

Project Summary/Staff Report

September 10, 2013

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Address: 1311 East 12th Street

Applicant/Agent: City of Austin

Owner: Four Springs Investments, LLC

Type of Amendment:

East 11th and 12th Street Urban Renewal Plan Modification (Eighth Modification)

Add "commercial and mixed-use" use to permitted uses for 1311 East 12th Street

Current Permitted Uses: Single Family/Office

Existing Zoning: SF3-NCCD-NP

Proposed Rezoning: LR-MU-NCCD-NP

Lot Size: 0.2703 Acres (11,775 s.f.)

Urban Renewal Plan Adoption Date: January 25, 1999

Urban Renewal Agency of the City of Austin (URA) Recommendation: Approved on August 19, 2013

Planning Commission Recommendation: Pending

Staff Recommendation: Staff recommends the granting of the additional permitted use of commercial and mixed-use

Basis for Staff Recommendation: Staff recommends the granting of the additional permitted use of commercial use to further support the East 11th and 12th Streets Redevelopment activity. Granting this use will allow the businesses zoning to be in line with adjacent property zoning.

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