PUBLIC HEARING INFORMATION

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Case Number: C14-2021-0033
Contact: Mark Walters, 512-974-7695
Public Hearing: October 21, 2021, City Council

Andrea Beadles
908 Catalpa

Your Name (please print)
Your address(es) affected by this application (optional)
Signature
Date
10/5/21

Daytime Telephone (Optional):

Comments:

City of Austin
OCT 13 2021
NHCD / AHFC

If you use this form to comment, it may be returned to:
City of Austin, Housing & Planning Department
Mark Walters
P. O. Box 1088, Austin, TX 78767
Or email to: mark.walters@austintexas.gov
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 Urban Renewal Area (URP) and/or the East 12th Street Neighborhood Conservation Combining District (NCCD) that applies to our respective properties and/or to any property located within 200 feet of our property that:

1) Increases 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, as laid out on P3 of this petition, and the 20% waiver available under the current URP;
2) Loosens express prohibition of cocktail lounge and/or liquor sale uses, as these are currently prohibited by the base zoning and NCCD use regulations;
3) Loosens the current restrictions on any of the uses prohibited or otherwise limited by the NCCD, as provided on P4 of this petition;
4) Prohibits single-family use or in any way diminishes or restricts 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) Prohibits or in any way diminishes or restricts condominium residential or townhouse residential uses, including as to their location on the ground floor of or fronting East 12th Street, as these uses provide housing options and align with the vision for a mix of neighborhood-scaled housing, office and retail along this street; and/or
6) Increases 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.
<table>
<thead>
<tr>
<th>SIGNATURE</th>
<th>PRINTED NAME</th>
<th>ADDRESS</th>
</tr>
</thead>
<tbody>
<tr>
<td>Mark Rogers</td>
<td>Jana Rogers</td>
<td>1195 Bernard St</td>
</tr>
</tbody>
</table>

Date: ________________  
Contact Name: ________________  
Phone Number: ________________
CURRENT EAST 12TH ST NCCD HEIGHT MAXIMUMS REFERRED TO IN NUMBER 1 ABOVE.

<table>
<thead>
<tr>
<th>Subdistrict</th>
<th>Height (max.)</th>
</tr>
</thead>
<tbody>
<tr>
<td>1</td>
<td>60 ft</td>
</tr>
<tr>
<td>2</td>
<td>50 ft</td>
</tr>
<tr>
<td>2a</td>
<td>35 ft</td>
</tr>
<tr>
<td>3</td>
<td>35 ft</td>
</tr>
</tbody>
</table>
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
2. Automotive Rental
3. Automotive Repair
4. Automotive Sales
5. Automotive Washing
6. Bail Bond Services
7. Campground
8. Carriage Stable
9. Cocktail Lounge*
10. Laundry Service
11. Commercial Plasma Center
12. Convenience Storage
13. Drop-off recycling Collection Facility
14. Drive Through Services as an accessory use to a restaurant
15. Equipment Repair Services
16. Equipment Sales
17. Exterminating Services
18. Kennels
19. Liquor Sales
20. Pawn Shop Services
21. Outdoor Entertainment
22. Outdoor Recreation
23. Service Stations
24. Telecommunication Tower (if sited on ground)
25. Vehicle Storage
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.

February 28, 2008

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.
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Case Number: C14-2021-0033
Contact: Mark Walters, 512-974-7695
Public Hearing: October 21, 2021, City Council

DAVID EDWIN RAMERT
Your Name (please print)
1108 EAST 10TH STREET
Your address(es) affected by this application (optional)

Signature 10-4-21
Date

Daytime Telephone (Optional):

Comments: NO MORE DENSITY!

City of Austin
OCT 0-8 2021
NHCD / AHFC

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Mark Walters
P. O. Box 1088, Austin, TX 78767
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Contact: Mark Walters, 512-974-7695
Public Hearing: October 21, 2021, City Council

Your Name (please print)
DAVID EDWIN RAMELT
Your address(es) affected by this application (optional)
1110 EAST 10TH STREET
Signature
Date
10-4-21
Daytime Telephone (Optional):
Comments:
We have already agreed
to height and density.
No News Changes!

City of Austin
OCT 08 2021

NHCD / AHFC

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Case Number: C14-2021-0033
Contact: Mark Walters, 512-974-7695
Public Hearing: October 21, 2021, City Council

David Scheinfeid
Your Name (please print)

1009 E. 9th St, Austin, TX 78702
Your address(es) affected by this application (optional)

Signature
10/19/21
Date

Daytime Telephone (Optional):

Comments:

If you use this form to comment, it may be returned to:
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mark.walters@austintexas.gov
This map shows all of the petitions that staff has received as of 10/15/2021. Staff is still working to validate filed petitions. This map reflects a mix of validated and non-validated petitions.
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 Bailetti House, a designated City of Austin Historic Landmark, the St. Joseph Grand Lodge, a structure of historical value, and The Dr. Charles E. Urdy 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.