



MEMORANDUM

TO: Planning Commission Members

FROM: Heather Chaffin, Case Manager
Planning and Zoning Department

DATE: April 14, 2016

RE: Butler Tracts Rezoning
Tract One: 1120 E. 12th Street
Tract Two: 1322, 1324, 1326, 1328, 1330, 1332, 1334, and 1336 E. 12th Street

District 1

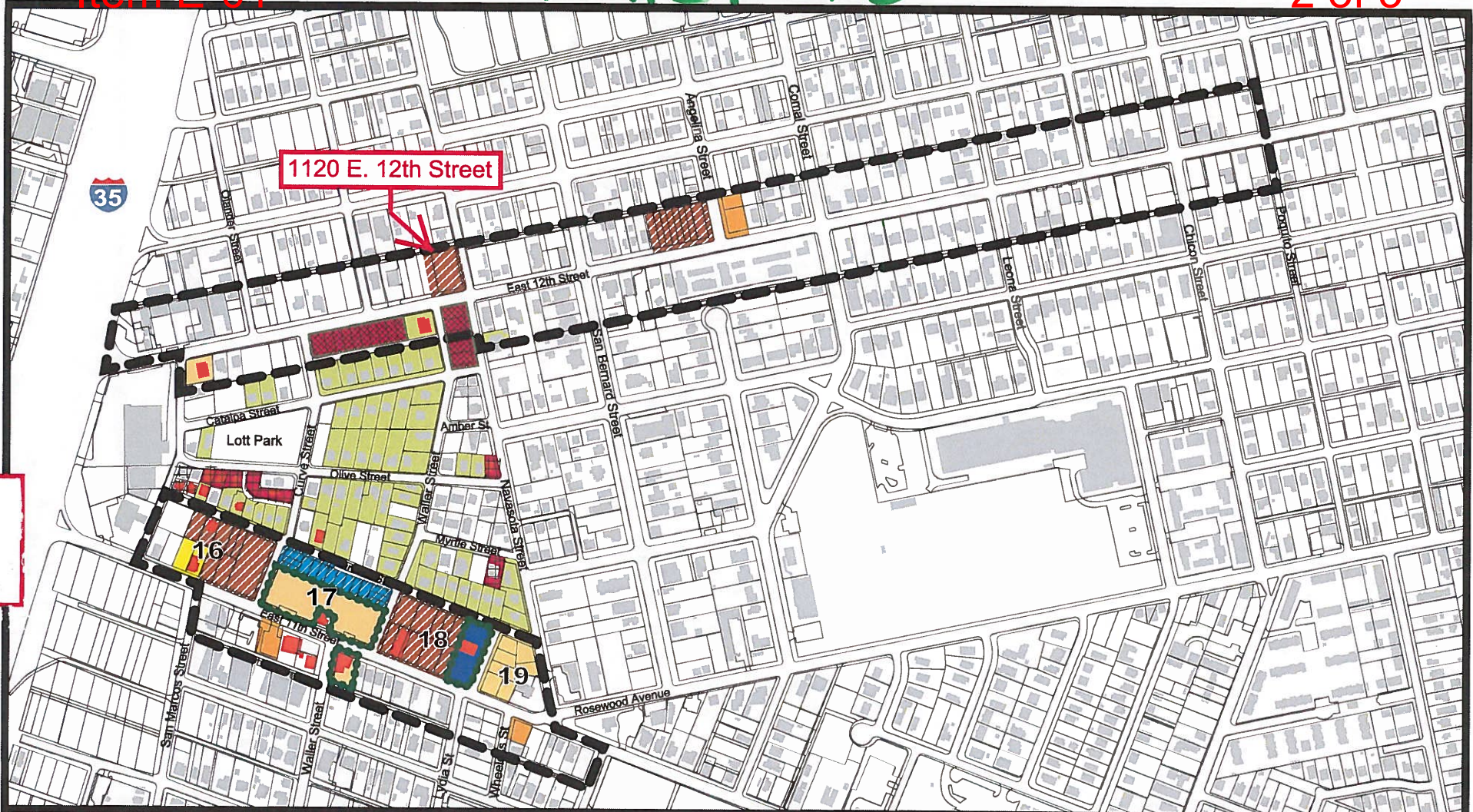
Request to Initiate Rezoning

Planning and Zoning Staff is requesting that Planning Commission initiate rezoning for properties located at the addresses listed above. The properties are located within the boundaries of the East 12th Street Neighborhood Conservation Combining District (NCCD) and the Urban Renewal Plan (URP).

Both tracts were acquired by Butler Equity Holdings, Ltd. ("Butler"), from the Urban Renewal Agency of the City of Austin (URA) through a request for proposal (RFP) process. A separate RFP was issued for Tract One and Tract Two; the sale of both Tracts to Butler was approved by City Council on February 27, 2014. The RFP process required that both Tracts meet affordable housing targets as well as other City goals.

The approved proposals both included descriptions of the proposed projects as vertical mixed use projects that would provide 36 residential units on Tract One and 48 on Tract Two. The properties, however, do not have VMU- Vertical Mixed Use combining district zoning. Staff requests that Planning Commission initiate a change to the existing zoning for these two tracts, CS-MU-NCCD-NP, to allow for the development shown in the approved development proposals. The proposed zoning would adjust the floor-to-area ratio (FAR) and parking requirements to achieve the number of units in the approved development proposals.

Attached are maps showing the location of Tract One and Tract Two.



Completed Affordable Housing

Planned Affordable Housing

Planned Residential

Completed Mixed Use/Office

Planned Office

Proposed African American Cultural and Heritage Facility

Community Parking

ARA Owned Properties

Historical Structure

Redevelopment Area

Urban Renewal Owned Properties

AHFC Owned Properties

City Owned Properties

East 11th and 12th Streets Redevelopment



Prepared by the City of Austin
Neighborhood Housing and
Community Development Office
04-27-2011

OUTPUT: MAP ARA area copy10-mad-04-27-11.pdf

