

ORDINANCE NO. 910620-C

AN ORDINANCE ORDERING A REZONING AND CHANGING THE ZONING MAP ACCOMPANYING CHAPTER 13-2 (LAND USE) OF THE AUSTIN CITY CODE OF 1981 TO ESTABLISH AN EAST 11TH STREET NEIGHBORHOOD CONSERVATION COMBINING DISTRICT WITHIN THE BOUNDARIES DEFINED BY THIS ORDINANCE; MODIFYING CERTAIN BASE DISTRICT USE, SITE DEVELOPMENT, AND PROCEDURAL REGULATIONS FOR PROPERTY INCLUDED IN THE EAST 11TH STREET NEIGHBORHOOD CONSERVATION COMBINING DISTRICT; CONTAINING OTHER PROVISIONS RELATING TO THE FOREGOING SUBJECT; PROVIDING FOR SEVERABILITY; WAIVING THE REQUIREMENT OF SEC. 2-2-3 OF THE AUSTIN CITY CODE OF 1981 THAT ORDINANCES BE READ ON THREE SEPARATE DAYS; AND PROVIDING AN EFFECTIVE DATE.

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF AUSTIN:

PART 1. The City Council finds that an application has been submitted by the neighborhood organization and the owners of certain property located in the East 11th Street neighborhood to establish a Neighborhood Conservation Combining District ("NCCD") in accordance with and pursuant to applicable provisions of the Land Development Code; a Neighborhood Plan has been filed with the Director of the Department of Planning and Development; all required public hearings have been held and notices given as required by law; the recommendation of the Planning Commission has been duly considered; and the creation of an NCCD in the East 11th Street area is in the public interest and will benefit the property owners and residents of the neighborhood and the City.

PART 2. The East 11th Street Neighborhood Conservation Combining District (the "East 11th Street NCCD") is established, with its boundaries as shown on the maps attached and incorporated into this ordinance as Exhibit "A". The Zoning Map accompanying Chapter 13-2 (Land Use) of the Austin City Code of 1981 and made a part thereof is amended to establish the East 11th Street NCCD in combination with the base zoning district previously established and existing for each property within the East 11th Street NCCD.

PART 3. The use and development of property located within the East 11th Street NCCD shall conform with the use and site development regulations established by the applicable base zoning district and all other applicable regulations established by the Land Development Code, as such regulations may be modified by the NCCD regulations set forth in PART 4 of this ordinance.

PART 4. (a) The applicable provisions of Title XIII (Land Development Code) of the Austin City Code of 1981 are modified in the East 11th Street NCCD in accordance with the subparagraphs of this PART 4.

(b) The Neighborhood Plan which is attached as Exhibit "B" is incorporated herein by reference. Section VIII of the Neighborhood Plan, which is entitled "Modifications of the Land Development Code" and located at pages 12 through 26, and Attachments 14, 15, 16, 17 and 18 are adopted as modifications of the Land Development Code and are controlling within the East 11th Street NCCD. The balance of the Neighborhood Plan is for historical, informational, and advisory purposes only.

(c) A qualified archaeologist, provided by the property owner, shall be on-site during excavation

within Subdistrict 3. The archaeologist shall identify and document significant artifacts which are discovered and provide a report on the findings to the Historic Landmark Commission.

PART 5. If any provision, section, subsection, sentence, clause, or phrase of this ordinance, or the application of same to any person, property, or set of circumstances is for any reason held to be unconstitutional, void, or otherwise invalid, the validity of the remaining portions of this ordinance shall not be affected by such invalidity, it being the intent of the City Council in adopting this ordinance that no portion or provision of this ordinance shall become inoperative or fail by reason of the invalidity of any other portion or provision of this ordinance; and all provisions of this ordinance are declared to be severable for that purpose.

PART 6. The requirement of Sec. 2-2-3 of the Austin City Code of 1981 that this ordinance be read on three separate days is waived by the affirmative vote or five members of the City Council to pass this ordinance through more than one reading on a single vote.

PART 7. This ordinance shall be effective ten days after the date of its final passage.

PASSED AND APPROVED:

June 20

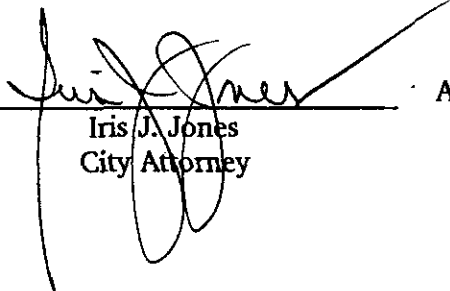
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Bruce Todd
Mayor

APPROVED:



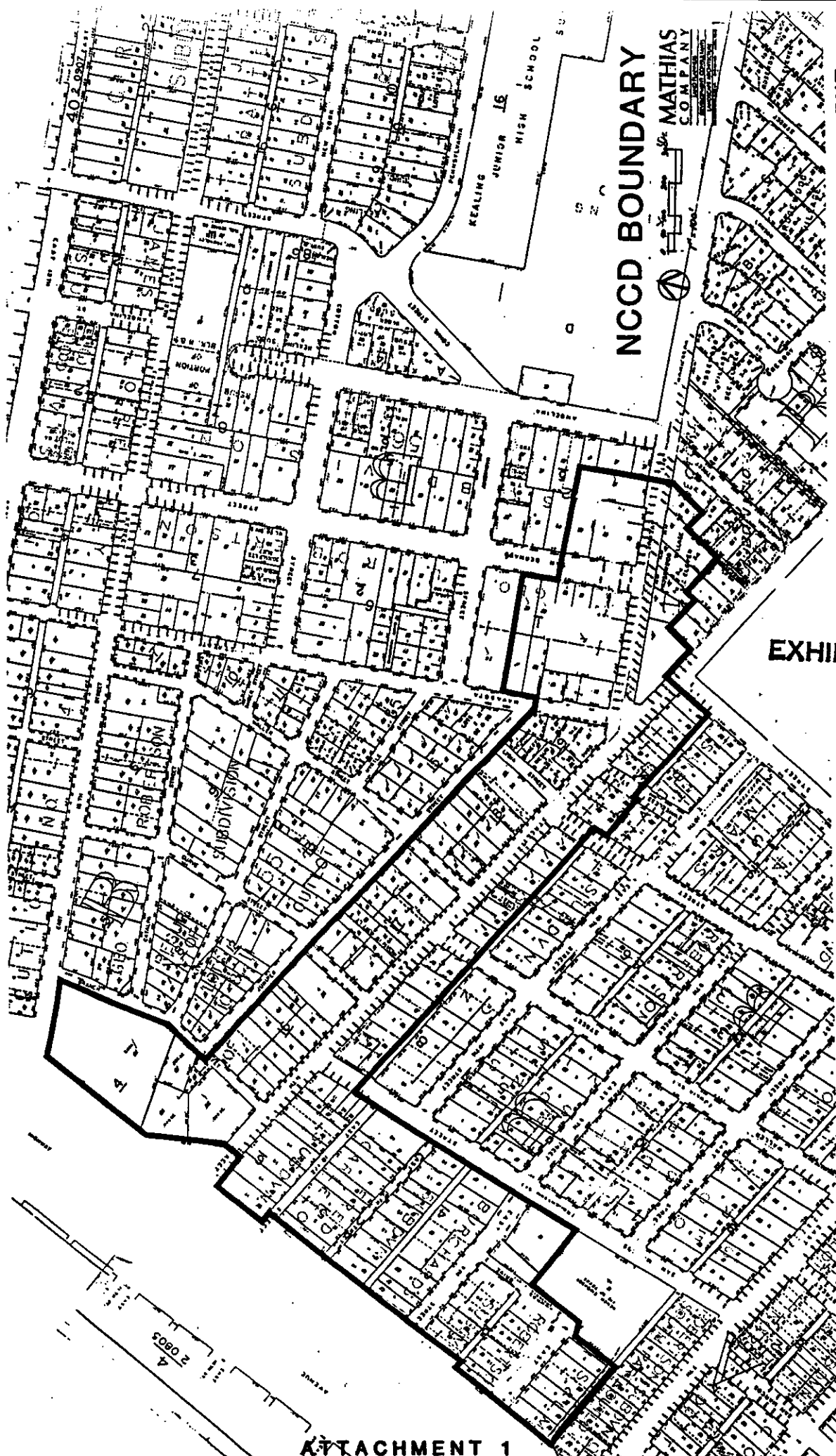
Iris J. Jones
City Attorney

ATTEST:



James E. Aldridge
City Clerk

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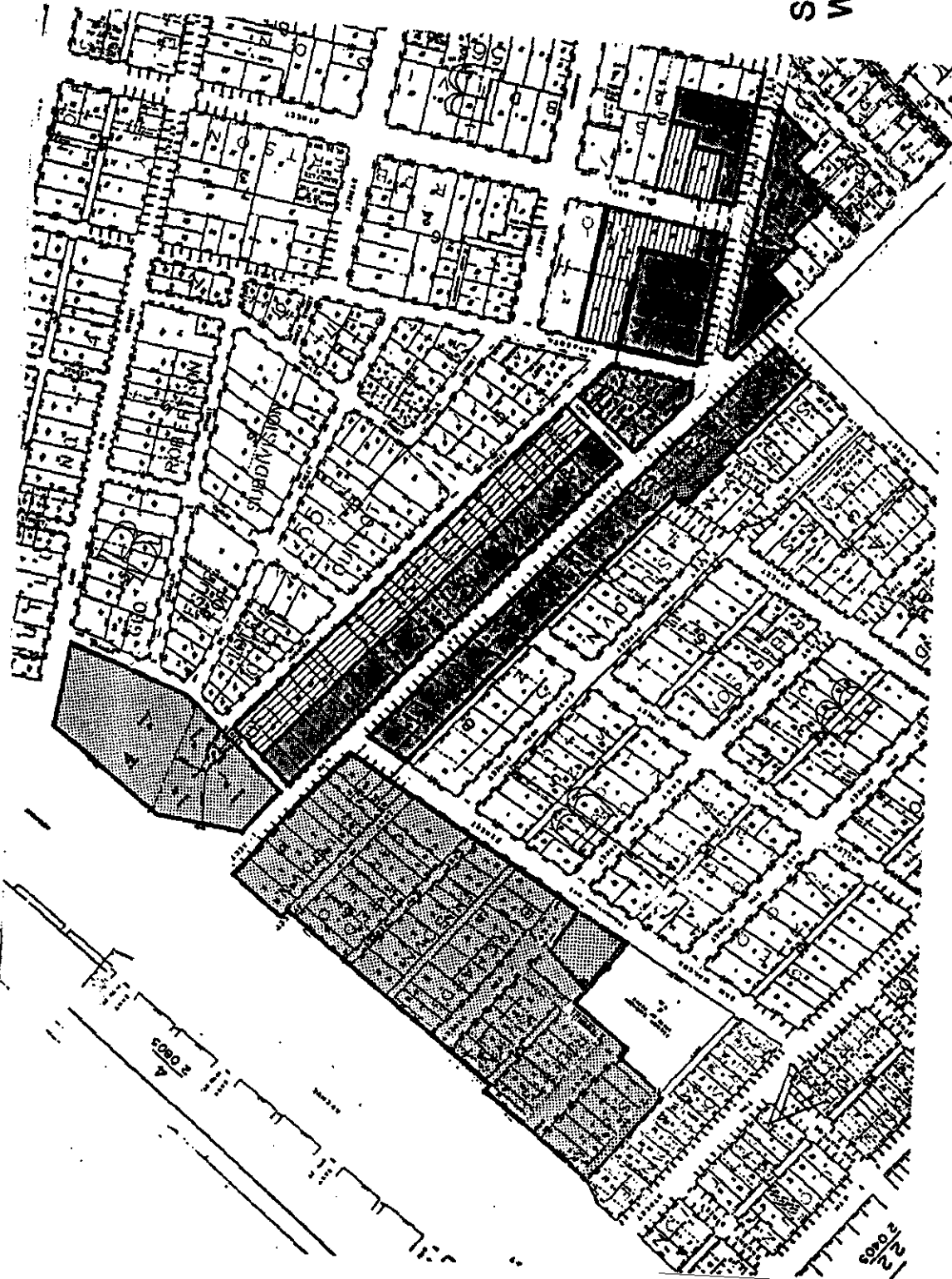
NCCD BOUNDARY

MATHIAS
COMPANY

ATTACHMENT 1

EXHIBIT "A"

ATTACHMENT 1



SUB DISTRICT 1

SUB DISTRICT 2

SUB DISTRICT 3

SUB DISTRICT BOUNDARIES WITHIN THE NCCD

MATHIAS ATTACHMENT 13
COMPANY

1000 TOWN
DEVELOPMENT COMPANY
1000 TOWN
1000 TOWN
1000 TOWN

EXHIBIT "B"

EAST 11TH STREET NEIGHBORHOOD CONSERVATION COMBINING DISTRICT

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Land Development Consultants
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PREPARED FOR: East 11th Street Village Association, Inc.
Reverend Freddie B. Dixon, Sr., President
1160 San Bernard Street
Austin, Texas 78702

1 EAST 11TH STREET REDEVELOPMENT
2 Neighborhood Conservation Combining District

3 Specific Ordinance Recommendations for the
4 East 11th Street Mixed Use District

5 An Overlay Zoning District

6 I. DESCRIPTION OF AREA

7 Background

8 In 1848, Dr. Joseph W. Robertson purchased the French Legation
9 property and surrounding acreage including the East 11th Street
10 area in East Austin. The French Legation, dating from the 1840's,
11 is the oldest documented building in Austin.

12 Commercial uses were first established along East 11th Street,
13 then known as Mesquite Street, during the early 1870's. Sixty
14 years later, in 1931, the City of Austin adopted its first zoning
15 ordinance. At that time, in recognition of its traditional
16 character, commercial zoning was established along the East 11th
17 Street corridor. In subsequent years, some expansion of that
18 original zoning occurred.

19 Since the early 1900's, the area was the heart of the Black
20 community with a social, religious, and entertainment center that
21 attracted a cross-section of people. In more recent years,
22 however, the Corridor has shown the effects of age and neglect.
23 As a result, significant efforts toward business revitalization
24 have taken place during the past decade, but with few positive
25 results. Most commercial, professional, and social services with
26 corresponding jobs have left the area.

27 Adjacent to the Corridor to the east, the historic Anderson High
28 School has been rebuilt as the new Kealing Junior High School,
29 with model academic programs attracting students from throughout
30 the City. The Carver Library and the Carver Museum are also
31 situated on the eastern boundary. Adjacent to the Corridor to the
32 west is Interstate 35, the State Capitol complex, and the Central
33 Business District. Adjacent to the Corridor to the north and
34 south are residential areas and other commercial corridors (East
35 6th, 7th, and 12th Streets). In close proximity are Huston-
36 Tillotson College, the University of Texas, and several
37 established churches.

38 In a renewed effort to address the problems of both East 11th and
39 12th Street areas, a comprehensive initiative by several business
40 and community groups, with the assistance of the City of Austin,

1 is in progress. This initiative, known as Operation Impact, is
2 presently involved in several short and long term efforts
3 concerning crime, housing, economic development programs,
4 physical improvements, and development regulations. Considerable
5 resources have been allocated from both the public and private
6 sectors to accomplish the revitalization goals of Operation
7 Impact. This document is a part of the overall strategy, and is
8 intended to resolve problems associated with development
9 regulations within the East 11th Street corridor.

10 NCCD DISTRICT

11 Because much of the East 11th Street Business District was
12 developed prior to existing zoning regulations, a number of
13 regulatory obstacles stand in the way of revitalization. In
14 addition, the lack of private investment within this area has
15 prompted the need to provide development incentives to the
16 private sector to locate within this area. The city's suburban-
17 style zoning code is not easily adaptable to an older central
18 city mixed use situation. Several land use and zoning studies
19 have been performed in the East Austin community, beginning with
20 the Robertson Hill Study of 1980, in an attempt to address the
21 redevelopment of the corridor and to stimulate growth in this
22 area. Many of the goals and objectives of these studies have been
23 included in this NCCD application.

24 The NCCD was first recommended for this area in the Master Urban
25 Design Plan which was adopted by the City Council in 1984. This
26 NCCD is consistent with the goals adopted in the Master Urban
27 Design Plan, including increased density for the property along
28 IH-35, a unified streetscape program, transit facilities, and
29 community parking lots. It was again suggested as the most
30 appropriate method by the major project review team of the Office
31 of Land Development Services in 1986, upon reviewing a request by
32 the East 11th Street Village Association for a special zoning
33 district. The R/UDAT study recently completed also supports this
34 NCCD concept.

35 The District includes the East 11th Street/Rosewood Avenue
36 commercial corridor from Interstate 35 to Angelina Street and
37 adjacent properties. The proposed boundaries were determined by a
38 consensus of property owners who expressed a desire to be
39 included in the District (see Attachment 1).

40 GOALS

41 The goal of this NCCD document is to create a unified land
42 development policy tailored to the redevelopment of the blighted,
43 economically depressed East 11th Street Business District, and to
44 encourage new commercial development of the existing vacant eight
45 acre parcel fronting IH-35 at East 11th Street, by allowing a

1 high intensity use. The purpose of this District is to establish
2 the economic infrastructure within a specifically defined
3 corridor to encourage investment in East Austin (see Attachment
4 2).

5 By encouraging mixed use development along the commercial
6 corridor and increased density along IH-35, more people
7 representing an economic mix will be able to live and work in the
8 District. This expanded mix will provide a base that will support
9 community self-development. Substantial new investment in the
10 District will reduce unemployment in the immediate area,
11 stabilize adjacent residential neighborhoods, reduce crime,
12 provide the much needed services for the area residents, and
13 reverse the existing trend of economic migration. This proposed
14 NCCD will help achieve this goal by modifying or providing
15 alternative site development regulations that will permit
16 redevelopment and encourage new development. This will be
17 accomplished by providing more intense development along the
18 District's downtown interface.

19 OBJECTIVES

20 This NCCD will provide a clearly defined boundary separating
21 residential and commercial use of properties. This effort will
22 permit long term residential planning utilizing the necessary
23 economic and service capacity of the District, without actually
24 competing with the commercial elements.

25 This District will promote the development of the public
26 infrastructure necessary for community revitalization to occur in
27 central East Austin. This NCCD integrates the financial, design,
28 and security elements proposed by the more intense sub-district
29 3, to accommodate the redevelopment needs of the less intense
30 neighborhood perimeter of the District.

31 This NCCD will preserve and maximize the use of public and quasi-
32 public historical facilities within and adjacent to the District.
33 Increased public access to these facilities, by way of private
34 investment into the District, will promote new investment into
35 the preservation of existing historical sites within central East
36 Austin.

37 This District will provide a unified landscape and corridor
38 beautification plan, maximizing the use of existing land area
39 through community parking facilities, and encouraging pedestrian
40 use within the District.

41 This NCCD will provide a base for minority and small business
42 development utilizing community and private sector initiatives.
43 Training and long term employment opportunities provided by the
44 investment within the District will establish the District as one

1 of Austin's top ten job sources. One of the major goals and
2 objectives of this NCCD is to create opportunity within the
3 District that will positively impact the residents within and
4 adjacent to the NCCD. Equal opportunity initiatives within the
5 District will be reflected in all projects and activities which
6 will benefit from the association, government, or community
7 programs. Measurable opportunities for minorities will be
8 encouraged in all redevelopment efforts within the District
9 through participation in the District's workforce and businesses.

10 IMPLEMENTATION OF GOALS & OBJECTIVES

11 Implementing the goals and objectives of this NCCD is a process
12 that was begun five years ago. Following numerous meetings with
13 neighborhood members, local businesses, property owners, and
14 developers, a partnership was formed to plan and implement the
15 goals of this NCCD.

16 A minority task force has been established by the E. 11th Street
17 Village Association, property owners within the District, and
18 major institutions within the area to identify and secure all
19 equal opportunity benefits from development within the District.
20 This task force will procure a written agreement with the
21 businesses and developers who choose to locate within the
22 District (see Attachment 22).

23 The resources which have been committed to begin the planning of
24 this area demonstrate an unprecedented effort which has already
25 received national attention as an innovative and dynamic approach
26 to resolving inner city problems that all previous efforts have
27 failed to do. The East Austin Economic Development Corporation, a
28 corridor based nonprofit corporation, has been funded by Ebenezer
29 Baptist Church, the Ford Foundation, and Bennett Properties, the
30 developer of property within sub-district 3. The Corporation is
31 in the process of planning and facilitating the goals of this
32 District. This effort is being coordinated with the City of
33 Austin, the East 11th Street Village Association, Bennett
34 Properties, and other property owners in the area. Site plans and
35 cost projections are currently being prepared to develop the
36 necessary community facilities to support stabilization of the
37 area. The plan includes conversion of some private property to
38 public and quasi public use for parking, day care facilities,
39 recreational uses, and other community facilities.

40 As a part of the Corporation's work plan, the anticipated
41 economic impacts generated by sub-district 3 are being directed
42 back to the Corridor and the central East Austin residents.

COMMUNITY CONTEXT

Because of the ability of commercial projects to generate private capital infusion into the Corridor, the development of commercial projects should be encouraged. The projects are expected to respect the existing community context and not detract from the viability of adjacent residential neighborhoods. This NCCD proposes a concentrated commercial corridor which will serve the adjacent residential areas and satisfy the demand for commercial services as identified in demographic and economic studies performed for the central East Austin community. The properties within sub-district 3 are intended to be of much higher density than the remainder of the Corridor in order to provide a strong economic base for the East Austin community. By placing all of the commercial service demands within a concentrated area, the need for additional commercial uses scattered throughout the existing residential neighborhoods will be reduced or eliminated altogether. In fact, the addition of viable commercial uses within East Austin should create a demand for housing and encourage the expansion of residential development.

The intent of this NCCD is to establish a concise and consistent method of evaluation for new projects. These basic concepts should be used to evaluate a design or development proposal. This NCCD is intended to foster broad goals for redevelopment of the area. The goals describe the criteria by which all development will be judged.

LIMITED DENSIFICATION

The East 11th Street Business District is seen as an area which allows a transition from the dense urban core to the residential communities on the periphery of the Central Business District. This area is perceived as a Downtown Mixed Use zone (DMU) in the context of a contained commercial corridor as described by the NCCD boundaries.

Projects which foster a managed increase in density, commensurate with the transitional qualities of a mixed use transitional zone, will be given a favorable review. Higher densities and building heights shall be permitted along IH-35 as an interface with downtown development. The desire for increased commercial density is intended to adequately serve the existing residential neighborhoods and will be designed to transition to a residential scale at the commercial/residential interface. This rationale allows for more people to live and work in the revitalization area, which will allow the survival of existing businesses and foster the development of new businesses which are both economically feasible and viable.

1 CONCENTRATION OF MIXED-USE AND COMMERCIAL ACTIVITY

2 The District is perceived as an area in which to concentrate the
3 non-residential activity within the community. Notwithstanding an
4 emphasis on mixed use activities, the boundaries of the District
5 and the commercial area as developed in the Commercial Corridor
6 Plans of 1984, are the limits of commercial activity that should
7 be allowed in the immediate neighborhood.

8 MIXED USE

9 The revitalization area is conceived as a mixed use commercial
10 district.

11 PEDESTRIAN USE

12 Pedestrian use of the area should be encouraged. Projects which
13 are inviting to the pedestrian will be favored over those that
14 are not. Uses should encourage day and evening commercial and
15 retail businesses. In other words, the District would strive to
16 be a working neighborhood, a place to live, work, and provide
17 recreation. Pedestrian amenities within the District, including
18 sidewalks, will be jointly provided by the public and private
19 sector through a proposed streetscape program.

20 TRANSPORTATION

21 The development of a project site should provide easy access to
22 the facilities by pedestrians, managed access by motorists, and
23 encourage use of public transportation. The traffic impacts on
24 adjacent residential areas by motorists and public transportation
25 should be minimized. A project will be reviewed on the basis of
26 how well the traffic impacts are addressed.

27 II. DESCRIPTION OF THE NEIGHBORHOOD ASSOCIATION

28 The East 11th Street Village Association, Inc. was first
29 organized in 1986 and is comprised of over 50 members (counting
30 civic and religious groups as a single member). Membership
31 includes property owners, business owners and residents. The
32 boundaries of representation include an area approximately 200
33 feet beyond the boundaries of the NCCD (see Attachment 3).

34 Attachment 4 lists the Officers and Board of Directors of the
35 East 11th Street Village Association. The designated contact
36 person is Reverend Freddie B. Dixon, Sr., 1164 San Bernard
37 Street, Austin, TX 78701, Telephone: (512) 478-7007.

1 III. SIZE AND COMPOSITION OF DISTRICT

2 The study area encompasses approximately 30 acres and is
3 comprised of approximately 128 properties.

4 IV. INFRASTRUCTURE

5 This proposed District is within one of the oldest parts of
6 Austin. As a result, it is doubtful that the majority of the
7 existing infrastructure of this area is adequate to meet the
8 needs of any development or redevelopment effort. New and more
9 stringent development regulations have been adopted since this
10 area was developed. The property owners within this District have
11 requested the City's assistance in determining the costs and
12 needs of the area infrastructure. The City Utility Departments
13 and the property owners within the District are working together
14 to address the expected needs and growth within the District.
15 Several financing options, including privately generated capital,
16 are being explored which will provide the necessary funding for
17 these improvements.

18 WATER

19 The area falls within the Central Pressure Zone of the City's
20 water distribution network and is served by the Green Water
21 Treatment Plant. Since the East-11th Street corridor is among
22 the older and more established parts of Austin, existing
23 waterlines are limited to 6-inch mains which will not be adequate
24 to meet current fire protection requirements. With the expected
25 increase in water demand with the redevelopment of the District,
26 the extension of a major transmission and distribution line along
27 E. 11th Street will be necessary.

28 WASTEWATER

29 The existing wastewater collection system does not show evidence
30 of overloading, but the anticipated build-out of the District
31 will probably require system improvements. In addition, the
32 physical condition of the lines are in question.

33 DRAINAGE

34 The study area is located within an Urban Watershed. While East
35 Austin is characterized by extensive floodplains, such as Boggy
36 Creek, the immediate study area is not within any defined 100
37 year floodplain.

38 The study area is an older section of the City with many outdated
39 and substandard drainage systems. Undersized or outdated drainage
40 structures often lead to clogged inlets and pipes and contribute
41 to the accumulation of trash and leaves in the storm sewer

1 system. Further study will be required to determine the need for
2 system improvements.

3 V. TRANSPORTATION

4 Vehicular access within the corridor is provided by Interstate
5 35, East 11th Street (60 ft. ROW), side streets perpendicular or
6 parallel to East 11th Street (30-60 ft. ROW), and alleys (20 ft.
7 ROW). Pedestrian circulation is limited, with the sidewalks
8 narrow and only on some streets.

9 Transit services are currently available by a Capital Metro bus
10 route along East 11th Street and Rosewood Avenue. Dillo service
11 is not regularly available at this time. Existing Dillo and
12 regular bus routes are shown in Attachments 5 and 6. The Downtown
13 Transit Improvement Program study was completed by Capital Metro
14 in April 1989, and recommends improvements to the East 11th
15 Street transit system (see Attachment 7).

16 The East 11th Street/Rosewood Avenue Corridor, anchored by
17 Interstate 35 on the west and by Carver Library and Kealing
18 Junior High School on the east, currently experiences some
19 congestion. Parking along both sides of East 11th Street reduces
20 traffic flow to one lane in each direction. Bus stops and left
21 turn movements occasionally stop traffic flow entirely in one
22 direction. Parking vehicles also obstruct visibility, thereby
23 creating some safety hazards for vehicles entering East 11th
24 Street.

25 City acquisition of additional right-of-way as a solution to
26 traffic congestion poses some problems. Several historic
27 structures are very near the front property line and preclude
28 future right-of-way unless the structures are moved. Major
29 electric lines are located in the north right-of-way and their
30 relocation would be costly. Finally, there are multiple property
31 ownerships, and any condemnation process by the City would be
32 unpopular, costly, and time consuming.

33 Side streets, particularly those with sixty feet of right-of-way,
34 appear adequate and should not be expanded. Interstate Highway 35
35 is under study by the State Highway Department. Property owners
36 within the District are working closely with the SDHPT to
37 determine the effects of the improvements on the proposed
38 District, as well as individual properties. There are no
39 indications or plans at this time which would prevent access,
40 directly or indirectly, to properties within the District. Right-
41 of-way requirements will be addressed by the SDHPT when specific
42 design plans are complete.

43 With the possible exception of the freeway, it is recommended
44 that no additional right-of-way be dedicated or required within

1 the East 11th Street corridor. An amendment to the Austin
2 Metropolitan Area Roadway Plan is recommended to delete the
3 right-of-way dedication requirement along East 11th Street and
4 Rosewood Avenue, with the exception of that portion between
5 Interstate 35 and San Marcos Street, which will probably be
6 expanded to accommodate exclusive turn lanes.

7 There are, however, a number of specific proposals within this
8 NCCD which address circulation and enhance traffic flow as
9 redevelopment occurs:

10 1. VEHICULAR TRAFFIC AND PARKING

- 11 a. Acquire and improve (with previously allocated and tar-
12 geted city funds) off-street parking facilities within the
13 East 11th Street corridor for use as remote parking. Two
14 sites with access to East 11th Street, Waller Street, and
15 Juniper Street have been identified for the construction
16 of community parking lots. One of these facilities is now
17 complete and a contract to purchase the second facility is
18 being negotiated. Combined, the two parking lots can
19 accommodate approximately 90 cars (see Attachment 8).
- 20 b. Identify and encourage shared use of existing off-street
21 parking within the Corridor.
- 22 c. The higher densities permitted within sub-district 3 will
23 provide community parking spaces along the periphery of
24 the District for use by others within the District
25 requiring off-street remote parking. This proposal will
26 reduce the amount of vehicular traffic within the Corridor
27 and encourage transit and pedestrian use.
- 28 d. Phase out on-street parking along East 11th Street as
29 replacement parking becomes available. Phase out existing
30 curb-cuts as they are no longer needed.
- 31 e. Require surface parking behind structures along East 11th
32 Street for new developments and maintain alley access,
33 where possible. Require servicing and access from the
34 alley for new and existing developments, where possible.
35 Property owners within the District have requested that
36 TPSD identify alley improvements and costs necessary to
37 accommodate alley access. The City of Austin should assist
38 in the cost of improving all substandard alleys. New
39 developments are defined as any project which does not
40 utilize an existing structure.
- 41 f. All traffic signals in the area should be put on uniformly
42 sized and shaped poles. They should provide for both
43 pedestrian and vehicular control.

1 2. TRANSIT

- 2 a. The higher densities permitted within sub-district 3 will
3 provide for an efficient transit system which will further
4 reduce the amount of vehicular traffic along the Corridor
5 and further encourage pedestrian use. As mentioned
6 earlier, Capital Metro is currently studying the future
7 projected needs and transit improvements for this area.
8 Dillo routes are nearby (11th at Red River) and the
9 Corridor could easily be serviced as the need arises.

10 3. PEDESTRIAN

- 11 a. Modify site development regulation as outlined in this
12 NCCD as an incentive for enhanced pedestrian/landscaping
13 features along the front of and/or within any new
14 development or renovation.

15 The above recommendations, if implemented and coordinated
16 properly, could substantially improve all aspects of
17 circulation within the Corridor, would accommodate
18 redevelopment, and could be accomplished with little or no
19 cost to the City of Austin.

20 VI. EXISTING ZONING

21 Commercial zoning along the Corridor was originally adopted with
22 the first zoning map in 1931. As the zoning ordinance was amended
23 in subsequent years to include a specific designation for uses
24 serving alcoholic beverages, numerous properties were intensified
25 to allow that use. Classification allowing office and retail uses
26 were also established on properties in the area (see Attachment
27 9).

28 In 1981 and 1982, the neighborhoods to the north and south were
29 the subject of zoning rollback studies. Some residentially used
30 properties were down-zoned to be consistent with their uses,
31 while other properties retained commercial zoning. The East 11th
32 Street commercial corridor was excluded from any down-zoning
33 efforts. Some of the properties located within this NCCD are also
34 included within the boundaries of the Blackshear Urban Renewal
35 Plan and the Kealing Urban Renewal Plan. These properties will
36 either be consistent with the uses restricted by the applicable
37 Urban Renewal Plan, or an amendment to those plans will be
38 required prior to site plan approval.

39 No illegal nonconforming uses exist within the District at the
40 time the attached land use survey was prepared. The single family
41 residential uses fronting East 11th Street are inconsistent with
42 the majority of the uses in the area. Single family uses fronting
43 Interstate 35 are inconsistent with the city's policy concerning

1 zoning on tracts with highway frontage and are inappropriate. Two
2 Capitol View Corridors originate from within the District, and
3 will supersede any provisions of this NCCD (see Attachment 10).

4 VII. EXISTING LAND USES

5 Within the study area, approximately 33% of the land is vacant,
6 33% consists of deteriorated structures (some vacant, some
7 occupied), and approximately 33% consists of stable and viable
8 uses (mainly church, historic, and civic uses). An existing land
9 use map is included as Attachment 11. Also included, as
10 Attachment 12, is data on existing structures from the City's
11 "cultural survey" library.

12 VIII. MODIFICATIONS TO THE LAND DEVELOPMENT CODE

13 The East 11th Street area is an urban business corridor which was
14 developed prior to existing development regulations and prior to
15 the construction of IH-35. This Corridor abuts IH-35, lies
16 between parallel commercial corridors to the north and south, and
17 contains many businesses which were established on small lots
18 with no off-street parking.

19 Current development ordinances typically require extensive and
20 costly revision to existing business structures and sites,
21 inhibiting efficient and adaptive reuse of these properties.
22 Vertical mixed uses are not addressed adequately. In addition,
23 the limited available space and flexibility inhibits
24 redevelopment to more appropriate land uses. In an effort to
25 address some of the current problems of redevelopment within the
26 East 11th Street corridor, the following regulations are
27 proposed:

28 1. DEFINITIONS

- 29 a. Community Parking Space - A community parking space is
30 defined as a parking space provided by a public or private
31 entity in excess of the normal requirement, which is made
32 available to other business uses within the District as
33 remote parking. The project owners shall execute a parking
34 agreement at the time of project permit application. No
35 modifications would be allowed to the parking agreement
36 that would reduce the number of spaces allocated to a
37 particular use under a shared parking agreement.

38 Several opportunities are currently being explored,
39 including privately generated capital, in an effort to
40 provide additional community parking spaces for projects
41 within this District. The responsibility of allocating and
42 maintaining the community parking spaces will be

determined at a later date, under a separate agreement,
and in concurrence with the appropriate City entity.

2. SUBDISTRICTS

Within this proposed East 11th Street NCCD, subdistricts shall be defined as follows (see Attachment 13):

Sub-district 1: Generally sites oriented to East 11th Street and Rosewood Avenue, excluding sites with direct access to Interstate Highway 35.

Sub-district 2: Generally sites not oriented or having direct access to East 11th Street, Rosewood Avenue or Interstate Highway 35.

Sub-district 3: Sites oriented toward or having direct access to Interstate Highway 35.

3. PARKING

a. Existing structures being remodeled or repaired for the same use shall be exempt from providing additional parking under the current non-complying provisions of the LDC. Additional parking shall only be required for the expansion of floor area, or changes in the use of existing floor area. The required additional parking shall be provided on-site to the extent that it is available. Assuming there is not sufficient land area to provide the required additional parking on-site, the owner of the use shall be permitted to enter into a parking agreement for the necessary off-site remote parking. The agreement shall be made with either the manager of a public parking space(s), or privately owned and improved parking spaces. In any case, the combined number of off-site remote spaces, and off-street parking spaces provided on-site shall not be less than 80% of ordinance requirements.

b. All community parking facilities available for a use located within the District shall also be located within the District. As mentioned earlier, two sites along East 11th Street have been acquired for off-site accessory parking, and others are being considered at this time. Public and private funds will be used to acquire and construct these off-site parking facilities. One of the objectives of this NCCD is to limit the amount of vehicular traffic on East 11th Street and to encourage pedestrian traffic.

- 1 c. Phase out on-street parking on East 11th Street and
2 Rosewood Avenue as new developments and parking associated
3 and pledged to the development becomes available.
- 4 d. There shall be visual screening of open parking garages
5 along residential street frontages. Methods of screening
6 shall include landscaping, masonry walls, decorative
7 fencing, or other architectural or landscape features.
- 8 e. Sites developed exclusively for enclosed parking garages
9 adjacent to East 11th Street and Rosewood Avenue. having
10 more than one level, must provide commercially leasable
11 space at the street level.
- 12 f. Off-street parking requirements shall be based on the
13 lesser of 80% of that required by the appropriate schedule
14 in the LDC or as calculated by existing shared parking
15 provisions of the current LDC.
- 16 g. No designated off-street loading space shall be required
17 for a project located within sub-districts 1 and 2 unless
18 there is sufficient area available on-site. Loading and
19 unloading shall be permitted from an adjacent alley or
20 from anywhere within the project's parking area. Project's
21 which are not able to provide an off-street loading area
22 on-site shall be required to restrict any such activity to
23 off-peak hours.

24 4. RIGHT-OF-WAY REQUIREMENTS

- 25 a. No additional right-of-way shall be required for any
26 streets located within or adjacent to the NCCD boundaries,
27 unless additional pavement is necessary and cannot be
28 accomodated within the existing right-of-way. In addition,
29 no waivers or variances from the right-of-way ordinance
30 will be required.
- 31 b. Amend Austin Metropolitan Area Roadway Plan to reflect
32 existing roadway and right-of-way widths for East Eleventh
33 Street and Rosewood Avenue, with the exception of the
34 portion of E. 11th Street between IH-35 and San Marcos
35 Street.

36 5. PERMITTED USES

- 37 a. Sub-district 1 (Attachment 14)
38 b. Sub-district 2 (Attachment 15)
39 c. Sub-district 3 (Attachment 16)
40 d. Those properties which are located within the Kealing and
41 Blackshear Urban Renewal Plans shall be restricted to the
42 uses designated within those plans. Any proposed use which
43

1 is inconsistent with the permitted uses of those Urban
Renewal Plans shall require an amendment to the applicable
Urban Renewal Plan prior to site plan approval.

4 6. SITE DEVELOPMENT REGULATIONS

5 The current site development regulations in the LDC shall be
6 waived in lieu of the following. These site development
7 regulations shall apply to all lots located within this NCCD.
8 A developer would be eligible for an administrative waiver if
9 departmental review determines that compliance with these
10 regulations presents a hardship, the proposed development and
11 its design are compatible with the goals and objectives of
12 this NCCD document, and granting of the waiver does not
13 present any threat to the health, safety, and welfare of the
14 public. No action by the Board of Adjustments, Planning
15 Commission, or City Council will be required for any
16 variances or waivers from these zoning regulations. Article
17 III, Division 6 of the LDC, Nonconforming Development
18 Regulations, shall apply to all applicable lots within the
19 District.

20 a. Sub-district 1:

21 Site Standards

- 22 (1) Minimum Lot Area: None
23 (2) Minimum Lot Width: 25 feet
24 (3) Minimum Setbacks: Front, Side, Interior Side, and
25 Rear - None
26 (4) Maximum Impervious Cover: 95% (New Construction)
27 (5) Maximum Impervious Cover: 100% (Existing Structures)
28 (6) Maximum Building Coverage: 95% (New Construction)
29 (7) Maximum Building Coverage: 100% (Existing structures,
30 remodeling, and new construction or additions which are less than the square footage of the
31 existing structures). New structures not replacing
32 existing structures which are not built to the
33 front property line are required to provide a five
34 (5) foot easement for public access on the front
35 property line.
36 (8) When existing structures are maintained, existing
37 setbacks do not require a waiver of compatibility
38 standards. However, all new projects within the
39 District shall comply with the compatibility standards
40 set forth in this NCCD document.
41
42

43 b. Sub-district 2:

44 Site Standards

- 45 (1) Minimum Lot Area: None

- (2) Minimum Lot Width: 25 feet
- (3) When existing structures are maintained, existing setbacks do not require a waiver of compatibility standards. However, all new projects within the District shall comply with the compatibility standards set forth in this NCCD document.
- (4) Minimum Setbacks:
 - Front Yard: 15 feet
 - Street Side Yard: 10 feet
 - Interior Side Yard: 5 feet
 - Rear Yard: 5 feet
- (5) Maximum Building Coverage: 60%
- (6) Maximum Impervious Coverage: 80%

c. Sub-district 3:

Site Standards

- (1) Minimum Lot Area: 5,750 square feet
- (2) Minimum Lot Width: 50 feet
- (3) Minimum Setbacks: None
- (4) Maximum Building Coverage: 100%
- (5) Maximum Impervious Coverage: 100%

7. BUILDING INTENSITY

The current building floor area ratios (FAR's) in the LDC shall be waived in lieu of the following. These building intensities shall be limited to the following FAR's by sub-districts. The building intensity shall be determined, in part, by the size of the lot being developed.

a. Sub-district 1: For sites of one-half acre or less, the FAR shall be 2.0; for sites between one-half and one acre, the FAR shall be 1.5; and sites of one acre or more, the FAR shall be 1.0.

b. Sub-district 2: For sites of one-half acre or less, the FAR shall be 1.0, and for sites over one-half acre, the FAR shall be 0.75.

c. Sub-district 3: The maximum FAR permitted within sub-district 3 shall be 3.75 to 1.0.

8. HEIGHTS

The current height limitations in the LDC shall be waived in lieu of the following. These height limitations represent the maximum base height permitted within each sub-district. The compatibility standards section of this document and the Capital View Corridors may reduce building heights.

- 1 a. Sub-district 1: 60 feet
- 2 b. Sub-district 2: 40 feet
- 3 c. Sub-district 3: variable (see Attachments 17a and 17b)

4 The height limits are predicated on the following notions:

- 5 a. Pitched roofs, atriums, and other unoccupied portions of a
6 structure shall not be included in calculating height
7 restrictions. Provided however, that such unoccupied
8 portions of a structure shall not exceed 15% of the base
9 height within the district.
- 10 b. The base elevation used in calculating the allowable
11 building height for sub-district 3 shall be measured by
12 calculating the average (mean) elevation of the
13 easternmost boundary street along the site(s) being
14 developed. For the site or portion of a site along Embassy
15 Drive, the base elevation shall be determined by
16 calculating the average elevation of Embassy Drive between
17 E. 8th Street and E. 9th Streets. For the site or portion
18 of a site along San Marcos Street, the base elevation
19 shall be determined by calculating the average elevation
20 of San Marcos Street between E. 9th and E. 11th Streets.
21 For the site or portion of a site along Branch Street, the
22 base elevation shall be determined by calculating the
23 average elevation of Branch Street between E. 11th and E.
24 12th Streets. All references to measurements of street
25 elevations shall be to the center of the street or
intersection.
- 27 c. Existing approved Capitol View Corridors height limita-
28 tions will be strictly enforced and will supersede any
29 height entitlements otherwise permitted within this
30 document.

31 9. LANDSCAPE REQUIREMENTS

32 The current landscaping requirements in the LDC shall be
33 waived in lieu of the following. A unified streetscape
34 program will be implemented which includes tree plantings,
35 landscaping, planters, decorative pavers, benches, and street
36 lighting as described in the Urban Design Guidelines section
37 of this document.

- 38 a. Any existing structure located within this NCCD which
39 proposes an increase or expansion of building area shall
40 be permitted to utilize the alternative landscape
41 compliance provision of the LDC and as modified by this
42 NCCD.
- 43 b. All undeveloped properties located within sub-districts 1
44 and 3 shall be allowed to utilize the alternative

1 compliance provision of the landscape ordinance as
2 modified by this NCCD.

3 c. All trees over 19-inches in diameter shall be preserved
4 where it is reasonable to do so. Assuming preservation
5 cannot be accomplished, an applicant shall be required to
6 replace or relocate the tree elsewhere on the site. In
7 addition, those sites which cannot reasonably preserve,
8 replace, or relocate existing significant trees on-site,
9 may opt to provide tree plantings within other available
10 locations within the District. All off-site replacement
11 trees located within public land areas shall require an
12 administrative license agreement between the property
13 owner and the public agency, with a provision for
14 maintenance, prior to receiving site plan approval. All
15 off-site replacement trees located on private property
16 shall require the consent of the property owner receiving
17 said replacement tree, and an agreement for maintenance,
18 prior to receiving site plan approval. The measurement of
19 trees and methods for tree replacement shall be as
20 prescribed in the current LDC.

21 d. Public Open Space provided by a project or development
22 shall count as credit towards compliance with landscape
23 requirements as alternative landscaping. The landscaping
24 of this District provides for public access plazas,
25 benches and tables, and other amenities for patrons,
26 pedestrian and transit users of this District, as well as
27 softscape plantings, and therefore, should count as
28 landscape credit. Public Open Space is defined as an
29 outdoor or enclosed area with ground level access. If
30 enclosed, there may be no intervening floors between the
31 public open space and the roof unless the public open
32 space is open on one or more sides. It may be below grade
33 if access is not restricted from the ground level. Public
34 open space must be designed for outdoor activity,
35 recreation, pedestrian access, or landscaping, excluding
36 parking, driveways, utility or service areas. Access can
37 not be restricted solely to patrons or customers of a
38 facility and it must not function solely for the entrance
39 to individual businesses or conveyances to other floors of
40 the complex.

41 e. Properties located within sub-district 2 of this NCCD
42 shall comply with the landscaping ordinance as is
43 currently enforced by the City of Austin.

44 f. The following items, and the space needed to accommodate
45 them, are considered landscaping and can be used in
46 determining compliance with the landscape ordinance as
47 alternative landscaping:

1 Benches
2 Transit Shelters
3 Public Plazas
4 Public Art
5 Plantings in ground
6 Plantings in movable or non-movable containers
7 Fountains or other Water Features
8 Decorative Pavers
9 Xeriscape Design

10 In order for the above listed items to be considered for
11 compliance with the Landscape Ordinance, they must be
12 approved by the Director of the Planning and Development
13 Department or other applicable governmental agency. Any of
14 these items which are located on public property shall be
15 accepted by the City of Austin or other governmental
16 agencies for maintenance. All public art shall be reviewed
17 and approved for acceptance by the East 11th Street
18 Village Association or a City Council appointed Board.

19 g. Property owners can opt to contribute to public landscape
20 improvements in the right-of-way as part of alternative
21 compliance to the landscape ordinance. This NCCD document
22 proposes an administrative license agreement to encourage
23 the planting of vegetation within the District.

24 h. A landowner or project may meet the landscape or
25 alternative landscape requirements by providing the
26 required landscaping elsewhere within the District, or by
27 utilizing the Public Open Space credit provision of this
28 NCCD document.

29 i. All required landscaping shall be placed on the site being
30 developed when reasonable to do so. Assuming this cannot
31 be accomplished, such landscaping may be provided
32 elsewhere within the District and considered as off-site
33 landscaping as may be agreed to by the Environmental and
34 Conservation Services Department. All off-site landscaping
35 provided within public land areas shall require an
36 administrative license agreement between the property
37 owner and the public agency, with a provision for
38 maintenance, prior to receiving site plan approval. All
39 off-site landscaping provided on private property shall
40 require the consent of the property owner receiving said
41 landscaping, and an agreement for maintenance, prior to
42 receiving site plan approval.

43 j. Alternative compliance of the landscape requirements shall
44 be approved by the Director of the Environmental and
45 Conservation Services Department during the review process
46 of each individual application.

1 k. Landscape screening of parking areas should contain at
2 least two or more of the following elements. Shade trees,
3 ornamental trees, shrubs, and berms. Plants used as
4 screening elements shall be planted in a permeable area at
5 least three (3) feet wide, and five (5) feet wide for
6 landscape areas containing trees. The owner shall be
7 responsible for the irrigation of all required landscape
8 areas and plant materials.

9 1. Landscaping for development within sub-district 3 along
10 San Marcos Street shall include a landscaped area of 17
11 feet at E. 9th Street and 22 feet at E. 11th Street. Said
12 required landscaping shall be measured from the curb of
13 San Marcos Street to the face of the structure along San
14 Marcos Street (see Attachment 23). Provided however, that
15 any building off-sets for the structure(s) along San
16 Marcos Street shall be permitted to encroach within the
17 required landscaped area.

18 10. RESIDENTIAL COMPATIBILITY REQUIREMENTS

19 The current regulations in the LDC for compatibility
20 standards are waived in lieu of the following. These
21 compatibility requirements are designed to reflect the
22 community in which the development occurs. Compatibility
23 standards for this District shall read as follows:

24 a. These Compatibility Standards shall apply to all land
25 immediately adjacent to property zoned and used as an SF-5
26 or more restrictive residential use. However, no property
27 which is zoned and used as an SF-5 or more restrictive
28 residential use, with a front, rear, or side yards located
29 on Interstate 35, E. 11th Street, or Rosewood Avenue,
30 shall trigger compatibility standards. In addition, no
31 public, quasi-public, or civic uses (except the French
32 Legation Museum) shall trigger these compatibility
33 standards. Provided further, that no properties or portion
34 of a property which are located within the boundaries of
35 the NCCD shall trigger these compatibility standards.

36 b. When property is zoned and used as an SF-6 or less
37 restrictive residential use, and contains an SF-6 or less
38 restrictive use structure(s) and an SF-5 or more
39 restrictive residential use structure, said property shall
40 not trigger Compatibility Standards.

41 c. On sites with 50 feet of street frontage or less, no
42 structure shall be erected within 15 feet of the property
43 line of a property zoned and used as an SF-5 or more
44 restrictive residential use.

1 d. On sites with over 50 feet of street frontage, the
2 building setback from the property line of a property
3 zoned and used as an SF-5 or more restrictive residential
4 use, shall be increased by one foot for every five feet of
5 increase in the street property line, not to exceed 25
6 feet.

7 e. No structure shall exceed two stories or 30 feet in
8 height, measured above ground level, within 50 feet of the
9 property line of a property zoned and used as an SF-5 or
10 more restrictive residential use. No structure shall
11 exceed three stories or 40 feet in height, measured above
12 ground level, within 100 feet of the property line of a
13 property zoned and used as an SF-5 or more restrictive
14 residential use.

15 f. Structures located beyond 100 feet from the property line
16 of a property zoned and used as an SF-5 or more
17 restrictive residential use are permitted the maximum
18 building height as indicated in the applicable sub-
19 district.

20 g. It is the intent of this NCCD document to provide design
21 elements appropriate to immediately adjacent residential
22 uses, and by introducing the use of materials that will be
23 consistent throughout the District. Building facades
24 facing IH-35 shall be permitted to use architectural
25 styles consistent with urban mixed-use projects. However,
26 any structure, or portion of a structure within sub-
27 district 3, and within 100 feet of an immediately adjacent
28 property which is zoned and used as residential, must
29 utilize design elements which achieve a more pedestrian
30 image, encourages pedestrian activities and access at the
31 ground level, uses textured materials to enhance the
32 facades and enhance its compatibility to adjacent
33 pedestrian and residential uses, and utilizes indigenous
34 landscaping.

35 Given the unique and historical character of this area as
36 a compact commercial core with residential uses in such
37 close proximity, it would be unreasonable to apply
38 clustering dimensions as stated in subsection (d) of the
39 current LDC. If too many spaces are opened up by building
40 spacing, the sense of continuous space is lost and the
41 cohesive nature of an area is lost, not improved. A
42 certain amount of compression is necessary for real urban
43 vitality.

44 h. The appropriateness of individual projects in fulfilling
45 these requirements shall be determined by the Director of
46 Planning and Development Services, or the Planning

1 Commission or City Council, as the case may be according
2 to the approval being sought.

- 3 i. Yards, fences, vegetative screening or berms shall be
4 provided to screen adjacent properties zoned and used as
5 an SF-5 or more restrictive residential use, from views of
6 off-street parking areas, mechanical equipment, storage
7 areas, and refuse collection. If fences are selected for
8 screening, the height shall be restricted to six (6) or
9 eight (8) feet, if at the request of the adjoining
10 property owner, unless otherwise specifically allowed in
11 this NCCD document.
- 12 j. Walls and zero set back structures shall be visually and
13 decoratively screened through architectural or vegetative
14 means. Textured materials shall be used to enhance the
15 facades and enhance its compatibility to adjacent
16 pedestrian and residential uses. Projects with a zero set
17 back structure shall be permitted to use the right-of-way
18 to provide landscape screening where it is reasonable to
19 do so. The owner shall be responsible for the maintenance
20 of fences, berms and vegetative screening.
- 21 k. All exterior lighting shall be hooded or shielded so that
22 the light source is not directed at the adjacent zoned and
23 used SF-5 or more restrictive use.
- 24 l. The noise level of mechanical equipment shall not exceed
25 70 db at the property line.
- 26 m. Any dumpsters or permanently placed refuse receptacles
27 shall be located a minimum of twenty (20) feet from any
28 property zoned and used as an SF-5 or more restrictive
29 use. The location of and access to dumpsters or any other
30 refuse receptacles shall comply with guidelines published
31 by the Transportation and Public Services Department
32 (TPSD).
- 33 n. The use of highly reflective surfaces shall be prohibited,
34 including reflective metal roofs whose pitch is more than
35 a run of seven (7) to a rise of twelve (12). This
36 requirement shall not apply to solar panels, or to copper
37 or painted metal roofs.
- 38 o. No intensive outdoor recreational use (eg., swimming pool,
39 tennis court, ball court, or playground shall be permitted
40 within fifty (50) feet of an adjoining zoned and used SF-5
41 or more restricted residential use.
- 42

1 11. SIGNAGE

3 All projects within this NCCD shall comply with Article VII
4 of the Land Development Code. Section 13-2-870 shall be used
5 in determining the applicable sign regulations for the
6 District. Provided however, that any project facing IH-35
7 shall comply with Section 13-2-871 of the current Land
8 Development Code. In addition, permanent banner signs shall
9 be permitted over the right-of-way of East 11th Street and
10 Rosewood Avenue, and temporarily on buildings. Free standing
11 signs will not be permitted along a street where the lot
width on that street is less than 30 feet.

12 12. PROCEDURES

13 Approval of this NCCD document constitutes zoning of all
14 properties located within the stated boundaries of this
15 District.

16 The current Site Plan procedures will apply to the NCCD
17 except as follows:

18 a. A Site Plan shall be classified as a "small project" under
19 Section 13-1-604(a)(1) and (2) if additions to a building
20 do not exceed 5,000 square feet with a maximum limit of
21 construction of 15,000 square feet.

22 b. A building model shall be submitted with the site plans
23 for sub-district 3.

24 The current subdivision requirements will apply to all lots
25 within the proposed NCCD boundaries except as follows:

26 a. All illegal tracts/lots shall be subdivided prior to any
27 new or additional utility services being provided to said
28 tracts/lots.

29 b. The site development regulations defined in this NCCD
30 document shall be used in establishing the criteria by
31 which platting shall occur, provided that they are not in
32 conflict with State law.

33 c. Variances from the Board of Adjustment will not be
34 required for existing legal lots that do not comply with
35 the current substandard lot regulations. Attachment 18
36 shows the predominance of structures near, on, or over
37 existing property lines, substandard lots, and irregular
38 lot lines. These conditions make it very difficult to
39 process development permits that involve additions and
40 changes of use without obtaining resubdivision approval or
41 variances.

1 All City of Austin development fees, including Development
2 Assessment, Legal Lot Determination, Zoning, Subdivision,
3 Site Plan, Building Permit and Capital Recovery fees, shall
4 be waived for all projects in this NCCD, except for those
5 projects located within sub-district 3.

6 13. DRIVEWAY ORDINANCE

7 The minimum driveway dimensions in the revised Streets,
8 Sidewalks and Driveways ordinance would hinder parking lot
9 development on most of the lots within the NCCD boundaries
10 due to their small size. This NCCD document proposes that the
11 design criteria for driveway and sidewalk construction remain
12 as indicated in Section 5 of the Transportation Criteria
13 Manual with the following exceptions and clarifications:

- 14 a. The throat length of any driveway within the NCC District
15 may be reduced to 10 feet. All driveways to IH-35 shall
16 provide a minimum 50 foot throat length.
- 17 b. Sidewalk widths and locations along East 11th Street and
18 Rosewood Avenue shall be determined in conjunction with
19 the proposed streetscape program. The location of existing
20 buildings in relation to the existing pavement will
21 require special treatment and consideration of sidewalk
22 construction.
- 23 c. Specific modifications to these standards may be requested
24 and approved by the Director of Public Works and
25 Transportation or his designee during project review.

26 14. URBAN DESIGN GUIDELINES

27 Adopt the following urban design guidelines:

- 28 a. Existing parking areas that require public R.O.W. for
29 maneuvering should be removed as soon as possible.
- 30 b. New curb cuts on East 11th Street and Rosewood Avenue,
31 from San Marcos Street to Angelina Street, will be
32 prohibited for new projects if alternate access is
33 available. Closing of existing curb cuts for new projects
34 will be required when alternate access is available.
35 Specific proposals will be reviewed and approved by the
36 Director of Public Works and Transportation or his
37 designee on a case by case basis. If the only alternate
38 access is from a street within sub-district 2, access
39 should remain on East 11th Street. A new project is
40 defined as any project which does not utilize an existing
41 structure.
42

- 1 c. Large surface parking lots should be adequately screened,
2 made secure with fencing and gates, and adequately lit.
3 Landscaping and other decorative materials shall be used
4 to screen the parking lot from pedestrian areas. All off-
5 site parking facilities must have an accompanying
6 management plan prior to administrative approval.
- 7 d. When adequate alley access is available, as determined by
8 the Director of Public Works and Transportation or his
9 designee, new surface parking lots shall be located at the
10 rear of the businesses they serve. The City of Austin
11 should assist in the cost to improve any alleys which are
12 deemed substandard.
- 13 e. All loading, unloading, and garbage collection should take
14 place in the alleys, when possible.
- 15 f. The ground level of all buildings, except parking
16 structures, within sub-districts 1, 2, and 3 should relate
17 to pedestrian activities and access, provided however,
18 that the portion of a building or project which faces IH-
19 35 shall be exempt from this provision.
- 20 g. The bottom of awnings shall not be less than 9'0" from the
21 level of the sidewalk or ground.
- 22 h. All mechanical and electrical equipment should be located
23 away from the street facade and visually screened from
24 residentially zoned and used property.
- 25 i. A unified streetscape program shall be implemented along
26 the Corridor and shall include decorative street lamps,
27 planters, benches, trees, and decorative pavers as part of
28 a public beautification and security system. New tree
29 plantings shall consist of a diversity of durable, native
30 and ornamental species.
- 31 j. The landscaped area within subdistrict 3 along San Marcos
32 Street shall contain shade and/or ornamental trees, street
33 furniture, lighting, and a decorative sidewalk. Attachment
34 24 is provided as a conceptual streetscape plan for use as
35 a guide in reviewing site plans within Sub-district 3.
- 36 k. The facade of any structure constructed along San Marcos
37 Street shall be broken up along its length by changes in
38 plane and offsets of at least two feet each 50 feet, and
39 by varying the height and cornice. Building materials
40 shall include treated or colored precast concrete, Texas
41 limestone, granite, or other decorative or textured
42 building materials. Accents shall be provided within the
43 building facade which may include painted metals or

1 brightly colored tile. Attachment 25 is provided as a
2 conceptual building design for use as a guide in reviewing
3 site plans within Sub-district 3.

4 1. Openings into a parking structure constructed along San
5 Marcos Street shall be designed as window treatments and
6 screened with decorative grilles.

7 m. A pedestrian entrance shall be provided at the corner of
8 San Marcos and E. 11th Streets for the development within
9 sub-district 3.

10 The following Urban Design Guidelines should be adopted for
11 sub-district 2. Church projects would be subject to
12 administrative approval if the provisions of this ordinance
13 are met.

14 a. New sidewalks should be concrete, at least 5'-0" in width.
15 Maintain grass edge at streetside of walk. Ramps for the
16 mobility impaired should be included in all new sidewalk
17 construction.

18 b. When modernizing existing structures, architectural ele-
19 ments from the original structure should be preserved when
20 reasonable to do so. Repairs should be made with materials
21 to match the original.

22 c. New construction, when possible, should complement the
23 existing architectural styles of the District, maintaining
24 the patterns and rhythms of the existing built
25 environment.

26 d. Visible fences should be wood, ornamental iron or masonry
27 and of a decorative nature.

28 IX. HISTORIC STRUCTURES

29 In addition to regular zoning, eleven properties, either within
30 or in close proximity to the boundaries of this NCCD, have
31 received historic zoning designation. They include the Haehnel
32 Building, the Haynes-DeLashwah House, 1160 San Bernard, the
33 Metropolitan Church, Local 790 Union Hall, Wesley United
34 Methodist Church, 1110 E. 10th Street, the Rogers-Lyons House,
35 the Carver Museum, and the French Legation. Also structures on
36 sites which may be culturally significant include the Ebenezer
37 Church, the Dewitty House, and Victory Grill. Attachment 19 shows
38 the registered historic landmarks, buildings and sites of
39 cultural significance.

40 Other structures were inventoried and included in the City's
41 Survey of cultural and historic resources. These structures are

1 included primarily because of their age. Their inclusion in the
2 survey does not make the structures historic. The list submitted
3 as Attachment 12 is data on existing structures from the city's
4 "cultural survey" library and has not changed as part of these
5 revisions. Some of the structures listed in the survey may be
6 worthy of renovation and adaptive reuse. Several could be moved
7 to more appropriate locations.

8 X. ARCHITECTURAL SURVEY

9 The area that comprises the NCCD is characterized by several
10 architectural styles. The heart of the commercial district
11 consists of storefront structures built to the property line. The
12 residential areas are characterized by small frame structures,
13 with front porches set back from the sidewalk and street. Vacant
14 lots are the result of the loss of structures as opposed to being
15 the pattern established by design. The side streets retain their
16 residential character. The buildings are generally turn-of-the-
17 century and later period cottages. To account for these varying
18 styles, the District has been divided into several areas which
19 are described below and shown in Attachment 20.

20 AREA A

21 The architectural image of this small sub area can be
22 characterized by a modern strip shopping center with a large
23 parking lot in front. The building on the site is a one story
24 brick/stucco commercial building approximately 20 years old and
25 used as a financial institution, drug store, and vacant space
26 which was previously leased to a liquor store. This small site is
27 adjacent to a second single story commercial building, the old
28 Safeway grocery store, recently purchased by the State of Texas
29 for use as a warehouse and storage facility, that completes the
30 block fronting the Interstate between East 11th and East 12th
31 Streets. It is set back approximately 200 feet from the IH 35
32 frontage road and 60 feet from East 11th Street. Currently, the
33 access is to both thoroughfares.

34 AREA B

35 This area is characterized by mostly one story, wood frame
36 residential structures. The structures are common vernacular or
37 Victorian style wood frame houses. Several of the structures are
38 one or two room board and batten, with four over four light
39 windows. Building heights vary from 10 to 20 feet and the
40 structures are set back 10 to 20 feet from the street. The houses
41 are surrounded by large trees. Many of these structures are in
42 disrepair, and in the last 5 to 10 years many have been
43 demolished.

1 AREA C

2 This small section was originally built as and continues to be
3 used as residential property. Large, old trees shade front
4 porches open to the street. The buildings represent the
5 vernacular style popular at the turn of the century. The
6 buildings are 13 to 15 feet tall and set back 15 to 20 feet from
7 the street. A low stone wall, wrought iron fence, and/or hedges
8 visually separate the buildings and their front yards from the
9 street. The exterior materials are wood siding, some of which
10 has been covered by asphalt siding or otherwise altered. The
11 windows are of the two-over-two line configuration. At the corner
12 of Branch Street and East 11th Street is Ben's Barbecue, a single
13 story, painted masonry, 10-foot tall building. The building is
14 built to the front property line adjacent to the public sidewalk.
15 Access is from both Branch and East 11th Streets.

16 AREA D

17 This area, when taken with Areas H, J and K, is the commercial
18 heart of the proposed East 11th Street NCCD. East 11th Street is
19 characterized by a variety of small commercial buildings. The old
20 Arnold Bakery and Southern Dinette stand out with their
21 decorative brickwork, awnings and traditional commercial massing.
22 Arnold Bakery, an Austin Historic Landmark, is 12 to 15 feet tall
23 and built to the front property line.

24 The majority of the other buildings are single story, masonry or
25 stucco, 10 to 15 feet tall, flat roofed structures. They have
26 store front windows facing East 11th Street and are built to the
27 front property line. The individual buildings are narrow and in
28 proportion to the small scale of the street. The interesting
29 corner building at East 11th and Lydia Street is currently
30 vacant.

31 Vacant lots with a few large trees are located on both sides of
32 the street. The main access to the properties is along East 11th
33 Street. There may be some encroachment of the buildings in the
34 city-owned right-of-way. A survey would be required to verify
35 property lines. There are some structures, for example at
36 Navasota and East 11th Street and the old Arnold Bakery, which
37 are in poor physical condition but could likely be restored for
38 future use. The two story commercial structure on the corner of
39 Waller and East 11th Street recently burned and is not
40 salvageable.

41 AREA E

42 This area is characterized by well maintained Victorian and
43 Bungalow style residences as well as more recent homes dating
44 from the 1950's and 1960's. Wesley Methodist Church stands at the

1 corner of San Bernard and Hackberry Streets. The Church was built
2 in 1929 and is a registered historic building. It is set back 15
3 to 20 feet from either street and the steeple stands
4 approximately 45 to 50 feet tall.

5 The houses are generally one to one-and-a-half story wood frame
6 structures with wood siding or brick veneer. They are set back 15
7 to 20 feet from the street and the building heights range from 15
8 to 25 feet. There are three potentially historic buildings on San
9 Bernard Street in addition to those already so zoned by the City
10 of Austin. There are several vacant lots on Hackberry Street.
11 Many old trees are found in this area.

12 AREA F

13 This area consists of commercial buildings with the exception of
14 one residential structure. A new office building has been built
15 at the corner of Navasota and Rosewood. It is a single story
16 masonry building set back 40 to 45 feet from Navasota. The
17 residential structure next to the new strip center is a wood
18 framed bungalow currently being used as a group home. It sits on
19 a large tree covered lot. There are single story wood or masonry
20 commercial structures and a two story masonry apartment building
21 on Rosewood. There is also a two story masonry structure facing
22 Angelina Street. It is 20 to 25 feet tall and is set back 10 to
23 15 feet from the street. Charlie's is a single story wood
24 structure with a corner parking lot.

25 AREA G

26 The building at the corner of Rosewood Avenue and East 11th
27 Street, which serves as the office of Planned Parenthood, Inc. is
28 a very significant building from an architectural viewpoint. The
29 site is much higher than the street, making the building visible
30 from various vantage points along the commercial corridor.
31 Traditionally, the intersection has been called Cactus Corner or
32 Cactus Point. It is a local historical landmark and listed on the
33 National Register of Historic Places. It was built in 1890. It is
34 a one-and-a-half story wood frame structure with horizontal wood
35 siding typical of the Queen Anne Style.

36 The rest of this area includes one other single story wood frame
37 structure, approximately 40 years old, which has been converted
38 to commercial use, one unoccupied masonry commercial structure
39 approximately 20 years old, and a large vacant lot. This area
40 includes many large trees.

41 AREA H

42 This area can be characterized by newer commercial buildings.
43 They are mainly one story, stucco and masonry structures with

1 flat roofs, except for the building at the corner of Navasota and
2 East 11th Street. The liquor store at the corner of Lydia and
3 East 11th Street is built to the front property line; the other
4 buildings in this area were built 10 to 20 feet back from the
5 property line.

6 The lot between Lydia and Wheelles Street is essentially vacant,
7 except for an unused carwash canopy. There are some isolated
8 large trees in this area. Most of the buildings are 20 to 30
9 years old, except for a converted residential structure which is
10 approximately 60 years old. The building at the corner of Wheelles
11 and East 11th Street is a newer style building which is in good
12 physical condition but is currently unoccupied.

13 AREA I

14 The architectural character of this small area is very similar to
15 area D on the north side of East 11th Street. Both areas are
16 residential pockets surrounded by commercial buildings. These
17 structures are one story frame buildings with horizontal wood
18 siding. They are set back 15 to 20 feet from the street with
19 front porches facing the street and large trees. These houses are
20 50 to 60 years old. There is one newer commercial building in
21 this area which needs minor repair and is currently unoccupied.

22 AREA J

23 This area is dominated by the robust presence of St. Joseph
24 Lodge. It is a 33 year old, two story masonry building which was
25 built in the Neoclassical style with fluted limestone columns. It
26 is set back 10 to 15 feet from the street at a slight angle. The
27 lots on either side of St. Joseph Lodge are vacant. Haehnel
28 Grocery Building, at the corner of Waller and East 11th Street,
29 is an Austin Historic Landmark. The gas station and adjoining one
30 story commercial building at San Marcos Street need some repair
31 but in general are in good condition. No large trees are found in
32 this area. Behind the gas station is an abandoned masonry
33 apartment structure in very bad condition and accessible only
34 from the alley.

35 AREA K

36 This area consists of mostly vacant land. It is elevated
37 approximately 30 feet above the frontage road of IH-35. The
38 access to this land traditionally has been from San Marcos Street
39 on the east and East 8th Street on the south.

40 One house remains on East 9th Street. It is a Victorian style,
41 approximately 18 feet tall and set back 25 feet from the street.
42 It is listed on the architectural and historical survey of East

1 Austin by Freeman + Doty Associates. The structure is of minor
2 architectural and historical significance.

3 AREA L

4 The French Legation is a registered Historical monument on
5 National, State and Local registers. It was constructed in 1841,
6 originally served as the residence of Conte Alphonse DuBois DE
7 Saligny, charg d'affairs for King Louis Philippe of France to the
8 Texas Republic. The house is a 1.5 story frame cottage with a
9 front porch and large double doors. There is a detached stone
10 kitchen building. Sparse prehistoric artifacts and the foundation
11 remains of eight historic structures have been found on the site.
12 The compound has numerous large trees. The grounds are fenced
13 with a stone and iron wall.

14 As has been demonstrated, the architectural style of the district
15 is varied. The structures are predominantly one story. The two
16 story buildings and the churches with their towers add
17 monumentality without losing the scale of the surrounding area.
18 Many of the structures have had inappropriate additions or
19 materials added to them over the years. However, they too add a
20 sense of scale to the streets and form the urban design character
21 of the area.

22 XI. ECONOMIC IMPACTS

23 The economic impacts of this District are based on encouraging
24 increased densities onto the downtown interface of the District
25 in order to create an economic generator which will create jobs,
26 an increased tax base, and new investment. Currently, there are
27 little or no job opportunities available within the District,
28 with little or no prospect for future job creation without some
29 incentives to attract private investment. In the first two years
30 of the District's creation, approximately 3,500 construction
31 jobs, 3,000 permanent jobs, and approximately \$300 million in new
32 investment could be created with a single project. Net annual
33 sales and transient occupancy tax receipts generated by this
34 single project to the city of Austin alone could exceed \$3
35 million.

36 This proposed District is within the City and State designated
37 Enterprise Zones, and within the Federal designated Pocket of
38 Poverty (see Attachment 21). Unemployment is among the highest of
39 any area in the city. A continued pattern of deterioration is
40 clear. Equal opportunity initiatives within the District will be
41 reflected in all projects and activities which will benefit from
42 the association, government, or community programs. Measurable
43 opportunities for minorities will be encouraged in all
44 redevelopment efforts within the District through participation
45 in the District's workforce and businesses. A minority task force

1 has been established by the E. 11th Street Village Association,
2 property owners within the District, and major institutions
3 within the area to identify and secure all equal opportunity
4 benefits from development within the District. This task force
5 will procure a written agreement with the businesses and
6 developers who choose to locate within the District.

7 Millions of dollars of private capital will have to be invested
8 in the area before the problems that have plagued the area can be
9 addressed. The NCCD addresses some of the development issues that
10 hinder private activity both in this area and other areas of the
11 City. This becomes an advantage for this area and a means by
12 which the blighted area can become competitive with other areas
13 of the City. The infusion of private capital means less of a
14 drain on local tax dollars for crime prevention and social
15 services.

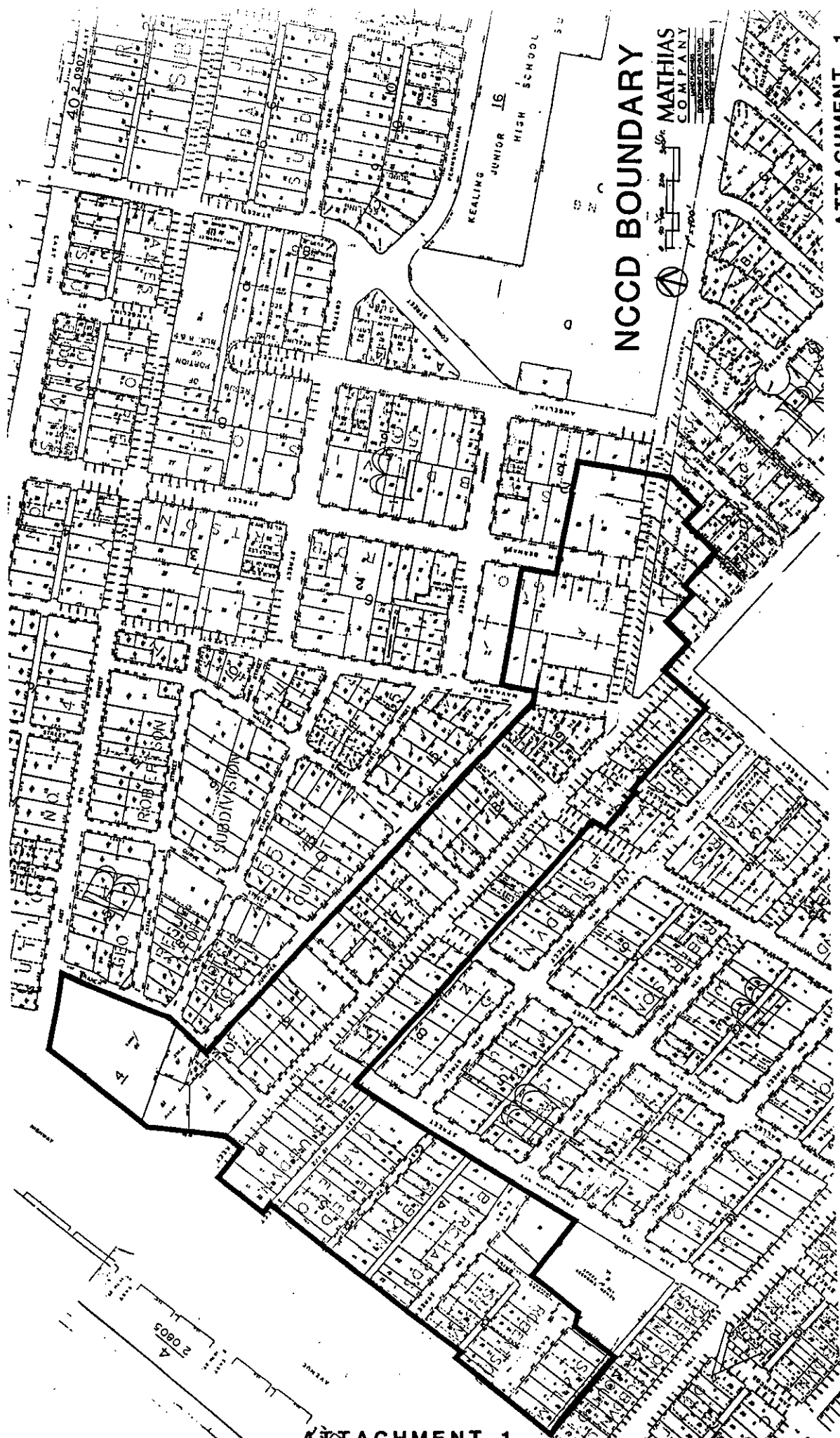
16 The creation of this NCCD also allows the area to become a part
17 of the vital music and arts district development that may become
18 the model for a living-working neighborhood.

19 This NCCD proposal is consistent with and supportive of economic
20 redevelopment efforts. Significant new employment opportunities
21 are expected, and it is anticipated that the NCCD will generate a
22 substantial increase to the tax bases of the City of Austin,
23 AISD, Austin Community College, and Travis County over the long
24 term.

25 XII. OTHER ISSUES

26 Related issues of housing, crime, trash, physical improvements,
27 and social services are also important to this District. In an
28 effort to address these important issues in a comprehensive
29 manner, the East 11th Street Village Association has been working
30 with the Mayor, City Council, City Manager, and eleven city
31 departments on an aggressive program of action called Operation
32 Impact. These initial efforts are geared toward physical
33 improvements, additional street lighting, clean-up of vacant
34 lots, and increased police presence. The intent of this NCCD is
35 to encourage the development and redevelopment of this blighted
36 area so the undesirable activity will cease.

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45 nccd7.121



NCCD BOUNDARY

ATTACHMENT 1

ATTACHMENT 1

COMMUNITY/DEVELOPER PARTNERSHIP:
AN ECONOMIC RATIONALE FOR THE EAST 11TH & 12TH STREET
COMMERCIAL CORRIDORS

PREPARED FOR:
The East Austin Economic Development Task Force

PREPARED BY:
Van Dyke Johnson
East Austin Economic Development Corporation

DATE:
January 7, 1991

INTRODUCTION

Reluctantly or by choice, Austin will enter the twenty-first century as an emerging urban center in one of the fastest growing states in the nation. For Austin, this emergence will represent not only opportunity but problems. Austin policy makers can ill afford to ignore conditions that will be associated with that emergence, and instead must act to adopt policies that will provide for the prosperity of all its citizens.

Demographic and economic information has already determined that the seeds of urban problems are beginning to grow and another city is emerging within Austin. As this other city emerges, it can be identified by the characteristics it has begun taking on, characteristics not associated with the larger city. Behind Interstate 35, and within fifteen minutes walking distance of the State Capitol, sits the gateway to this other city, East Austin. The citizens of East and Greater Austin are bound by a common political jurisdiction that for generations has served to support the development of the total city. There is a shared pride within the boundaries of this common political jurisdiction that is separated only by the reality that there is a widening economic gap between East Austin and the balance of the city.

East Austin has begun to sharply contrast its neighbor to the west. It is a city experiencing chronic symptoms of decline, and is at the crossroads as to which direction it will take. City policy makers, not circumstance, will determine that direction, and as a result, East Austin will ultimately prosper and complement the larger city, or it will become a victim of policies that ignored or pre-empted opportunity for its limited income residents. Policy makers will decide if East Austin will follow the path of many inner city communities and become a drain on the larger community, or become a productive part of an emerging model American City. THE GATEWAY TO THIS OTHER CITY IS THE EAST ELEVENTH AND TWELFTH STREET COMMERCIAL CORRIDORS. What happens in these corridors or does not happen will determine the economic and social quality of life for thousands of individuals and families who call East Austin home. The topic of this report is the East Austin community and the strategic economic value of its commercial corridor. This corridor will serve either as an economic anchor for the balance of East Austin or as a catalyst for the spread of crime and blight.

CHARACTERISTICS OF THE E. 11TH AND 12TH STREET CORRIDOR COMMUNITY

East Austin is a community endeared with a rich history which is symbolized by its tasteful homes and fine churches that stand as monuments to the accomplishments of the sons and daughters of former slaves. The cultural and historical implications found in its many unique turn-of-the-century buildings brings attention

to the fact that deeply rooted in this area are a people, when removed from the shackles of slavery, quickly found a path to self development. The cultural and historical significance of the area is not only symbolic of the economic and social impact the area has had on the total city, but provides a linkage to the larger community. There are barriers however, that prevent this community from utilizing its potential to find a path to self development.

Interstate 35 has served as a natural barrier between East Austin and the balance of the city. This barrier is not only geographic, but has also served as an economic barrier. Consequently, the East 11th and 12th Street commercial corridors represent a natural bridge that has the potential to cross that barrier and link East Austin's economic potential to its sister city across Interstate 35. These commercial corridors, once the hub of business and commercial activity for Austin's Black community, currently lies prostrate, the victim of disinvestment triggered by restrictive regulations that encourages residential and commercial decline. The disregard of the impacts of those regulations, and their effect on these corridors, has acted to aid the incubation of social and economic ills that are synonymous with most urban centers throughout the country. If these dynamics are continuously ignored in East Austin, disinvestment will accelerate, the area will become a laboratory for social work, and the larger community will begrudgingly pay the bill to maintain hopelessness for thousands of its residents.

DEMOGRAPHICS AND PROBLEM STATEMENTS

In 1980, the Austin Chamber of Commerce commissioned a report produced by S.R.I. International. The report states that "economic development for Austin is not a simple prescription for jobs". This is even more true of East Austin. The report further warns of limited opportunities for minorities and increased pressures in the communities, in sum, a deteriorating quality of life! The significance of the reports' warning is quickly approaching. Greater Austin has mobilized the capital resources and developed the infrastructure to avoid much of the negative impacts cautioned by the report. East Austin however, has not fared as well. The 15.9 square miles and 13 complete census tracts identified as East Austin has lagged far behind the balance of the city in developing the infrastructure and capital requirements needed to reverse the current pattern associated with its economic decline.

Economic conditions in East Austin have lead to its designation in 1988, as a "State Enterprise Zone", only the second geographic area so designated within the state. The total population for the area is 44,460 and has a minority population in excess of 84%. The population is heavily skewed toward Afro-Americans, the

majority of which live in the five census tracts where 66.9% of the total black population of Travis County reside. The area has an unemployment rate of 13.6%, which is twice that of the rest of the city. According to the 1980 census, 32.66%, or almost one-third of the total population of the area, have incomes below the poverty level. In fact, when census tracts are ranked from highest to lowest for median income, those census tracts comprising East Austin are ranked among the lowest. Of the 106 census tracts within the City of Austin, Census Tract 9.01(which includes the East Eleventh Street corridor)is ranked number 106.

When measuring economic activity, personal income is a key indicator of the economic well-being of a community. East Austinites' personal income falls dramatically below that of all other Austin residents. This economic gap is widening and threatens to institutionalize poverty in this potentially economically viable community. For example, the construction of unsubsidized housing is almost nonexistent, and the total number of businesses are declining within the area. Compounding this problem, drug related crimes are so prevalent that many older residents are virtual prisoners in their own homes. According to Austin Police Department statistics for 1984, Census Tract 8.03, which is within the corridor, realized 120 major crimes per 1000 population, compared to 79.4 per 1000 for the rest of the city. Recent television news specials have characterized the area as a drug "supermarket".

During the last decade there has been a decline in population for those census tracts within and adjacent to the East Eleventh and Twelfth Street corridors. Between 1970 and 1980, there was a 17.5% decline in population for Census Tracts 8.00 and 9.00, which include the East Eleventh and Twelfth Street corridors. This exodus of people represents a drain on the areas most valuable resource, the middle class population. The remaining middle class is aging and disillusioned as they watch their investments in homes and property become liabilities rather than assets. Law enforcement agencies and residents by themselves cannot reverse this negative trend, nor can bankers, already faced with record losses in the city, be expected to invest in a declining area. If East Austin is to re-develop, provide opportunity for its residents, and chart a course for its own self development, it must identify and attract the most essential ingredient needed in any economic development effort, private capital.

Planning for the improvement of East Austin cannot exclude the identification and commitment of private capital as an element of that planning. To ignore this critical element is to avoid the solution to problems necessary in reversing the area's economic plight. The inability of the East Eleventh and Twelfth Street corridors to attract large infusions of private capital, combined

with restrictive land use policies, continue to act as a two headed Medusa that has impacted the East Austin community as negatively as the pimps, drug dealers, and other merchants of despair.

STRATEGY FOR DEVELOPER/PARTNERSHIP FOR ECONOMIC DEVELOPMENT

In spite of these negative statistics, a window of opportunity exists within the East Austin community. East Austin has taken a number of steps that has positioned it to attract and link its capital requirements to private development interest. The cornerstone of this economic development strategy consists of a community/developer partnership that integrates and links economic opportunity for East Austinites to neighborhood preservation. This strategy, when coupled with East Austin's designation as a State Enterprise Zone and properly applied to community development interest, will not only enhance business and employment opportunities, but will serve to supplement the preservation of neighborhoods throughout East Austin. The City of Austin finds itself not only in the unique position of being on the cutting edge of new technology by way of Sematech and MCC, but also with the elements and participants to forge a social technology that would be the envy of most urban centers throughout the country.

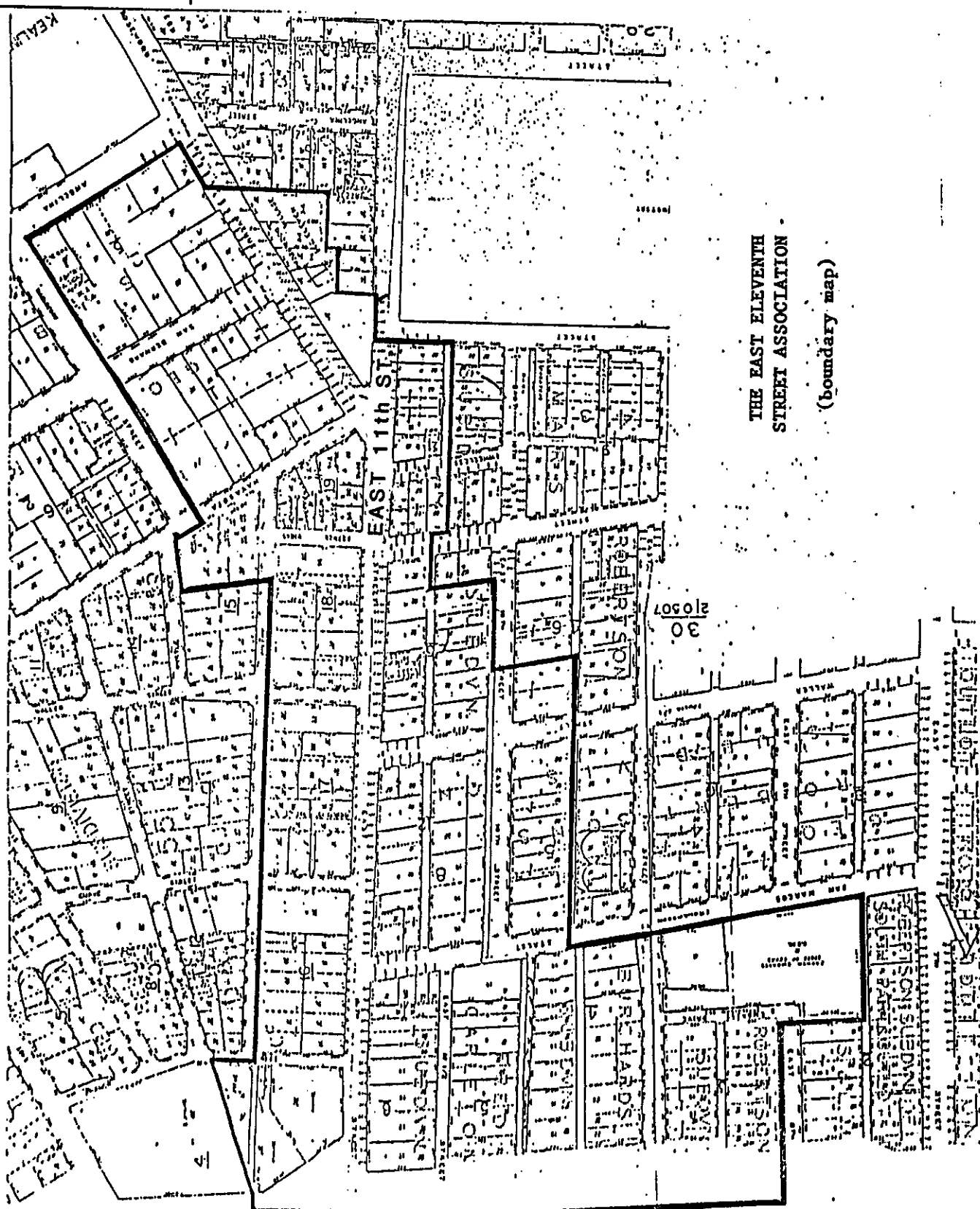
The cities of Dallas, TX, Lincoln, NE, Cleveland, OH, Charleston, WV, Lancaster, CA, and San Antonio, TX, to mention a few, have provided millions of dollars to attract similar ventures being proposed through a community developer partnership. The dynamics of a limited income community, seeking solutions to urban problems and private development interest, have formed a partnership that brings to East Austin a \$250,000,000 investment. This investment, proposed by Bennett Properties, represents approximately 3000 permanent jobs, 3500 construction jobs, an expanded property tax base that will provide over \$450,000,000 in new tax revenues, an estimated 8% increase in annual sales tax to the city, \$1,150,000 annually in transient occupancy taxes, and approximately \$1,600,000 annually to Capital Metro. This proposed project is also planned to leverage private and public capital that otherwise would not be available for the rebuilding of an outdated and decaying infrastructure in central East Austin. Linked to this effort, and paramount to the project, is the issue of security and neighborhood preservation. Consequently, the project design is planned to integrate the historical and cultural richness of existing corridor neighborhoods into its design. This concept of integrated planning and design not only enhances those properties bordering the project, but directly links community security needs to project needs. East Austin will become a direct beneficiary of new capital attracted to the area.

One of the strategic implications of this project is the mobilization of private capital to the area. Conservative estimates based on previous initiatives indicate that for every one dollar invested by this project, one new dollar will be attracted to the area. Utilizing a multiplier of one new dollar attracted for every one dollar invested by the developer, Austin can anticipate two hundred million dollars in new investment for small business expansion and housing stock revitalization. The planned project's interface with East Austin insures that this infusion of private capital would signal an end to disinvestment for central East Austin, reinforce community stability, and uproot undesirable activities. The Carver Library, French Legation Museum, Huston-Tillotson College, area Churches, and eateries, would become attractively accessible to pedestrian use as well as the segment of the population that has disassociated themselves from the area.

This planned development, in partnership with the community, is not a panacea for all of the social and economic ills of East Austin. The project can demonstrate that existing and potential inner city problems are manageable without displacement or massive aid that somehow never directly reaches those it was intended to help. As part of this innovative effort, East Austin is also finding a way to insure that the interest of the larger East Austin community is represented by way of an Economic Development Task Force. It is the goal of the Task Force to identify the social and economic impacts inherent in the planned project, and to insure their strategic application to East Austin problems.

CONCLUSION

The blueprint exists and the elements are in place for Austin to make clear choices. It can reinforce those interests that plan for poverty and look to outdated, dependent-oriented solutions to resolve problems encountered by limited income communities, or it can harness those elements inherent in this project that are indigenous to the development of the larger community and plan for the prosperity of all its citizens.



1H 35

ATTACHMENT 3

EAST ELEVENTH STREET VILLAGE ASSOCIATION

Board of Directors:

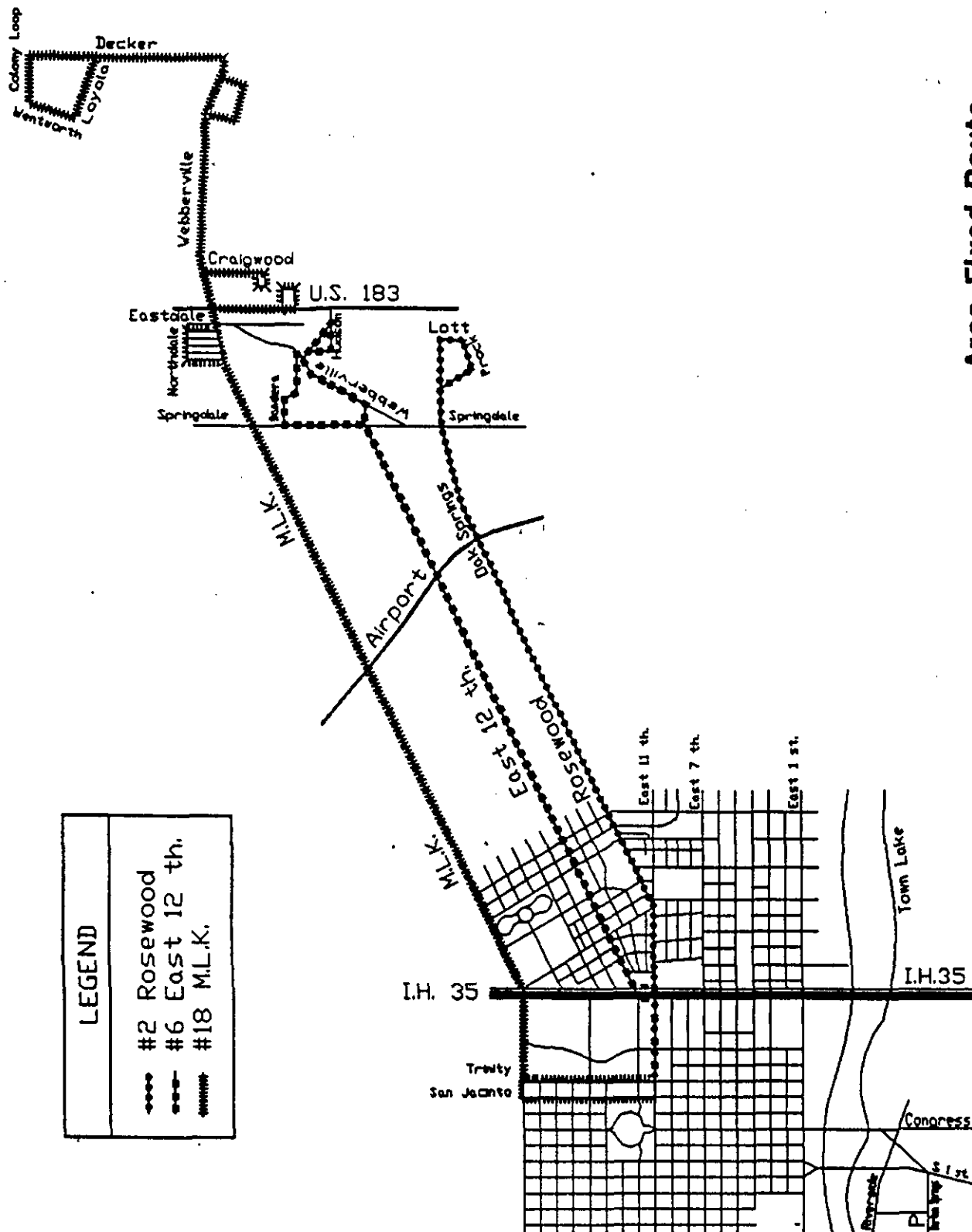
- Bertha Means
- Rev. David Harris
- Rev. Marvin Griffin
- Thelma Hurdle
- Steve Schott
- A. Jo Baylor
- Tommy Wyatt
- Rev. Freddie Dixon
- Dagmar Grieder
- Gary Wardian
- T. A. Mays

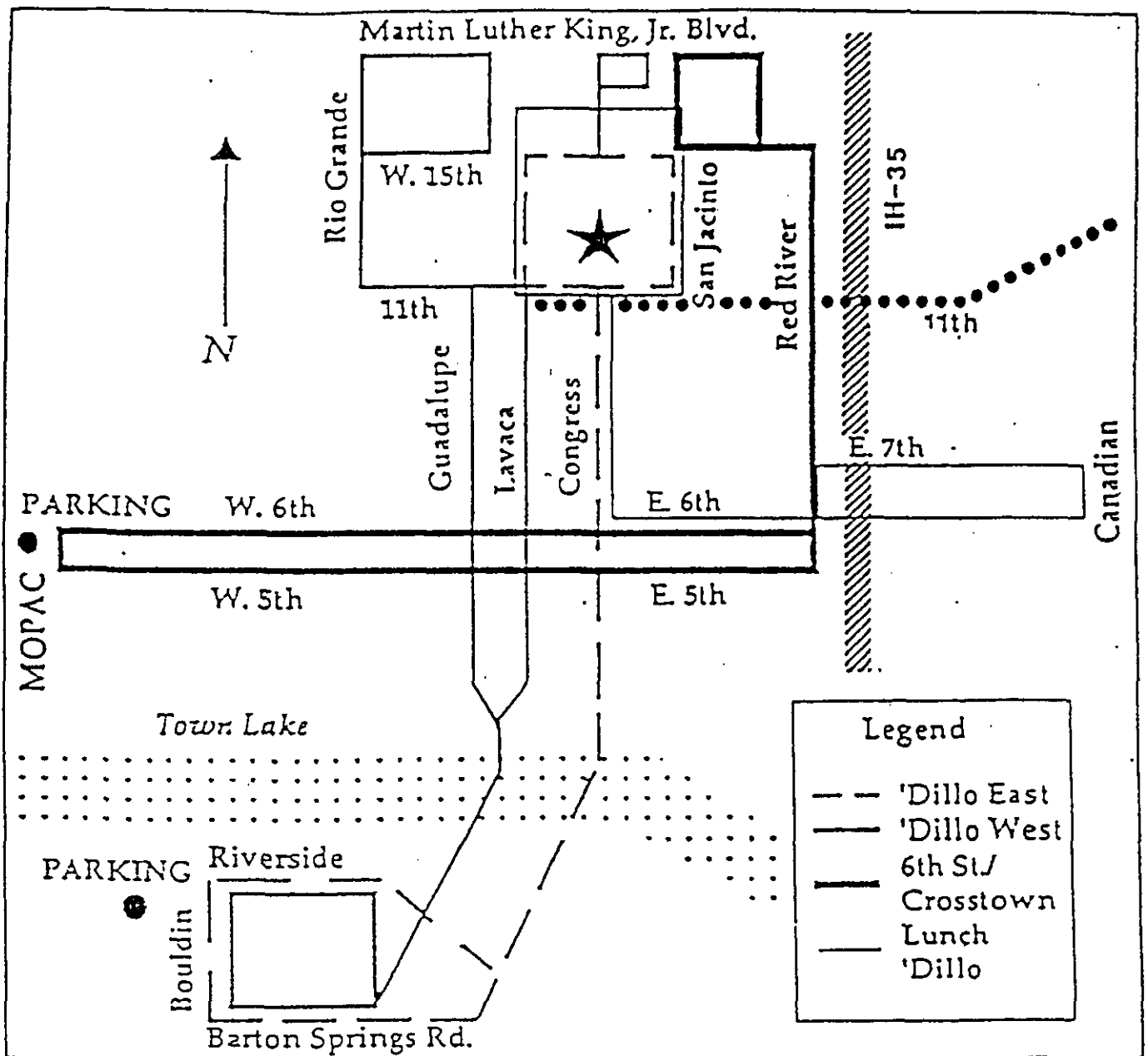
Officers:

- Rev. Freddie Dixon, President
- Gary Wardian, Vice President
- Tommy Wyatt, Vice President
- Thelma Hurdle, Secretary
- Dagmar Grieder, Treasurer

Area Fixed Route Transit Service

LEGEND	
	#2 Rosewood
	#6 East 12 th.
	#18 M.L.K.





● ● ● Fixed Route No. 2

CAPITAL METRO

DOWNTOWN TRANSIT
IMPROVEMENT PROGRAM

ROUNDTABLE DISCUSSIONS
APRIL, 1989

DOWNTOWN TRANSIT IMPROVEMENT PROGRAM

GOALS

DEVELOP IMPROVEMENTS THAT WILL ATTRACT MORE DOWNTOWN TRANSIT RIDERSHIP THROUGH IMPROVED SERVICE, BETTER FACILITIES, MORE EFFICIENT BUS OPERATIONS AND OTHER SERVICE ENHANCEMENTS.

DEVELOP BUS TRANSIT IMPROVEMENTS THAT WILL AUGMENT THE PROPOSED DEVELOPMENT IN THE EAST 11TH STREET RE - DEVELOPMENT CORRIDOR

TASKS

DOWNTOWN

- ANALYZE TRANSIT SERVICE NEEDS AND OPTIONS
- REVIEW CURRENT PARKING POLICIES
- ANALYZE 'DILLO SERVICE NEEDS AND OPTIONS
- RECOMMEND DOWNTOWN OPERATIONS AND FACILITIES
- RECOMMEND MARKETING STRATEGIES

EAST 11TH STREET

- ANALYZE CORRIDOR NEEDS AND OPTIONS
- DEVELOP ALTERNATIVE TRANSIT STRATEGIES

EXISTING 'DILLO ROUTE SERVICE PERIODS

<u>ROUTE</u>	<u>WEEKDAY</u>	<u>SATURDAY</u>
CAPITAL/CONGRESS	6:30 A.M.- 7:17 P.M.	11:00 A.M.-7:00 P.M.
ACC/LAVACA	6:34 A.M.-10:15 P.M.	NO SERVICE
SIXTH STREET	6:40 A.M.- 6:45 P.M.	NO SERVICE

RIDERSHIP:

CAPITAL/CONGRESS:	1339
ACC/LAVACA:	890
SIXTH STREET:	443
TOTAL	2672

SERVICE FREQUENCY:

CAPITAL/CONGRESS:	RUSH HOUR - 5 MINUTES NON RUSH HOUR - 15 MINUTES
ACC/LAVACA:	RUSH HOUR A.M. - 6 MINUTES P.M. - 10 MINUTES NON RUSH HOUR - 12 MINUTES
SIXTH STREET:	ALL DAY - 15 MINUTES

COUNTY CITY QUAD BLOCK LOT 60
NAME: ADDRESS: 1105 Juniper
ARCHITECT/BUILDER: OWNER: Baldomero Gallegos, 1012 E. 9th St., Austin 78702
DESCRIPTION: 656 sq. ft., 1 unit, 1 floor
1 STORY SHOTGUN HOUSE - WOOD FRAME
BUILDING MATERIAL: wall: PLYWOOD SIDING roof: CORRUGATED IRON
PHYSICAL CONDITION: FAIR SITE: original or moved date:
ALTERATIONS: -
SIGNIFICANCE:
AREA OF SIGNIFICANCE: ARCHITECTURE LEVEL OF SIGNIFICANCE:
DESIGNATION: NR NHL RTHL HABS HAER HESI HSI OTHER:
ORIGINAL USE: RES. PRESENT USE: RES.
RELATIONSHIP TO SURROUNDINGS: COMPATIBLE
ACREAGE/BOUNDARY DESCRIPTION: N104.5 ft. of W33.33 ft. of lot 60, 0655, Var. E
33.33 ft. X 104.5 ft. (plat)
BIBLIOGRAPHIC DATA: WD1653, p. 214 (1956)
SEE INFO/CORRESPONDENCE FILES:
RECORDED BY: MDE INFORMANT:
DATE: 8/80 PHOTO DATA: 5-13/17 MEEF 319
(rev. 6-79)

NAME: COUNTY CITY QUAD EST
CITY NOR-SITE
LOCATION: 1105 Juniper



VIEW: STREET VIEW

RECORDED BY:

DATE:

COUNTY CITY QUAD BLOCK LOT 60
NAME: ADDRESS: 1107 Juniper
ARCHITECT/BUILDER: OWNER: Hotell J. Bellinger, 1107 Juniper, Austin 78702
DESCRIPTION: 240 sq. ft., 1 unit, 1 floor
1 STORY SHOTGUN HOUSE
BUILDING MATERIAL: wall: WD. SIDING roof: CORRUGATED IRON
PHYSICAL CONDITION: FAIR SITE: original ☒ or moved date
ALTERATIONS: - SIDING
SIGNIFICANCE:

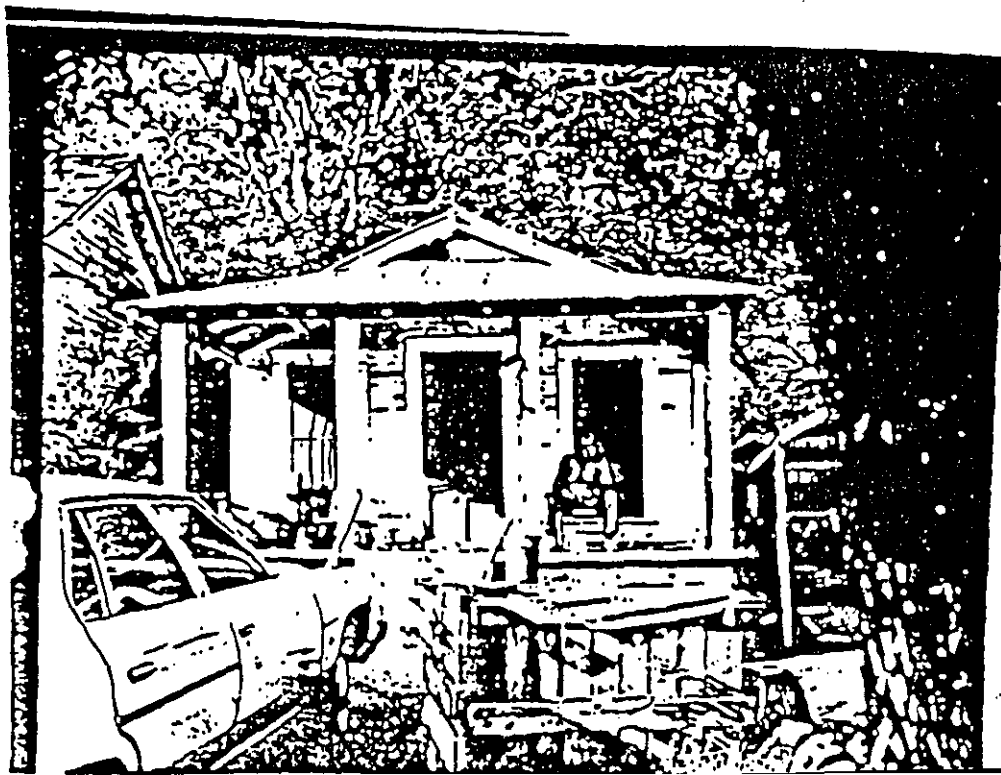
AREA OF SIGNIFICANCE: ARCHITECTURE LEVEL OF SIGNIFICANCE:
DESIGNATION: NR NHL RTHL HABS HAER HESI HSI OTHER:
ORIGINAL USE: RESIDENCE PRESENT USE: RES.
RELATIONSHIP TO SURROUNDINGS: COMPATIBLE
ACREAGE/BOUNDARY DESCRIPTION: 1104.5 ft. x 33.33 ft. of lot 60, OL 55, Div. B.
33.33 ft. x 104.5 ft. (1920)
BIBLIOGRAPHIC DATA: WD 3132, p. 545 (1970)
SEE INFO/CORRESPONDENCE FILES:
RECORDED BY: MDE INFORMANT:
DATE: 2/80 PHOTO DATA: 5-13/13 MEF 31C
(rev. 6-79)

NAME: LOCATION: 1107 Juniper

CO
CITY

QUAD

EST
NOR-SITE A



VIEW: STREET VIEW

RECORDED BY:

DATE:

COUNTY CITY QUAD BLOCK LOT 2

NAME: ADDRESS: 905 Juniper

COUNTY: TRAVIS CITY: AUSTIN

UTM: DATE: 1890 - 1910 PERIOD: STYLE: LATE VICTORIAN

THEME:

ARCHITECT/BUILDER: OWNER: Oliver B. Street, 924 E. 11th St, Austin 78702

DESCRIPTION: 920 sq. ft., 2 units

1 STORY WOOD FRAME COTTAGE W/ ORNATE GABLE TRIM

BUILDING MATERIAL: wall: BOARD & BATTEN roof: ASPHALT SHINGLES

PHYSICAL CONDITION: GOOD SITE: original ☒ or moved date

ALTERATIONS: SIGNIFICANCE:

AREA OF SIGNIFICANCE: ARCHITECTURAL LEVEL OF SIGNIFICANCE:

DESIGNATION: NR NHL RTHL HABS HAER HESI HSI OTHER:

ORIGINAL USE: RES. PRESENT USE: RES.

RELATIONSHIP TO SURROUNDINGS: COMPATIBLE

ACREAGE/BOUNDARY DESCRIPTION: N 104.5 ft. of E 50 ft. of lot 2, OL 55, DIV. B. 50 ft. x 104.5 ft. (lot)

BIBLIOGRAPHIC DATA: AD 4824, p. 113 (1974)

SEE INFO/CORRESPONDENCE FILES:

RECORDED BY: MDF

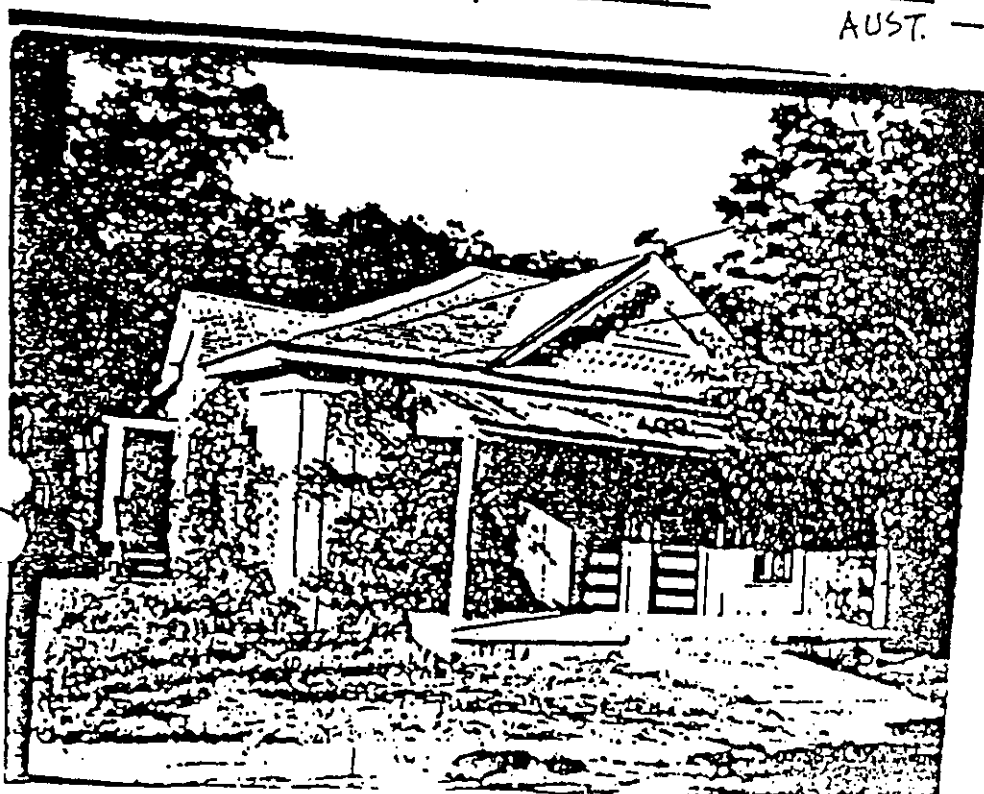
DATE: 8/80

INFORMANT: PHOTO DATA: 573/4 MFE 31 Gue (rev. 6-79)

NAME: LOCATION: 905 Juniper

CITY QUAD LOT

TRA AUST. NO. SITE NO.



VIEW: FROM NORTH

RECORDED BY:

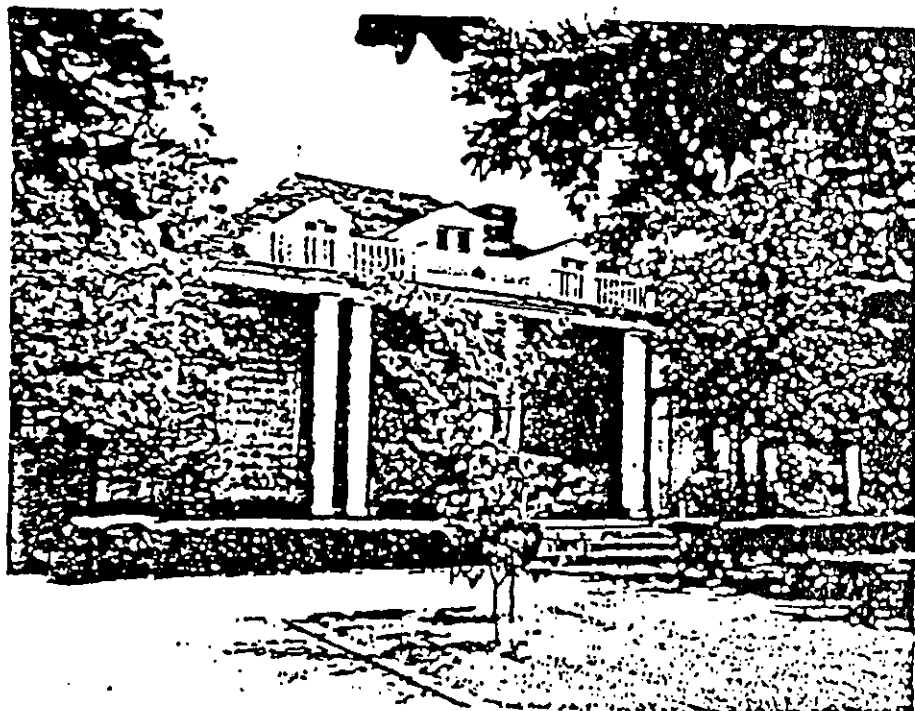
DATE:

C

COUNTY	QUAD	BLOCK	LOT
CITY		AL	

NAME: FRENCH LEGATION
ADDRESS: 822 Embassy Drive
ARCHITECT/BUILDER: _____
OWNER: State of Texas
DESCRIPTION: _____
SIGNIFICANCE: _____
DESIGNATION: (NR) NHL RTHL HABS HAER OTHER: _____
ORIGINAL USE: _____
PRESENT USE: _____
PHYSICAL CONDITION: _____
 altered/unaltered: _____
CONSTRUCTION: wall: _____ roof: _____
RELATIONSHIP TO SURROUNDINGS: _____
ACREAGE/BOUNDARY DESCRIPTION: 2.5 acres 1 B
BIBLIOGRAPHIC DATA: _____
INFORMANT: _____
RECORDED BY: MDE
DATE: _____ PHOTOGRAPHIC DATA: _____
SEE INFO/CORRESPONDENCE FILES: _____

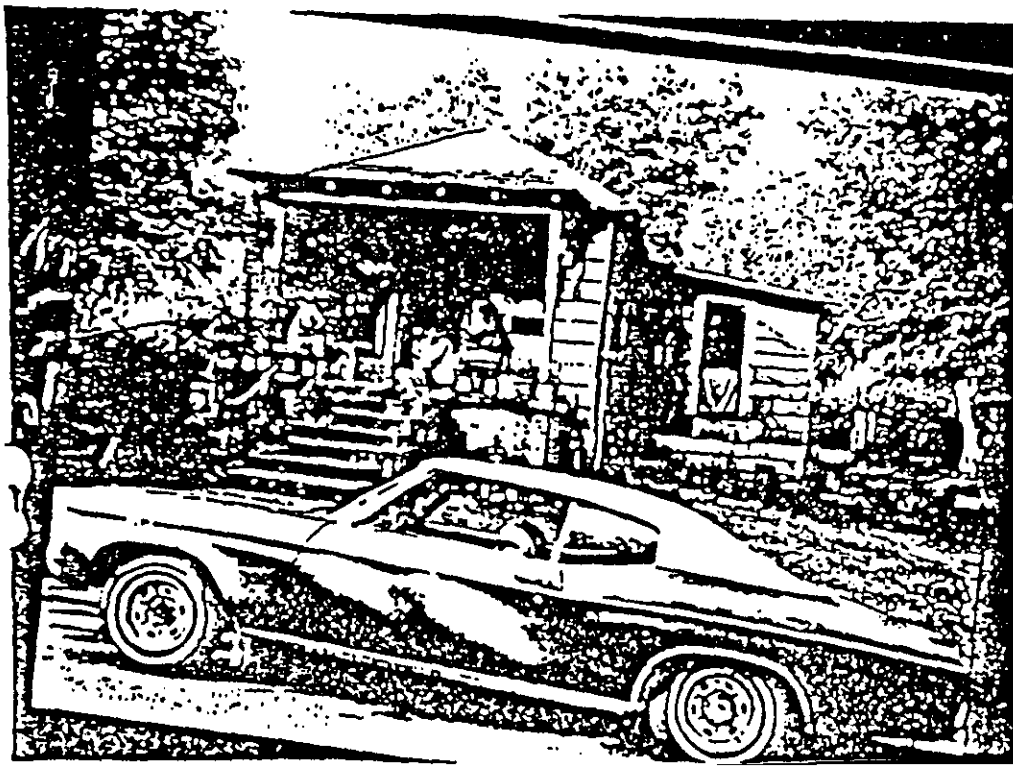
FRENCH LEGATION



COUNTY CITY QUAD BLOCK LOT 5
NAME: ADDRESS: 1003 Juniper
COUNTY: TRAVIS
CITY: AUSTIN
UTM: DATE: 1900-1920 PERIOD: STYLE: VERNACULAR
ARCHITECT/BUILDER: OWNER: M. J. Smith, P.O. Box 6142, Austin 78762
THEME: DESCRIPTION: 530 sq. ft., 1 floor, 1 unit, structure 1 ; 743 sq. ft., 1 floor, structure 2.
1 STORY SHOTGUN HOUSE
WD FRAME
BUILDING MATERIAL: wall: COMP. SHINGLES roof: ASPHALT SHINGLES
PHYSICAL CONDITION: FAIR SITE: original ☒ or moved date
ALTERATIONS: ADDITION TO SIZE
SIGNIFICANCE:

AREA OF SIGNIFICANCE: ARCHITECTURAL LEVEL OF SIGNIFICANCE:
DESIGNATION: NR NHL RTHL HABS HAER HESI HSI OTHER:
ORIGINAL USE: RES PRESENT USE: RES
RELATIONSHIP TO SURROUNDINGS: COMPATIBLE
ACREAGE/BOUNDARY DESCRIPTION: N. 55 ft. of lot 5, 55 B 55 ft. x 100 ft.
BIBLIOGRAPHIC DATA: WD 3380, p. 251 (1967)
SEE INFO/CORRESPONDENCE FILES:
RECORDED BY: MDF INFORMANT:
DATE: 8/80 PHOTO DATA: 573/6 MEF 319
(rev. 6-79)

NAME: COUNTY CITY QUAD EST
LOCATION: 1003 Juniper TRA AUS. NOR-SITE



VIEW: From NORTH

RECORDED BY:

DATE:

COUNTY CITY QUAD BLOCK LOT 16, 17 (portions)
NAME: ADDRESS: 809 E 9th COUNTY: TRAVIS CITY: AUSTIN UTM: DATE: C. 1900 PERIOD: ARCHITECT/BUILDER: OWNER: Elena S. Lopez, 90 Crocker Castro, 8200 Broadway, # 902 North, Houston, TX 77051 STYLE: THEME: DESCRIPTION: 1448 sq. ft., 1 floor, 1 unit; 200 sq. ft., 1 unit, unfinished basement, attached 1. Structure 2: 444 sq. ft., 1 floor, 1 unit
1 STORY WOOD FRAME HOUSE
BUILDING MATERIAL: wall: WD. SIDING roof: ASPHALT SHINGLES
PHYSICAL CONDITION: GOOD SITE: original ☒ or moved ☐ date ALTERATIONS: SIGNIFICANCE:

AREA OF SIGNIFICANCE: ARCH LEVEL OF SIGNIFICANCE: DESIGNATION: NR NHL RTHL HABS HAER HESI HSI OTHER: ORIGINAL USE: RES PRESENT USE: RES RELATIONSHIP TO SURROUNDINGS: COMPATIBLE ACREAGE/BOUNDARY DESCRIPTION: E 23 ft. of lot 16 + W 34 ft. of lot 17, Old, Div. S and L M Robertson Subdiv. 57 ft. x 128 ft. (lot) BIBLIOGRAPHIC DATA: WD 1488, p. 367 (1954) SEE INFO/CORRESPONDENCE FILES: RECORDED BY: Freeman & MDE INFORMANT: PHOTO DATA: 4-4/5 MFF 267 (rev. 6-79) DATE: 8/3/80

NAME: LOCATION: 809 E 9th

CITY

QUAD

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NOR-SIT



VIEW:

RECORDED BY:

DATE:

Whether
this is on
French Legation
or French Legation

COUNTY CITY QUAD BLOCK LOT See below
NAME: _____
ADDRESS: SE CORNER EMBASSY DR & E 9th COUNTY: TRAVIS
CITY: AUSTIN
UTM: _____
DATE: 1920s PERIOD: _____
STYLE: _____
THEME: _____
ARCHITECT/BUILDER: _____
OWNER: Joe C. Frampette, 812 W. 5th, Austin 78703
DESCRIPTION: SMALL RUSTICATED CONC. BLOCK 1 STORY STRUCTURE

BUILDING MATERIAL: wall: CONC. BLOCK roof: CORRUGATED IRON
PHYSICAL CONDITION: FAIR - GOOD SITE: original ☒ or moved _____ date _____
ALTERATIONS: _____
SIGNIFICANCE: _____

AREA OF SIGNIFICANCE: ARCH LEVEL OF SIGNIFICANCE: _____
DESIGNATION: NR NHL RTHL HABS HAER HESI HSI OTHER: _____
ORIGINAL USE: GARAGE PRESENT USE: VACANT
RELATIONSHIP TO SURROUNDINGS: COMPATIBLE
ACREAGE/BOUNDARY DESCRIPTION: NE 145 ft. x 152 ft. AV OL 1, Div B
152 ft. x 153 ft. (lot)
BIBLIOGRAPHIC DATA: PD 2845, p. 583 (1964)
SEE INFO/CORRESPONDENCE FILES: _____
RECORDED BY: J. Freeman & MDE INFORMANT: _____
DATE: 8/6/00 PHOTO DATA: 4-9/3 H MFF 24 Jun
5 should be 9th St. (1920s) 8th

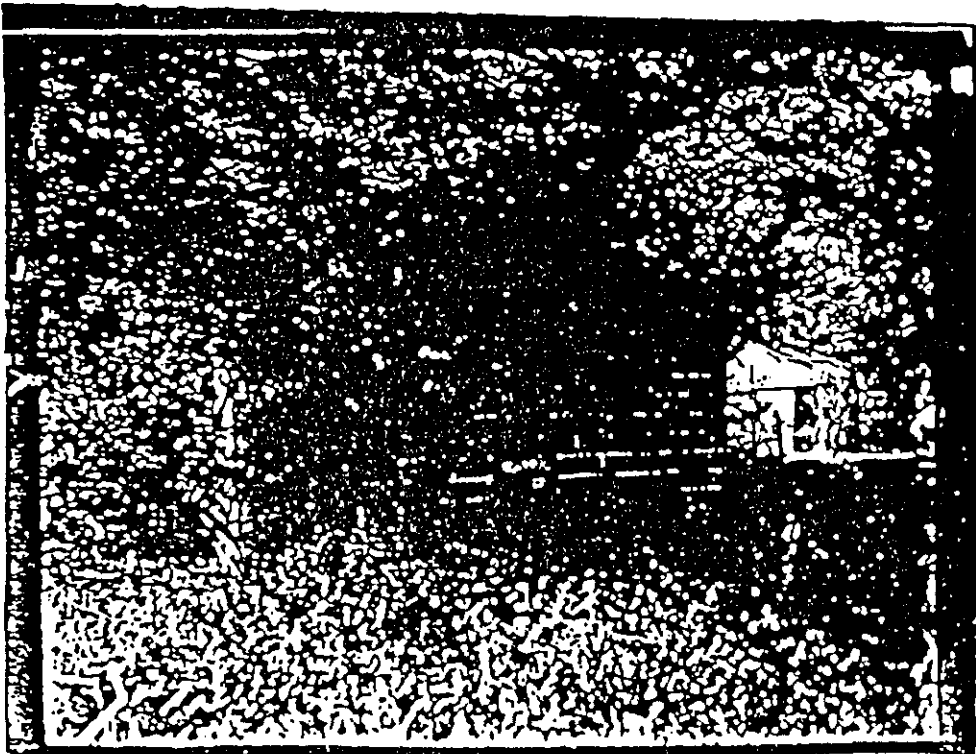
NAME: _____

CITY

QUAD

EST
NOR-SITE NO.

LOCATION: EMBASSY @ 9th



VIEW: _____

RECORDED BY: _____

DATE: _____

COUNTY 5
CITY QUAD LOT 2
NAME: _____ COUNTY: TRAVIS
ADDRESS: 1170 ANGELINA AVE. CITY: AUSTIN
UTM: _____
ARCHITECT/BUILDER: _____ DATE: 1900-1910 PERIOD: _____
OWNER: Geneva N. Noland, 1170 Angelina STYLE: VERNA CULAR
Ave., Austin 78702 THEME: _____
DESCRIPTION: 1064 sq. ft., 1 unit, 1 floor
1 STORY WD. FRAME HOUSE
BUILDING MATERIAL: wall: BOARD & BATTEN roof: ASPHALT SHINGLES
PHYSICAL CONDITION: GOOD SITE: original _____ or moved _____ date _____
ALTERATIONS: _____
SIGNIFICANCE: _____

AREA OF SIGNIFICANCE: ARCH. LEVEL OF SIGNIFICANCE: _____
DESIGNATION: NR NHL RTHL HABS HAER HESI HSI OTHER: _____
ORIGINAL USE: RES. PRESENT USE: RES.
RELATIONSHIP TO SURROUNDINGS: COMPATIBLE
ACREAGE/BOUNDARY DESCRIPTION: 53.6 X 175 ft. Lot 2, Blk 5, OL 56, DW. 8, G. 1
Robertson Subdiv. 53.6 ft. X 175 ft. (Tot.)
BIBLIOGRAPHIC DATA: WD 4930, p. 1188 (1974)
SEE INFO/CORRESPONDENCE FILES: _____
RECORDED BY: MDE INFORMANT: _____
DATE: 8/80 PHOTO DATA: 5-7/2 MDE 1994
(rev. 6-79)

NAME: _____ CO CITY QUAD LS-
LOCATION: 1170 ANGELINA CITY QUAD NOR-SITE



VIEW: _____
RECORDED BY: _____
DATE: _____

COUNTY _____ BLOCK _____
CITY QUAD LOT 5
NAME: _____ COUNTY: TRAVIS
ADDRESS: 1103 CURVE STREET CITY: AUSTIN
UTM: _____
ARCHITECT/BUILDER: _____ DATE: 1890-1910 PERIOD: _____
OWNER: Walter Q. and Lee Louisa Jones, 1000 E. 11th, Austin 78702 STYLE: VERNAICULAR
THEME: _____
DESCRIPTION: 590 sq. ft., 1 floor, 1 unit, structure 1; 2094 sq. ft., 1 floor structure 2
1 STORY RAISED COTTAGE
BUILDING MATERIAL: wall: WD. FRAME/BOARD: DAT roof: CORRUGATED IRON
PHYSICAL CONDITION: FAIR SITE: original V or moved _____ date _____
ALTERATIONS: WINDOWS
SIGNIFICANCE: _____

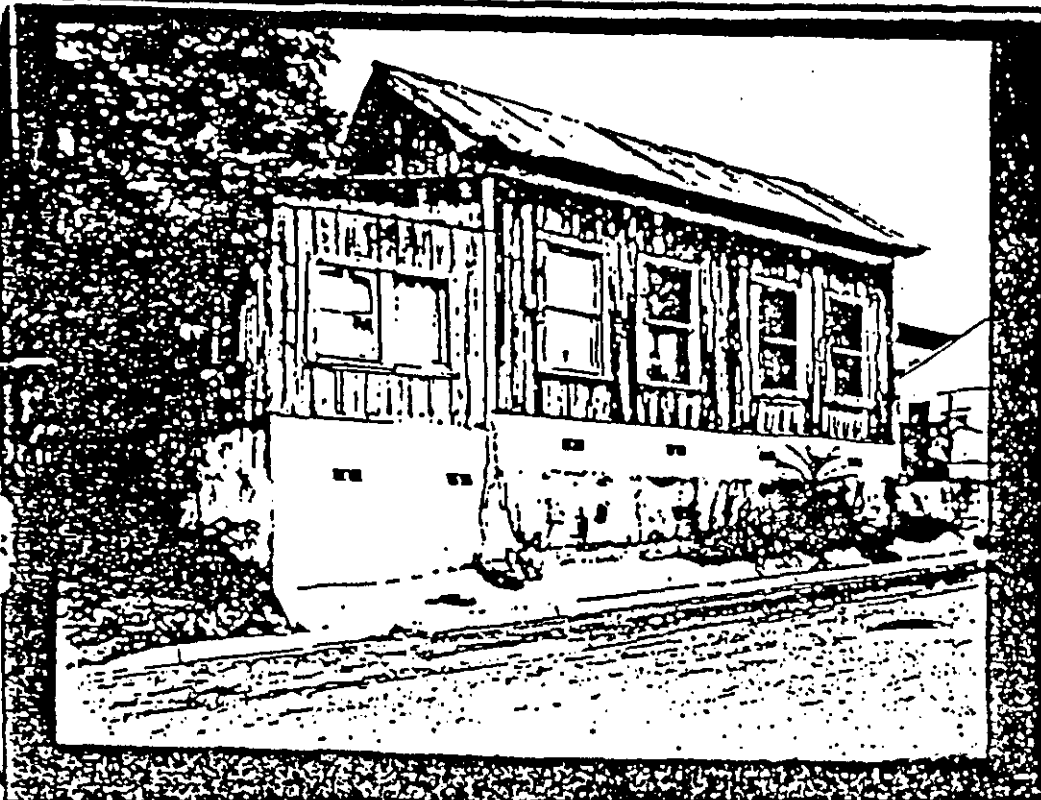
AREA OF SIGNIFICANCE: ARCHITECTURAL LEVEL OF SIGNIFICANCE: _____
DESIGNATION: NR NHL RTHL HABS HAER HESI HSI OTHER: _____
ORIGINAL USE: RES. PRESENT USE: RES.
RELATIONSHIP TO SURROUNDINGS: COMPATIBLE
ACREAGE/BOUNDARY DESCRIPTION: 5.87 ft. of lot 5, 55 B 100 ft. x 87 ft. I
BIBLIOGRAPHIC DATA: WD 4611, p. 364 (1968) Apparently not on 1900 map.
SEE INFO/CORRESPONDENCE FILES: _____
RECORDED BY: MDE INFORMANT: _____
DATE: 8/80 PHOTO DATA: 5-13/5 MFF 3196 (rev. 6-79)

NAME: _____
LOCATION: 1103 CURVE ST.

CO
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AUS

QUAD

2
NOR. ST.



VIEW: From N.W.

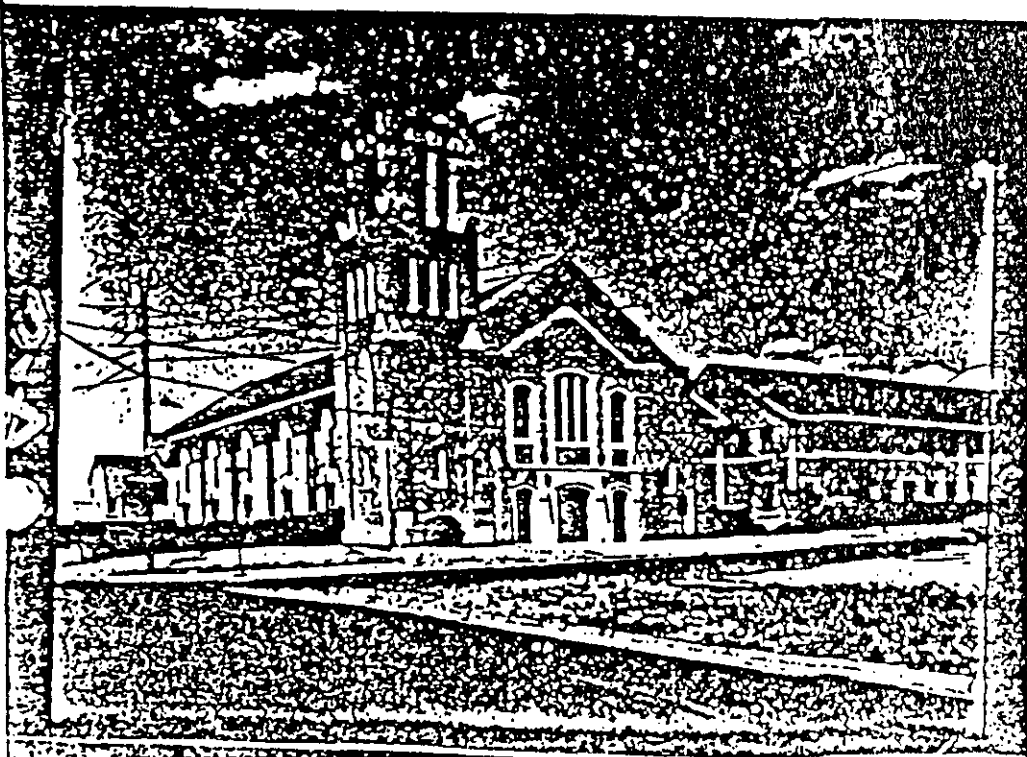
RECORDED BY: IF

DATE: 8/80

COUNTY 8 BLOCK 7-12
CITY QUAD LOT
NAME: Ebenezer Third Baptist Church COUNTY: TRANS
ADDRESS: 1010 E. 10th St CITY: AUSTIN
UTM:
ARCHITECT/BUILDER: DATE: 1950s PERIOD:
OWNER: Ebenezer Third Baptist Church STYLE: NEO GOTHIC INSTITUTIONAL
Trustees, 1010 E. 10th, Austin 78702 THEME:
DESCRIPTION: BRICK CHURCH W/ TOWER
BUILDING MATERIAL: wall: BRICK roof: ASPHALT SHINGLES
PHYSICAL CONDITION: GOOD SITE: original V or moved date
ALTERATIONS: — ADDITION
SIGNIFICANCE: CULTURAL — RELIGIOUS HISTORY OF AREA

AREA OF SIGNIFICANCE: ARCH & CULTURAL LEVEL OF SIGNIFICANCE:
DESIGNATION: NR NHL RTHL HABS HAER HESI HSI OTHER:
ORIGINAL USE: CHURCH PRESENT USE: CHURCH
RELATIONSHIP TO SURROUNDINGS: COMPATIBLE
ACREAGE/BOUNDARY DESCRIPTION: Lots 7-12, Blk. 8, OLS 243, Div. B, Geo. L.
Recreation Subdiv. 70.67 ft. x 140.5 ft. (lot)
BIBLIOGRAPHIC DATA: Address: 910 E 10th in 1950. 1st time church. Name school at 112
SEE INFO/CORRESPONDENCE FILES:
RECORDED BY: Freeman & MDF INFORMANT:
DATE: 8/7/80 PHOTO DATA: 4-9/14, 15 YHFF SC
(rev. 6-79)

NAME: _____ CO CITY QUAD EST
LOCATION: 1010 E. 10th NOR-SIT



VIEW: _____

RECORDED BY: _____

DATE: _____

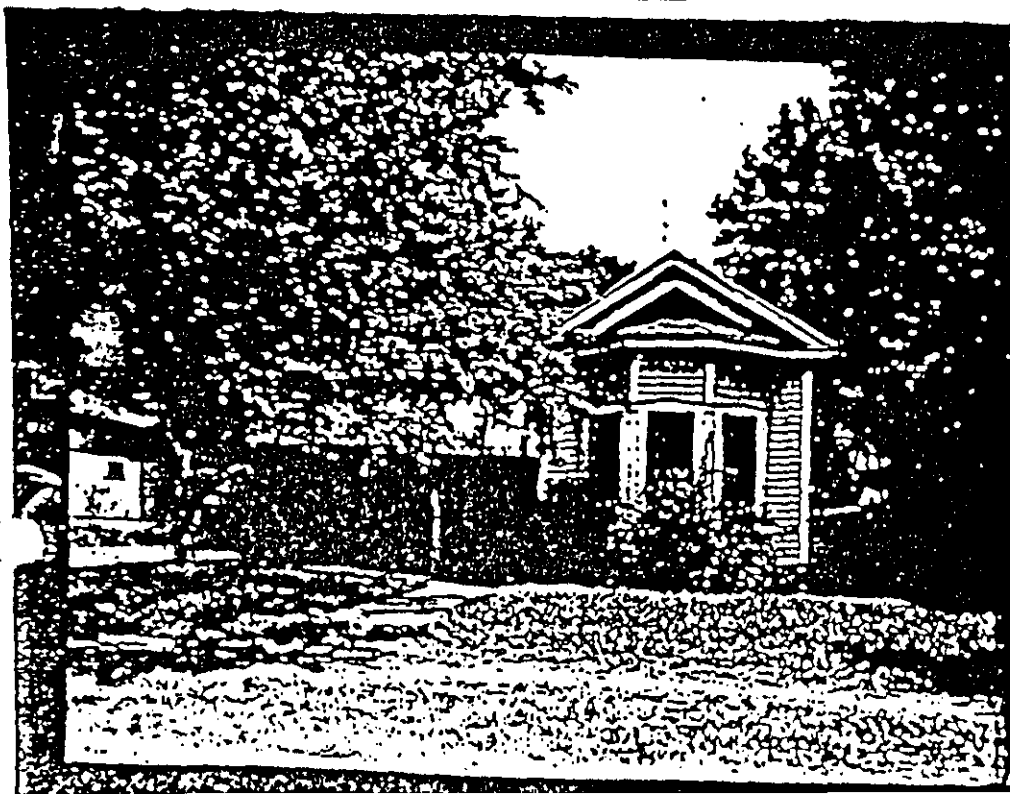
COUNTY 7 BLOCK 8
CITY QUAD LOT

NAME: _____ COUNTY: TRAVIS
ADDRESS: 1110 E 10th CITY: AUSTIN
UTM: _____
ARCHITECT/BUILDER: _____ DATE: 1900 PERIOD: _____
OWNER: Cora A. White, 1110 E. 10th, STYLE: LATE VICTORIAN
Austin, Texas 78702 THEME: _____
DESCRIPTION: 1010 sq. ft., 1 floor, 1 unit
1 STORY WD. FRAME

BUILDING MATERIAL: wall: WD. SIDING roof: ASPHALT SHINGLES
PHYSICAL CONDITION: GOOD SITE: original ☒ or moved _____ date _____
ALTERATIONS: _____
SIGNIFICANCE: _____

AREA OF SIGNIFICANCE: ARCH. LEVEL OF SIGNIFICANCE: _____
DESIGNATION: (NR) NHL RTHL HABS HAER HESI HSI OTHER: _____
ORIGINAL USE: RES PRESENT USE: RES
RELATIONSHIP TO SURROUNDINGS: COMPATIBLE
ACREAGE/BOUNDARY DESCRIPTION: E. 53 ft. of lot 7, 2 3 B Geo. L.R. Subdiv. 53 ft. x 140.5 ft. (lot 7)
BIBLIOGRAPHIC DATA: WD 2631, p. 25 (1963) 1900 address: 1010 E. 10th
SEE INFO/CORRESPONDENCE FILES: _____
RECORDED BY: F. J. M. D. F. INFORMANT: _____
DATE: 8/7/80 PHOTO DATA: 4-3/12 MEF 15 Jun
(rev. 6-79)

NAME: _____ CO CITY QUAD EST
LOCATION: 1110 E 10th NOR. SITE NO.



VIEW: _____
RECORDED BY: _____
DATE: _____

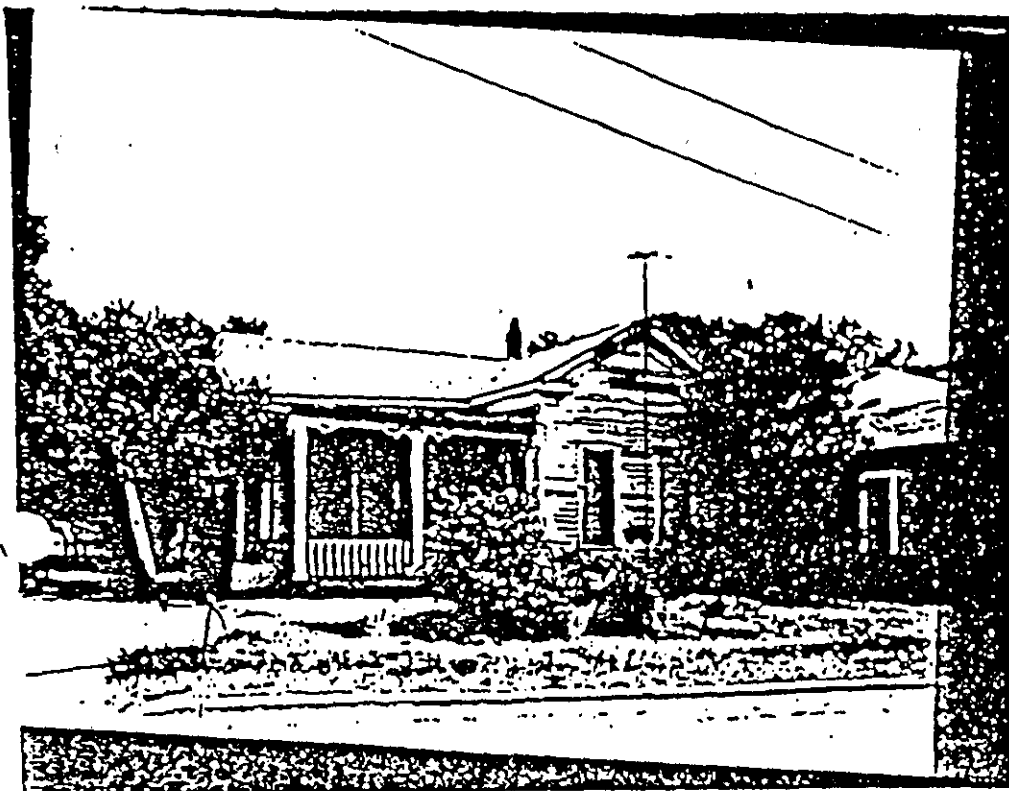
COUNTY 7 BLOCK 7
CITY QUAD LOT 12

NAME: _____ COUNTY: TRAVIS
ADDRESS: 1100 E 10th CITY: AUSTIN
UTM: _____
ARCHITECT/BUILDER: _____ DATE: 1900-1910 PERIOD: _____
OWNER: Thos. Giff Parks, 1102 E. 10th St. STYLE: VERNAICULAR
Austin, Texas 78702 THEME: _____
DESCRIPTION: 1031 sq ft, 1 floor, 1 unit, structure 1; 902 sq ft, 1 floor, 1 unit, structure 2.
1 STORY WOOD FRAME COTTAGE

BUILDING MATERIAL: wall: WD. SIDING roof: ASPHALT SHINGLES
PHYSICAL CONDITION: FAIR-GOOD SITE: original ☒ or moved _____ date _____
ALTERATIONS: _____
SIGNIFICANCE: _____

AREA OF SIGNIFICANCE: ARCH LEVEL OF SIGNIFICANCE: _____
DESIGNATION: NR NHL RTHL HABS HAER HESI HSI OTHER: _____
ORIGINAL USE: RES PRESENT USE: RES
RELATIONSHIP TO SURROUNDINGS: COMPATIBLE
ACREAGE/BOUNDARY DESCRIPTION: 12 7 2 3 Geo. L. Robertson Subdiv.
70.67 ft. x 140.5 ft. (lot)
BIBLIOGRAPHIC DATA: AD 1974, p. 19 (1958) 1900 address 1000 E. 10th
SEE INFO/CORRESPONDENCE FILES: _____
RECORDED BY: veeeman & MDF INFORMANT: _____
DATE: 8/7/00 PHOTO DATA: 4-3/16 MPE 15 9/11
(rev. 6-79)

NAME: _____ CO CITY QUAD EST
LOCATION: 1100 E 10th NOR-SITE NC

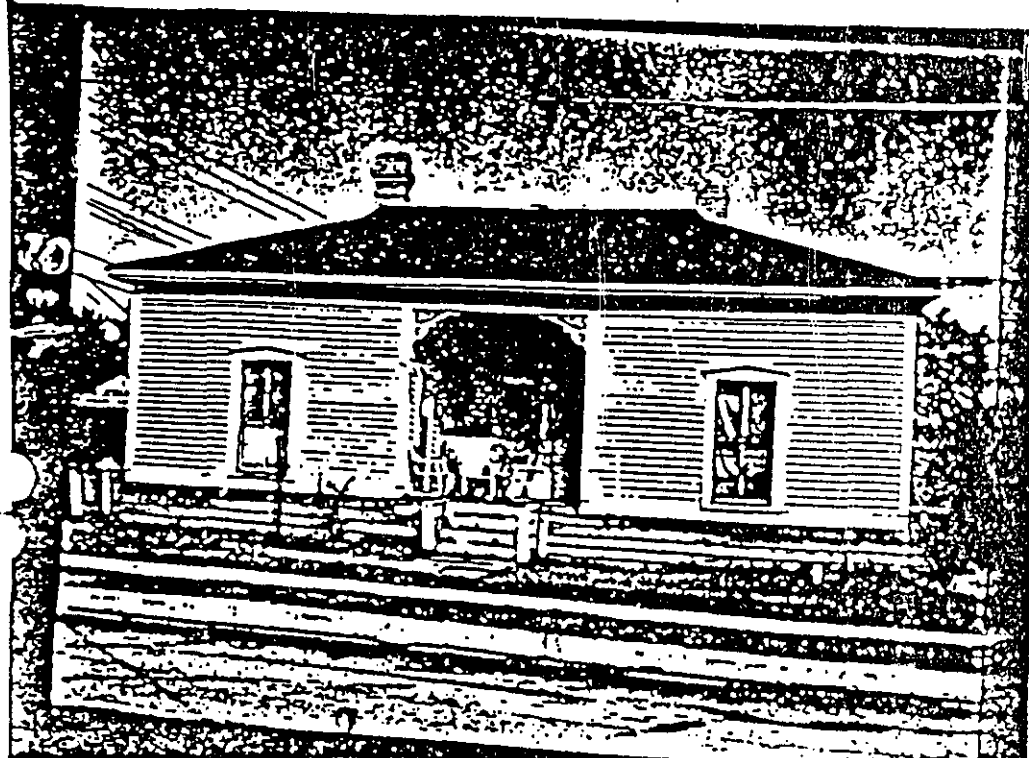


VIEW: _____
RECORDED BY: _____
DATE: _____

CO. NTY 8 BLOCK 6
CITY QUAD LOT
NAME: COUNTY: TRAVIS
ADDRESS: 1006 WALLER Street CITY: AUSTIN
UTM:
ARCHITECT/BUILDER: DATE: 1990-1900 PERIOD:
OWNER: Thymme L. Walker, 517 N. Randolph, San Angelo, Texas 76901 STYLE: LATE VICT. / VERNAICULAR
THEME:
DESCRIPTION: 1264 sq ft, 1 floor, 2 units
1 STORY WOOD FRAME HOUSE
BUILDING MATERIAL: wall: WD SIDING roof: ASPHALT SHINGLES
PHYSICAL CONDITION: GOOD SITE: original ☒ or moved ☐ date
ALTERATIONS:
SIGNIFICANCE:

AREA OF SIGNIFICANCE: ARCH LEVEL OF SIGNIFICANCE:
DESIGNATION: NR/NHL RTHL HABS HAER HESI HSI OTHER:
ORIGINAL USE: RES PRESENT USE: RES.
RELATIONSHIP TO SURROUNDINGS: COMPATIBLE
ACREAGE/BOUNDARY DESCRIPTION: 5.65 ft. of lot 6, Blk. 8, 2 3 B Geo. L Robertson Subdiv. 62 ft. x 70.67 ft. (lot)
BIBLIOGRAPHIC DATA:
SEE INFO/CORRESPONDENCE FILES:
RECORDED BY: Freeman & MTF INFORMANT:
DATE: 8/7/80 PHOTO DATA: 4-8/4, 5 MFF 207
(rev. 6-79)

NAME: CO CITY QUAD EST
LOCATION: 1006 WALLER NOR-SITE



VIEW:
RECORDED BY:
DATE:

COUNTY _____ BLOCK 7
CITY _____ QUAD _____ LOT 12

NAME: _____ COUNTY: _____
ADDRESS: 1007 Waller (tax address CITY: _____
1100 E. 10th) UTM: _____
ARCHITECT/BUILDER: _____ DATE: _____ PERIOD: _____
OWNER: Thos. Galt Parker, 1102 E. 10th, STYLE: _____
Austin 78702 THEME: _____
DESCRIPTION: 1031 sq. ft., 1 floor, 1 unit, structure 1; 902 sq. ft., 1 floor, 1
structure 2

BUILDING MATERIAL: wall: _____ roof: _____
PHYSICAL CONDITION: _____ SITE: original _____ or moved _____ date _____
ALTERATIONS: _____
SIGNIFICANCE: _____

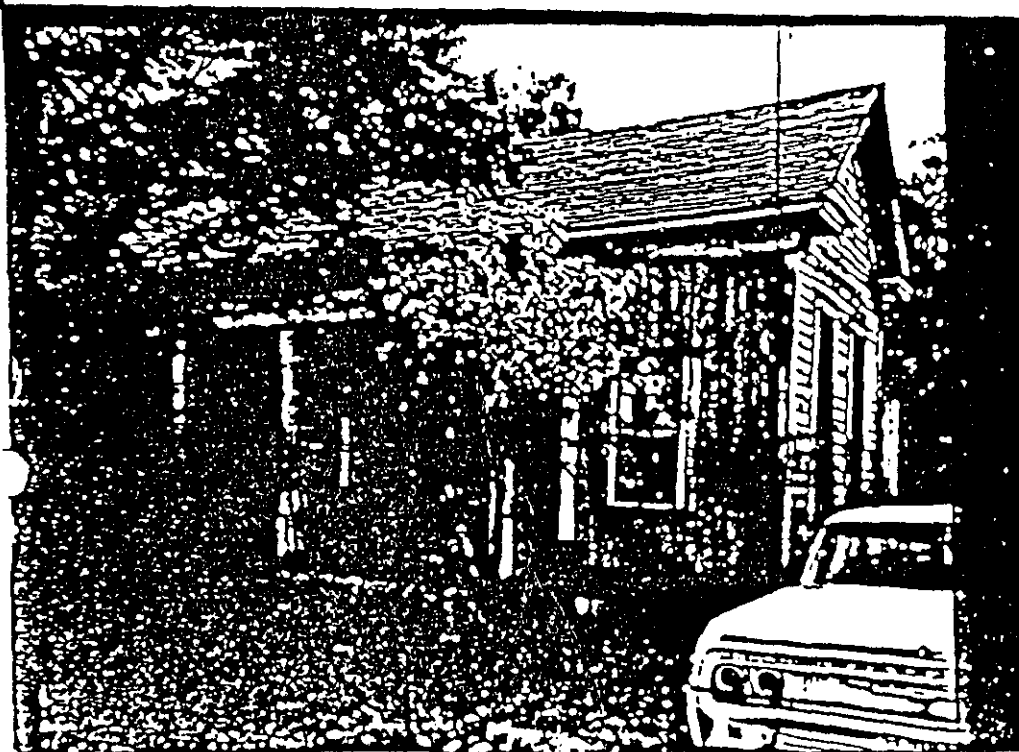
AREA OF SIGNIFICANCE: _____ LEVEL OF SIGNIFICANCE: _____
DESIGNATION: NR NHL RTHL HABS HAER HESI HSI OTHER: _____
ORIGINAL USE: _____ PRESENT USE: _____
RELATIONSHIP TO SURROUNDINGS: _____
ACREAGE/BOUNDARY DESCRIPTION: 12 7 2 3 B 70.67 ft. x 140.5 ft. I

BIBLIOGRAPHIC DATA: AD 1974, p. 19 (1951)
SEE INFO/CORRESPONDENCE FILES: _____
RECORDED BY: MD INFORMANT: _____
DATE: _____ PHOTO DATA: _____

(rev. 6-79)

NAME: _____ 88 QUAD 157
CITY _____ NOR. SPT

LOCATION: 1007 Waller



VIEW: _____
RECORDED BY: _____
DATE: _____

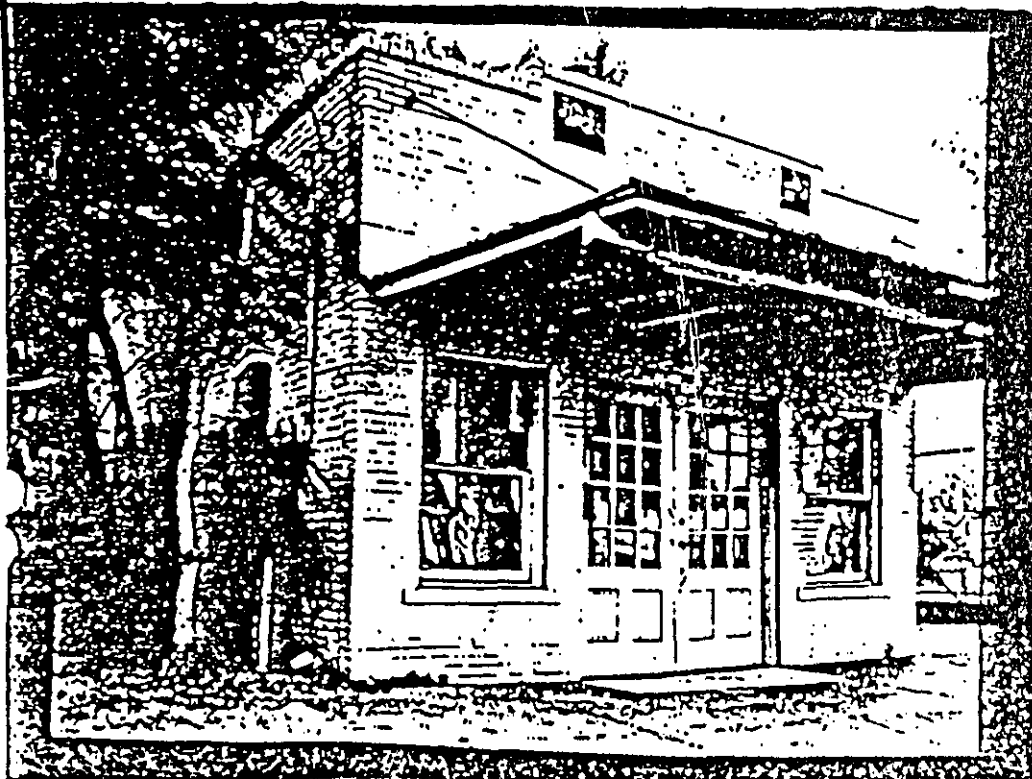
COUNTY DAVIS BLOCK 2
CITY AUSTIN QUAD 4 LOT 4

NAME: Kumby Theatre COUNTY: DAVIS
ADDRESS: 1161 San Bernard CITY: AUSTIN
UTM: _____
ARCHITECT/BUILDER: _____ DATE: 1900-1920 PERIOD: _____
OWNER: Olivet Baptist Church, 1303 STYLE: COMMON COMMERCIAL
Cotton, Austin 78702 THEME: _____
DESCRIPTION: 838 sq. ft., 1 floor, 1 unit
1 STORY BRICK w/ RIBBED WINDOW/DOORS

BUILDING MATERIAL: wall: BRICK/LOAD BEARING roof: BUILT UP.
PHYSICAL CONDITION: V. GOOD SITE: original ☒ or moved _____ date _____
ALTERATIONS: _____
SIGNIFICANCE: Notice of Historic Zoning Hearing in window.

AREA OF SIGNIFICANCE: ARCHITECTURAL LEVEL OF SIGNIFICANCE: _____
DESIGNATION: NR NHL RTHL HABS HAER HESI HSI OTHER: _____
ORIGINAL USE: COMMERCIAL PRESENT USE: THEATER
RELATIONSHIP TO SURROUNDINGS: COMPATIBLE
ACREAGE/BOUNDARY DESCRIPTION: 60 x 175 ft., lot 4, Blk. 2, OL 56, Div. B, Gen. Robertson Subdiv
60 ft. x 175 ft. (lot)
BIBLIOGRAPHIC DATA: _____
SEE INFO/CORRESPONDENCE FILES: _____
RECORDED BY: MDF INFORMANT: _____
DATE: 8/80 PHOTO DATA: 5-6/7, 8 MEF 19 July
(rev. 6-79)

NAME: _____ CO CITY QUAD EST
LOCATION: 1161 SAN BERNARD NOR-SITE



VIEW: _____
RECORDED BY: _____
DATE: _____

COUNTY TRAVIS BLOCK 2
CITY AUSTIN QUAD 4 LOT 4

NAME: _____
ADDRESS: 1159 SAN BERNARD

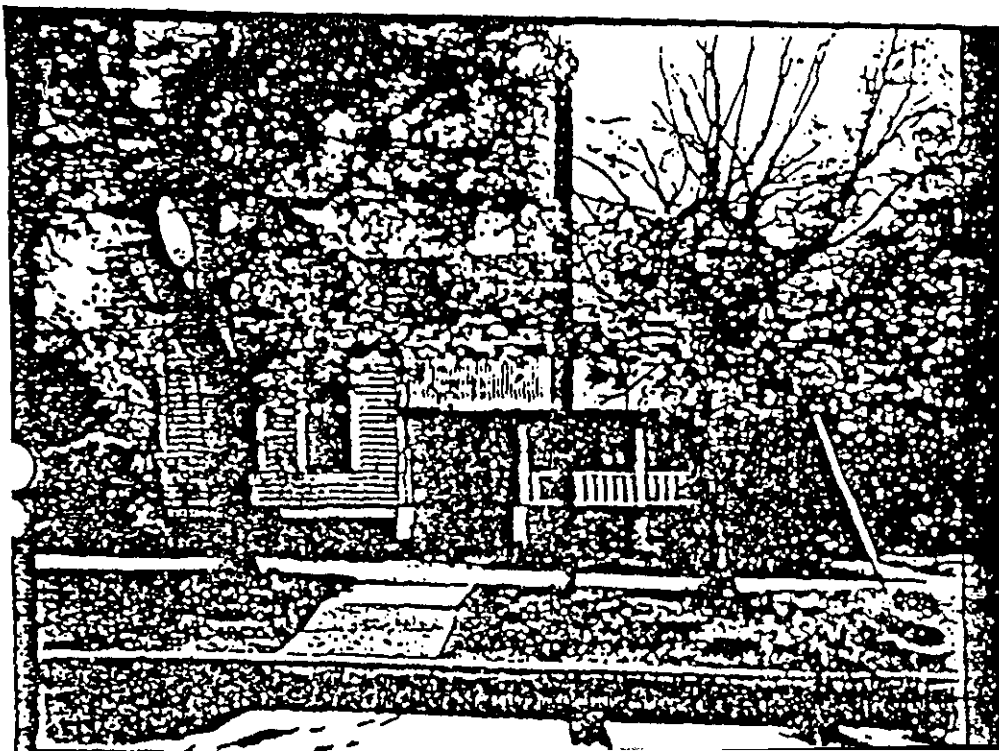
ARCHITECT/BUILDER: _____
OWNER: Oliver Baptist Church, Atty: Fred
Therrell, 1159 San Bernard, Austin 78702
DESCRIPTION: 1311 sq. ft., 1 unit, 1 floor
1 STORY WD. FRAME HOUSE

DATE: 190-1920 PERIOD: _____
STYLE: VERNAICULAR
THEME: _____

BUILDING MATERIAL: wall: WD. SIDING roof: ASPHALT SHINGLES
PHYSICAL CONDITION: V. GOOD SITE: original ☒ or moved _____ date _____
ALTERATIONS: _____
SIGNIFICANCE: _____

AREA OF SIGNIFICANCE: ARCH. LEVEL OF SIGNIFICANCE: _____
DESIGNATION: NR NHL RTHL HABS HAER HESI HSI OTHER: _____
ORIGINAL USE: RES. PRESENT USE: RES.
RELATIONSHIP TO SURROUNDINGS: COMPATIBLE
ACREAGE/BOUNDARY DESCRIPTION: 60 X 175 ft. of Lot 4, Blk. 2, OL 56, Div. B, Gen. 1
Robertson Subdiv. 60 ft. X 175 ft. (approx)
BIBLIOGRAPHIC DATA: _____
SEE INFO/CORRESPONDENCE FILES: _____
RECORDED BY: MDF INFORMANT: 6
DATE: 8/80 PHOTO DATA: 5-6/48 YHFF 197
(rev. 6-79)

NAME: _____ CITY CO QUAD _____ EST
LOCATION: 1159 SAN BERNARD CITY NO. SITE



VIEW: _____

RECORDED BY: _____

DATE: _____

COUNTY TRAVIS BLOCK 2
CITY AUSTIN QUAD 1 LOT 1

NAME: _____
ADDRESS: 1157 SAN BERNARD

ARCHITECT/BUILDER: _____ DATE: 1900-1920 PERIOD: _____
OWNER: Mr. Annie Hilary, 1157 San Bernard, Austin 78702 STYLE: VERNAQUAL / TRANSITIONAL
DESCRIPTION: 1982 sq. ft., 1 unit, floor 1 + 798 sq. ft., 1 unit, 1/2 story, attached
480 sq. ft., 1 unit, floor 2, detached 2. THEME: _____

1 1/2 STORY WOOD FRAME HOUSE

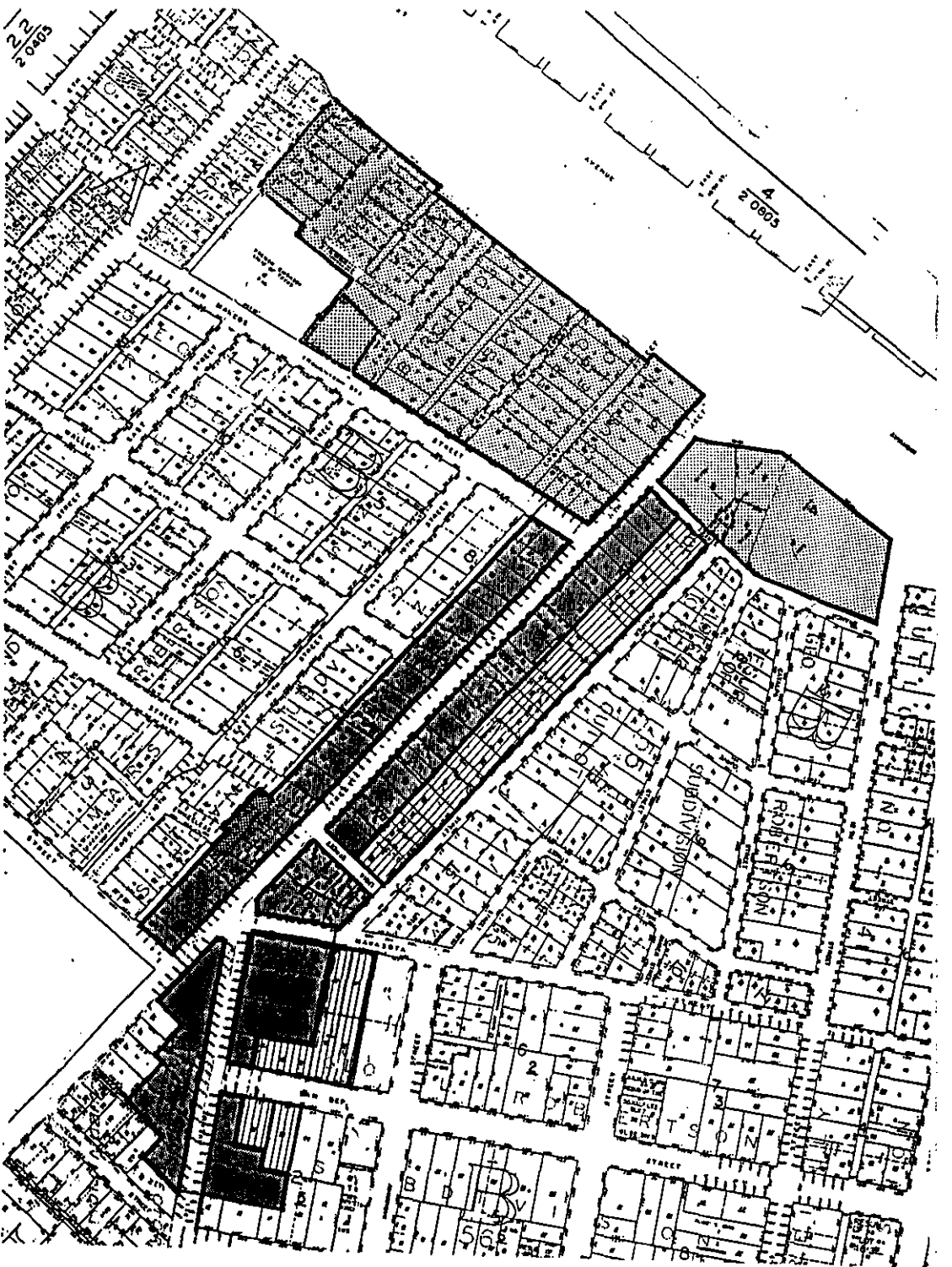
BUILDING MATERIAL: wall: WD. SIDING roof: ASPHALT SHINGLES
PHYSICAL CONDITION: V. GOOD SITE: original ☒ or moved ☐ date _____
ALTERATIONS: _____
SIGNIFICANCE: _____

AREA OF SIGNIFICANCE: ARCH LEVEL OF SIGNIFICANCE: _____
DESIGNATION: NR NHL RTHL HABS HAER HESI HSI OTHER: _____
ORIGINAL USE: RES. PRESENT USE: RES.
RELATIONSHIP TO SURROUNDINGS: COMPATIBLE
ACREAGE/BOUNDARY DESCRIPTION: 15 X 75 ft. of lot 1, Blk 2, OLS, Div. B, Geo. Robertson Subdiv.
75 ft. x 975 ft. (lot)
BIBLIOGRAPHIC DATA: WD 1971, p. 25 (1952)
SEE INFO/CORRESPONDENCE FILES: _____
RECORDED BY: MDF INFORMANT: 4,5
DATE: 8/80 PHOTO DATA: 5-6/8 NIFF 196/16
(rev. 6-79)

NAME: _____ CITY 1157 SAN BERNARD QUAD _____ LOT _____
LOCATION: _____



VIEW: _____
RECORDED BY: _____
DATE: _____



- SUB DISTRICT 1
- SUB DISTRICT 2
- SUB DISTRICT 3

SUB DISTRICT BOUNDARIES WITHIN THE NCCD

PERMITTED AND CONDITIONAL USES
WITHIN SUBDISTRICT ONE

PERMITTED USES

COMMERCIAL USES

Administrative and Business Offices
Arts and Crafts Studio (Limited)
Arts and Crafts Studio (General)
Business Support Services
Communications Services
Consumer Convenience Services
Consumer Repair Services
Financial Services (no drive-thru)
Food Sales
Funeral Services
General Retail Sales (Convenience)
General Retail Sales (General)
Indoor Sports and Recreation
Indoor Entertainment
Laundry Services
Liquor Sales
Medical Offices
Outdoor Sports and Recreation
Personal Improvement Services
Personal Services
Pet Services
Professional Offices
Research Services
Restaurant (Fast Food) (no drive-thru)
Restaurant (Limited)
Restaurant (General)
Service Station
Commercial Parking Facilities

CIVIC USES

Club or Lodge
Cultural Services
Guidance Services
Hospital Services (Limited)
Local Utility Services
Community Parking Facilities
Religious Assembly
Safety Services

RESIDENTIAL USES

Townhouse/Condominium Residential (no street level units)
Multiple Family Residential (18 to 27 units per acre) (no street level units)

*Those properties which are located within the Sealing and Bucksnear Urban Renewal Plans shall be restricted to the uses designated within those plans.

CONDITIONAL USES

COMMERCIAL USES

Automotive Rental
Automotive Sales
Automotive Washing
Building Maintenance Services
Business or Trade School
Cocktail Lounge
Transportation Terminals

CIVIC USES

Community Recreation
College & University Facilities
Communication Service Facilities
Day Care Services (General)
Day Care Services (Limited)
Day Care Services (Commercial)
Private Educational Facilities
Public Educational Facilities

DOWNTOWN TRANSIT IMPROVEMENT PROJECT

DISCUSSION ITEMS:

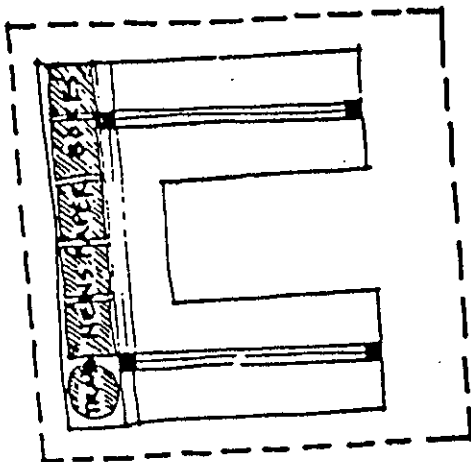
- Colorado/Congress alignment. Includes installation of contra-flow lane on Colorado.
- The extension of the 1st Street contra-flow lane over to Congress Avenue will result in relatively no change in the traffic operations of the Congress/1st intersection.
- Operations along Congress Avenue will benefit by the implementation of a select stop strategy. Buses will only stop at those cross streets where right-turns are not allowed due to the direction of the one-way flow of the cross-street.
- The recommended location for the transit center is the 3rd Street site.
- In order to minimize sidewalk clutter, vending and telephone kiosks should be incorporated into bus shelter designs.
- With the Colorado/Congress alignment recommendations in place, the following intersections should be considered for signalization if they meet signal warrants:
 - Colorado Street and 2nd Street
 - Colorado Street and 3rd Street
 - Colorado Street and 4th Street
 - Colorado Street and 5th Street
- The bus stops along 6th and 7th Streets, east of IH-35 should be signed to indicate the midday 6th Street 'Dillo extension.
- If traffic volumes and bus service increases along the 6th/7th corridor increase, consideration should be given to utilizing 7th Street as both the outbound and inbound route.
- The UT shuttle bus stops and the Capital Metro stops should be combined along 5th and 6th Streets, between Lamar Boulevard and MoPac

DTIP Discussion Items
Page 2

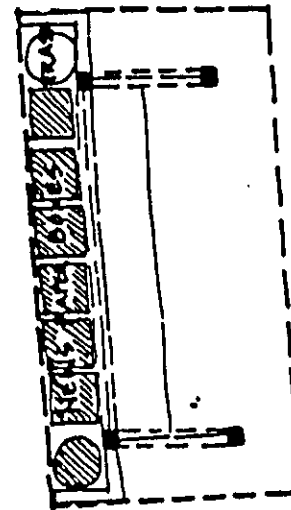
- Emphasis, through the use of appropriate signing, should be placed on the Lake Austin Boulevard exit as a route to the Austin High park-and-ride lot for southbound vehicles on MoPac.
- Consideration should be given to the implementation of a shuttle route between the Palmer Auditorium park-and-ride lot and Zilker Park on the weekends. (This issue will be addressed in detail in a later DTIP working paper.)
- A detailed study should be performed to determine the feasibility of installing pedestrian islands in the Guadalupe Street bike lane for transit users.

CITIZENS' COMMENTS ON BUS SHELTERS:

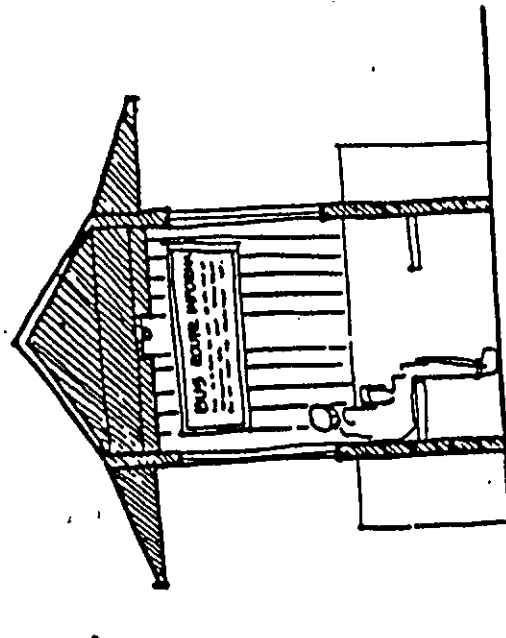
- THE VISUAL CLUTTER OF NEWSPAPER BOXES CAN BE INCORPORATED WITH THE SHELTER STRUCTURE
- BUS SHELTERS NEED MORE PROTECTION FROM HOT AND COLD WEATHER
- BUS ROUTE INFORMATION SHOULD BE INCORPORATED WITH THE SHELTER STRUCTURE
- MORE SEATING SPACE SHOULD BE PROVIDED



SHELTER PLAN

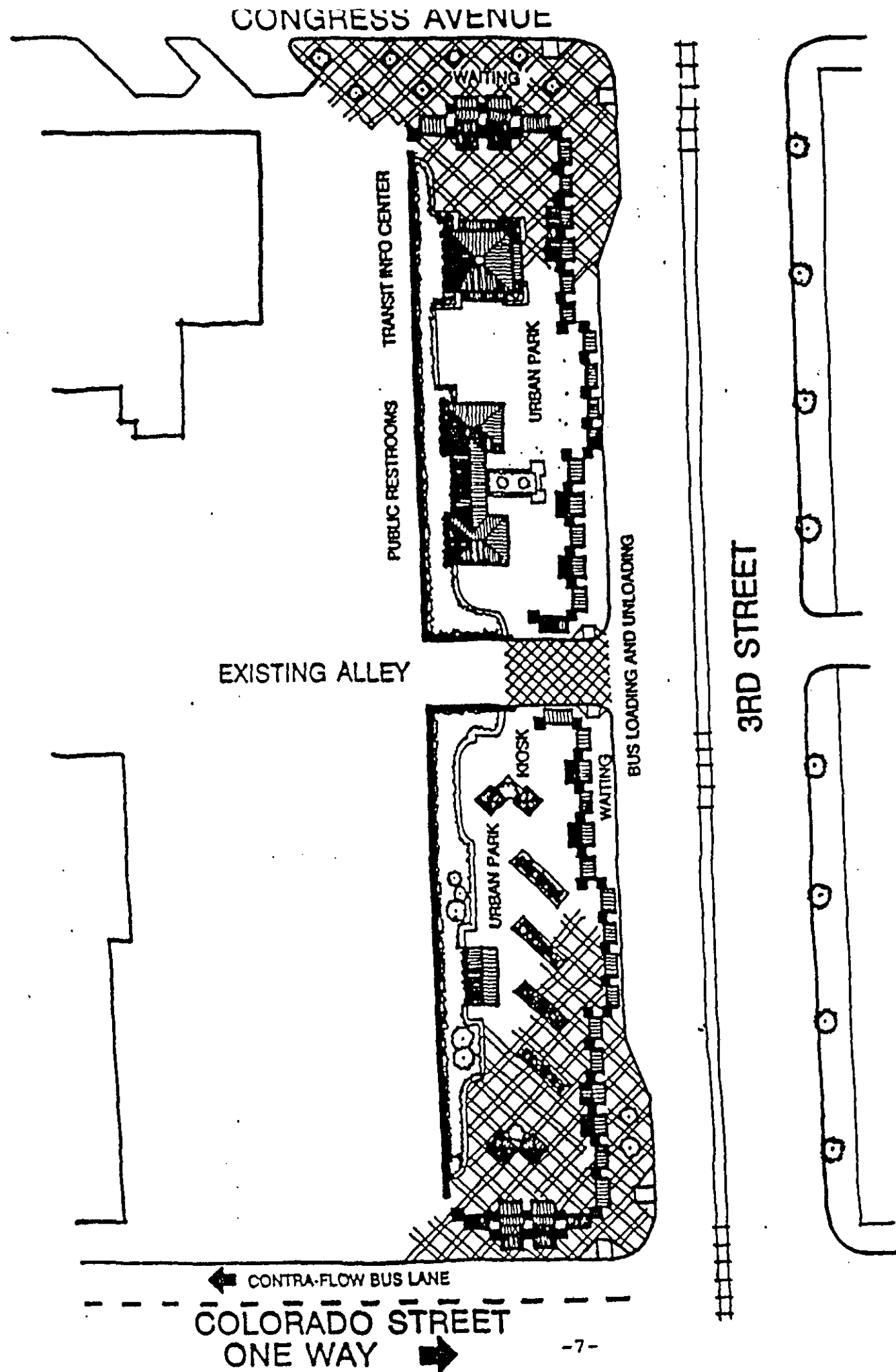


SHELTER PLAN



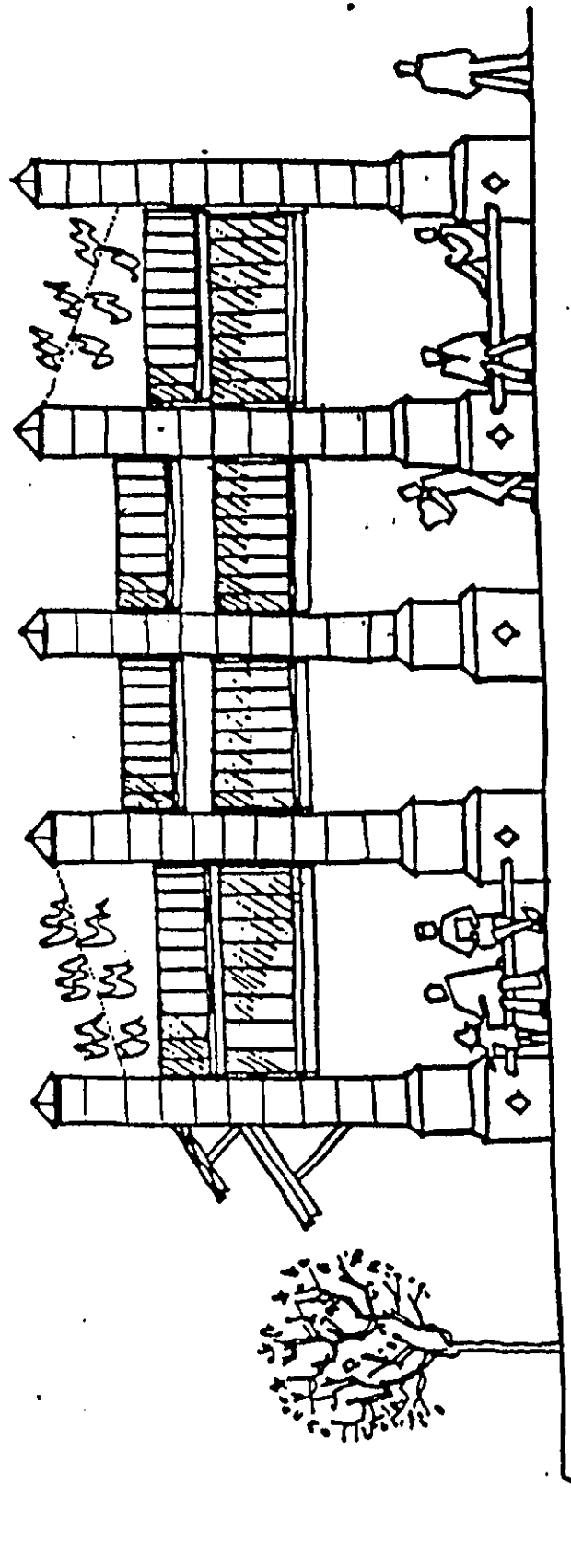
SHELTER SECTION

Klosk/Bus Shelter Design

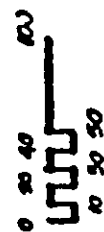


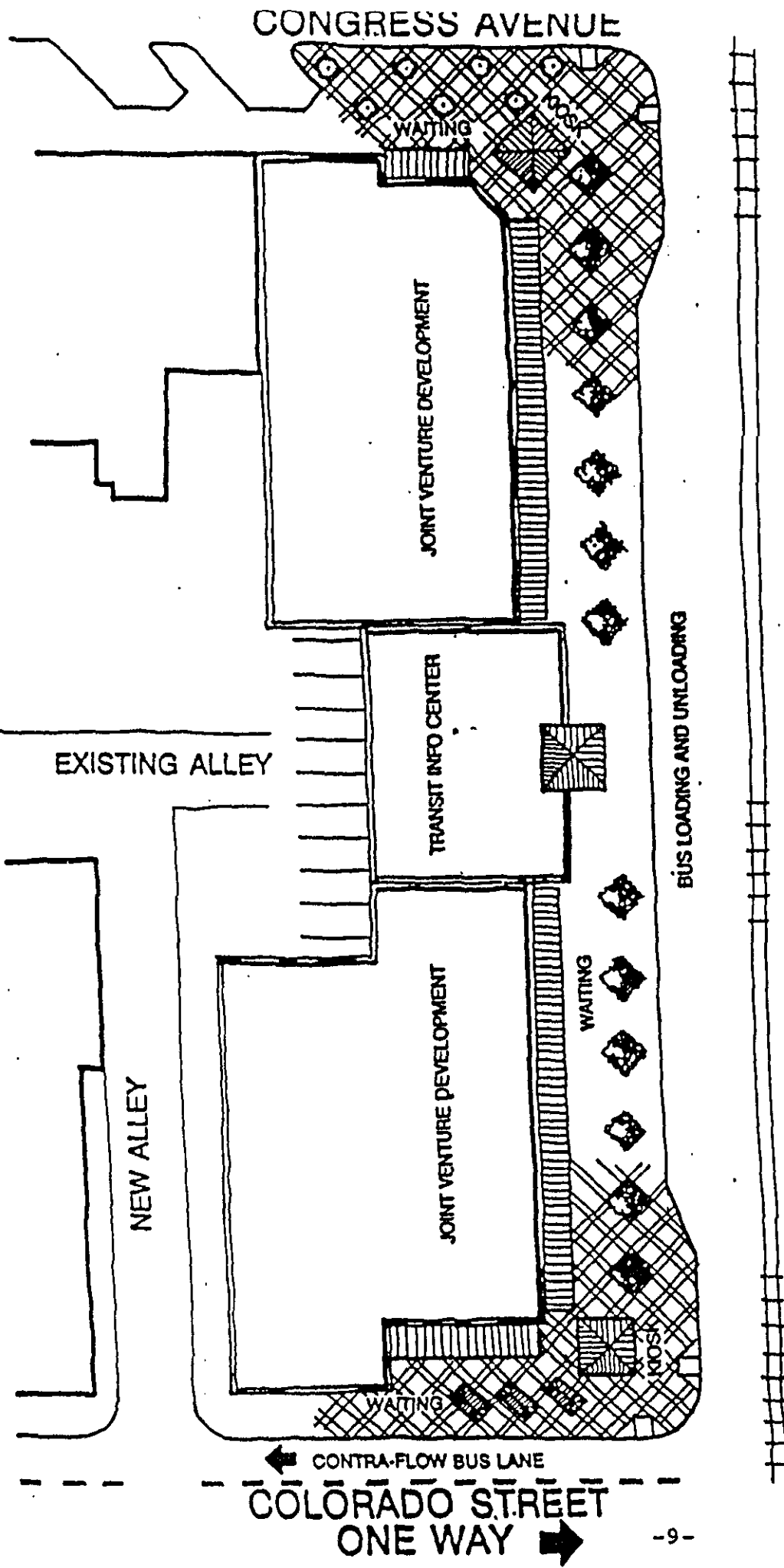
TRANSIT CENTER PI AN SCHEME A





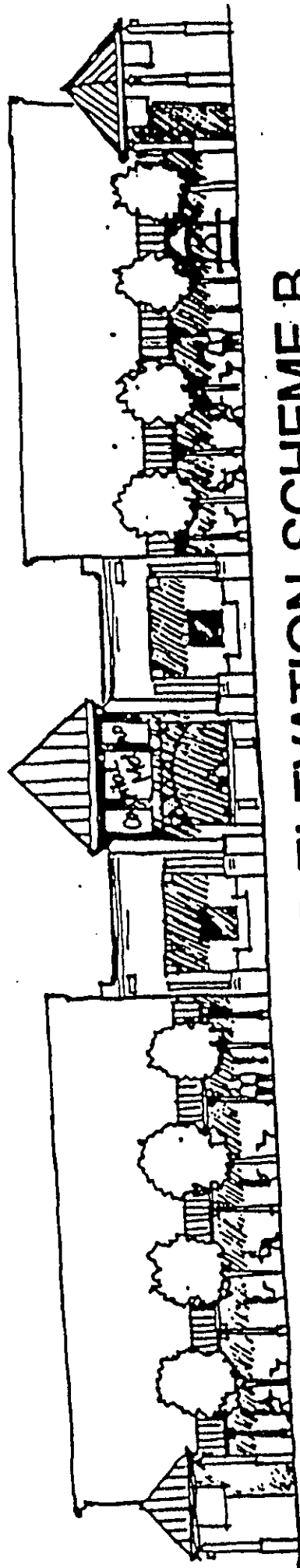
TRANSIT CENTER ELEVATION SCHEME A





3RD STREET

TRANSIT CENTER PLAN SCHEME B

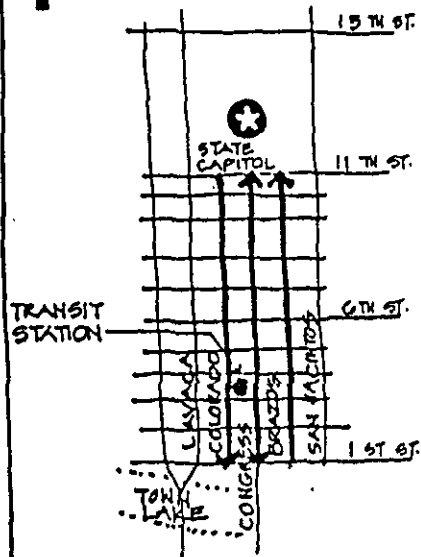


TRANSIT CENTER ELEVATION SCHEME B

DOWNTOWN TRANSIT SERVICE ALTERNATIVES

DTIP - ROUNDTABLE MEETING, APRIL 1989

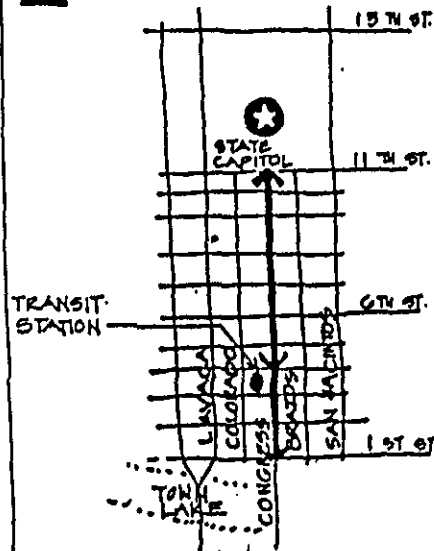
1 EXISTING



COLORADO/CONGRESS/BRAZOS

SCORE: 5 4 3 2 1
COMMENTS:

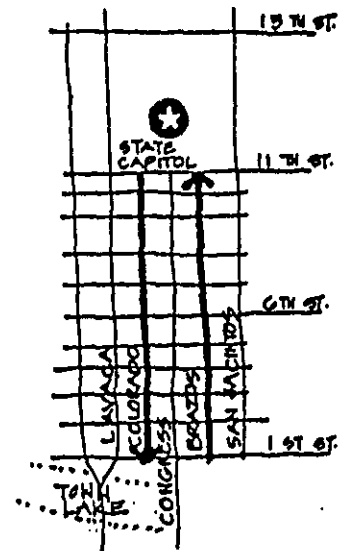
2



CONGRESS AVENUE

SCORE: 5 4 3 2 1
COMMENTS:

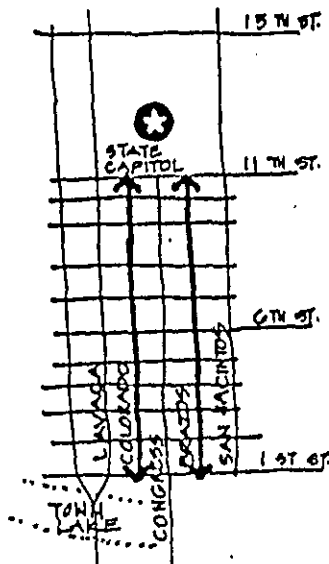
3



COLORADO /BRAZOS
CURRENT FLOW

SCORE: 5 4 3 2 1
COMMENTS:

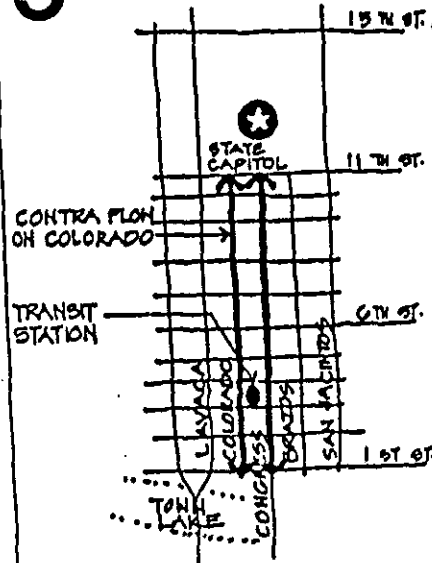
4



COLORADO/BRAZOS
CONTRA FLOW

SCORE: 5 4 3 2 1
COMMENTS:

5



COLORADO/CONGRESS

SCORE: 5 4 3 2 1
COMMENTS:

GENERAL COMMENTS

PLEASE RANK THE ALTERNATIVES
USING THE FOLLOWING SCORING
SYSTEM:

SCORING SYSTEM

- 5. EXCELLENT
- 4. GOOD
- 3. FAIR
- 2. POOR
- 1. VERY POOR

NAME:

AFFILIATION:

CAPITAL METRO

DOWNTOWN TRANSIT
IMPROVEMENT PROGRAM
EAST 11TH ST. REVIEW

ROUNDTABLE DISCUSSIONS
APRIL, 1989

EAST 11TH STREET
ROADWAY RECOMMENDATIONS

Construct right-turn bay along ASA tract on EFR.
Estimated Cost: \$60,000

Reconstruct East 11th from EFR to San Marcos at 50 feet of pavement with five lanes. Maintain existing north curb line to the extent feasible. Estimated cost: \$60,000

Reconstruct East 11th/Rosewood from San Marcos to Angelina at 40 feet of pavement within existing right-of-way. Stripe for four lanes. Provide concrete paver treatments at five intersection locations to enhance special character of area.
Estimated cost: \$225,000

Provide curb and gutter along entire East 11th/Rosewood corridor. Estimated cost: Included in pavement reconstruction estimates.

Widen San Marcos intersection with East 11th to accommodate necessary geometry. Maintain existing eastern curbline to the extent feasible. Estimated cost: \$28,750


Install traffic signal when warranted at San Marcos/East 11th. Non-traditional signal equipment design should be considered to reinforce special character of area. Estimated cost: \$60,000


Install patterned concrete sidewalks and landscaping materials along entire corridor within right-of-way. Estimated cost: \$110,000


An additional related recommendation is to provide parking at either corridor end and at selected points in between so as to better accommodate demand without increasing congestion near the EFR as traffic flow conditions from San Marcos to the WFR are approaching capacity. Each surface lot parking space is estimated at \$1,500 with annual maintenance at \$35 per space per year for concrete and \$110 for asphalt. Land acquisition costs are not included. Structured parking costs are estimated at \$6,000 per space for above ground structures and \$12,000 per space for underground structures. Annual structured parking operating costs are estimated at \$225 per space.

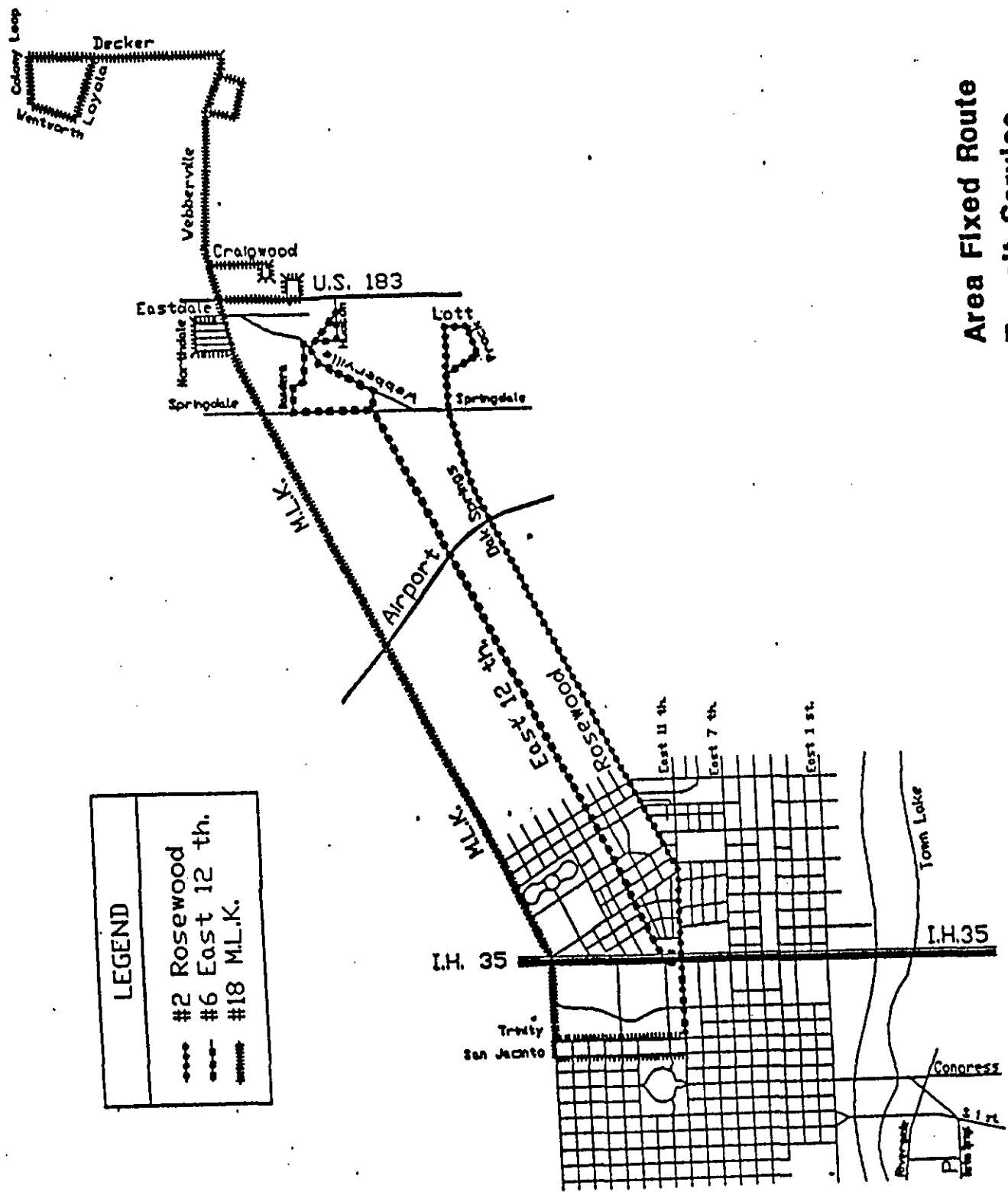
Area Fixed Route Transit Service

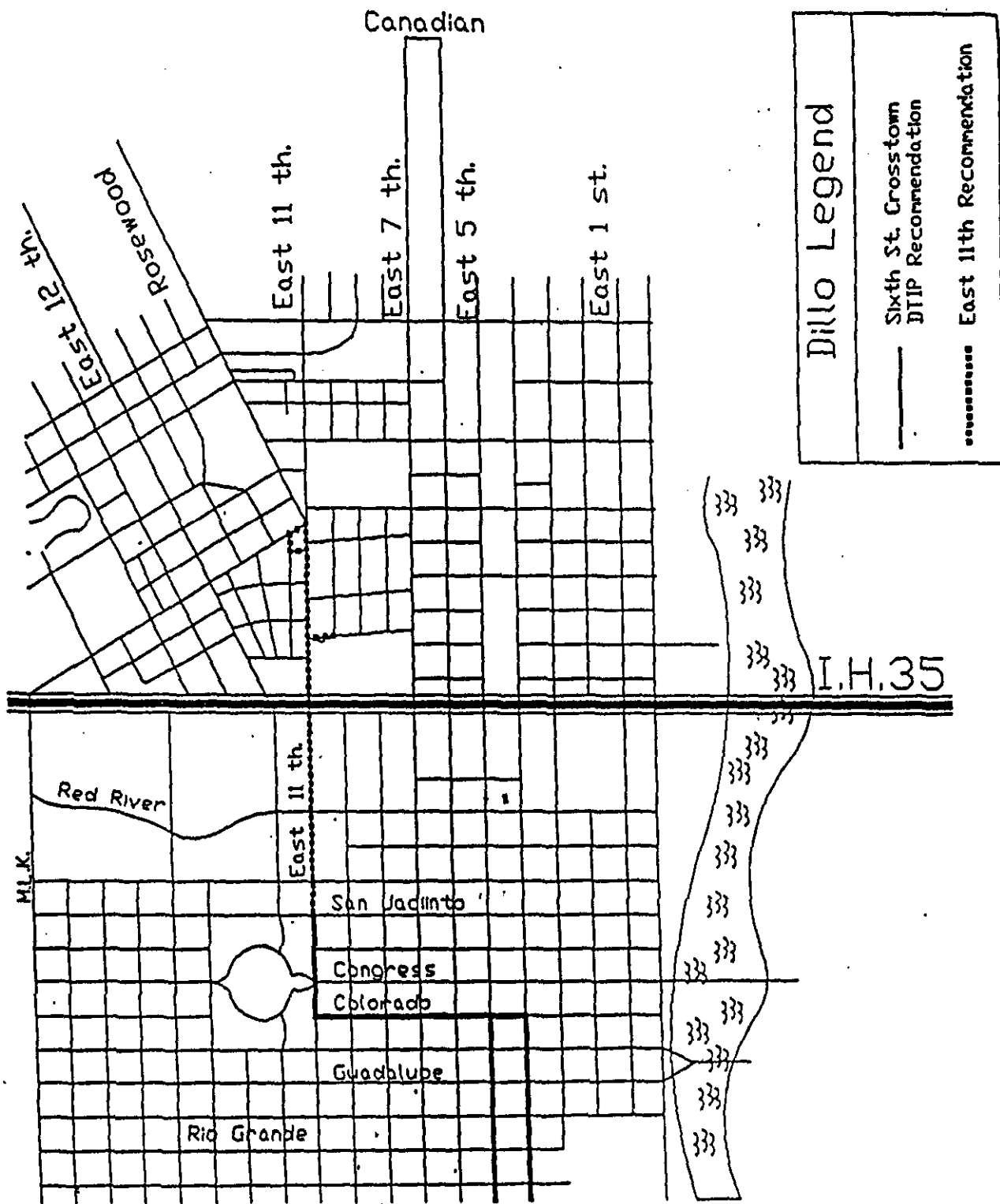
LEGEND

 #2 Rosewood

 #6 East 12 th.

 #18 MLK.



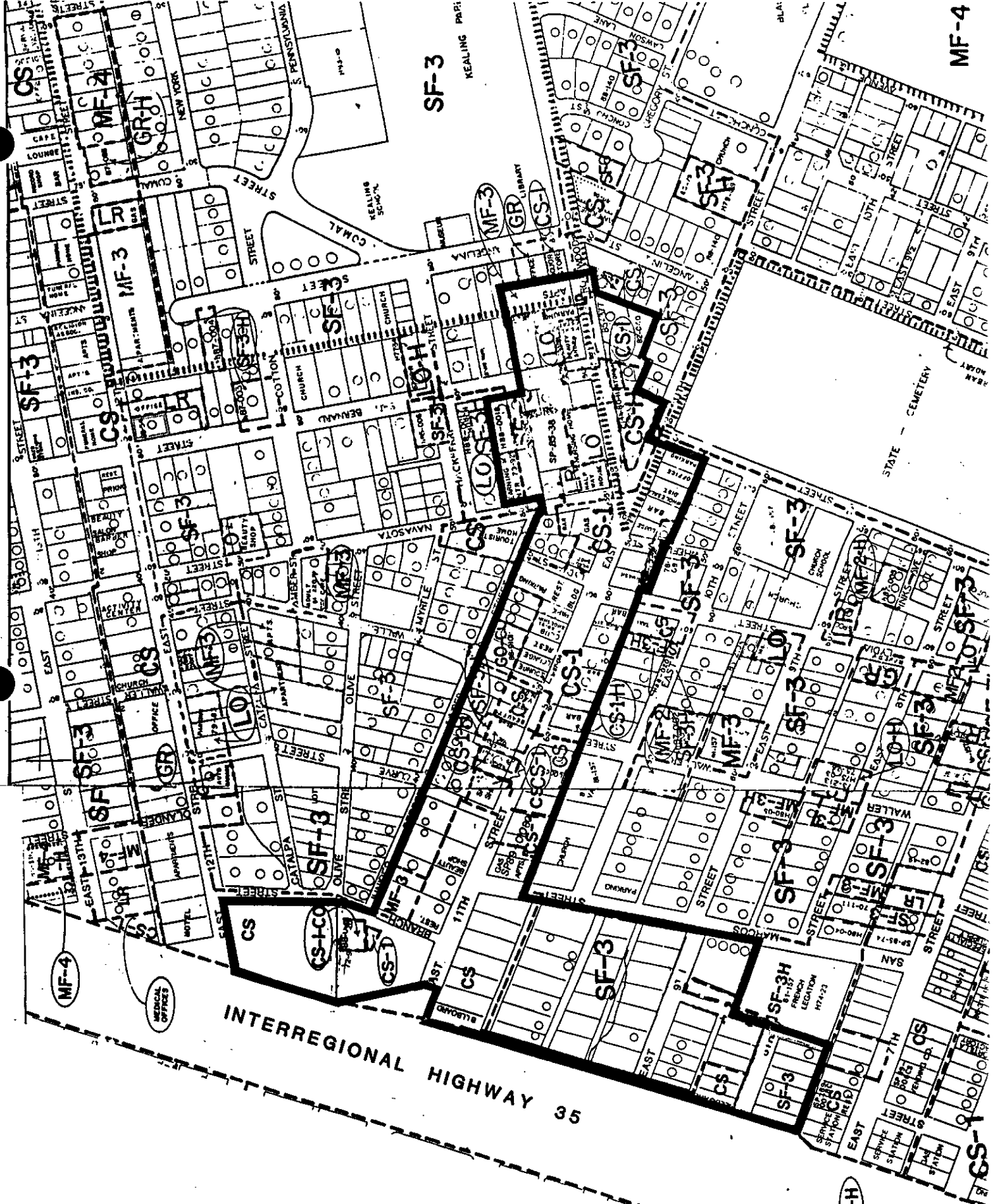


Recommended Corridor

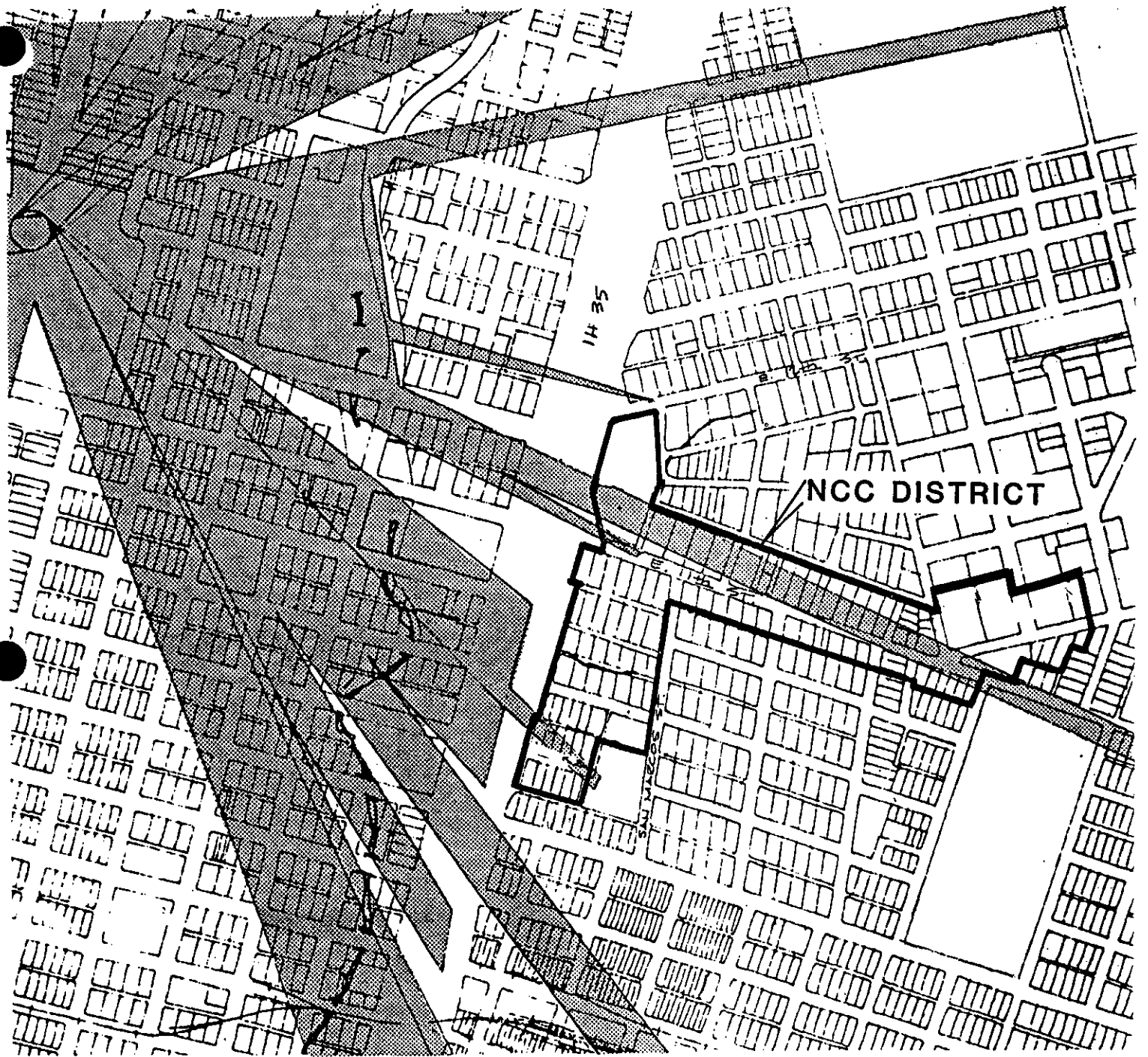
City Service

DEVELOPMENT CONSULTANTS
LANDSCAPE ARCHITECTURE
3101 BEE CAVES RD. SUITE 115
DALLAS, TEXAS 75243





EXISTING ZONING WITHIN THE NCCD



CAPITOL VIEW CORRIDORS WITHIN THE NCCD

ATTACHMENT 10

MATHIAS
COMPANY

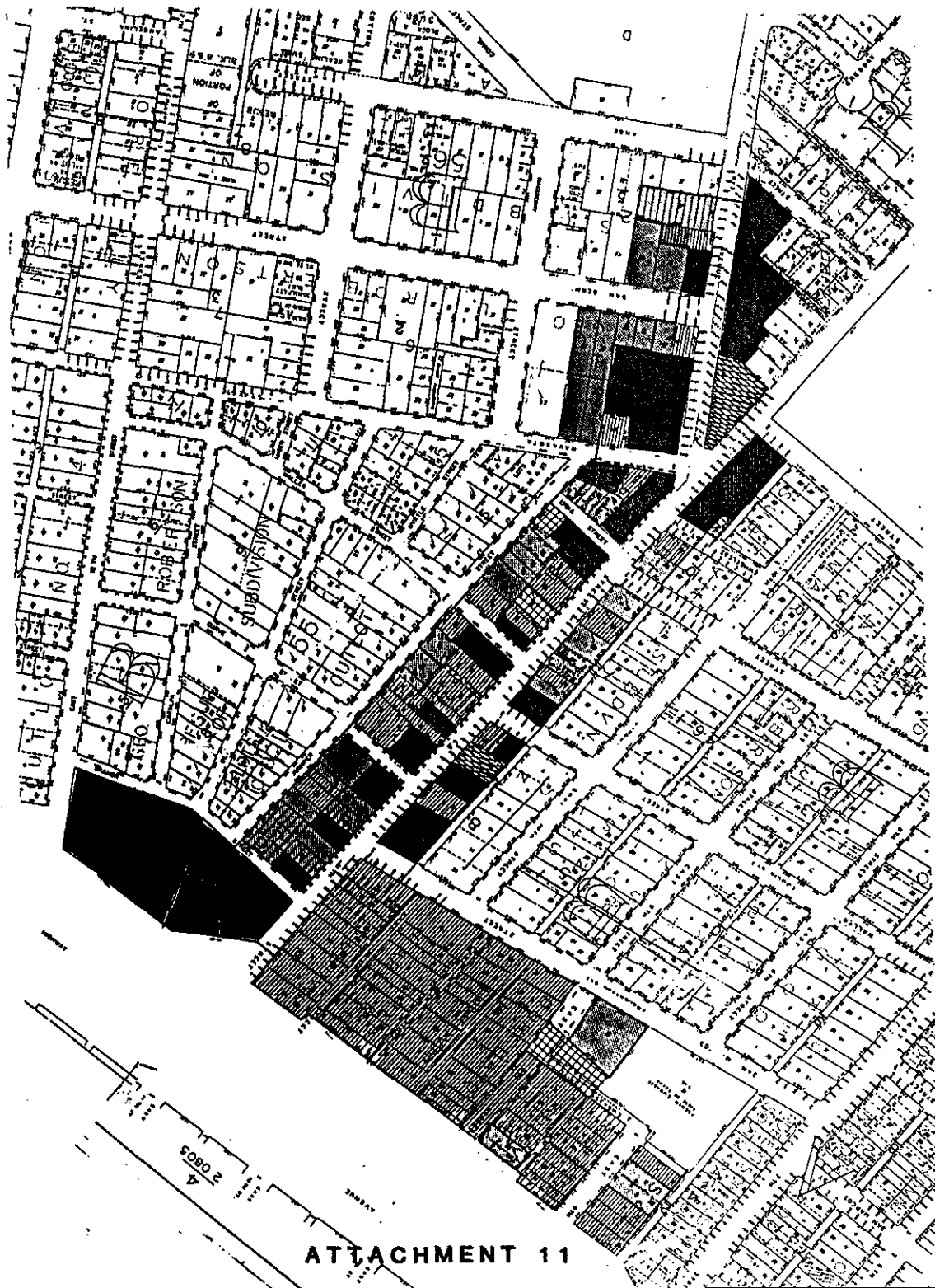
LAND PLANNERS

DEVELOPMENT CONSULTANTS

LANDSCAPE ARCHITECTURE

3101 BEE CAVES RD.
AUSTIN, TEXAS 78746

SUITE 31
(512) 328-4555



- LEGEND**
- RESIDENTIAL
 - COMMERCIAL
 - APARTMENTS
 - RELIGIOUS/CIVIC
 - PARKING
 - VACANT

NCC DISTRICT: Existing Land Uses

**MATHIAS
COMPANY**

LAND PLANNING
DEVELOPMENT CONSULTANTS
LANDSCAPE ARCHITECTURE
PLANNING, DESIGN, CONSTRUCTION
11111 11111
11111 11111

COUNTY		BLOCK	
CITY	QUAD	LOT	2
NAME: _____		COUNTY: 72AULS	
ADDRESS: 908 E 11th		CITY: AUSTIN	
ARCHITECT/BUILDER: _____		UTM: _____	
OWNER: Lee Andrew Kirk, 1908 Maple,		DATE: 1900-1920	PERIOD: _____
Austin 78722		STYLE: VERNACULAR	
DESCRIPTION: 860 sq. ft., 1 floor, 1 unit		THEME: _____	
1 STORY WOOD FRAME COTTAGE			
BUILDING MATERIAL: wall: Deep Siding		roof: CORRUGATED METAL	
PHYSICAL CONDITION: Good		SITE: original _____ or moved _____ date _____	
ALTERATIONS: — PORCH			
SIGNIFICANCE: _____			
AREA OF SIGNIFICANCE: ARCH		LEVEL OF SIGNIFICANCE: _____	
DESIGNATION: NR NHL RTHL HABS HAER HESI HSI OTHER: _____			
ORIGINAL USE: RES		PRESENT USE: RES.	
RELATIONSHIP TO SURROUNDINGS: COMPATIBLE			
ACREAGE/BOUNDARY DESCRIPTION: S. 104.5 ft. of W. 50 ft. of lot 2, OL 55, Div B.			
50 ft. x 104.5 ft. (lot)			
BIBLIOGRAPHIC DATA: WD 1742, p. 143 (1956)			
SEE INFO/CORRESPONDENCE FILES: _____			
RECORDED BY: MRF		INFORMANT: _____	
DATE: _____		PHOTO DATA: _____	

(rev. 6-79)

NAME: _____ CITY: _____ QUAD: _____ EST. _____
 LOCATION: 908 E. 11th NOR-SITE N



VIEW: _____
 RECORDED BY: _____
 DATE: _____

COUNTY CITY QUAD BLOCK LOT 2

NAME: ADDRESS: 912 E. 11th COUNTY: TRAVIS CITY: AUSTIN UTM: DATE: 1900-1920 PERIOD: STYLE: VERNACULAR THEME:

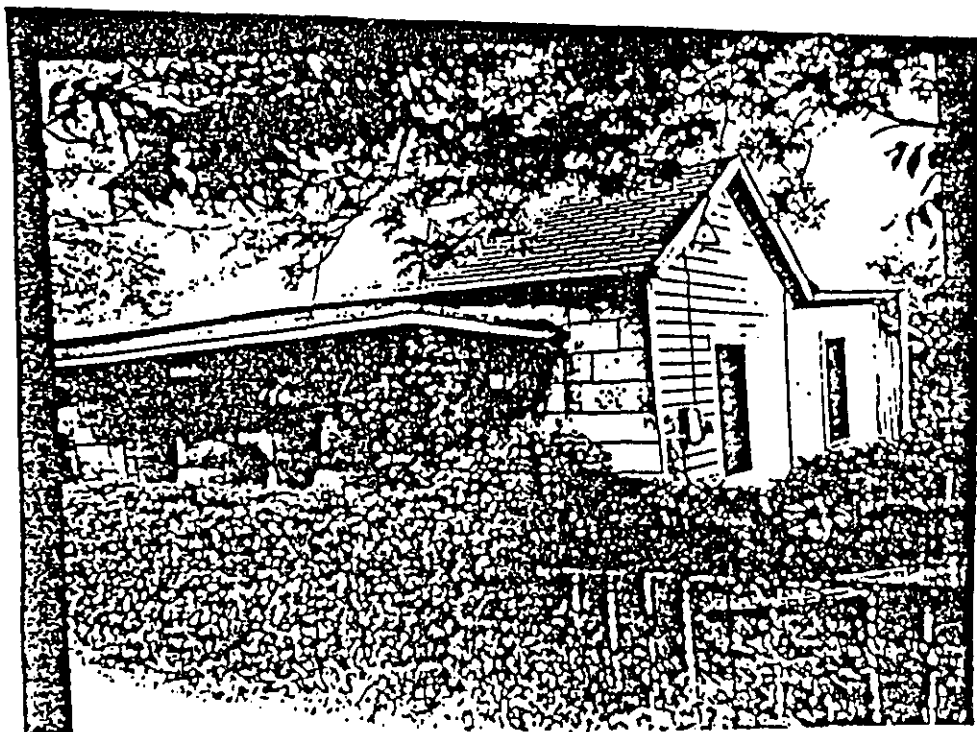
ARCHITECT/BUILDER: OWNER: Jayrell Dedrick Hamilton, 912 E. 11th, Austin 78702 DESCRIPTION: 1192 sq. ft., 1 floor, 1 unit

1 STORY WOOD FRAME COTTAGE

BUILDING MATERIAL: wall: PROP SIDING / SHINGLES roof: ASPHALT SHINGLES PHYSICAL CONDITION: FAIR-GOOD SITE: original ☒ or moved date ALTERATIONS: SIGNIFICANCE:

AREA OF SIGNIFICANCE: ARCH LEVEL OF SIGNIFICANCE: DESIGNATION: NR NHL RTHL HABS HAER HESI HSI OTHER: ORIGINAL USE: RES. PRESENT USE: RES. RELATIONSHIP TO SURROUNDINGS: COMPATIBLE ACREAGE/BOUNDARY DESCRIPTION: S. 104.5 ft. of E. 50 ft. of lot 2, OL 55, Div. B 50 ft. X 104.5 ft. (lot) BIBLIOGRAPHIC DATA: WD 1748, p. 516 (1956) SEE INFO/CORRESPONDENCE FILES: RECORDED BY: MDE INFORMANT: PHOTO DATA: 7/10 MFF (rev. 6-79) DATE: 8/80

NAME: LOCATION: 912 E. 11th CITY QUAD LOT NO. SITE NO.



VIEW: RECORDED BY: DATE:

COUNTY CITY QUAD BLOCK
LOT 6A
NAME: Jolly Horse Recreation Club COUNTY: TRAVIS
ADDRESS: 1008 E. 11th CITY: AUSTIN
UTM: _____
ARCHITECT/BUILDER: _____ DATE: 1891-1900 PERIOD: _____
OWNER: Phillip Dalton Baker, 5106 Stone STYLE: LATE VICTORIAN
Gate Drive, Austin 78771 THEME: _____
DESCRIPTION: 1372 sq. ft., 1 floor, 1 unit
1 STORY BRICK COMMERCIAL STRUCTURE W/ HOODED WINDOWS &
STEPPED PARAPETS
BUILDING MATERIAL: wall: BRICK roof: FLAT / PARAPETED
PHYSICAL CONDITION: GOOD SITE: original ☒ or moved _____ date _____
ALTERATIONS: _____
SIGNIFICANCE: _____

AREA OF SIGNIFICANCE: ARCH LEVEL OF SIGNIFICANCE: _____
DESIGNATION: NR NHL BTHL HABS HAER HESI OTHER: _____
ORIGINAL USE: COMMERCIAL PRESENT USE: BAR
RELATIONSHIP TO SURROUNDINGS: COMPATIBLE
ACREAGE/BOUNDARY DESCRIPTION: Lot 6A Result of Gen part. of lot 6, OLSS, Div. B,
Robertson Subdiv. 45 ft. x 104.5 ft. (Net)
BIBLIOGRAPHIC DATA: WD 5338, p. 603 (1975)
SEE INFO/CORRESPONDENCE FILES: _____
RECORDED BY: MDF INFORMANT: _____
DATE: 8/80 PHOTO DATA: 7/11/12 9/80 MFF
(rev. 6-79)

NAME: _____ CITY QUAD EST
NOB-SITE NO.
LOCATION: 1008 E. 11th St.



VIEW: _____

RECORDED BY: _____

DATE: _____

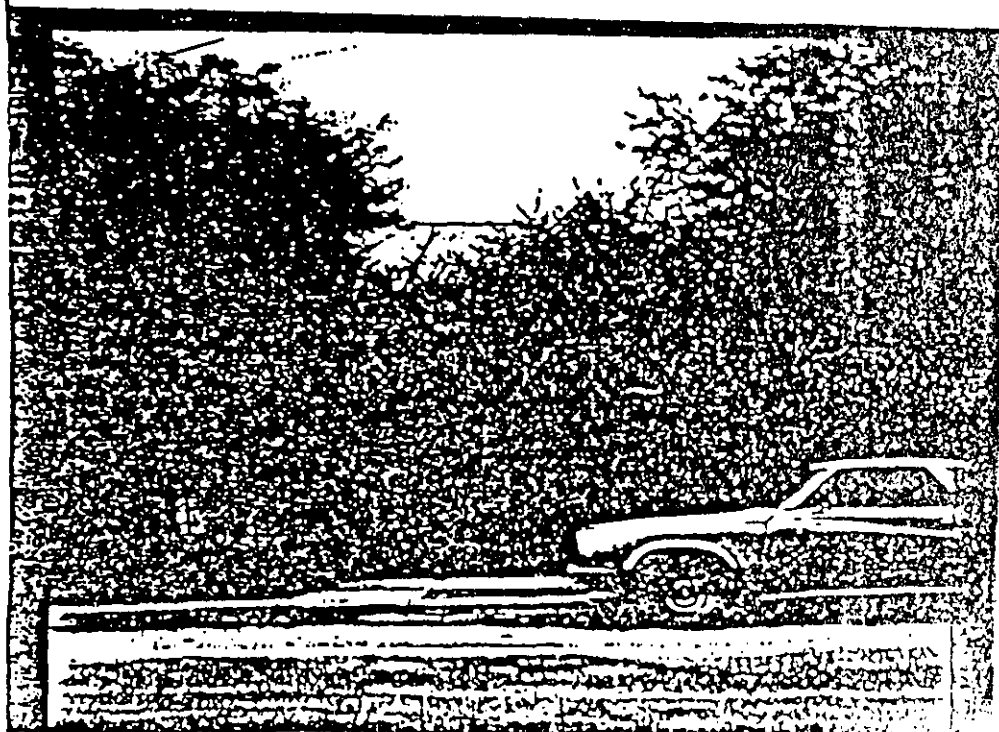
COUNTY _____ BLOCK _____
CITY _____ QUAD _____ LOT 22

NAME: _____ COUNTY: TRAVIS
ADDRESS: 1012 E. 11th CITY: AUSTIN
UTM: _____
ARCHITECT/BUILDER: _____ DATE: 1900 PERIOD: _____
OWNER: Capital Bank Trustee, TJAAS, Box 556, Austin 78719 STYLE: VERNACULAR
THEME: _____
DESCRIPTION: 1096 sq. ft., 1 floor, 1 unit
1 STORY WD. FRAME HOUSE

BUILDING MATERIAL: wall: WD. SIDING roof: ASPHALT SHINGLES
PHYSICAL CONDITION: POOR SITE: original ☒ or moved _____ date _____
ALTERATIONS: _____
SIGNIFICANCE: _____

AREA OF SIGNIFICANCE: ACHH LEVEL OF SIGNIFICANCE: _____
DESIGNATION: NR NHL RTHL HABS HAER HESI HSI OTHER: _____
ORIGINAL USE: RES. PRESENT USE: RES.
RELATIONSHIP TO SURROUNDINGS: COMPATIBLE
ACREAGE/BOUNDARY DESCRIPTION: S. 129 ft. of E. 55 ft. of Pt. lot 22, OL 55, Div. 55 ft. x 129 ft. (lot)
BIBLIOGRAPHIC DATA: QD 5564, p 521 (1976)
SEE INFO/CORRESPONDENCE FILES: _____
RECORDED BY: MDE INFORMANT: _____
DATE: 7/80 PHOTO DATA: 7/13 9/80 HEF
(rev. 6-79)

NAME: _____ CITY QUAD EST
LOCATION: 1012 E. 11th NOR-SITE



VIEW: _____
RECORDED BY: _____
DATE: _____

COUNTY 8 BLOCK 5
 CITY QUAD LOT
 NAME: St. Joseph Grand Lodge COUNTY: TRAVIS
 ADDRESS: 1017 E 11th CITY: AUSTIN
 UTM:
 ARCHITECT/BUILDER: DATE: 1949 PERIOD:
 OWNER: St. Joseph Grand Lodge, 1017 STYLE: NEO-CLASSICAL
E. 11th, Austin, Texas 78702 THEME:
 DESCRIPTION: 3218 sq. ft., + 3218 sq. ft.
2 STORY BRICK INSTITUTIONAL BLDG. WITH CLASSICAL PORCH (W) DSI
PORCH.
 BUILDING MATERIAL: wall: BRICK roof: FLAT + PITCHED CENTRAL BAY
 PHYSICAL CONDITION: V. GOOD SITE: original V or moved _____ date _____
 ALTERATIONS: _____
 SIGNIFICANCE: _____
 AREA OF SIGNIFICANCE: ARCH / CULTURAL LEVEL OF SIGNIFICANCE: _____
 DESIGNATION: NR NHL RTHL HABS HAER HESI HSI OTHER: _____
 ORIGINAL USE: LODGE PRESENT USE: LODGE
 RELATIONSHIP TO SURROUNDINGS: COMPATIBLE
 ACREAGE/BOUNDARY DESCRIPTION: 5 8 23 13 Geo. L. Robertson Sub
70.67 ft. x 110 ft. AV
 BIBLIOGRAPHIC DATA: On Case Lodge Hall located closely to west in 1900 at 1055 E. 11th
 SEE INFO/CORRESPONDENCE FILES:
 RECORDED BY: V. J. M. + M.D.F. INFORMANT: _____
 DATE: 8/7/80 PHOTO DATA: 4-7/14, 15, 16 MAF 26
 (rev. 6-79)

NAME: _____
 LOCATION: 1017 E. 11th

CO
 CITY

QUAD

HT
 NOR. LTT



VIZW: _____

RECORDED BY: _____

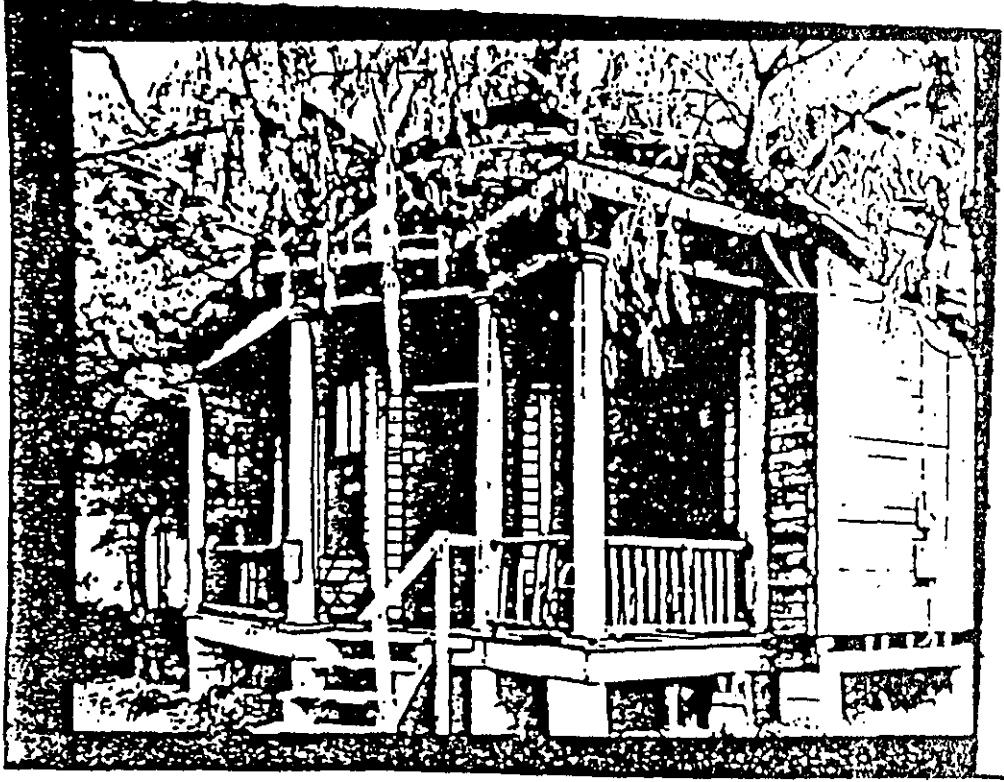
DATE: _____

COUNTY 8
CITY 6 QUAD 6 LOT 6
NAME: _____ COUNTY: TRAVIS
ADDRESS: 1021 E. 11th CITY: AUSTIN
UTM: _____
ARCHITECT/BUILDER: _____ DATE: 1890-1900 PERIOD: _____
OWNER: Ben H. Powell, 70 Ben Powell, Jr. STYLE: LATE VERNACULAR
P.O. Box 3, Houston, Texas 77001 THEME: _____
DESCRIPTION: 1020 sq. ft., 1 floor, 1 unit
1 STORY WOOD FRAME HOUSE

BUILDING MATERIAL: wall: WD SIDING roof: ASPHALT SHINGLES
PHYSICAL CONDITION: GOOD SITE: original ☒ or moved _____ date _____
ALTERATIONS: _____
SIGNIFICANCE: _____

AREA OF SIGNIFICANCE: ARCH LEVEL OF SIGNIFICANCE: _____
DESIGNATION: NA NHL RTHL HABS HAER HESI HSI OTHER: _____
ORIGINAL USE: RES PRESENT USE: RES
RELATIONSHIP TO SURROUNDINGS: COMPATIBLE
ACREAGE/BOUNDARY DESCRIPTION: N. 43 ft. lot 6, Blk. 8, 2 3 B H.S. L. Robertson
Subdiv. 46 ft. x 70.67 ft. (lot)
BIBLIOGRAPHIC DATA: _____
SEE INFO/CORRESPONDENCE FILES: _____
RECORDED BY: MDF INFORMANT: _____
DATE: 8/00 PHOTO DATA: 7/15 MFF
(rev. 6-79)

NAME: _____ CO CITY QUAD EST
LOCATION: 1021 E. 11th CITY QUAD EST
NO. SITE NO.



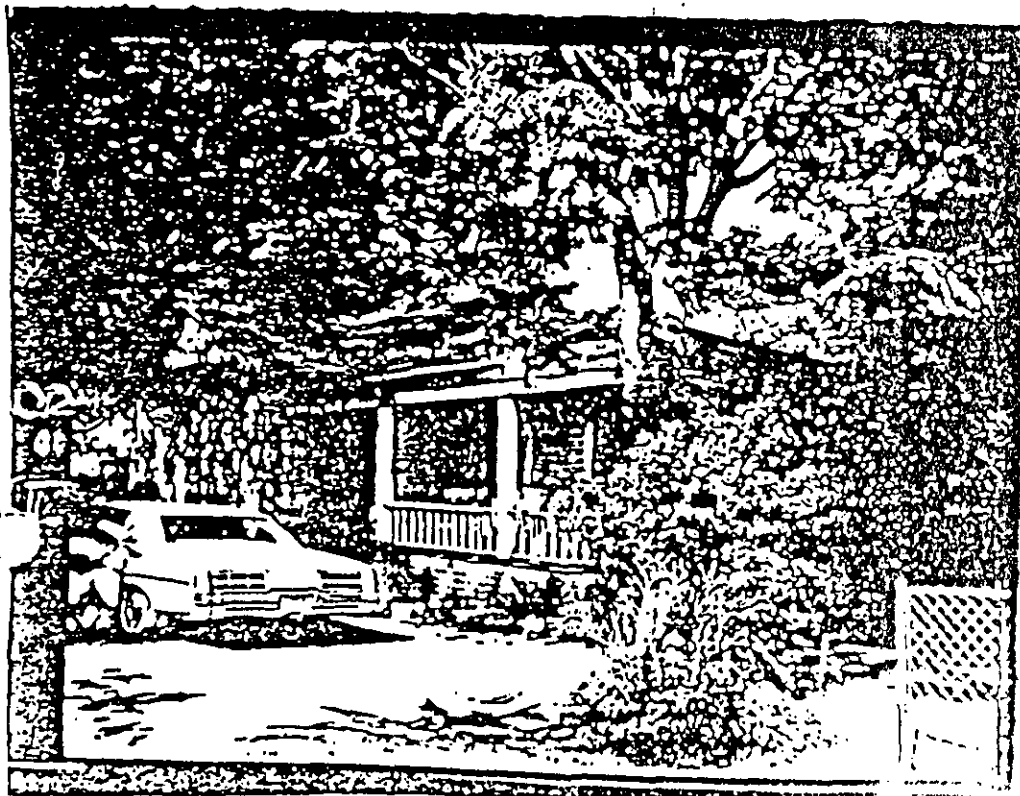
VIEW: _____
RECORDED BY: _____
DATE: _____

COUNTY 7
CITY QUAD LOT 4
NAME: _____ COUNTY: TRAVIS
ADDRESS: 1119 E 11th CITY: AUSTIN
UTM: _____
ARCHITECT/BUILDER: _____ DATE: 1900-1910 PERIOD: _____
OWNER: Joyce Evelyn Thomas, 2736 STYLE: TRANSITIONAL
Hyde Park, Waukegan, Illinois 60085 THEME: _____
DESCRIPTION: 1443 sq. ft., 1 floor, 1 unit
1 STORY WOOD FRAME COTTAGE

BUILDING MATERIAL: wall: WD. SIDING roof: ASPHALT SHINGLES
PHYSICAL CONDITION: GOOD SITE: original ☒ or moved _____ date _____
ALTERATIONS: —
SIGNIFICANCE: _____

AREA OF SIGNIFICANCE: ARCH LEVEL OF SIGNIFICANCE: _____
DESIGNATION: NR NHL RTHL HABS HAER HESI HSI OTHER: _____
ORIGINAL USE: RES. PRESENT USE: RES.
RELATIONSHIP TO SURROUNDINGS: COMPATIBLE
ACREAGE/BOUNDARY DESCRIPTION: 4 7 2 3 B Gao. L. Robertson Subd.
70.67 ft. x 101.5 ft. (lot)
BIBLIOGRAPHIC DATA: W 54130, p. 1753 (1967) Not on 1965 map
SEE INFO/CORRESPONDENCE FILES: _____
RECORDED BY: Freema & MDF INFORMANT: _____
DATE: 8/7/80 PHOTO DATA: 4-8/7, 8 MPF 249
(rev. 6-79)

NAME: _____ CO _____ QUAD _____ EST _____
CITY _____ NOR-SITE: _____
LOCATION: 1119 E 11th



VIEW: _____
RECORDED BY: _____
DATE: _____

COUNTY 7
CITY QUAD LOT 1+2 (portions)

NAME: Shopt's Bar COUNTY: Travis
ADDRESS: 1101 E. 11th CITY: Austin
UTM:
ARCHITECT/BUILDER: DATE: 1885-1990 PERIOD:
OWNER: B. C. Haynes, Jr., 222 E. 10th STYLE: Late Victorian
St., New York, New York, 10003 THEME:
DESCRIPTION: 2148 sq. ft., 1 floor, 1 unit; 700 sq. ft., 1 unit
1-story brick commercial structure, attached to a 2-story
brick residence. Rusticated stone lintels and sills.

BUILDING MATERIAL: wall: Brick roof: Wood Shingles / flat
PHYSICAL CONDITION: Good SITE: original ☒ or moved ☐ date
ALTERATIONS:
SIGNIFICANCE:

AREA OF SIGNIFICANCE: Arch. LEVEL OF SIGNIFICANCE:
DESIGNATION: (NR) NHL RTHL HABS HAER HESI HSI OTHER:
ORIGINAL USE: Commercial / Residential PRESENT USE: Commercial & resident
RELATIONSHIP TO SURROUNDINGS:
ACREAGE/BOUNDARY DESCRIPTION: 7 2 3 B Hwy. 1 Robertson Subdiv
70.67 ft. X 101.5 ft. (lot)
BIBLIOGRAPHIC DATA: WD 5032, p. 1964 (1974) Frame bldg. 1900 map - add.
1001-1003 E. 11th.
SEE INFO/CORRESPONDENCE FILES:
RECORDED BY: J. Freeman & MDF INFORMANT:
DATE: 8/7/80 PHOTO DATA: 4-8/12, 3 MPF 26 Jan
(rev. 6-79)

NAME: _____
LOCATION: SE. CORNER 11th & WALLER

00 QUAD EST
CITY NOR-SITE NC



VIEW: _____
RECORDED BY: _____
DATE: _____

COUNTY 6 BLOCK 6
CITY 1, 2 QUAD 1, 2 LOT 1, 2
NAME: Metropolitan ME Church COUNTY: TRAVIS
ADDRESS: 1105 E. 10th, Austin CITY: AUSTIN
UTM: _____
ARCHITECT/BUILDER: _____ DATE: 1842 ? 1920-1930 PERIOD: _____
OWNER: Metropolitan ME Church, STYLE: NEO-GOTHIC
1105 E. 10th, Austin 78702 THEME: _____
DESCRIPTION: _____

BRICK CHURCH - ARCHED WINDOWS & TOWER
CHURCH MOVED FROM ORIGINAL SITE ALONG SOUTH E. RD CONSTRUCTED USING SAME
BRICK

BUILDING MATERIAL: wall: BRICK roof: ASPHALT SHINGLES
PHYSICAL CONDITION: GOOD SITE: original ☒ or moved _____ date _____
ALTERATIONS: ENTRANCE
SIGNIFICANCE: _____

AREA OF SIGNIFICANCE: ARCH / CULTURAL LEVEL OF SIGNIFICANCE: _____

DESIGNATION: NR NHL RTHL HABS HAER HESI HSI OTHER: _____

ORIGINAL USE: CHURCH PRESENT USE: CHURCH

RELATIONSHIP TO SURROUNDINGS: COMPATIBLE

ACREAGE/BOUNDARY DESCRIPTION: 1.2 6 2 3 B Geo. L. Robertson, Sul

140.5 ft. x 141.34 ft. (lot)

BIBLIOGRAPHIC DATA: Not present on 1900 dir.

SEE INFO/CORRESPONDENCE FILES: _____

RECORDED BY: Freeman & MDE INFORMANT: _____

DATE: 8/7/80 PHOTO DATA: 15 June 80, 4-4/1 M.

(rev. 6-79)

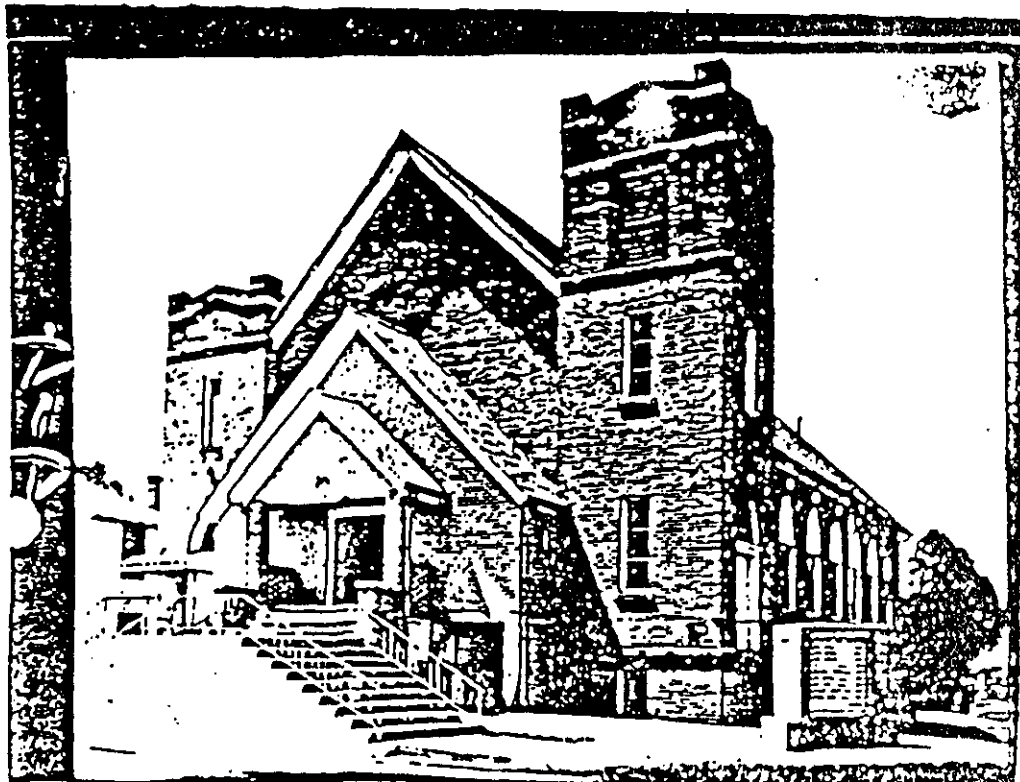
NAME: _____

00
CITY

QUAD

EST
NOR-SITE N

LOCATION: _____



1105 E. 10th

VIEW: _____

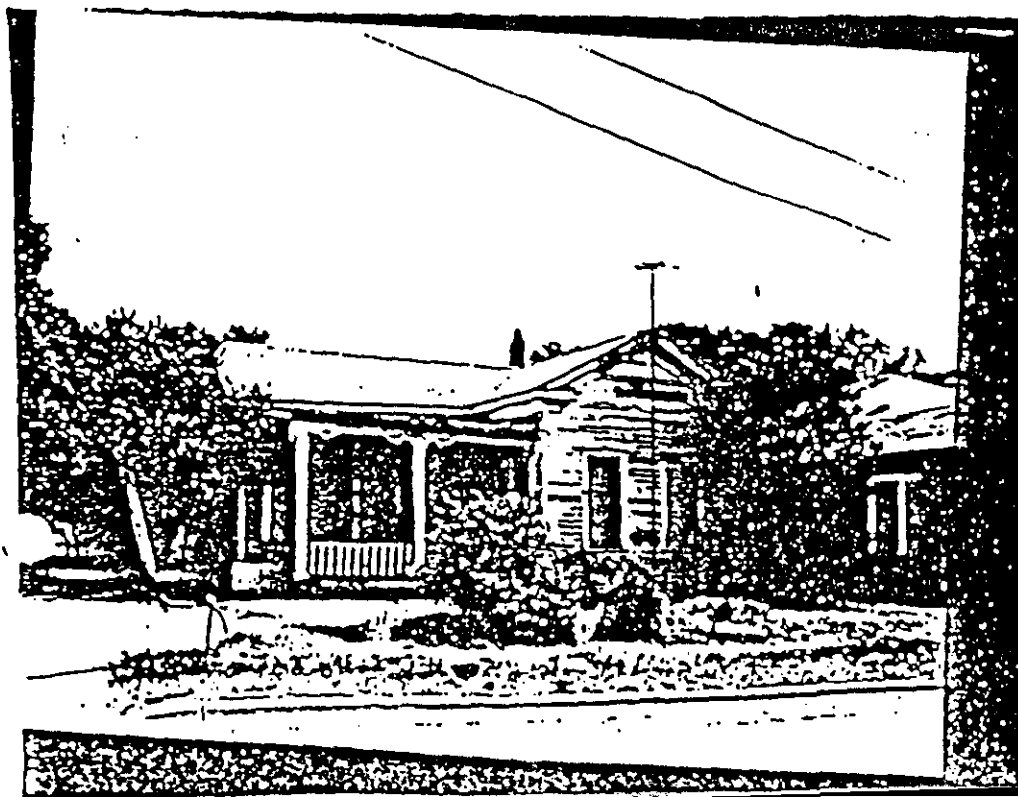
RECORDED BY: _____

DATE: _____

COUNTY 7
CITY QUAD BLOCK 12
NAME: ADDRESS: 1100 E 10th COUNTY: TRAVIS
CITY: AUSTIN
UTM: DATE: 1900-1910 PERIOD: VERNA
ARCHITECT/BUILDER: OWNER: Thos. Jeff Parks, 1102 E. 10th St. STYLE: VERNA
Austin, Texas 78702 THEME: 1
DESCRIPTION: 1031 sq. ft., 1 floor, 1 unit, structure 1; 902 sq. ft., 1
1 unit, structure 2 1 STORY WOOD FRAME COTTAGE
BUILDING MATERIAL: wall: WD. SIDING roof: ASPHALT SHINGLES
PHYSICAL CONDITION: FAIR-GOOD SITE: original ☒ or moved ☐ date 1900-1910
ALTERATIONS: 1
SIGNIFICANCE: 1

AREA OF SIGNIFICANCE: ARCH LEVEL OF SIGNIFICANCE: 1
DESIGNATION: NR NHL RTHL HABS HAER HESI HSI OTHER: 1
ORIGINAL USE: RES PRESENT USE: RES
RELATIONSHIP TO SURROUNDINGS: COMPATIBLE
ACREAGE/BOUNDARY DESCRIPTION: 17 7 2 3 Geo. L. Robertson Subdiv.
70.67 ft. x 140.5 ft. (lot)
BIBLIOGRAPHIC DATA: AD 1974, p. 19 (1958) 1900 address 1100 E. 10th
SEE INFO/CORRESPONDENCE FILES: 1
RECORDED BY: greenman & MDF INFORMANT: 4-3/16 MPFE 1594
DATE: 8/7/80 PHOTO DATA: 4-3/16 MPFE 1594
(rev. 6-79)

NAME: 1100 E 10th CITY: QUAD EST
LOCATION: 1100 E 10th CITY: QUAD NOX-SITE NC



VIEW: 1
RECORDED BY: 1
DATE: 1

COUNTY CITY QUAD BLOCK LOT 1 344 (portion)
NAME: WESLEY UNITED METH. CHURCH COUNTY: TRAVIS
ADDRESS: 1164 San Bernard St. CITY: AUSTIN
ARCHITECT/BUILDER: DATE: PERIOD:
OWNER: Wesley United Methodist Church, 1164 San Bernard Street, Austin 78702 STYLE: GOTHIC REVIVAL
DESCRIPTION: THEME:

BRICK CHURCH WITH TOWER & PARAPETED WALLS @ GABLES.

BUILDING MATERIAL: wall: BRICK roof: COMPOSITION SHINGLES
PHYSICAL CONDITION: V. GOOD SITE: original or moved date
ALTERATIONS:

SIGNIFICANCE:

AREA OF SIGNIFICANCE: ARCH / HISTORICAL LEVEL OF SIGNIFICANCE:
DESIGNATION: NR NHL RTHL HABS HAER HESI HSI OTHER:
ORIGINAL USE: CHURCH PRESENT USE: CHURCH
RELATIONSHIP TO SURROUNDINGS: COMPATIBLE
ACREAGE/BOUNDARY DESCRIPTION: N107 ft. of lots 3 & 4, Blk. 1, OL 56, Dist. B, Gen. Robertson Subdiv.

BIBLIOGRAPHIC DATA:

SEE INFO/CORRESPONDENCE FILES:

RECORDED BY: MDE

DATE: 8/80

INFORMANT:

PHOTO DATA: 5-6/1, 2, 3 MPF 197
(rev. 6-79)

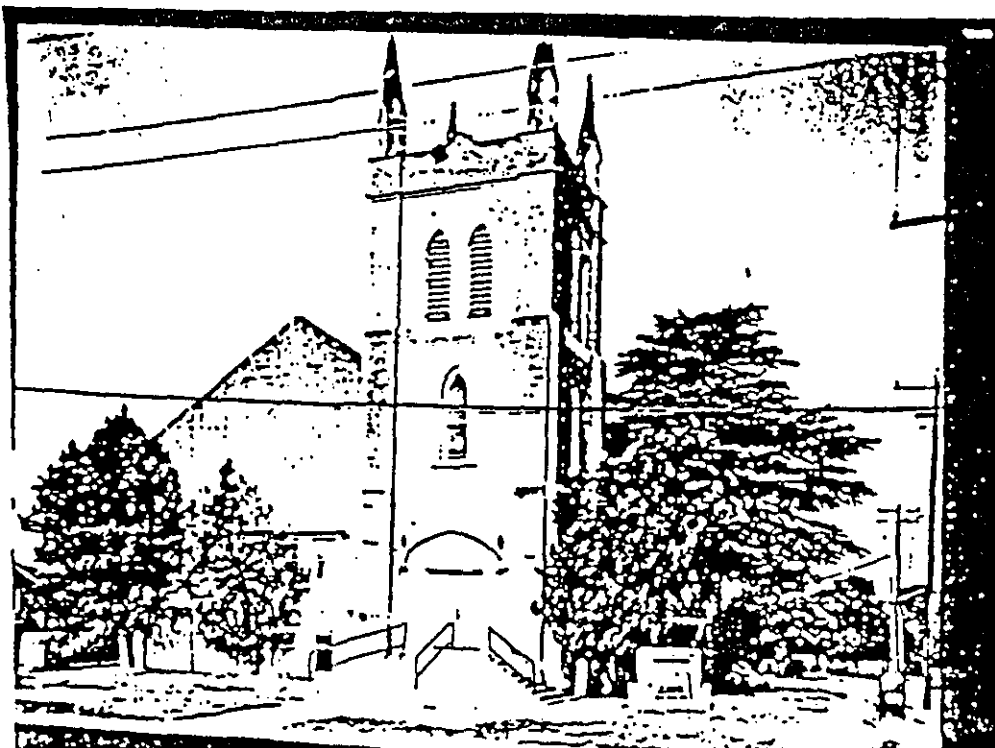
NAME:

80
CITY

QUAD

EST
NOR-SITE N

LOCATION: 1164 San Bernard



VIEW:

RECORDED BY:

DATE:

COUNTY _____ BLOCK _____
CITY QUAD LOT

NAME: _____ COUNTY: RAVIS
ADDRESS: 1209 ROSEWOOD CITY: AUSTIN

ARCHITECT/BUILDER: _____ UTM: _____
OWNER: Harry G. Poole & T.L. Delashaw DATE: 1990-1900 PERIOD: _____

1200 New York, Austin, Texas 78702 STYLE: VICTORIAN
DESCRIPTION: 1763 sq. ft., 1 floor, 1 unit THEME: _____

RAISED 1 STORY HOUSE - HIGH STYLE WITH TURRET, COMPLEX ROOF

BUILDING MATERIAL: wall: WD. SIDING & SHINGLES roof: ASPHALT SHINGLES

PHYSICAL CONDITION: FAIR SITE: original ☒ or moved _____ date _____

ALTERATIONS: _____

SIGNIFICANCE: _____

AREA OF SIGNIFICANCE: ARCH LEVEL OF SIGNIFICANCE: _____

DESIGNATION: NR NHL RTHL HABS HAER HESI HSI OTHER: _____

ORIGINAL USE: RES PRESENT USE: RES.

RELATIONSHIP TO SURROUNDINGS: COMPATIBLE

ACREAGE/BOUNDARY DESCRIPTION: Tri 1/4 13 115 AV. ft x 155 AV. ft. (1/4)

BIBLIOGRAPHIC DATA: WD 2602, p. 189 (1963) 1900 address 1301 Chincapin

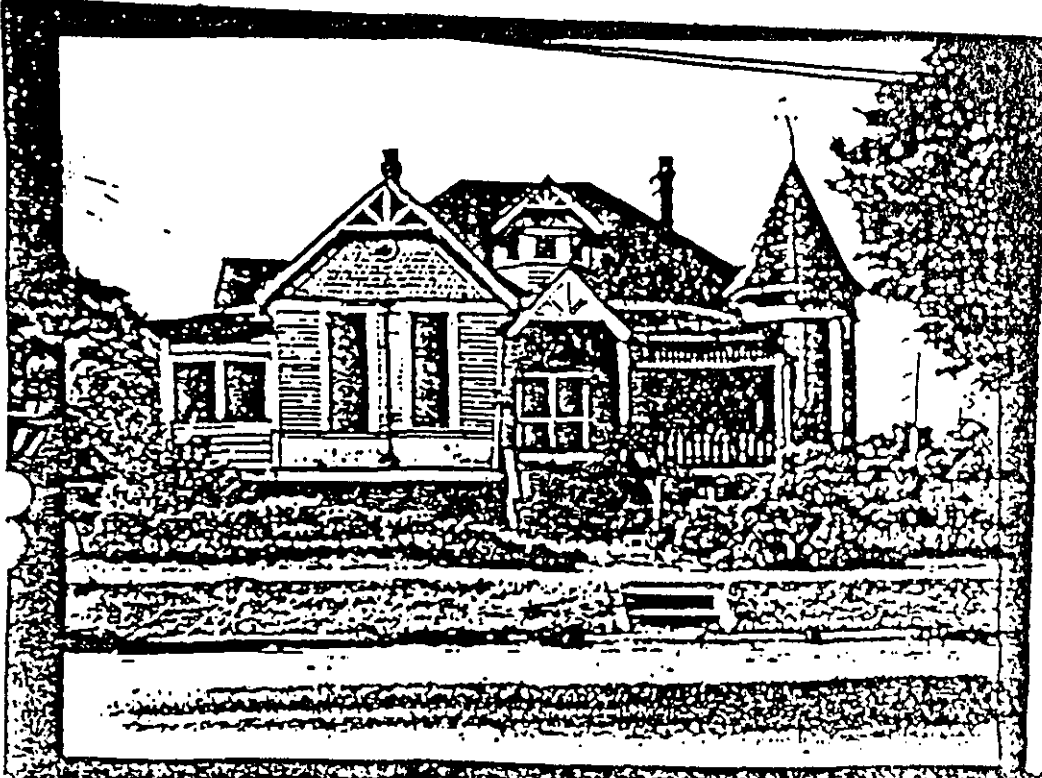
SEE INFO/CORRESPONDENCE FILES: _____

RECORDED BY: Freeman & MDE INFORMANT: 10.11.12

DATE: 8/8/80 PHOTO DATA: 4-8/8 MFE 26 Gus
(rev. 6-79)

NAME: _____ CITY QUAD

LOCATION: 1209 ROSEWOOD IS
NOR. AT.



VIEW: _____

RECORDED BY: _____

DATE: _____

COUNTY CITY QUAD BLOCK LOT 58, 59 (portions)

NAME: ADDRESS: 1154 LYDIA COUNTY: TARRANT CITY: AUSTIN UTM: DATE: 1890-1900 PERIOD: STYLE: VERNACULAR

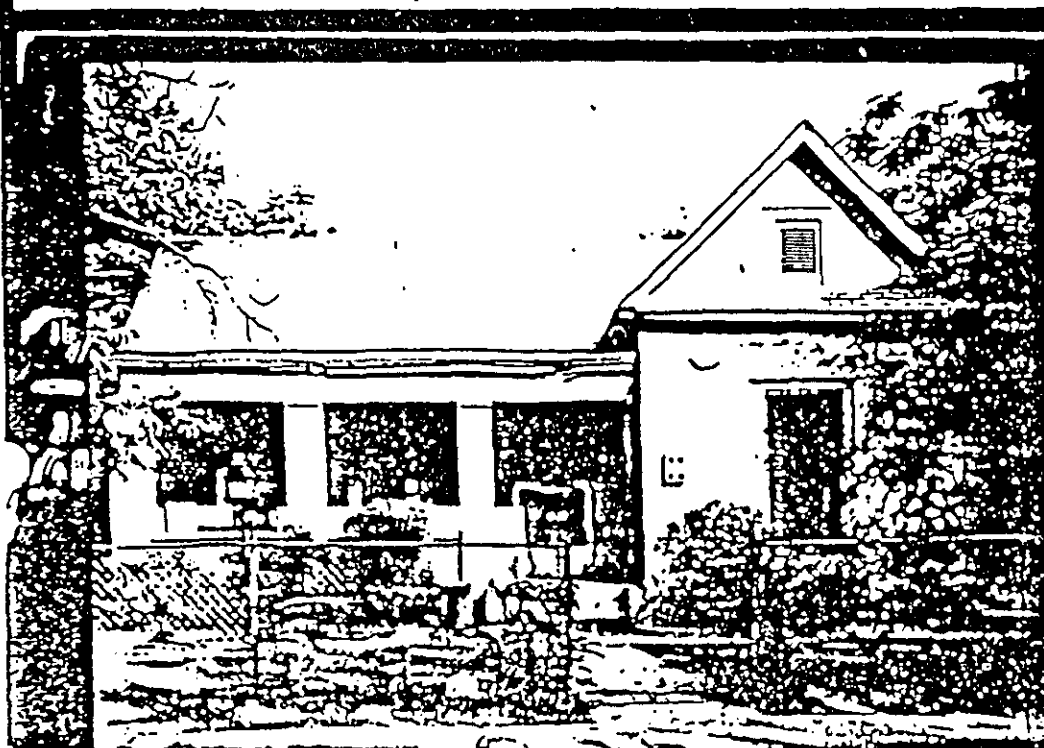
ARCHITECT/BUILDER: OWNER: Tom Moses Attal Estate, 90 Mrs. Emma Littlefield, 1611 W. 12th St., Austin 78703 THEME: DESCRIPTION: 1734 sq. ft., 1 floor, 1 unit, structure 1; 2516 sq. ft., 1 floor, structure 2 1 STORY STUCCO HOUSE

BUILDING MATERIAL: wall: STUCCO roof: ASPHALT SHINGLES PHYSICAL CONDITION: 6000 SITE: original or moved date ALTERATIONS: SIGNIFICANCE:

AREA OF SIGNIFICANCE: ARCH. LEVEL OF SIGNIFICANCE: DESIGNATION: NR NHL RTHL HABS HAER HESI HSI OTHER: ORIGINAL USE: RES PRESENT USE: RES. RELATIONSHIP TO SURROUNDINGS: COMPATIBLE ACREAGE/BOUNDARY DESCRIPTION: Lot 58 & E. 20.98 ft. AV of Lot 59, OLSS, Dwr. B. BIBLIOGRAPHIC DATA: WD 2281, p. 140 (M61) SEE INFO/CORRESPONDENCE FILES: RECORDED BY: MDE INFORMANT: PHOTO DATA: 5-13/15 MEF 3/9 (rev. 6-79) DATE: 8/80

NAME: CITY QUAD

LOCATION: 1154 LYDIA



VIEW:

RECORDED BY:

DATE:

May 3, 1991

Reverend Marvin C. Griffin
EBENEZER BAPTIST CHURCH
1010 E. 10th Street
Austin, TX 78702

Dear Rev. Griffin:

This Agreement (this "Agreement") is made and entered into by and between Reverend Marvin C. Griffin and Bennett Consolidated, a California Corporation ("Bennett") and/or assigns, affiliates and partners. In connection with the development within subdistrict 3 of the NCCD, Marvin C. Griffin and Bennett do hereby agree as follows:

- (1) Attachment 17 (a) has been amended to reflect a maximum height of 30' along San Marcos Street for a depth of 100' from the existing property line of the Bennett tract for the area located between E 10th and E. 11th Streets, and a maximum height of 30' feet along San Marcos Street for a depth of 40' between E. 9th and E. 10th Streets. The 30' height is measured from the average mean elevation of the centerline of San Marcos Street. The actual building height measured from ground level of the Bennett tract between E. 10th and E. 10 1/2 Streets is 24', 22' at the corner of E. 9th and San Marcos Street, and 34' at the corner of E. 11th and San Marcos Street.
- (2) Attachment 17 (b) has been amended to reflect a maximum mean elevation of 559.70' along San Marcos Street for a depth of 100' from the existing property line of the Bennett tract for the area located between E. 10th and E. 11th Streets, and a mean elevation of 559.70' along San Marcos Street for a depth of 40' between E. 9th and E. 10th Streets. Please note that this building elevation is measured from the average mean elevation of the centerline of San Marcos Street. The existing grade at ground level of the Bennett tract between E. 10th and E. 10 1/2 Streets is 535.70', 538.10' at the corner of E. 9th and San Marcos Street, and 526.00' at the corner of E. 11th and San Marcos Street.
- (3) A unified streetscape program shall be implemented along San Marcos Street adjacent to the parking facility and shall include decorative street lamps, planters, benches, trees, and decorative pavers as part of a public beautification and security system. New tree plantings shall consist of a diversity of durable, native and ornamental species.

PERMITTED AND CONDITIONAL USES
WITHIN SUBDISTRICT TWO

PERMITTED USES

Commercial Uses

Administrative and Business Offices
Arts and Crafts Studio (Limited)
Business Support Services
Commercial Parking Facilities
Medical Offices
Day Care Services (General)
Day Care Services (Limited)
Day Care Services (Commercial)
Personal Improvement Services
Personal Services
Professional Offices

Civic Uses

Club or Lodge
Community Parking Facilities
Cultural Services
Guidance Services
Religious Assembly
Safety Services

Residential Uses

Single Family Residential
Duplex Residential
Two Family Residential
Townhouse/Condominium Residential
Multiple Family Residential (18 to 27 units per acre)

CONDITIONAL USES

Civic Uses

Community Recreation
College & University Facilities
Communication Service Facilities
Hospital Services
Private Educational Services
Public Educational Services
Employee Parking
(All parking not included in
civic and commercial)

*Those properties which are located within the Kealing and Blackshear Urban
Renewal Plans shall be restricted to the uses designated within those plans.

PERMITTED AND CONDITIONAL USES
WITHIN SUBDISTRICT THREE

*** PERMITTED USES**

Commercial Uses

Administrative and Business Offices
Arts and Crafts Studio (Limited)
Arts and Crafts Studio (General)
Business Support Services
Cocktail Lounge
Communications Services
Consumer Convenience Services
Consumer Repair Services
Financial Services
Food Sales
Funeral Services
General Retail Sales (Convenience)
General Retail Sales (General)
Hotel-Motel
Indoor Sports and Recreation
Indoor Entertainment
Laundry Services
Liquor Sales
Medical Offices
Outdoor Sports and Recreation
Personal Improvement Services
Personal Services
Pet Services
Professional Offices
Research Services
Restaurant (Drive-In, Fast Food)
Restaurant (Limited)
Restaurant (General)
Service Station
Commercial Parking Facilities

Civic Uses

Club or Lodge
Cultural Services
Guidance Services
Hospital Services (Limited)
Community Parking Facilities
Religious Assembly
Safety Services
Transportation Terminals

CONDITIONAL USES

Commercial Uses

Automotive Rental
Automotive Sales
Automotive Washing
Building Maintenance Services
Business or Trade School

Civic Uses

Community Recreation
College & University Facilities
Communication Service Facilities
Day Care Services (General)
Day Care Services (Limited)
Day Care Services (Commercial)
Private Educational Facilities
Public Educational Facilities

*No drive-in or drive-thru uses shall be permitted unless they are oriented toward and take access to IH-35.

Those properties which are located within the Kealing and Blankshear Urban Renewal Plans shall be restricted to the uses designated within those plans.

OTHER STATUTES RELATING TO THE ENTERPRISE ZONE PROGRAM

1) Subchapter I, Chapter 151, Tax Code, is amended by adding Section 151.429 to read as follows:

Sec. 151.429. TAX REFUNDS FOR ENTERPRISE PROJECTS. (a) An enterprise project is eligible for a refund in the amount provided by this section of the taxes imposed by this chapter on purchases of:

(1) equipment or machinery sold to an enterprise project for use in an enterprise zone; or

(2) building materials sold to an enterprise project for use in remodeling, rehabilitating, or constructing a structure in an enterprise zone.

(b) Subject to the limitations provided by Subsection (c) of this section, an enterprise project qualifies for a refund of taxes under this section of \$2,000 for each new job that the enterprise project provides for a qualified employee during the period of its designation as an enterprise project.

(c) The total amount of tax refund that an enterprise project may apply for in a state fiscal year may not exceed \$250,000. If an enterprise project qualifies in a state fiscal year for a refund of taxes in an amount in excess of the limitation provided by this subsection, it may apply for a refund of those taxes in a subsequent year, subject to the \$250,000 limitation for each year. However, an enterprise project may not apply for a refund under this section after the end of the state fiscal year immediately following the state fiscal year in which the enterprise project's designation as an enterprise project expires or is removed. The total amount that may be refunded to an enterprise project under this section may not exceed the amount determined by multiplying \$250,000 by the number of state fiscal years during which the enterprise project created one or more jobs for qualified employees.

(d) To receive a refund under this section, an enterprise project must apply to the comptroller for the refund. The department of commerce shall provide the comptroller with the assistance that the comptroller requires in administering this section.

(e) In this section, "enterprise project," "enterprise zone," and "qualified employee" have the meanings assigned to those terms by Section 3, Texas Enterprise Zone Act (Article 5190.7, Vernon's Texas Civil Statutes).

(f) For the purposes of Subsection (a) of this section, items purchased by an enterprise project after the 91st day preceding the date it is designated as a project may be considered eligible for the refund.

Sec. 151.431. SALES AND USE TAX REFUND FOR JOB RETENTION. (a) A qualified business operating in the enterprise zone's jurisdiction for at least three consecutive years may apply for and be granted a onetime refund of sales and use tax paid by the qualified business after certification of the qualified business as provided by Subsection (b) of this section to a vendor or directly to the state for the purchase of equipment or machinery sold to the business for the use in an enterprise zone if the governing body or bodies certify to the Texas Department of Commerce that the business is retaining 10 or more jobs held by qualified employees during the year. For the purposes of this subsection "job" means an existing employment position of a qualified business that has provided employment to a qualified employee of at least 1,820 hours annually.

(b) Only qualified businesses that have been certified as eligible for a refund under this section by the governing body or bodies to the department and by the department to the comptroller, including certification of the number of jobs retained, are entitled to the refund. During each calendar year, no more than three eligible qualified businesses may be certified to the department by a municipality or county, subject to Subsection (c).

(c) If a municipality or county sponsors more than one enterprise zone, that municipality or county may certify to the department only a total of three eligible qualified businesses from all enterprise zones of which it is the governing body or one of the governing bodies and

must allocate the three certifications for which it is eligible as evenly as possible among those zones. If an enterprise zone has more than one governing body, it is entitled to only the number of certifications that is equal to the total that all of its governing bodies may allocate to it, but in no case is it entitled to more than three certifications. A certification that must be allocated to a particular zone but would exceed the three allowable to that zone may not be made. The department by rule may require:

(1) multiple governing bodies jointly to certify all or some of the certifications for which a zone is eligible; and

(2) governing bodies to follow uniform procedures or selection criteria in selecting the qualified businesses certified to it under this section.

(d) The total amount of the onetime refund that a qualified business may apply for may not exceed \$500 for each qualified employee retained, up to a limit of \$5,000 for each qualified business.

(e) In this section, "enterprise zone," "governing body," "qualified business," and "qualified employee" have the meanings assigned to those terms by Section 3, Texas Enterprise Zone Act (Article 5190.7, Vernon's Texas Civil Statutes).

2) Subchapter I, Chapter 171, Tax Code, is amended by adding Sections 171.1015 to read as follows:

Section 171.1015. REDUCTION OF TAXABLE CAPITAL FOR INVESTMENT IN AN ENTERPRISE ZONE. (a) A corporation that has been designated as an enterprise project as provided by the Texas Enterprise Zone Act (Article 5190.7, Vernon's Texas Civil Statutes) may deduct from its taxable capital allocated to this state 50 percent of its capital investment in the enterprise zone in which the enterprise project is located. The deduction may be taken on each franchise tax report that is based on a corporation's fiscal year during all or part of which the corporation is an enterprise project.

(b) The deduction authorized by this section is limited to the depreciated value of capital equipment or other investment that qualifies for depreciation for federal income tax purposes and that is placed in service in the zone after designation as an enterprise project. The depreciated value must be computed by a method which is

otherwise acceptable for that corporation's franchise tax report and must be computed for each report on which it is taken by the same method of depreciation.

(c) To qualify for the deduction authorized by this section, an investment must be used in the normal course of business in the enterprise zone and must not be removed from the enterprise zone, except for repair or maintenance. Qualifying use and presence in the zone must occur during the accounting year on which the report is based.

(d) The deduction authorized by this section may not be used to reduce taxable capital below a zero value and no carryover of unused deductions to a later privilege period is allowed.

(e) In this section, "enterprise project" and "enterprise zone" have the meanings assigned to those terms by Section 3, Texas Enterprise Zone Act (Article 5190.7, Vernon's Texas Civil Statutes).

Section 171.501 REFUND FOR JOB CREATION IN ENTERPRISE ZONE. (a) A corporation that has been certified a qualified business as provided by the Texas Enterprise Zone Act (Article 5190.7, Vernon's Texas Civil Statutes) may apply for and be granted a refund of franchise tax paid with an initial or annual report if the governing body or bodies certify to the Texas Department of Commerce that the business has created 10 or more new jobs in its enterprise zone held by qualified employees during the calendar year that contains the end of the accounting period on which the report is based. The Texas Department of Commerce shall certify eligibility for any refund to the comptroller.

(b) Only qualified businesses that have been certified as eligible for a refund under this section by the governing body or bodies to the department and by the department to the comptroller are entitled to the refund. During each calendar year, no more than three eligible qualified businesses may be certified to the department by a municipality or county, subject to Subsection (c).

(c) If a municipality or county sponsors more than one enterprise zone, that municipality or county may certify to the department only a total of three eligible qualified businesses from all enterprise zones of which it is the governing body or one of the

certified as an enterprise zone.

(b) A resolution adopted by a governing body under this section is not valid unless the governing body holds a public hearing to consider the resolution before the resolution is adopted.

(c) Except as provided by Subsection (e) of this section, the governing body of a county may not nominate territory in a municipality or in the extraterritorial jurisdiction of a municipality to be included in an enterprise zone unless the governing body of the municipality also nominates the territory pursuant to a joint application made with the county.

(d) Except as provided by Subsection (e) of this section, a combination of municipalities or counties may not jointly nominate an area as an enterprise zone unless the governing bodies have entered into binding agreements providing for the joint administration of the zone.

(e) The governing body of a county with a population of 750,000 or more, according to the most recent federal census, may nominate territory in the county that is in the extraterritorial jurisdiction of a municipality to be included in one or more of the county's allotted enterprise zones. If a county nominates territory for inclusion in an enterprise zone under this subsection and the zone is established under this Act, the county shall administer the zone.

Sec. 6. REQUIREMENTS OF RESOLUTION NOMINATING ZONE. (a) A resolution nominating an area as an enterprise zone must set forth:

(1) a precise description of the area comprising the zone, either in the form of a legal description or by reference to roadways, lakes and waterways, and municipal or county boundaries;

(2) a finding that the zone area meets the qualifications of this Act;

(3) provisions for any tax incentives applicable to business enterprises in the zone at the election of the designating municipality or county not applicable throughout the municipality or county; and

(4) a designation of the area as an enterprise zone, subject to the approval of the department in accordance with this Act.

(b) This section does not prohibit a municipality or county from extending additional tax incentives for business enterprises in an

enterprise zone by separate ordinance or resolution.

Sec. 7. APPLICATION FOR DESIGNATION OF ZONE. (a) The governing body of a municipality or county or the governing bodies of a combination of municipalities or counties nominating an area as an enterprise zone may make a written application to the department to designate the area as an enterprise zone.

(b) The application must include:

(1) a certified copy of the resolution nominating the proposed zone;

(2) a map of the proposed enterprise zone showing existing streets and highways;

(3) an analysis and any appropriate supporting documents and statistics demonstrating that the proposed zone area qualifies for designation as an enterprise zone;

(4) a statement detailing any tax, grant, and other financial incentives or benefits and any programs to be provided by the municipality or county to business enterprises in the zone, other than those provided in the designating ordinance, that are not to be provided throughout the municipality or county;

(5) a statement setting forth the economic development and planning objectives for the zone;

(6) a statement describing the functions, programs, and services to be performed by designated neighborhood enterprise associations in the zone;

(7) an estimate of the economic impact of the zone, considering all of the tax incentives, financial benefits, and programs contemplated, on the revenues of the municipality or county;

(8) a transcript or tape recording of all public hearings on the zone;

(9) in the case of a joint application, a description and copy of the agreement between joint applicants;

(10) procedures for negotiating with communities impacted by the zone and with qualified businesses in the zone;

(11) a description of the administrative authority, if any, created for the zone; and

(12) the additional information that the department requires.

(c) Information required by Subsection (b) of this section to be provided in an application under this section is for evaluation purposes only. The department may reject an application only if the department determines that the nominated area does not satisfy the criteria established by Section 4 of this Act.

Sec. 8. POWERS AND DUTIES OF THE DEPARTMENT. (a) The department shall administer this Act and shall:

(1) establish criteria and procedures for designating qualified areas as enterprise zones and for designating enterprise projects;

(2) monitor the implementation of this Act and submit an annual report evaluating the effectiveness of the program and describing the use and revenue impact of state and local incentives under this Act and making suggestions for legislation to the governor and the legislature by December 1 of each year;

(3) conduct a continuing evaluation of the programs of enterprise zones and develop data based on any available information demonstrating the relationship between the incentives provided by this Act and the economy;

(4) adopt all rules necessary to carry out the purpose of this Act;

(5) assist units of local government in obtaining status as a federal enterprise zone;

(6) assist qualified employers in obtaining the benefits of any incentive or inducement program provided by law; and

(7) assist the governing body of an enterprise zone in obtaining assistance from any other agency of state government, including assistance in providing training and technical assistance to qualified businesses in a zone.

(b) The department shall provide information and appropriate assistance to persons desiring to locate and engage in business in an enterprise zone regarding state licenses, permits, certificates, approvals, registrations, and charters, along with other forms of permission required by law to engage in business in the state.

(c) The department shall, in cooperation with appropriate units

of local government and state agencies, coordinate and streamline existing state business assistance programs and permit and license application procedures for businesses in enterprise zones.

(d) The department shall publicize existing tax incentives and economic development programs within enterprise zones and on request offer technical assistance in abatement and alternative revenue source development to local units of government that have enterprise zones within their jurisdictions.

(e) The department shall work together with the responsible state and federal agencies to promote the coordination of other relevant programs, including but not limited to housing, community and economic development, small business, banking, financial assistance, and employment training programs that are carried on in an enterprise zone.

(f) The department shall assist the governing body of an enterprise zone in the development of small business incubators.

(g) The department shall review local incentives every two years.

(h) The department shall prohibit the certification of any future qualified businesses in an enterprise zone if it determines the governing body is not in compliance with any provision of this Act until it determines that the governing body is in compliance.

Sec. 9. DESIGNATION OF ZONES BY DEPARTMENT. (a) On receipt of an application from a municipality, county, or combination of these local governments, the department shall review the application to determine if the area described in the application qualifies to be designated as an enterprise zone under the criteria of Section 4 of this Act. The department shall provide an applicant at least two weeks after the date of receipt of the application to correct any omissions or clerical errors that may be present in the application and to return the application to the department. Following the close of the application period and the resubmission period, if any, the department shall meet to review the applications that have qualified for consideration as enterprise zones.

(b) Not later than the 60th day after the last day of each fiscal year, the comptroller shall furnish to the department a report stating the statewide total of the tax refunds made under Section 17 of this

Act during the fiscal year.

(c) If the department determines that the nominated area satisfies the criteria established by Section 4 of this Act, the department shall begin negotiations for agreements with the governing body or bodies filing the application. A negotiated agreement must designate the enterprise zone. A negotiated agreement must designate the administrative authority, if any, and its functions and duties. The department shall complete the negotiations and sign the agreements not later than the 60th day after the day of receipt of the application. The department may extend this deadline for an additional 30 days. If an agreement is not completed within the stated period, the department shall provide the applicant with the specific areas of concern and a final proposal for the agreement. If the agreement is not executed before the 90th day after the day of the receipt of the application by the department, the application is considered to be denied. The department shall inform the governing body or bodies of the specific reasons for the denial.

(d) The department may not designate an area as an enterprise zone if in the jurisdiction of the municipality or county nominating the area as an enterprise zone there are three enterprise zones in existence that were nominated as enterprise zones by the governing body of that municipality or county.

Sec. 10. DESIGNATION OF ENTERPRISE PROJECT. (a) A qualified business in an enterprise zone having an unemployment rate of not less than one and one-half times the state average, a population loss of at least 12 percent during the most recent six-year period, or an annualized population loss of at least two percent for the most recent six-year period may apply to the governing body or combination of governing bodies that nominated the enterprise zone and to the administrative authority, if any, for designation as an enterprise project. If the governing body or bodies and administrative authority agree, the governing body or bodies may apply to the department to designate the business as an enterprise project.

(b) The application to the department must include:

(1) a complete description of the conditions in the zone that constitute pervasive poverty, unemployment, and economic distress for

purposes of Subsection (b) of Section 4 of this Act;

(2) a description of each municipality's or county's procedures and efforts to facilitate and encourage participation by and negotiation between all affected entities in the zone in which the qualified business is located;

(3) an economic analysis of the plans of the qualified business for expansion, revitalization, or other activity in the zone, including the anticipated number of new jobs it will create, the amount of investment to be made in the zone, and other information that the department requires; and

(4) a description of the local effort made by the municipality or county, the administrative authority, the qualified business, and other affected entities to achieve development and revitalization of the zone.

(c) The department may not designate a nominated qualified business as an enterprise project unless it determines that:

(1) the qualified business is located in an enterprise zone having an unemployment rate of not less than one and one-half times the state unemployment rate, or a population loss of at least 12 percent during the most recent six-year period, or an annualized population loss of at least two percent for the most recent six-year period;

(2) the applicant governing body or bodies have demonstrated that a high level of cooperation between public, private, and neighborhood entities exists in the zone; and

(3) the designation of the qualified business as an enterprise project will contribute significantly to the achievement of the plans of the applicant governing body or bodies for development and revitalization of the zone.

(d) The department shall designate qualified businesses as enterprise projects on a competitive basis. In designating enterprise projects, the department shall base its decision on a weighted scale with 60 percent dependent on the economic distress of the enterprise zone in which a proposed enterprise project is located and 40 percent dependent on the local effort to achieve development and revitalization

of the enterprise zone.

(e) Unless the designation is removed under Subsection (g) of this section before that date, the designation of an enterprise project is effective for five years after the date the designation is made.

(f) The department may designate the following number of enterprise projects in this state:

(1) 10 enterprise projects in the state fiscal year ending August 31, 1988;

(2) 15 enterprise projects in the state fiscal year ending August 31, 1989;

(3) 25 enterprise projects in the state fiscal year ending August 31, 1990; and

(4) 25 enterprise projects in the state fiscal year ending August 31, 1991.

(g) The department may remove the designation of a qualified business as an enterprise project if it determines that the qualified business is not in compliance with any requirement for designation as an enterprise project.

(h) For purposes of this section, local effort to achieve development and revitalization of an enterprise zone means the willingness of public entities in the zone to provide services, incentives, and regulatory relief authorized by this Act or other law and to negotiate with the qualified business for whom the application is made for designation as an enterprise project and with neighborhood enterprise associations and other local groups or businesses to achieve the public purposes of this Act and the effort of the qualified business and other affected entities to cooperate in achieving those public purposes.

(1) Factors to be considered in evaluating the local effort on the part of a public entity include:

(1) tax abatement, deferral, refunds, or other tax incentives;

(2) regulatory relief, including:

(A) zoning changes or variances;

(B) exemptions from unnecessary building code requirements; and

(C) streamlined permitting;

(3) enhanced municipal services, including:

- (A) improved police and fire protection;
 - (B) institution of community crime prevention programs; and
 - (C) special public transit routes or reduced fares;
 - (4) improvements in community facilities, including:
 - (A) capital improvements in water and sewer facilities;
 - (B) road repair; and
 - (C) creation or improvement of parks;
 - (5) improvements to housing, including:
 - (A) low interest loans for housing rehabilitation or improvement;
- and
- (B) transfer to abandoned housing to individuals or community groups;
 - (6) business and industrial development services, including:
 - (A) low interest loans for business;
 - (B) use of surplus school buildings or other underutilized publicly owned facilities as small business incubators;
 - (C) provision of publicly owned land for development purposes;
 - (D) creation of special one-stop permitting and problem resolution centers or ombudsmen; and
 - (E) promotion and marketing services; and
 - (7) job training and employment services, including:
 - (A) retraining programs;
 - (B) literacy and employment skills programs;
 - (C) vocational education; and
 - (D) customized job training.
 - (j) Factors to be considered in evaluating the local effort on the part of private entities include:
 - (1) the willingness to negotiate or cooperate in the achievement of the purposes of this Act;
 - (2) commitments to hire underskilled, inexperienced, disadvantaged, or displaced workers resident in the zone;
 - (3) commitments to hire minority workers and to contract with minority-owned businesses; and
 - (4) the willingness to make contributions to the well-being of the community, such as job training, the donation of land for parks or

other public purposes, or the provision of child care for employees.

(K) The number of enterprise projects that have not been designated before the end of each state fiscal year may be designated in subsequent fiscal years, except that an enterprise project may not be designated after August 31, 1991.

Sec. 11. REINVESTMENT ZONE. An enterprise zone may be designated a reinvestment zone for tax increment financing purposes as provided by the Tax Increment Financing Act (Chapter 311, Tax Code). For the purposes of tax abatement under the Property Redevelopment and Tax Abatement Act (Chapter 312, Tax Code), an enterprise zone is considered to be a reinvestment zone without further designation.

Sec. 12. REFUND OF SALES AND USE TAX. (a) To encourage the development of areas designated as enterprise zones, a municipality may refund local sales and use taxes as provided by Section 321.508 Tax Code.

(b) To promote the public health, safety, or welfare, the governing body of a municipality or county may establish a program by which it refunds local sales and use taxes that it imposes on a qualified business or qualified employee.

(c) The governing body of a municipality or county that nominated an enterprise zone designated by the department may provide for the partial or total refund of local sales and use taxes by persons making a taxable purchase, lease, or rental for purposes of development or revitalization in the zone.

(d) A qualified business, qualified employee, or person entitled to a refund of local sales and use taxes under this section shall pay the entire amount of state and local sales and use taxes at the time they would otherwise be due without reduction because of any agreement with a municipality or county for the refund of local sales and use taxes.

(e) Any agreement to refund local sales and use taxes under this section must be in writing, contain an expiration date, and require the beneficiary to provide documentation necessary to support a refund claim to the municipality or county granting the refund. The municipality or county granting a refund shall make the refund directly

to the beneficiary in the manner set out in the agreement.

Sec. 13. REDUCTION OR ELIMINATION OF FEES AND TAXES. To promote the public health, safety, or welfare, the governing body of a municipality or county may establish a program by which it reduces or eliminates any fees or taxes, other than sales and use or property taxes, that it imposes on a qualified business or qualified employee. The governing body of a municipality or county may not reduce or eliminate local sales and use taxes except to the extent it grants a refund under Section 12 of this Act.

Sec. 14. OTHER LOCAL INCENTIVES. The governing body of a municipality or county that nominated an enterprise zone designated by the department may:

(1) defer compliance in the zone with subdivision and development ordinances and regulations, other than those governing streets and roads or sewer or water services;

(2) give priority to the zone for the receipt of urban development action grant money, community development block grant money, industrial revenue bonds, or funds received under the Texas Job-Training Partnership Act (Article 4413(52), Vernon's Texas Civil Statutes);

(3) adopt and implement a plan for police protection in the zone;

(4) amend zoning ordinances to promote economic development in the zone;

(5) establish preferences for businesses in the zone in permit processes;

(6) establish simplified, accelerated, or other special permit procedures for businesses in the zone;

(7) waive development fees for projects in the zone;

(8) create a local enterprise zone fund for funding bonds or other programs or activities to develop or revitalize the zone;

(9) reduce utility rates for qualified businesses in the zone charged by:

(A) utilities owned by the municipality or county; or

(B) subject to agreement of the affected utility and the approval of the appropriate regulatory authority under Sections 16 and 17, Public Utility Regulatory Act (Article 1446c, Vernon's Texas Civil

Statutes), by a cooperative or a utility owned by private investors except that rates of the utility for qualified businesses in the zone may not be reduced more than five percent and the appropriate regulatory authority in setting the rates of the utility shall allow the utility to recover the amount of the reduction;

(10) give priority to persons or projects in the zone in issuing housing finance bonds; or

(11) give priority in providing services to local economic development, educational, job training, or transportation programs that benefit the zone.

Sec. 15. STATE AND LOCAL REGULATORY INCENTIVES. (a) State agencies may exempt from their regulations qualified businesses, qualified property, qualified employees, and neighborhood enterprise associations in enterprise zones, if the exemptions are consistent with the purposes of this Act and with the protection and promotion of the general health and welfare. This power does not apply to:

(1) a regulation relating to:

(A) civil rights;

(B) equal employment;

(C) equal opportunity;

(D) fair housing rights; or

(E) preservation or protection of historical sites or historical artifacts;

(2) a regulation the relaxation of which is likely to harm the public safety or public health, including environmental health; or

(3) a regulation specifically imposed by law.

(b) Regardless of a statute of limitations to the contrary, a contractor or architect who constructs or rehabilitates a building in an enterprise zone is liable for any structural defects in the building for a period of 10 years after the day beneficial occupancy of the building begins following the construction or the rehabilitation.

(c) Within an enterprise zone designated by the department, a local government may suspend local ordinances, rules, regulations, or standards relating to zoning, licensing, or building codes unless the ordinance, rule, regulation, or standard relates to one of the

proscribed topics in Subsection (a) of this section.

(d) The suspension of or exemption from a rule, regulation, standard, or local ordinance under this section must be adopted in the same manner that the rule, regulation, standard, or ordinance was adopted.

(e) Each state agency rule adopted after September 1, 1987, when applicable, may provide encouragements and incentives to increase rehabilitation, renovation, restoration, improvement, or new construction of housing and to increase the economic viability and profitability of business and commerce in enterprise zones. In addition, each state agency annually shall review the rules it administers that may negatively impact the rehabilitation, renovation, restoration, improvement, or new construction of housing or the economic viability and profitability of business and commerce in enterprise zones, or that may otherwise affect the implementation of this Act. An agency may take the necessary steps to waive, modify, create exemptions to, or otherwise minimize the adverse effects of those rules on the rehabilitation, renovation, restoration, improvement, or new construction of housing or the economic viability and profitability of business and commerce located in enterprise zones and contribute to the implementation of this Act.

Sec. 16. WAIVER OF PERFORMANCE BOND BY PUBLIC WORKS CONTRACTOR. A prime contractor is not required to execute a performance bond under Article 5160, Revised Statutes, if:

- (1) the construction, alteration, repair, or other public work to be performed under the contract is entirely in an enterprise zone; and
- (2) the amount of the contract does not exceed \$200,000.

Sec. 17. TAX REFUNDS. An enterprise project is entitled to refunds of certain state taxes as provided by Section 151.429, Tax Code, and the deduction provided by Section 171.1015, Tax Code. A qualified business is entitled to refunds of certain state taxes under Sections 151.431 and 171.501, Tax Code.

Sec. 18. STATE PREFERENCES. (a) A governing body of an enterprise zone or a qualified business or qualified employee located in an enterprise zone shall be given preference over other eligible applicants for grants or loans that are administered by a state agency,

if:

(1) at least 50 percent of the grant or loan will be expended for the direct benefit of the enterprise zone; and

(2) the purpose of the loan or grant is to:

(A) promote economic development in the community; or

(B) construct, improve, extend, repair, or maintain public facilities within the community.

(b) The state treasurer is authorized and encouraged to deposit state money in financial institutions doing business in enterprise zones.

(c) State agencies are authorized and encouraged to contract with businesses located in enterprise zones.

(d) The department may give preferences to enterprise zones in the granting of any economic development money or other benefit.

Sec. 19. DEVELOPMENT BONDS. Bonds may be issued to finance projects in enterprise zones as provided by the Act for Development of Employment, Industrial and Health Resources of 1971 (Article 5190.1, Vernon's Texas Civil Statutes) and by the Development Corporation Act of 1979 (Article 5190.6, Vernon's Texas Civil Statutes).

Sec. 20. SALE OF PUBLICLY OWNED REAL PROPERTY IN ENTERPRISE ZONE. (a) Once an area becomes an enterprise zone, the state and a municipality or county that owns any surplus building or vacant land within the enterprise zone may dispose of the surplus building or vacant land in one of the following ways:

(1) sell the surplus building or vacant land at a public auction;

(2) sell the vacant land to the neighborhood enterprise association corporations, as established under this Act; or

(3) establish an urban homestead program that provides:

(A) that the state or the municipality or county will sell an individual a residence or portion of a residence it owns for a sum not to exceed \$100;

(B) that the individual agrees to live in the residence for a period of at least seven years;

(C) that the individual agrees to renovate or remodel the property to meet the level of maintenance stated in the agreement

between the individual and the state or the municipality or county; or

(D) that the state or the municipality or county shall assign the property to the individual at the end of the seven-year residency requirement and after satisfactory improvements to the property have been made.

(b) A municipality or county may sell a surplus building or vacant land in the zone at less than fair market value.

Sec. 21. NEIGHBORHOOD ENTERPRISE ASSOCIATIONS. (a) Individuals residing in an enterprise zone may establish, under this section, a neighborhood enterprise association. There may be only one neighborhood enterprise association for any geographic neighborhood area.

(b) The association must have a membership composed of residents of the enterprise zone. The association must be a nonprofit corporation organized under the Texas Non-Profit Corporation Act (Article 1396-1.01 et. seq., Vernon's Texas Civil Statutes), and must be eligible for federal tax exemption status under Section 501(c) of the Internal Revenue Code of 1986.

(c) The articles of incorporation must describe the geographic neighborhood area to which the incorporating association applies and authorize the association to engage in business only within the particular enterprise zone in which the neighborhood area of the association is located.

(d) The incorporators shall publish in a newspaper of general circulation in the municipality or county an explanation of the proposed new association and their rights in it. A copy of the association's articles of incorporation and bylaws shall be made available for public inspection at the office of the city manager or comparable municipal officer or at the county judge's office, as applicable.

(e) Each voting age individual who has been a resident of the association's neighborhood area for at least one year is entitled to be a member of the association with voting rights. Other voting age residents of the area are entitled to be members of the association but

are not entitled to vote.

(f) Following the organization of the association, its board of directors must apply to the governing body for certification as a neighborhood enterprise association.

(g) The governing body may not grant its approval unless the association has hired or appointed a suitable chief executive officer.

(i) A neighborhood enterprise association may provide the following public services with the approval of and in coordination with the existing responsible governmental entities:

(1) establishment of crime watch patrols within the neighborhood area;

(2) establishment of volunteer day-care centers;

(3) organization of recreational activities for neighborhood area youth;

(4) garbage collection;

(5) street maintenance and improvements;

(6) bridge maintenance and improvements;

(7) maintenance and improvements of water and sewer lines;

(8) energy conservation projects;

(9) health and clinic services;

(10) drug abuse programs;

(11) senior citizen assistance programs;

(12) park maintenance;

(13) rehabilitation, renovation, and operation and maintenance of low and moderate income housing; and

(14) other types of public services as provided by law or regulation.

(j) These services may be provided by the association or, after agreement with the relevant local government, by private firms and organizations when feasible and prudent. An existing responsible unit of government may contract with a neighborhood enterprise association to provide services in an amount corresponding to the amount of money saved by the unit of government through this method of providing a service.

(k) The association may carry out other projects or types of

projects as approved by the governing body. In other cases, an application must be submitted by the association to the governing body that describes the nature and benefit of the project, specifically:

(1) how it will contribute to the self-help efforts of the residents of the area involved;

(2) how it will involve the residents of the area in project planning and implementation;

(3) whether there are sufficient resources to complete the project and whether the association will be fiscally responsible for the project; and

(4) how it will enhance the enterprise zone in one of the following ways:

(A) by creating permanent jobs;

(B) by physically improving the housing stock;

(C) by stimulating neighborhood business activity; or

(D) by preventing crime.

(1) If the governing body does not specifically disapprove of the project before the 45th day after the day of the receipt of the application, it shall be considered approved. If the governing body disapproves of the application, it shall specify its reasons for this decision and allow 60 days for the applicant to make amendments.

(m) The neighborhood enterprise association shall furnish an annual statement to the governing body on the programmatic and financial status of any approved project and an audited financial statement of the project.

(n) The association may purchase or lease publicly owned or privately owned real property.

(o) The association has other powers as established by law or regulation, as well as all powers available to similar corporations under state law.

(p) All real property within the neighborhood area of the association that is owned by state or local government and which is not in current use by the government may be leased to the association. The term of the lease may not be less than 20 years and the full amount of rental fees under the lease shall not exceed \$1 a year. The lease must be renewed upon expiration if the association has continuously complied

with the requirements of this section during the terms of the lease.

(q) The association is exempt from any state or local taxes during the life of the enterprise zone in which it is located. The exemption also applies to any tax arrearages or other back assessments on any property leased to the association under Subsection (p) of this section.

Sec. 22. ZONE ADMINISTRATION. (a) The administration of an enterprise zone is under the jurisdiction of the appropriate unit of local government, either a municipality or county, or any combination of these local governments; consistent with its function as specified in the state constitution. The governing body may delegate its administrative duties to an administrative authority. The administrative authority, if any, must be composed of 3, 5, 7, 9, 11 or 15 members, must be a viable and responsive body generally representative of all public or private entities having a stake in the development of the zone, and must include enterprise zone residents and representatives of the governing body and, local businesses.

(b) The functions and duties of an administrative authority must be specified in the agreement negotiated by the governing body and the department, or in amendments to the negotiated agreement. Those functions and duties should include decision-making authority and the authority to negotiate with affected entities.

(c) Neighborhood enterprise associations should be active participants in the administration of enterprise zones and should be encouraged to participate in the planning and execution of activities in enterprise zones.

(d) The governing body shall designate a liaison to communicate and negotiate with the department, the administrative authority, an enterprise project, and other entities in or affected by an enterprise zone.

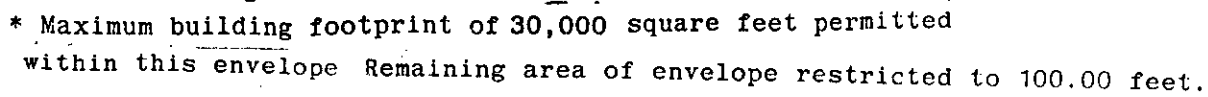
Sec. 23. ANNUAL REPORTS ON ENTERPRISE ZONES. Each municipality, county, or combination of municipalities or counties that authorized the creation of an enterprise zone shall submit an annual report to the department, in such form as the department may require, on or before October 1 of each year. The local administrative authority, if any,

for the zone must approve the report. The report must include:

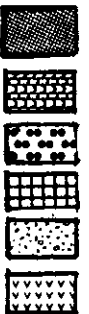
- (1) a list of local incentives for community redevelopment available in the zone during the prior year;
- (2) the use and revenue impact of the local incentives that the governing body committed to provide in the zone in the resolution designating the zone;
- (3) the number of business establishments located in the zone during the prior year and the number of business establishments located in the zone in the year prior to the approval of the area as an enterprise zone;
- (4) a copy of the report required pursuant to Section 103, Internal Revenue Code of 1986, for all industrial revenue bonds issued to finance projects located in the zone during the prior year; and
- (5) a report on the attainment of revitalization goals for the zone.

Sec. 24. COORDINATION OF ENTERPRISE ZONE PROGRAMS WITH OTHER PROGRAMS OF THE FEDERAL AND STATE GOVERNMENT. (a) The department shall work together with the responsible federal and state agencies to promote the coordination of other relevant programs, including housing, community and economic development, small business, banking, financial assistance, transportation, and employment training programs that are carried out within an enterprise zone. It shall further work to expedite, to the greatest extent possible, the consideration of applications for the programs through the consolidation of forms or otherwise and shall work, whenever possible, for the consolidation of periodic reports required under the programs into one summary report.

(b) The department shall encourage other state agencies to give priority to businesses in enterprise zones for the receipt of grants, loans, or services.



220feet



ATTACHMENT 17 (a)

**LAND PLANNERS
DEVELOPMENT CONSULTANTS
LANDSCAPE ARCHITECTURE**

1101 BEE CAVES RD. SUITE 315
AUSTIN, TEXAS 78704
(512) 336-1500



Building Base Height Sub-District 3

* Maximum building footprint of 30,000 square feet permitted within this envelope. Remaining area of envelope restricted to 629.70 feet. All base heights shown are measured to the ceiling of habitable space.

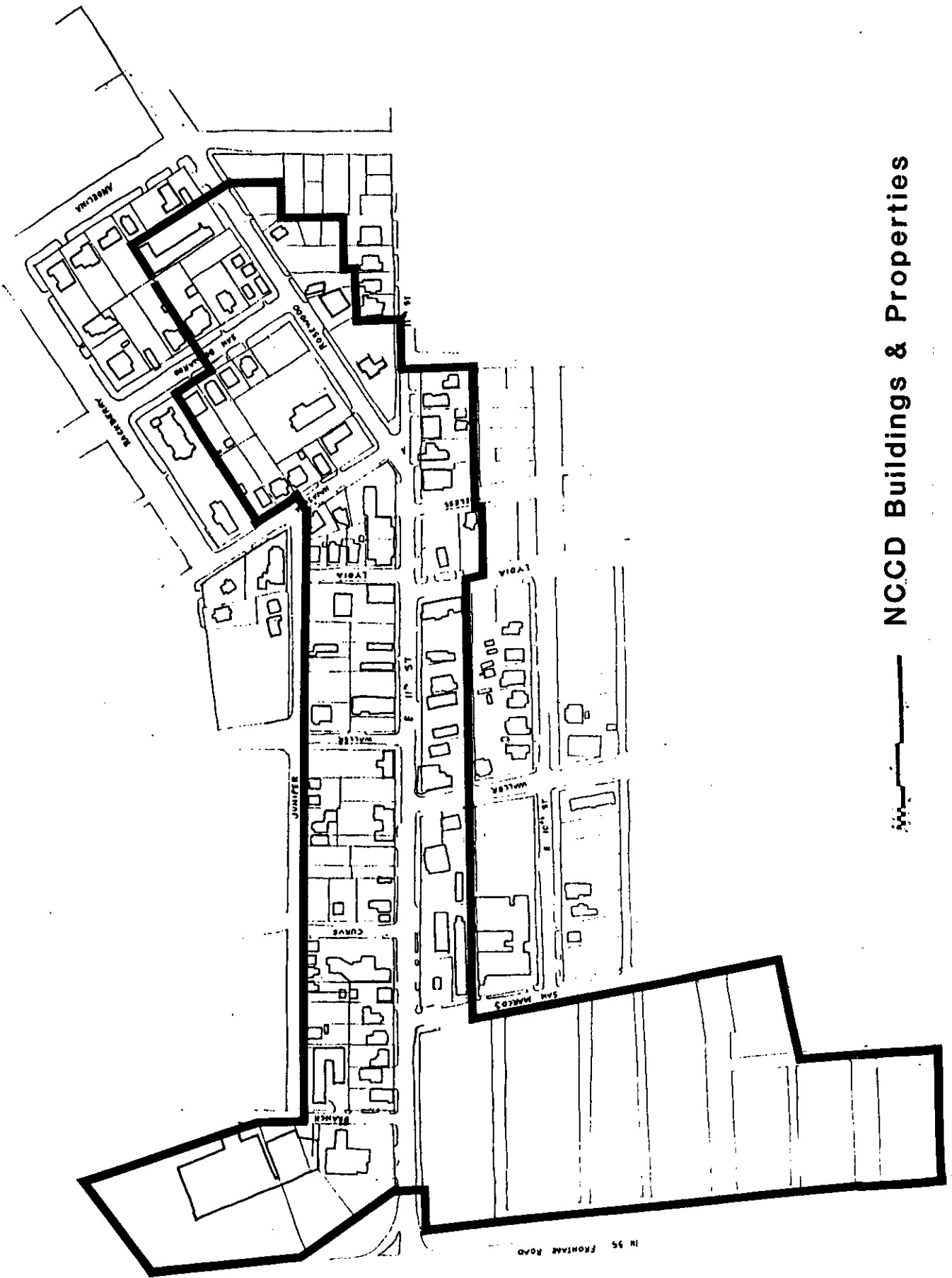


DATE: 4-24-90



**MATHIAS
COMPANY**

LAND PLANNERS
DEVELOPMENT CONSULTANTS
LANDSCAPE ARCHITECTURE





EAST 11TH STREET CORRIDOR PROPOSED NCCD

HISTORIC BUILDINGS



REGISTERED HISTORIC BUILDINGS
POTENTIALLY HISTORIC BUILDINGS

1. ARNOLD BAKERY

2. HAEHNEL GROCERY STORE BUILDING

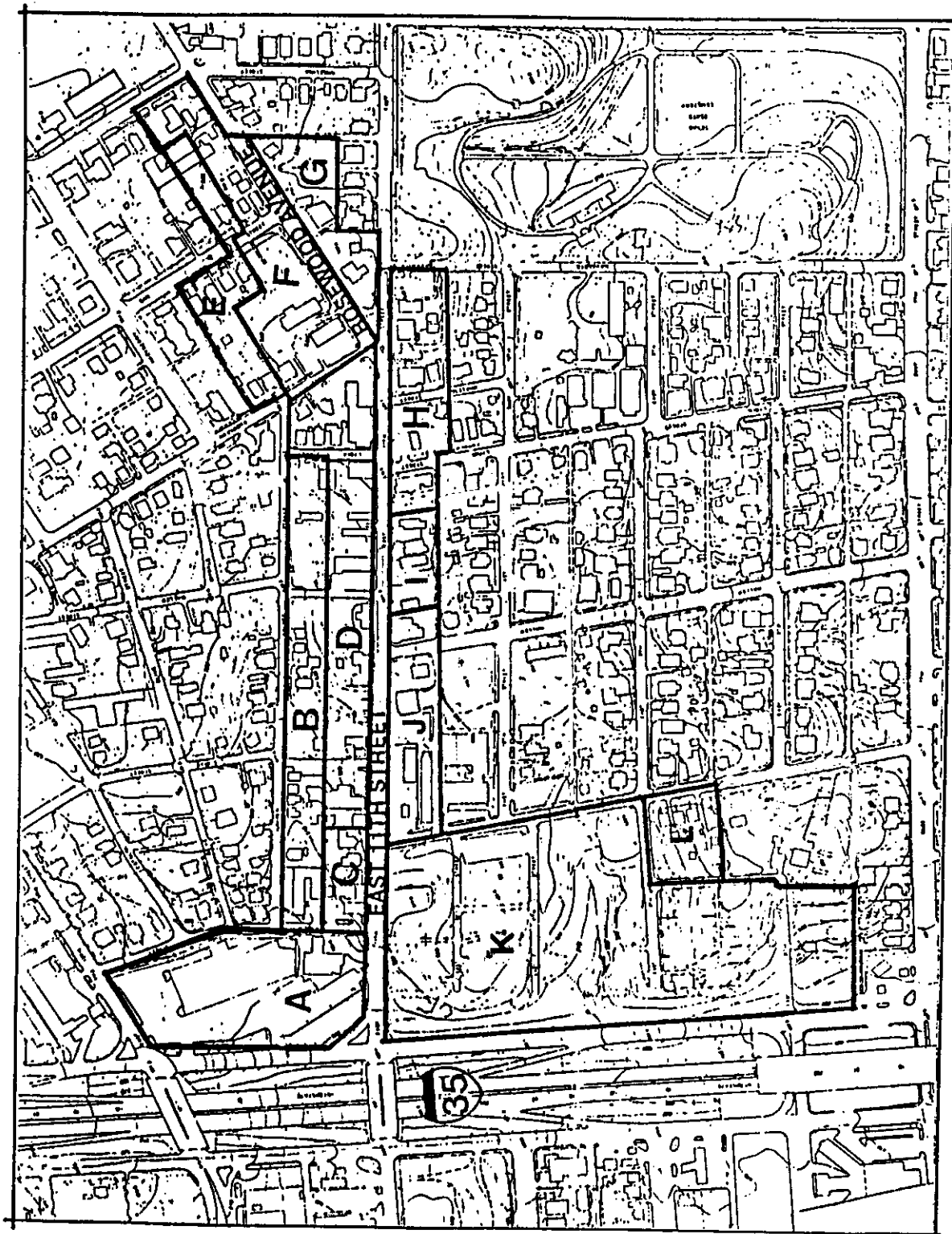
3. HAYNES DELASHWAH HOUSE

4. METROPOLITAN A.M.E. CHURCH

5. FRENCH LEGATION

6. EBENEZER BAPTIST CHURCH

7. WESLEY METHODIST CHURCH



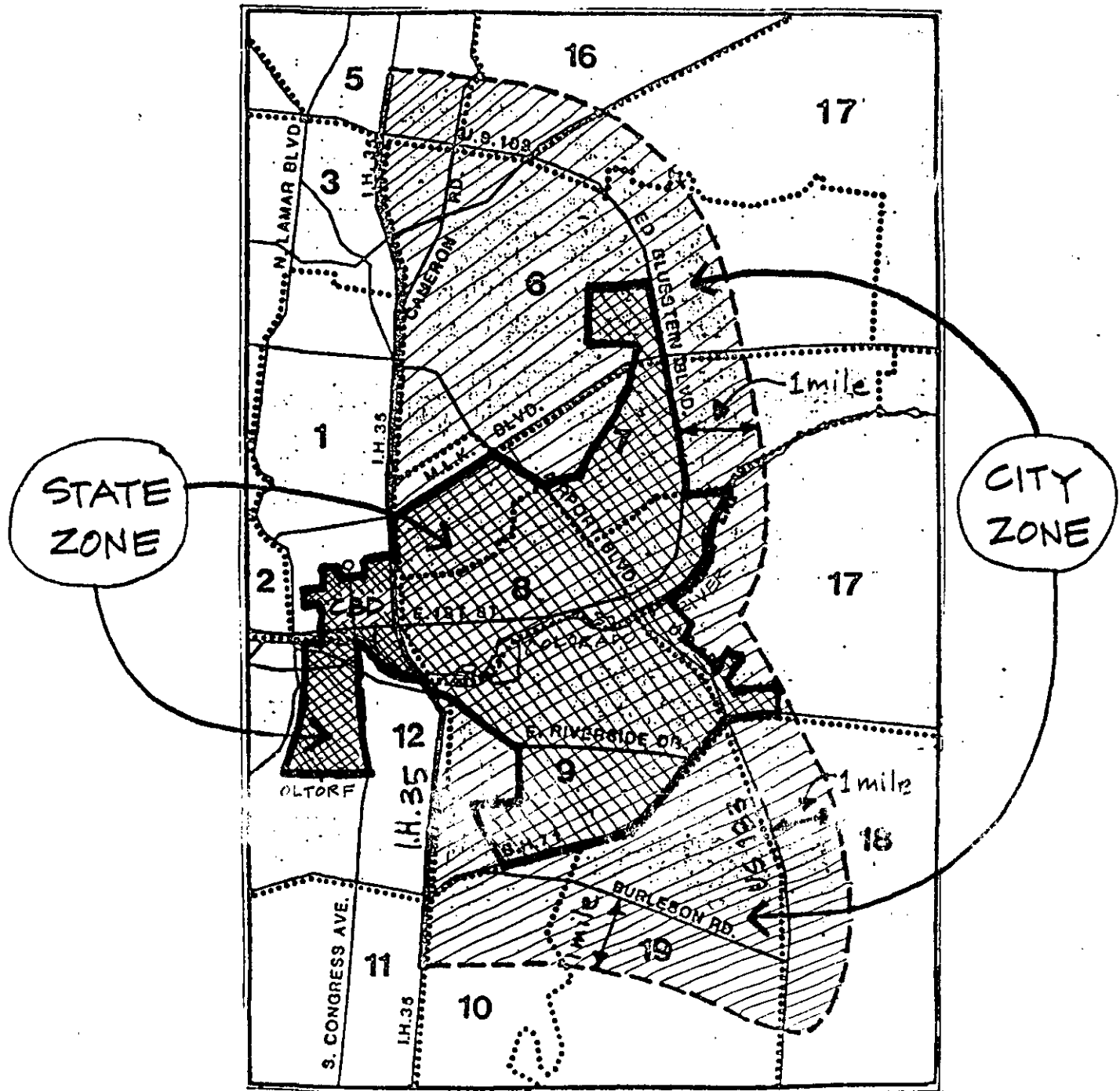
AREAS BY ARCHITECTURAL CHARACTERISTICS

LETTERS DESIGNATE THE ARCHITECTURAL CHARACTERISTICS (SEE ATTACHMENT P)

EAST 11TH STREET CORRIDOR PROPOSED NCCD

AUSTIN

ENTERPRISE ZONES



SECTORS ARE NUMBERED



CITY OF AUSTIN ENTERPRISE ZONE PROGRAM
SUMMARY CHART OF INCENTIVES AND REQUIREMENTS

November, 1989

INCENTIVES	STATE-DESIGNATED ENTERPRISE ZONES	CITY-DESIGNATED ENTERPRISE ZONE
Property Tax Abatement	Non-retail businesses only; up to a 100%, 7-year abatement of property taxes on <u>increase</u> in value of real and personal property resulting from improvements or new construction. Minimum Hiring: 3 qualified employees.*	Same, except minimum hiring: 6 qualified employees
Local Sales Tax Rebate	Non-retail businesses only; rebate of 1-cent local sales tax on certain equipment and building materials. Rebates tax on \$10,000 of purchase price or value per qualified employee hired. Minimum Hiring: 3 qualified employees. Maximum rebate: \$10,000 per business.	Not allowed by State law
State Sales Tax Rebate	If selected in a Statewide competition, non-retail businesses only; rebate of State sales tax on certain equipment and building materials, only in East Enterprise Zone.	Not allowed by State law
Development Fee Rebate	Non-retail businesses only; \$350 rebate for each qualified employee hired. Minimum Hiring: 3 qualified employees. Maximum rebate: \$35,000 per business.	Same, except \$175 rebate per employee. Minimum Hiring: 6 qualified employees.
Export Assistance	Assistance to exporters through loan guarantees by U.S. Export and Import Bank and the State of Texas Export Loan Program.	Same
Financial Incentives	Financing available through Industrial Revenue Bonds, low interest loans and Small Business Administration loans.	Same

*Qualified Employee: a full-time employee (works 30 hours or more a week) who resides in an Enterprise Zone, or is otherwise economically disadvantaged, as defined in the Texas Enterprise Zone Act, Article 5190.7, Texas Civil Statutes.

NOTE: Additional requirements are found in the Enterprise Zone Operating Regulations.



SUMMARY OF CITY OF AUSTIN ENTERPRISE ZONE PROGRAM

(August 1989)

Purpose

The City of Austin Enterprise Zone Program is a state and local government effort to target resources and business incentives to areas of high unemployment in an effort to create and retain jobs, primarily for the residents of the zone. Due to revisions in the Texas Enterprise Zone Act, the State of Texas is now able to provide \$12.5 million in statewide tax incentives in the first three years of the Program.

In order to participate in the State program, the City must provide incentives, as described below. In return for receiving incentives, companies are required to hire primarily economically disadvantaged residents of the zone. Companies will also be required to contribute to a pool to help share the cost of day-care for certain new workers.

Estimated Economic Impact

The three-year economic impact of the Enterprise Zone Program is conservatively estimated to be the creation of 400 new jobs, business investment of \$10.75 million, and the generation of additional City revenues of approximately \$1.5 million. Additional jobs and investment are expected as indirect spin-offs of the Program.

Boundaries

The Texas Enterprise Zone Act requires that State-designated enterprise zones only include areas where the unemployment rate is greater than 1 times that of the state or locality and high levels of poverty also exist.

East Enterprise Zone

The East Enterprise Zone consists of 13 census tracts covering a general area bordered by IH-35 to the west, State Highway 71 to the south, U.S. Highway 183 to the east, and Martin Luther King Boulevard to the north. (See enclosed Map.) The total area encompassing the 13 tracts is 15.9 square miles.

The East Enterprise Zone has had an average unemployment rate of 13.22 percent for the last 12 months and a poverty rate of 32.66 percent, according to the 1980 Census, and qualifies for both State designation and State tax incentives.

South Enterprise Zone

The South Enterprise Zone consists of census tract 11 (exclusive of block group 5) and census tract 13.05, covering a general area bordered by IH-35 (north of the Colorado River) and South Congress Avenue (south of the Colorado River) to the east, Oltorf Road to the south, Lamar Boulevard to the west, and 12th Street to the north. (See enclosed Map.) The total area encompassing the two tracts is 2.1 square miles.

The South Enterprise Zone has had an average unemployment rate of 12.06 percent for the last 12 months and a poverty rate of 31.33 percent, according to the 1980 Census, and qualifies only for State designation.

Areas Adjacent to Enterprise Zones

To address further the unemployment problem, the City will also offer reduced incentives to businesses that expand or locate adjacent to, but not within, the State-designated zone boundaries and employ residents of the zones. (See enclosed Map B.)

Proposed City Enterprise Zone Incentives

The following City incentives will be available, on a per-job basis, to primarily non-retail firms which expand or locate in the Enterprise zone and hire individuals who reside in the zone, or other economically disadvantaged individuals:

- A five-year abatement of property taxes on the increase in value of real property resulting from improvements or new construction.
- Rebate of the City's local one-cent sales tax on machinery and equipment purchased by a business and used for its operations within the zone.
- \$1.5 million in low-interest financing from the Leveraged Loan Pool Program.
- \$350,000 will be available to rebate a portion of the City's development fees associated with the expansion or establishment of a business.
- A Shared Foreign Sales Corporation Program will provide zone exporters with a 15 percent exemption from export profits for federal tax purposes.

Neighborhood Commercial Revitalization Incentives

- An expanded program to provide low-interest financing and grants will continue to be available to primarily retail firms for the renovation and rehabilitation of structures in City-designated Commercial Corridors.
- In addition, a limited number of Special Districts within the State-designated Enterprise Zones, consisting of areas of very high unemployment and blight, will permit even retail and commercial projects to qualify for certain Enterprise Zone incentives.

TAB 6
LOCAL BUSINESS INCENTIVES

The City of Austin's strategy to induce business investment in the enterprise zones is based on a set of incentives that will reduce business taxes, provide attractive financing options, and reduce development fees or the costs of operation for business that locate/expand in the City's enterprise zones.

The firms that benefit from these incentives are required to hire a certain minimum number of "qualified employees." In most cases, the incentives are then provided based upon the number of "qualified employees" that are hired. A "qualified employee" is defined generally as a full-time employee (works 30 hours or more a week) who resides in an enterprise zone, or is otherwise economically disadvantaged, as defined in the Texas Enterprise Zone Act, Article 5190.7, Texas Civil Statutes.

It has been recognized that the availability of job-training resources and assistance will facilitate a firm's ability to hire and retain "qualified employees." To that end, a close working relationship has been established between the City of Austin and the Austin/Travis County Private Industry Council and its sub-contractors. (A letter of support from the Private Industry Council is provided as Exhibit 6-A.)

Additionally, businesses that receive certain enterprise zone incentives will be required to contribute a percentage (not more than 15 percent) of the annual value of the incentives they receive to a daycare pool that will be administered in conjunction with existing daycare programs sponsored by the Austin/Travis County Private Industry Council. The purpose of the pool is to extend available daycare subsidies for certain qualified employees, particularly single-parent households, who participate in employment and training programs offered by the Private Industry Council and are hired by enterprise zone business.

A business that receives enterprise zone incentives and fails to satisfy its job creation and hiring commitments will be liable to the City for any percentage of the benefit related to the unmet commitment.

This tab provides a description of the following local incentives that will be offered to businesses that qualify for enterprise zone assistance:

PROGRAM	ALLOCATION
Real Property Tax Abatement (3-yr estimate)	\$32,170
Local Sales Tax Rebate (3-yr estimate)	\$18,150
Leveraged Loan Pool Program	\$1,500,000*
Development Fee Rebate Program	\$350,000*
Commercial Corridor Development Incentive Program (CDBG-funded)	\$25,000
Shared Foreign Sales Corporation Program	\$5,000*

*Funded by the City's Economic Development Endowment Trust Fund.

All incentives shall be provided to businesses on a first-come, first-served basis, as long as funds remain available.

For any incentive that carries a job creation requirement, the benefit derived from that incentive shall be based solely on the net increase in jobs for the Austin economy. For example, a business that elects to relocate its operations from a non-enterprise zone location in the City to a zone location would be eligible only for those benefits associated with the increase in the number of jobs in the new location over the number of jobs at the previous site. The hiring of a qualified employee (i.e., a zone resident or otherwise economically disadvantaged person) to replace an existing, or recently-departed employee will not be credited as a net increase in employment for purposes of receiving the benefits under any enterprise zone incentive.

While businesses are strongly encouraged to maintain each qualified employee on the payroll, circumstances may arise which may result in the voluntary or involuntary termination of a qualified employee. An assisted business shall continue to receive the incentives as long as the position is filled by another qualified employee. To receive credit for an enterprise zone incentive a qualified employee must be retained for a period not less than 45 days.

For a business to receive any enterprise zone incentive, not less than fifty percent (50%) of the qualified employees hired by the business must be both residents of the zone and economically disadvantaged.

A. REAL PROPERTY TAX ABATEMENT

The City shall abate taxes on the increase in value of real property improvements for non-retail businesses that locate in a designated enterprise zone. The level of abatement shall be based on the extent to which the business receiving the abatement creates jobs for qualified employees, as defined above.

The City shall abate twenty thousand dollars (\$20,000) on the increase in value from real property improvements for a period of five (5) years for each qualified employee hired by the assisted business and remaining on the payroll during the abatement period. To qualify for the abatement, a business must hire a minimum of three (3) qualified employees.

B. LOCAL SALES TAX REBATE

The City shall rebate its one-cent local sales tax on machinery and equipment purchased by a non-retail business and used for its operations within the enterprise zone. The business shall be eligible for a rebate on ten thousand dollars (\$10,000) of the purchase price or value of machinery and equipment for each qualified employee hired and remaining on the payroll for a period of not less than one year.

A business can continue to accrue benefits from this incentive for a period of eighteen (18) months from the date of purchase of the machinery and equipment subject to the job creation requirements and maximum benefits allowed. The total benefit to any one single business under this incentive shall not exceed \$10,000. To qualify for the sales tax rebate, a business must hire a minimum of three qualified employees.

A business that qualifies for the rebate will receive payment at the end of each calendar quarter upon presentation of documentation of local sales tax paid for machinery and equipment and of the employment status of qualified employees.

C. LEVERAGED LOAN POOL PROGRAM

The City has established a \$3.0 million Leveraged Loan Pool Program, of which \$1.5 million is targeted for businesses that expand or locate in an enterprise zone. In all instances the City provides assistance in the form of loan participation at below-market interest rates, either through a private financial institution, through a U.S. Small Business Administration Certified Development Company, or in the case of the Urban Development Action Grant Program, through the U.S. Department of Housing and Urban Development.

Businesses may utilize a combination of Leverage Loan Pool Programs to finance a project as long as the total City participation does not exceed \$350,000 (exclusive of UDAG participation) and all job creation and other program requirements are satisfied.

The following is a brief description of the four loan participation programs that are available to qualified enterprise zone businesses through the Leveraged Loan Pool Program:

Certified Development Company (CDC) Program

The City's participation in the CDC Program will provide up to a ten percent (10%) participation in the fixed-asset financing requirements of a project that utilizes the U.S. Small Business Administration's 504 Certified Development Company Program. For qualified projects in an enterprise zone the City's participation will carry an interest rate of zero (0.0) percent with a term that is the same as that for the portion of the financial package provided by the private financial institution.

The City's participation may be used for any activity allowed under the SBA 504 CDC Program including, but not limited to, purchase of land/buildings, construction of new buildings, renovation of existing buildings, purchase of machinery and equipment, and leasehold improvements.

Maximum City participation in a CDC Program financial package is \$125,000 and carries a job creation requirement equal to that for the SBA 504 CDC Program, one job for each \$15,000 in program funds.

Capital Improvements Business Loan (CIBL) Program

The City may provide up to one-half of the financing, not to exceed \$100,000, for the acquisition of, and improvements to, real property in the City-designated Commercial Corridors through loan participation with a private financial institution.

The City's participation carries an interest rate of three (3.0%) percent and a term equal to that for the portion of the financial package provided by the private lending institution.

Although there is no specific job creation requirement associated with the City's participation, it is expected that several jobs will be created through this program.

Urban Development Action Grant (UDAG) Program

The City's participation in the UDAG Program provides the twenty (20%) percent local match required by the U.S. Department of Housing and Urban Development (HUD) for successful applications for projects located in the HUD-designated "Pocket of Poverty" in the City of Austin. The rate and term of a UDAG loan, and therefore the City's participation, result from negotiations between the project developer, HUD and the City and are designed to alleviate any financing gaps associated with the project.

Generally, HUD requires the creation of one job for every \$10,000 of UDAG funds used in a project.

The City will accept "Letters of Intent" from potential project sponsors three times during each UDAG program year.

Industrial Expansion and Retention Loan (IERL) Program

The IERL Program is designed to expand and retain employment opportunities in Austin by providing financing for existing, non-retail local firms, with an emphasis on firms that create the most jobs per dollar of IERL Program participation. Priority will be given to expansions/retentions that involve manufacturing activity.

For projects in an Austin Enterprise Zone the City's participation carries an interest rate of zero (0.0%) percent and a term equal to that for the portion of the financial package provided by the private lending institution. The City's participation shall not exceed half of the eligible project costs or \$250,000, whichever is less.

The IERL Program requires the creation of one job for each \$5,000 of City loan participation. Two jobs retained may be substituted for one job created.

While the focus of the IERL Program is real property and fixed-asset financing; up to thirty (30%) percent of the City's participation may be used for a combination of working capital and/or refinancing.

D. ENTERPRISE ZONE DEVELOPMENT FEE REBATE PROGRAM

The City shall rebate three hundred fifty dollars (\$350.00) of the City's development fees associated with the location or expansion of primarily non-retail businesses for each qualified employee hired by the business for a period of not less than one year. In no instance shall this incentive exceed thirty-five thousand dollars (\$35,000) for a single business. To qualify for this incentive a business must hire not less than three (3) qualified employees.

A business that qualifies for the Development Fee Rebate Program is eligible to receive payment at the end of each calendar quarter upon presentation of satisfactory documentation of development fees paid and the employment status of qualified employees. A business may continue to receive the rebate for employees hired for a period of eighteen (18) months following the start-up of its operations, or until it has received the maximum benefit to which it is entitled.

E. COMMERCIAL CORRIDOR DEVELOPMENT INCENTIVE PROGRAM

The Commercial Corridor Development Incentive Program is designed to assist businesses/developers with the architectural costs associated with the renovation and rehabilitation of structures in the City-designated Commercial Corridors.

The City shall provide assistance in the form of a rebate to an eligible business/developer to reimburse the business/developer for the costs of eligible program activities including, but not limited to, architectural and engineering services, legal services, development fees, surveys, and appraisals.

An eligible business/developer may initially receive assistance up to five hundred dollars (\$500) for eligible activities associated with determining the technical and financial feasibility of the project. Upon documentation of project financing commitments and commencement of construction, an eligible business/development may receive additional assistance equal to one (1.0%) percent of the total project cost in excess of fifty thousand dollars (\$50,000), not to exceed a maximum of two thousand five hundred dollars (\$2,500).

Total assistance for a single project shall not exceed three thousand dollars (\$3,000).

F. SHARED FOREIGN SALES CORPORATION PROGRAM

The City of Austin will offer assistance to exporters operating out of an Enterprise Zone through the Shared Foreign Sales Corporation (FSC) Program, sponsored by the American Association of Enterprise Zones (AAEZ) and the accounting firm of Price, Waterhouse. Under this program, a City that is operating a State-designated enterprise zone and is a member of the AAEZ is able to provide exporters "free of charge" all the information and materials necessary to participate in a Shared FSC, to introduce exporters into Shared FSCs being incorporated and organized pursuant to the Program, and to provide continuing supervision and administration of the Program. Program administration is performed by the AAEZ.

A FSC is a foreign corporation established in one of four eligible U.S. possessions (American Samoa, Commonwealth of Northern Mariana Islands, Guam, and the U.S. Virgin Islands) or a qualifying foreign jurisdiction, such as, Barbados, Jamaica, or the Netherlands. When utilized to export goods -- including manufactured items, services related thereto, coal, agricultural products and software, a FSC yields a Federal income tax benefit tantamount to a 15 percent exemption for profits.

A Shared FSC is a corporation "shared" by 25 or fewer unrelated exporters (shareholders and "participants") so as to reduce costs and increase the tax benefit. Each exporter-shareholder owns a separate class of stock. Each runs its own export business as usual. Typically, the exporter pays a commission on export sales to the Shared FSC, which then distributes this back to the exporter. The Shared FSC is required to have an office where certain books and other records are maintained. Some management and economic process activities may also be performed at this foreign location.

Enterprise Zone exporters will be able to participate in the Shared FSC Program at a substantially reduced cost, due to the Enterprise Zone Program.

G. SPECIAL DISTRICTS

The Austin Enterprise Zone Program may direct resources to projects in Special Districts within the state-designated enterprise zones. A Special District must exhibit rates of unemployment, poverty and physical deterioration substantially higher than those for the enterprise zone as a whole. No more than three Special Districts shall exist at any period of time.

On a case-by-case basis, retail and commercial projects that alleviate blighted conditions and/or address unemployment and poverty in the District are eligible for customized incentive packages that may include the Leveraged Loan Pool Program, property tax abatement, and sales tax and development fee rebates. The proposed activity must be consistent with a City Council-approved comprehensive strategy for the redevelopment of the district.

H. LOCAL INCENTIVES FOR CERTAIN FIRMS LOCATED OUTSIDE OF STATE-DESIGNATED ENTERPRISE ZONES

To address further the unemployment problem within the state-designated Austin Enterprise Zones, the City will encourage businesses that are not located within the state-designated zone boundaries to employ residents of the zone through a modified enterprise zone incentive program. Certain non-retail and non-commercial businesses, located within a limited, identified area outside of the boundaries of the City's state-designated enterprise zones (Exhibit 6-B), may be eligible for assistance in the form of property tax abatement, low interest loans and rebates on City development fees. Generally, such incentives will be provided at a rate lower than that for businesses actually located in a state-designated zone, and the incentives will carry a higher job creation requirement.

Property tax abatement may be provided to an eligible business on the basis of an exemption of ten thousand dollars (\$10,000) of the increase in value from real property improvements for each qualified employee. An eligible business must hire a minimum of six (6) qualified employees to qualify for assistance under this program. All other program guidelines, as described in Section A, above, are applicable to firms that participate in this program.

An eligible business may receive a rebate on City development fees at a rate of one hundred seventy-five dollars (\$175.00) for each qualified employee hired by the business for a period of not less than one year. The business must hire a minimum of six (6) qualified employees to qualify for assistance under this program. All of the program guidelines, as described in Section D, above, are applicable.

An eligible business may qualify for low-interest financing through the Leveraged Loan Pool Program at an interest rate of one and one half percent (1.5%) on the City's participation. For this program, the job creation requirements and participation limits are the same as described in Section C, above.

The geographic area in which a business may qualify for the above incentives is bounded by U.S. Highway 183 to the North and East, Inter-regional Highway 35 to the West, and Burleson Road and State Highway 71 to the South with the following caveat. To permit development on both sides of the highways that form the northern, eastern, and southern boundaries of the area in which these incentives are available, the boundaries extend one mile beyond U.S. Highway 183 and Burleson Road/State Highway 71.

THE TEXAS ENTERPRISE ZONE ACT

Article 5190.7

Sec. 1.. SHORT TITLE. This Act shall be known and may be cited as the Texas Enterprise Zone Act.

Sec. 2. LEGISLATIVE FINDINGS AND PURPOSE. (a) The legislature finds that:

(1) the health, safety, and welfare of the people of this state are dependent on the continual encouragement, development, growth, and expansion of the private sector within this state; and

(2) there are certain depressed urban and rural areas of this state that need the particular attention o. government.

(b) It is therefore the public policy of this state to provide the people of this state with the necessary means to assist communities, their residents, and the private sector to create the proper economic and social environment to induce the investment of private resources in productive business enterprises located in severely distressed areas and to provide employment to residents of those areas. In achieving this objective, through this Act the state seeks to provide appropriate investments, tax benefits, and regulatory relief to encourage the business community to commit its financial participation. Accordingly, the legislature declares the revitalization of enterprise zones through the concerted efforts of government and the private sector to be a public purpose.

(c) It is the purpose of this Act to establish a process that clearly identifies those distressed areas and provides incentives by both state and local government to induce private investment in those areas by means of the removal of unnecessary governmental regulatory barriers to economic growth and the provision of tax incentives and economic development program benefits.

Sec. 3. DEFINITIONS. (a) In this Act:

(1) "Administrative authority" means a board, commission, or committee appointed by a governing body to administer this Act in a local enterprise zone.

(2) "Department" means the Texas Department of Commerce.

(3) "Depressed area" means an area within the jurisdiction of a county or municipality designated by ordinance or resolution and that meets the criteria set by this Act.

(4) "Economically disadvantaged individual" means an individual who for at least six months before obtaining employment with a qualified business was unemployed or received public assistance benefits, such as welfare payments and food stamp payments, based on need and intended to alleviate poverty or an economically disadvantaged individual, as defined by Section 4(8), Job Training Partnership Act (29 U.S.C. Section 1503 (8)). For purposes of this subdivision, an individual is unemployed if the individual is not employed and has exhausted all unemployment benefits, whether or not the individual is actively seeking employment.

(5) "Enterprise project" means a qualified business designated by the department as an enterprise project under Section 10 of this Act that is eligible for the state tax incentives provided by law for an enterprise project.

(6) "Enterprise zone" means an area of the state designated by the department as an enterprise zone under Section 9 of this Act.

(7) "Governing body" with respect to an enterprise zone means the governing body of a municipality or county that has applied to have an area within its jurisdiction designated as an enterprise zone.

(8) "Neighborhood enterprise association" means a private sector neighborhood organization within an enterprise zone that meets the criteria set by this Act.

(9) "New job" means a new employment position created by a qualified business that has provided employment to a qualified employee of at least 1,040 hours annually.

(10) "Qualified business" means a person, including a corporation or other entity, that the department certifies to have met the following criteria:

(A) the person is engaged in or has provided substantial commitment to initiate the active conduct of a trade or business in the zone.

(B) at least 25 percent of the business's employees in the zone are residents of any zone within the governing body's or bodies'

jurisdiction or economically disadvantaged individuals; and

(C) if a business that is already active within the enterprise zone at the time it is designated and that operates continuously after that time, the business has hired residents of any zone within the governing body's or bodies' jurisdiction or economically disadvantaged workers after the designation so that those individuals constitute at least 25 percent of the business's new or additional employees in the zone.

(11) "Qualified employee" means an employee who works for a qualified business and who performs at least 50 percent of his service for the business within the enterprise zone.

(12) "Qualified property" means:

(A) tangible personal property located in the zone that was acquired by a taxpayer after designation of the area as an enterprise zone and was used predominantly by the taxpayer in the active conduct of a trade or business;

(B) real property located in a zone that:

(i) was acquired by the taxpayer after designation of the zone and used predominantly by the taxpayer in the active conduct of a trade or business; or

(ii) was the principal residence of the taxpayer on the date of the sale or exchange; or

(C) interest in a corporation, partnership, or other entity if, for the most recent taxable year of the entity ending before the date of sale or exchange, the entity was a qualified business.

(b) For purposes of this Act, territory in the extraterritorial jurisdiction of a municipality is considered to be in the jurisdiction of the municipality.

(c) A franchise or subsidiary of a new or existing business may be certified by the governing body of an enterprise zone as a qualified business if the franchise or subsidiary is located entirely in the zone and maintains separate books and records of the business activity conducted in the zone.

Sec. 4. CRITERIA FOR DESIGNATION OF ENTERPRISE ZONE.

(a) An area of a municipality, county, or combination of these local governments may be designated as an enterprise zone if it:

(1) has a continuous boundary;

(2) is at least one square mile in size but does not exceed the larger of the following:

(A) 10 square miles (exclusive of lakes and waterways); or

(B) five percent of the area of the municipality, county, or combination of municipalities or counties nominating the area as an enterprise zone, but not more than 20 square miles (exclusive of lakes and waterways);

(3) has been nominated as an enterprise zone in a resolution adopted by the legislative body of the applicable municipality, county, or combination of municipalities or counties; and

(4) is an area with:

(A) pervasive, poverty, unemployment, and economic distress; or

(B) designated a rural area as defined by Section 481.085 of Chapter 481, Government Code.

(b) An area is an area of pervasive poverty, unemployment, and economic distress if the average rate of unemployment in the area during the most recent 12-month period for which data is available was at least one and one-half times the local, state, or national average for that period or if the area has had at least a nine percent population loss during the most recent six-year period or an annualized population loss of at least 1-1/2 percent for the most recent six-year period and the area meets one or more of the following criteria:

(1) the area was a low-income poverty area according to the most recent federal census;

(2) the area is in a jurisdiction or pocket of poverty eligible for urban development action grants under federal law;

(3) at least 70 percent of the residents of the area have an income below 80 percent of the median income of the residents of the locality or state, whichever is lower; or

(4) the nominating government establishes to the satisfaction of the department that either:

(A) chronic abandonment or demolition of commercial or residential structures exists in the area; or

(B) substantial tax arrearages for commercial or residential

structures exist in the area.

(c) An area may be designated as an enterprise zone for a maximum period of seven years. A designation remains in effect until September 1 of the final year of the designation. However, if an area is designated as a federal enterprise zone, the area may be designated for a longer period not to exceed that permitted by federal law.

(d) If an enterprise zone has been lawfully designated, the original nominating governing body or bodies, by resolution adopted following public hearing, may amend the original boundaries subject to the following limitations:

(1) the boundaries as amended must not exceed the original size limitations and boundary requirements set by this Act and may not exclude any part of the zone within the boundaries as originally designated;

(2) the enterprise zone must continue to meet all unemployment and economic distress criteria throughout the zone as required by this Act; and

(3) the governing body or bodies may not make more than one boundary amendment annually during the life of the zone.

(e) The department may remove the designation of any area as an enterprise zone if the area no longer meets the criteria for designation as set out in this Act or by rule adopted under this Act by the department or if the department determines that the governing body has not complied with commitments made in the resolution nominating the area as a reinvestment zone. The removal of a designation does not affect the validity of any tax incentives or regulatory relief granted or accrued before the removal or of any bonds issued under this Act.

Sec. 5. NOMINATION BY COUNTIES AND MUNICIPALITIES. (a) The governing body of any municipality, county, or combination of these local governments may nominate by resolution any economically distressed area within its jurisdiction as a potential enterprise zone, if the area meets the criteria established in Section 4 of this Act. The municipality, county, or combination of these local governments may then make written application to the department to have the area

governing bodies and must allocate the three certifications for which it is eligible as evenly as possible among those zones. If an enterprise zone has more than one governing body, it is entitled to only the number of certifications that is equal to the total that all of its governing bodies may allocate to it, but in no case is it entitled to more than three certifications. A certification that must be allocated to a particular zone but would exceed the three allowable to that zone may not be made. The department by rule may require:

(1) multiple governing bodies jointly to certify all or some of the certifications for which a zone is eligible; and

(2) governing bodies to follow uniform procedures or selection criteria in selecting the qualified businesses certified to it under this section.

(d) The amount of a refund under this section is the lesser of \$5,000 or 25 percent of the amount of taxes paid for any one privilege period. For purposes of this subsection, the initial and second periods are considered to be the same privilege period.

(e) In this section, "enterprise zone" "governing body," "new job", "qualified business," and "qualified employee" have the meanings assigned to those terms by Section 3, Texas Enterprise Zone Act (Article 5190.7, Vernon's Texas Civil Statutes).

Subsection (a), Section 311.005, Tax Code, as amended by S.B. No. 221, Acts of the 71st Legislature, Regular Session, 1989, is amended as read as follows:

(a) To be designated as a reinvestment zone, an area must:

(1) substantially arrest or impair the sound growth of the municipality creating the zone, retard the provision of housing accommodations, or constitute an economic or social liability and be a menace to the public health, safety, morals, or welfare in its present condition and use because of the presence of:

(A) a substantial number of substandard, slum, deteriorated, or deteriorating structures;

(B) the predominance of defective or inadequate sidewalk or street layout;

(C) faulty lot layout in relation to size, adequacy, accessibility, or usefulness;

- (D) unsanitary or unsafe conditions;
- (E) the deterioration of site or other improvements;
- (F) tax or special assessment delinquency exceeding the fair value of the land;
- (G) defective or unusual conditions of title; or
- (H) conditions that endanger life or property by fire or other cause;

(2) be predominantly open and, because of obsolete platting, deterioration of structures or site improvements, or other factors, substantially impair or arrest the sound growth of the municipality; or

(3) be in a federally assisted new community located in the municipality or in an area immediately adjacent to a federally assisted new community.

Section 311.0031 ENTERPRISE ZONE. Designation of an area as an enterprise zone under the Texas Enterprise Zone Act (Article 5190.7, Vernon's Texas Civil Statutes) constitutes designation of the area as a reinvestment zone under this chapter without further hearing or other procedural requirements other than those provided by the Texas Enterprise Zone Act (Article 5190.7, Vernon's Texas Civil Statutes).

Subsection (b), Section 3, Texas Tax Increment Financing Act of 1981 (Article 1066e, Vernon's Texas Civil Statutes), as amended by Section 1, Chapter 554, Acts of the 68th Legislature, Regular Session, 1983, and by Section 5, Chapter 841, Acts of the 68th Legislature, Regular Session, 1983, is amended to read as follows:

(b) To be designated as a reinvestment zone, an area must:

(1) substantially impair or arrest the sound growth of a city or town, retard the provision of housing accommodations, or constitute an economic or social liability and be a menace to the public health, safety, morals, or welfare in its present condition and use by reason of the presence of a substantial number of substandard, slum, deteriorated, or deteriorating structures; predominance of defective or inadequate sidewalk or street layout; faulty lot layout in relation to size, adequacy, accessibility, or usefulness; unsanitary or unsafe conditions; deterioration of site or other improvements; tax or special assessment delinquency exceeding the fair value of the land; defective

or unusual conditions of title; the existence of conditions that endanger life or property by fire or other cause; or any combination of these factors or conditions;

(2) be predominantly open and, because of obsolete platting or deterioration of structures or site improvements, substantially impair or arrest the sound growth of the city or town;

(3) be in a federally assisted new community located within a city or town or in an area immediately adjacent to the federally assisted new community; or

(4) be designated an enterprise zone under the Texas Enterprise Zone Act (Article 5190.7, Vernon's Texas Civil Statutes).

Subsection (a), Section 3, Property Redevelopment and Tax Abatement Act (Article 1066f, Vernon's Texas Civil Statutes), is amended to read as follows:

(a) To be designated as a reinvestment zone, an area must:

(1) substantially impair or arrest the sound growth of a city or town, retard the provision of housing accommodations, or constitute an economic or social liability and be a menace to the public health, safety, morals, or welfare in its present condition and use by reason of the presence of a substantial number of substandard, slum, deteriorated, or deteriorating structures; predominance of defective or inadequate sidewalk or street layout; faulty lot layout in relation to size, accessibility, or usefulness; unsanitary or unsafe conditions; deterioration of site or other improvements; tax or special assessment delinquency exceeding the fair value of the land; defective or unusual conditions of title; the existence of conditions that endanger life or property by fire or other cause; or any combination of these factors or conditions;

(2) be predominantly open and, because of obsolete platting or deterioration of structures or site improvements, or other factors, substantially impair or arrest the sound growth of the city or town;

(3) be in a federally assisted new community located within a home-rule city or in an area immediately adjacent to the federally assisted new community;

(4) be located wholly within an area which meets the requirements for federal assistance under Section 119 of the Housing and Community

Development Act of 1974;

(5) encompass signs, billboards, and other outdoor advertising structures designated by the governing body of the incorporated city or town for relocation, reconstruction, or removal for the purpose of enhancing the physical environment of the city or town; which the legislature hereby declares to be a public purpose; or

(6) be designated an enterprise zone under the Texas Enterprise Zone Act (Article 5190.7, Vernon's Texas Civil Statutes).

Section 312.2011 ENTERPRISE ZONE. Designation of an area as an enterprise zone under the Texas Enterprise Zone Act (Article 5190.7, Vernon's Texas Civil Statutes) constitutes designation of the area as a reinvestment zone under this subchapter without further hearing or other procedural requirements other than those provided by the Texas Enterprise Zone Act (Article 5190.7, Vernon's Texas Civil Statutes).

Subsection (a), Section 312.202, Tax Code, as amended by S.B. No. 221, Acts of the 71st Legislature, Regular Session, 1989, as amended to read as follows:

(a) To be designated as a reinvestment zone under this subchapter, an area must:

(1) substantially arrest or impair the sound growth of the municipality creating the zone, retard the provision of housing accommodations, or constitute an economic or social liability and be a menace to the public health, safety, morals, or welfare in its present condition and use because of the presence of:

(A) a substantial number of substandard, slum, deteriorated, or deteriorating structures;

(B) the predominance of defective or inadequate sidewalks or streets;

(C) faulty size, adequacy, accessibility, or usefulness of lots;

(D) unsanitary or unsafe conditions;

(E) the deterioration of site or other improvements;

(F) tax or special assessment delinquency exceeding the fair value of the land;

(G) defective or unusual conditions of title; or

(H) conditions that endanger life or property by fire or

other cause; or

(I) any combination of these factors;

(2) be predominantly open and, because of obsolete platting, deterioration of structures or site improvements, or other factors, substantially impair or arrest the sound growth of the municipality;

(3) be in a federally assisted new community located in a home-rule municipality or in an area immediately adjacent to a federally assisted new community located in a home-rule municipality;

(4) be located entirely in an area that meets the requirements for federal assistance under Section 119 of the Housing and Community Development Act of 1974 (42 U.S.C. Section 5318);

(5) encompass signs, billboards, or other outdoor advertising structures designated by the governing body of the municipality for relocation, reconstruction or removal for the purpose of enhancing the physical environment of the municipality, which the legislature declares to be a public purpose; or

(6) be reasonably likely as a result of the designation to contribute to the retention or expansion of primary employment or to attract major investment in the zone that would be a benefit to the property and that would contribute to the economic development of the municipality.

Sec. 312.4011. ENTERPRISE ZONE. Designation of an area as an enterprise zone under the Texas Enterprise Zone Act (Article 5190.7, Vernon's Texas Civil Statutes) constitutes designation of the area as a reinvestment zone under this subchapter without further hearing or other procedural requirements other than those provided by the Texas Enterprise Zone Act (Article 5190.7, Vernon's Texas Civil Statutes).



May 3, 1991

East 11th Street Village Association, Inc.
1164 San Bernard
Austin, TX 78702

Attn: Freddie Dixon

To Freddie Dixon:

This Agreement (this "Agreement") is made and entered into by and between East 11th Street Village Association, Inc., ("East 11th Street") and Bennett Consolidated, a California Corporation ("Bennett") as its managing general partner of the Austin Skyline Associates, a California limited partnership and/or assigns, affiliates and partners. In connection with the development within subdistrict 3 of the NCCD, East 11th Street and Bennett do hereby agree as follows:

- (1) A minimum thirty-five percent (35%) of construction jobs will go to qualified and qualified minorities with a first preference to old Sam Houston neighborhood, see attached Exhibit; second preference to East Austin residents; and third preference to City of Austin/Travis County residents.
- (2) Fifteen percent (15%) of the total project construction contract will consist of qualified, bondable and competitive Disadvantaged Business Enterprise (DBE) subcontractors, within a Merit Shop context. First preference will be given to East Austin residents, and second preference to City of Austin residents.
- (3) An agreement will be made with Local 790 that within the framework of the Merit Shop context, they will provide for recruitment screening and training, as it relates to item (1) above.
- (4) Fifteen percent (15%) of the professional service contracts for design and construction of the project will be to qualified competitive Disadvantaged Business Enterprises (DBE). First preference will be given to East Austin residents, and second preference to City of Austin residents. A file on minority professional service companies will be established by the developers and will be used during the project to identify qualified firms.

ATTACHMENT 22

Bennett Consolidated
2333 San Ramon Valley Boulevard
Suite 450
San Ramon, California 94583

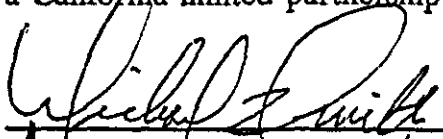
(415) 820-6677
(800) 858-6677 California
(800) 752-8222 U.S.

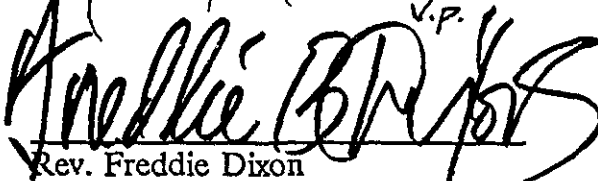
May 3, 1991
Page Two

- (5) The Capital Town Center project will designate a member of its development team or staff to coordinate minority professional service contracts to the project.
- (6) The East 11th Street Village Association, Inc., or other suitable community agency will coordinate with the Capital Town Center developers during construction, and with the ongoing Management's community relations department after construction, to oversee minority involvement in job training, vendor opportunities and employment.
- (7) A foundation will be established by the developers and will operate as an ongoing affiliate of the project. The foundation will help fund a diversity of worthy ventures intended to promote the stability of the East 11th Street corridor, its business environments and surrounding residential community.

IN WITNESS WHEREOF, East 11th Street Village Association, Inc., and Bennett have executed this Agreement the 6th day of May, 1991.

BENNETT CONSOLIDATED, a California
Corporation as its managing general
partner of Austin Skyline Associates,
a California limited partnership



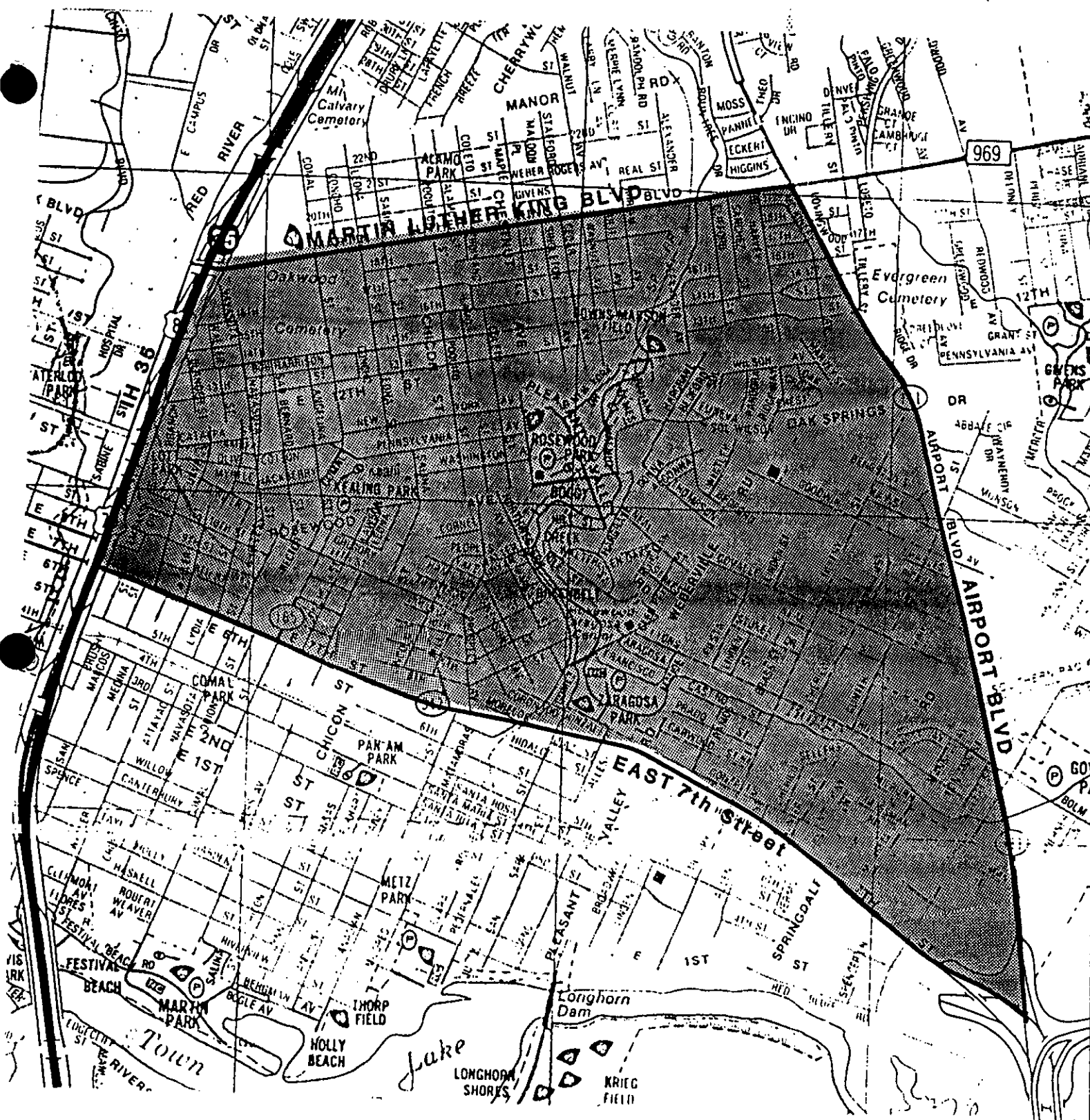
V.P.


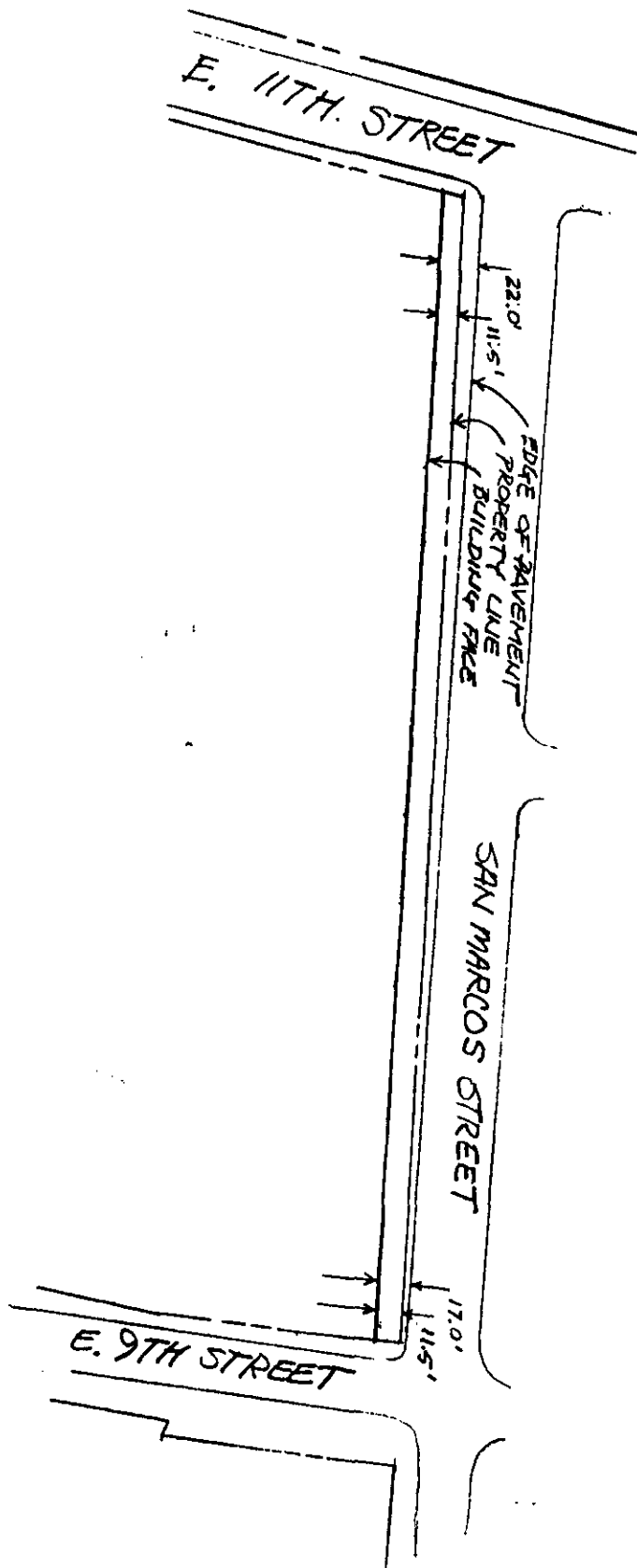
Rev. Freddie Dixon

Michael L. Smith

Director

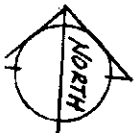
Director





ATTACHMENT 23

1" = 100'



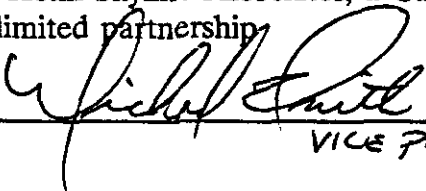
MATHIAS
 COMPANY
 ENGINEERS
 LAND SURVEYORS
 1000 WEST 10TH AVENUE
 DENVER, CO 80202
 (303) 733-1111

- (4) The facade of any structure constructed along San Marcos Street shall be broken up along its length by changes in plane and offsets of at least two feet each 50 feet, and by varying the height and cornice. Building materials shall include treated or colored precast concrete, Texas limestone, granite, or other decorative or textured building materials. Accents shall be provided within the building facade which may include painted metals or brightly colored tile.
- (5) Openings into a parking structure constructed along San Marcos Street shall be designed as window treatments and screened with decorative grilles.
- (6) A pedestrian entrance shall be provided at the corner of San Marcos and E. 11th Streets for the development within sub-district 3.
- (7) All plans relative to the San Marcos streetscape and parking facility shall be subject to Reverend Griffin's review prior to city staff review of the site plan.

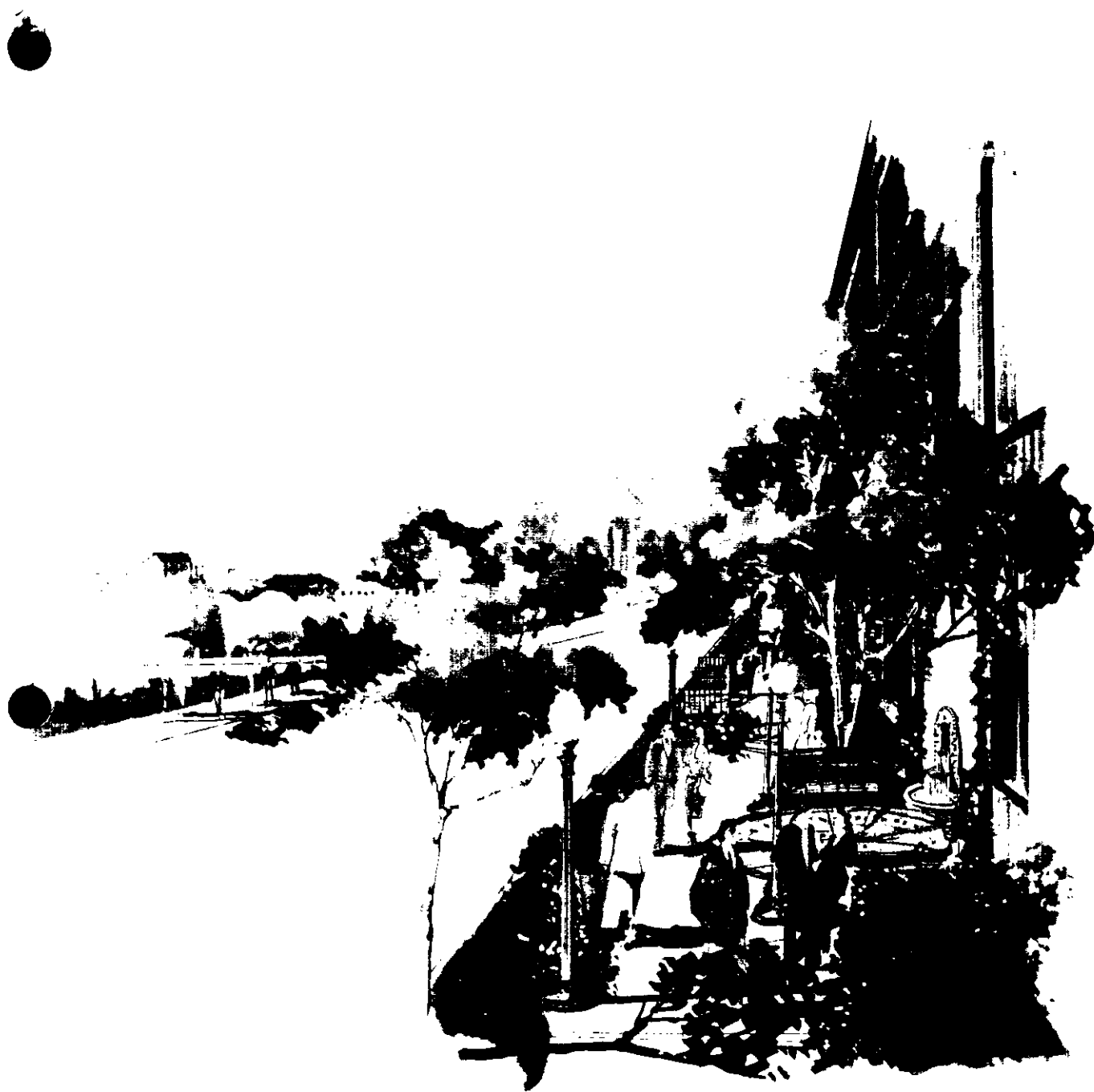
This agreement shall become null and void upon city staff approval of the site plan.

IN WITNESS WHEREOF, Marvin C. Griffin and Bennett Consolidated have executed this Agreement the 7th day of May, A.D., 1991.

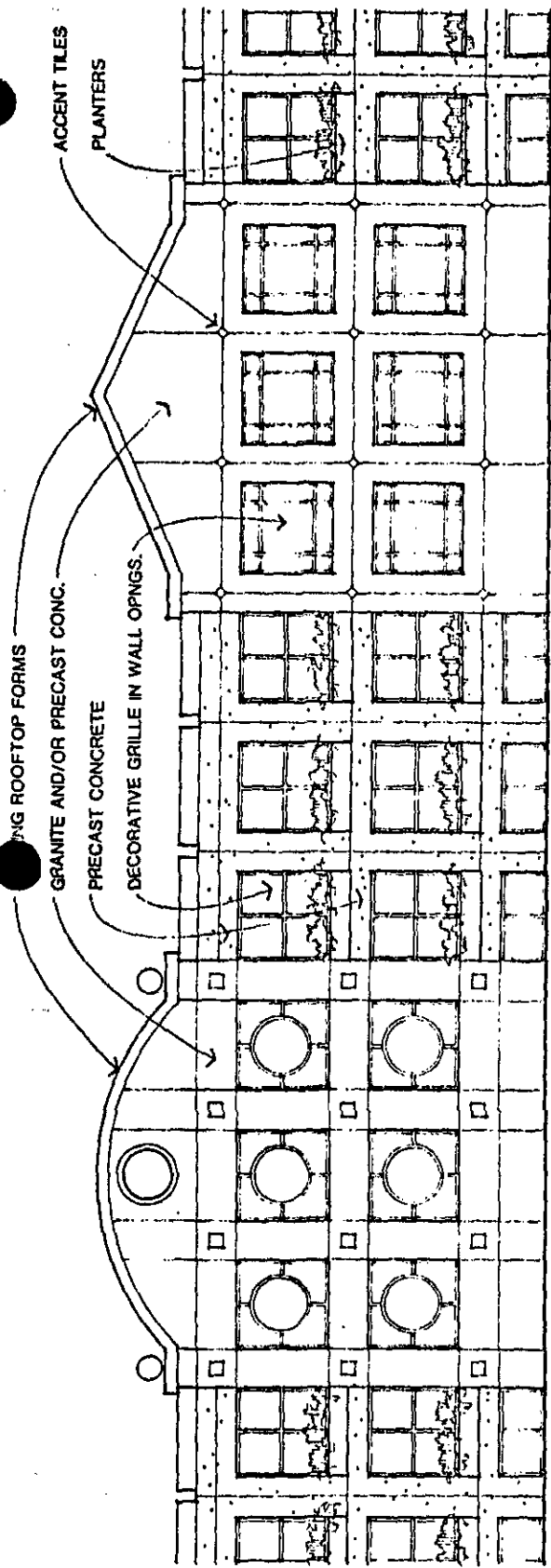
BENNETT CONSOLIDATED, a California
Corporation as its managing general partner of
Austin Skyline Associates, a California
limited partnership


VICE PRESIDENT

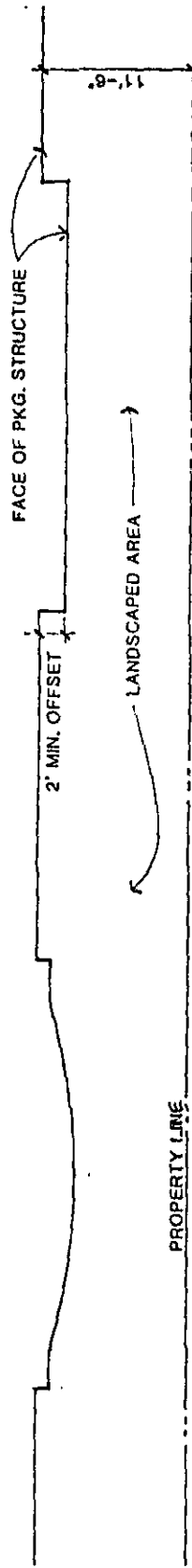

Marvin C. Griffin



VIEW DOWN SAN MARCOS ST AT EYE LEVEL



PARTIAL TYPICAL ELEVATION



PARTIAL TYPICAL PLAN

PKG. STRUCTURE @ SAN MARCOS ST.
CAPITAL TOWN CENTER

AFFIDAVIT OF PUBLICATION

THE STATE OF TEXAS
COUNTY OF TRAVIS

Before me, the undersigned authority, a Notary Public in and for the County of Travis, State of Texas, on this day personally appeared:

Diane Coutelle

Classified Advertising Agent of the Austin American-Statesman, a daily newspaper published in said County and State, who being duly sworn by me, states that the attached advertisement was published in said newspaper on the following dates, to wit:

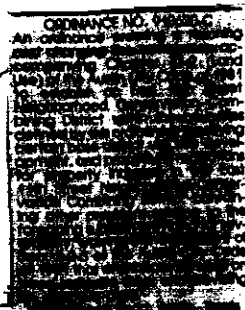
July 2nd, 1991

and that the attached is a true copy of said advertisement.

Diane Coutelle

SWORN AND SUBSCRIBED TO BEFORE ME, this the 17th

Day of July A.D. 199 1.



Joseph J. Springli
(Type or Print Name of Notary)

Joseph J. Springli
Notary Public in and for
TRAVIS COUNTY, TEXAS

7-12-95
(My Commission Expires:)

