


# East 11<sup>th</sup> and 12<sup>th</sup> Street Development Strategy

  
Presentation by:  
Neighborhood Housing and Community Development  
April 2, 2012

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## Study Goal and Process

### Goal:

Provide a "road map" for implementation of revitalization

### Process:

- Review of Existing Conditions
- Stakeholder Outreach
- Identify Near-term Opportunities and Constraints
- Research and Recommend Methods for Moving Forward

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## Study Recommendations

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- Development Regulations
  - Infrastructure Needs
  - Retail and Commercial Development
  - Housing
  - Public Land Disposition
  - Parking
  - East 12<sup>th</sup> and Chicon

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## Development Regulations

- **Issues:**
  - Confusing overlap of multiple regulatory documents
  - Approval of projects that don't meet all documented regulations can require multiple steps, add years and cost
- **Strategies:**
  - Reconfirm or remove most restrictive requirements where they still exist
  - Update Urban Renewal Plan (URP) as a single document reflecting most current information
  - Create specific streetscape plans rather than complying with the general ones in Commercial Design Standards




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## East 11<sup>th</sup> and 12<sup>th</sup> Streets Urban Renewal Plan

- In November 1997, City Council declared the East 11th and 12th Street corridors project to be a slum and blighted area and designating this area appropriate for and urban renewal project.
- In January 1999, City Council adopted the East 11th and 12th Street Urban Renewal Plan (URP)-Revitalization Project that defines specific redevelopment projects and associated regulatory controls intended to assure quality, compatible, mixed-use development along these two corridors.

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## East 11<sup>th</sup> and 12<sup>th</sup> Streets Urban Renewal Plan

- The URP has been modified a total of five times, from 2001 – 2008, with a sixth modification pending
- In April 2005, Council adopted the 3<sup>rd</sup> modification to the URP
  - Modifications targeted mainly East 12<sup>th</sup> Street
  - Changes in permitted uses, building heights, parking requirements and added setback requirements
  - The Austin Revitalization Authority (ARA) worked closely with area businesses, property owners and adjacent neighborhood associations from June 2003-05, to come to a consensus.

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## **East 12<sup>th</sup> Street Neighborhood Conservation Combining District (NCCD)**

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- In February 2008, Council adopted a City initiated 12<sup>th</sup> Street NCCD
  - The NCCD for E. 12<sup>th</sup> Street modified provisions of the City's Land Development Code, customizing development standards to align them with the April 2005, Urban Renewal Plan modification.
  - Both the ARA and staff from the then City's Neighborhood Planning and Zoning Department held numerous community meetings since 2006, to reach a consensus.

[illegible]

**East 11<sup>th</sup> Streets Neighborhood Conservation  
Combining District (NCCD)**

**East 11th Street NCCD**  
NCCD Number: 014

Legend:

- East 11th Street
- East 12th Street
- East 13th Street
- East 14th Street
- East 15th Street
- East 16th Street
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### East 11<sup>th</sup> Street Neighborhood Conservation Combining District (NCCD)

- East 11<sup>th</sup> Street
  - East 11<sup>th</sup> Street NCCD adopted in June 1991 well before URP in 1999
  - NCCD and URP regulatory controls are inconsistent, in comparison to East 12<sup>th</sup> Street
  - Both documents have independently been modified numerous times

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### Next Steps

- March 19, 2012, Urban Renewal Board directed staff to:
  - Amend URP by removing references to ARA as it relates the URP modification process and/or redevelopment controls
  - Replace with current modification process
  - Provide opportunity for stakeholders to discuss concerns related to compatibility
  - Staff to seek, City initiated, NCCD modification (must open a zoning case file)

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### East 11<sup>th</sup> and 12<sup>th</sup> Streets Urban Renewal Plan – Modification Processes

Texas Local Government Code, Chapter 374.014	East 11 <sup>th</sup> and 12 <sup>th</sup> Street Urban Renewal Plan, 7.0.B	Current Modification Process
<ul style="list-style-type: none"> <li>• Urban Renewal Plan may be modified at any time.</li> <li>• If a proposed modification affects the street layout, land use, public utilities, zoning, if any, open space or density of the area, the modification may not be made until it is submitted to the planning commission and a report is made to City Council.</li> <li>• Planning Commission submits written recommendations within 30 days after the date the modification is received.</li> <li>• Upon receipt of the recommendations of modification City Council holds a public hearing.</li> <li>• If recommendations is not received within the 30 day period, City Council may hold the hearing without the recommendations.</li> </ul>	<ul style="list-style-type: none"> <li>• The ARA may recommend from time to time amendments to the URP.</li> <li>• Any recommendations by the ARA shall be submitted to the City Council in accordance with Chapter 374, Local Government Code.</li> <li>• The URA may make recommendations to the City Council concerning the requested amendments to the URP.</li> </ul>	<ul style="list-style-type: none"> <li>• Any one may submit an URP modification.</li> <li>• Once received by the City, the request is submitted to staff for the Planning Commission and the URA.</li> <li>• URA submits a written recommendation to City Council.</li> <li>• Planning Commission submits a written recommendation to City Council.</li> <li>• Upon receipt of both recommendations City Council holds public hearing related to the proposed modifications.</li> <li>• City Council considers proposed modifications.</li> </ul>

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QUESTIONS

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