

**Urban Renewal Board Recommendation**

**ORDINANCE NO.**

**AN ORDINANCE ADOPTING THE TENTH PLAN MODIFICATION TO THE EAST 11<sup>TH</sup> AND 12<sup>TH</sup> STREETS URBAN RENEWAL PLAN.**

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

**PART 1.** The council finds:

- (A) The council adopted the East 11<sup>th</sup> and 12<sup>th</sup> Streets Urban Renewal Plan by Ordinance No. 990114-G; the first Plan modification by Ordinance No. 010802-089; the second Plan Modification by Ordinance No. 030731-049; the third Plan modification by Ordinance No. 20050407-060; the fourth Plan modification by Ordinance No. 20080228-113; the fifth Plan modification by Ordinance No. 20081120-104; the sixth Plan modification by Ordinance No. 20120426-125; the seventh Plan modification by Ordinance No. 20130214-083; the eight Plan modification by Ordinance No. 20131003-098; and the ninth Plan modification by Ordinance No. 20131017-074 (collectively referred to as the Plan).
- (B) A tenth modification to the Plan is described in Exhibit A, attached to and made part of this ordinance (tenth Plan modification).
- (C) In accordance with Section 374.014(b) of the Local Government Code:
- (1) The Urban Renewal Agency of the City of Austin reviewed the proposed change to the Plan on October 19, 2015.
  - (2) The Planning Commission reviewed the proposed change to the Plan on September 12, 2017.
- (D) On November 2, 2017, the council held a public hearing on the tenth Plan modification, in accordance with Section 374.014(c) of the Local Government Code.
- (E) After the hearing in accordance with Section 374.014(d) of the Local Government Code, City Council found that:
- (1) a feasible method exists for the relocation, in decent, safe, affordable, and sanitary accommodations, of families or individuals who will be displaced from the urban renewal area, without undue hardship to those persons;

- 1 (2) the tenth Plan modification conforms to the general plan for municipal  
2 development; and  
3 (3) the tenth Plan modification offers the maximum opportunity, consistent with  
4 the needs of the City as a whole, for the rehabilitation or redevelopment of the  
5 urban renewal area by private enterprise.

6 **PART 2.** In accordance with Section 374.014(e) of the Local Government Code, the  
7 council adopts the tenth Plan modification, which amends site development standards for  
8 properties located on the South side of East 12<sup>th</sup> Street between Comal and Chicon Street.

9 **PART 3.** This ordinance takes effect on \_\_\_\_\_, 2017.

10 **PASSED AND APPROVED**

11 \_\_\_\_\_, 2017

12 §  
13 §  
14 §

15 Steve Adler  
16 Mayor

17 **APPROVED:** \_\_\_\_\_  
18 Anne L. Morgan  
19 City Attorney  
20

**ATTEST:** \_\_\_\_\_  
Jannette S. Goodall  
City Clerk

**Exhibit A**  
**Urban Renewal Agency Recommendation to Modify the East 11th and 12th Street Urban Renewal Plan**  
**10.19.2015**

Project Number/Name	Existing Controls	Urban Renewal Board Recommendation (October 19, 2015)
12-9/12th St. Mixed Use, South side of 12th St. between Leona St. & Chicon St. (Portion of NCCD Tract 16)	Project Number/Name: Mixed Use, South side of 12th St. between Leona St. & Chicon St. (Portion of NCCD Tract 16) Subdistrict 2	Project Number/Name: Mixed Use, South side of 12th St. between Leona St. & Chicon St. (Portion of NCCD Tract 16) Subdistrict 2 A. This subdistrict is a newly created subdistrict comprised of the two blocks on the south side of East 12th Street, right-of-way, between Comal Street and Chicon Street.
Figure 4-22		
	Reuse Objective: Provide Opportunities for Local Serving Mixed Use.	No Changes
	Site area: 1.2 acres	No Changes
	Permitted use: Mixed Use	No Changes
	Allowable height/permitted FAR: 50 foot maximum. The current building floor area ratios (FARs) in the LDC shall be waived in-lieu of the following: no maximum FAR	Allowable height: 35 foot maximum building height, from Comal St. to Leona St. The current building floor area ratio provisions (FARs) in the LDC shall be waived in-lieu of the following: no maximum FAR.
	Compatibility: Current regulations are waived and replaced with the restrictions described in Section 3.A.4.	No Changes
	Setbacks: 10' rear setback all other setback provisions waived.	Setbacks: 15' (front), 10' (street yard), 5' (interior side yard), and 5' (rear setback) for the south side of 12th Street - from Comal St. to Leona St.
	Impervious cover: 90%, except in instances where community detention not available and developer provides on-site detention then impervious cover is 95%.	Impervious cover: 80% on the south side of E. 12th St. from Comal St. to Leona St.

**Exhibit A**  
**Urban Renewal Agency Recommendation to Modify the East 11th and 12th Street Urban Renewal Plan**  
**10.19.2015**

Project Number/Name	Existing Controls	Proposed Changes
<b>Figure 4-24</b>  <b>12-11/12th St Civic Node, South side of 12th St. at Chicon St.- Subdistrict 2 (NCCD Tract 17)</b>	<b>Project Number/Name:</b> 12-11/12th St Civic Node, South side of 12th St. at Chicon St.- (NCCD Tract 17) Subdistrict 2	<b>Project Number/Name:</b> 12-11/12th St Civic Node, South side of 12th St. at Chicon St.- (NCCD Tract 17) Subdistrict 2 A. <u>This subdistrict is a newly created subdistrict comprised of the two blocks on the south side of East 12th Street, right-of-way, between Cornal Street and Chicon Street.</u>
	<b>Reuse Objective:</b> Provide New Civic and/or Religious Opportunities	<b>No Changes</b>
	<b>Site area:</b> 0.5 acres	<b>No Changes</b>
	<b>Permitted use:</b> Civic Uses	<b>No Changes</b>
	<b>Allowable height/permitted FAR:</b> 50 foot maximum from Leona to Chicon. The current building floor area ratios (FAR's) in the LDC shall be waived in-lieu of the following: no maximum FAR	<b>Allowable height:</b> <u>35 foot maximum building height, from Leona St. to Chicon St.</u> The current building floor area ratio (FAR) provisions in the LDC shall be waived in-lieu of the following: no maximum FAR.
	<b>Compatibility:</b> Current regulations are waived and replaced with the restrictions described in Section 3.A.4.  <b>Setbacks:</b> 10' rear setback all other setback provisions waived.	<b>No Changes</b>  <b>Setbacks:</b> <u>15' (front), 10' (street yard), 5' (interior side yard), and 5' (rear setback) for Tract 16 only, on the south side of 12th St. from Leona St. to Chicon St.</u>
	<b>Impervious cover:</b> 90%, except in instances where community detention not available and developer provides on-site detention then impervious cover is 95%.	<b>Impervious cover:</b> <u>80% on the south side of E. 12th St., on the south side of 12th St. from Leona St. to Chicon St.</u>

**Exhibit A**  
**Urban Renewal Agency Recommendation to Modify the East 11th and 12th Street Urban Renewal Plan**  
**10.19.2015**

Section Number	Existing Controls	Modification
<p>Section 3.0 CRP  Illustrative Design Plan</p>	<p>Section 3.0 CRP Illustrative Design Plan:  A. General Note Regarding Height, Parking, Compatibility and Impervious Cover Restrictions of the CRP as follows and the creation of sub-district boundaries on East 12th Street (sub-district boundaries are described on Figure 4-3a) as follows:</p> <p><u>1. Height</u>  a. Sub-district 1 – 60' heights (north side of E. 12th from Interstate 35 frontage road to NW corner of Olander)  b. Sub-district 2 – 50' heights (north side of E. 12th St from the northeast corner of Olander to Poquito; south side of East 12th St southeast and southwest corners of Comal; south side of E. 12th between Comal and Poquito)  c. Sub-district 3 – 35' heights (south side of E. 12th between Branch to Comal except southwest corner of Comal)</p> <p><u>3. Impervious Cover</u>  a. 90% in Sub-districts 1 and 2 (95% in instances where community detention not available and developer provides on-site detention)  b. 80% in Sub-district 3</p>	<p>Section 3.0 CRP Illustrative Design Plan:  A. General Note Regarding Height, Parking, Compatibility and Impervious Cover Restrictions of the CRP as follows and the creation of sub-district boundaries on East 12th Street (sub-district boundaries are described on Figure 4-3a) as follows:</p> <p><u>1. Height</u>  a. Sub-district 1 – 60' heights (north side of E. 12th St. from Interstate 35 frontage road to northwest corner of Olander)  b. Sub-district 2 – 50' heights (north side of E. 12th St from the northeast corner of Olander St. to Poquito St.; south side of E. 12th St. for property known as 1425 E. 12th St.; south side of E. 12th St. between southeast corner of Chicon St. to southwest corner Poquito St.)  c. Sub-district 2 A – 35' heights (south side of E. 12th St., between southeast corner of Comal St. to southwest corner of Chicon St.)  d. Sub-district 3 – 35' heights (south side of E. 12th St. between Branch St. and Comal St. except at the southwest corner of Comal St.)</p> <p><u>3. Impervious Cover</u>  a. 90% in Sub-districts 1 and 2 (95% in instances where community detention not available and developer provides on-site detention)  b. 80% in Sub-district 2A and 3</p>