



PROJECT SUMMARY & STAFF REPORT

Address: 907, 907 ½, 909, 911, 913, and 915 Juniper Street; 920, 924, 926, and 928 East 11th Street

Applicant/Agent: City of Austin (Hunter Maples)

Owner: Urban Renewal Agency of the City of Austin

Type of Amendment: East 11/12th URP Modification (Fourteenth Modification); A change to a condition of zoning and an amendment to the Urban Renewal Plan resulting in tiered height setbacks and increased height.

Existing Zoning: CS-NCCD-NP and SF-3-NCCD-NP

Proposed Rezoning: CS-NCCD-NP, SF-3-NCCD-NP (with a change to a condition of zoning and an amendment to the Urban Renewal Plan) The proposal would amend Title 25 (Land Development Code) relating to the East 11th Street Neighborhood Conservation Combining District to increase maximum building height and establish tiered setbacks for development on Block 16.

Lot Size: approximately 1 Acre (approximately 43,560 square feet)

Urban Renewal Plan Adoption Date: January 25, 1999

Urban Renewal Agency of the City of Austin (URA) Recommendation: Scheduled to take up the case on December 15, 2025

Planning Commission Recommendation: Scheduled to take up the case on December 16, 2025

Staff Recommendation: Recommended

Basis for Staff Recommendation: On August 28, 2025, the Austin City Council initiated both this Urban Renewal Plan (URP) Amendment and the associated Neighborhood Conservation Combining District (NCCD) Amendment (C14-2025-0103) through Resolution No.20250828-095. Granting this case would provide an opportunity for transformative redevelopment that would support a substantial amount of community planning for the East 11th Street Corridor. This proposed modification would enable the inclusion of additional affordable housing units within proximity to Downtown Austin, public transportation, services, and other resources.

Staff Contact: Hunter Maples

Phone: 512-974-3120

Email: Hunter.Maples@austintexas.gov