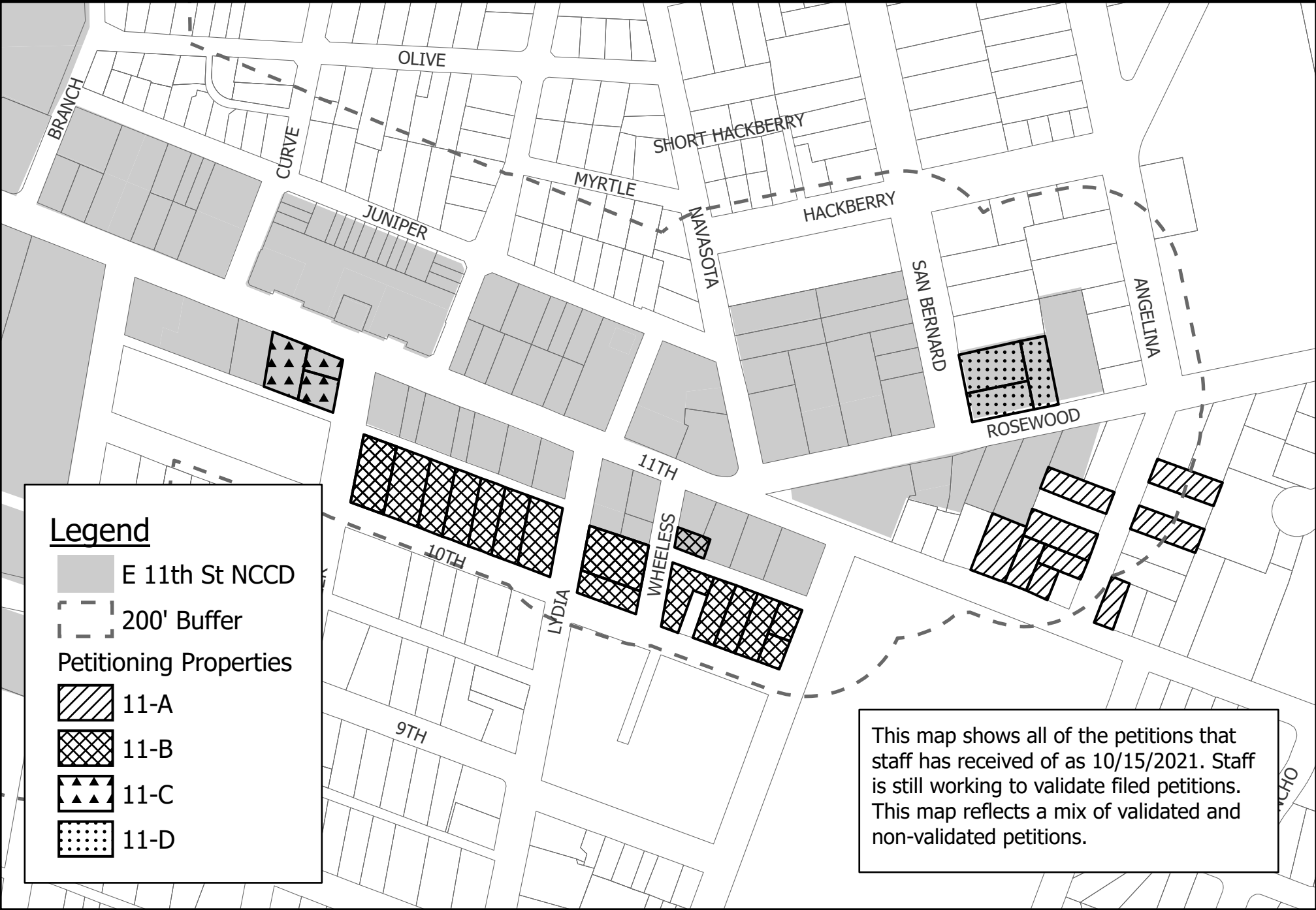


E. 11th St. NCCD Petition Summary

10/15/2021



E. 11th St. Petition Summary

11-A Petition Language: We the undersigned, owners of real property in District 1, object to the proposed building heights along Rosewood Avenue between Navasota and Angelina St to include 1223 Rosewood Ave, 1305 Rosewood Ave, 1309 Rosewood Ave, 1317 Rosewood Ave, 1319 Rosewood Ave. We object to any allowed building height greater than 35 feet.

11-B Petition Language: We, the undersigned owners of property affected by the requested zoning change described in the referenced file, do hereby protest against any changes to the East 11th St. NCCD and Urban Renewal Plan that increase allowable heights, increase allowable Floor to Area Ratio and makes hotel use a permitted use along the 1000 through 1200 blocks of East 11th St. and Rosewood Ave. The East 11th Street NCCD already grants waivers to compatibility. The E. 11th Street area has been redeveloping in ways that are creating a vibrant, diverse neighborhood. The recommendations of the Planning Commission recognize this fact and offer ways to improve the NCCD and URP better than the staff and Urban Renewal Board recommendations because they take a more holistic view. East 11th Street and East 12th Street do not exist in isolation, but rather are woven into the broader fabric of established neighborhood residential, civic and religious uses. The Planning Commission recommendations acknowledge this more thoroughly than either the staff or URB recommendations.

11-C Petition Language: We, the undersigned owners of property affected by the requested zoning change described in the referenced file, do hereby protest against any change to the East 11th Street NCCD and Urban Renewal Plan other than the recommendations of the Planning Commission for the for the specific parcels identified below. Except that the undersigned property owners are also opposed to any increase in height above the current limit of 35 feet at the southwest corner of East 11th Street and Waller Street. The proposed height of 60 feet is inappropriate for these properties because the Salvatore Ballelli House, a designated City of Austin Historic Landmark, the St. Joseph Grand Lodge, a structure of historical value, and The Dr. Charles E. Urby Plaza exist there and should remain. Increased entitlements are not needed and would only serve to encourage the eventual destruction and loss of structures and spaces vital to the history and culture of Austin. Hotel use should also remain conditional or be prohibited on all parcels within the NCCD Subdistricts 1 and 2. And, hotel use should be conditional or prohibited throughout Subdistrict 1 and 2.

11-D Petition Language We the undersigned property owner affected by the zoning change to the East 11th Street NCCD as described in the referenced file as the recommendation from the City of Austin Planning Commission, do hereby protest against any change to the East 11th Street NCCD that would realign the properties listed above by taking the properties out of their current NCCD subdistricts and placing those properties into a newly created subdistrict 4. The recommendation to create a new subdistrict 4 within the East 11th Street NCCD for these properties will result in a downzoning of these properties. The proposed change was first mentioned at the end of the three-year process to revise the East 11th & 12th Urban Renewal Plan (UP). These properties are outside the boundaries of Urban Renewal Plan and therefore any recommendation to change these properties in that process was

outside the jurisdiction of that plan. The Planning Commission took up this issue when proposed changes to the NCCD and Urban Renewal Plan were submitted for its review in June. The Commission's normal procedure for outreach and input from the property owners directly affected by this proposed change was not followed. A sub-group of the Planning Commission met with "stakeholders" but not property owners whose property will be downzoned. If such a significant change is necessary, the same type of process and input that was provided for the revision of the UP should be provided to the property owners in the NCCD whose property is not within the UP.