

**Proposed Modifications to the East 11th and 12th Street Urban Renewal Plan
January 17, 2008**

ATTACHMENT 1

Project Number/Name (Tear Sheet)	Proposed Name Change	Existing Controls	Proposed Changes	ARA Recommends	COA Staff and URA Recommends	Planning Commission Recommends
12-2/12th St. Mixed Use and/or Commercial, Northside of E. 12th at Waller Street		Reuse Objective: Provide Mixed Use and/or Commercial Space	No Changes	YES	YES	YES
		Site area: 0.4 acres	No Changes	YES	YES	YES
		Permitted use: Mixed use and/or Commercial, excluding retail	<u>Mixed use and/or Commercial</u>	YES	YES	YES
		Allowable height: 50' maximum; no FAR provision	No Changes	YES	YES	YES
		New commercial space: N/A	No Changes	YES	YES	YES
		Commercial space to be preserved: N/A	No Changes	YES	YES	YES
		New housing units: N/A	No Changes	YES	YES	YES
		Existing housing to be preserved: N/A	No Changes	YES	YES	YES
		Community parking spaces: Existing (10 - 20 spaces)	No Changes	YES	YES	YES
		Residential parking spaces: 0	No Changes	YES	YES	YES
		Potential demolition: 0	No Changes	YES	YES	YES

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12-4/Navasota St. <u>Mixed-Use</u> , North side of 12th St. at Navasota St.		Reuse Objective: Provide New Community Retail Opportunities	Reuse Objective: <u>Provide Mixed-Use Opportunities on East 12th Street</u>	YES	YES	YES
		Site area: 0.6 Acres	No Changes	YES	YES	YES
		Permitted use: Community/local services	Permitted use: <u>Mixed-Use</u>	YES	YES	YES
		Allowable height/permited FAR: Allowable height: 50 foot maximum, no FAR provision	No Changes	YES	YES	YES
		New commercial space: N/A	No Changes	YES	YES	YES
		Commercial space to be preserved: N/A	No Changes	YES	YES	YES
		New housing units: N/A	No Changes	YES	YES	YES
		Existing housing to be preserved: N/A	No Changes	YES	YES	YES
		Community parking spaces: N/A	No Changes	YES	YES	YES
		Residential parking spaces: N/A	No Changes	YES	YES	YES
		Potential demolition: N/A	No Changes	YES	YES	YES

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Section Number	Proposed Change	Existing Control	Proposed Changes	ARA Recommends	URA Recommends	Planning Commission Recommends
Section 1.0 Definitions	Add: <u>Prohibited Uses</u>	<u>None</u>	Proposed Definition: " <u>Prohibited Uses</u> " means on the E. 12th Street corridor an adult-oriented businesses, automobile rentals, automotive repair services, bail bond services, campground, carriage stable, cocktail lounges, commercial plasma center, convenience storage, drop- off/recycling collection facility, drive-thru restaurant facilities, equipment repair services, equipment sales, exterminating services, kennels, commercial laundry services, liquor sales, pawn shop services, outdoor entertainment, outdoor recreation, telecommunication tower on ground, vehicle storage and veterinary (livestock) services.	YES	YES	YES

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Section Number	Proposed Change	Existing Control	Proposed Changes	ARA Recommends	URA Recommends	Planning Commission Recommends
Section 1.0 Definitions	Add: <u>Conditional Uses</u>	<u>None</u>	<u>"Conditional Uses" means on E. 12th Street a telecommunication tower on rooftop and after, midnight drive-in (drive-thru) services for permitted uses other than ATM's.</u>	YES	NO RECOMMENDATION	YES

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Section Number	Proposed Change	Existing Control	Proposed Changes	ARA Recommends	URA Recommends	Planning Commission Recommends
Section 1.0 Definitions	Add: <u>Drive-in (drive-thru service)</u>	<u>None</u>	<u>Drive-in (drive-thru service) means on the E. 12th Street corridor a non-prohibited use may offer drive-thru service when also providing service for pedestrians that does not require the pedestrian to stand or walk in the drive-thru lane. For such service</u>	YES	NO RECOMMENDATION	YES

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Section Number	Proposed Change	Existing Control	Proposed Changes	ARA Recommendations	URA Recommends	Planning Commission Recommendations
Section 3.0 CRP Illustrative Design Plan: A.2 Parking	A.2.c Parking Garges for East 12th Street	i. If parking garages of 2 stories or over are developed, such structures must have shielded lights and are required to have retail on 50% of the ground floor.	See Attachments	YES - (See Attachment 1 - A)	YES - w/ modifications (See Attachment 1 - B)	YES (Same as Attachment 1 - B)
		ii. For structures 30' or greater, 100% retail is required on the ground floor (except ingress/egress areas for upstairs parking) and 12' masonry wall shielding the structure from residences behind. Complete shielding is required of the north and south wa				

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Section Number	Proposed Change	Existing Control	Proposed Changes	ARA Recommends	URA Recommends	Planning Commission Recommends
Section 3.0 CRP Illustrative Design Plan	Add: <u>Subsection</u> <u>B. Fencing for</u> <u>East 12th Street</u>	<u>None</u>	<u>The current regulations in the</u> <u>LDC for fencing is waived on</u> <u>East 12th Street for all fences to</u> <u>be a maximum of 8' for</u> <u>properties adjacent to the E.</u> <u>12th Street corridor</u>	YES	YES	YES

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Section 3.0 CRP Illustrative Design Plan	Add: <u>Subsection C. Non-Standard Lots for East 12th Street</u>	None	On the East 12 th Street corridor the URP grants a variance for non-standard lots (small lots) with legal lot status (that meet the City's legal requirements) to allow develop of such property without the owner and/or developer incurring the additional exp	YES	YES with the following language, in replacement of the ARA recommended language: <u>Small lot amnesia, as defined by the City of Austin's Land Development Code, for the E. 12th Street corridor is approved for both residential and commercially zoned property.</u>	YES with the URA Recommendation
Section Number	Proposed Change	Existing Control	Proposed Changes	ARA Recommends	URA Recommends	Planning Commission Recommends
Section 3.0 CRP Illustrative Design Plan	Amend: <u>Subsection A. Compatibility for East 12th Street</u>	<u>Sub-districts one and two shall have a 10' rear setback with all other setback provisions waived. Setback provisions for sub-district 3 is 15' (front), 10' (street yard), 5' (interior side yard), and 5' (rear).</u>	<u>Sub-districts one and two shall have a 10' rear setback (10' rear setback must be a vegetated buffer) with all other setback provisions waived. Setback provisions for sub-district 3 is 15' (front), 10' (street yard), 5' (interior side yard), and 5' (rear).</u>	No	No	Yes