

AGENDA



Thursday, November 20, 2008

**Zoning and Neighborhood Plan Amendments
(Public Hearings and Possible Action)
RECOMMENDATION FOR COUNCIL ACTION**

Item No. 100

Subject: C14-2008-0156 - East 11th Street NCCD Amendment (City Initiated) - Conduct a public hearing and approve an ordinance amending Chapter 25-2 of the Austin City Code by rezoning property locally known as the 900 Block of East 11th Street (Block 16) which is bounded by East 11th Street on the south, Juniper Street on the north, Branch Street on the west, and Curve Street on the east, and the 1100 Block of East 11th Street (Block 18) which is bounded by East 11th Street on the south, Juniper Street on the north, Waller on the west and Lydia Street on the east (Boggy Creek and Town Lake Watersheds) from (various zoning) to modify the East 11th Street Neighborhood Conservation Combining District (NCCD) for various development regulations such as, but not limited to, an increase in height limits, Floor-to-Area-Ratio (FAR), maximum building coverage, maximum impervious cover, changes in parking requirements, changes in permitted uses, creating new sub-districts and the deletion of project controls. Staff Recommendation: To modify the East 11th Street Neighborhood Conservation Combining District (NCCD) for various development regulations such as, but not limited to, an increase in height limits, Floor-to-Area-Ratio (FAR), maximum building coverage, maximum impervious cover, changes in parking requirements, changes in permitted uses, creating new sub-districts and the deletion of project controls for Blocks 16 and 18. Planning Commission Recommendation: To modify the East 11th Street Neighborhood Conservation Combining District (NCCD) for various development regulations such as, but not limited to, an increase in height limits, Floor-to-Area-Ratio (FAR), maximum building coverage, maximum impervious cover, changes in parking requirements, changes in permitted uses, creating new sub-districts and the deletion of project controls for Blocks 16 and 18. Applicant and Agent: Neighborhood Planning and Zoning Department. City Staff: Joi Harden, 974-2122. A valid petition has been filed in opposition to this zoning request for Block 18.
