



**HOUSING &
PLANNING**

Urban Renewal Plan and E. 11th & 12th Neighborhood Conservation Combining Districts

August/September 2021

Agenda

- Background
- Urban Renewal Plan
- East 11th Street NCCD
- East 12th Street NCCD
- Existing Single Family Uses



Background



Background

- Development along East 11th and 12th Street is controlled by the Urban Renewal Plan (URP) and the Neighborhood Conservation Combining Districts (NCCDs)
- Per Council Resolution No. 20200423-039 and 20210127-054 this update to these documents should:
 - Update the 11th Street NCCD to maximize the value of Urban Renewal Agency owned property while continuing to promote the vision set by the community
 - Update documents to clarify regulations
 - Align URP and NCCDs to ensure consistency



Urban Renewal Plan



Boundaries





Recommended Changes to the Plan

- Replacing the existing definitions section which largely pertain to land uses with a Land Use section that mirrors the draft NCCDs.
- Development standards within the Plan have been moved to the NCCDs.
- Update the process to modify the Plan to align with the rezoning process.
- Reorganization of sections that are outdated and adding information about changes to the area since the Plan's adoption in 1999.



Vision Statement

Current Regulations	The existing URP does not have a vision statement.
URB Recommendation	Champion sustainable revitalization reflecting diversity, achieving equity, and preserving East Austin’s cultural history.
PC Recommendation	Champion community-informed, sustainable revitalization through compatible mixed use development that reflects diversity, achieves equity and preserves East Austin's cultural history.
Staff Recommendation	Aligns with the URB recommendation.

East 11th Street NCCD



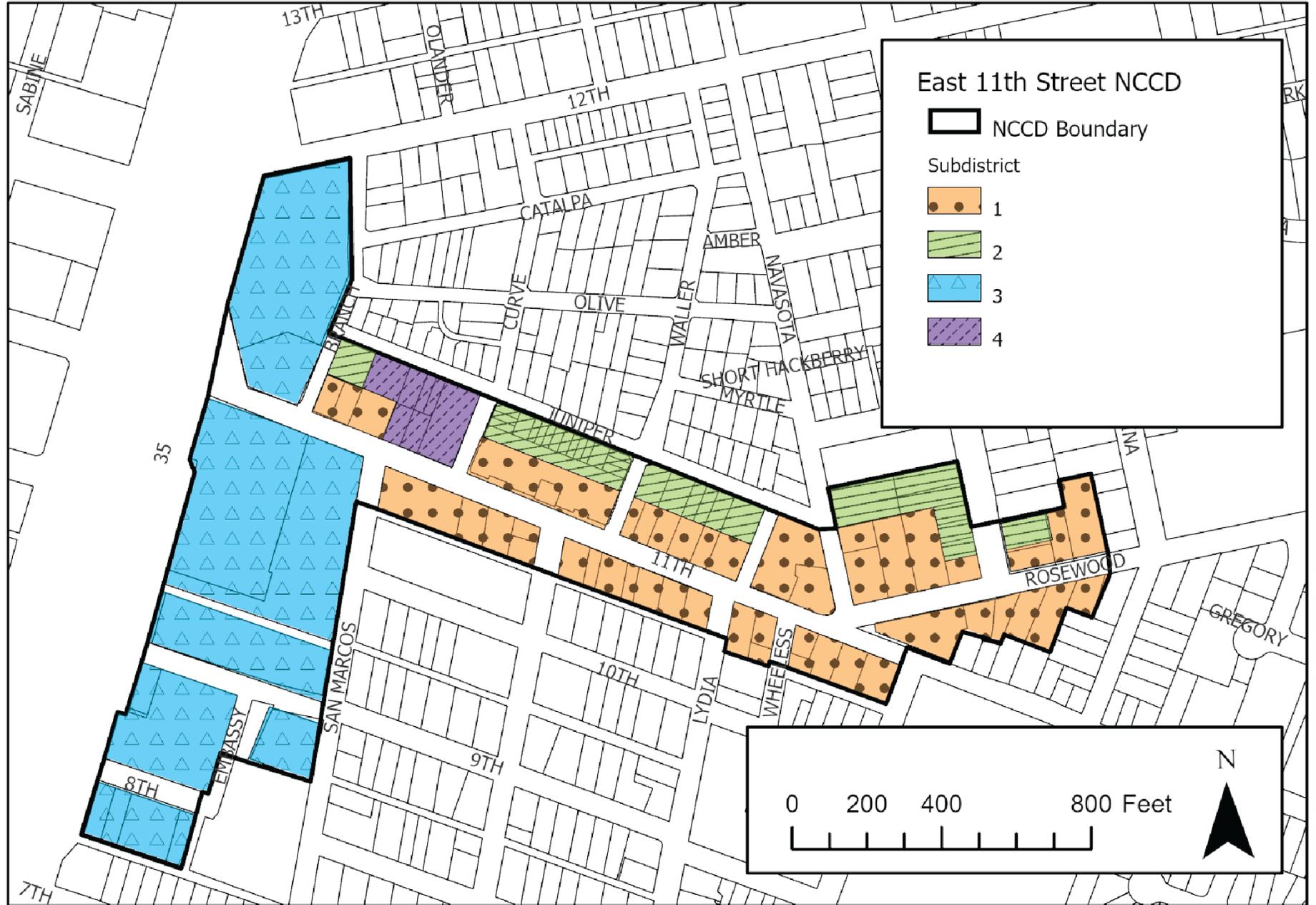
Differing Recommendations

E. 11th St.

- Subdistrict Boundaries
- Floor Area Ratio (FAR)
- Height
- Hotel-Motel Use



Existing Subdistricts



E. 11th St.



URB & PC Proposed Subdistricts



E. 11th St.



Staff Proposed Subdistricts

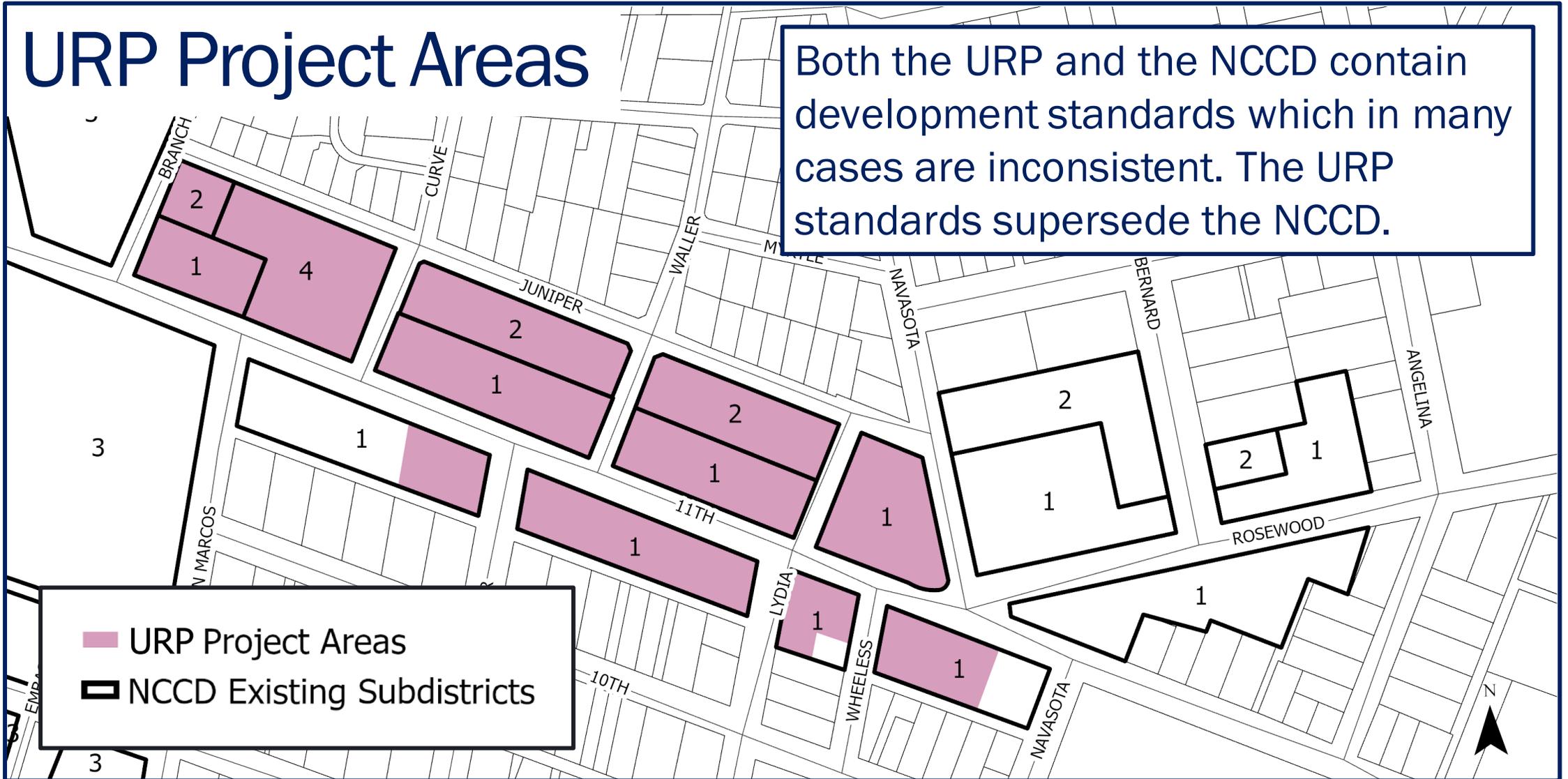


E. 11th St.



URP Project Areas

Both the URP and the NCCD contain development standards which in many cases are inconsistent. The URP standards supersede the NCCD.



URP Project Areas
 NCCD Existing Subdistricts



Floor Area Ratio (FAR)

E. 11th St.

Current Regulations	The current regulations vary greatly within the URP and the NCCD and are not always aligned. On some properties, the FAR depends on the size or use of the site.
URB Recommendation	Proposed recommendations remove FAR limits for Subdistrict 1, 2, and 3 and refer properties Subdistrict 4 to their base zoning FAR.
PC Recommendation	Subdistrict 1 – 3:1 Subdistrict 2 – 2:1 Subdistrict 3 – 3.75:1 Subdistrict 4: base zoning <i>Notes: The FAR standards above would not reduce entitlements in Subdistrict 1, 2, or 3.</i>
Staff Recommendation	Staff is not recommending the creation of the proposed Subdistrict 4 because this would reduce entitlements for some properties. Therefore, staff does not recommend any FAR limit within the NCCD.



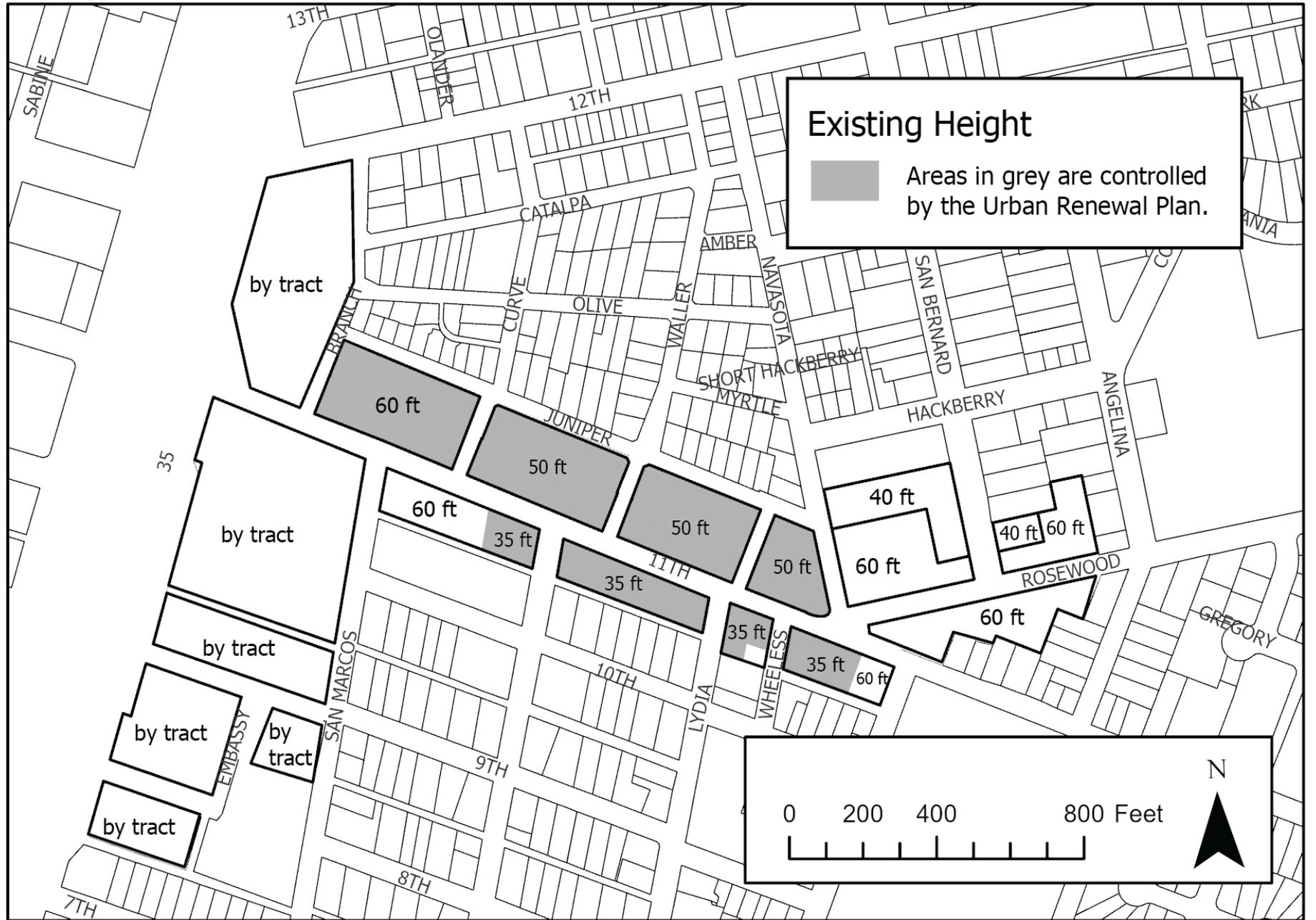
Height

E. 11th St.

Current Regulations	Currently height regulations are in both the URP and the NCCD and are inconsistent. In Subdistrict 3, height maximums are set by tract.
URB Recommendation	The URB’s recommendation incorporated the regulations from the URP into the NCCD and applies height maximums based on context rather than subdistrict. On the north side of 11 th street, existing standards are adjusted to create a stepdown. In Subdistrict 4, base zoning standards apply. There are no recommended changes in Subdistrict 3 “by tract” height maximums.
PC Recommendation	Aligns with the URB recommendation.
Staff Recommendation	Staff is not recommending the creation of Subdistrict 4 along Rosewood Avenue and recommends carrying forward existing height entitlements for these properties.



Existing Height Maximums

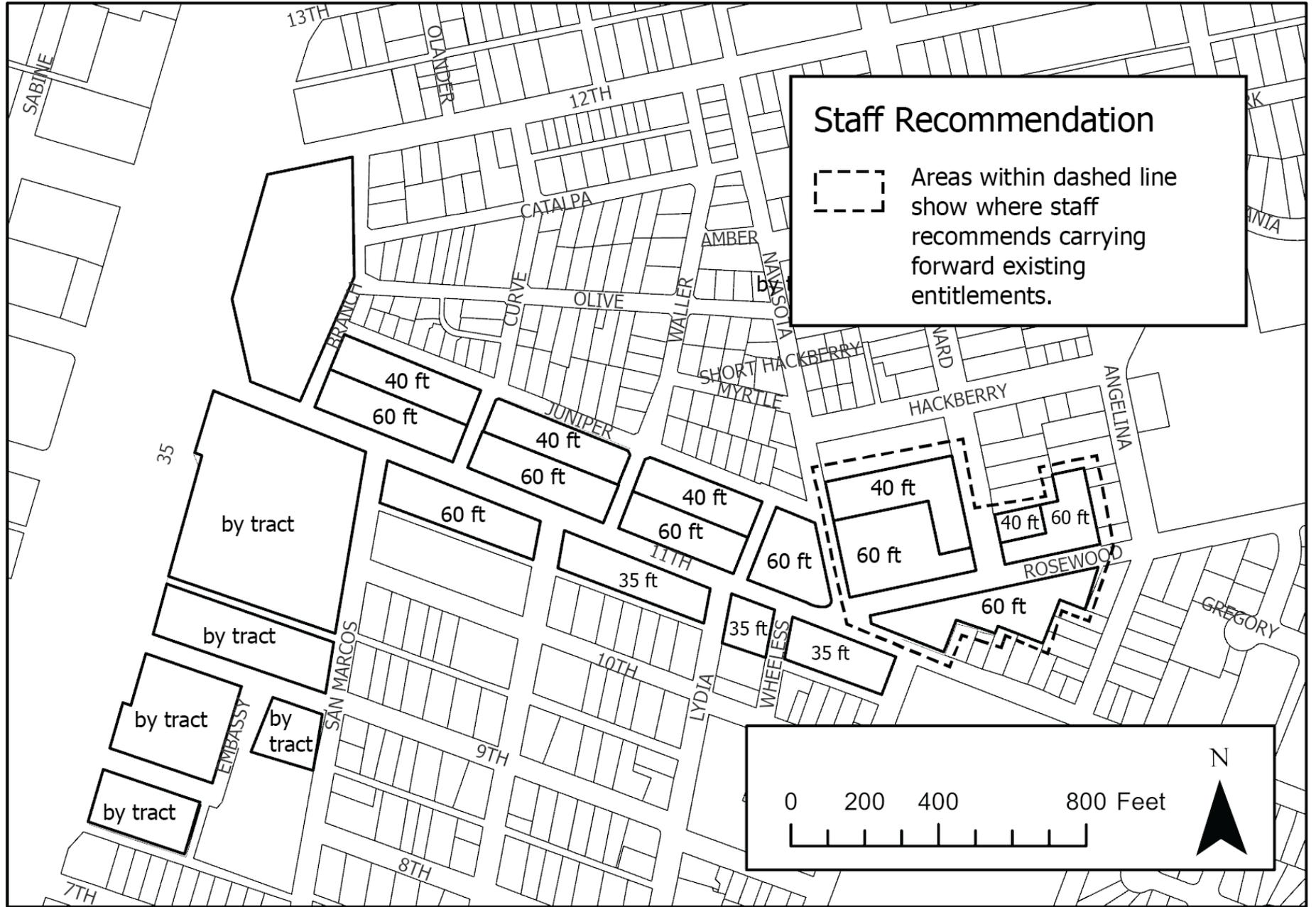


E. 11th St.



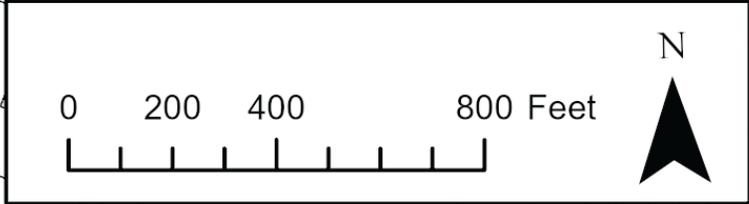
Staff Proposed Height

E. 11th St.



Staff Recommendation

Areas within dashed line show where staff recommends carrying forward existing entitlements.





Hotel-Motel Use

E. 11th St.

Current Regulations	Per the NCCD, hotel-motel use is not an allowed in Subdistrict 1. However, the use is allowed at 1123 E 11 th Street per the URP which supersedes the NCCD.
URB Recommendation	Permit hotel-motel use in Subdistrict 1 with the condition that bedrooms may not be located on a ground floor of a building fronting E 11 th Street.
PC Recommendation	Hotel-motel is a conditional use in Subdistrict 1.
Staff Recommendation	Aligns with the URB recommendation. <i>Notes: Use regulations need to be made in the URP as well to align with the NCCD.</i>

East 12th Street NCCD



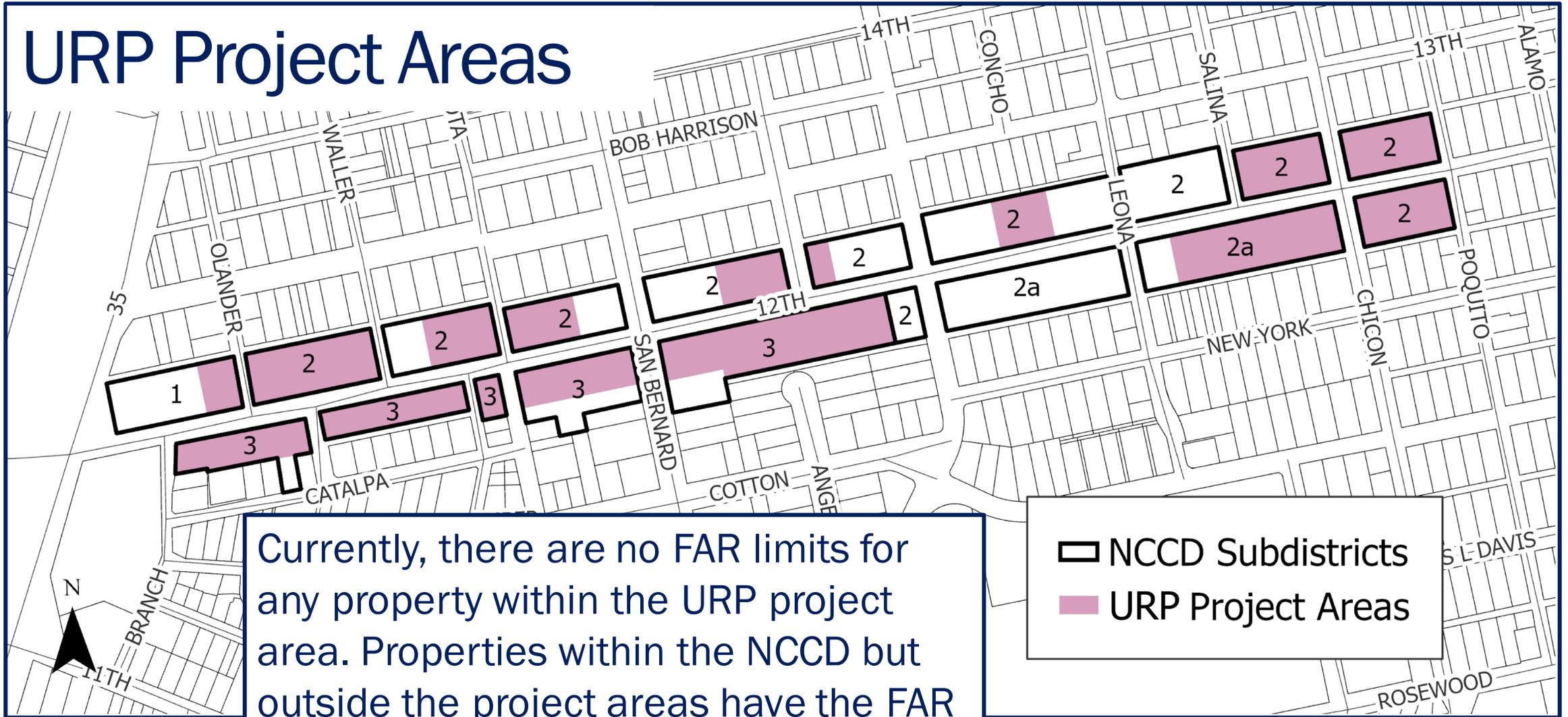
Differing Recommendations

E. 12th St.

- Floor Area Ratio (FAR)
- Height
- Hotel-Motel Use
- Liquor Sales Use



URP Project Areas



Currently, there are no FAR limits for any property within the URP project area. Properties within the NCCD but outside the project areas have the FAR limits of their base zoning district.

-  NCCD Subdistricts
-  URP Project Areas



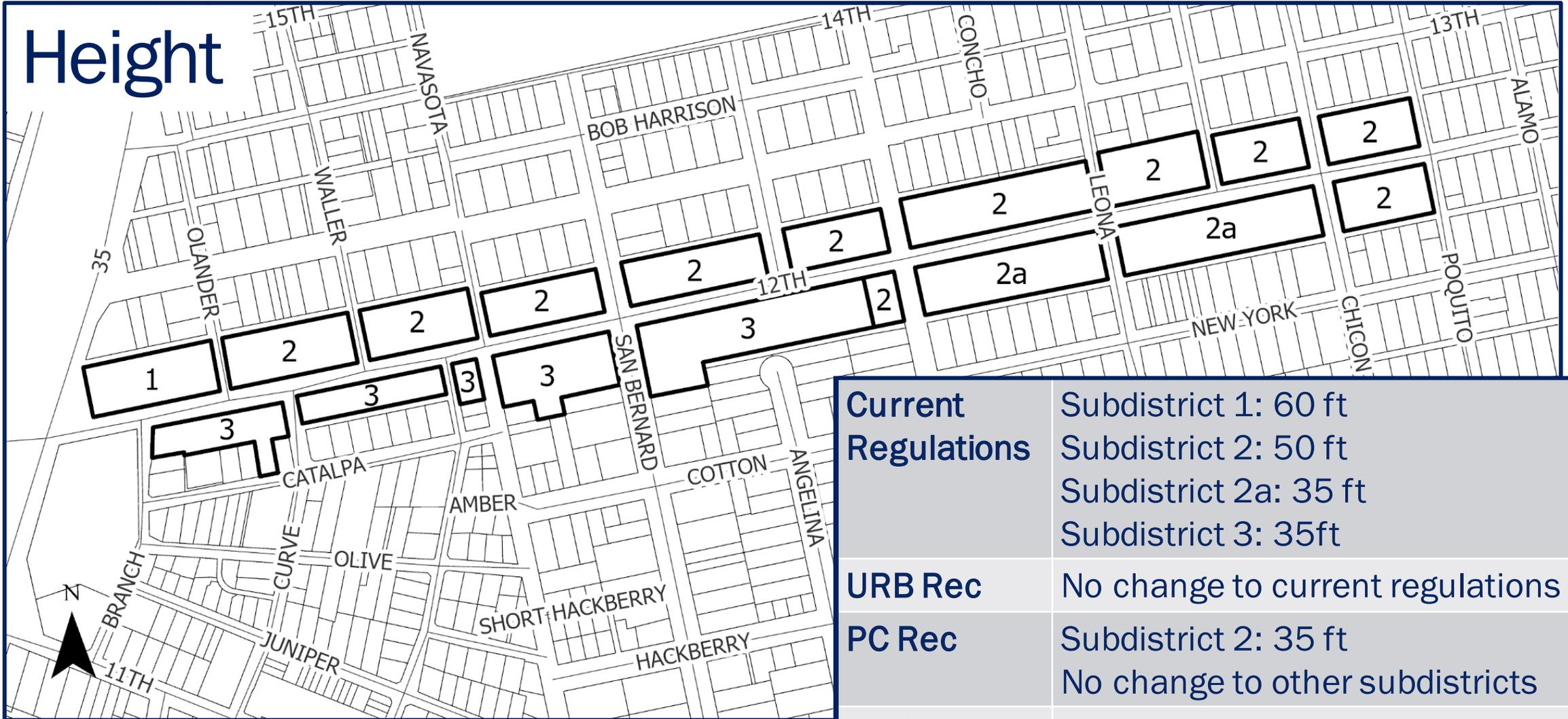
Floor Area Ratio (FAR)

E. 12th St.

Current Regulations	There is no FAR limit for any properties within an URP “project area”. All other properties are subject to the FAR of their base zoning.
URB Recommendation	Remove FAR limitations for all properties.
PC Recommendation	All properties are subject to the FAR of their base zoning.
Staff Recommendation	Aligns with the URB recommendation.



Height



Current Regulations	Subdistrict 1: 60 ft Subdistrict 2: 50 ft Subdistrict 2a: 35 ft Subdistrict 3: 35ft
URB Rec	No change to current regulations
PC Rec	Subdistrict 2: 35 ft No change to other subdistricts
Staff Rec	No change to current regulations



Current Use Regulations

E. 12th St.

- The base zoning controls the uses allowed on a property
- The NCCD provides further restrictions by prohibiting additional uses
 - Examples: auto repair, convenience storage, equipment sales)
- The NCCD also has a list of pedestrian oriented uses that are only required for a building that includes a multi-story parking structure.
 - Examples: General retail sales, restaurant, personal services



Proposed Use Regulations

E. 12th St.

- The draft NCCD proposes a list of uses focusing on pedestrian oriented and neighborhood serving uses
- These uses are permitted, permitted with conditions, or conditional
- For a use to be allowed on a property, the use must also be allowed in the base zoning district
- For SF-3 properties, base zoning use standard apply



Hotel-Motel Use

E. 12th St.

Current Regulations	Hotel-motel use is permitted on properties if the use is allowed in the base zoning district.
URB Recommendation	Permit hotel-motel use with the condition that bedrooms may not be located on a ground floor of a building fronting E 12 th Street.
PC Recommendation	Hotel-motel becomes is a conditional use.
Staff Recommendation	Aligns with the URB recommendation. <i>Notes: Use regulations need to be made in the URP as well to align with the NCCD.</i>



Liquor Sales Use

E. 12th St.

- Liquor sales use is currently prohibited on 12th Street
- The URB's original recommendation was to allow liquor sales if it is also allowed in the base zoning
- PC recommended carrying forward the use prohibition
- The URB reconsidered its original proposal and agrees that liquor sales use should continue to be prohibited



Petitions

E. 12th St.

- 63 Petitions submitted
- 52 from Eureka Holding, Inc.
- 11 from other property owners
- Staff is working to validate petitions — won't be calculated for Sept. 2 Council public hearing

Existing Single Family Uses



Existing Single Family Uses

E. 11th & 12th St.

- The URB is recommending existing uses at specific addresses remain permitted through the "save & except" provision
- PC recommended that all existing single family uses can rebuild and are not limited in anyway by nonconforming standards
- This recommendation is consistent with the URB's intent
- Staff is reviewing the draft land use sections to ensure that all existing single family are included and working to ensure that the draft regulations meet this intent

Questions