



**URBAN RENEWAL BOARD**  
**APPROVED MINUTES**

**REGULAR MEETING**  
**January 13, 2020**

The Urban Renewal Board convened the regular meeting on Monday, January 13, 2020, at the Street-Jones Building, 1000 East 11<sup>th</sup> Street, Room 400A, Austin TX.

Chair Escobar called the Board Meeting to order at 6:01 p.m.

**Board Members in Attendance:**

**Manuel Escobar, Chair**  
**Roxanne Evans, Vice-Chair**  
**Amit Motwani**  
**Danielle Skidmore**  
**Jacqueline Watson**

**Board Members Absent:**

**Darrell Pierce**  
**Nathaniel Bradford**

**Staff in Attendance:**

**Gina Copic**  
**Sandra Harkins**  
**Mark Walters**

**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 December 16, 2019, Regular Meeting Minutes. The motion to approve the December 16, 2019, regular meeting minutes with corrections, was made by Commissioner Motwani seconded by Commissioner Watson and approved on a 4-0-0 vote.

**Commissioner Skidmore arrived after the approval of minutes.**

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 sixth amendment to the Escrow Agreement that provides for approval of the sixth extension to the Outside Completion Date for the properties located at 1322-1336 East 12th Street from January 31, 2020 to March 31, 2020.

**Matt Harriss, Chief Financial Officer, Butler Family Interests, provided a project briefing, which included a request for the sixth extension.**

**The motion authorizing the negotiation and execution of the sixth amendment to the Escrow Agreement that provides for approval of sixth extension to the Outside Completion Date for the properties located at 1322-1336 East 12th Street from January 31, 2020 to March 31, 2020, was made by Commissioner Watson, seconded by Vice-Chair Evans and approved on a 5-0-0 vote.**

- b. Discussion and possible action of the scoring criteria and matrix for the Urban Renewal Agency-owned properties located in the 900 and 1100 Blocks of East 11<sup>th</sup> Street (Blocks 16 and 18) Request for Proposal and how enforcement provisions may be implemented. **Item postponed until next meeting. No action was taken.**

- c. Discussion and possible action on Permitted, Prohibited and Conditional uses for 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).

**The motion to approve the Permitted, Prohibited and Conditional uses, that are attached to these minutes, for East 11<sup>th</sup> and 12<sup>th</sup> Street Urban Renewal Plan and the East 11<sup>th</sup> Street Neighborhood Combining District (NCCD), was made by Commissioner Motwani seconded by Commissioner Watson and approved on a 5-0-0 vote.**

### 4. OLD BUSINESS

- a. 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. **Item postponed until next meeting. No action was taken.**

- b. Discussion and possible action of design guidelines for the Urban Renewal Agency-owned properties located in the 900 and 1100 Blocks of East 11<sup>th</sup> Street (Blocks 16 and 18) Request for Proposal.

**Item postponed until next meeting. No action was taken.**

- c. Update, discussion and possible action regarding development plans for property owned by Eureka/Gilfillan Group within the East 11<sup>th</sup> and 12<sup>th</sup> Street's Urban Renewal Plan boundaries, including 1120 E 12<sup>th</sup> Street.

**Trey Salinas, representative for Eureka/Gilfillan Group, provided a verbal update. No action was taken**

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

- a. The Urban Renewal Plan Implementation Committee and Working Group meetings will be placed on hold until further notice.

**NEXT MEETING/FUTURE AGENDA ITEMS**

Next work session is proposed for Wednesday, January 29, 2020, at 5:00 p.m.

Next regular meeting is scheduled for Monday, February 10, 2020, at 6:00 p.m.

**ADJOURNMENT - Meeting ended at 9:31 p.m.**

East 11th Street NCCD and E 11th and 12th Street Urban Renewal Permitted Use	January 13, 2020 Approved Use Chart 11th Street NCCD and 11th and 12th St Urban Renewal Plan			Permitted Conditions and Exceptions
	SUBDISTRICT 1	SUBDISTRICT 2	Urban Renewal Plan	
<b>Civic Uses</b>				
Administrative Services	-	-	-	
Aviation Facilities	-	-	-	
Camp	-	-	-	
Cemetery	-	-	-	
Club or Lodge	-	-	-	Conditions: Save and except 1017 E 11th St (M W St Joseph Grand Lodge) and 1704 E 12th St (MW Mt Carmel Grand Lodge)
College & University facilities	C	C	C	Only allow on the second floor.
Communication Service Facilities	-	-	-	
Community Events	-	-	-	
Community Recreation (Private)	C	C	C	
Community Recreation (Public)	C	C	C	
Congregate Living	C	C	C	
Convalescent Services	-	-	-	

East 11th Street NCCD and E 11th and 12th Street Urban Renewal Permitted Use	January 13, 2020 Approved Use Chart 11th Street NCCD and 11th and 12th St Urban Renewal Plan			Permitted Conditions and Exceptions
	SUBDISTRICT 1	SUBDISTRICT 2	Urban Renewal Plan	
Convention Center	-	-	-	
Counseling Services	PC	PC	PC	Not allowed on ground floor on E 11th and 12th Street.
Cultural Services	P	P	P	
Day Care Services (General)	C	C	C	
Day Care Services (Limited)	P	P	P	
Day Care Services (Commercial)	-	-	-	
Detention Facilities	-	-	-	
Employee Recreation	-	-	-	
Family Home	P	P	P	
Group Home Class I (General)	P	P	P	
Group Home Class I (Limited)	P	P	P	
Group Home Class II	P	P	P	
Guidance Services	PC	PC	PC	Not allowed on ground floor for East 11th and 12th Streets.
Hospital Services (General)	-	-	-	
Hospital Services Limited	-	-	-	
Local Utility Services	C	C	C	
Maintenance and Service Facilities	-	-	-	
Major Public Facilities	-	-	-	
Major Utility Facilities	-	-	-	
Military Installations	-	-	-	
Park and Recreation Services (General)	-	-	-	
Park and Recreation Services (Special)	-	-	-	
Postal Facilities	-	-	-	
Private Primary Educational Services	C	C	C	
Private Secondary Educational Services	C	C	C	
Public Primary Educational Services	C	C	C	
Public Secondary Educational Services	C	C	C	
Railroad Facilities	-	-	-	
Religious Assembly	P	P	P	

East 11th Street NCCD and E 11th and 12th Street Urban Renewal Permitted Use	January 13, 2020 Approved Use Chart 11th Street NCCD and 11th and 12th St Urban Renewal Plan			Permitted Conditions and Exceptions
	SUBDISTRICT 1	SUBDISTRICT 2	Urban Renewal Plan	
Residential Treatment	-	-	-	
Safety Services	C	C	C	
Telecommunication Tower	PC	PC	PC	Prohibited, if sited on ground.
Transitional Housing	-	-	-	
Transportation Terminal	-	-	-	
All other Civic Uses	-	-	-	
<p><b>Note 1:</b> Zoning Use Summary Table (Land Development Code) dated October 15, 2015 was used in preparation of this document.</p> <p><b>Note 2:</b> Unless otherwise specified, uses are permitted as allowed by the base zoning district or as modified by the mixed-use combining district in the E 12th Street NCCD</p>				
P=Permitted Use				
PC=Permitted with Conditions				
C=Conditional Use				
Dash Line - Prohibited Use				

EAST 11TH ST NCCD AND URPLAN PERMITTED, CONDITIONAL AND PROHIBITED USE CHART

Staff will insert addresses of all current residential sites.				Permitted Conditions and Exceptions
East 11th Street NCCD and E 11th and 12th Street Urban Renewal Permitted Use	January 13, 2020 Approved Use Chart 11th Street NCCD and 11th and 12th St Urban Renewal Plan			
	SUBDISTRICT 1	SUBDISTRICT 2	Urban Renewal Plan	
Residential Uses				
Bed and Breakfast (Group 1)	—	—	—	
Bed and Breakfast (Group 2)	—	—	—	
Condominium Residential	PC	PC	PC	Not on ground floor fronting E 11th and 12th Streets Save and except all existing uses.
Conservation Single Family Residential	—	—	—	
Duplex Residential	—	—	—	
Group Residential	C	C	C	
Mobile Home Residential	—	—	—	
Multi-Family Residential	PC	PC	PC	Permitted except not on Ground Floor on E 11th Street.
Retirement Housing (Small Site)	P	P	P	
Retirement Housing (Large Site)	—	—	—	
Single-Family Attached Residential	—	PC	PC	Not fronting E 11th and 12th Streets Save and except all existing uses
Single-Family Residential	—	—	—	Save and except all existing uses
Small Lot Single-Family Residential	—	—	—	Save and except all existing uses
Townhouse Residential	—	PC	PC	Not fronting E 11th and 12th Streets Save and except all existing uses

EAST 11TH ST NCCD AND URPLAN PERMITTED, CONDITIONAL AND PROHIBITED USE CHART

East 11th Street NCCD and E 11th and 12th Street Urban Renewal Permitted Use	January 13, 2020 Approved Use Chart 11th Street NCCD and 11th and 12th St Urban Renewal Plan			Permitted Conditions and Exceptions
	SUBDISTRICT 1	SUBDISTRICT 2	Urban Renewal Plan	
Two-Family Residential	—	—	—	Save and except all existing uses
Short-Term Rental (STR's)	PC	PC	PC	Prohibit Type 2
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<p>P=Permitted Use</p> <p>PC=Permitted with Conditions</p> <p>C=Conditional Use</p> <p>Dash Line - Prohibited Use</p>				

East 11th Street NCCD and E 11th and 12th Street Urban Renewal Permitted Use	January 13, 2020 Approved Use Chart 11th Street NCCD and 11th and 12th St Urban Renewal Plan			Permitted Conditions and Exceptions
	SUBDISTRICT 1	SUBDISTRICT 2	Urban Renewal Plan	
<b>Commercial Uses</b>				
Administrative and Business Offices	PC	PC	PC	Not allowed on ground floor fronting E 11th and E 12th Street
Adult-Oriented Businesses	—	—	—	
Agricultural Sales and Services	—	—	—	
Alternative Financial Services	—	—	—	
Art Gallery	P	P	P	
Art Workshop	P	P	P	
Automotive Rental	—	—	—	
Automotive Repair Services	—	—	—	
Automotive Sales	—	—	—	
Automotive Washing	—	—	—	
Bail Bond Services	—	—	—	
Building Maintenance Services	—	—	—	
Business or Trade School	—	—	—	
Business Support Services	—	—	—	
Campground	—	—	—	

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	SUBDISTRICT 1	SUBDISTRICT 2	Urban Renewal Plan	
Carriage Stable	—	—	—	
Cocktail Lounge	C	—	C	Save and Except 1808-1812 East 12th Street (Dozen Street, Full Circle Bar, and The 13th Floor) and 1133 E 11th (Nickel City) and 1104 E 11th Street (Historic Victory Grill) but limited to 1st floor.
Commercial (Blood) Plasma Center	—	—	—	
Commercial Off-Street Parking Communications Services	—	—	—	Note: Accessory off-street Parking exists in the LDC. Existing community parking lots are permitted under this category.

East 11th Street NCCD and E 11th and 12th Street Urban Renewal Permitted Use	January 13, 2020 Approved Use Chart 11th Street NCCD and 11th and 12th St Urban Renewal Plan			Permitted Conditions and Exceptions
	SUBDISTRICT 1	SUBDISTRICT 2	Urban Renewal Plan	
Construction Sales and Services	-	-	-	
Consumer Convenience Services	-	-	-	Automated Banking Machines (ATM's) are included under this use.
Consumer Repair Services	-	-	-	
Convenience Storage	-	-	-	
Drop-Off Recycling Collection Facility	-	-	-	
Electronic Prototype Assembly	-	-	-	
Electronic Testing	-	-	-	
Equipment Repair Services	-	-	-	
Equipment Sales	-	-	-	
Exterminating Services	-	-	-	
Financial Services (no drive-through)	-	-	-	
Food Sales	PC	-	PC	Only allowed on ground floor fronting E 11th and E 12th Street

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	SUBDISTRICT 1	SUBDISTRICT 2	Urban Renewal Plan	
<b>Commercial Uses</b>				
Administrative and Business Offices	PC	PC	PC	Not allowed on ground floor fronting E 11th and E 12th Street
Adult-Oriented Businesses	-	-	-	
Agricultural Sales and Services	-	-	-	
Alternative Financial Services	-	-	-	
Art Gallery	P	P	P	
Art Workshop	P	P	P	
Automotive Rental	-	-	-	
Automotive Repair Services	-	-	-	
Automotive Sales	-	-	-	
Automotive Washing	-	-	-	
Bail Bond Services	-	-	-	
Building Maintenance Services	-	-	-	
Business or Trade School	-	-	-	
Business Support Services	-	-	-	
Campground	-	-	-	

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	SUBDISTRICT 1	SUBDISTRICT 2	Urban Renewal Plan	
Carriage Stable	—	—	—	
Cocktail Lounge	C	—	C	Save and Except 1808-1812 East 12th Street (Dozen Street, Full Circle Bar, and The 13th Floor) and 1133 E 11th (Nickel City) and 1104 E 11th Street (Historic Victory Grill) but limited to 1st floor.
Commercial (Blood) Plasma Center	—	—	—	
Commercial Off-Street Parking Communications Services	—	—	—	Note: Accessory off-street Parking exists in the LDC. Existing community parking lots are permitted under this category.

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	SUBDISTRICT 1	SUBDISTRICT 2	Urban Renewal Plan	
Construction Sales and Services	—	—	—	
Consumer Convenience Services	—	—	—	Automated Banking Machines (ATM's) are included under this use.
Consumer Repair Services	—	—	—	
Convenience Storage	—	—	—	
Drop-Off Recycling Collection Facility	—	—	—	
Electronic Prototype Assembly	—	—	—	
Electronic Testing	—	—	—	
Equipment Repair Services	—	—	—	
Equipment Sales	—	—	—	
Exterminating Services	—	—	—	
Financial Services (no drive-through)	—	—	—	
Food Sales	PC	—	PC	Only allowed on ground floor fronting E 11th and E 12th Street

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Funeral Services	—	—	Urban Renewal Plan	Save and except 1300 E 12th Street (King-Tears Mortuary) and 1410 E 12th Street (Phillips Upshaw & Richard Funeral Home).
General Retail Sales (Convenience)	PC	—	PC	Only allowed on ground floor fronting E 11th and E 12th Street
General Retail Sales (General)	—	—	—	
Hotel-Motel	PC	—	PC	Not permitted on bottom floor, bottom floor must contain an auxiliary use.
Indoor Entertainment	P	—	P	Staff to confirm what spectator use means.
Indoor Sports and Recreation	—	—	—	
Kennels	—	—	—	
Laundry Services	—	—	—	

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Liquor Sales	C	—	C	Limited to 3,000 sq feet.
Medical Offices— not exceeding 5,000 sq/ft of gross floor space	PC	PC	PC	Not allowed on ground floor fronting E 11th and E 12th Street
Medical Offices—exceeding 5,000 sq/ft of gross floor space	—	—	—	
Off-Site Accessory Parking (URPlan Community Parking)	—	—	—	
Outdoor Entertainment	—	—	—	
Outdoor Sports and Recreation	—	—	—	
Pawn Shop Services	—	—	—	
Pedicab Storage and Dispatch	—	—	—	
Personal Improvement Services	P	—	P	
Personal Services	P	—	P	
Pet Services	—	—	—	
Plant Nursery	—	—	—	
Printing and Publishing	—	—	—	

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Professional Offices	PC	—	PC	Not allowed on ground floor fronting E 11th, except for in designated historic buildings.
Recreational Equipment Maint & Storage	—	—	—	
Recreational Equipment Sales	—	—	—	
Research Assembly Services	—	—	—	
Research Services	—	—	—	
Research Testing Services	—	—	—	
Research Warehouse Services	—	—	—	
Restaurant (Limited)	PC	—	PC	Only allowed on ground floor fronting E 11th and E 12th Street
Restaurant (General)	PC	—	PC	Only allowed on ground floor fronting E 11th and E 12th Street
Scrap and Salvage	—	—	—	
Service Station	—	—	—	
Software Development	—	—	—	
Special Use Historic	C	C	C	
Stables	—	—	—	

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	SUBDISTRICT 1	SUBDISTRICT 2	Urban Renewal Plan	
Theater	PC	PC	PC	Not allowed on ground floor fronting E 11th
Vehicle Storage	-	-	-	
Veterinary Services - Livestock	-	-	-	
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