

## Backup for Item 3

*Item 3: Update and discussion regarding the City Manager's evaluation of the continued need for the URP and the URA, and the URB's recommendation to Council (Chair Escobar)*

### Part One

A copy of the eleventh modification to the East 11<sup>th</sup> and 12<sup>th</sup> Streets Urban Renewal Plan, adopted with Ordinance No. 20181213-101. The full ordinance and Plan are available here:

<https://www.austintexas.gov/page/urban-renewal-plan>

Additional materials related to the ordinance and council action are available here:

<https://www.austintexas.gov/department/city-council/2018/20181213-reg.htm#101>

### Part Two

Excerpt from the twelfth modification to the East 11<sup>th</sup> and 12<sup>th</sup> Streets Urban Renewal Plan, adopted with Ordinance No. 20220915-065. The full ordinance and Plan are available here:

<https://services.austintexas.gov/edims/document.cfm?id=394958>

Additional materials related to the ordinance and council action are available here:

<https://www.austintexas.gov/department/city-council/2022/20220915-reg.htm#065>

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COPY

**NOTICE OF CONFIDENTIALITY RIGHTS: If you are a natural person, you may remove or strike any or all of the following information from any instrument that transfers an interest in real property before it is filed for record in the public records: your Social Security number or your driver's license number.**

ORIGINAL  
FILED FOR RECORD

**Memorandum of Amendment No. 11 to East 11/12 Street**  
**Urban Renewal Plan**

**Date:** December 13, 2018

**City:** Austin, Texas

**City Address:** P.O. Box 1088  
301 W. 2<sup>nd</sup> Street  
Austin, Travis County, Texas 78767

**Property:** The certain real property more particularly described in the Original Urban Renewal Plan for East 11/12 Streets

**Original Urban Renewal Plan for East 11/12 Streets:**

The certain urban renewal plan originally approved by City Council Ordinance No. 990114-G and filed for record in Document Number 1999157295; amended by Amendment No. 1 and filed for record in Document No. 2002204815; amended by Amendment No. 2 and filed for record in Document No. 2003189506; amended by Amendment No. 3 and filed for record in Document No. 2005075165; amended by Amendment No. 4 and filed for record in Document No. 2008169755; amended by Amendment No. 5 and filed for record in Document No. 2012131153; amended by Amendment No. 6 and filed for record in Document No. 2012131154; and amended by Amendment No. 7 and filed for record in Document No. 2013218245; and amended by Amendment No. 8 and filed for record in Document No. 2013218246; and amended by Amendment No. 9 and filed for record in Document No. 2013218247; and amended by Amendment No. 10 and filed for record in Document No. 2018035914 of the Official Public Records of Travis County, Texas.

**WHEREAS**, the City has amended the Original Urban Renewal Plan for East 11/12 Streets;

**NOW, THEREFORE**, the City represents that the attached **EXHIBIT 1**, Amendment No. 11 (Ordinance No. 20181213-101) was approved by the City Council on December 13, 2018.

When the context requires, singular nouns and pronouns include the plural.

Executed effective the date first above stated.

**CITY OF AUSTIN**



Name: Rosie Truelove

Title: Director, Neighborhood Housing and  
Community Development

**STATE OF TEXAS  
COUNTY OF TRAVIS**

Before me, Cindy Lott, a notary public, on this day personally appeared Rosie Truelove, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that she executed the same for the purposes and consideration therein expressed.

Given under my hand and seal of this office this 29 day of January, 2019.

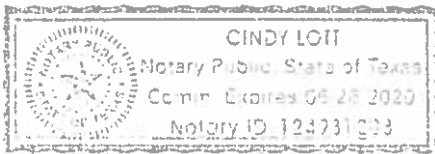


Notary Public Signature



Printed or Typed name of Notary

My Commission expires: \_\_\_\_\_



Seal

**APPROVED AS TO FORM:**

City of Austin, Texas

Law Department



Assistant City Attorney

PATRICIA LINK

## **EXHIBIT 1**

### **11<sup>th</sup> Amendment to Original Urban Renewal Plan for East 11/12 Streets**

**After recording, please return to:**

**City of Austin  
Law Department  
P.O. Box 1088  
Austin, TX 78767-1088  
Attention: Barbara Baldwin**

**ORDINANCE NO. 20181213-101**

**AN ORDINANCE ADOPTING THE ELEVENTH PLAN MODIFICATION TO THE EAST 11<sup>TH</sup> AND 12<sup>TH</sup> STREETS URBAN RENEWAL PLAN.**

**BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF AUSTIN:**

**PART 1.** The council finds the following:

- (A) The council adopted the East 11<sup>th</sup> and 12<sup>th</sup> Streets Urban Renewal Plan (Plan) in Ordinance No. 990114-G and subsequently modified the plan in Ordinance No. 010802-089; Ordinance No. 030731-049; Ordinance No. 20050407-060; Ordinance No. 20080228-113; Ordinance No. 20081120-104; Ordinance No. 20120426-125; Ordinance No. 20130214-083; Ordinance No. 20131003-098; Ordinance No. 20131017-074; and Ordinance No. 20171109-095; and
- (B) An eleventh modification to the Plan is described in Exhibit A, attached to and made part of this ordinance (Eleventh Plan Modification); and
- (C) In accordance with Section 374.014 of the Local Government Code, the Urban Renewal Agency of the City of Austin reviewed and adopted written recommendations to council relating to the Eleventh Plan Modification on August 20, 2018; and
- (D) On December 13, 2018, the council held a public hearing in accordance with Section 374.014 of the Local Government Code on the Eleventh Plan Modification; and
- (E) After the hearing and in accordance with Section 374.014 of the Local Government Code, that:
  - (1) a feasible method exists for the relocation, in decent safe, affordable, and sanitary accommodations of families or individuals who will be displaced from the urban renewal area, without undue hardship to those persons;
  - (2) the Eleventh Plan Modification conforms to the general plan for municipal development; and

- (3) the Eleventh Plan Modification offers the maximum opportunity consistent with the needs of the City as a whole, for the rehabilitation or redevelopment of the urban renewal area by private enterprise.
- (F) To reduce the number of households and businesses displaced from Austin due to affordability, the Economic Opportunity and Affordability section of the City's strategic plan identifies strategies to develop and act on. These strategies will assist the City and the Urban Renewal Agency in their efforts to achieve higher-intensity, mixed use developments on East 11<sup>th</sup> Street; and neighborhood-based retail, small-scale offices, and housing on East 12<sup>th</sup> Street.

**PART 2.** In accordance with Section 374.014 of the Local Government Code, the council adopts the Eleventh Plan Modification to the Plan.

**PART 3.** The city clerk shall attach a copy of the Eleventh Plan Modification to the minutes of the council meeting during which the Eleventh Plan Modification is adopted and file a certified copy of the Eleventh Plan Modification in the real property records of Travis County, Texas.

**PART 4.** During this ten year extension, the City Council directs the City Manager to work with the Urban Renewal Agency and other key community partners to carry out the strategies described in the Economic Opportunity and Affordability section of the City's strategic plan. The City Council encourages the City Manager to include the Office of Performance Management, Neighborhood Housing and Community Development Department, Planning and Zoning Department, Economic Development Department, and the Office of Real Estate Services in carrying out these strategies.

**PART 5.** In five years, in 2024, the City Manager is directed to evaluate whether there is a continued need for the Plan and the Urban Renewal Agency. The City Manager is directed to provide the evaluation and any recommendations to the Urban Renewal Agency and to Council. The Urban Renewal Board is directed to provide Council with a recommendation. The status of the work described in Part 4 of this ordinance will be used to assist the City Council with evaluating whether the Plan and the Urban Renewal Agency should remain effective.

**PART 6.** This ordinance takes effect on December 24, 2018.

**PASSED AND APPROVED**

\_\_\_\_\_  
December 13, 2018

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Steve Adler  
Mayor

**APPROVED:**

\_\_\_\_\_  
Anne L. Morgan  
City Attorney

**ATTEST**

\_\_\_\_\_  
Jannette S. Goodall  
City Clerk



**Exhibit A**  
**Eleventh Plan Modification for East 11<sup>th</sup> and 12<sup>th</sup> Streets Urban Renewal Plan**

**7.0 Duration and Modification of URP and Redevelopment Project Controls.**

- A. Termination of URP and Redevelopment Project Controls. The URP and the Redevelopment Project Controls for the UR Area shall expire, and no longer be in force or effect, after September 30, 2028 [~~December 31, 2018~~].

**FILED AND RECORDED**

OFFICIAL PUBLIC RECORDS

*Dana DeBeauvoir*

Jan 31, 2019 11:00 AM

2019013684

CAMPOS: \$54.00

Dana DeBeauvoir, County Clerk

Travis County TEXAS

- While there is no active development at this site, in public meetings the Gilfillan Group has represented to the URA that it is actively planning for the future development of this and other parcels it owns in and around the URP area.
- 1322-1336 East 12<sup>th</sup> Street – Through a competitive process, the Urban Renewal Agency sold the lots to the Butler Equity Holdings, Ltd. to develop a mixed-use development in July 2015. Ten percent of the residential units will be reserved to be sold to households at or below 80% of the median family income (MFI) for the Austin-Round Rock area.
  - The project is under construction with an estimated project completion time in Summer 2020.

#### **Façade Improvements**

- East 11th Street
  - 1115 East 11th Street (Blue Dahlia restaurant)
- East 12th Street
  - 901 East 12th Street (SNAP Management Group, Inc.)
  - 1818 East 12th Street (Mission Possible)
  - 1914 East 12th Street (Ideal Barber Shop and Galloway Sandwich Shop)

#### **Private Investment**

- Several private developments on both East 11<sup>th</sup> and 12<sup>th</sup> Street have been completed, including a boutique hotel, restaurants, a grocery/café, bars and mixed-use developments.

**NOTE:** It is important to acknowledge that the above accomplishments have been made in the URP area, but also to note the URP area has not yet fulfilled its potential as a mixed-use, urban community. East 11<sup>th</sup> Street has experienced improvements whereas, East 12<sup>th</sup> Street still has numerous vacant parcels and/or vacant buildings, and the East 11<sup>th</sup> and 12<sup>th</sup> Street corridors remain underutilized and somewhat inconsistent with the community vision. In December 2018, and in support of the URP, the Austin City Council (Council) extended the Urban Renewal Plan's expiration date until 2028. In five years, 2024, the City Manager is to evaluate whether there is continued need for the URP and the URA. The evaluation and recommendation are to be provided to the URA and Council. The URA is also to provide Council with a recommendation. During the ten year extension, the City Manager is to work with the Urban Renewal Agency and other key community partners to carry out the strategies described in the Economic Opportunity and Affordability section in the City's strategic plan (Strategic Direction 2023) Council encouraged the City Manager to include the Office of Performance Management, Neighborhood Housing and Community Development, Planning and Zoning Department, Economic Development Department and the Office of Real Estate Service in carrying out these activities.