



MEMORANDUM

TO: Planning Commission Members

FROM: Heather Chaffin, Case Manager
Planning and Zoning Department
Sandra Harkins, Project Coordinator
Neighborhood Housing and Community Development

DATE: March 22, 2016

RE: East 12th 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

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. 12th Street includes two parcels). The properties are also located within the boundaries of the Urban Renewal Plan area (URP).

The rezoning proposal, if approved, would result in more stringent site development standards for development on the abovementioned properties. It would also trigger the need for a modification of the URP in the same area, which will be filed at a later date. The NCCD modification and the URP modification would be processed concurrently, and would ensure continued consistent regulations between the two regulating plans.

The East 12th Street NCCD was initiated by local property owners in 2005-2006, and approved by City Council in 2008. As specified in City Code 25-2-372, NCCDs must be initiated, prepared, and filed by a sponsoring neighborhood organization on behalf of property owners in the proposed district. The Urban Renewal Plan for the East 11th and 12th Streets Urban Renewal Area, originally established in 1999, was updated concurrent with the creation of the NCCD. The Urban Renewal Plan was initiated in accordance with Texas redevelopment law by the Urban Renewal Agency and the City of Austin.

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.

The proposed initiation of rezoning, as requested by the Urban Renewal Board, was originally presented to Planning Commission on January 26, 2016. The Commission sent the item to the Small Area Plan Joint Committee, to return to the Planning Commission at the March 22, 2016 meeting. The item was presented at the February 3, 2016, Small Area Plan Joint Committee, who decided to send it back to Planning Commission with "No Recommendation" (neither positive nor negative).

A letter from the URB is attached, as well as exhibits showing land uses, property ownership, and the location of the proposed rezoning.



Urban Renewal Board, Street-Jones Building

1000 East 11th 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 12th 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 11th and 12th Street Urban Renewal Plan (URPlan) modification to change compatibility standards on two 12th 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 12th 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%**

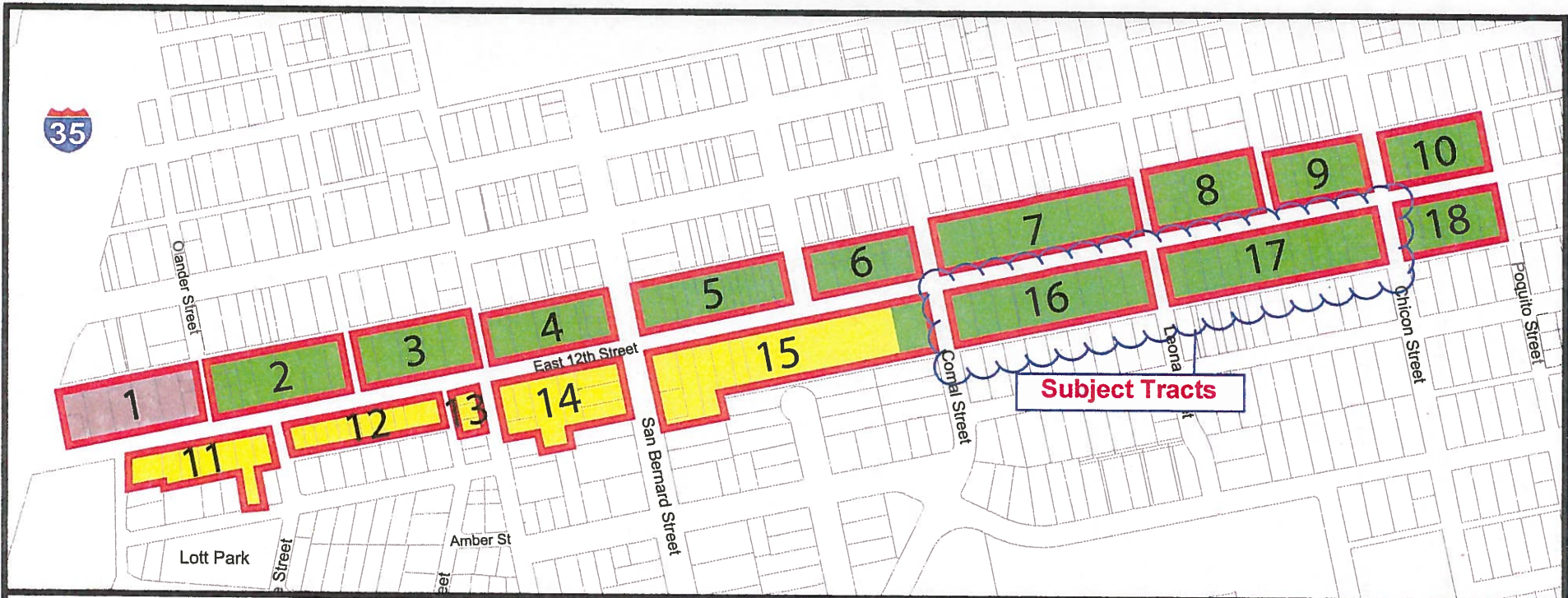
Since the East 12th Street NCCD is the zoning tool to implement the URPlan, a zoning case would need to be opened so that both the development controls of the URPlan and the zoning under the NCCD are considered simultaneously for modification to achieve consistency between these two documents.

We respectfully request that the Planning Commission open a zoning case so that an East 12th 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 12th 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.

Sincerely,

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



Neighborhood Conservation Combining 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%



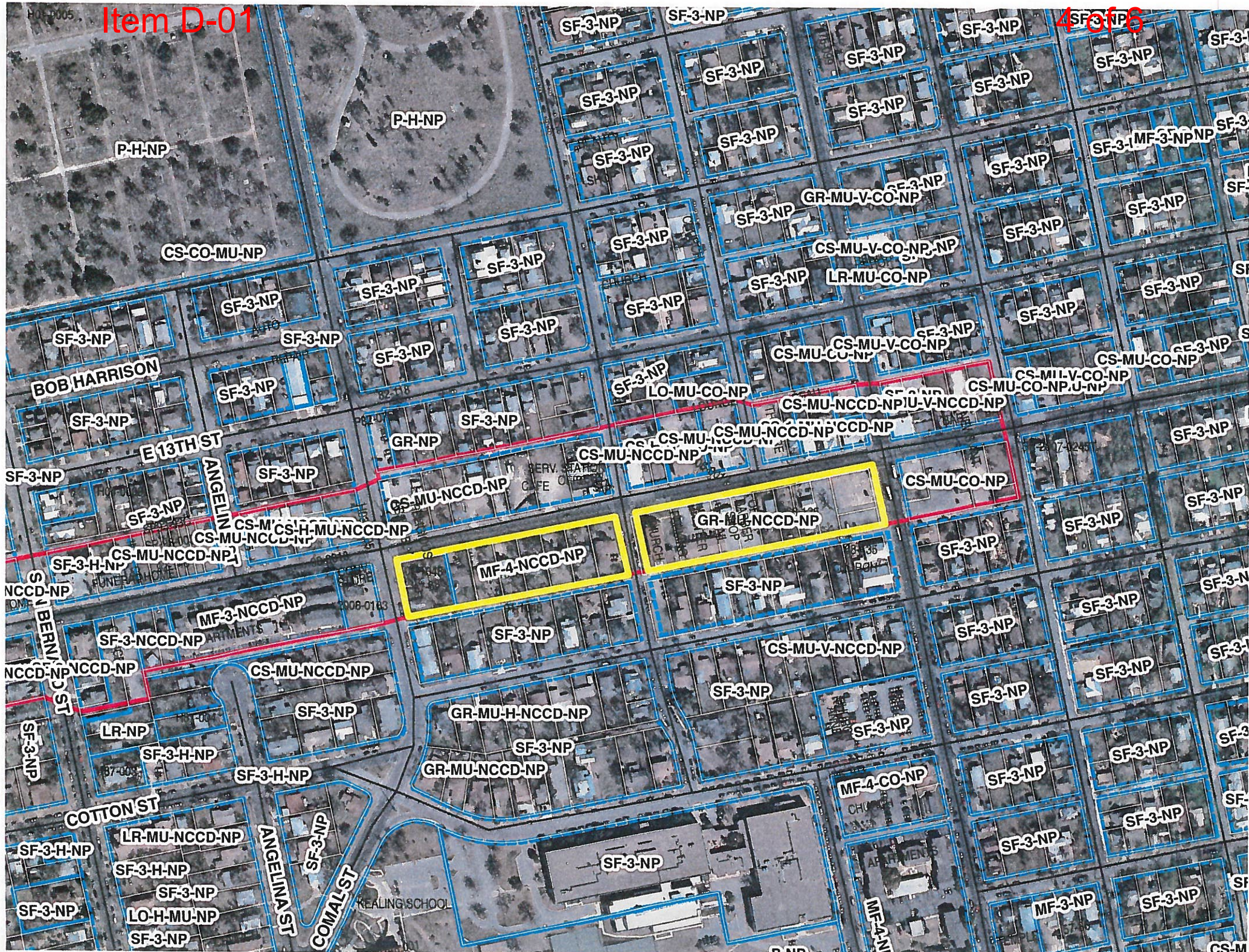
NCCD Tracts

1

Tract Number



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



	<u>Address</u>	<u>Zoning</u>	<u>Current Land Use</u>	<u>Ownership</u>
<u>Tract 15</u>				
a	1425 E 12th Street	GR-MU-NCCD-NP	Convenience Store / Gas Station	OFLP 1 LTD
<u>Tract 16</u>				
1	1501 E 12th Street	GR-MU-H-NCCD-NP	W.H. Passon Historical Society/Southgate-Lewis House	Passon WH Historical Society
2	1511 E 12th Street	MF-4-NCCD-NP	Single family residence	Patrick Houck
3	1517 E 12th Street	MF-4-NCCD-NP	Single family residence	1517 East 12th Street LP
4	1521 E 12th Street	MF-4-NCCD-NP	Single family residence	1521 KD NO 1 LP
5	1601 E 12th Street	MF-4-NCCD-NP	Single family residence	Bill Ray Hunter ET AL
6	1603 E 12th Street	MF-4-NCCD-NP	Single family residence	2013 Austin East 12th Street, LP
7	1611 E 12th Street	MF-4-NCCD-NP	Single family residence	Grant Shellda Deshone & Kennetha Ann Beasley
8	1615 E 12th Street	MF-4-NCCD-NP	Single family residence	Andrew Jones
<u>Tract 17</u>				
9	1701 E 12th Street	GR-MU-NCCD-NP	Simpson United Methodist Church	Simpson United Methodist Church
10	1709 E 12th Street	GR-MU-NCCD-NP	Austin NAACP Offices	Simpson United Methodist Church
11	1717 E 12th Street	GR-MU-NCCD-NP	The Free Store / Barber Shop	Linda G Connor
12	1721 E 12th Street	GR-MU-NCCD-NP	Real Estate Office	G W & Ida M Hunt, Revocable Living Trust
13	1713 E 12th Street	GR-MU-NCCD-NP	Single family residence	2013 Austin East 12th Street, LP
14	1803 E 12th Street	GR-MU-NCCD-NP	Community Garden	Mission Possible Austin Inc
15	1805 E 12th Street	GR-MU-NCCD-NP	Mission Possible	Mission Possible Austin Inc
16	1809 E 12th Street	GR-MU-NCCD-NP	Mission Possible	Mission Possible Austin Inc
17	1817 E 12th Street	GR-MU-NCCD-NP	Mission Possible	Mission Possible Austin Inc
18	N/A	GR-MU-NCCD-NP	Mission Possible	Mission Possible Austin Inc
<u>Tract 18</u>				
b	1901 E 12th Street	CS-MU-V-NCCD-NP	Offsite Parking Lot	Don B Burnett
c	1905 E 12th Street	CS-MU-V-NCCD-NP	Convenience store	Don B Burnett
d	1915 E 12th Street	CS-MU-V-NCCD-NP	Barber Shop	ZMM CENAJOHN EAST LP
e	1919 E 12th Street	CS-MU-V-NCCD-NP	Vacant / Undeveloped	TALIANCHICH Adam & Ashley Menger
f	1192 1/2 Poquito St	CS-MU-V-NCCD-NP	Vacant / Undeveloped	Maria Luz Rico

