

#### **MEMO**

**TO:** Mayor and City Council

FROM: Rosie Truelove, Director, Housing and Planning Department

**DATE:** August 26, 2021

**SUBJECT:** C14-2021-0037 – East 12<sup>th</sup> 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 12<sup>th</sup> 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

To: The Austin City Council June 29, 2021

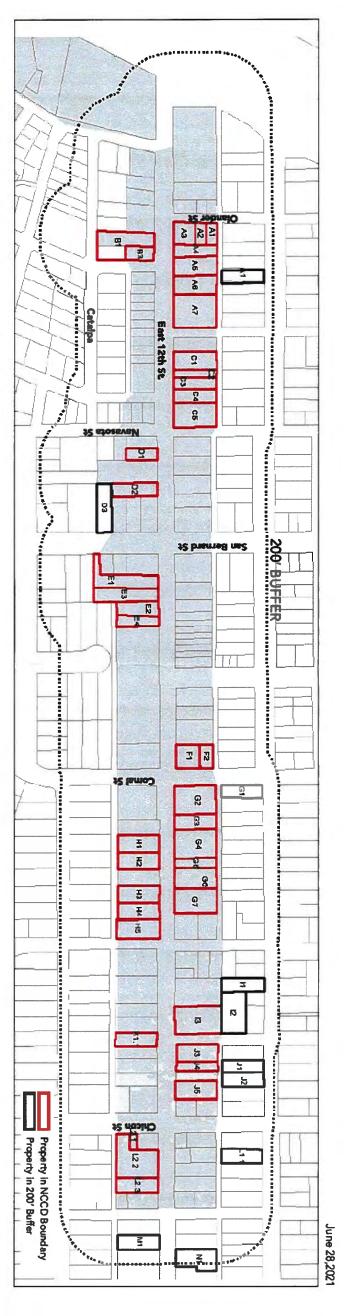
We, the undersigned owners of real property located in District #1 and affected by the proposed East 12<sup>th</sup> Street Neighborhood Conservation Combining District ("NCCD") amendment, Zoning Case Number C14-2021-0037, do hereby protest against any change in the existing NCCD development regulations, 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 12<sup>th</sup> 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	RUY
2.	Orange Dogwood LP	1203 Olander Street	Rex
3.	Orange Dogwood LP	1000 E. 12 <sup>th</sup> Street	RO
4.	Orange Dogwood LP	1006 E. 12 <sup>th</sup> Street	Riv
5.	2018 East Austin Land Fund 2 LP	1010 E. 12 <sup>th</sup> Street	ROV
6.	2018 East Austin Land Fund 2 LP	1016 E. 12 <sup>th</sup> Street	RUN
7.	Orange Dogwood LP	1022 E. 12 <sup>th</sup> Street	ROY
8.	2017 Honk Honk LP	912 Catalpa Street	Ru
9.	Magenta Willow LP	913 E. 12 <sup>th</sup> Street	ROY
10.	2018 Commercial Fund 2 LP	1104 E. 12 <sup>th</sup> Street	RO
11.	2013 East Austin 12 <sup>th</sup> ST. LP	1106 E. 12 <sup>th</sup> Street	ROS
12.	2013 East Austin 12 <sup>th</sup> ST. LP	1110 E. 12 <sup>th</sup> Street	RUG
13.	2013 East Austin 12 <sup>th</sup> ST. LP	1112 E. 12 <sup>th</sup> Street	RUX

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	Name	Address	Signature
14.	2018 Commercial Fund 2 LP	1120 E. 12 <sup>th</sup> Street	RC
15.	2016 Stumbling Block LP	1205 E. 12 <sup>th</sup> Street	ROV
16.	Single Family Fund 1 East Austin LP	1215 E. 12 <sup>th</sup> Street	RODI
17.	East 12 <sup>th</sup> Street LP	1309 E. 12 <sup>th</sup> Street	ROX
18.	East 12 <sup>th</sup> Street LP	1315 E. 12 <sup>th</sup> Street	R
19.	East 12 <sup>th</sup> Street LP	1311 E. 12 <sup>th</sup> Street	Roy
20.	Commercial Fund 1 East Austin LP	1319 E. 12 <sup>th</sup> Street	ROV
21.	2018 Single Family Fund 2 LP	1416 E. 12 <sup>th</sup> Street	RUV
22.	2018 East Austin Land Fund 2 LP	1204 Comal Street	ROY
23.	SODOSOPA Salmon LP	1500 E. 12 <sup>th</sup> Street	ROV
24.	2013 Austin East 12 <sup>th</sup> Street LP	1510 E. 12 <sup>th</sup> Street	ROD
25.	2013 Austin East 12 <sup>th</sup> Street LP	1514 E. 12 <sup>th</sup> Street	R 00
26.	1522 & 1600 East 12 <sup>th</sup> Street LP	1522 E. 12 <sup>th</sup> Street	ROO
27.	1522 & 1600 East 12 <sup>th</sup> Street LP	1600 E. 12 <sup>th</sup> Street	ROC
28.	2013 Austin East 12 <sup>th</sup> Street LP	1604 E. 12 <sup>th</sup> Street	RU
29.	2018 Single Family Fund 2 LP	1517 E. 12 <sup>th</sup> Street	ROS
30.	2018 Single Family Fund 2 LP	1521 E. 12 <sup>th</sup> Street	800
31.	2018 Commercial Fund 2 LP	1603 E. 12 <sup>th</sup> Street	RW
2.	2018 Commercial Fund 2 LP	1611 E. 12 <sup>th</sup> Street	ROS
3.	2019 Taylor LP	1615 E. 12 <sup>th</sup> Street	ROW
4.	Sarasota Honey LP	1720 E. 12 <sup>th</sup> Street	ROD

	Name	Address	Signature
35.	2013 Austin East 12 <sup>th</sup> Street LP	1800 E. 12 <sup>th</sup> Street	R.O
36.	Single Family Fund 1 East Austin LP	1804 E. 12 <sup>th</sup> Street	ROX
37.	2019 Olive LP	1808 E. 12 <sup>th</sup> Street	RO
38.	2018 Commercial Fund 2 LP	1713 E. 12 <sup>th</sup> Street	ROV
39.	2018 Single Family Fund 2 LP	1905 E. 12 <sup>th</sup> Street aka 1901 E. 12 <sup>th</sup> St. in TCAD	RUY
40.	2018 Single Family Fund 2 LP	1915 E. 12 <sup>th</sup> Street	RO
41.	Bubble Bee LP	907 E. 13 <sup>th</sup> Street	RUV
42.	2017 Beethoven LP	1194 San Bernard Street	ROX
43.	SODOSOPA Salmon LP	1501 E. 13 <sup>th</sup> Street	RUS
44.	Single Family Fund 1 East Austin LP	1705 E. 13 <sup>th</sup> Street	ROX
45.	2015 KM The Underwood Tab LP	1204 Salina Street	ROV
46.	Single Family Fund 1 East Austin LP	1803 E. 13 <sup>th</sup> Street	ROX
47.	2018 Single Family Fund 2 LP	1805 E. 13 <sup>th</sup> Street	RUS
48.	DB Fenway LP	1903 E. 13 <sup>th</sup> Street	R 00/
49.	2018 Single Family Fund 2 LP		ROX
50.	2020 East 12th Unit A LP	2004 E. 12 <sup>th</sup> Street	201
51.	2018 Commercial Fund 2 LP	2004 E. 12 <sup>th</sup> Street	200
52.	2017 Parrot Bay LP	2004 E. 12 <sup>th</sup> Street	ROY



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Prope	Property Data Table	Table							
1010	זכש +	Address	Ownership	Sq. Ft.	54.0	TCAD ¢	Address	Ownership	Sq.Pt.
AT	197076	1205 Olander St	ORANGE DOGWOOD LP	3,009.70	<u>E4</u>	195863	1319 E 12th St	COMMERCIAL FUND 1 EAST AUSTIN LP	5,662.64
A2	197075	1203 Olander St	ORANGE DOGWOOD LP	3,178.99	FI	195912	1416 E 12th St	2018 SINGLE FAMILY FUND 2 LP	7,279.44
A3	197074	1000 E 12th St	ORANGE DOGWOOD LP	6,266.08	F2	195911	1204 Comal St	2018 EAST AUSTIN LAND FUND 2 LP	4,040.56
A4	197073	1006E 12th St	ORANGE DOGWOOD LP	6,544.67	G2	197269	1500 E 12th St	SODOSOPA SALMON LP	15,645.90
A5	197072	1010E12thSt	2018 EAST AUSTIN LAND FUND 2 LP	10,543.40	63	197268	1510 E 12th St	2013 AUSTIN EAST 12TH STREEET UP	7,809.84
A6	197071	1016E 12th St	2018 EAST AUSTIN LAND FUND 2 LP	10,155.40	G4	197272	1514 E 12th St	2013 AUSTIN EAST 12TH STREEET UP	15,697.70
A7	197070	1022 E 12th St	ORANGE DOGWOOD LP	18,091.00	G5	197267	1522 E 12th St	1522 & 1600 EAST 2TH STREET LP	5,229.95
81	197100	912 Catalpa St	2017 HONK HONK LP	15,638.10	G6	197266	1600 E 12th St	1522 & 1600 EAST 2TH STREET LP	11,080.50
B3	197101	913E 12th St	MAGENTA WILLOW LP	5,099.75	G7	197265	1604 E 12th St	2013 AUSTIN EST 12TH STREEET LP	13,066.00
CI	197088	1104 E 12th St	2018 COMMERCIAL FUND 2 LP	10,322.70	H	921556	1517 E 12th St	2018 SINGLE FAMILY FUND 2 LP	9,429.65
(2	197088	1106E 12th St	2013 EAST AUSTIN 12TH ST. LP	3,926.56	H2	921556	1521 E 12th St	2018 SINGLE FAMILY FUND 2 LP	8,819.99
C	197087	1110E 12th St	2013 EAST AUSTIN 12TH ST. LP	6,498.59	H3	914161	1603 E 12th St	2018 COMMERCIAL FUND 2 LP	8,878.51
C4	197085	1112E 12th St	2013 EAST AUSTIN 12TH ST. LP	7,539.26	H4	914161	1611 E 12th St	2018 COMMERCIAL FUND 2 LP	8,786.99
S	197084	1120E 12th St	2018 COMMERCIAL FUND 2 LP	13,091.70	H5	197329	1615 E 12th	2019 TAYLOR LP	11,086.70
D	195800	1205 E 12th St	2016 STUMBLING BLOCK LP	5,050.16	13	197279	1720 E 12th St	SARASOTA HONEY LP	16,496.00
D2	195802	1215E 12th St	SINGLE FAMILY FUND 1 EAST AUSTIN LP	8,141.93	J3	197297	1800 E 12th St	2013 AUSTIN EAST 12TH STREEET IP	9,534.05
E1	195886	1309 E 12th St	EAST 12TH STLP	12,453.70	ħ	197296	1804 E 12th St	SINGLE FAMILY FUND 1 EASTAUSTIN LP	4,824.59
E2	195862	1315E 12th St	EAST 12TH STLP	7,616.09	J5	197294	1808 E 12th St	2019 OLIVE LP	9,979.62
E3	195887	1311E 12th St	EAST 12TH STLP	11,579.10	<u></u>	197342	1713 E 12th St	2018 COMMERCIAL FUND 2 LP	7,357.12

Lott	TCAD #	Address	Ownership	Sq. Pt.
121,	908537	1901 E 12th St	2018 SINGLE FAMILY FUND 2 LP	37,685.54
12.2		1905 E 12th St		
123	908538	1915 E 12th St	2018 SINGLE FAMILY FUND 2 LP	7,736.22
A1.1	97066	907 E 13th Street BUBBLE BEE LP	BUBBLE BEE LP	7,018.63
D3	195806	1194 San Ber- nard St	2017 BEETHOVEN LP	9,130.51
G1	197255	1501 E 13th St	SODOSOPA SALMON LP	6,813.70
11	197275	1705 E 13th St	SINGLE FAMILY FUND 1 EAST AUSTIN LP	7,622.77
12	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	DBFENWAYLP	7,605.86
<u>s</u>	197372	2003 E 12th St	2018 SINGLE FAMILY FUND 2 LP	7,996.86
N H	875106	2004 E 12th St	2020 EAST 12TH UNITALP	
N.	875107	2004 E 12th St	2018 COMMERCIAL FUND 2 LP	10,413,10
N.	922069	2004 E 12th St	2017 PARROT BAY LP	



To: The Austin City Council

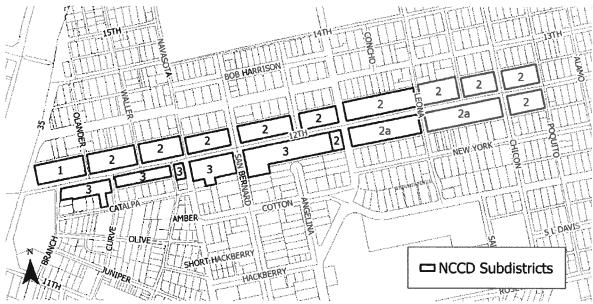
June 29, 2021

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	Name	Address	Signature
1.	726 LLC cla David Herman	1700 E 12th St, Audin, Tx 78102	212
2.	126 LLC clo David Hemmisi	1702 E 12# St Austin Tx 18102	12
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CONTACT: DAVID HEMMUSI 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

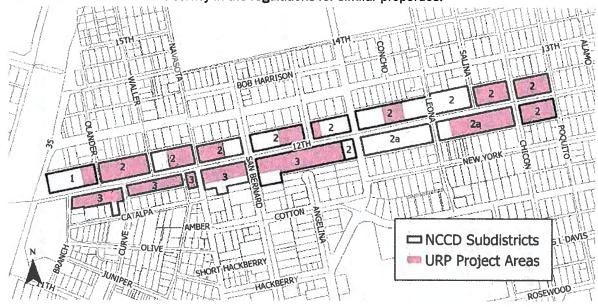
Compatibility standards add additional height and setback restrictions adjacent to properties with single-family zoning or that have low density residential or civic use. The 12th St. NCCD currently waives the compatibility standards that apply to properties generally because height and setbacks are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

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

<sup>\*</sup>Cocktail lounge is a conditional use for 1808-1812 E 12th Street

<sup>\*\*</sup>Service station use is permitted for 1425 E 12th Street

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 drivethrough service
- Restaurant (general) without a drivethrough service

The proposed changes to the East 12<sup>th</sup> 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 multifamily 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

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1 Wortin	Agencia Item B-11 Backup	8 4 19	Criengus to the 11th St. NCCO Subdistrict	Proposed Contraction of the Cont	in	Tage chaded	The creation of a subdistrict on the Enstern end (autodistrict 4) offices with the URI approval		The creation of the subdistrict is successary to reflect our other recommendations	See shaff recommendation to towe this published.  See shaff recommendation to towe this published is seen a finished to the seed of the se
2 Works	Agusta Rom B-11 Backup	10 of 19	11th St. NCCO Height	All Program Page.  (1) Sea with finish Page.  (2) Sea with finish Page.  (3) Sea with finish Page.  (4) Sea with finish Page.  (5) Sea with finish Page.  (6) Sea with finish Page.  (7) Sea with finish Page.  (8) Sea with finish Page.  (9) Sea with finish Page.  (1) Sea with finish Page.  (1) Sea with finish Page.  (1) Sea with finish Page.  (2) Sea with finish Page.  (3) Sea with finish Page.  (4) Sea with finish Page.  (5) Sea with finish Page.  (6) Sea with finish Page.  (7) Sea with finish Page.  (8) Sea with finish Page.  (9) Sea with finish Page.  (1) Sea with finish Page.  (1) Sea with finish Page.  (2) Sea with finish Page.  (3) Sea with finish Page.  (4) Sea with finish Page.  (5) Sea with finish Page.  (6) Sea with finish Page.  (7) Sea with finish Page.  (8) Sea with finish Page.  (9) Sea with finish Page.  (1) Sea with finish Page.  (1) Sea with finish Page.  (2) Sea with finish Page.  (3) Sea with finish Page.  (4) Sea with finish Page.  (5) Sea with finish Page.  (6) Sea with finish Page.  (7) Sea with finish Page.  (8) Sea with finish Page.  (9) Sea with finish Page.  (1) Sea with finish Page.  (2) Sea with finish Page.  (3) Sea with finish Page.  (4) Sea with finish Page.  (4) Sea with finish Page.  (5) Sea with finish Page.  (6) Sea with finish Page.  (6) Sea with finish Page.  (6) Sea with finish Page.  (7) Sea with finish Page.  (8) Sea with finish Page.  (8			Recommendation to Subdistrict 1,2 and 3, sligns with staff recommendation and recommendation for Subdistrict 4 aligns with URB recommendation to Subdistrict 4		Intention: No nancordoming structure should be created in Sundotrict 4	Board made its recommendation.  Existing structures are one to two stories. While the side providing not create nonconforming structure rethinks pulsing neight ordisonants for properties autodistrics.
2 Workin Group	Agencia Stem S-13 Sectup		1110 St. HOCD FAR	Supplied 1-12-1, Suppli			Allows for existing processes to process orbits of process orbits		Intestion: Ro nonconforming structure should be created in Sundistrict 4	This would reduce entitlements for some property facilities of 4, that not in other subdistricts.
Working Group	Agarda Rem B-11 Buckup		11th St. MCCD Use Standards	Hotor-Adotal should be a conditional use in subdistrict 1, except where it creates a nonconfereing use	in the second		Responding to neighborhood concurse. Codition trungs is an accessory use in hotel worked and allowing it as a conditional use mould allow better planning around the accessory use		tribestion: No nanconforming use should be crested	Salf agrees with the URS recommendation to ma purmitted.  Changes to use regulations need to be reade in the ex wrot to sligh the time document.
3 Working Group	Agenda Rem 8-24	Not in backup docume et	128a St. NICCO Height	Subdistrict 1 - 60 feet, subdistrict 2 - 33 feet campt weters in crosses nonconstroning dructure in switch case the height would be 30 feet, Subdistrict 3 - 33 feet	100		Responding to mightonised concurs and signing with concurs and mightonised character	\$200 St MCCD Standards Changes pill on page: Hittps://www.sp estimpsession.org /will-ecosi	The image is entity for information and no expenditures the been made to if. basessions: No economistrating use should be created	There are buildings in Subdistrict that cacced this This would also reduce current enthlemeasts by I. Shalf does not support the reduction of cristience some calcurate, business to selected property on shalled an escience, business, and property on the RCCDs and within 500 to an information med April 10, 2011 to review the URS's recommendation of that meeting, shalf also made availables crisins to recommendations. Many of the attravelors, are shall chose not to attract the meeting are unesean Working Group's recommendations to reduce the entitlements.
Group	Agenda Item 8-14 Dechap	6414	1206 St. NCCO FAM	Admith FAA to current trees suring embloments loading in subdistricts 1, 2, 2a, and 3, cacept where this creates noncontenting structures	No		Responding to neighborhood concerns and officials with carbing neighborhood character		tribustion: No nonconstructing structure should be created in all subdistricts	Most of the properties within the current RCCD of ANA famil under current regulations. This would re current emblormants.
Barb	Rem B-SA Backup		Use Standorés	Helici-Alloted should be a conditional use in the entire district, except where it creates a nonconforming use	Ma		Responding to neighborhood concerns. Cockbail tounge is are accessory use in hotel each and attorning it as a conditional use would allow better principal or accessory use and accessory use and accessory use accessory accessory use accessory accessor		Intention: No nonconforming use should be created	Suff egrees with the URS recommendation to me permitted.  Changes to use regulations need to be arede in the es wall to align the time document.
eurb munici	Agenda Rem 8-14 Backup	7014	ESSN St. NCCO Liquor Sales	Ligary rates should be prohibbed, except on specific sites where this would or exite a nonconforming sale	No		Responding to neighborhood concerns		Estantion: No ecoconturning use should be created	Staff eignass with the URS recommendation to ma permitted.  Changes to use regulations need to be wade in the as well to align the bard document.
9 Wasting Group	Agenda Sem S-12	Maxim Inchap docume st	Urban Renoval Plan Vision		Complete community visionmed, sustainable revitation investing mention investing mention in the community of	- 1	Responding to mightorhood concerns	Draft Urban Renewed Plan for the Bost Lists and 12m Streets Urban Renewal Area por on page: stips://www.sp. enhupoustin.org /urb-nccd		Shalf supports the Lithen Renowel Board's recome
10 Watin	_		1.1Uh and 1.2Uh	Specify that should any existing single-territy homes be dismayed or destroyed (whether or not the address is named in the save and except	No.	$\overline{}$	Responding to	_	Intention: Provide	Staff believes this is redundant to the "save and e

# E. 12<sup>th</sup> Street NCCD Zoning Petition Property Data 1700 and 1702 E. 12<sup>th</sup> St.

TCAD#	Address	Ownership	Sq. Ft.
197282/0208090210	1700 E. 12th St.	726 LLC	5,100
197281/0208090209	1702 E. 12 <sup>th</sup> St.	726 LLC	2,400

Legend	307-0209032306	Notes 1700 and 1702 E. 12th Street Petition 1700 and 1702 E. 12th Street NCCD Property Map - E. 12th Street NCCD Amendment Amendment
Property Profile		0207080731 020/0801739 0208091030 0208091015 0208091012 0208092619 1: 2,400 (1. 2,400

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 12<sup>th</sup> 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 12<sup>th</sup> 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 <sup>th</sup> Street	mer. Elwood m, Domaselle, y.

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

AUS-6251990-1 6039021/1

## E. 12<sup>th</sup> Street NCCD Zoning Petition Property Data 1920 E. 12<sup>th</sup> Street, Austin

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

10 20 20 20 20 10 10 10 10 10 10 10 10 10 10 10 10 10	Lege	\$ \$ \ \ \ \ \ \ \ \ \ \ \ \ \ \ \ \ \ \	Notes	
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12th St. 200' distance map

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 12<sup>th</sup> 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 12<sup>th</sup> 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
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CONTACT: Michael Young PHONE: (512) 499-0888

## E. 12<sup>th</sup> Street NCCD Zoning Petition Property Data 1224 E. 12<sup>th</sup> Street, Austin

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

OTHER CITY LIMITS LIMITED PURPOSE OTHER CITIES ETJ LIMITED PURPOSE OTHER CITIES ETJ FULL PURPOSE FULL PURPOSE TCAD Parcel IDs TCAD Parcels Street Labels Jurisdiction Jurisdiction Legend Notes 0207080734 0207081501 0209070602 0209070677 0209070609 0209070609 0209070606 0209070608 0207081206 0207081209 0207080735 0207080725 0207080726 0207081405 0207081207 0207081208 0207080731 0207081404 0207081205 020708073 0207081801 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 0207081204 This product is for informational purposes and may not have been prepared for or be suitable for 0207081203 02 07 08 12 10 0209070408 0209070701-0209070704 0209070407 0207080732 0207081901 0207080808 0207081202 0207080805 0207080805 0207080805 0207081901 0207080806 05081211 0 0207081202 warranty is made by the City of Austin regarding specific accuracy or completeness. 0209070603 0209070610 0207081201 1: 2,400 0201000051 -0207080714 02 07 08 07 13 0207080712 02 07 08 07 15 0209070309 0207080722 COTTONST 0207080721 0207080607 0207282001 0207,080707 0207080605 0209070308 0209070307 0207080706 Total: 201,25 ft 0207080716 0209070343 0209070310 0209070306 E 12TH ST Total: 204.27 ft 0207080606 0207080737 0209070302 0209070305 0207080702 0207080701 E 13TH ST 0207081701 0207080815 IBOB HARRISON 2 02 07 08 07 38 0209070404 0209070304 080717 0209070 403 0207080211 0207081601 0207080802 2007 201.25 € 02 09070 Total: 201.11 ft BERNARD ST **N20907031** 0207080315 0207080319 0207080208-0207080210 2007 08040 N 0209070410 0209070314 0207080310 0209070409 020907041 T 0312 0207080313 0207080320 0207080311 0207080309 0209070105 020 Total: 209.00 ft 209 00 ft 02 07 08 04 05 Miles 02 0907 0208 0202080404 0209070106 0207080316 0.1 02.09070207 0207980317 0207080408 0209070206 02070803 0207080301 0207080318 0207080303 8 020 Total: 206.34 ft 020907010年 0207 080304 0207080306 0209070205 nonantient 34 11 206 0209070204 020708040 0209070504 ST 0207 7080305 0208060907 AMBER ST 0208060907 AMBER ST 207080401 0208060618 0208060609 0208060708 0208061002 2208060 X 02 32 025 60709 9 0208061003 020806100 0209070203 0208060623 0208060627 02080606 Total 202 71 ft 50707 0209070202 1A STUDENT OS080003CT AT 020907010 0209071101 7205.56 A 208060621 0208060620 ST CATALIPA ST CATA 20209061301 02 09060811 02090 60808 **Property Profile** 02 08 06 03 08 0208060304 0208060305 020906020 0208060312 10208060309 NAD\_1983\_StatePlane\_Texas\_Central\_FIPS\_4203\_Feet 0208060624 0208060629 0208060632 0209060820 0208060921 0209060810 0209060818 0209060803 0209060821 0209060818 0209060803 0209060821 0208060303 0208060617 0208060917 0208060919 0209060806 0208060631 0208060310 0209060908 0209060914 0209060822 0209061401 0208060922 205.56 雨 0208060311 0209060909 0209060907 0209060804 020806091 0208062301 02 09060 406 02 09 06 08 14 Total: N 09060816 0208060808 0208 02080609 0208060613 0208060206 020806020 0208060205 020906£413-0209060910 0208060204 020906020 0208060901 0209060407 0208060208 0208060912 0208 060209 0.1

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1224 E. 12th St. Property Protest Map

To: The Austin City Council June 29, 2021

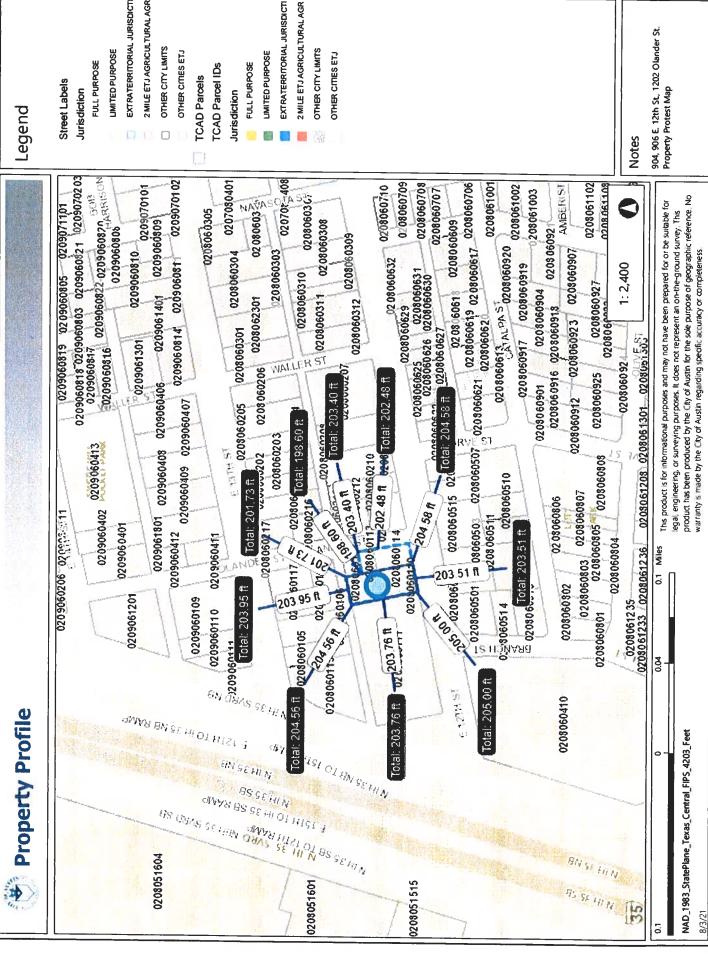
We, the undersigned owners of real property located in District #1 and affected by the proposed East 12<sup>th</sup> Street Neighborhood Conservation Combining District ("NCCD") amendment, Zoning Case Number C14-2021-0037, do hereby protest against any change in the existing NCCD development regulations, 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 12<sup>th</sup> 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 F 17-14	Rehard Z
2.	RICHARD FERRIS	904-906 & 12+h	Richard Ferris
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CONTACT: Richard FERRIS PHONE: (512) 477-1000

# E. 12<sup>th</sup> Street NCCD Zoning Petition Property Data 904, 906 E. 12<sup>th</sup> 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. 12 <sup>th</sup> St.	Richard E. Ferris	4,150
197058/0208060113	1202 Olander St.	Richard E. Ferris	1,600



OTHER CITIES ETJ

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

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 12<sup>th</sup> 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 12<sup>th</sup> 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.	Stungt Kin,	1300 E. Austin	50010
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CONTACT: Stuart King PHONE: (512) 476-9128/(512)-750-2656 (cell)

# E. 12<sup>th</sup> Street NCCD Zoning Petition Property Data 1300 E. 12<sup>th</sup> Street, Austin

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

Legend	Street Labels Jurisdiction  LUMITED PURPOSE  UMITED PURPOSE  CANTE ETJ AGRICUL TURAL AGR  DOTHER CITY LIMITS  DOTHER CITY LIMITS  DOTHER CITY LIMITS  TCAD Parcel IDS  JURISDICTO  EXTRATERRITORIAL JURISDICTO  EXTRATERRITORIAL JURISDICTO  OTHER CITY LIMITS  OTHER CITY LIMITS  OTHER CITY ETJ  OTHER CITY	Notes 1300 E. 12th St. Property Protest Map
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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 12<sup>th</sup> 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 12<sup>th</sup> 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
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1.	ADAM TALIANCHICH MENGER	1919 E 12TH ST TX 78702	000
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CONTACT: Pamela Madere, Jackson Walker LCP PHONE: (572) 236-2048

## E. 12th St. NCCD Zoning Petition Property Data

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



# Property Profile

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# Legend

LIMITED PURPOSE

FULL PURPOSE

Jurisdiction

2 MILE ETJ AGRICULTURAL AGR EXTRATERRITORIAL JURISDICTI EXTRATERRITORIAL JURISDICTI 2 MILE ETJ AGRICULTURAL AGR Neighborhood Conservation C. OTHER CITY LIMITS OTHER CITY LIMITS OTHER CITIES ETJ OTHER CITIES ETJ LIMITED PURPOSE FULL PURPOSE TCAD Parcel IDs **TCAD Parcels** Jurisdiction Zoning Text

## lotes

30' radius from 1919 E. 12th St. -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 12<sup>th</sup> Street Neighborhood Conservation Combining District Zoning Petitions

(7) Zoning Case No. C14-2021-0037.

Mark Walters, Zoning Case Manager, Housing and Planning Department

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 12<sup>th</sup> 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 12<sup>th</sup> 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 <sup>th</sup> Street	
2.	Tim Pinson	1805 E 12 <sup>th</sup> Street	
3.	Tim Pinson	1809 E 12 <sup>th</sup> Street	
4.	Tim Pinson	1817 E 12 <sup>th</sup> Street	

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

AUS-6251990-1 6039021/1

# E. 12<sup>th</sup> Street NCCD Zoning Petition Property Data 1803, 1805, 1809 and 1817 E. 12<sup>th</sup> St.

TCAD#	Address	Ownership	Sq. Ft.
197343/0208090707	1803 E. 12 <sup>th</sup> St.	Mission Possible Austin Inc.	7,350
197344/0208090708	1805 E. 12 <sup>th</sup> St.	Mission Possible Austin Inc.	7,350
197345/0208090709	1809 E. 12 <sup>th</sup> St.	Mission Possible Austin Inc.	7,350
197346/0208090710	1817 E. 12 <sup>th</sup> St.	Mission Possible Austin Inc	9,700

#### **Property Profile** Legend 1206 0208090403 6208 690205 • 1212 0208090401 Addresses 1209 020809490 CHI GON ST POQUITO ST 1205 0208 05 ALINA ST 0208090303 Jurisdiction 0120390509 POQUITO ST 1209 OQUITO ST SALINA ST **FULL PURPOSE** 1208 0208090409 1207 0208090302 CHICON ST LIMITED PURPOSE CHICON ST Total: 200.12 ft 0208090206 OOUITO: \$\(\frac{7}{809040}\) 1200 1/2 Total: 208.00 ft S-CHIECON STATE D -NE 1920 E POQUITO ST **EXTRATERRITORIAL JURISDICTI** 2 MILE ETJ AGRICULTURAL AGR 0208090473 208090306 1914 E • 1916 E SALINAST 2TH ST OTHER CITY LIMITS 1906 E 208127HIST 12TH ST 12TH ST 1922 E Total: 202.17 ft OTHER CITIES ETJ 0208090310 02080518110 5 4 CS-1-MU12114 S D-1818 E 12TH ST 1912 E TCAD Parcels 12TH ST 02080903 0201964369 TCAD Parcel IDs 1913 E E 12TH ST 1808 # 0208090207 1812 E Lot 1919 E38090901 1720 E 12TH S **Block** 12TH ST 12TH ST 208090208 Lot Line 1915 E 6 12TH ST090806 2TH.ST Jurisdiction 200.98 A 1905 E **FULL PURPOSE** E 12TH ST 12TH ST CHICON STCS-MU-V-N 0208090818 16 180.1 1/2 LIMITED PURPOSE 1192 1/2 E-12 THIST EXTRATERRITORIAL JURISDICT POQUITO ST 09.E08090710 0208090817 2 MILE ETJ AGRICULTURAL AGR 02080 90807 1805 E 18082€8092TH ST • OTHER CITY LIMITS 17 13 E 201.46 ft 0208090706 -NCCD-NP OTHER CITIES ETJ Zoning Text 205.73 ft 1721 E 1217 E 009CT2TH ST 0208090707 Total: 201.46 ft 0208090711 Urban Renewal Overlav 709 0208012THIST CHICON ST 904 NEW Y ORK AVE 0208099902 NEW ORK AVE0209093301 12TH ST 200 YORK AVE 0208090811 1912 NEW 90 YORK AVE3090809 1900 NEW YORK AVE 4101 0208090724 1808 NEW YORKAN S 4 O2080 02 08 09 08 13 1800 NEW 0208090712 1710 NF YORKAVE 1706 NEW90719 YORK 0208 090716 N0208090715 Total: 205.56 ft 1190 1/2 CHICON ST 1708 NEWY 0208091305 1907 NEW 1909 NEW 0208091302 Total: 204.44 ft 190t 1: 1,200 0208 092609 30208092610 0208092801 Total: 202.05 ft 0208090721 Notes 1803, 1805, 1809, and 1817 E. 12th Street 0.02 0.0 Miles This product is for informational purposes and may not have been prepared for or be suitable for Zoning Petition Map 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 NAD\_1983\_StatePlane\_Texas\_Central\_FIPS\_4203\_Feet warranty is made by the City of Austin regarding specific accuracy or completeness 7/9/21

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 12<sup>th</sup> 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 12<sup>th</sup> 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 of Ander	1204 Dh/gader	Tom Sallers
2. 3.	THS Enterprises		512 423 4866 V
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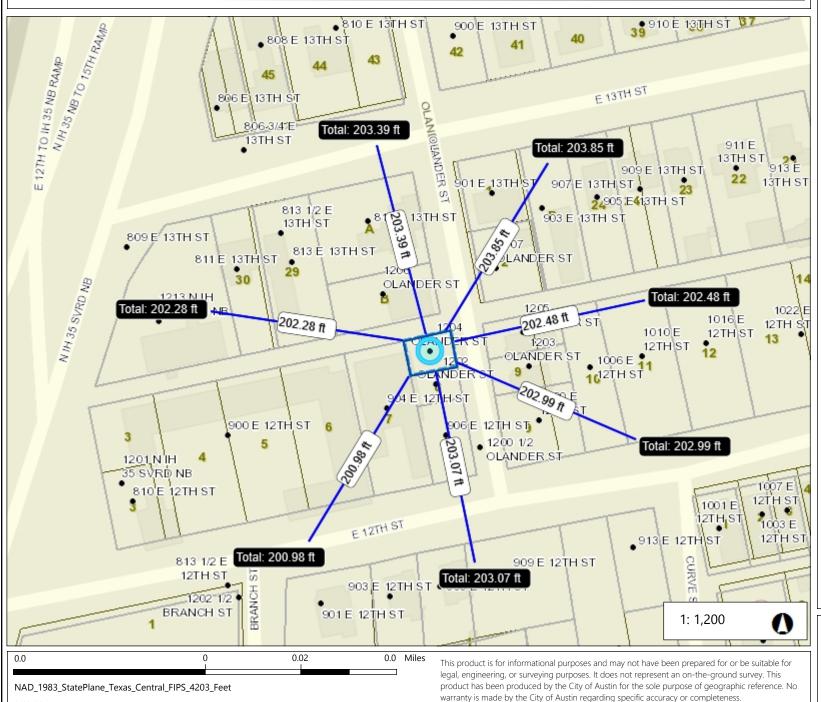
Contact name: Tom Sellers Contact phone: (512) 423-4866

## E. 12<sup>th</sup> 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**

8/19/21



### Legend

Addresses

Street Labels

Jurisdiction

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

Lot

Block

Lot Line

Jurisdiction

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

#### Notes

1204 Olander St. Protest Petition Area Map