



## MEMORANDUM

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TO: Planning Commission Members

FROM: Heather Chaffin, Case Manager  
Planning and Zoning Department

Sandra Harkins, Project Coordinator  
Neighborhood Housing and Community Development

DATE: January 26, 2016

RE: East 12<sup>th</sup> Street NCCD Partial Rezoning  
1501 E. 12th St., 1511 E. 12th St., 1517 E. 12th St., 1521 E. 12th St., 1601 E. 12th St.,  
1603 E. 12th St., 1611 E. 12th St., 1615 E. 12th St., 1701 E. 12th St., 1709 E. 12th St.,  
1717 E. 12th St., 1721 E. 12th St., 1713 E. 12th St., 1803 E. 12th St., 1805 E. 12th St.,  
1809 E. 12th St., and 1817 E. 12th St.

District 1

Request to Initiate Rezoning

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As outlined in the attached letter, the Urban Renewal Board (URB) is requesting that Planning Commission consider initiation of rezoning for properties located on the south side of East 12th Street between Comal Street and Chicon Street in the East 12th Street Neighborhood Conservation Combining District (NCCD), as identified by address above (Please note that 1817 E. 12<sup>th</sup> Street includes two parcels).

The rezoning proposal is related to a proposed modification of the Urban Renewal Plan (URP) in the same area, which will be filed at a later date. The rezoning and URP modification, if approved, would result in more stringent site development standards for development on the abovementioned properties, and would ensure consistent regulations between the NCCD and URP.

Kealing Neighborhood Association approached the Urban Renewal Board in October 2015 regarding the proposed changes, and the URB voted to support the proposed modifications to the URP and NCCD. A letter from the URB is attached, as well as exhibits showing the location of the proposed rezoning.

**Urban Renewal Board, Street-Jones Building**

1000 East 11<sup>th</sup> Street, Ste 200, Austin, Texas 78702  
512.974.3128

November 9, 2015

Stephen Oliver, AIA Chair  
City of Austin Planning Commission

The purpose of this memo is to submit a request for action from the Planning Commission requested by the Urban Renewal Board (URB) regarding the East 12<sup>th</sup> Street Neighborhood Conservation Combining District (NCCD) (Ordinance #20080228-087). At the URB October 19, 2015 board meeting the Kealing Neighborhood Association requested URB to consider an East 11<sup>th</sup> and 12<sup>th</sup> Street Urban Renewal Plan (URPlan) modification to change compatibility standards on two 12<sup>th</sup> Street tracts that lie within their neighborhood boundaries. The URB voted to approve a recommendation on the following proposed modifications to the URPlan:

**Replace current development controls for only the properties between Comal Street & Chicon Street (Tracts 16 and 17) along the south side of East 12<sup>th</sup> Street:**

**Current development controls:**

- **Maximum Height: 50'**
- **Set Backs: Rear - 10', all other set back provisions waived**
- **Impervious Cover: 90%(95% in instances where community detention not available and developer provides on-site detention)**

**Proposed development controls:**

- **Maximum Heights: 35'**
- **Set Backs: 15' front, 10' street yard, 5' interior side yard, 5' rear**
- **Impervious Cover: 80%**

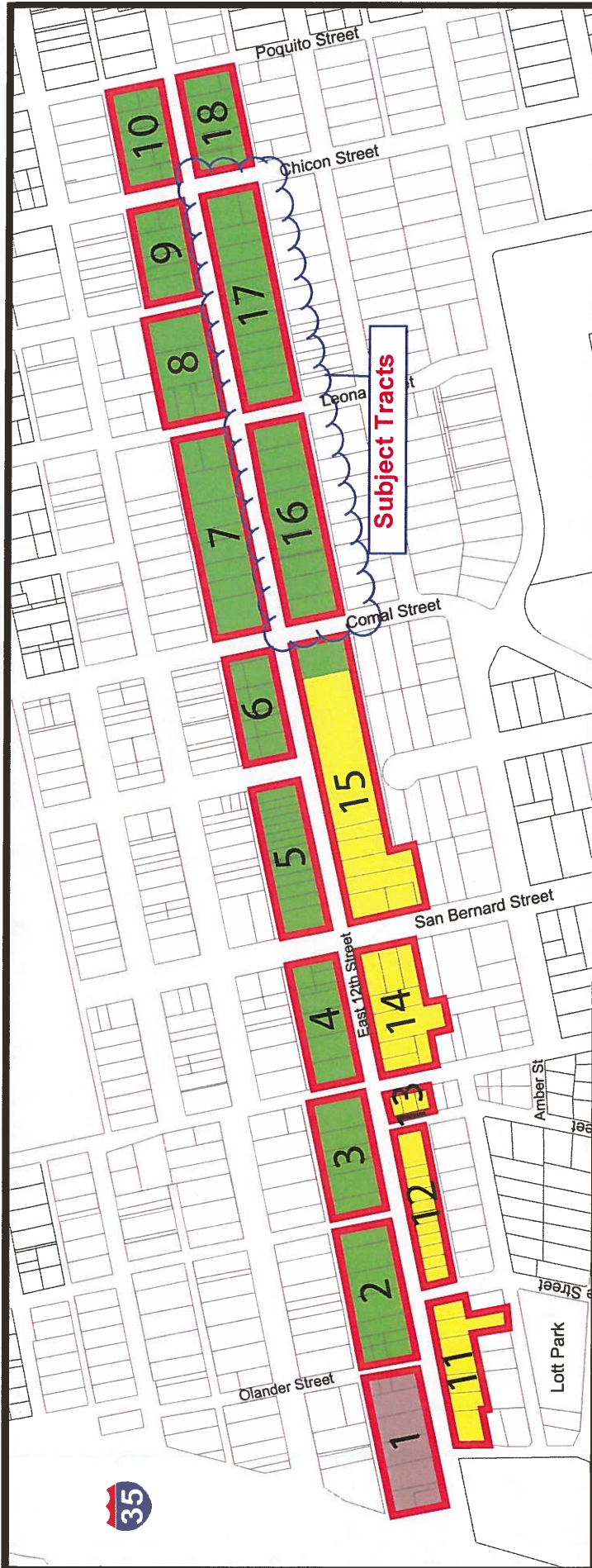
Since the East 12<sup>th</sup> Street NCCD is the zoning tool to implement the URPlan, a zoning case would need to be opened so that both the development controls of the URPlan and the zoning under the NCCD are considered simultaneously for modification to achieve consistency between these two documents.

We respectfully request that the Planning Commission open a zoning case so that an East 12<sup>th</sup> Street NCCD modification can be considered for only the properties between Comal Street & Chicon Street (Tracts 16 and 17) along the south side of East 12<sup>th</sup> Street

Should you have any questions, please contact the Urban Renewal Board staff liaison, Sandra Harkins at 512.974.3128 or at [sandra.harkins@austintexas.gov](mailto:sandra.harkins@austintexas.gov).

Sincerely,

Michael Clark-Madison, Chair  
Urban Renewal Board of the City of Austin



## Neighborhood Conservation District (NCCD) Sub-Districts and Tracts for East 12th Street



### Sub-District 1

- 60' Heights
- Set Backs: 10' rear setback with all other set backs provisions waived.
- Impervious Cover - 90% (95% in instances where community detention not available and developer provides on-site detention)

### Sub-District 2

- 50' Heights
- Set Backs: 10' rear setback with all other set backs provisions waived.
- Impervious Cover - 90% (95% in instances where community detention not available and developer provides on-site detention)

### Sub-District 3

- 35' Heights
- Set Backs: 15' (front), 10' (street yard), 5' (interior side yard), 5' (rear)
- Impervious Cover - 80%



Prepared by the City of Austin  
Neighborhood Housing and  
Community Development Office  
02-28-08



