

ORDINANCE AMENDMENT REVIEW SHEET

Amendment: C20-2017-008 Central Urban Redevelopment (CURE) Combining District

Description: Consider an ordinance amending Title 25 of the City Code to change the applicability of the Central Urban Redevelopment combining district (CURE) so that it does not apply east of IH-35.

Proposed Language: See attached draft ordinance and background information.

Summary of proposed code amendment

- Amends the boundaries of the CURE combining district so that it is no longer applicable east of IH-35.
- Inserts a map of the CURE boundary into the land development code (previously it was absent).

Background: Initiated by City Council Resolution 20171019-023

In October of 2017, City Council issued a resolution that directed staff to amend the applicability of CURE, such that it would no longer apply east of IH-35.

Staff Recommendation: Staff recommends the proposed code amendment.

Board and Commission Actions

February 21, 2018: Recommended by the Codes and Ordinances Subcommittee on a 5-1 vote (Commissioner Schissler voting nay).

February 27, 2018: Postponed to the March 13, 2018, Planning Commission meeting.

March 13, 2018: To be reviewed by the Planning Commission.

Council Action

March 8, 2018: A public hearing has been scheduled.

Ordinance Number: NA

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ORDINANCE NO.

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2
3 AN ORDINANCE AMENDING CITY CODE §§ 25-2-311 AND 25-6-593
4 RELATING TO CENTRAL URBAN DEVELOPMENT (CURE) COMBINING
5 DISTRICT APPLICABILITY.
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7 BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF AUSTIN:

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9 **PART 1.** Subsection (A) of City Code § 25-2-311 (*Central Urban Redevelopment*
10 (*CURE*) *Combining District Applicability*) is amended to read:

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12 (A) A central urban redevelopment (CURE) combining district may be applied only to a
13 property located in the central urban area shown on the map in Appendix F (*Central Urban*
14 *Redevelopment (CURE) Combining District Boundaries*). [~~adopted by Ordinance No.~~
15 ~~001130-110, which is on file with the Neighborhood Planning and Zoning Department.~~]
16 The director of the [~~Neighborhood~~] Planning and Zoning Department shall resolve
17 uncertainty regarding the boundary of the combining district.
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19 **PART 2.** Subsection (A) of City Code § 25-6-593 (*Provisions For Property in the Central*
20 *Urban Redevelopment (CURE) Combining District Area*) is amended to read:

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22 (A) This section applies to property in the central urban redevelopment (CURE) area that
23 is not in the central business district (CBD) or in a downtown mixed use (DMU) zoning
24 district. The official map of the CURE combining district area [~~as adopted by Ordinance~~
25 ~~No. 001130-110 is on file with the director~~] is located in Chapter 25-2, Appendix F
26 (*Central Urban Redevelopment (CURE) Combining District Boundaries*).
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28 **PART 3.** The boundaries of the central urban redevelopment (CURE) combining district
29 are generally identified in the map attached as **Exhibit A**.
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RESOLUTION NO. 20171019-023

WHEREAS, on February 8, 1996, Austin City Council approved creation of the Central Urban Redevelopment (CURE) combining district to incentivize revitalization of the downtown area and up to six commercially zoned corridors in neighborhoods east of Interstate Highway 35; and

WHEREAS, the stated purpose of CURE is to enhance the stability of neighborhoods and promote redevelopment that is compatible in design and proportion with the surrounding area; and

WHEREAS, application of CURE to increase maximum permitted heights and floor-to-area ratios east of the interstate has resulted in downtown verticality and intensity of use incompatible with the oldest residential neighborhoods of East Austin, incentivized demolition of their historic fabric, and accelerated displacement of longtime low and moderate income residents and small businesses; and

WHEREAS, normal compatibility standards do not apply on certain parcels along certain East Austin corridors, allowing taller structures closer to single-family uses than would otherwise be permitted; and

WHEREAS, in conjunction with waived compatibility standards, application of the CURE on these parcels and corridors will jeopardize the long-term viability of adjacent revitalized neighborhoods and the uses within them by permitting intense development so out of scale with its context as to dramatically degrade quality of life and increase property values; and

WHEREAS, these negative outcomes are at odds not only with the purpose of the CURE combining district but also with Imagine Austin, which seeks to

preserve the diversity and character of neighborhoods and protect areas of cultural and historic importance; and

WHEREAS, the conditions of blight and divestment that originally prompted application of the CURE to East Austin corridors no longer apply;

NOW, THEREFORE,

BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF AUSTIN:

Council initiates the following code amendments to the Central Urban Redevelopment combining district (CURE) to change its applicability and better align it with Imagine Austin.

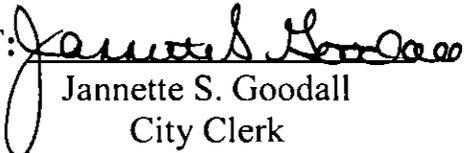
BE IT FURTHER RESOLVED:

CURE does not apply east of IH-35/East Avenue.

BE IT FURTHER RESOLVED:

The city manager is directed to bring the above code amendments back to Council by the last Council meeting of January 2018.

ADOPTED: October 19, 2017

ATTEST: 
Jannette S. Goodall
City Clerk