

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 Area (URP) and/or to the East 12th Street Neighborhood Conservation Combining District (NCCD) that apply to my property and/or to any property located within 200 feet of my property that:

- 1) Increase 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, and laid out on P3 of this petition, and the 20% waiver available under the current URP;
- 2) Loosen express prohibition of cocktail lounge and/or liquor sale uses, as these are currently prohibited by the base zoning and NCCD use regulations;
- 3) Loosen the current restrictions on any of the uses prohibited or otherwise limited by the NCCD, as provided on P4 of this petition;
- 4) Prohibit single-family use or in any way diminish or restrict 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) Prohibit or in any way diminish or restrict condominium residential or townhome uses on the ground floor or as uses facing East 12th Street, as these uses provide housing options and align with the vision for a mix of neighborhood-scaled housing, office and retail; and/or
- 6) Increase 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

~~Handwritten signature~~
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Heather Houser
President of 13th Salina Condo HOA

1801 E. 13th St., Austin TX
1801 E. 13th, 1207 Salina # 78702
209 Salina

Lined area for additional entries.

Date: 6/3/22

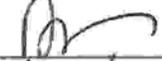
Contact Name: Susan Dinger
Phone Number: 202 247 2680

5 13th

SIGNATURE

PRINTED NAME

ADDRESS

| | | |
|---|------------------|------------------------------------|
|  | DANIEL NELSON | 1509 E 13 th ST 78702 |
| Michele Hogan | Michele Hogan | 1509 E. 13 th st. 78702 |
| Katherine Pietce | Katherine Pietce | 1703 E. 13 th 78702 |
| Darcy Nuffer | Darcy Nuffer | 1507 E 13 th st 78702 |
| Feng Zhang | Feng Zhang | 1713 E 13 th st 78702 |
| Gabriella Lexi | Gabriella Lexi | 1209 Salina st 78702 |
| MARK Staley | MARK Staley | 1505 E. 13 th 78702 |

Date: _____

Contact Name: _____

Phone Number: _____

SIGNATURE

PRINTED NAME

ADDRESS

Tom Rollert

Tom Rollert

1208 Navasota St.

Lise W. Rollert

Lise W Rollert

AUSTIN, TX 78702

Date: JUNE 1, 2022

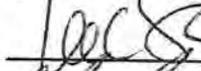
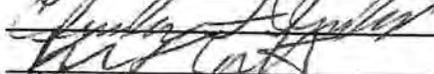
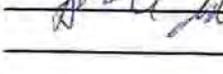
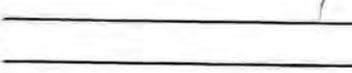
Contact Name: Tom Rollert

Phone Number: (801) 695-7241

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

SIGNATURE

PRINTED NAME

ADDRESS

Ida M. Hunt

Ida M. Hunt

1721 East 12th Street
(1706 New York Ave)

Date: 10-18-2021

Contact Name: THOMAS VANDYKE
Phone Number: 512-740-6298

SIGNATURE

PRINTED NAME

ADDRESS

Thomas C. Vandyrke, Sr. THOMAS C. VANDYKE, SR. 1606 NEW YORK AVE

* Here To The Property

Date: 11-14-2021

Contact Name: CLIFTON VANDYKE

Phone Number: 512-740-6298

SIGNATURE

[Handwritten Signature]

PRINTED NAME

Billy Hunter

ADDRESS

1601 E 12th

Lined area for additional text or notes.

Date: 10-18-2021

Contact Name: Thomas VANDyKE

Phone Number: 512-740-6298

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 |
| Tola M. Hunt | Tola M. Hunt | 1906 New York Ave |
| Earline Carter | Earline Carter | 1704 New York Ave |

Date: 10-18-2021

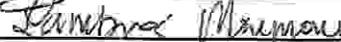
Contact Name: THOMAS VANDYKE

Phone Number: 512-740-6298

SIGNATURE

PRINTED NAME

ADDRESS

| | | |
|---|--------------------|---------------------|
|  | Eric Jansson | 1511 E 13th Street |
|  | Erika Zettl | 1511 E. 13th St. |
|  | Michele Hogan | 1509 East 13th St. |
|  | DANIELA NELSON | 1509 E. 13th St. |
|  | JENIFER TILLERSON | 1701 E. 13th Street |
|  | LAMPOROS MOUNOURIS | 1703 E 13th Street |

Date: 11/15/21

Contact Name: SUSAN ORWGER

Phone Number: 203-247-2680

SIGNATURE

PRINTED NAME

ADDRESS

[Handwritten signatures]

Kristoffer Lundberg
Kelsey Baldwin
Jacqueline W. Canning
Robert Seidenberg
W. Fred Harde
Danielle Becker

1203 E 13th St 78702
1003 E. 13th St., 78702
1003 E. 13th, 78702
1001 E 13th St 78702
1061 E 13th St 78702
1208 NAVASOTA ST, 78702

Date: 10/18/2021

Contact Name: Rob Seidenberg

Phone Number: 512-228-2900

E 13th St between Navasota & Waller

SIGNATURE

PHouck

PRINTED NAME

PATRICK HOUCK

ADDRESS

1511 E 12TH ST.

Date: 10/13/2021

Contact Name: PATRICK HOUCK

Phone Number: 512-517-3209

SIGNATURE

[Handwritten Signature]

PRINTED NAME

BRIAN K. JAMMER

ADDRESS

1197 SAN BERNARD

Lined area for additional information or notes.

Date: 15/10/22

Contact Name: SAM E

Phone Number: 512.385.5240

SIGNATURE

PRINTED NAME

ADDRESS

Donald Prible
~~Joselyn Crotchett~~

Donald Prible
Joselyn Crotchett

1507 E 14 ST

1511 E 14 ST

~~Carole Carter~~
Carole Carter

Alicia Carter
Carole Carter

1801 E. 14th ST

1801 E. 14th ST

~~JANE RANDOLPH~~
Jane Randolph

JANE RANDOLPH
Jane Randolph

1309 Concho Street

1309 Concho St.

~~Susan Oringer~~
SUSAN ORINGER

Susan Oringer
SUSAN ORINGER

1504 E 13th ST

1504 E. 13th St.

78202

~~PAIVI PUTSEPP-SEUTERT~~
Heidi Burns

PAIVI PUTSEPP-SEUTERT
HEIDI BURNS

1804 E 14th ST

170 E 14th ST

Date: 11/15/21

Contact Name: SUSAN ORINGER

Phone Number: 203-247-2680

SIGNATURE

PRINTED NAME

ADDRESS

| | | |
|------------------------|-----------------|------------------------|
| <i>James Medina</i> | James Medina | 1403 E. 13th St. 78702 |
| <i>James Medina</i> | James Medina | 1401 E. 13th St. 78702 |
| <i>Kristine Garcia</i> | Kristine Garcia | 1403 E 13th St 78702 |
| <i>Kristine Garcia</i> | Kristine Garcia | 1401 E 13th St 78702 |

Date: _____

Contact Name: _____

Phone Number: _____

SIGNATURE

PRINTED NAME

ADDRESS

Patricia E. Carter
Steven Lysohir

Patricia E. Carter
Steven Lysohir

1405 E 13TH ST
1405 E 13TH ST

Date: _____

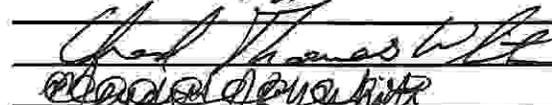
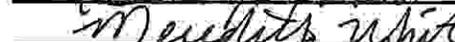
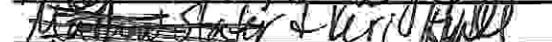
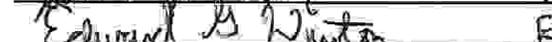
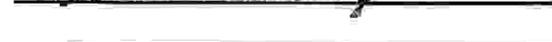
Contact Name: _____

Phone Number: _____

SIGNATURE

PRINTED NAME

ADDRESS

| | | |
|--|-------------------|-------------------|
|  | Isaac Morne | 1707 New York Ave |
|  | Chad Thomas White | 1504 New York Ave |
|  | | |
|  | Meredith White | 1504 New York Ave |
|  | Megan W Phillips | 1604 New York Ave |
|  | | |
|  | Kurt Hull | 1708 New York Ave |
|  | Matthew Slater | 1708 New York Ave |
|  | Susie Breau | 1800 New York Ave |
|  | EDWARD G WINSTON | 1608 New York Ave |
|  | Nathan Hathaway | 1710 New York Ave |

Date: 6/7/22

Contact Name: Leo Sherman

Phone Number: 512-784-2003

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

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

| | 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

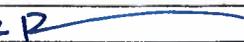
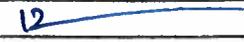
| Lot # | TCAD # | Address | Ownership | Sq. Ft. |
|-------|--------|-----------------|-------------------------------------|-----------|
| A1 | 197076 | 1205 Olander St | ORANGE DOGWOOD LP | 3,009.70 |
| A2 | 197075 | 1203 Olander St | ORANGE DOGWOOD LP | 3,178.99 |
| A3 | 197074 | 1000 E 12th St | 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 | 7,229.44 |
| F2 | 195911 | 1204 Cornal 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 JAWOR 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 | 908538 | 1915 E 12th St | 2018 SINGLE FAMILY FUND 2 LP | 7,736.22 |
| L2.3 | 908538 | 1915 E 12th St | 2018 SINGLE FAMILY FUND 2 LP | 7,736.22 |
| L2.4 | 908538 | 1915 E 12th St | 2018 SINGLE FAMILY FUND 2 LP | 7,736.22 |
| L2.5 | 908538 | 1915 E 12th St | 2018 SINGLE FAMILY FUND 2 LP | 7,736.22 |
| M1 | 922069 | 2004 E 12th St | 2017 PARROT BAY LP | 10,413.10 |

RE-ZONING PROTEST PETITION

To: The Austin City Council

June 29, 2021

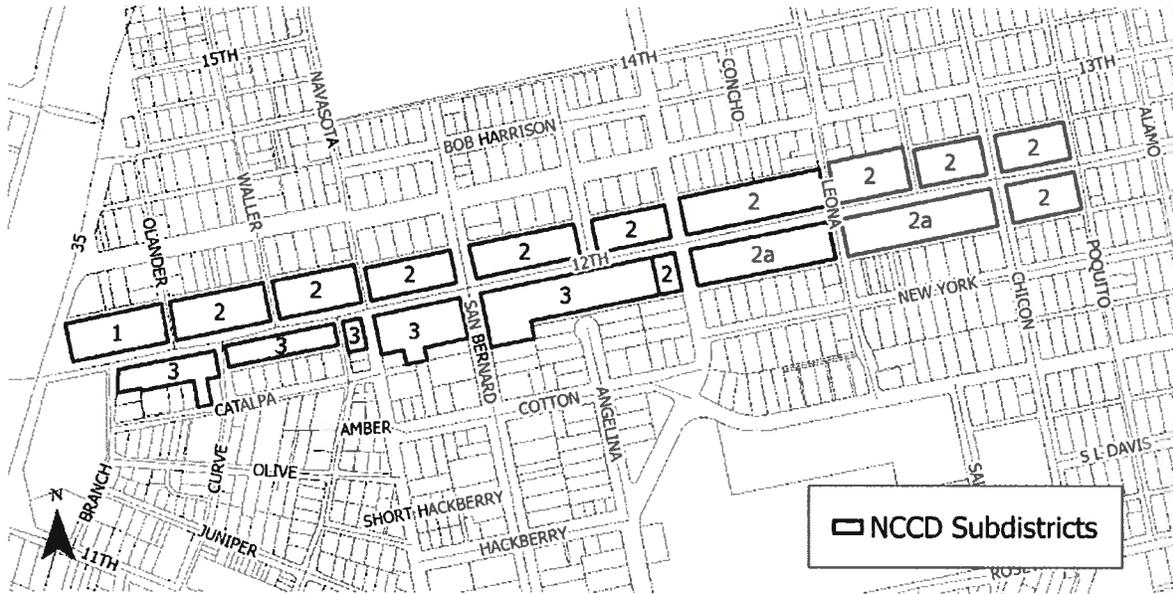
We, the undersigned owners of real property located in District #1 and affected by the proposed East 12th Street Neighborhood Conservation Combining District ("NCCD") amendment, Zoning Case Number C14-2021-0037, do hereby protest against any change in the existing NCCD development regulations, including, 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 |  |
| 3. | | | |
| 4. | | | |
| 5. | | | |
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| 27. | | | |
| 28. | | | |

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

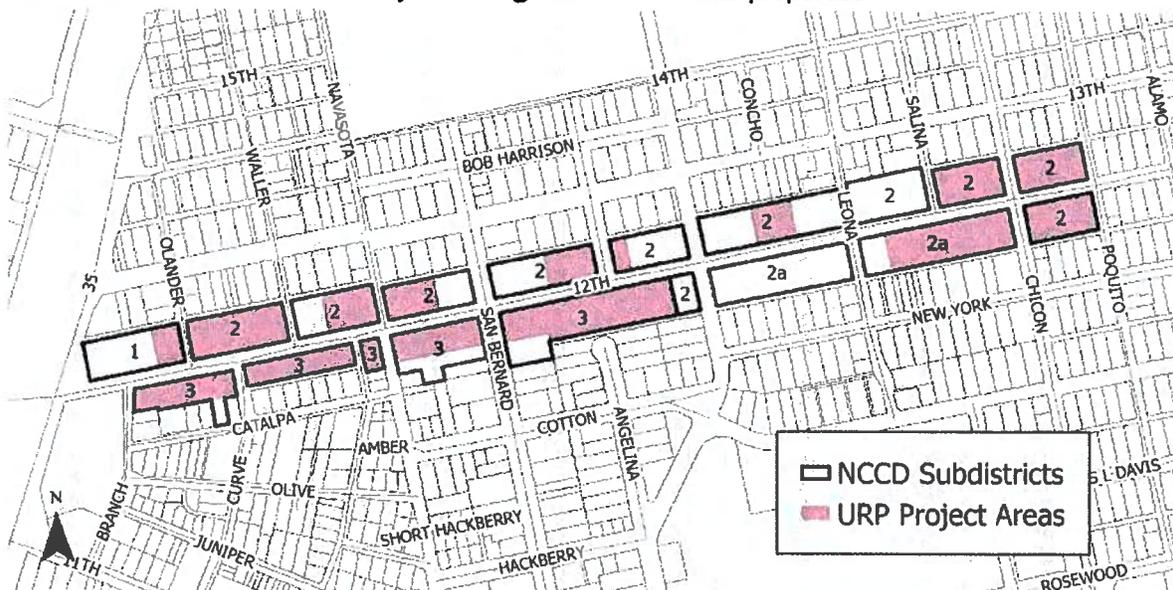
Compatibility standards add additional height and setback restrictions adjacent to properties with single-family zoning or that have low density residential or civic use. The 12th St. NCCD currently waives the compatibility standards that apply to properties generally because height and setbacks are 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 | Chapter/ Sub-Chapter | Page # | Topic | Proposed Amendment | Proposed Text Change (Characterization related to Subdistrict through checked text) | 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 to align the two documents. |
| 5 | Working Group | Agenda Item B-14 | 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 to align the two documents. |
| 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 to align the two documents. |
| 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 razed 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 |

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 | Mrs. Elwood M. Domaschk, Jr. |
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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

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. | Michael Young | 1224 E. 12 | Michael Young |
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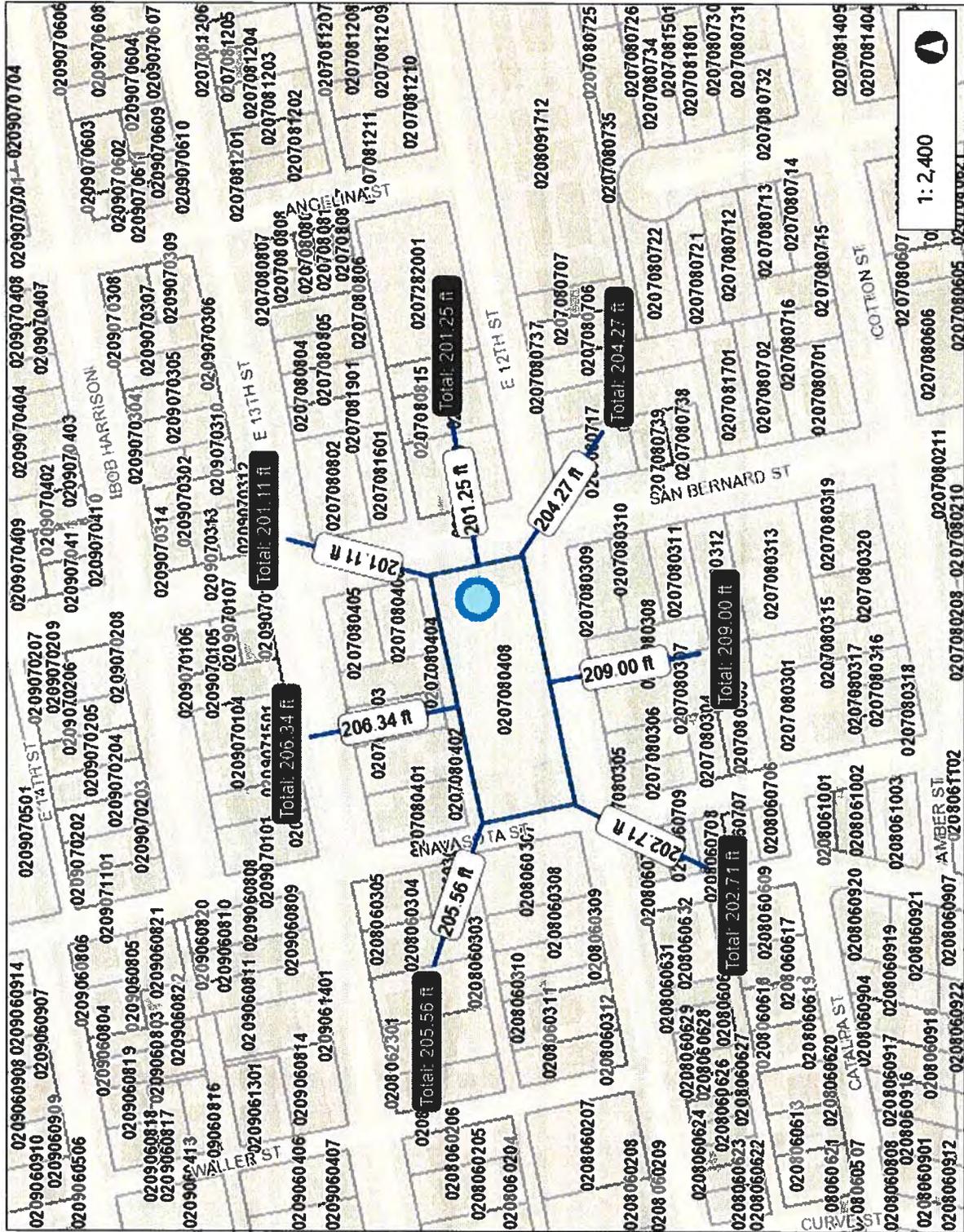
CONTACT: Michael Young
PHONE: (512) 499-0888

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



1: 2,400



0 0.04 0.1 Miles

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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

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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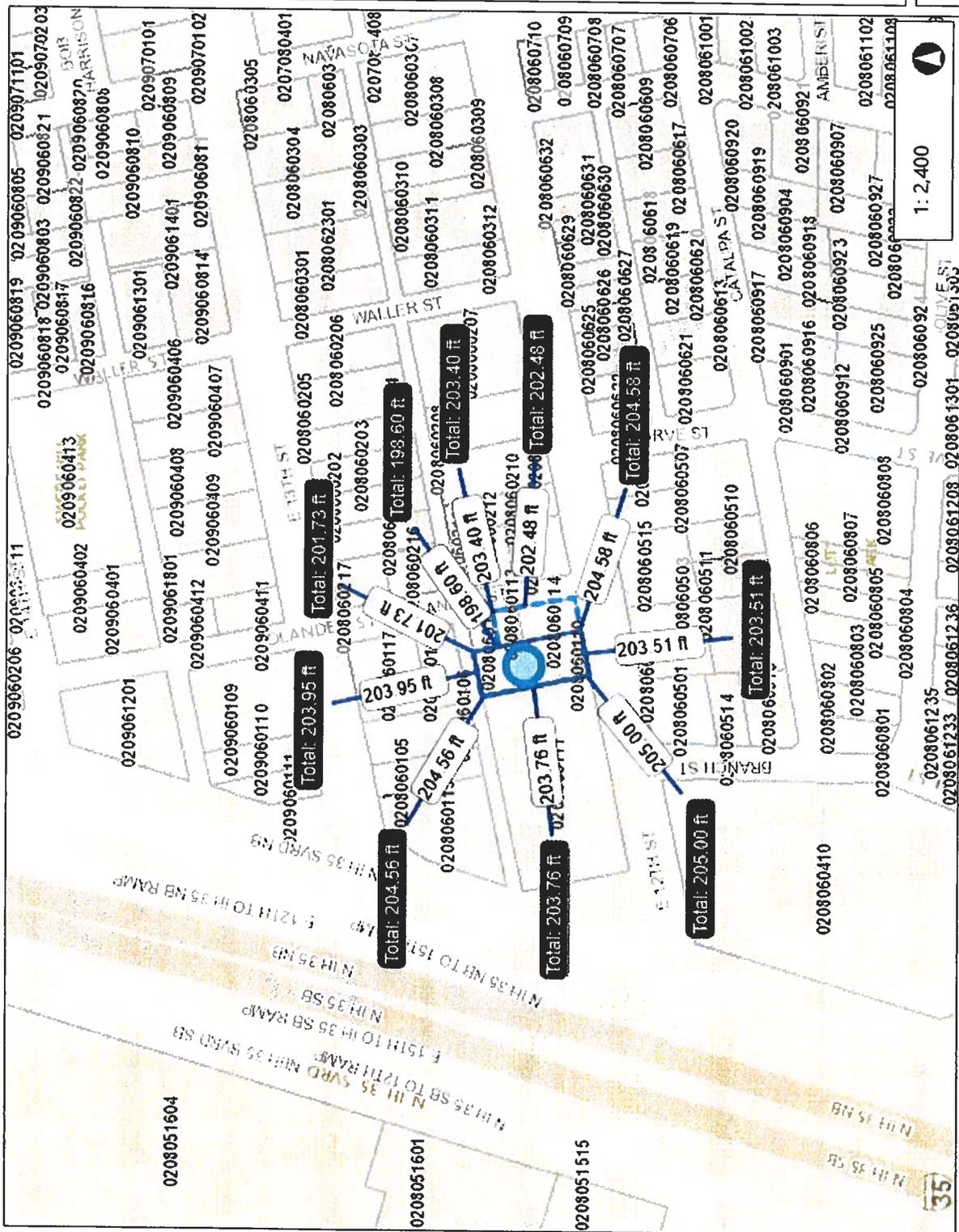
CONTACT: Richard Ferris
 PHONE: (512) 477-1000

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
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 - LIMITED PURPOSE
 - EXTRATERRITORIAL JURISDICTION
 - 2 MILE ETJ AGRICULTURAL AGR
 - OTHER CITY LIMITS
 - OTHER CITIES ETJ

Notes

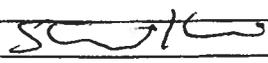
904, 906 E. 12th St., 1202 Olander St.
Property Protest Map

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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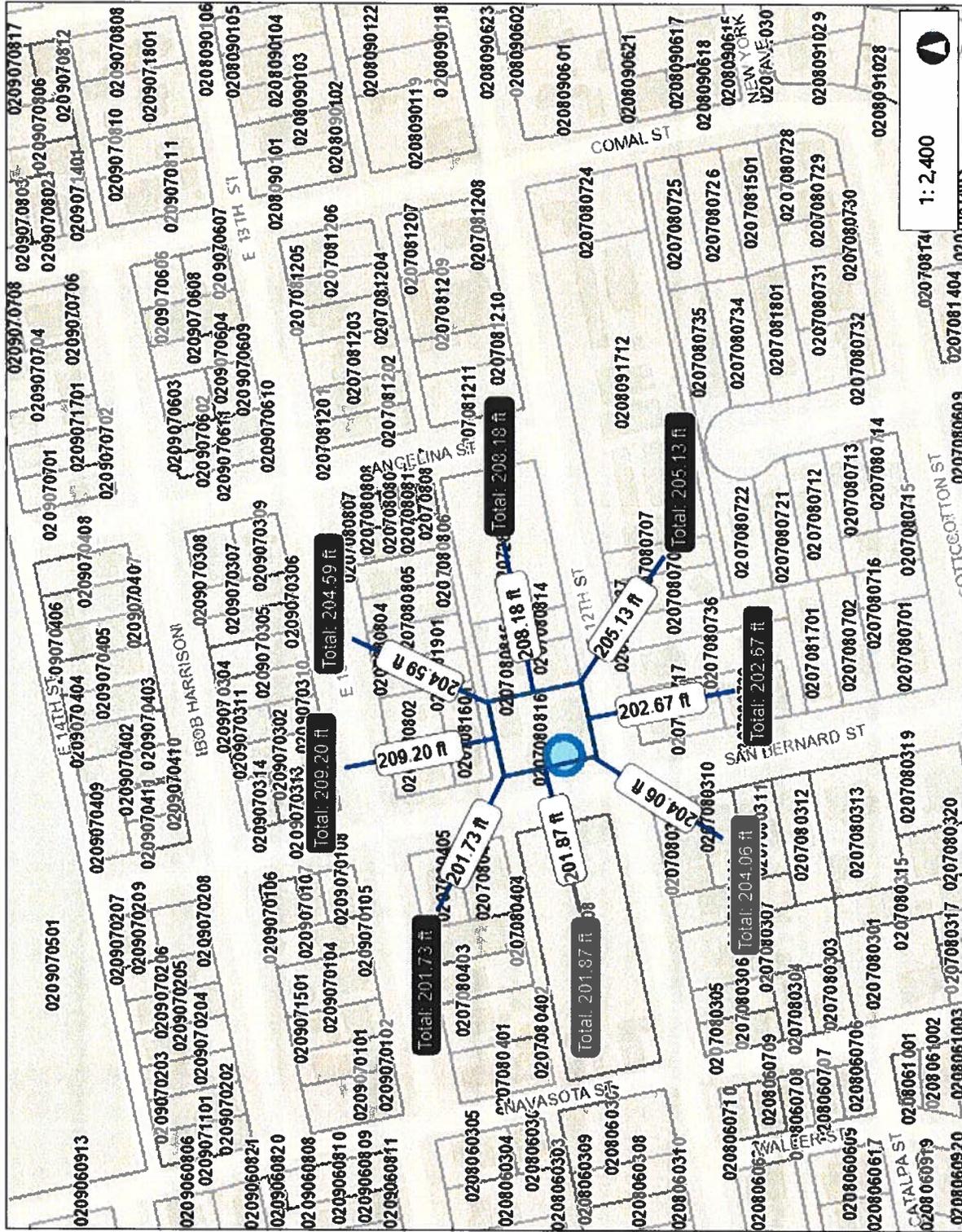
CONTACT: Stuart King
PHONE: (512) 476-9128 / (512) - 750-2656 (cell)

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 |



Property Profile



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

1300 E. 12th St. Property Protest Map

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0 0.04 0.1 Miles

NAD_1983_StatePlane_Texas_Central_FIPS_4203_Feet

8/3/21

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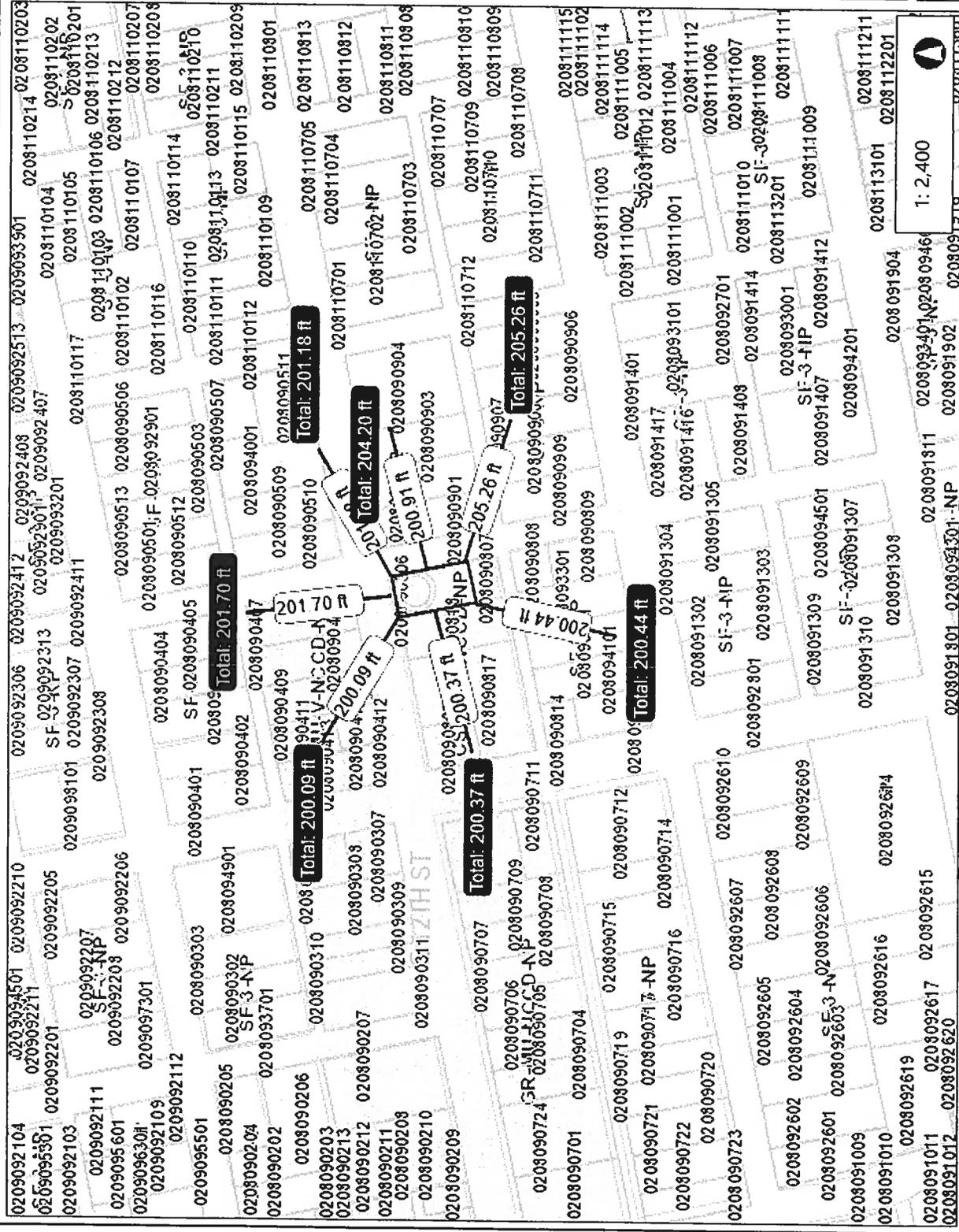
CONTACT : Pamela Madere, Jackson Walker LLP
 PHONE: (512) 236-2048

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



0.1 Miles
 0 0.04 0.1 Miles
 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

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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:

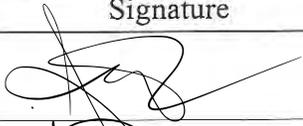
Mark Walters 8/11/21
Mark Walters, Zoning Case Manager, Housing and Planning Department

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

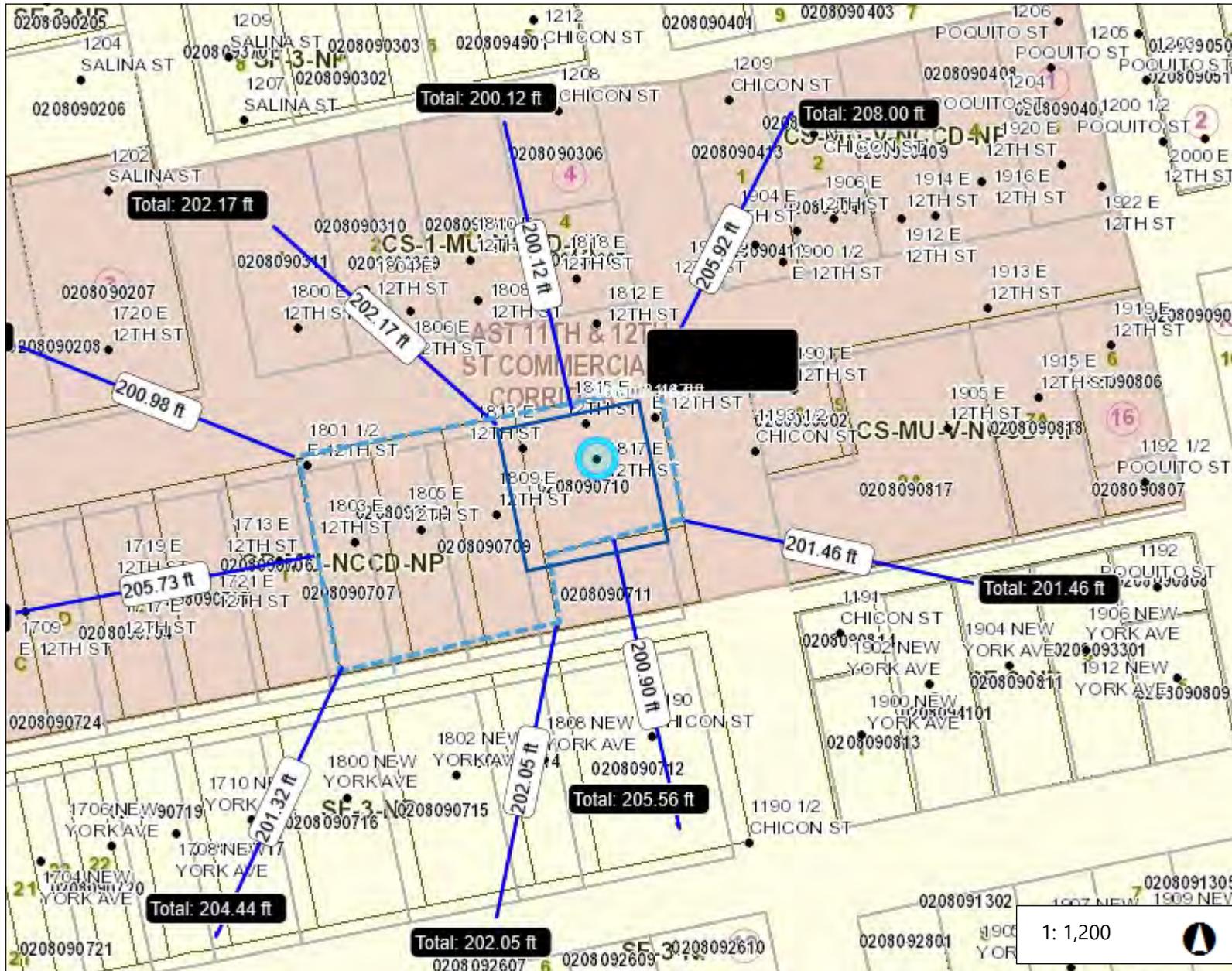
Phone: (512) 748-1468

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 |



Property Profile



Legend

- Addresses
- Jurisdiction
 - FULL PURPOSE
 - LIMITED PURPOSE
 - EXTRATERRITORIAL JURISDICTI
 - 2 MILE ETJ AGRICULTURAL AGR
 - OTHER CITY LIMITS
 - OTHER CITIES ETJ
- TCAD Parcels
- TCAD Parcel IDs
- Lot
- Block
- Lot Line
- Jurisdiction
 - FULL PURPOSE
 - LIMITED PURPOSE
 - EXTRATERRITORIAL JURISDICTI
 - 2 MILE ETJ AGRICULTURAL AGR
 - OTHER CITY LIMITS
 - OTHER CITIES ETJ
- Zoning Text
- Urban Renewal Overlay

Notes

1803, 1805, 1809, and 1817 E. 12th Street Zoning Petition Map

0.0 0 0.02 0.0 Miles

NAD_1983_StatePlane_Texas_Central_FIPS_4203_Feet

7/9/21

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.

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 |
| 3. | LLC | | |
| 4. | | | |
| 5. | | | |
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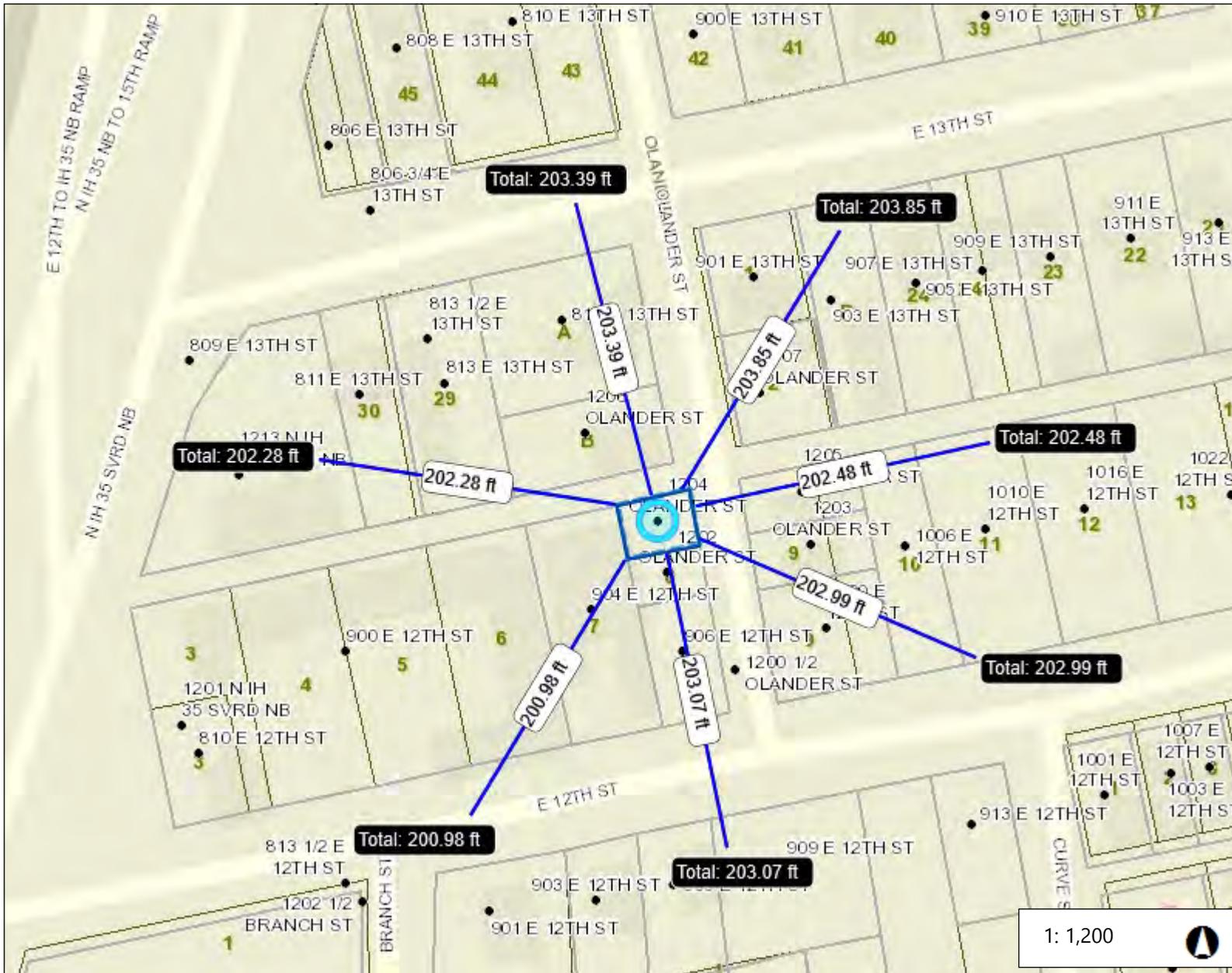
Contact name : Tom Sellers
 Contact phone: (512) 423-4866

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



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

0.0 0 0.02 0.0 Miles

NAD_1983_StatePlane_Texas_Central_FIPS_4203_Feet

8/19/21

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.

C-14-2021-0037

East 12th Street Neighborhood Conservation Combining District (NCCD)

The signee of the attached document has officially withdrawn their petitions and opposition to the changes being proposed changes to the East 12th Street NCCD.

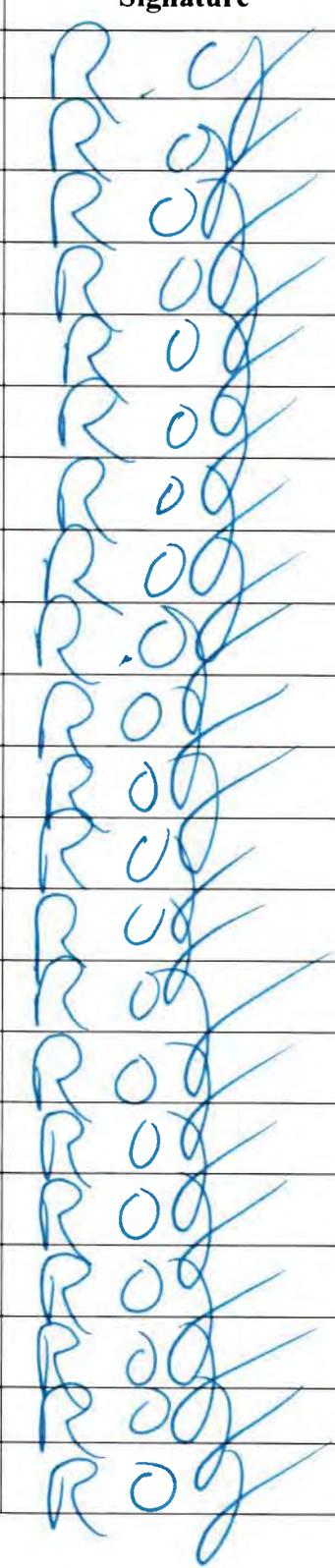
WITHDRAWAL OF PROTEST PETITION

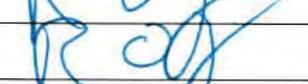
To: The Austin City Council

July 18, 2022

I, Rene Campos, hereby withdraw the Petition previously submitted to the City of Austin related to the proposed East 12th Street Neighborhood Conservation Combining District (“NCCD”) amendment, Zoning Case Number C14-2021-0037 for the following entities and addresses:

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

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

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

WITHDRAWAL RE-ZONING PROTEST PETITION

To: The Austin City Council

July 12, 2022

I, Richard Ferris, hereby withdraw the Petition originally filed on June 29, 2021 against the proposed East 12th Street Neighborhood Conservation Combining District ("NCCD") amendment, Zoning Case Number C14-2021-0037 for the following addresses:

| | Name | Address | Signature |
|-----|----------------|-----------------------------|-----------------------|
| 1. | Richard Ferris | 904 E. 12 th St. | <i>Richard Ferris</i> |
| 2. | Richard Ferris | 906 E. 12 th St. | <i>Richard Ferris</i> |
| 3. | Richard Ferris | 1202 Olander St. | <i>Richard Ferris</i> |
| 4. | | | |
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Contact Name: Richard Ferris
Contact Phone: 512-477-1000

The signees of the following documents are requesting that their names be removed from petitions objecting to the proposed changes being recommended in the 3rd reading draft of the East 12th Street Neighborhood Conservation Combining District (NCCD).

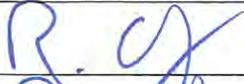
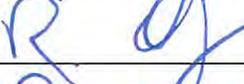
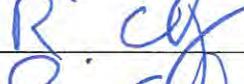
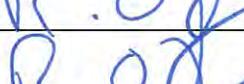
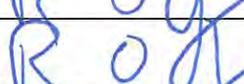
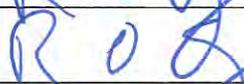
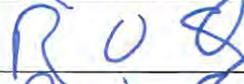
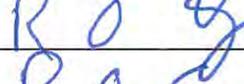
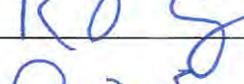
Staff has, as of July 23, 2022, not received signed hard copies of these requests. Some of the withdrawal requests would affect the valid petitions calculations for properties within the NCCD, while the majority would not affect that calculation, since staff has not received the required corporate authorization form indicating that the signee of the petitions was authorized to do so.

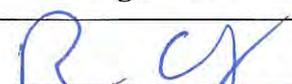
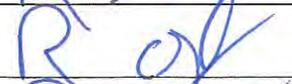
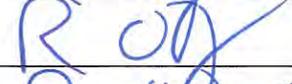
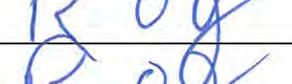
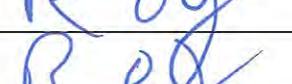
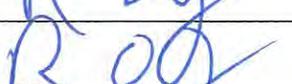
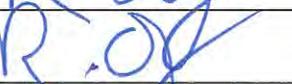
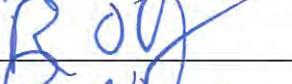
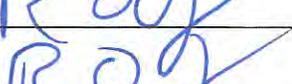
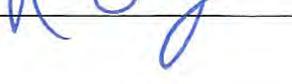
WITHDRAWAL OF PROTEST PETITION

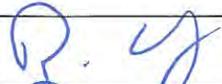
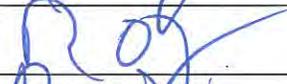
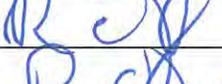
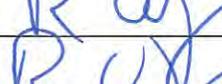
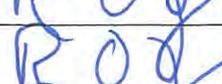
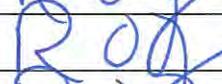
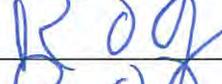
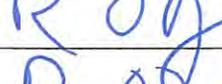
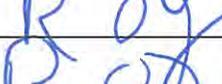
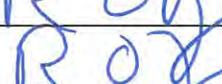
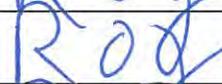
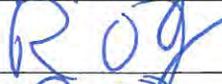
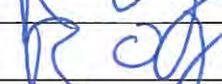
To: The Austin City Council

July 18, 2022

I, Rene Campos, hereby withdraw the Petition previously submitted to the City of Austin related to the proposed East 12th Street Neighborhood Conservation Combining District (“NCCD”) amendment, Zoning Case Number C14-2021-0037 for the following entities and addresses:

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

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

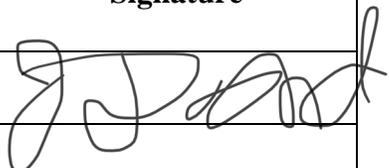
| | Name | Address | Signature |
|-----|---|--|---|
| 35. | 2013 Austin East 12 th Street LP | 1800 E. 12 th Street |  |
| 36. | Single Family Fund 1 East Austin LP | 1804 E. 12 th Street |  |
| 37. | 2019 Olive LP | 1808 E. 12 th Street |  |
| 38. | 2018 Commercial Fund 2 LP | 1713 E. 12 th Street |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

WITHDRAWAL RE-ZONING PROTEST PETITION

To: The Austin City Council

July 18, 2022

I, Mrs. Elwood M. Domaschk hereby withdraw the Petition originally filed on June 29, 2021 against the proposed East 12th Street Neighborhood Conservation Combining District (“NCCD”) amendment, Zoning Case Number C14-2021-0037 for the following addresses:

| | Name | Address | Signature |
|-----|-------------------------|------------------------------|---|
| 1. | Mrs. Elwood M. Domaschk | 1920 E. 12 th St. |  |
| 2. | | | |
| 3. | | | |
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Contact Name: Elwood Domaschk, Jr.
Contact Phone: 832-428-1003

WITHDRAWAL RE-ZONING PROTEST PETITION

To: The Austin City Council

July 12, 2022

I, Richard Ferris, hereby withdraw the Petition originally filed on June 29, 2021 against the proposed East 12th Street Neighborhood Conservation Combining District (“NCCD”) amendment, Zoning Case Number C14-2021-0037 for the following addresses:

| | Name | Address | Signature |
|-----|----------------|-----------------------------|-----------------------|
| 1. | Richard Ferris | 904 E. 12 th St. | <i>Richard Ferris</i> |
| 2. | Richard Ferris | 906 E. 12 th St. | <i>Richard Ferris</i> |
| 3. | Richard Ferris | 1202 Olander St. | <i>Richard Ferris</i> |
| 4. | | | |
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| 13. | | | |

Contact Name: Richard Ferris
Contact Phone: 512-477-1000

WITHDRAWAL RE-ZONING PROTEST PETITION

To: The Austin City Council

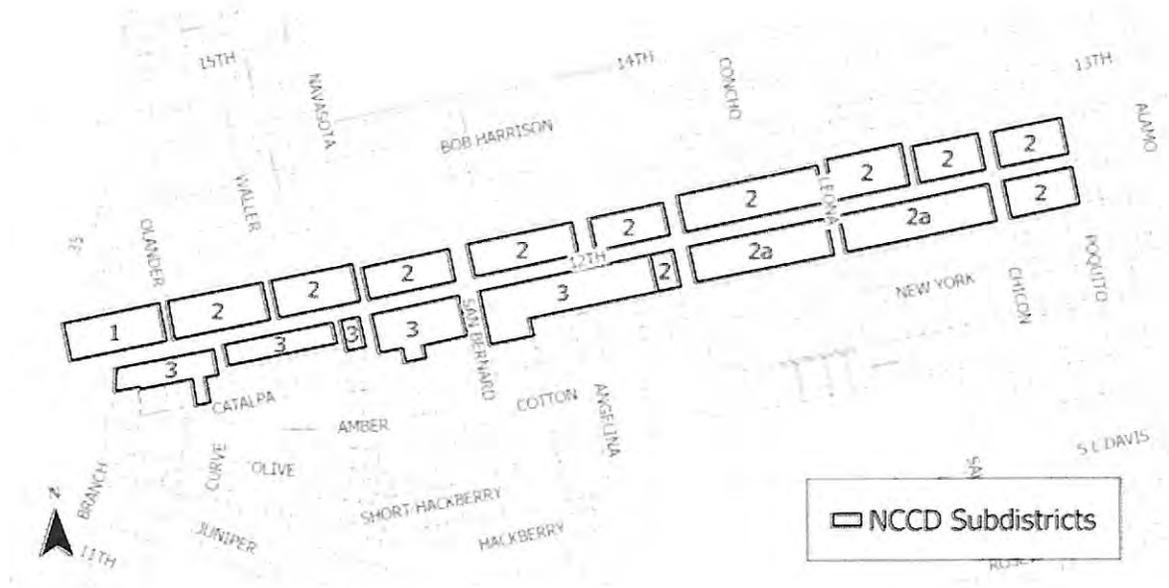
July 18, 2022

I, Tim Pinson hereby withdraw the Petition originally filed on June 29, 2021 against the proposed East 12th Street Neighborhood Conservation Combining District (“NCCD”) amendment, Zoning Case Number C14-2021-0037 for the following addresses:

| | Name | Address | Signature |
|-----|-------------|------------------------------|---|
| 1. | Tim Pinson | 1803 E. 12 th St. |  |
| 2. | Tim Pinson | 1805 E. 12 th St. |  |
| 3. | Tim Pinson | 1809 E. 12 th St. |  |
| 4. | Tim Pinson | 1817 E. 12 th St. |  |
| 5. | | | |
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| 11. | | | |
| 12. | | | |
| 13. | | | |

Contact Name: Tim Pinson
Contact Phone: 512-748-1468

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. Pawt Shop Services |
| 8. Cattle 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 as 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.