



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.

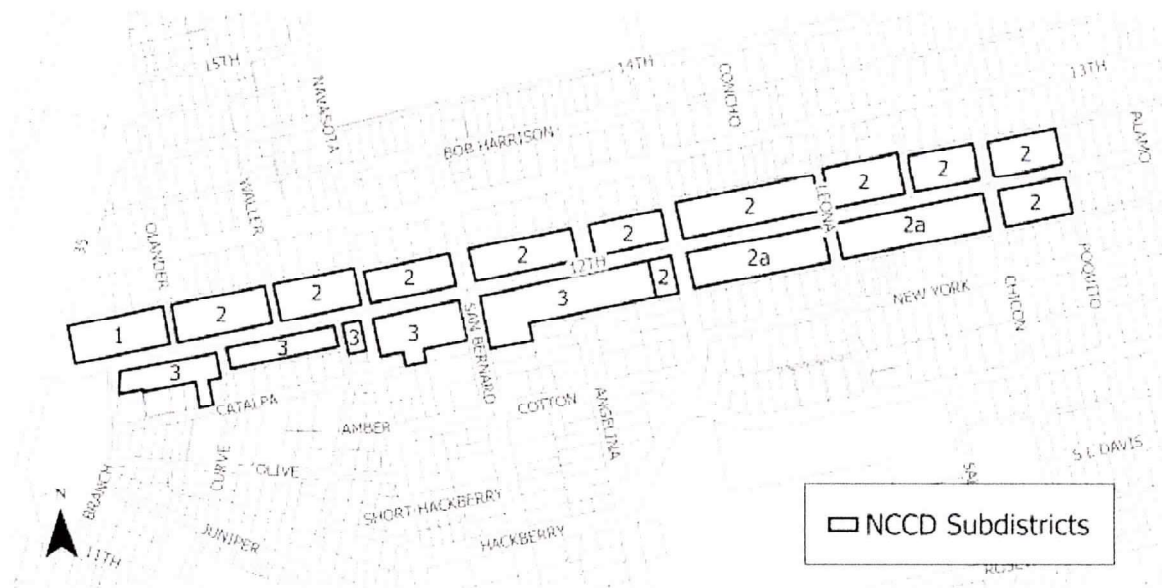
Sincerely,

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.



HOUSING &
PLANNING

Existing Height Maximums

E. 11th St

