



URBAN RENEWAL BOARD
DRAFT MINUTES

REGULAR MEETING
June 17, 2019

The Urban Renewal Board convened the regular meeting on Monday, June 17, 2019, at the Street-Jones Building, 1000 East 11th Street, Room 400A, Austin TX.

Chair Babb called the Board Meeting to order at 6:04 p.m.

Board Members in Attendance:

Joe Babb, Chair
Maegan Ellis, Vice-Chair
Roxanne Evans
Manuel Escobar
Jacqueline Watson
Nathaniel Bradford
Nicole Sunstrum

Board Members Absent:
None

Staff in Attendance:
Sandra Harkins
Travis Perlman

PURPOSE: The Board of Commissioners primary responsibility is to oversee the implementation and compliance of approved Urban Renewal Plans that are adopted by the Austin City Council. An Urban Renewal Plan's primary purpose is to eliminate slum and blighting influence within a designated area of the city.

- 1. APPROVAL OF MINUTES** – Approval of the April 15, 2019, Regular Meeting Minutes. The motion to approve the April 15, 2019, regular meeting minutes with corrections, was made by Commissioner Watson, seconded by Commissioner Escobar and approved on a 7-0-0 vote.
- 2. CITIZEN COMMUNICATION: GENERAL** (The first 5 speakers signed up prior to the meeting being called to order will each be allowed a three-minute allotment to address their concerns. This is the opportunity for visitors and guests to address the Urban Renewal Agency of the City of Austin (Agency) on any issue. The Agency may not debate any non-agenda issue, nor may any action be taken on any non-agenda issue at this time

however the Agency may present any factual response to items brought up by citizens. (Attorney General Opinion – JC-0169) (Limit of three minutes each).

None

3. NEW BUSINESS

- a. Discussion and possible action to consider changing the Urban Renewal Board officer positions. **Chair Babb discussed reasons he needed to step down as Board Chair. The nomination by Chair Babb, seconded by Commissioner Sunstrum for Vice-Chair Ellis to serve as Chair for the remainder of the 2018-2019 term of office, July 1, 2019 through October 31, 2019, was approved on a 7-0-0 vote. The nomination by Commissioner Watson, seconded by Commissioner Evans for Commissioner Escobar to serve as Vice-Chair for the remainder of the 2018-2019 term of office, July 1, 2019 through October 31, 2019, was approved on a 7-0-0 vote.**
- b. Public input and discussion on proposed modifications to the East 11th and 12th Street Urban Renewal Plan. **Comments were received from the following:
Tracie Witte, O.C.E.A.N.
Eric Standridge
Comments are attached to these minutes.**

4. STAFF BRIEFING

- a. None

5. OLD BUSINESS

- a. Update from Eureka/Gilfillan Group regarding development plans for property owned within the East 11th and 12th Street's Urban Renewal Plan boundaries. **Rebecca Leonard with Lionheart Places LLC is the lead on preparing the vision and planning of the Eureka owned properties and Trey Salinas with 3 Point Partners is lead on public engagement provided the update. Eureka to create a series maps, by neighborhood, identifying the Eureka owned properties.
Other team members for Eureka –
Gehl Architects
Donna Carter, Carter Design Associates – Historic Preservation
James Lima – Planning and Development
Pam Madere, Jackson Walker - Land Use Attorney**
- b. Discussion and possible action regarding the Urban Renewal Board's existing request for proposal scoring criteria and matrix to ensure consistency with the goals of the Urban Renewal Plan and how enforcement provisions may be implemented.
Item postponed until July 15, 2019 meeting.
- c. Presentation, discussion and possible action on recommended modifications to the East 11th and 12th Street Urban Renewal Plan and the East 11th Street Neighborhood Conservation Combining District (NCCD) to parallel the structure of the current East 12th Street NCCD.
Item postponed until July 15, 2019 meeting

- d. Update, discussion and possible action regarding the developments at 1120 East 12th Street and 1322-1336 East 12th Street.
No action was taken.

6. UPDATE FROM URBAN RENEWAL BOARD COMMITTEES, WORKING GROUPS AND APPOINTMENTS

Discussion and possible action on the following:

- a. To be approved, Urban Renewal Plan Implementation Committee
No update.
- b. Stakeholder Engagement Working Group
No update.

NEXT MEETING/FUTURE AGENDA ITEMS

Next meeting is scheduled for Monday, July 15, 2019, at 6:00 p.m.

ADJOURNMENT – Meeting ended at 6:59 p.m.

**Comments Received
On June 17, 2019 Regarding the
Proposed Urban Renewal Plan Modifications**

Provided by Tracy Witte on June 17, 2019

Transcribed by staff

At the May O.C.E.A.N. meeting, they voted to highlight big picture considerations as well as a few details, to include a closer look at the definitions section is necessary to get them right.

Be clear about what the original text and amendments to the Urban Renewal Plan and what they intended and how Austin's adoption of a new Land Development Code intersects with URP

When we include the term NCCD in the definition section and say that the "NCCDs for East 11th and 12th Streets put in place the zoning to implement the development controls of Urban Renewal Plan" what will that mean if Council carries forward NCCDs in the new code but lays over them density bonuses and other regulatory mechanisms that fundamentally alter the scale and intensity of what is allowed to be built?

Definition section probably warrants the most scrutiny. The current draft states all definitions would be deleted if it is determined they are not defined in the LDC and that where the URP is silent the LDC shall control.

- If we preemptively silence the URP by not permitting the document to define its own terms or deleting its own terms because the terms are not defined in the LDC we may weaken the URP.
- What is staffs thinking regarding the changes made to definition section, review and approve exterior alterations to houses converted to offices/retail, striking the board's latitude to grant waivers from redevelopment project controls?

Concerning to O.C.E.A.N. are terms such as:

- Prohibited Uses – which omit several uses expressly prohibited in East 12th Street NCCD
- Low density apartments might be better replaced with number of units per acre that are permitted
- What does Compatibility standards are waived mean? – Compatibility also includes where dumpsters can be placed and the placement of reflective glass in close proximity to homes. In 2005, did Council mean to waive all compatibility standards or just some of them?

Recommends adding priorities that have taken the back seat in the past, i.e. Kenny Dorham's backyard, IQ Hurdle House, East 11th and 12th Street historic assets called out in East Austin Historic Survey, and Marshall Apartments

Create an Appendix for the matrix devised used to measure progress towards implementation as well as the annual analysis

Recommends focusing on a section or 2 at each meeting and thoroughly review them, this would make it more manageable for the public as well as the Urban Renewal Board.

Eric Standridge, lives in Robertson Hill

- Key to accompany redlines, underline/colors/highlights in various colors
- Include updated images of the URPlan and projects, successes and failures
- Image of the area, much better technology today

Commissioner Ellis – Agrees with O.C.E.A.N's recommendation to break the discussion of the proposed Urban Renewal Plan modifications into sections so we can have concrete discussions. At next meeting, recommends discussing definitions and then break the remainder up into sections to discuss at the next 2-3 meetings.