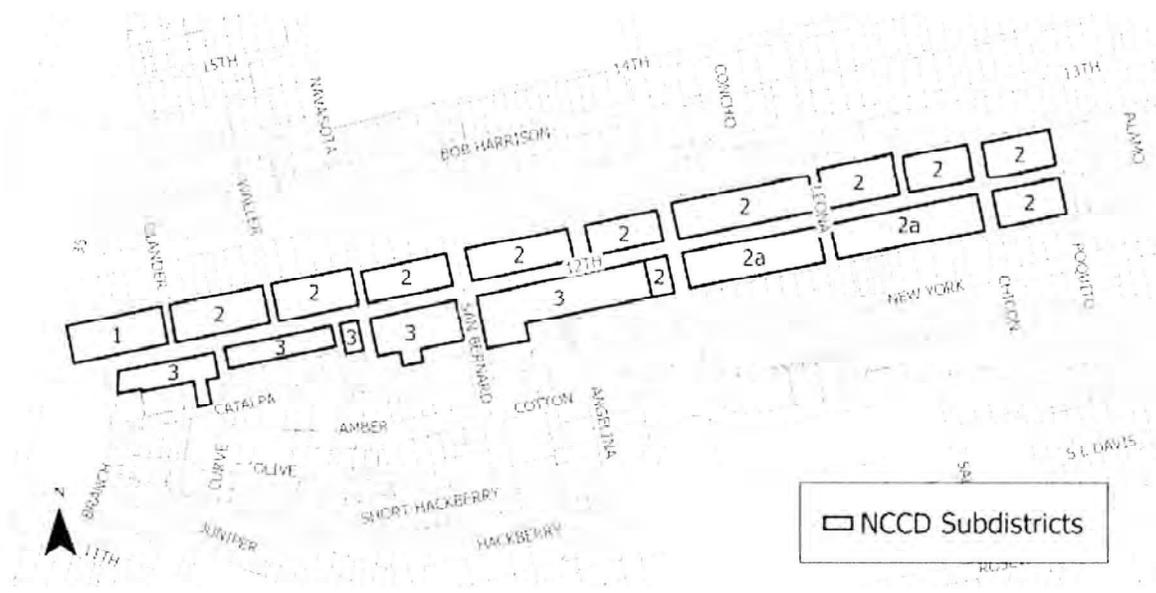
Sincerely,

A handwritten signature in blue ink, appearing to read 'Nathan Jones', with a long horizontal flourish extending to the right.

Nathan Jones

President, Organization of Central East Austin Neighborhoods

CURRENT EAST 12TH ST NCCD HEIGHT MAXIMUMS REFERRED TO 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 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 12th 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. 12th Street.

D. Drive Through Uses

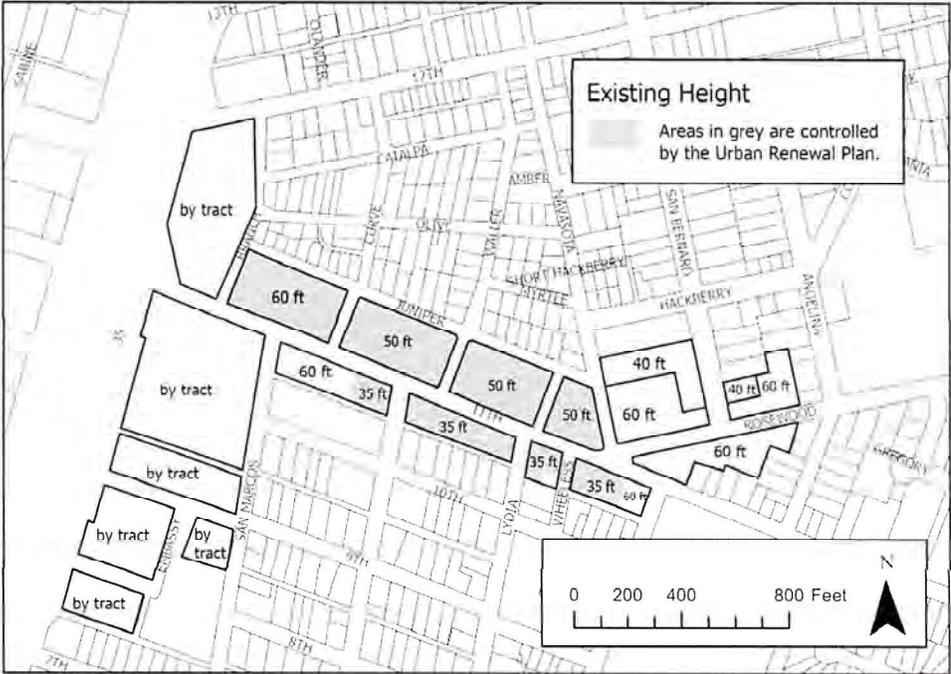
Drive through uses are permitted as an accessory use to a permitted primary use with the following conditions:

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

CURRENT EAST 11TH ST NCCD HEIGHT MAXIMUMS REFERRED TO ABOVE.



Existing Height Maximums



RE: Item 62 – Austin City Council Meeting – 12/2/2021

Postponed from earlier Council Meeting

Dear Austin City Council Members, Mayor, Mayor Pro Tem & other interested parties:

I write to you not only as a concerned citizen and affected homeowner, but also as a former board member of the Austin Revitalization Authority and past president of the Swede Hill Neighborhood Association, and also as someone who personally devoted hundreds of hours to the development and drafting of the East 12th St. NCCD.

So what I'm presenting here are not theories. This is a realistic perspective shaped not by studies and academic forecasts, but by an almost 20-year view, from the street, of the past, present and future of East 12th St. and its surrounding neighborhoods.

This attempt to gift additional entitlements to properties along East 12th St. (as proposed) not only is misguided, but it also flies in the face of the good-faith, community endeavors that produced the NCCD in the first place.

Our community was led to believe that this ongoing effort by the URA and City Council was about streamlining and aligning various NCCD and URA documents—not radically altering them. Why are a few people behind the scenes suddenly heaping on entitlements at the last minute?

Clean up the documents—sure. Eliminate ambiguities and discrepancies between various regulations—good idea. But, at the last minute, to suddenly throw away years of genuine community efforts and foist upon those citizens unwanted and unnecessary entitlements—well, that's just plain wrong. And wholly unnecessary.

Who in their right mind could actually believe that it's necessary to further incentivize the development of a commercial corridor that already has in place sweetheart entitlements which were implemented with the blessing of the surrounding neighborhoods?

We're talking about a corridor situated spectacularly close to downtown, Waterloo Park, the former Brackenridge site, the state Capitol, the University of Texas and downtown. Who could think that the city has to go against the wishes of the surrounding communities to further enrich those who can assuredly make a killing by developing within the current regulations?

All that is needed to revitalize the street is effective oversight and implementation of a plan that already has all the entitlements required to do great things. If only the people with the most promising properties were not holding them and our community hostage.

Simply put, granting additional entitlements along East 12th St. (for height and FAR, etc.) will do nothing but further enrich Eureka Holdings, an out-of-town investor who has for more than a decade done absolutely nothing for the community. It will reward a group that most people in the community would classify as a bad actor.

Once upon a time--for a long time--East 12th St. needed help. Blocks were empty; it was forgotten and forlorn. The NCCD was drafted as a tool to help incentivize developers to bring badly needed and desired services to the surrounding neighborhoods.

Unfortunately the NCCD didn't make much of an impact. And the street remains far from fully revitalized, as developers focused on other parts of the city.

But then, at the urging of the community, the City put up for sale its holdings along the street, with strict rules about what and when things could be built. It was an attempt--again--to bring needed services to the neighborhoods. But even that went awry.

I was part of a group--partnering with, among others, the African American Cultural & Heritage District--that submitted an RFP proposal for some of that land.

Another submission came from Dallas-based Eureka Holdings. But the impacted neighborhoods sensed that Eureka had no genuine interest in working with the community on a revitalization plan that offered anything more than massive profits, and we made it clear that we preferred that the City sell to a more local, community-sensitive group.

In the end, the land--all of the city-owned parcels--was awarded to the Butler group. But then, almost immediately, that group did exactly what was NOT supposed to happen. Despite rules specifically forbidding it, they flipped some of their newly acquired land for a profit; and then that buyer did the same and sold it to Eureka, who by then was in the midst of purchasing dozens of properties along East 12th St.

The community was not happy.

And they still aren't.

Flash forward to 2021. The Butler group erected some buildings on East 12th St. A few other brave souls have built new projects along the street. But a great deal of the street remains much as it was before we even drafted the NCCD: empty, bereft of local services.

The only difference now is that Eureka owns the lion's share of the street. Sure, they're renting out a few parcels for temporary uses. But mostly they're land banking: waiting for their holdings to accrue more value and hoping the city (and us taxpayers) will finance infrastructure improvements so that, in the end, they can make even more money when they sell the land--neighbors be damned. And you can be sure the price tags on those properties are not going to be feasible for locally owned businesses and service providers.

The reason there are no local services along East 12th St. isn't because the zoning and land-use regulations don't allow it. It's because the only parcels that would be ripe for such development are being hoarded by out-of-towners with different goals and interests.

In an 8/2/2018 article in the *Statesman*, a Eureka representative vowed to work with locals to follow the land-use guidelines currently in place: "That's what makes a great neighborhood--talking to the local residents, talking to the local non-profits, trying to bring everyone together. A great, vibrant neighborhood is what we'd like to see."

But actions speak louder than words. If that's what Eureka wanted, we would have seen that by now.

Here's what's even worse—and baffling.

We now have the powers-that-be pushing to further award Eureka by astronomically raising the value of their holdings. Why are our elected representatives so willing to be complicit in this scheme? After all, it wasn't long ago that the Mayor Pro Tem publicly stated that something rotten was going on along East 12th St.

Just as pernicious, some of the city's proposed actions not only seem unnecessary, but they actually would encourage the destruction of what little historic fabric exists in the area.

For instance, not all of the properties on East 12th St. currently enjoy unlimited FAR. Best example: the Bible Believers property at the corner of 12th and Waller Streets. Granting greater FAR limits there will almost undoubtedly encourage the abandonment and eventual destruction of one of the few buildings that was spared the eminent domain wrecking ball unleashed along the street by the City of Austin decades ago.

These proposed changes being pushed by the Mayor Pro Tem and others are far from benign (i.e., potentially raising maximum heights to 75 or even 90 feet along E 11th and 12th Streets).

The current maximum permitted heights of 50 to 60 feet along 12th St. only exist because residential stakeholders agreed years ago to waive some compatibility requirements to spur on much-needed (at the time) development, to afford 12th St. property owners more latitude to redevelop vacant and underutilized lots in accordance with a mutually shared vision for the street. That was a concession made by neighborhood stakeholders in hopes of having some of the neighborhood's needs met by that future development.

Most East 12th St. lots are 150-foot deep and right next door to or across narrow alleys from lower-density residential. To allow even further heights would be devastating to the surrounding neighborhoods.

If these changes go through, the lesson will be that no matter how much East Austin neighborhoods sacrifice to compromise and accommodate growth, there is no limit to how much further what is left will be compromised. And ruined.

Please do not support or abet such destruction.

Sincerely,

r

Rob Seidenberg
East Austin, TX 78702

9-15-2021

To,

Mark Walters/Principal Planner
City of Austin/Housing \$Planner Department

RE: Zoning Case C14-2021-0037

I, Suraj Demla am the person authorized by the DBG AUSTIN VENTURE LLC to sign this petition protesting the proposed change in zoning that would make a Hotel/Motel Use a conditional use. My family's ability to make significant improvements or redevelop the existing motel, located at 900 E 12 ST AUSTIN TX78702 would be adversely affected by the zoning change. I respectfully request that City Council increase the allowable height for this site to 150. Due to my residence in Plano Texas and the ongoing pandemic I was unable to participate in discussions regarding this property.



Suraj Demla

WRITTEN CONSENT OF DBG Austin Venture LLC

On this 16th day of August 2021, the undersigned Suraj Demla, being manager-member of DBG Austin Venture LLC, a Texas limited liability company (**Company**) acting by written consent do hereby approve, consent to, and adopt the following resolutions:

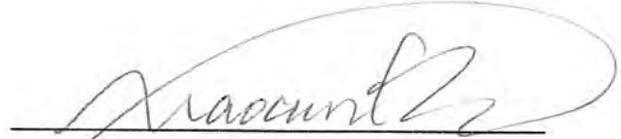
1. Manager-Member, shall have full power and authority to authorize and enter into any and all transactions and to execute and deliver any and all instruments, documents, contracts, and agreements of every kind and nature on behalf of the Company to bind the Company.
2. Suraj Demla, (being elected officers of the Company) have full authority to bind the Company and conduct all business and enter into any and all transaction on behalf of the Company.

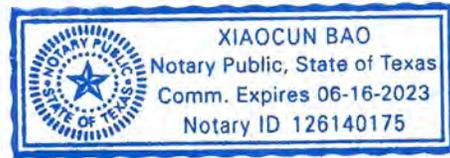
DBG Austin Venture LLC, a Texas limited liability company

By: 
Suraj Demla
Manager-Member

THE STATE OF TEXAS §
COUNTY OF TRAVIS §

This instrument was acknowledged before me on this the 16th day of Sep, 2021,
by Suraj Demla, as Member of DBG Austin Venture LLC, a Texas limited liability company, on
behalf of said company.


Notary Public, State of Texas



RE-ZONING PROTEST PETITION

To: The Austin City Council

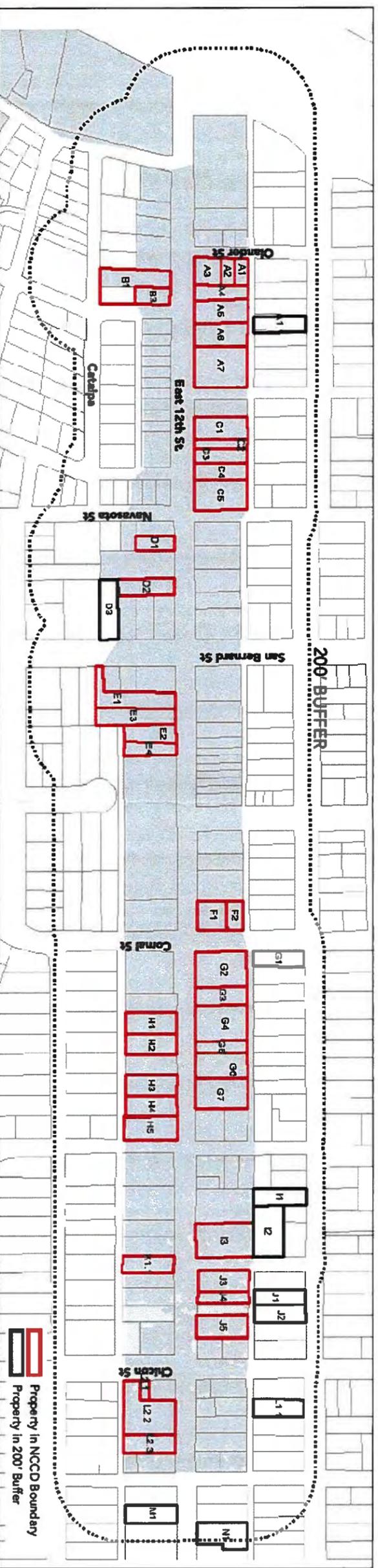
June 29, 2021

We, the undersigned owners of real property located in District #1 and affected by the proposed East 12th Street Neighborhood Conservation Combining District ("NCCD") amendment, Zoning Case Number C14-2021-0037, do hereby protest against any change in the existing NCCD development regulations, including, but not limited to, the proposed changes recommended by the Planning Commission on June 22, 2021 (Items B. 12-14) that will lower the maximum heights, reduce the allowed F.A.R. and restrict uses within the 12th Street NCCD. This petition is circulated pursuant to the zoning protest procedure in Section 25-2-284, and any other applicable section of the City of Austin Land Development Code. We oppose the proposed amendment as recommended by the Planning Commission. The attachment map lists the individual property information.

	Name	Address	Signature
1.	Orange Dogwood LP	1205 Olander Street	R. Uy
2.	Orange Dogwood LP	1203 Olander Street	R. Uy
3.	Orange Dogwood LP	1000 E. 12 th Street	R. Uy
4.	Orange Dogwood LP	1006 E. 12 th Street	R. Uy
5.	2018 East Austin Land Fund 2 LP	1010 E. 12 th Street	R. Uy
6.	2018 East Austin Land Fund 2 LP	1016 E. 12 th Street	R. Uy
7.	Orange Dogwood LP	1022 E. 12 th Street	R. Uy
8.	2017 Honk Honk LP	912 Catalpa Street	R. Uy
9.	Magenta Willow LP	913 E. 12 th Street	R. Uy
10.	2018 Commercial Fund 2 LP	1104 E. 12 th Street	R. Uy
11.	2013 East Austin 12 th ST. LP	1106 E. 12 th Street	R. Uy
12.	2013 East Austin 12 th ST. LP	1110 E. 12 th Street	R. Uy
13.	2013 East Austin 12 th ST. LP	1112 E. 12 th Street	R. Uy

	Name	Address	Signature
14.	2018 Commercial Fund 2 LP	1120 E. 12 th Street	R. O. J.
15.	2016 Stumbling Block LP	1205 E. 12 th Street	R. O. J.
16.	Single Family Fund 1 East Austin LP	1215 E. 12 th Street	R. O. J.
17.	East 12 th Street LP	1309 E. 12 th Street	R. O. J.
18.	East 12 th Street LP	1315 E. 12 th Street	R. O. J.
19.	East 12 th Street LP	1311 E. 12 th Street	R. O. J.
20.	Commercial Fund 1 East Austin LP	1319 E. 12 th Street	R. O. J.
21.	2018 Single Family Fund 2 LP	1416 E. 12 th Street	R. O. J.
22.	2018 East Austin Land Fund 2 LP	1204 Comal Street	R. O. J.
23.	SODOSOPA Salmon LP	1500 E. 12 th Street	R. O. J.
24.	2013 Austin East 12 th Street LP	1510 E. 12 th Street	R. O. J.
25.	2013 Austin East 12 th Street LP	1514 E. 12 th Street	R. O. J.
26.	1522 & 1600 East 12 th Street LP	1522 E. 12 th Street	R. O. J.
27.	1522 & 1600 East 12 th Street LP	1600 E. 12 th Street	R. O. J.
28.	2013 Austin East 12 th Street LP	1604 E. 12 th Street	R. O. J.
29.	2018 Single Family Fund 2 LP	1517 E. 12 th Street	R. O. J.
30.	2018 Single Family Fund 2 LP	1521 E. 12 th Street	R. O. J.
31.	2018 Commercial Fund 2 LP	1603 E. 12 th Street	R. O. J.
32.	2018 Commercial Fund 2 LP	1611 E. 12 th Street	R. O. J.
33.	2019 Taylor LP	1615 E. 12 th Street	R. O. J.
34.	Sarasota Honey LP	1720 E. 12 th Street	R. O. J.

	Name	Address	Signature
35.	2013 Austin East 12 th Street LP	1800 E. 12 th Street	R. Oj
36.	Single Family Fund 1 East Austin LP	1804 E. 12 th Street	R. Oj
37.	2019 Olive LP	1808 E. 12 th Street	R. Oj
38.	2018 Commercial Fund 2 LP	1713 E. 12 th Street	R. Oj
39.	2018 Single Family Fund 2 LP	1905 E. 12 th Street aka 1901 E. 12 th St. in TCAD	R. Oj
40.	2018 Single Family Fund 2 LP	1915 E. 12 th Street	R. Oj
41.	Bubble Bee LP	907 E. 13 th Street	R. Oj
42.	2017 Beethoven LP	1194 San Bernard Street	R. Oj
43.	SODOSOPA Salmon LP	1501 E. 13 th Street	R. Oj
44.	Single Family Fund 1 East Austin LP	1705 E. 13 th Street	R. Oj
45.	2015 KM The Underwood Tab LP	1204 Salina Street	R. Oj
46.	Single Family Fund 1 East Austin LP	1803 E. 13 th Street	R. Oj
47.	2018 Single Family Fund 2 LP	1805 E. 13 th Street	R. Oj
48.	DB Fenway LP	1903 E. 13 th Street	R. Oj
49.	2018 Single Family Fund 2 LP	2003 E. 12 th Street	R. Oj
50.	2020 East 12 th Unit A LP	2004 E. 12 th Street	R. Oj
51.	2018 Commercial Fund 2 LP	2004 E. 12 th Street	R. Oj
52.	2017 Parrot Bay LP	2004 E. 12 th Street	R. Oj



Property Data Table

Lot #	TCAD #	Address	Ownership	Sq. Ft.
A1	197076	1205 Olander St	ORANGE DOGWOOD LP	3,009.70
A2	197075	1203 Olander St	ORANGE DOGWOOD LP	3,178.99
A3	197074	1000 E 12th St	ORANGE DOGWOOD LP	6,266.08
A4	197073	1006 E 12th St	ORANGE DOGWOOD LP	6,544.67
A5	197072	1010 E 12th St	2018 EAST AUSTIN LAND FUND 2 LP	10,543.40
A6	197071	1016 E 12th St	2018 EAST AUSTIN LAND FUND 2 LP	10,155.40
A7	197070	1022 E 12th St	ORANGE DOGWOOD LP	18,091.00
B1	197100	912 Catalpa St	2017 HONK HONK LP	15,638.10
B3	197101	913 E 12th St	MAGENTA WILLOW LP	5,099.75
C1	197088	1104 E 12th St	2018 COMMERCIAL FUND 2 LP	10,322.70
C2	197088	1106 E 12th St	2013 EAST AUSTIN 12TH ST LP	3,926.56
C3	197087	1110 E 12th St	2013 EAST AUSTIN 12TH ST LP	6,498.59
C4	197085	1112 E 12th St	2013 EAST AUSTIN 12TH ST LP	7,539.26
C5	197084	1120 E 12th St	2018 COMMERCIAL FUND 2 LP	13,091.70
D1	195800	1205 E 12th St	2016 STUMBLING BLOCK LP	5,050.16
D2	195802	1215 E 12th St	SINGLE FAMILY FUND 1 EAST AUSTIN LP	8,141.93
E1	195886	1309 E 12th St	EAST 12TH ST LP	12,453.70
E2	195862	1315 E 12th St	EAST 12TH ST LP	7,616.09
E3	195887	1311 E 12th St	EAST 12TH ST LP	11,579.10
F1	195912	1416 E 12th St	2018 SINGLE FAMILY FUND 2 LP	7,279.44
F2	195911	1204 Comal St	2018 EAST AUSTIN LAND FUND 2 LP	4,040.56
G1	197255	1501 E 13th St	SODOGOPA SALMON LP	6,813.70
G2	197269	1500 E 12th St	SODOGOPA SALMON LP	15,645.90
G3	197288	1510 E 12th St	2013 AUSTIN EAST 12TH STREET LP	7,809.84
G4	197272	1514 E 12th St	2013 AUSTIN EAST 12TH STREET LP	15,697.70
G5	197267	1522 E 12th St	1522 & 1600 EAST 2TH STREET LP	5,229.95
G6	197266	1600 E 12th St	1522 & 1600 EAST 2TH STREET LP	11,080.50
G7	197265	1604 E 12th St	2013 AUSTIN EST 12TH STREET LP	13,066.00
H1	921556	1517 E 12th St	2018 SINGLE FAMILY FUND 2 LP	9,429.65
H2	921556	1521 E 12th St	2018 SINGLE FAMILY FUND 2 LP	8,819.99
H3	914161	1603 E 12th St	2018 COMMERCIAL FUND 2 LP	8,878.51
H4	914161	1611 E 12th St	2018 COMMERCIAL FUND 2 LP	8,786.99
H5	197329	1615 E 12th	2019 IAVIOR LP	11,086.70
I3	197279	1720 E 12th St	SARASOTA HONEY LP	16,496.00
J3	197297	1800 E 12th St	2013 AUSTIN EAST 12TH STREET LP	9,534.05
J4	197296	1804 E 12th St	SINGLE FAMILY FUND 1 EAST AUSTIN LP	4,824.59
J5	197294	1808 E 12th St	2019 OLIVE LP	9,979.62
K1.1	197342	1713 E 12th St	2018 COMMERCIAL FUND 2 LP	7,357.12
L1.1	908537	1901 E 12th St	2018 SINGLE FAMILY FUND 2 LP	37,685.54
L2.1	908538	1905 E 12th St	2018 SINGLE FAMILY FUND 2 LP	7,736.22
L2.2	90766	907 E 13th Street	BUBBLE BEE LP	7,018.63
L2.3	1194	San Bern- nard St	2017 BEETHOVEN LP	9,130.51
M1	197287	1803 E 13th St	SINGLE FAMILY FUND 1 EAST AUSTIN LP	6,578.98
M2	197288	1805 E 13th St	2018 SINGLE FAMILY FUND 2 LP	8,007.57
M3	197299	1903 E 13th St	DBFENWAY LP	7,605.86
M4	197372	2003 E 12th St	2018 SINGLE FAMILY FUND 2 LP	7,996.86
M5	875107	2004 E 12th St	2020 EAST 12TH UNIT A LP	
N1	922069	2004 E 12th St	2017 PARROT BAY LP	10,413.10

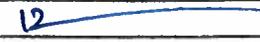


RE-ZONING PROTEST PETITION

To: The Austin City Council

June 29, 2021

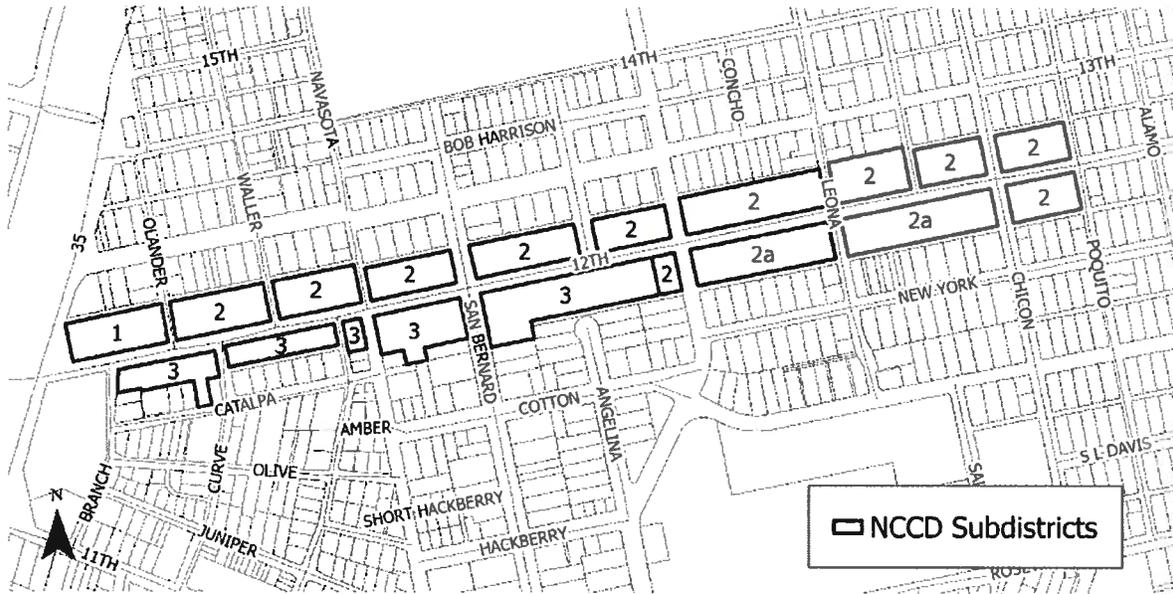
We, the undersigned owners of real property located in District #1 and affected by the proposed East 12th Street Neighborhood Conservation Combining District ("NCCD") amendment, Zoning Case Number C14-2021-0037, do hereby protest against any change in the existing NCCD development regulations, including, but not limited to, the proposed changes recommended by the Planning Commission on June 22, 2021 (Items B. 12-14) that will lower the maximum heights, reduce the allowed F.A.R. and restrict uses within the 12th Street NCCD. This petition is circulated pursuant to the zoning protest procedure in Section 25-2-284, and any other applicable section of the City of Austin Land Development Code. We oppose the proposed amendment as recommended by the Planning Commission. The attachment map lists the individual property information.

	Name	Address	Signature
1.	126 LLC c/o David Hemmasi	1700 E 12 th St, Austin, TX 78702	
2.	126 LLC c/o David Hemmasi	1702 E 12 th St, Austin, TX 78702	
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CONTACT: DAVID HEMMASI

PHONE: (713) 487-6596

East 12th Street NCCD Recommended Changes



Site Development Standards

These standards regulate the size, height, and placement of new development and are primarily defined by subdistrict (see below) within the NCCD. Under current regulations some additional standards are located with the Urban Renewal Plan (URP) which supersedes the NCCD and other zoning regulations. The recommendations for the URP and NCCD are streamlined by placing all site development regulations within the NCCD.

Height

There are no recommended changes to the maximum height of buildings within the 12th St. NCCD which are outlined in the table below.

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

Setbacks

Minimum setback requirements limit how close a structure can be built to the property line. There are no proposed changes to minimum setbacks in the 12th St. NCCD.

Compatibility

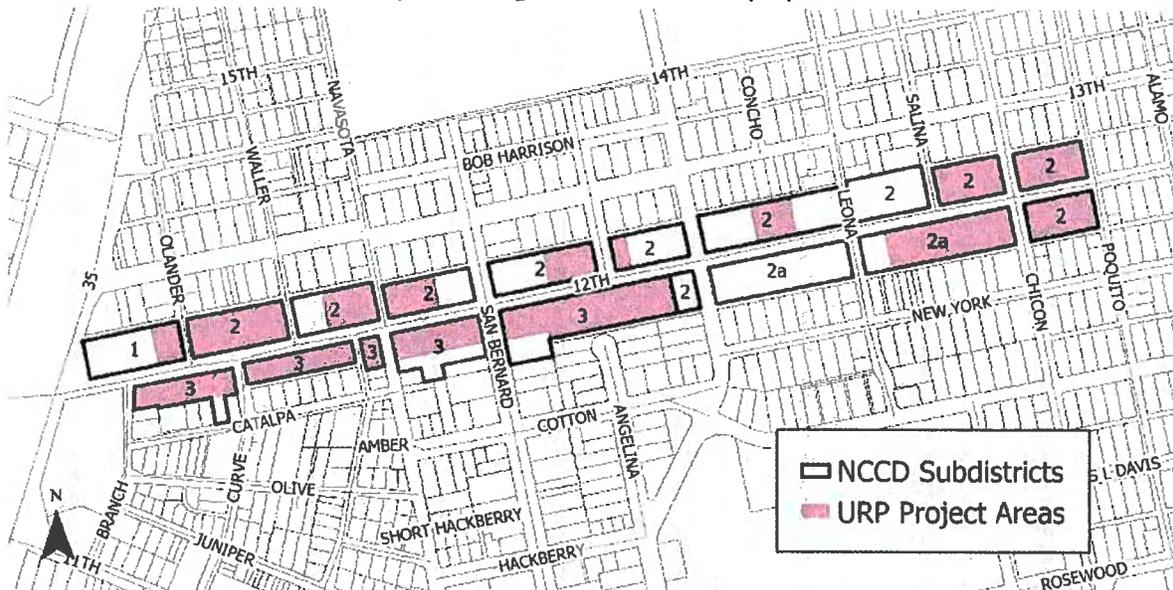
Compatibility standards add additional height and setback restrictions adjacent to properties with single-family zoning or that have low density residential or civic use. The 12th St. NCCD currently waives the compatibility standards that apply to properties generally because height and setbacks are defined contextually by subdistrict. The recommendation carries this forward.

Impervious Cover

Impervious cover is any type of surface that doesn't absorb rainfall and therefore limits the amount of the site that can be paved or covered by structures. There are no proposed changes to the current impervious cover maximums in the 12th St. NCCD.

Floor Area Ratio (FAR)

FAR describes the total building square footage permitted on a site in relation to the size of the site. Currently, along 12th St. there are no FAR limits for any property within a "project area" URP. Properties within the NCCD but outside the "project areas" have the FAR limits of their base zoning district. The recommendation is to remove the FAR limitations for all properties within the NCCD which will create more consistency in the regulations for similar properties.



Land Use Standards

The current East 12th Street NCCD uses two different methods to determine what is allowed on a specific property. First, the NCCD states that the uses for a given property are those allowed under the base zoning (LO, SF-3, LI, GR, MF-4, etc.) except for 26 prohibited uses listed below.

- Adult-Oriented Businesses
- Automotive Rental
- Automotive Repair
- Automotive Sales
- Automotive Washing
- Bail Bond Services
- Campground
- Carriage Stable
- Cocktail Lounge*
- Laundry Service
- Commercial Plasma Center
- Convenience Storage
- Drop-off recycling Collection Facility
- Drive Through Services as an accessory use to a restaurant
- Equipment Repair Services
- Equipment Sales
- Exterminating Services
- Kennels
- Liquor Sales
- Pawn Shop Services
- Outdoor Entertainment
- Outdoor Recreation
- Service Stations**
- Telecommunication Tower (if sited on ground)
- Vehicle Storage
- Veterinary Services

*Cocktail lounge is a conditional use for 1808-1812 E 12th Street

**Service station use is permitted for 1425 E 12th Street

This list may not apply to all properties and zoning districts. For example, if a property is zoned SF-3 (allows a house, a house and accessory unit, duplex, etc.) the prohibition on Automobile Sales wouldn't apply since that use is not allowed in that zone. If a property is zoned CS (one of the most unrestricted zoning categories) the prohibition of Automobile Sales would affect that property since that zone allows Automobile Sales. A comprehensive review of Austin's zoning districts can be found at:

https://www.austintexas.gov/sites/default/files/files/Planning/zoning_guide.pdf

A list of zoning districts and the allowed uses can be found at:

https://www.austintexas.gov/sites/default/files/files/Planning/Zoning/permitted_use_chart.pdf

The second condition involves the uses required for two-story or taller parking structures. For these buildings, depending on their height, most or all the ground floor facing East 12th Street must include one or more of the uses:

- Art gallery
- Art workshop
- Business support services
- Cocktail Lounge (permitted only at 1808-1812 E. 12th Street)
- Consumer convenience services
- Consumer repair services
- Cultural services
- Daycare services (limited)
- Day care services (general)
- Day care services (commercial)
- Financial services (without drive through service)
- Food preparation
- Food sales
- General retail sales (convenience)
- General retail Sales (general)
- Park and recreation services
- Pet services
- Personal improvement services
- Personal services
- Restaurant (limited) without a drive-through service
- Restaurant (general) without a drive-through service

The proposed changes to the East 12th Street NCCD employ a different approach to defining what uses are allowed than the current NCCD. The proposed allowed uses in the NCCD are listed below; however, to be allowed, a use must be allowed in a zoning district. For example, if a site has multi-family zoning (MF-1 through MF-6) then the Multi-Family Residential use would be allowed because it is allowed in that zone; however, a Theater Use would not be allowed because it is not available in that zone.

- Condominium Residential*
- Group Residential
- Multi-Family Residential
- Townhouse Residential (not allowed facing East 12th Street)
- Administrative and Business Offices
- Art Gallery
- Art Workshop
- A Cocktail Lounge is a permitted use limited to the ground floor of a building located at 1808-1812 East 12th Street. A cocktail lounge use is otherwise prohibited except as an accessory use to a hotel/motel use.
- Food Sales**
- Funeral Service (permitted use at 1300 East 12th Street and 1410 East 12th Street)
- General Retail Sales (Convenience)**
- Hotel/Motel (bedrooms may not be located on the ground floor of a building fronting East 12th Street except at 810 and 900 East 12th Street)
- Indoor Entertainment
- Liquor Sales

- Medical Offices—not exceeding 5,000 sq./ft of gross floor space*
- Personal Improvement Services
- Personal Services
- Professional Offices
- Restaurant (Limited)**
- Restaurant (General)**
- Special Use Historic (C)
- Theater
- College & University Facilities only allowed on the second floor of a building
- Community Recreation (Private) (C)
- Community Recreation (Public) (C)
- Congregate Living (C)
- Counseling Services not allowed on the ground floor of a building on East 12th Street*
- Cultural Services
- Day Care Services (General) (C)
- Day Care Services (Limited)
- Family Home
- Group Home Class I (General)
- Group Home Class I (Limited)
- Group Home Class II
- Guidance Services not allowed on the ground floor of a building on East 12th Street*
- Local Utility Services
- Private Primary Educational Services (C)
- Private Secondary Educational (C)
- Services
- Public Primary Educational Services
- Public Secondary Educational Services
- Religious Assembly
- Safety Services (C)
- Telecommunication Tower (prohibited unless located on a rooftop)

(C) Conditional use requires Planning Commission approval

* Not allowed on a ground floor of a building facing East 12th Street

**Only allowed on the ground floor of a building facing East 12th Street

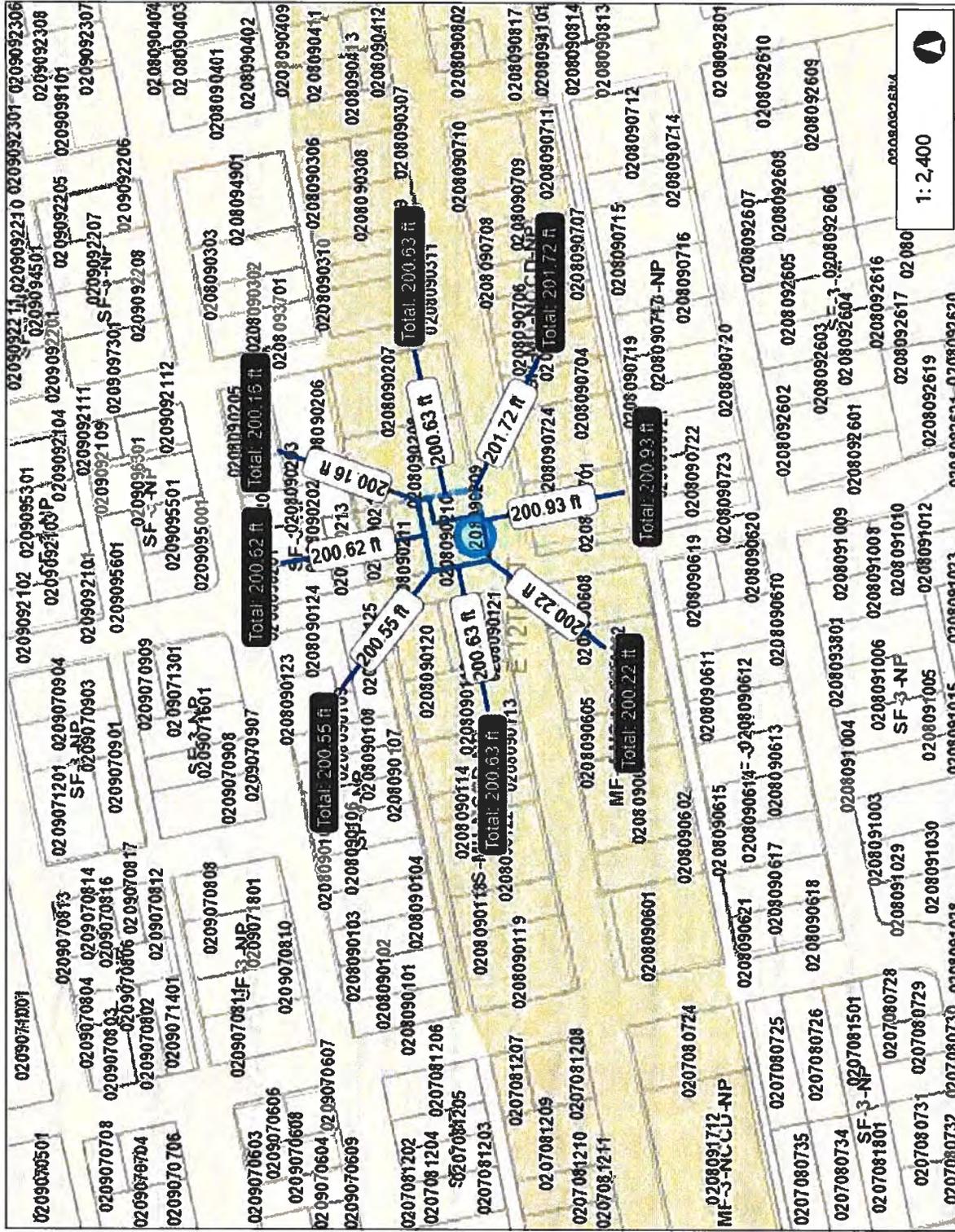
Proposed Amendment Tracking #	Comm. Group	Agenda Item #	Page #	Topic	Proposed Amendment	Proposed Text Change (Characterization within Subdistrict/throughout district)	Text Change Included in Amendment (YES/NO)	Justification	References (if needed)	Notes	PO Vote	Staff Response
1	Working Group	Agenda Item B-13 Backup	6 of 13	Changes to the 11th St. NCCD Subdistrict			Image included	The creation of a subdistrict on the Eastern end (Subdistrict 4) aligns with the URS approval		The creation of the subdistrict is necessary to reflect our other recommendations		See staff recommendation to leave this subdistrict as part of Subdistricts 1 and 2. This recommendation will reduce and eliminate entitlements, create nonconforming uses, and effectively remove these properties from the NCCD. For example, 1110 Rosewood Avenue has the base zoning of SP-3 which does not allow commercial or multi-family uses; however, under the current NCCD regulations and staff recommendations this site would be able to utilize the commercial and multi-family entitlements allowed in Subdistrict 1. Staff was made aware of the reduction in entitlements when engaging with property owners after the Urban Renewal Board made its recommendation.
2	Working Group	Agenda Item B-13 Backup	10 of 13	11th St. NCCD Height			No	Recommendation for Subdistrict 1, 2 and 3, aligns with staff recommendation and recommendation for Subdistrict 4 aligns with URS recommendation		Intention: No nonconforming structure should be created in Subdistrict 4		Existing structures are one to two stories. While this change will probably not create nonconforming structures, it will reduce building height entitlements for properties in this subdistrict.
3	Working Group	Agenda Item B-13 Backup	13 of 13	11th St. NCCD FAR		Subdistrict 1 - 2x, Subdistrict 2 - 2x, Subdistrict 3 - 1.75x, Subdistrict 4 - match with current base zoning today, except where it creates a nonconforming structure	No	Allows for existing planning processes to proceed while aligning with existing entitlements and responding to neighborhood concerns		Intention: No nonconforming structure should be created in Subdistrict 4		This would reduce entitlements for some properties in Subdistrict 4, but not in other subdistricts.
4	Working Group	Agenda Item B-13 Backup	14 of 13	11th St. NCCD Use Standards		Hotel-Motel should be a conditional use in subdistrict 1, except where it creates a nonconforming use	No	Responding to neighborhood concerns. Cocktail lounge is an accessory use in hotel-motel and allowing it as a conditional use would allow better planning around the accessory use		Intention: No nonconforming use should be created		Staff agrees with the URS recommendation to make this use permitted. Changes to use regulations need to be made in the draft URP as well as sign the law document.
5	Working Group	Agenda Item B-14 Backup	Not in backup document	11th St. NCCD Height		Subdistrict 1 - 60 feet, subdistrict 2 - 33 feet except where it creates nonconforming structures in which case the height would be 30 feet, Subdistrict 3 - 33 feet	No	Responding to neighborhood concerns and aligning with existing neighborhood character	11th St NCCD Standards Changes pdf on page: https://www.sp urbanrenewal.org/urp/urc	The map is only for reference and no amendment has been made to it. Intention: No nonconforming use should be created		There are buildings in Subdistrict that exceed this height limit. This would also reduce current entitlements by 15 feet. Staff does not support the reduction of entitlements without more extensive outreach to affected property owners. Staff invited all residents, businesses, and property owners within the NCCD's and within 500' to an information meeting held on April 19, 2021 to review the URS's recommendations. As part of that meeting, staff also made available online the URS's recommendations. Many of the attendees, as well as those who do not attend the meeting are unaware of the PC Working Group's recommendations to reduce their entitlements.
6	Working Group	Agenda Item B-14 Backup	6 of 14	11th St. NCCD FAR		Match FAR to current base zoning entitlements today in subdistricts 1, 2, 2a, and 3, except where this creates nonconforming structures	No	Responding to neighborhood concerns and aligning with existing neighborhood character		Intention: No nonconforming structure should be created in all subdistricts		Most of the properties within the current NCCD do not have a FAR limit under current regulations. This would reduce current entitlements.
7	Working Group	Agenda Item B-14 Backup	7 of 14	11th St. NCCD Use Standards		Hotel-Motel should be a conditional use in the entire district, except where it creates a nonconforming use	No	Responding to neighborhood concerns. Cocktail lounge is an accessory use in hotel-motel and allowing it as a conditional use would allow better planning around the accessory use		Intention: No nonconforming use should be created		Staff agrees with the URS recommendation to make this use permitted. Changes to use regulations need to be made in the draft URP as well as sign the law document.
8	Working Group	Agenda Item B-14 Backup	7 of 14	11th St. NCCD Liquor Sales		Liquor sales should be prohibited, except on specific sites where this would create a nonconforming use	No	Responding to neighborhood concerns		Intention: No nonconforming use should be created		Staff agrees with the URS recommendation to make this use permitted. Changes to use regulations need to be made in the draft URP as well as sign the law document.
9	Working Group	Agenda Item B-13	Not in backup document	Urban Renewal Plan Vision		Amend Urban Renewal Plan vision to reflect community suggested changes	Yes	Responding to neighborhood concerns	Draft Urban Renewal Plan for the East 11th and 12th Streets Urban Renewal Area pdf on page: https://www.sp urbanrenewal.org/urp/urc			Staff supports the Urban Renewal Board's recommendations.
10	Working Group	Agenda Item B-13 and B-14	Not in backup document	11th and 12th St. NCCD Single-Family Exception		Specify that should any existing single-family homes be damaged or destroyed (whether or not the business is located in the zone and except where the property owner can rebuild as single-family), ensure that homeowners have the right in perpetuity to use and improve their properties with no limits on value of improvement, repair, rebuild or sale	No	Responding to neighborhood concerns		Intention: Provide clarification to community members		Staff believes this is redundant to the "save and except" provisions in the URP and NCCDs.

E. 12th Street NCCD Zoning Petition Property Data
1700 and 1702 E. 12th St.

TCAD #	Address	Ownership	Sq. Ft.
197282/0208090210	1700 E. 12 th St.	726 LLC	5,100
197281/0208090209	1702 E. 12 th St.	726 LLC	2,400



Property Profile



1: 2,400

0.1 Miles
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0.1 Miles

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. This product has been produced by the City of Austin for the sole purpose of geographic reference. No warranty is made by the City of Austin regarding specific accuracy or completeness.

NAAD_1983_StatePlane_Texas_Central_FIPS_4203_Feet
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Legend

- Jurisdiction
 - FULL PURPOSE
 - LIMITED PURPOSE
 - EXTRATERRITORIAL JURISDICTION
 - 2 MILE ETJ AGRICULTURAL AGR
 - OTHER CITY LIMITS
 - OTHER CITIES ETJ
- TCAD Parcels
- TCAD Parcel IDs
- Jurisdiction
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- Zoning Text
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Notes

1700 and 1702 E. 12th Street Petition
Property Map - E. 12th Street NCCD
Amendment

RE-ZONING PROTEST PETITION

To: The Austin City Council

June 29, 2021

We, the undersigned owners of real property located in District #1 and affected by the proposed East 12th Street Neighborhood Conservation Combining District ("NCCD") amendment, Zoning Case Number C14-2021-0037, do hereby protest against any change in the existing NCCD development regulations, including, but not limited to, the proposed changes recommended by the Planning Commission on June 22, 2021 (Items B. 12-14) that will lower the maximum heights, reduce the allowed F.A.R. and restrict uses within the 12th Street NCCD. This petition is circulated pursuant to the zoning protest procedure in Section 25-2-284, and any other applicable section of the City of Austin Land Development Code. We oppose the proposed amendment as recommended by the Planning Commission. The attachment map lists the individual property information.

	Name	Address	Signature
	Brittmoore 1256 LTD (Domaschk)832-428-1003	1920 E 12 th Street	<i>Mrs. Elwood M. Domaschk, Jr.</i>

CONTACT: Elwood Domaschk, Jr.
PHONE: (832) 428-1003

E. 12th Street NCCD Zoning Petition Property Data
1920 E. 12th Street, Austin

TCAD #	Address	Ownership	Sq. Ft.
197304/0208090407	1920 E. 12 th St.	Brittmore 1256 LTD	7,800.00

RE-ZONING PROTEST PETITION

To: The Austin City Council

June 29, 2021

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	Name	Address	Signature
1.	Michael Young	1224 E. 12	Michael Young
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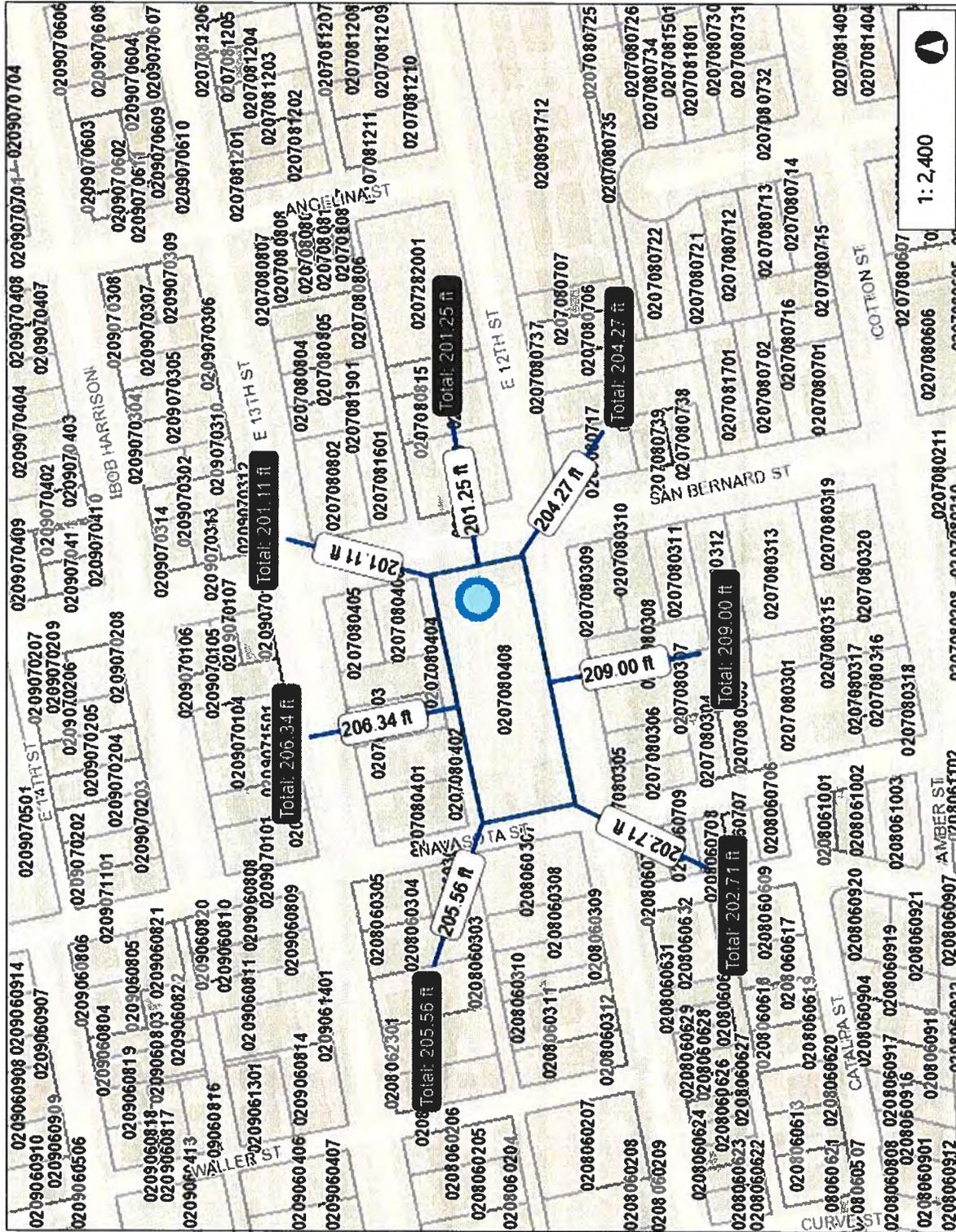
CONTACT: Michael Young
PHONE: (512) 499-0888

E. 12th Street NCCD Zoning Petition Property Data
1224 E. 12th Street, Austin

TCAD #	Address	Ownership	Sq. Ft.
195820/0207080408	1224 E. 12 th St.	Next Door Land Company LLC	44,850



Property Profile



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Legend

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 - LIMITED PURPOSE
 - EXTRATERRITORIAL JURISDICTION
 - 2 MILE ETJ AGRICULTURAL AGR
 - OTHER CITY LIMITS
 - OTHER CITIES ETJ
- TCAD Parcels
- TCAD Parcel IDs
- Jurisdiction
 - FULL PURPOSE
 - LIMITED PURPOSE
 - EXTRATERRITORIAL JURISDICTION
 - 2 MILE ETJ AGRICULTURAL AGR
 - OTHER CITY LIMITS
 - OTHER CITIES ETJ

Notes

1224 E. 12th St. Property Protest Map

RE-ZONING PROTEST PETITION

To: The Austin City Council

June 29, 2021

We, the undersigned owners of real property located in District #1 and affected by the proposed East 12th Street Neighborhood Conservation Combining District ("NCCD") amendment, Zoning Case Number C14-2021-0037, do hereby protest against any change in the existing NCCD development regulations, including, but not limited to, the proposed changes recommended by the Planning Commission on June 22, 2021 (Items B. 12-14) that will lower the maximum heights, reduce the allowed F.A.R. and restrict uses within the 12th Street NCCD. This petition is circulated pursuant to the zoning protest procedure in Section 25-2-284, and any other applicable section of the City of Austin Land Development Code. We oppose the proposed amendment as recommended by the Planning Commission. The attachment map lists the individual property information.

	Name	Address	Signature
1.	RICHARD FERRIS	904-906 E 12th	<i>Richard Ferris</i>
2.	RICHARD FERRIS	1202 OLANDER	<i>Richard Ferris</i>
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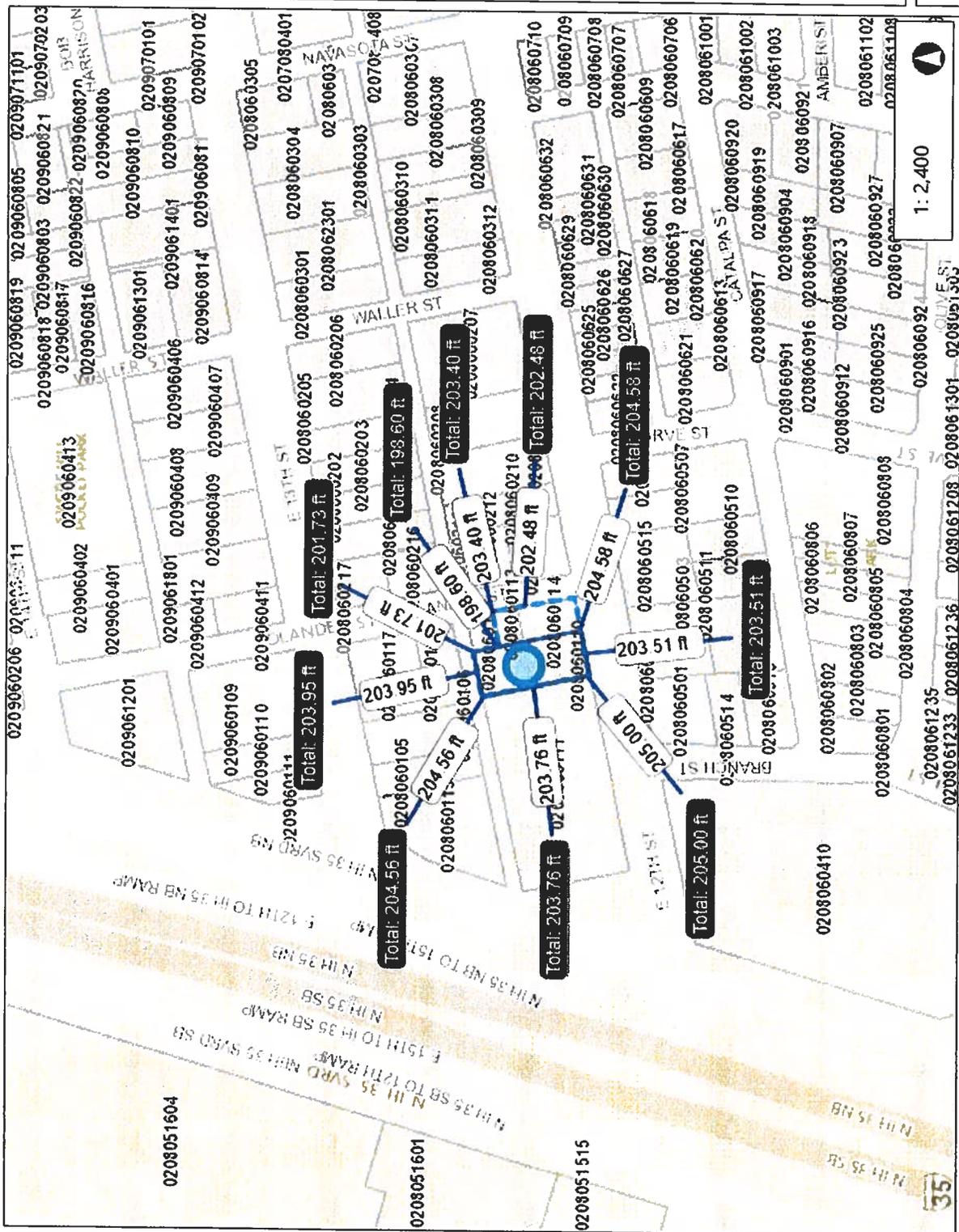
CONTACT: Richard Ferris
 PHONE: (512) 477-1000

E. 12th Street NCCD Zoning Petition Property Data
904, 906 E. 12th St. and 1202 Olander Street, Austin

TCAD #	Address	Ownership	Sq. Ft.
197056/0208060110	904 E. 12 th St.	Richard E. Ferris	10,125
197059/0208060114	906 E. 12 th St.	Richard E. Ferris	4,150
197058/0208060113	1202 Olander St.	Richard E. Ferris	1,600



Property Profile



1: 2,400

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Legend

- Street Labels
- Jurisdiction
 - FULL PURPOSE
 - LIMITED PURPOSE
 - EXTRATERRITORIAL JURISDICTION
 - 2 MILE ETJ AGRICULTURAL AGR
 - OTHER CITY LIMITS
 - OTHER CITIES ETJ
- TCAD Parcels
- TCAD Parcel IDs
- Jurisdiction
 - FULL PURPOSE
 - LIMITED PURPOSE
 - EXTRATERRITORIAL JURISDICTION
 - 2 MILE ETJ AGRICULTURAL AGR
 - OTHER CITY LIMITS
 - OTHER CITIES ETJ

Notes

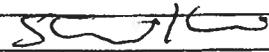
904, 906 E. 12th St., 1202 Olander St.
Property Protest Map

RE-ZONING PROTEST PETITION

To: The Austin City Council

June 29, 2021

We, the undersigned owners of real property located in District #1 and affected by the proposed East 12th Street Neighborhood Conservation Combining District ("NCCD") amendment, Zoning Case Number C14-2021-0037, do hereby protest against any change in the existing NCCD development regulations, including, but not limited to, the proposed changes recommended by the Planning Commission on June 22, 2021 (Items B. 12-14) that will lower the maximum heights, reduce the allowed F.A.R. and restrict uses within the 12th Street NCCD. This petition is circulated pursuant to the zoning protest procedure in Section 25-2-284, and any other applicable section of the City of Austin Land Development Code. We oppose the proposed amendment as recommended by the Planning Commission. The attachment map lists the individual property information.

	Name	Address	Signature
1.	Stuart King	1300E Austin	
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CONTACT: Stuart King
PHONE: (512) 476-9128 / (512) - 750-2656 (cell)

E. 12th Street NCCD Zoning Petition Property Data
1300 E. 12th Street, Austin

TCAD #	Address	Ownership	Sq. Ft.
195902/0207080816	1300 E. 12 th St.	Stuart King Holdings Inc.	13,455

RE-ZONING PROTEST PETITION

To: The Austin City Council

June 29, 2021

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	Name	Address	Signature
1.	ADAM TALIANCHICH # ASHLEY MENDER	1919 E 12 TH ST AUSTIN TX 78702	
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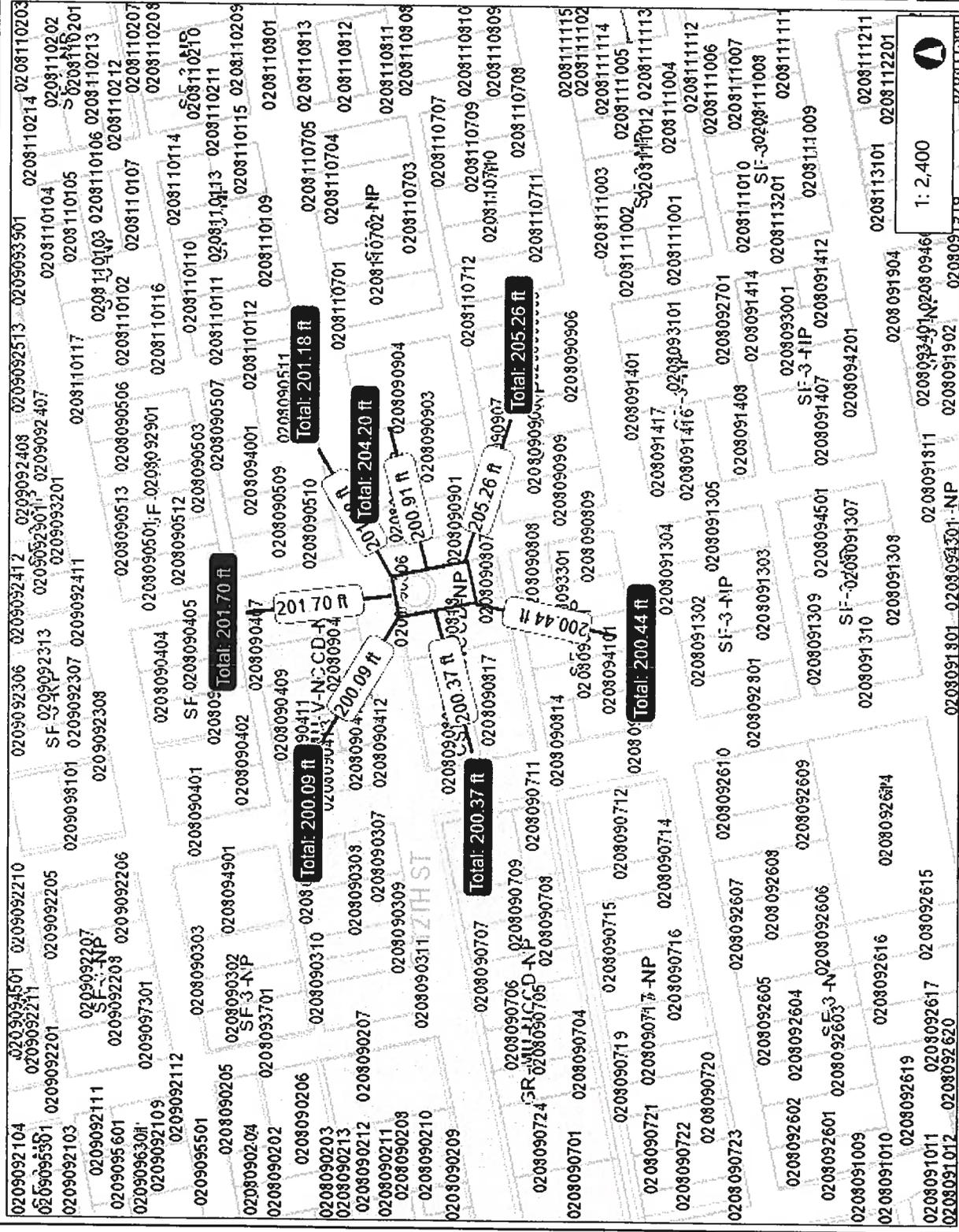
CONTACT : Pamela Madere, Jackson Walker LLP
 PHONE: (512) 236-2048

E. 12th St. NCCD Zoning Petition Property Data

TCAD#	Address	Ownership	Sq. Ft.
197361/0208090806	1919 E. 12 th Street	Adam Talianchich & Ashley Menger	5,703



Property Profile



NAD_1983_StatePlane_Texas_Central_FIPS_4203_Feet
7/9/21

Legend

- Jurisdiction
- FULL PURPOSE
- LIMITED PURPOSE
- EXTRATERRITORIAL JURISDICTION
- 2 MILE ETJ AGRICULTURAL AGR
- OTHER CITY LIMITS
- OTHER CITIES ETJ
- TCAD Parcels
- TCAD Parcel IDs
- Jurisdiction
- FULL PURPOSE
- LIMITED PURPOSE
- EXTRATERRITORIAL JURISDICTION
- 2 MILE ETJ AGRICULTURAL AGR
- OTHER CITY LIMITS
- OTHER CITIES ETJ
- Zoning Text
- Neighborhood Conservation C.

Notes

200' radius from 1919 E. 12th St. -
E. 12th St. NCCD Zoning Protest Petition

1: 2,400

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. This product has been produced by the City of Austin for the sole purpose of geographic reference. No warranty is made by the City of Austin regarding specific accuracy or completeness.

HAND DELIVERY RECEIPT

JACKSON WALKER L.L.P.

DELIVERED TO: Mark Walters
Zoning Case Manager, Housing and Planning Department
City of Austin

DATE: 8/11/2021

DELIVERED BY: Katherine Loayza, Jackson Walker L.L.P.

DATE: 8/11/2021

CONTENTS: East 12th Street Neighborhood Conservation Combining District Zoning Petitions
(7) Zoning Case No. C14-2021-0037.

SIGNATURE:

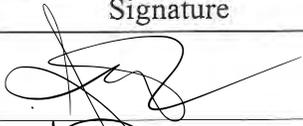
Mark Walters *8/11/21*
Mark Walters, Zoning Case Manager, Housing and Planning Department

RE-ZONING PROTEST PETITION

To: The Austin City Council

June 29, 2021

We, the undersigned owners of real property located in District #1 and affected by the proposed East 12th Street Neighborhood Conservation Combining District (“NCCD”) amendment, Zoning Case Number C14-2021-0037, do hereby protest against any change in the existing NCCD development regulations, including, but not limited to, the proposed changes recommended by the Planning Commission on June 22, 2021 (Items B. 12-14) that will lower the maximum heights, reduce the allowed F.A.R. and restrict uses within the 12th Street NCCD. This petition is circulated pursuant to the zoning protest procedure in Section 25-2-284, and any other applicable section of the City of Austin Land Development Code. We oppose the proposed amendment as recommended by the Planning Commission. The attachment map lists the individual property information.

	Name	Address	Signature
1.	Tim Pinson	1803 E 12 th Street	
2.	Tim Pinson	1805 E 12 th Street	
3.	Tim Pinson	1809 E 12 th Street	
4.	Tim Pinson	1817 E 12 th Street	

Contact person: Tim Pinson

Phone: (512) 748-1468

E. 12th Street NCCD Zoning Petition Property Data
1803, 1805, 1809 and 1817 E. 12th St.

TCAD #	Address	Ownership	Sq. Ft.
197343/0208090707	1803 E. 12 th St.	Mission Possible Austin Inc.	7,350
197344/0208090708	1805 E. 12 th St.	Mission Possible Austin Inc.	7,350
197345/0208090709	1809 E. 12 th St.	Mission Possible Austin Inc.	7,350
197346/0208090710	1817 E. 12 th St.	Mission Possible Austin Inc	9,700

RE-ZONING PROTEST PETITION

To: The Austin City Council

June 29, 2021

We, the undersigned owners of real property located in District #1 and affected by the proposed East 12th Street Neighborhood Conservation Combining District ("NCCD") amendment, Zoning Case Number C14-2021-0037, do hereby protest against any change in the existing NCCD development regulations, including, but not limited to, the proposed changes recommended by the Planning Commission on June 22, 2021 (Items B. 12-14) that will lower the maximum heights, reduce the allowed F.A.R. and restrict uses within the 12th Street NCCD. This petition is circulated pursuant to the zoning protest procedure in Section 25-2-284, and any other applicable section of the City of Austin Land Development Code. We oppose the proposed amendment as recommended by the Planning Commission. The attachment map lists the individual property information.

	Name	Address	Signature
1.	1204 Oklander,	1204 Oklander	Tom Sellers
2.	TNS Enterprises		512 423 4866 m
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Contact name : Tom Sellers

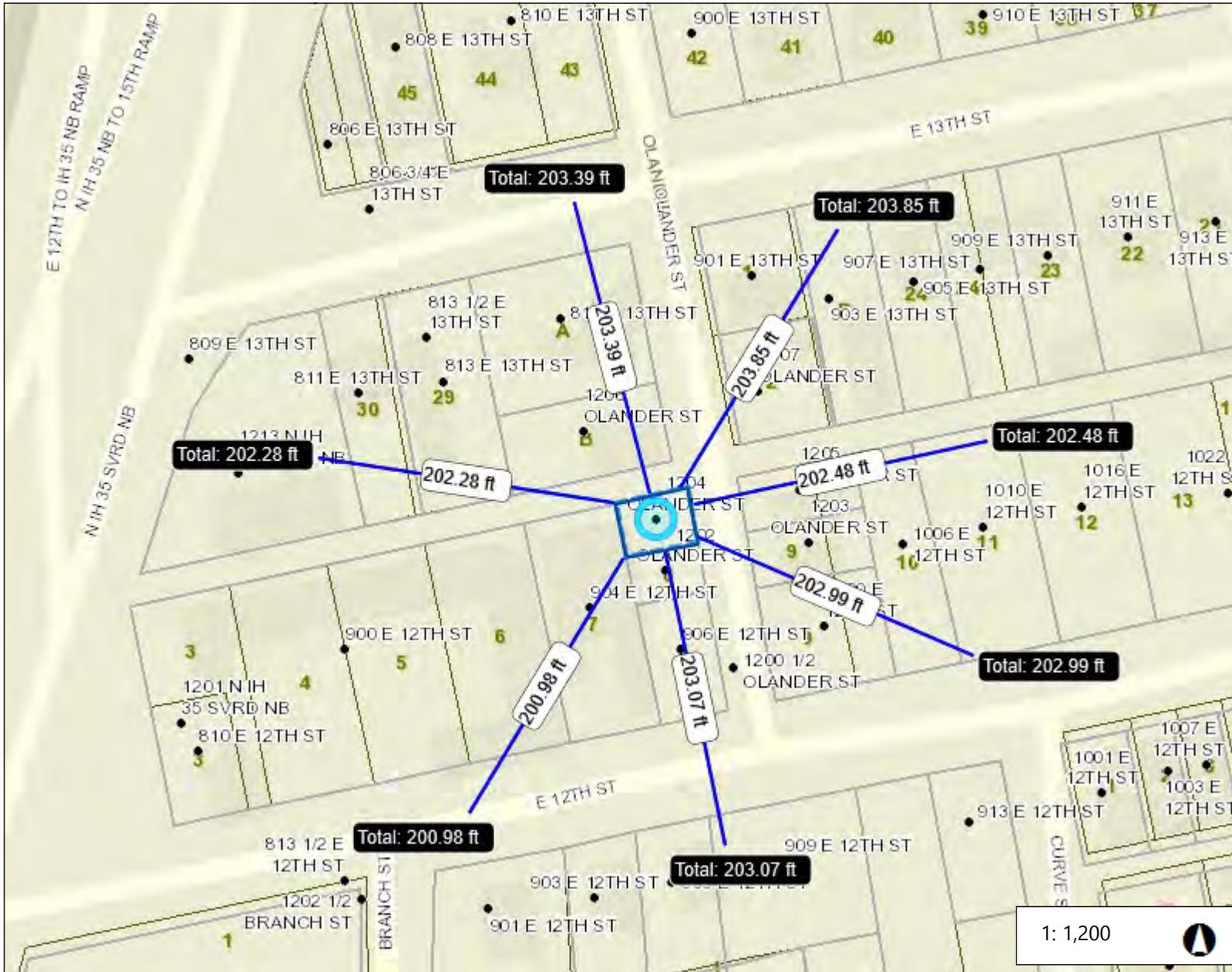
Contact phone: (512) 423-4866

E. 12th Street NCCD Zoning Petition Property Data
1204 Olander Street, Austin

TCAD #	Address	Ownership	Sq. Ft.
197005/0208060108	1104 Olander St.	TNS Enterprises LLC	1,750.00



Property Profile



1:1,200



NAD_1983_StatePlane_Texas_Central_FIPS_4203_Feet

8/19/21

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Legend

- Addresses
- Street Labels
- Jurisdiction
 - FULL PURPOSE
 - LIMITED PURPOSE
 - EXTRATERRITORIAL JURISDICTION
 - 2 MILE ETJ AGRICULTURAL AGR
 - OTHER CITY LIMITS
 - OTHER CITIES ETJ
- TCAD Parcels
- Lot
- Block
- Lot Line
- Jurisdiction
 - FULL PURPOSE
 - LIMITED PURPOSE
 - EXTRATERRITORIAL JURISDICTION
 - 2 MILE ETJ AGRICULTURAL AGR
 - OTHER CITY LIMITS
 - OTHER CITIES ETJ

Notes

1204 Olander St. Protest Petition Area Map