

## AGENDA



## Recommendation for Council Action

## AUSTIN CITY COUNCIL

Regular Meeting: November 9, 2017

Item Number: 095

## Public Hearing and Possible Action

Conduct a public hearing and approve an ordinance adopting the tenth modification to the East 11th and 12th Streets Urban Renewal Plan to amend site development standards for properties located on the south side of East 12th Street between Comal Street and Poquito Street and the property located at 1425 East 12th Street.

<b>Lead Department</b>	Neighborhood Housing and Community Development Department.
<b>Fiscal Note</b>	There is no unanticipated fiscal impact. A fiscal note is not required.
<b>Prior Council Action</b>	January 14, 1999, Approval of East 11 <sup>th</sup> and 12 <sup>th</sup> Streets Urban Renewal Plan, August 2, 2001, Approval of the East 11 <sup>th</sup> and 12 <sup>th</sup> Streets Urban Renewal Plan First Modification, July 31, 2003, Approval of East 11 <sup>th</sup> and 12 <sup>th</sup> Streets Urban Renewal Plan Second Modification; April 7, 2005, Approval of East 11 <sup>th</sup> and 12 <sup>th</sup> Streets Urban Renewal Plan Third Modification; February 28, 2008, Approval of East 11 <sup>th</sup> and 12 <sup>th</sup> Streets Urban Renewal Plan Fourth Modification; November 28, 2008, Approval of East 11 <sup>th</sup> and 12 <sup>th</sup> Streets Urban Renewal Plan Fifth Modification; April 26, 2012, Approval of East 11 <sup>th</sup> and 12 <sup>th</sup> Streets Urban Renewal Plan Sixth Modification; February 14, 2013, Approval of East 11 <sup>th</sup> and 12 <sup>th</sup> Streets Urban Renewal Plan Seventh Modification; October 3, 2013, Approval of East 11 <sup>th</sup> and 12 <sup>th</sup> Streets Urban Renewal Plan Eighth Modification; October 17, 2013, Approval of East 11 <sup>th</sup> and 12 <sup>th</sup> Streets Urban Renewal Plan Ninth Modification.
<b>For More Information</b>	Rosie Truelove, Neighborhood Housing and Community Development Department Director, 512-974-3064; Regina Copic, Real Estate Division Manager, 512-974-3180.

<b>Council Committee, Boards and Commission Action</b>	<p>October 19 2015, Urban Renewal Board approved a recommendation on the proposed modifications to site development standards for the properties located on the south side of East 12<sup>th</sup> Street and the properties located on the south side of East 12<sup>th</sup> Street between Comal Street and Chicon Street.</p> <p>March 22, 2016, Planning Commission initiated associated zoning case to modify site development standards expanding the area to include the property located at 1425 East 12<sup>th</sup> Street and the properties located on the south side of East 12<sup>th</sup> Street between Chicon Street and Piquito Street.</p> <p>September 12, 2017, Planning Commission approved a recommendation for only the properties on the south side of East 12<sup>th</sup> Street between Comal and Chicon Street.</p>
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### **Additional Backup Information:**

The East 11<sup>th</sup> and 12<sup>th</sup> Street Urban Renewal Plan (URP) was adopted by Council on January 14, 1999 and went into effect on January 25, 1999, in accordance with Section 374.014, Texas Local Government Code. The URP defines the official public policy guidelines of the City of Austin for the redevelopment of the East 11th and 12th Streets Urban Renewal Area and is an integral part of the Central East Austin Master Plan.

This tenth modification proposes to amend site development standards for the properties located on the south side of East 12<sup>th</sup> Street between Comal Street and Chicon. The area added in the Planning Commission's March 2016 zoning initiation (the south side of East 12<sup>th</sup> Street between Chicon and Poquito and 1425 East 12<sup>th</sup> Street) was not included in the final recommendation by the Planning Commission.

This tenth modification to the URP also has a related City-initiated zoning case (Case # C14-2017-0092) to amend the East 12<sup>th</sup> Street Neighborhood Conservation Combining District (NCCD).

### **Chronology of Actions:**

#### **October 19, 2015 Urban Renewal Agency Recommendation**

For properties along the south side of East 12<sup>th</sup> Street between Comal and Chicon (Tracts 16 and 17): Height limited to 35' in height; Setbacks: 15' (front), 10' (street yard), 5' (rear setback) and Impervious Cover: 80%

**January 26, 2016, Planning Commission**-Item to initiate rezoning case for East 12<sup>th</sup> Street Neighborhood Conservation Combining District (NCCD) was postponed until March 22, 2016 and referred to the Small Area Planning Joint Committee.

**February 3, 2016, Small Area Planning Joint Committee**- Split vote, resulting in no recommendation to the Planning Commission.

**March 22, 2016, Planning Commission Zoning Case Initiation**

Planning Commission voted to initiate rezoning for the East 12<sup>th</sup> Street Neighborhood Conservation Combining District **and expanded the rezoning area to include the property at 1425 East 12<sup>th</sup> and the properties located on the south side of East 12<sup>th</sup> Street between Chicon Street and Poquito Street.**

**September 12, 2017, Planning Commission Recommendation**

Planning Commission voted to recommend for properties along the south side of E. 12<sup>th</sup> Street between Comal and Chicon (Tracts 16 and 17), measured from the rear property line of the East 12<sup>th</sup> Street properties-the rear 25' of these properties will be limited to 35' in height. From the 25' line to the fronts of the properties, the maximum height will remain 50'. Planning Commission recommendation did not include the property located at 1425 East 12<sup>th</sup> Street or the properties located on the south side of East 12<sup>th</sup> between Chicon and Poquito.