M E M O

TO: **Mayor and City Council**

FROM: **Rosie Truelove, Director, Housing and Planning Department**

DATE: **August 26, 2021**

SUBJECT: **C14-2021-0037 – East 12th Street Neighborhood Conservation Combining District (NCCD) Petitions (District 1)**

Items 54, 60, and 61 on the September 2, 2021, City Council agenda are related to proposed amendments to the Urban Renewal Plan for the East 11th and 12th Streets Urban Renewal Area and East 11th and 12th Street Neighborhood Conservation Combining Districts.

Staff has received 63 petitions protesting the Planning Commission's recommendations for the East 12th Street NCCD. Eureka Holdings, Inc. has submitted 52 petitions for properties located inside or within a 200' of the NCCD. An additional 11 petitions have been submitted by other property owners.

These petitions represent three different types of zoning protests and will require significant staff time to determine if they are valid. These calculations will not be ready for the September 2, 2021, public hearing, nor is there a prepared ordinance. Staff is requesting that the item be considered for first reading only.

1. Property owner petitions represent a 100% petition against the zoning changes recommended by Planning Commission.
2. Petitions against the Planning Commission recommendations for properties falling within 200' of a petitioners' property within the NCCD. This will require calculations for all properties within 200' of a property or groupings of properties under the same ownership.
3. Petitions against the Planning Commission recommendations for the NCCD from property owners outside of its boundaries.

The petitions and maps are attachments to this memo.

If you need additional information, please contact Erica Leak, Housing and Planning Department Development Officer, at 512-974-9375.

xc: Spencer Cronk, City Manager
J. Rodney Gonzales, Assistant City Manager

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.

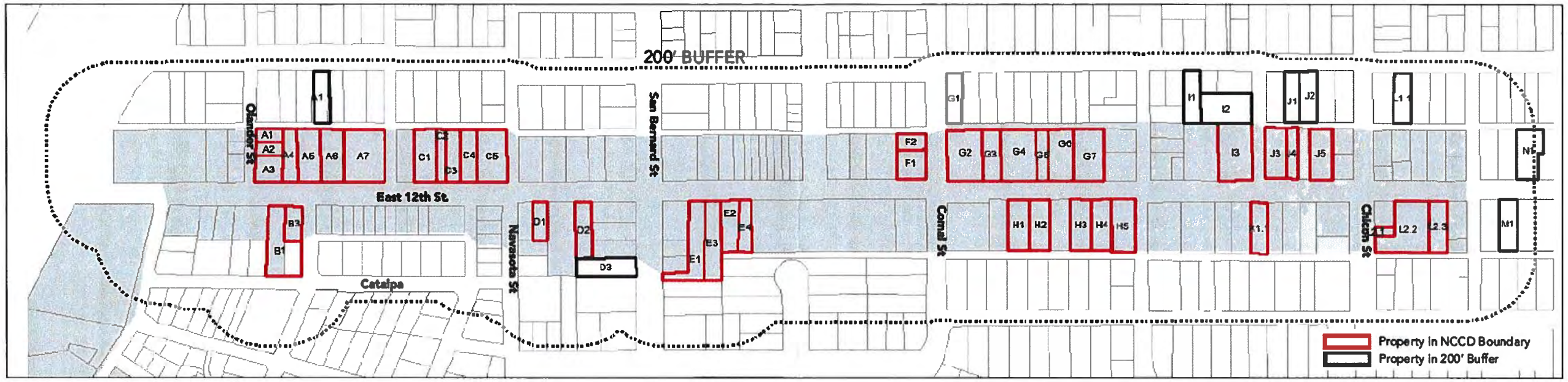
	Name	Address	Signature
1.	Orange Dogwood LP	1205 Olander Street	R. U
2.	Orange Dogwood LP	1203 Olander Street	R e
3.	Orange Dogwood LP	1000 E. 12th Street	R. U
4.	Orange Dogwood LP	1006 E. 12th Street	R. U
5.	2018 East Austin Land Fund 2 LP	1010 E. 12th Street	R. U
6.	2018 East Austin Land Fund 2 LP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

Pam Madere
512-236-2048

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

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

June 28,2021



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

Lot #	TCAD #	Address	Ownership	Sq. Ft.
E4	195863	1319 E 12th St	COMMERCIAL FUND 1 EAST AUSTIN LP	5,662.64
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
G2	197269	1500 E 12th St	SODOSOPA SALMON LP	15,645.90
G3	197268	1510 E 12th St	2013 AUSTIN EAST 12TH STREEET LP	7,809.84
G4	197272	1514 E 12th St	2013 AUSTIN EAST 12TH STREEET 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 STREEET 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 TAYLOR 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 STREEET 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

Lot #	TCAD #	Address	Ownership	Sq. Ft.
L2.1; L2.2	908537	1901 E 12th St 1905 E 12th St	2018 SINGLE FAMILY FUND 2 LP	37,685.54
L2.3	908538	1915 E 12th St	2018 SINGLE FAMILY FUND 2 LP	7,736.22
A1.1	97066	907 E 13th Street	BUBBLE BEE LP	7,018.63
D3	195806	1194 San Bernard St	2017 BEETHOVEN LP	9,130.51
G1	197255	1501 E 13th St	SODOSOPA SALMON LP	6,813.70
I1	197275	1705 E 13th St	SINGLE FAMILY FUND 1 EAST AUSTIN LP	7,622.77
I2	197278	1204 Salina St	2015 KM THE UNDERWOOD TAB LP	12,932.40
J1	197287	1803 E 13th St	SINGLE FAMILY FUND 1 EAST AUSTIN LP	6,578.98
J2	197288	1805 E 13th St	2018 SINGLE FAMILY FUND 2 LP	8,007.57
L1.1	197299	1903 E 13th St	DB FENWAY LP	7,605.86
M1	197372	2003 E 12th St	2018 SINGLE FAMILY FUND 2 LP	7,996.86
N1	875106	2004 E 12th St	2020 EAST 12TH UNIT A LP	10,413.10
N1	875107	2004 E 12th St	2018 COMMERCIAL FUND 2 LP	
N1	922069	2004 E 12th St	2017 PARROT BAY LP	

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RE-ZONING PROTEST PETITION

To: The Austin City Council

June 29, 2021

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	Name	Address	Signature
1.	726 LLC c/o David Hemmasi	1700 E 12th St, Austin, TX 78702	[illegible]
2.	726 LLC c/o David Hemmasi	1702 E 12th St, Austin, TX 78702	[illegible]
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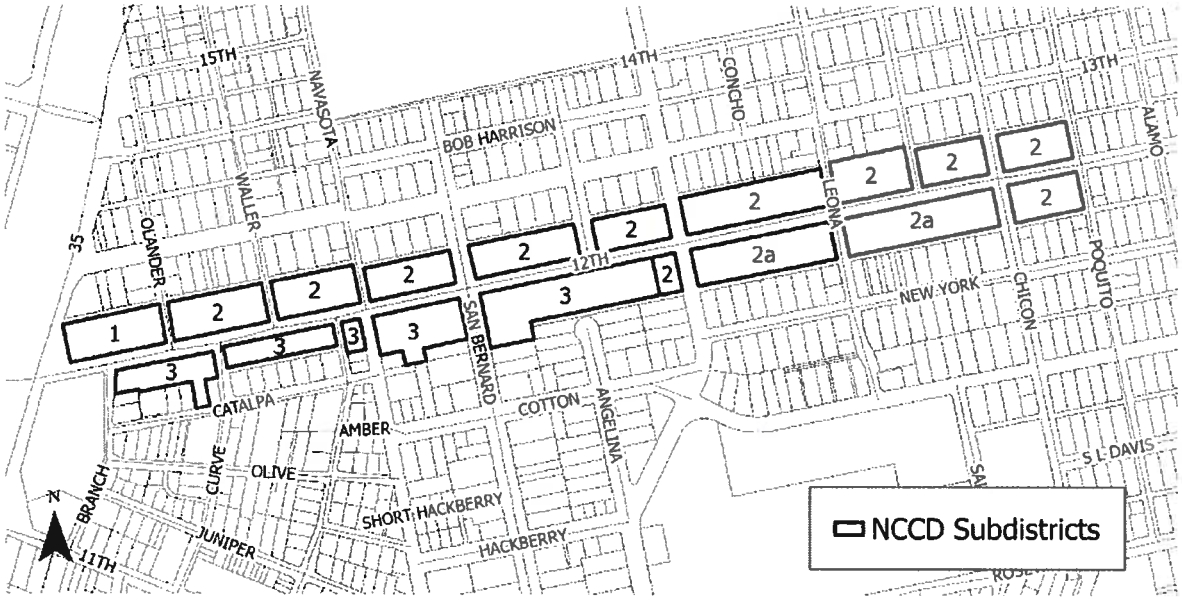
CONTACT: DAVID Hemmasi
PHONE: (713) 487-6596

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

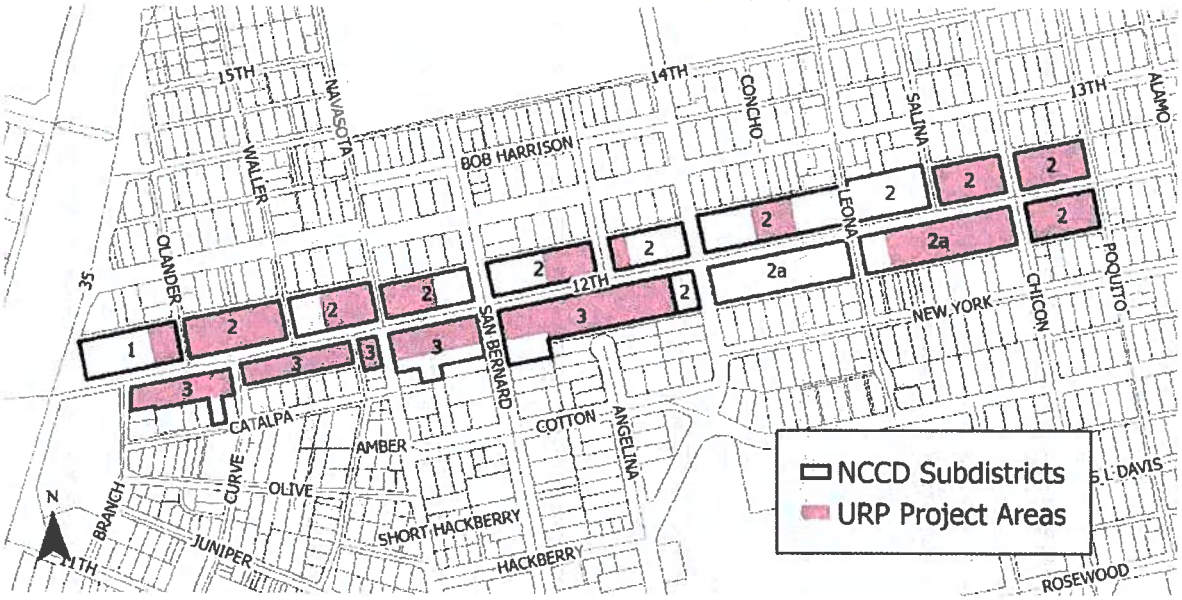
Compatibilty standards add additional height and setback restrictions adjacent to properties with single-family zoning or that have low density residential or civic use. The 12th St. NCCD currently waives the compatibility standards that apply to properties generally because height and setbacks are defined 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 East12th 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)

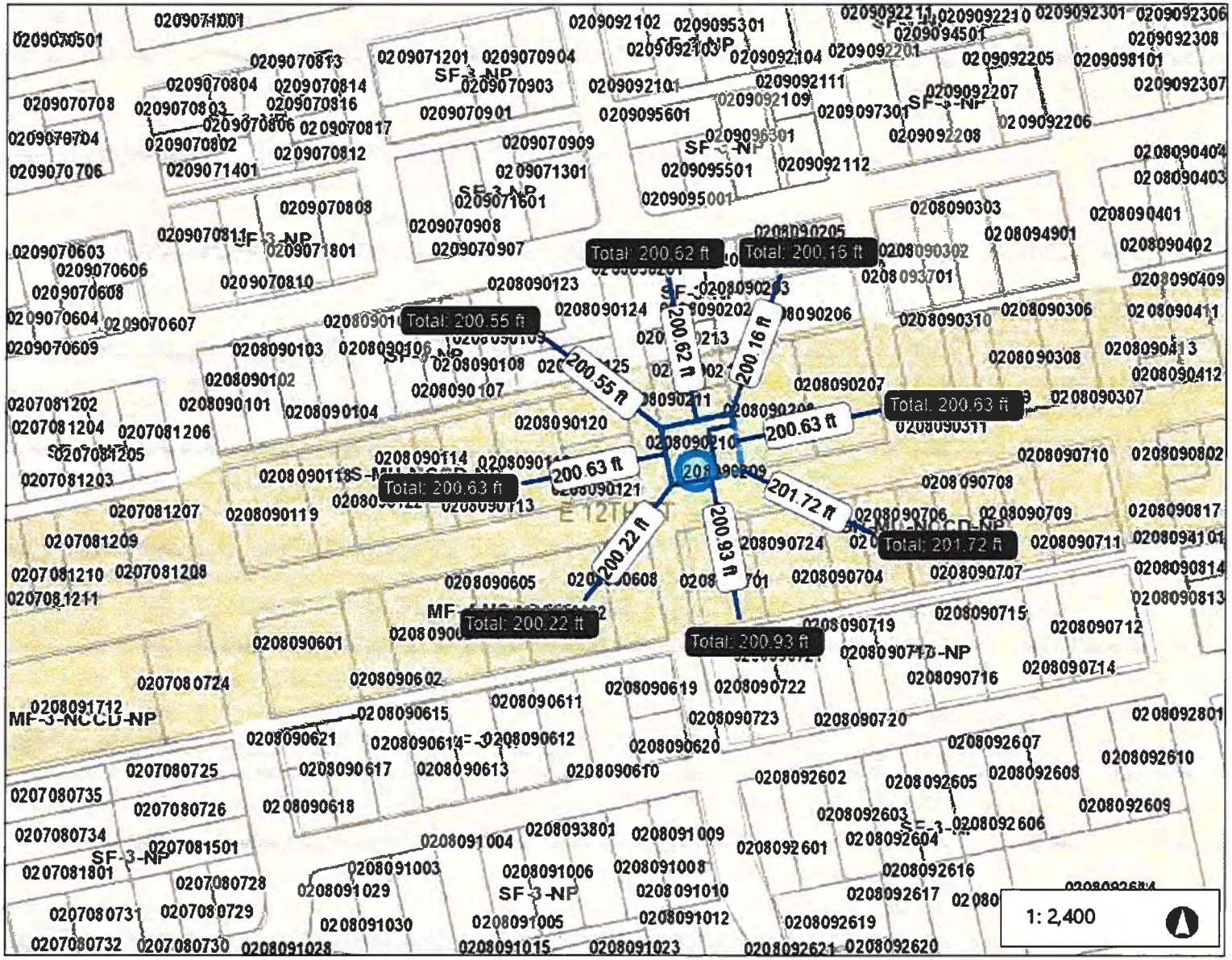
(C) Conditional use requires Planning Commission approval
* Not allowed on a ground floor of a building facing East 12th Street
**Only allowed on the ground floor of a building facing East 12th Street

Proposed Amend-ment Tracking #	Comm.	Chapter/ Sub-Chapter	Page #	Topic	Proposed Amendment	Proposed Text Change (Underline added brackets through deleted text)	Text Change Included in Amendment (YES/NO)	Justification	References (if needed)	Notes	PC Vote	Staff Response
1	Working Group	Agenda Item B-13 Backup	6 of 19	Changes to the 11th St. NCCD Subdistrict			Image included	The creation of a subdistrict on the Eastern end (subdistrict 4) aligns with the URB 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, 1310 Rosewood Avenue has the base zoning of SF-3 which does not allow commerical 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 19	11th St. NCCD Height			No	Recommendation for Subdistrict 1,2 and 3, aligns with staff recommendation and recommendation for Subdistrict 4 aligns with URB 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 19	11th St. NCCD FAR	Subdistrict 1 - 2:1, Subdistrict 2 - 2:1, Subdistrict - 1.75:1, 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 19	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 URB recommendation to make this use permitted. Changes to use regulations need to be made in the draft URP as well to align the two document.
5	Working Group	Agenda Item B-14	Not in backup docume nt	12th 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	12th St NCCD Standards Changes pdf on page: https://www.sp ecialpeaustin.org /urb-nccd	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 1.5 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 NCCDs and within 300' to an information meeting held on April 20, 2021 to review the URB's recommendations. As part of that meeting, staff also made available online the URB's recommendations. Many of the attendees, as well as those who chose not to 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	12th 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	12th 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 URB recommendation to make this use permitted. Changes to use regulations need to be made in the draft URP as well to align the two document.
8	Working Group	Agenda Item B-14 Backup	7 of 14	12th 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 URB recommendation to make this use permitted. Changes to use regulations need to be made in the draft URP as well to align the two document.
9	Working Group	Agenda Item B-12	Not in backup docume nt	Urban Renewal Plan Vision	Amend Urban Renewal Plan vision to reflect community suggested changes	Champion community-informed, sustainable revitalization through compatible mixed use development, celebrating diversity, achieving equity and preserving that reflects diversity, achieves equity and preserves, East Austin's cultural history	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 ecialpeaustin.org /urb-nccd			Staff supports the Urban Renewal Board's recommendation.
10	Working Group	Agenda Item B-13 and B-14	Not in backup docume nt	11th and 12th St. NCCD single-family exception	Specify that should any existing single-family homes be damaged or destroyed (whether or not the address is named in the save and except carve-out) 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. 12th St.	726 LLC	5,100
197281/0208090209	1702 E. 12th St.	726 LLC	2,400

Property Profile



Legend

Jurisdiction
- FULL PURPOSE
- LIMITED PURPOSE
- EXTRATERRITORIAL JURISDICTI
- 2 MILE ETJ AGRICULTURAL AGR
- OTHER CITY LIMITS
- OTHER CITIES ETJ

TCAD Parcels

TCAD Parcel IDs

Jurisdiction
- FULL PURPOSE
- LIMITED PURPOSE
- EXTRATERRITORIAL JURISDICTI
- 2 MILE ETJ AGRICULTURAL AGR
- OTHER CITY LIMITS
- OTHER CITIES ETJ

Zoning Text

Neighborhood Conservation C

0.1 0 0.04 0.1 Miles

NAD_1983_StatePlane_Texas_Central_FIPS_4203_Feet

7/13/21

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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 12th Street	mrs. Elwood M. Domaschk, Jr.

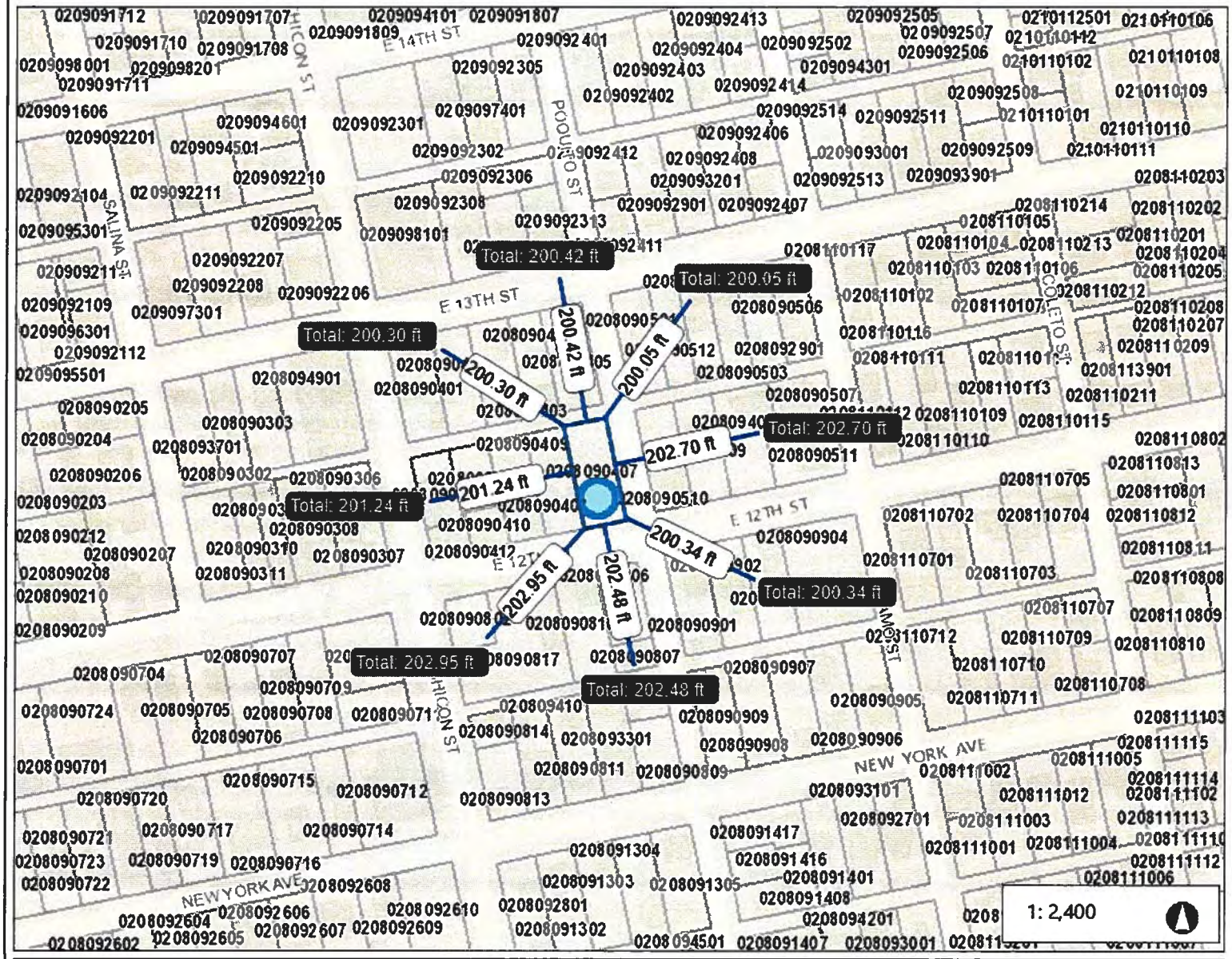
CONTACT: Elwood Domaschk, Jr.
PHONE: (832) 428-1003

AUS-6251990-1 6039021/1

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

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

Property Profile



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NAD_1983_StatePlane_Texas_Central_FIPS_4203_Feet

8/3/21

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Legend

Street Labels

Jurisdiction

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

TCAD Parcels

TCAD Parcel IDs

Jurisdiction

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

Notes

1920 E. 12th St. 200' distance 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.	Michael Young	1224 E. 12	[illegible]
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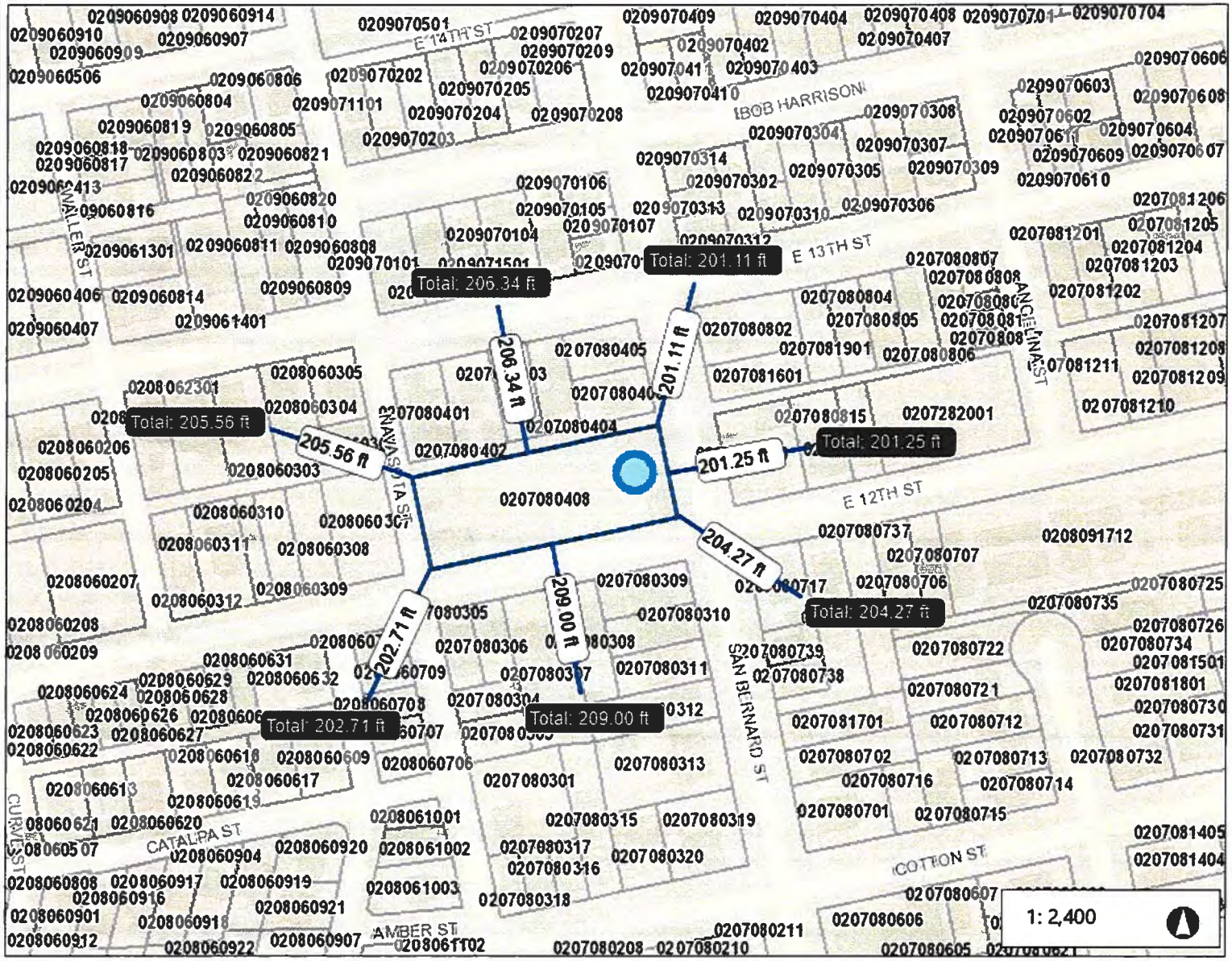
CONTACT: Michael Young
PHONE: (512) 499-0888

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

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

Property Profile



Legend

Street Labels

Jurisdiction

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

TCAD Parcels

TCAD Parcel IDs

Jurisdiction

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

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NAD_1983_StatePlane_Texas_Central_FIPS_4203_Feet

8/3/21

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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	Richard Ferris
2.	RICHARD FERRIS	1202 OLANDER	Richard Ferris
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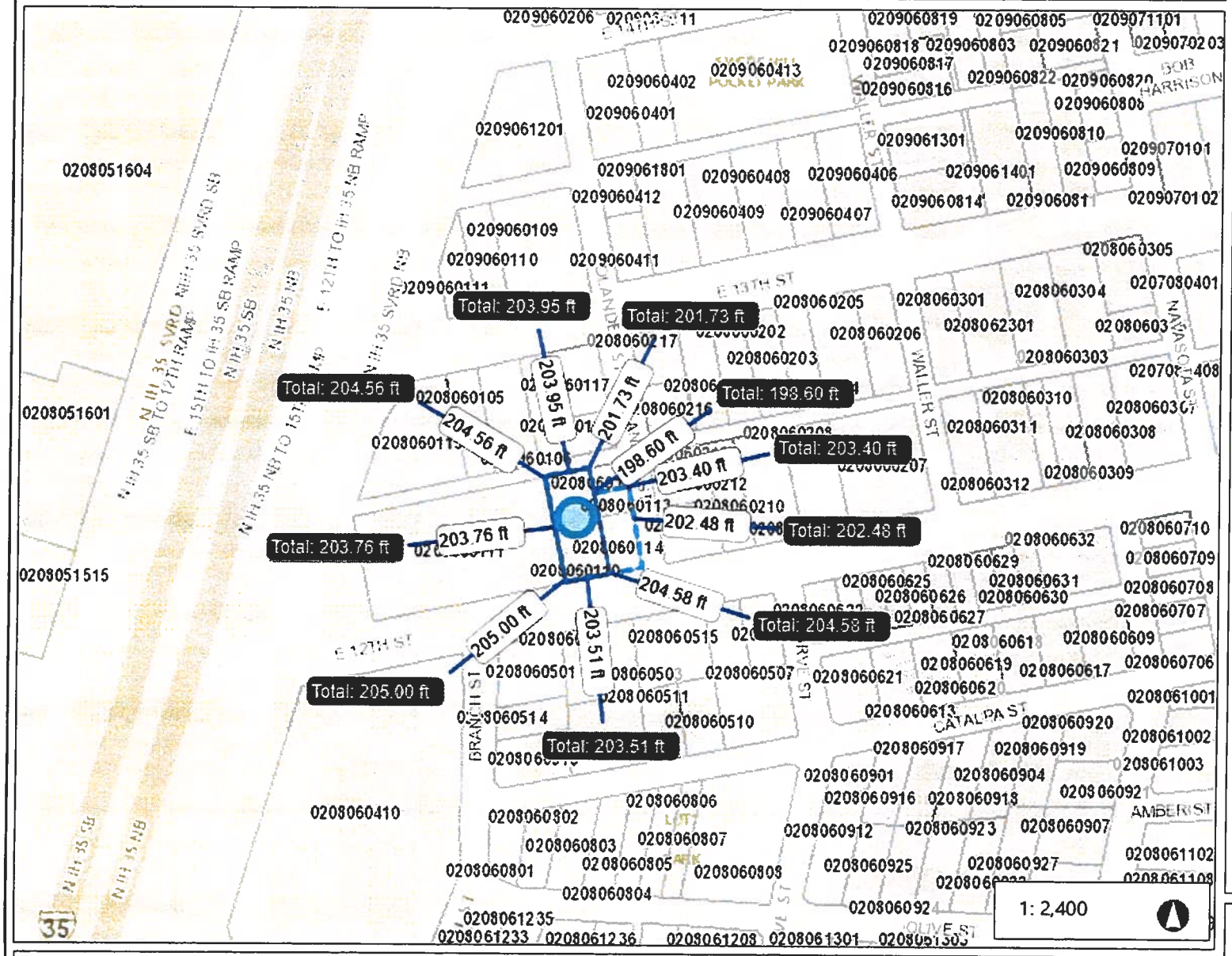
CONTACT: Richard FERRIS
PHONE: (512) 477-1000

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. 12th St.	Richard E. Ferris	10,125
197059/0208060114	906 E. 12th St.	Richard E. Ferris	4,150
197058/0208060113	1202 Olander St.	Richard E. Ferris	1,600

Property Profile



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NAD_1983_StatePlane_Texas_Central_FIPS_4203_Feet

8/3/21

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Legend

Street Labels

Jurisdiction

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

TCAD Parcels

TCAD Parcel IDs

Jurisdiction

- FULL PURPOSE
- LIMITED PURPOSE
- EXTRATERRITORIAL JURISDICTI
- 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	1300 E. Austin	[illegible]
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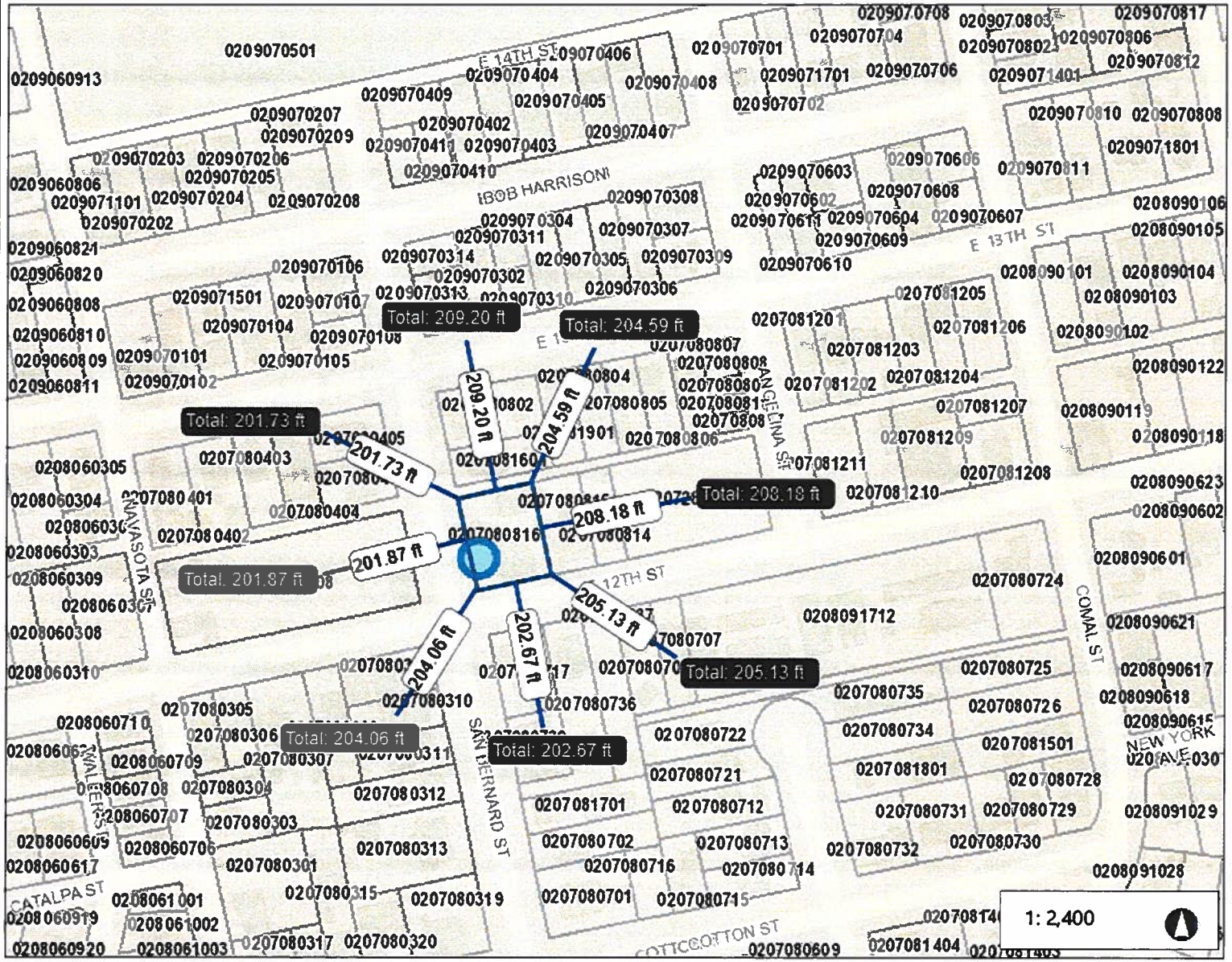
CONTACT: Stuart King
PHONE: (512) 476-9128 / (512)-750-2656 (cell)

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

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

Property Profile



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NAD_1983_StatePlane_Texas_Central_FIPS_4203_Feet

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Street Labels

Jurisdiction

- FULL PURPOSE
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- OTHER CITY LIMITS
- OTHER CITIES ETJ

TCAD Parcels

TCAD Parcel IDs

Jurisdiction

- FULL PURPOSE
- LIMITED PURPOSE
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Notes

1300 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.	ADAM TALIANCHICH & ASHLEY MENGER	1919 E 12TH ST AUSTIN TX 78702	
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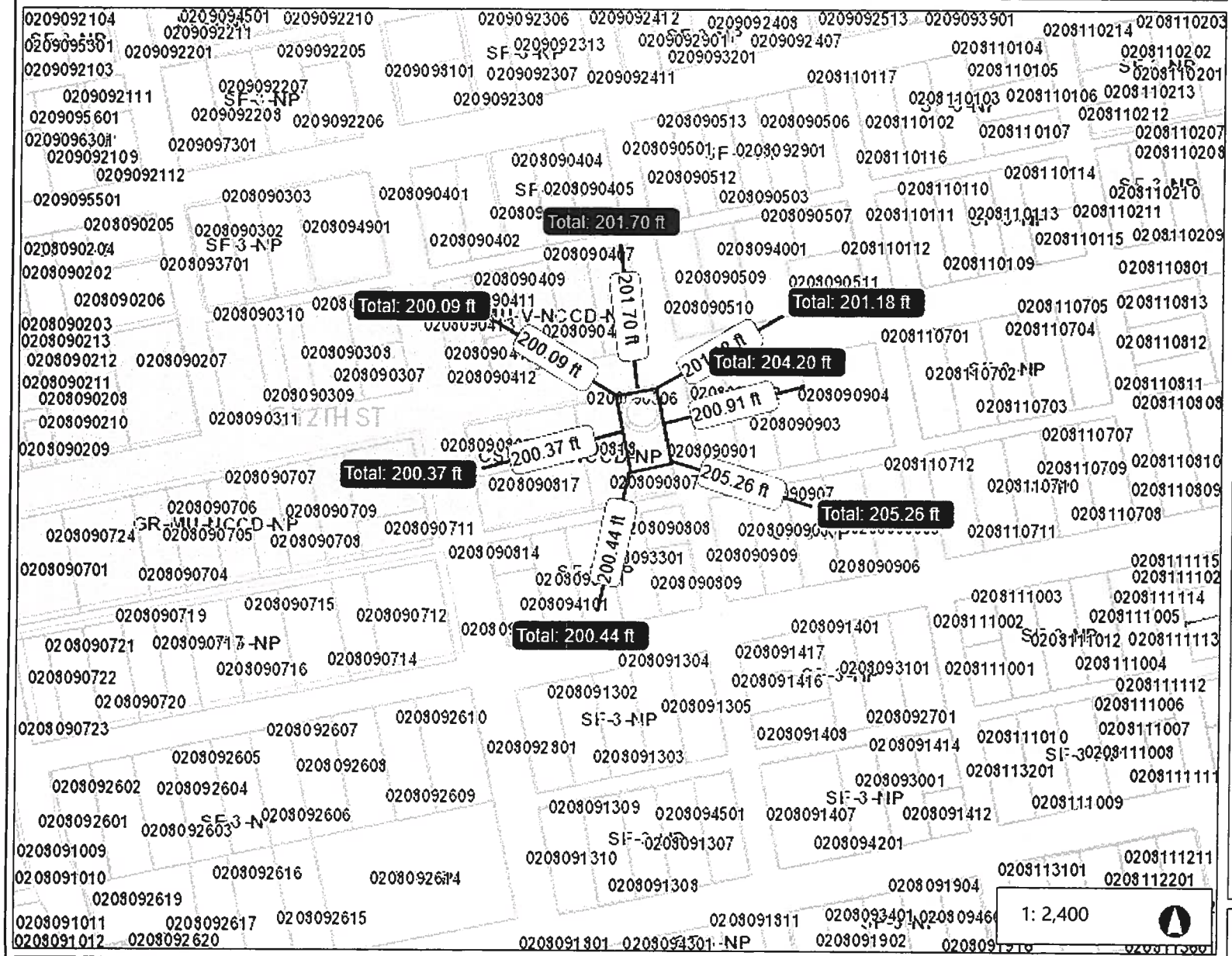
CONTACT: Pamela Madere, Jackson Walker LLP
PHONE: (512) 236-2048

E. 12th St. NCCD Zoning Petition Property Data

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

Property Profile



0.1 0 0.04 0.1 Miles

NAD_1983_StatePlane_Texas_Central_FIPS_4203_Feet

7/9/21

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TCAD Parcels

TCAD Parcel IDs

Jurisdiction
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- OTHER CITIES ETJ

Zoning Text

Neighborhood Conservation C

Notes

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

HAND DELIVERY RECEIPT

JACKSON WALKER L.L.P.

DELIVERED TO: Mark Walters DATE: 8/11/2021
Zoning Case Manager, Housing and Planning Department
City of Austin

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 12th Street	
2.	Tim Pinson	1805 E 12th Street	
3.	Tim Pinson	1809 E 12th Street	
4.	Tim Pinson	1817 E 12th Street	

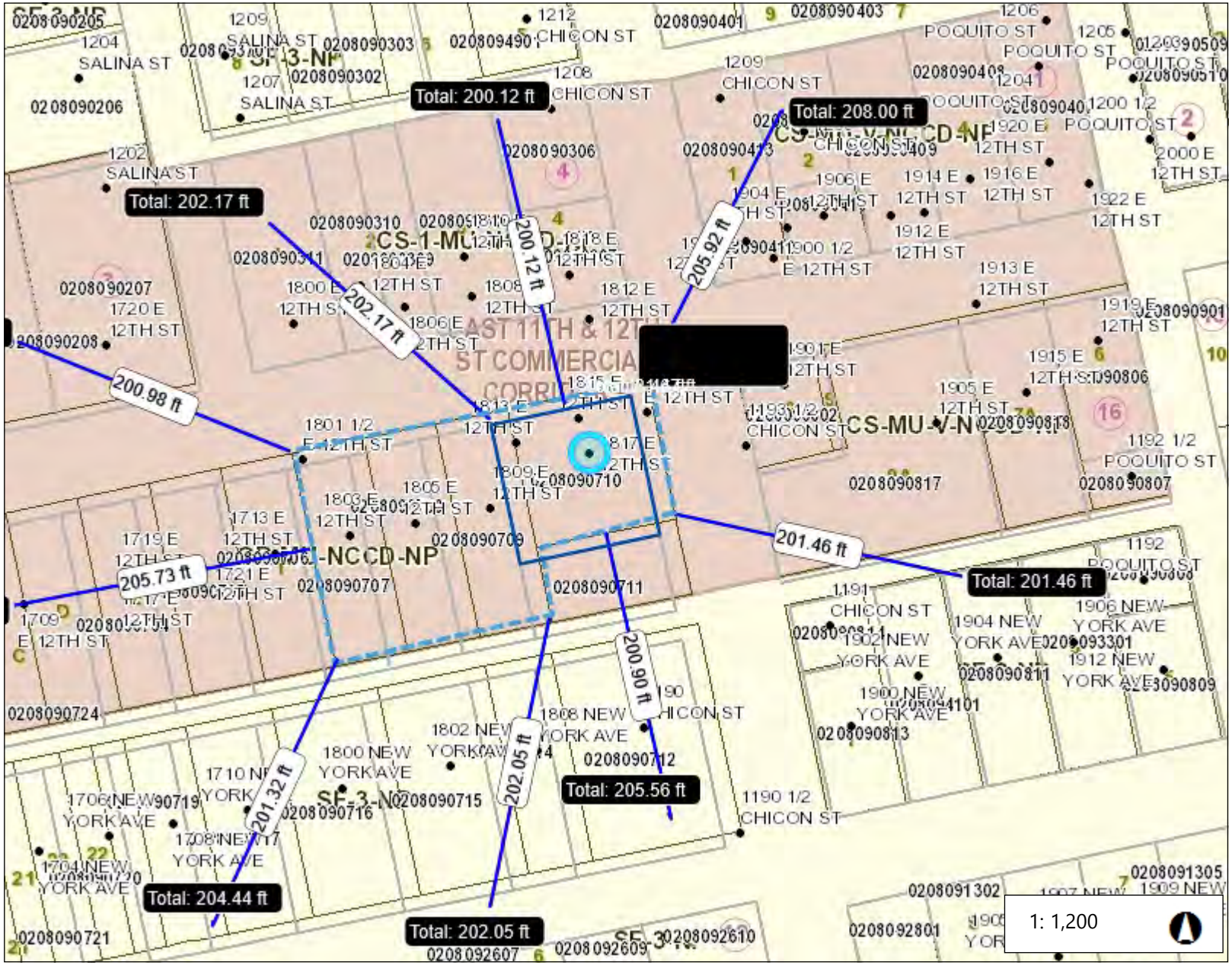
Contact person: Tim Pinson
Phone: (512) 748-1468

AUS-6251990-1 6039021/1

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. 12th St.	Mission Possible Austin Inc.	7,350
197344/0208090708	1805 E. 12th St.	Mission Possible Austin Inc.	7,350
197345/0208090709	1809 E. 12th St.	Mission Possible Austin Inc.	7,350
197346/0208090710	1817 E. 12th St.	Mission Possible Austin Inc	9,700

Property Profile



Legend

- Addresses
- Jurisdiction
  - FULL PURPOSE
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  - 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

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NAD_1983_StatePlane_Texas_Central_FIPS_4203_Feet

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Notes

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

RE-ZONING PROTEST PETITION

To: The Austin City Council

June 29, 2021

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	Name	Address	Signature
1.	1204 Ohlander,	1204 Ohlander	Tom Sellers
2.	TNS Enterprises		512 423 4866 m
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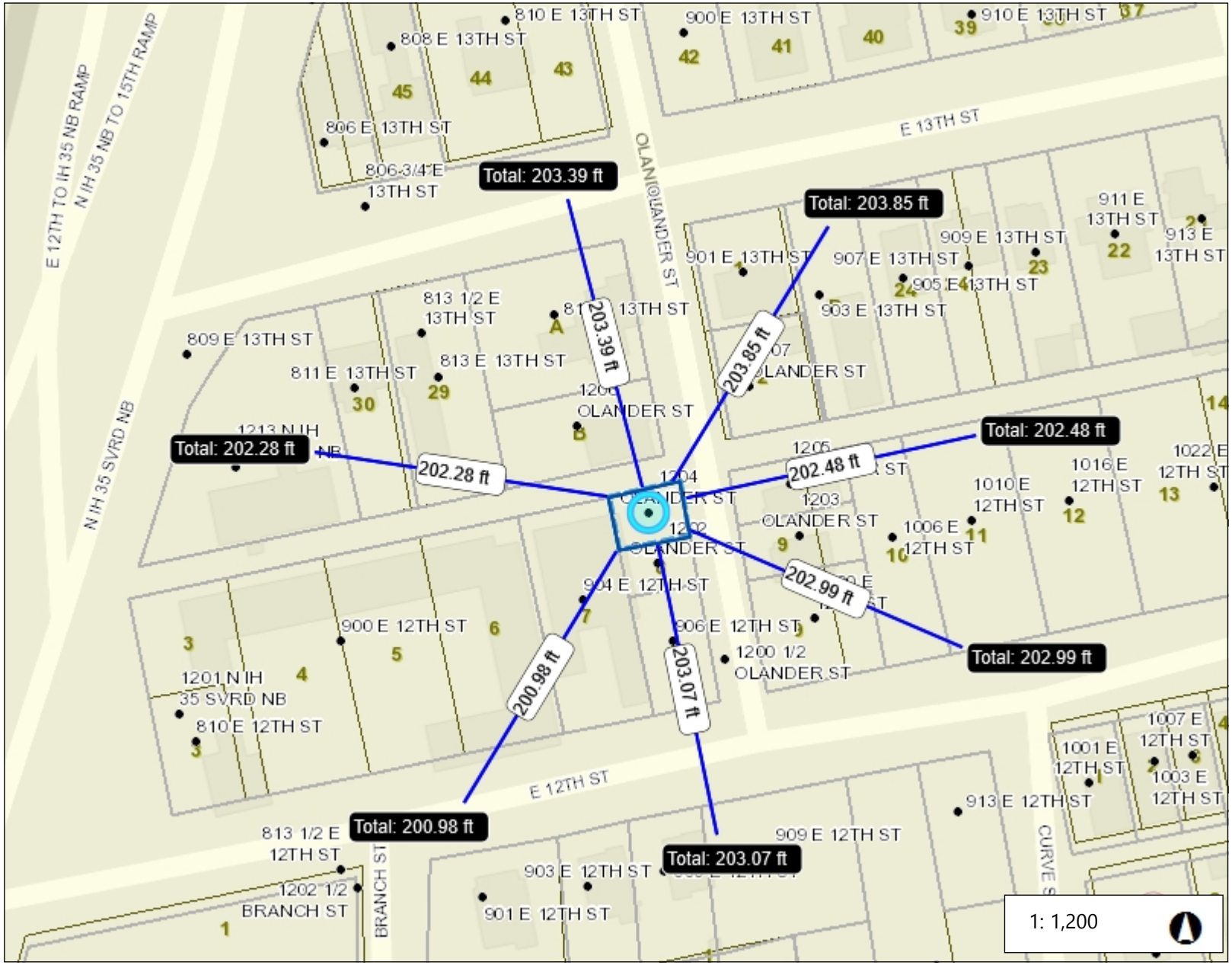
Contact name : Tom Sellers
Contact phone: (512) 423-4866

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



0.0 0 0.02 0.0 Miles

NAD_1983_StatePlane_Texas_Central_FIPS_4203_Feet

8/19/21

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Legend

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

1204 Olander St. Protest Petition Area Map