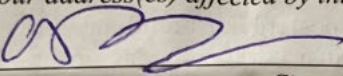


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Case Number: C14-2021-0033  
Contact: Mark Walters, 512-974-7695  
Public Hearing: April 27, 2021, Planning Commission

ANDREA BEADLES  
Your Name (please print)

908 CATALPA 78702  
Your address(es) affected by this application (OPTIONAL)

 Signature

4/20/21 Date

Daytime Telephone: \_\_\_\_\_

Comments: \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

If you use this form to comment, it may be returned to:  
City of Austin, Housing and Planning Department  
Mark Walters  
P. O. Box 1088, Austin, TX 78767  
Or email to:  
mark.walters@austintexas.gov



Exhibit E:  
Additional Urban Renewal Board Recommendations

**URBAN RENEWAL BOARD RECOMMENDATION 20210816-2a**

Date: August 16, 2021

Subject: Response to Planning Commission Action

Motioned By: Motwani

Seconded By: Tetey

**Recommendation**

Response to Planning Commission's recommendations on the proposed modifications to the East 11th and 12th Street Urban Renewal Plan and Neighborhood Conservation Combining Districts.

**Description of Recommendation to Council**

See attached

**Vote**

For: Escobar, Pierce, Motwani, Tetey, Watson, Bradford

Against: None

Abstain: None

Absent: Skidmore

Attest: Laura Keating

*Laura Keating*

---

**To:** City Council of Austin  
**From:** Urban Renewal Board  
**Date:** August 16, 2021  
**Subject:** Response to Planning Commission's action on the Urban Renewal Plan and Neighborhood Conservation Combining Districts

The Urban Renewal Board (URB) engaged in a multiyear effort to update the Urban Renewal Plan (URP) and the East 11<sup>th</sup> and 12<sup>th</sup> Street Neighborhood Conservation Combining Districts (NCCDs). The goal of this effort was to update the zoning regulations to support the URP and to provide consistency and clarity regarding entitlements. The Board's recommendations were formed with the assistance of consultants, staff, and community input. The following response to the Planning Commission's (PC) amendments to the URP and NCCDs is to provide more background on the URB's recommendations.

- The URB does not support the amended vision statement proposed by PC.

The URB crafted and recommended the following vision statement for the URP:

*Champion sustainable revitalization reflecting diversity, achieving equity, and preserving East Austin's cultural history.*

While the URB agrees with PC that development should be community informed, compatible, and mixed use and previously considered the inclusion of this language in the vision statement, the URB does not believe this language should be in the vision statement. These elements either are currently addressed directly in the URP and NCCDs or will be included in the strategic plan to be developed by the URB that will drive its future efforts.

- The URB does not support FAR limits for Subdistrict 1, 2, and 3 in the East 11<sup>th</sup> Street NCCD.

On 11th Street, Council Resolution 20200423-039 directed modifications to the NCCD to both put in place the zoning to support the URP to maximize the value of the Urban Renewal Agency's properties while continuing to promote the vision set by the community and succinctly and clearly communicate property owners' entitlements. The URB considered and accepted the recommendation from staff and consultants that site development standards such as height, setbacks and impervious cover will effectively control the size of development and floor-to-area ratio (FAR) standards are not needed.

- The URB does not support FAR limits for all properties in the East 12<sup>th</sup> Street NCCD which would be a reduction in entitlements for many properties.
- The URB does not support the reduction of height entitlements for Subdistrict 2 in the East 12<sup>th</sup> Street NCCD.

On 12th Street, Council Resolution 20210127-054 directed modifications to the NCCD to both update the zoning regulations to ensure consistency with anticipated modifications to the URP and include any additional amendments necessary to succinctly and clearly communicate property owners' entitlements. The URB does not believe a reduction to currently existing height and FAR entitlements recommended by PC aligns with this direction.

- The URB does not support making hotel-motel use conditional in the East 11<sup>th</sup> and 12<sup>th</sup> Street NCCD.

The URB refined the list of allowed land uses in the URP and NCCDs to support an active street and uses that serve the community. With respect to hotel-motel uses on 11th Street, the URB accepted the recommendation from staff and consultants that the corridor has developed sufficiently to permit hotel-motel use generally, which will make it consistent with what currently is permitted on 12th Street. Hotel-motel use is currently permitted on 12th Street, and the URB believes that making this use conditional on both corridors does not align with the direction provided under the two Council Resolutions.

- The URB supports PC's recommendation to prohibit liquor sales use in the East 12<sup>th</sup> Street NCCD.

The original URB recommendation proposed that liquor sales, currently prohibited, be a conditional use on 12<sup>th</sup> Street. Because the use must also be allowed in the base zoning, only a few properties would be affected. The URB has reconsidered this change and supports liquor sales use remaining prohibited.

- The URB supports PC's intent that all existing single family uses will be able to rebuild with no restrictions.

The URB intended through the "save & except" provision to ensure that all existing single-family houses remain legal and are not subject to non-conforming regulations. The URB supports the PC action to ensure that if existing single-family homes are damaged or destroyed the property owner can rebuild as single-family and that homeowners have the right in perpetuity to use and improve their properties with no limits on value of improvement, repair, rebuild or sale as associated with a single-family use currently.

The URB would respectfully ask City Council to support the Urban Renewal Plan and Neighborhood Conservation Combining Districts as presented by the URB and as reflected above.

**URBAN RENEWAL BOARD RECOMMENDATION 20211018-2c**

Date: October 18, 2021

Subject: Update to 11<sup>th</sup> Street Neighborhood Conservation Combining District (NCCD) Recommendation

Motioned By: Escobar

Seconded By: Pierce

**Recommendation**

Revise the Board's recommendation to Planning Commission and Council that the Board no longer advocates for the creation of a Subdistrict 4 and instead those properties along and adjacent to Rosewood remain in Subdistrict 1 and Subdistrict 2 as proposed by staff's recommendation.

**Description of Recommendation to Council**

The URB was tasked with bringing the Urban Renewal Plan (URP) and the NCCDs into alignment. The URB originally proposed the creation of Subdistrict 4 along Rosewood Avenue because these properties fall outside the boundaries of the URP. After the URB's deliberation on the NCCD, staff's analysis revealed that if properties within the newly created Subdistrict 4 are subject to their base zoning district, entitlements will be reduced for some properties. This does not align with the URB's intention with its original recommendation, therefore the URB is supportive of staff's recommendation that these properties remain in Subdistrict 1 and 2 (see attached maps).

**Vote**

For: Escobar, Pierce, Motwani, Tetey, Skidmore, Bradford

Against: None

Abstain: None

Absent: Watson

Attest: Laura Keating

*Laura Keating*

---



Staff Recommendation (supported by the URB)





Exhibit G: Additional Public Comment

and the Case Number and the contact person listed on the notice. Correspondence and information submitted to the City of Austin are subject to the Texas Public Information Act (Chapter 552) and may be published online.

**Case Number: C14-2021-0033**  
**Contact: Mark Walters, 512-974-7695**  
**Public Hearing: September 2, 2021, City Council**

Chris Curtis  
Your Name (please print)

☒ I am in favor  
☐ I object

800 Embassy Dr. Unit 306  
Your address(es) affected by this application (optional)

Chris Curtis 8-21-21  
Signature Date

Daytime Telephone (Optional): 620-617-8437

Comments: I am in favor of increased density and  
housing and commercial space.

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**

## PUBLIC HEARING INFORMATION

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However, in order to allow for mixed use development, the Council may add the MIXED USE (MU) COMBINING DISTRICT to certain commercial districts. The MU Combining District simply allows residential uses in addition to those uses already allowed in the seven commercial zoning districts. As a result, the MU Combining District allows the combination of office, retail, commercial, and residential uses within a single development.

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**Case Number: C14-2021-0033**

**Contact: Mark Walters, 512-974-7695**

**Public Hearing: September 2, 2021, City Council**

DERON MILLER

Your Name (please print)

860 EMBASSY DR. #605

Your address(es) affected by this application (optional)

[Signature]

Signature

☐ I am in favor  
☒ I object

8.22.2021

Date

Daytime Telephone (Optional):

904-612-1803

Comments:

YOU SHOULD ALL BE ASHAMED  
FOR TRYING TO CHANGE THE RULES TO  
BEND FOR MONEY. THE EAST SIDE  
IS ALL ON TAPE A SELLING OUT.  
I WILL BE CONTACTING KXAN TO  
INVESTIGATE.

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](mailto:mark.walters@austintexas.gov)



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**Case Number: C14-2021-0033**

**Contact: Mark Walters, 512-974-7695**

**Public Hearing: October 21, 2021, City Council**

*Anahra Beadles*

Your Name (please print)

*908 Catalpa*

Your address(es) affected by this application (optional)

*[Signature]*

Signature

☐ I am in favor  
☒ I object

*10/5/21*

Date

Daytime Telephone (Optional): \_\_\_\_\_

Comments: \_\_\_\_\_

City of Austin

OCT 13 2021

NHCD / AHFC

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City of Austin, Housing & Planning Department

**Mark Walters**

P. O. Box 1088, Austin, TX 78767

Or email to:

**mark.walters@austintexas.gov**

## PETITION

Date: 10/14/2021File Number: URP case and E 12th St NCCD caseC14-2021-0037

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.

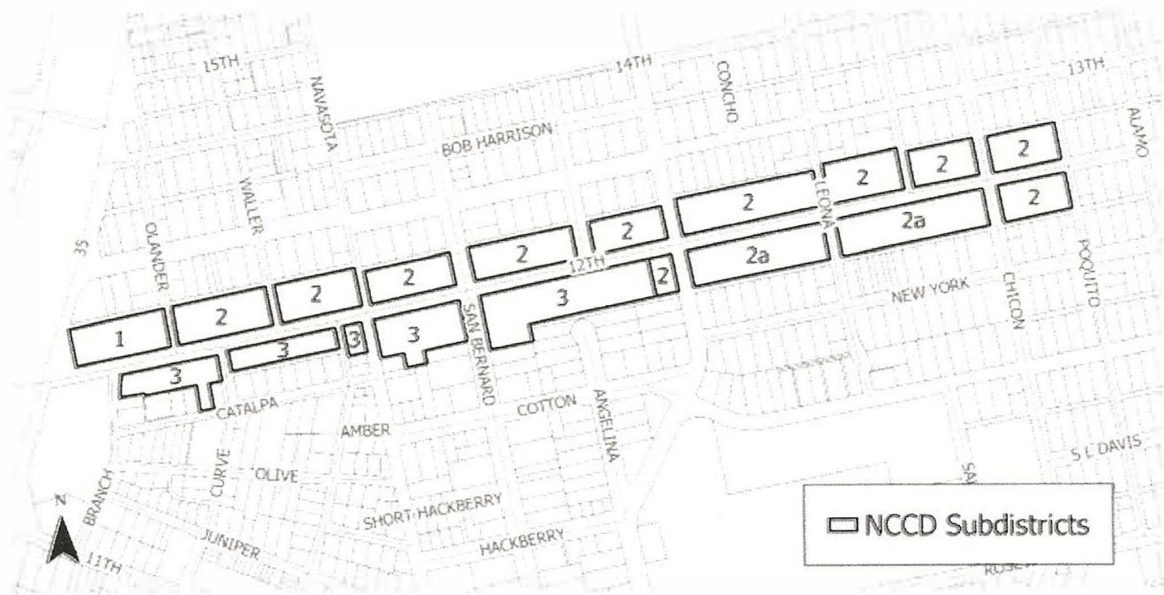
This petition is presented to invoke the protections in Section 25-2-284 of the City of Austin Land Development Code and Section 211.006 (d) of the Texas Local Government Code. I reserve my right to protest further changes as they are raised from the Austin City Council dais through third reading of any/all cases.

ADDRESS

1199 S. Bernard St  
1199 S Bernard St

Phone Number: \_\_\_\_\_

CURRENT EAST 12TH ST NCCD HEIGHT MAXIMUMS REFERRED TO IN NUMBER 1 ABOVE.



Subdistrict	Height (max.)
1	60 ft
2	50 ft
2a	35 ft
3	35 ft



**CURRENT EAST 12TH STREET NCCD USE PROHIBITIONS AND LIMITATIONS  
REFERRED TO IN NUMBERS 2 AND 3 ABOVE.**

**B. Prohibited Uses**

The following uses are prohibited in the East 12th Street NCCD. Those uses currently existing are allowed to continue as a legal non-conforming use as per the Land Development Code, section 25-2-941:

- |  |  |
|--|--|
| 1. Adult-Oriented Businesses               | 14. Drive Through Services as an accessory use to a restaurant |
| 2. Automotive Rental                       | 15. Equipment Repair Services                                  |
| 3. Automotive Repair                       | 16. Equipment Sales  |
| 4. Automotive Sales                        | 17. Exterminating Services                                     |
| 5. Automotive Washing                      | 18. Kennels  |
| 6. Bail Bond Services                      | 19. Liquor Sales   |
| 7. Campground                              | 20. Pawn Shop Services   |
| 8. Carriage Stable                         | 21. Outdoor Entertainment                                      |
| 9. Cocktail Lounge*                        | 22. Outdoor Recreation   |
| 10. Laundry Service                        | 23. Service Stations   |
| 11. Commercial Plasma Center               | 24. Telecommunication Tower (if sited on ground)               |
| 12. Convenience Storage                    | 25. Vehicle Storage  |
| 13. Drop-off recycling Collection Facility | 26. Veterinary Services  |

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

**D. Drive Through Uses**

Drive through uses are permitted as an accessory use to a permitted primary use with the following conditions

1. The primary use must provide service for pedestrians that does not require the pedestrian to stand or walk in the drive-through lane.
2. The maximum curb cut for a drive through accessory use must not exceed 30 feet.
3. Drive through uses are permitted to operate between the hours of 6:00 AM and 12:00 midnight.
4. A drive through automatic Teller Machine (ATM) operating between the hours of 12 midnight and 6.00 AM is a conditionally permitted use.
5. Drive through uses as an accessory use to a restaurant are prohibited.



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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)

*David E. Ramert*

Signature

☐ I am in favor  
☒ I object

10.4.21

Date

Daytime Telephone (Optional):

Comments:

NO MORE DENSITY!

City of Austin

OCT 08 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

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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)

1110 EAST 10TH STREET

Your address(es) affected by this application (optional)

David E. Ramert

Signature

☐ I am in favor  
☒ I object

10-4-21

Date

Daytime Telephone (Optional):

Comments:

We have already agreed  
to height and density.  
No New Changes!

City of Austin

OCT 08 2021

NHCD / AHFC

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Mark Walters

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Contact: Mark Walters, 512-974-7695

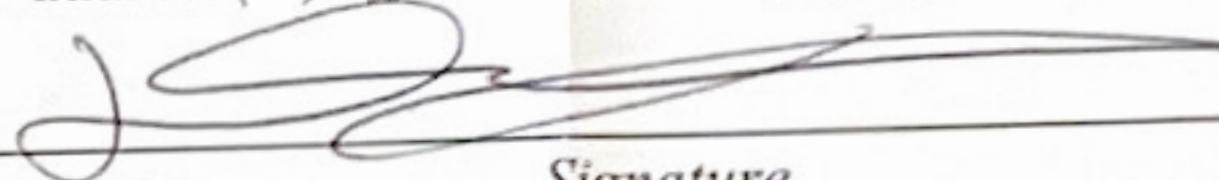
Public Hearing: October 21, 2021, City Council

David Scheinfeid

Your Name (please print)

1009 E. 9th St Austin, TX 78702

Your address(es) affected by this application (optional)



Signature

☐ I am in favor  
☒ I object

10/19/21

Date

Daytime Telephone (Optional):

Comments:

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](mailto:mark.walters@austintexas.gov)



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Case Number: C14-2021-0033

Contact: Mark Walters, 512-974-7695

Public Hearing: September 2, 2021, City Council

Cristina De La Fuente

Your Name (please print)

☐ I am in favor  
☒ I object

1208 E. 10th St Austin TX 78702

Your address(es) affected by this application (optional)

[Signature]

Signature

8/31/21

Date

Daytime Telephone (Optional): \_\_\_\_\_

Comments: I object to any changes to the E. 11th St NCCD and Urban Renewal Plan that increases allowable heights, increases allowable Floor to Area ratio, and makes hotel use a permitted use along the 1000-1200 blocks of E. 11th St and Rosewood Avenue. As a resident of E. 10th St (one block east of the State Cemetery), I strongly support development and revitalization that supports and does not threaten to obliterate the established neighborhood residential, civic, and religious uses.

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](mailto:mark.walters@austintexas.gov)