



**URBAN RENEWAL BOARD**  
**DRAFT MINUTES**

**REGULAR MEETING**  
**July 15, 2019**

**The Urban Renewal Board convened the regular meeting on Monday, July 15, 2019, at the Street-Jones Building, 1000 East 11<sup>th</sup> Street, Room 400A, Austin TX.**

**Vice-Chair Escobar called the Board Meeting to order at 6:04 p.m.**

**Board Members in Attendance:**

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

**Board Members Absent:**

**Maegan Ellis, Chair**

**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 June 17, 2019, Regular Meeting Minutes. The motion to approve the June 17, 2019, regular meeting minutes with corrections, was made by Commissioner Babb, seconded by Commissioner Watson and approved on a 6-0-0 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. Authorize negotiate and execute the third amendment to the Escrow Agreement that provides for approval of the fourth extension to the Outside Completion Date for the properties located at 1322-1336 East 12th Street from August 31, 2019 to October 31, 2019. **Matt Harriss, Chief Financial Officer, Butler Family Interests, provided a project briefing, which included a request for the fourth extension.**

**The motion authorizing the negotiation and execution of the third amendment to the Escrow Agreement that provides for approval of fourth extension to the Outside Completion Date for the properties located at 1322-1336 East 12th Street from August 31, 2019 to October 31, 2019, was made by Commissioner Babb and seconded by Commissioner Watson and approved on a 6-0-0 vote.**

- b. Discussion and possible action regarding revisions to the Urban Renewal Agency of the City of Austin's Bylaws. **The motion authorizing the revisions to the Urban Renewal Agency of the City of Austin's Bylaws, was made by Commissioner Watson and seconded by Commissioner Evans and approved on a 6-0-0 vote.**
- c. Authorize the negotiation and execution of an Agreement Concerning Implementation of the East 11<sup>th</sup> and 12<sup>th</sup> Streets Urban Renewal Plan with the City of Austin that includes five, 12-month extension options, with the City of Austin relating to roles, responsibilities and processes for the redevelopment of the East 11th and 12th Street Revitalization Project. **The motion authorizing the negotiation and execution of an Agreement Concerning Implementation of the East 11<sup>th</sup> and 12<sup>th</sup> Streets Urban Renewal Plan with the City of Austin relating to roles, responsibilities and processes for the redevelopment of the East 11th and 12th Street Revitalization Project that includes five, 12-month extension options, was made by Commissioner Babb seconded by Commissioner Evans and approved on a 6-0-0 vote.**

### **4. STAFF BRIEFING**

- a. None

### **5. OLD BUSINESS**

- a. Update from Eureka/Gilfillan Group regarding development plans for property owned within the East 11<sup>th</sup> and 12<sup>th</sup> Street's Urban Renewal Plan boundaries. **Citizen, Tracy Witte, provided information regarding meetings/conversations with Trey Salinas, Eureka representative, with OCEAN.**  
**Staff also provided a written update from Trey Salinas.**
- 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 August 19, 2019 meeting.**

- c. Presentation, discussion and possible action on recommended modifications to the East 11<sup>th</sup> and 12<sup>th</sup> Street Urban Renewal Plan and the East 11<sup>th</sup> Street Neighborhood Conservation Combining District (NCCD) to parallel the structure of the current East 12<sup>th</sup> Street NCCD.

**Tracy Witte, requested that staff to identify all definitions proposed for deletion, encourage to retain all definitions that are substantively addresses the implementation of vision for E 11<sup>th</sup> and 12<sup>th</sup> Street. Ensure the definitions are not rewritten or removed to silence the Urban Renewal Plan. Ensure definitions support the flexibility and the authority of the Urban Renewal Board to oversee a project for compliance with the plan. Specific definition recommendations:**

- **Land Development Code – Does this ensure 100% that Title 25 City Code will apply to the Urban Renewal Plan going forward even after the new code is adopted?**
- **Encourage make sure any amendments or items the Board approves doesn't inadvertently silence the Urban Renewal Plan's control or vision.**
- **Mixed-Use – Staff is proposing to strike the part of mixed-use that says where a building that provides for a combination of uses. Retain the combination of uses for retail and offices on the ground floor for buildings that are over 2,000 square feet on E 12<sup>th</sup> Street and over a single story on E 11<sup>th</sup> Street. The definition seems to begin with the carve out for smaller buildings on E 11<sup>th</sup> and 12<sup>th</sup> Street that wasn't meant not to burden them with the requirements for mixed-use. This language is to prevent single use office buildings.**
- **NCCD Definition- Staffs proposed NCCD definition is different from the one currently in Title 25. Protects unique neighborhoods as opposed to referencing certain kinds of neighborhoods with distinctive architecture style. What is rationale for the proposed language?**
- **How might overlays included in the new code such as density bonuses function/interact in relation to the NCCD's and the Urban Renewal Plan development controls?**
- **Prohibited Uses – Staff's proposed definition does not seem to be in alignment with the E 12<sup>th</sup> Street NCCD prohibited uses.**
- **Residential Scale – Suggest changing the wording to say, of existing residential buildings that are adjacent to or across the street or alley from the new development. To include the houses that are all along behind E 12<sup>th</sup> Street, along the alley, when you are thinking about the scale and historic character.**
- **Compatibility – Suggest adding a compatibility definition that states, compatibility means the suite of protections afforded by Title 25 of the LDC except for height, setbacks and provisions governing exterior lighting, parking garages, and fencing.**

**The Board requested an explanation be provided as to how the Land Development Code, Urban Renewal Plan and NCCD work together, to include how their actions impact them.**

- 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, August 19, 2019, at 6.00 p.m.

**ADJOURNMENT – Meeting ended at 7:08 p.m.**