

ZONING CHANGE REVIEW SHEET

CASE: C14-2008-0156 / East 11th Street NCCD Amendment (City Initiated)

P.C. DATE: September 23, 2008
August 26, 2008

ADDRESS: 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.

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 east. (Please refer to map).

APPLICANT: City of Austin (Joi Harden) 974-2122

ZONING FROM:

Block 16

Block 18

916 East 11th Street - CS-NCCD-NP	1100 East 11 th Street - CS-1-NCCD-NP
920 East 11th Street - CS-NCCD-NP	1104 East 11 th Street - CS-1-NCCD-NP
903 Juniper Street - MF-3-NCCD-NP	1106 East 11 th Street - CS-1-NCCD-NP
905 Juniper Street - SF-3-NCCD-NP	1112 East 11 th Street - CS-1-NCCD-NP
907 Juniper Street - SF-3-NCCD-NP	1114 East 11 th Street - CS-1-NCCD-NP
909 Juniper Street - SF-3-NCCD-NP	1124 East 11 th Street - CS-1-NCCD-NP
911 Juniper Street - SF-3-NCCD-NP	1159 Juniper Street - GO-CO-NCCD-NP
913 Juniper Street - SF-3-NCCD-NP	1103 Juniper Street - GO-CO-NCCD-NP
	1105 Juniper Street - SF-3-NCCD-NP
	1107 Juniper Street - SF-3-NCCD-NP
	1109 Juniper Street - SF-3-NCCD-NP

ZONING TO: The proposed zoning request will modify the East 11th Street Neighborhood Conservation Combining District (NCCD) and the East 11th and 12th Streets Urban Renewal Plan (URP) 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, and the deletion of project controls.

SITE AREA: Block 16 – 1.195 acres (52,054.2 sq. ft.)
Block 18 – 1.6 acres (69,696 Sq. ft.)

SUMMARY STAFF RECOMMENDATION: The staff recommendation is to grant the modification to the East 11th Street Neighborhood Conservation Combining District (NCCD) and the East 11th and 12th Streets Urban Renewal Plan (URP) which creates three new subdistricts and associated development standards. (See attached Subdistrict map and Exhibit A and B).

The 11th Street NCCD was created to assist development on this corridor, and staff believes that allowing more flexibility in the development regulations will help accelerate responsible development. Additionally, these projects will contribute to allowing green space, add more affordable housing for the area, provide community parking which will not only keep cars out of adjacent neighborhoods – but will help the smaller business that do not have adequate parking, preserve historical structures, and provide retail and office space which the URP calls for in this area.

Additionally, the developments will be built in a step down manner. The more dense part of the development will face 11th Street and the less dense portion will be toward the rear of the lots which are closer to other residential structures. This will continue to promote compatibility with the adjacent residential street.

SUMMARY PLANNING COMMISSION RECOMMENDATION: On September 23, 2008, Planning Commission approved staff's recommendation for Block 16; by Commissioner Tracy Atkins' motion; Commissioner Perla Cavazos second the motion on a vote of 6-0. Commissioners Sandra Kirk and Chris Ewen were off the dais; Commissioner Paula Hui was absent.

On September 23, 2008, Planning Commission approved the Neighborhood & Business Consensus for Block 18; which consists of the following:

Heights/FAR:	Increase allowable height to 55', however, 50% of block face limited to 45'; FAR: No change.
Uses/Housing:	Delete housing limit units
Uses/Commercial:	Delete square footage limits; Limit office uses to 25% of new commercial spaces.
Parking:	Amend definition of community parking to mirror NCCD definition; parking to be provided per LDC requirements; specify that NCCD 20% deduction may not be used with other LDC deductions.
NCCD FAR:	Sub-district 1: No Change Sub-district 2: No Change and no limits to housing units
NCCD Parking:	Specify that NCCD 20% deduction may not be used with other LDC deductions
NCCD Max. Building Coverage:	Sub-district 1: No Change Sub-district 2: No Change
NCCD Max. Impervious Coverage:	Sub-district 1: No Change Sub-district 2: No Change

The motion was approved by Commissioner Mandy Dealey's motion, Commissioner Jay Reddy second the motion on a vote of 5-1. Commissioner Clint Small voted against the motion (nay); Commissioners Sandra Kirk and Chris Ewen were off the dais; Commissioner Paula Hui was absent.

ISSUES:

Petition Results

A valid petition of 26.70% has been filed by the adjacent property owners in opposition to this rezoning request. Petition information is located at the back of the Staff report.

DEPARTMENT COMMENTS:

Block 16

The approximately 1.195-acre site currently has multiple zoning base districts but is governed by the East 11th Street NCCD and East 11th and 12 Streets URP. This 900 block of East 11th Street (Block 16) 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. The block is currently developed with two single family residences and a commercial bldg. It is surrounded by single family residences to the north, multi-family to the south (Robertson Hill Apartments), as strip center to the west, and a 4-story mixed use building to the east (Street Jones).

The Neighborhood Housing and Community Development (NHCD) Department of the City of Austin and the Urban Renewal Agency of the City of Austin are seeking changes to allow prospective developers greater flexibility for the construction of a mixed-use development and an African American Cultural Heritage Facility. The proposed changes seek to ease and accelerate development that reflects the values and goals of the Urban Renewal Agency as well as the affected community stakeholders (see attached Exhibit D). The proposed modifications would, for example, increase the FAR, allow for more residential units and allow for a greater number of parking spaces.

The staff recommendation is to grant the modification to the East 11th Street Neighborhood Conservation Combining District (NCCD) and the East 11th and 12th Streets Urban Renewal Plan (URP) which creates a new subdistrict and associated development standard requested for that subdistrict. All other development regulations default back to the original subdistricts.

Block 18

The approximately 1.6-acre site currently has multiple zoning base districts but is governed by the East 11th Street NCCD and East 11th and 12th Streets URP. This 1100 block of East 11th Street (Block 18) is bounded by East 11th on the south, Juniper on the north, Waller on the west and Lydia Street on east. The block is currently developed with two commercial buildings (the Victory Grill and the East Room). It is surrounded by single family residences to the north, a 3-story mixed use building, a single family house, a 1-story restaurant (Blue Dahlia), a multi-story building that is under construction and a liquor store to the south, a 3-story mixed use building to the west (J. Snell) and a 4-story mixed use building and convenience store to the east.

The Austin Revitalization Authority plans to develop a 66,000 square foot, 4-story, mixed-use building; a 3-story apartment building where all of the 24-36 units are affordable at a 40%-60% MFI; the rehabilitation of the historic East Room; and underground parking that will include excess capacity for use by adjacent businesses. The proposed modifications reflect the need for a denser project than originally conceived in 2001 and include more parking, an increased FAR, a higher number of residential units, and greater impervious cover.

The staff recommendation is to grant the modification to the East 11th Street Neighborhood Conservation Combining District (NCCD) and the East 11th and 12th Streets Urban Renewal Plan

(URP) which creates two new subdistricts and associated development standard requested for that subdistrict. All other development regulations default back to the original subdistricts.

EXISTING ZONING AND LAND USES:

Block 16

	ZONING	LAND USES
<i>Site</i>	See above chart	Bens BBQ / Single Family Residences
<i>North</i>	SF-3-H-NP/ SF-3-NP	Single-family residences
<i>South</i>	CS-NCCD-NP	Multi-family (Robertson Hill Apartments)
<i>East</i>	CS-1-NCCD-NP/ CS-NCCD-NP/ SF-3-NCCD-NP	Mixed use Bldg. (Street Jones)
<i>West</i>	CS-1-NCCD-NP/CS-NCCD-NP	Commercial Strip Center (Travis County Credit Union, CVS, Money Box)

Block 18

	ZONING	LAND USES
<i>Site</i>	See above chart	Victory Grill and East Room
<i>North</i>	SF-3-NP	Single-family residences
<i>South</i>	CS-1-NCCD-NP	Mixed use Bldg., restaurant, single family res., liquor store
<i>East</i>	SF-3-NCCD-NP/ CS-1-NCCD-NP	Mixed use Bldg. (Block 19), Convenience store
<i>West</i>	CS-1-NCCD-NP/ CS-NCCD-NP/ SF-3-NCCD-NP	Mixed use Bldg. (J. Snell)

NEIGHBORHOOD PLAN AREA: Central East Austin

TIA: The Traffic Impact Analysis (TIA) is not required for City Initiated cases. However, a TIA may be required during the site plan review stage for any proposed land use that would generate over 2,000 vehicle trips per day.

WATERSHED: Block 16 - Boggy Creek
Block 18 - Boggy Creek and Town Lake

DESIRED DEVELOPMENT ZONE: Yes

CAPITOL VIEW CORRIDOR: Yes

SCENIC ROADWAY: No

NEIGHBORHOOD ORGANIZATIONS:

Homeless Neighborhood Organization
Austin Parks Foundation
PODER People Organized in Defense of Earth and Her Resources
Robertson Hill Neighborhood Association
Robertson Hill Coalition Association
Robertson Hill Neighborhood Organization
Austin Neighborhoods Council

Sentral Plus East Austin Koalition (SPEAK)

Anderson Hill Homeowners Association

Home Builders Association of Greater Austin

Organization of Central East Austin Neighborhoods (OCEAN)

Urban Renewal Board of the City of Austin

CASE HISTORIES:

NUMBER	REQUEST	COMMISSION	CITY COUNCIL
C14-01-0148.005 Central East Austin Neighborhood Plan Amendment – McMansion Ordinance Amendment	Modify the maximum square footage and maximum FAR to the City's LDC, Chapter 25-2, Subchapter F: Residential Design and Compatibility Standards (McMansion Ordinance)	December 11, 2007 – Planning Commission approved staff's recommendation with conditions of removing exemption for S.M.A.R.T. Housing. (7-0)	January 17, 2008 – Council denied staff's recommendation (7-0)
NUMBER	REQUEST	COMMISSION	CITY COUNCIL
C14-2008-0061 East 11 th Street NCCD (A portion of Subdistrict 3)	Amend the East 11 th Street NCCD (Subdistrict 3) to add residential uses as defined in the Land Development code to the list of permitted uses and delete Part 4 (C) of ordinance #910620-C (C14-88- 0103) which requires an archeologist on site during excavation).	April 8, 2008 – Planning Commission approved staff's recommendation by Consent, (7-0)	May 8, 2008 – Council approved staff's recommendation (7-0), all 3 rdgs.

ABUTTING STREETS:

NAME	ROW	PAVEMENT	CLASSIFICATION	BICYCLE PLAN	CAPITAL METRO	SIDEWALKS
East 11 th St	60'	27' – 37'	Collector	Yes	Yes	Yes
Curve St	44'	30'	Local	No	Yes (within ¼ mile)	Yes
Lydia St	40'	30'	Local	No	Yes (within ¼ mile)	Yes
Waller St	40'	30'	Local	No	Yes (within ¼ mile)	Yes

Juniper St	40'	30'	Local	No	Yes (within ¼ mile)	Yes
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CITY COUNCIL DATE: November 20, 2008

ACTION: N/A

ORDINANCE READINGS: 1st 2nd 3rd

ORDINANCE NUMBER:

CASE MANAGER: Joi Harden

PHONE: 974-2212

E-MAIL: joi.harden@ci.austin.tx.us;



ZONING

-  SUBJECT TRACT
-  ZONING BOUNDARY
-  PENDING CASE

ZONING CASE#: C14-2008-0156
 ADDRESS: E 11TH ST
 SUBJECT AREA: 0.000 ACRES
 GRID: J22 & K22
 MANAGER: J. HARDEN

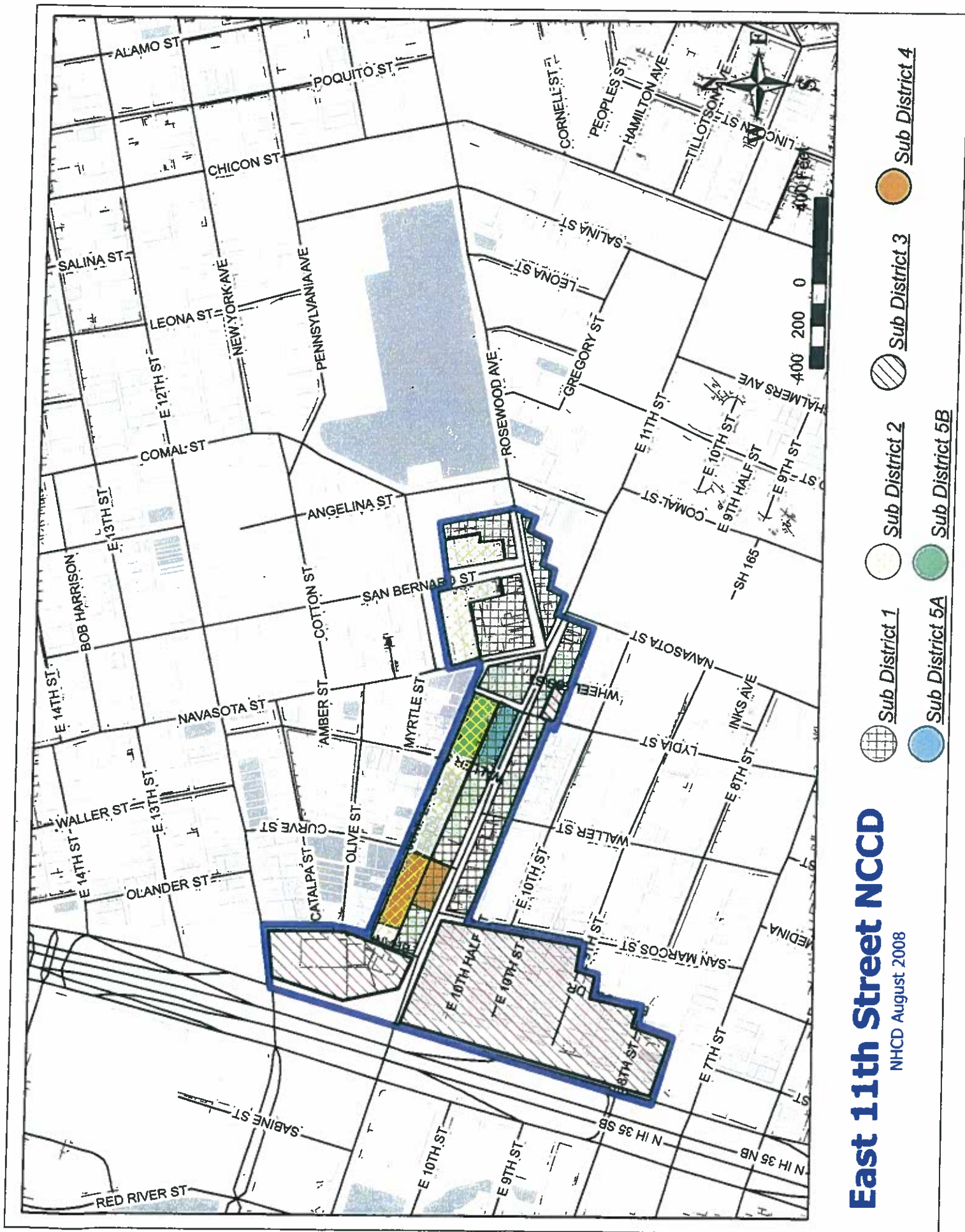
OPERATOR: S. MEEKS

1" = 400'

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SUMMARY STAFF RECOMMENDATION

The staff recommendation is to grant the modification to the East 11th Street Neighborhood Conservation Combining District (NCCD) and the East 11th and 12th Streets Urban Renewal Plan (URP) which creates new subdistricts and associated development standard requested for those subdistricts. All other development regulations default back to the original subdistricts.

The 11th Street NCCD was created to assist development on this corridor, and staff believes that allowing more flexibility in the development regulations will help accelerate responsible development. Additionally, these projects will contribute to allowing green space, add more affordable housing for the area, will provide community parking which will not only keep cars out of adjacent neighborhoods – but will help the smaller business that do not have adequate parking, preserve historical structures, and provide retail and office space which the URP calls for in this area.

Additionally, the developments will be built in a step down manner. The more dense part of the development will face 11th Street and the less dense portion will be toward the rear of the lots which are closer to other residential structures. This will continue to promote compatibility with the adjacent residential street.

BASIS FOR LAND USE RECOMMENDATION (ZONING PRINCIPLES)

1. *Zoning should promote clearly identified community goals such as creating employment opportunities or providing for affordable housings.*

These modifications for the proposed projects will create more affordable housing for the area, allow for green space, will provide community parking which will serve to assist the small businesses in the area that do not have parking or have very little parking, and will have retail and office space to bring jobs and create more foot traffic so that people visit the other small businesses in the area.

2. *The request should serve to protect and preserve places and areas of historical and cultural significance.*

The Request for Proposals (RFP) for Block 16 will award bonus points for individuals that provide an artistic component. Additionally, the façade of the building will contribute to the historic character of the area.

The proposed project for Block 18 rehabilitates the East Room, a historic landmark. It will also enhance operations of the historic Victory Grill by creating an adjacent plaza and queue space needed at the venue.

EXISTING CONDITIONS

Site Characteristics

Block 16 – The block is currently developed with two unoccupied single family residences and a commercial bldg.

Block 18 – The block is currently developed with the Victory Grill and the unoccupied East Room.

Impervious Cover

The maximum impervious cover in Subdistrict 1 for new construction is 95% and existing construction 100%. The maximum impervious cover for Subdistrict 2 is 80%.

Environmental

The site is not located over the Edwards Aquifer Recharge Zone. The 900 Block and a large portion of the 1100 block of the site are located in the Waller Creek Watershed of the Colorado River Basin. The southeast corner of the 1100 Block is located in the Town Lake Watershed. Both are classified as an Urban Watersheds by Chapter 25-8 of the City's Land Development Code. Both blocks are in the Desired Development Zone.

The current NCCD modifies the Land Development Code as follows. The subject tracts are located within Sub district 1 and Sub district 2 as defined by the NCCD such that a portion of both the 900 Block and 1100 Block are located within Sub district 1; and a portion of both the 900 Block and 1100 Block are located within Sub district 2. The current NCCD states that the maximum impervious cover for Sub district 1 is 95% for new construction and 100% for existing construction. The current NCCD states that the maximum impervious cover for Sub district 2 is 80%.

This site is required to provide on-site structural water quality controls (or payment in lieu of) for all development and/or redevelopment when 5,000 s.f. cumulative is exceeded, and detention for the two-year storm. Unless waived in lieu of any requirements established by the original NCCD.

According to flood plain maps, there is no flood plain within the project area.

At this time, site-specific information is unavailable regarding existing trees and other vegetation, areas of steep slope, or other environmental features such as bluffs, springs, canyon rimrock, caves, sinkholes, and wetlands.

Standard landscaping and tree protection will be required in accordance with LDC 25-2 and 25-8 for all development and/or redevelopment unless waived in lieu of specific requirements subject to specific Sub-district class of the original NCCD.

Transportation

Additional right-of-way (ROW) necessary for future roadway improvements within the proposed zoning may be required during the subdivision review process or the site plan review process.

A Traffic Impact Analysis (TIA) may be required during the site plan review stage for any proposed land use that would generate over 2,000 vehicle trips per day. Additional ROW, participation in roadway improvements, and/or limitation on development intensity may also be recommended based on review of the TIA.

Water and Wastewater

The landowner intends to serve the site with City of Austin water and wastewater utilities. The landowner, at own expense, will be responsible for providing the water and wastewater utility improvements, offsite main extensions, system upgrades, utility relocations and or abandonments required. The water and wastewater plan must be in accordance with the City of Austin utility design

criteria. The water and wastewater utility plan must be reviewed and approved by the Austin Water Utility. All water and wastewater construction must be inspected by the City of Austin. The landowner must pay the City inspection fee with the utility construction. The landowner must pay the tap and impact fee once the landowner makes an application for a City of Austin water and wastewater utility tap permit.

Site Plan Review

This site is within the E. 7th Street Bridge Capitol View Corridor and CVC height restriction will be strictly enforced and will supersede any height entitlements otherwise permitted within the NCCD/URP. The NCCD represent the maximum base height permitted within each sub-district but compatibility and Capital View Corridor may reduce building heights.

Any new development is subject to Subchapter E. Design Standards and Mixed Use for urban roadway requirements (*however, when in conflict, the NCCD would supersede.*) If there waivers to the development standards for the design of the project should be requested from the City Council at this time.

All demolition and relocation permits require Historic Landmark Officer's review and approval. The applicant is responsible for requesting relocation and demolition permits once the site plan is approved. The City Historic Preservation Officer will review all proposed building demolitions and relocations prior to site plan approval. If a building meets city historic criteria, the Historic Landmark Commission review is required. Please contact the Historic Preservation Officer at 974-2414 for additional information [Chapter 25-11]. Additionally, Block 18 has a down guy wire for a historic Moonlight Tower. A permit is required to engage in construction activity within 100 feet of a moonlight tower or a guy wire supporting a moonlight tower. Review by the Historic Landmark Commission may be required. For more information, contact Austin Electric Utility at 505-7512. [Sec. 15-12-181].

PETITION

Case Number:

C14-2008-0156

Date:

Sept. 22, 2008

Total Area Within 200' of Subject Tract

343,278.65

1	02-0507-0502	HATCH THOMAS H & JODY S	4869.99	1.42%
2	02-0507-0510	RAMERT DAVID E	1852.44	0.54%
3	02-0507-0511	RAMERT DAVID E	1717.06	0.50%
		ROGERS MARK &		
4	02-0507-0513	TRISTANA M	1644.67	0.48%
		SPARKMAN- WILLIAMS		
5	02-0806-1321	LAURITZ JR	6120.03	1.78%
6	02-0806-1322	HOBBS ALLEGRA L	9419.02	2.74%
7	02-0806-1501	KERBY HILIARY	7044.38	2.05%
8	02-0806-1512	SCOTT ELIJAH JR	10240.24	2.98%
9	02-0806-1515	ORTIZ ADRIAN	4014.05	1.17%
		MAYO MARICELA		
10	02-0806-1517	CASTRO	3338.35	0.97%
		BASS KRISTA E &		
11	02-0806-1518	CRAIG N	7166.82	2.09%
12	02-0806-1519	BILLICK CATHERINE A	9898.22	2.88%
13	02-0806-1520	GOODEN TONIA A	5249.81	1.53%
14	02-0806-1521	MAYRATH MICHAEL	5084.25	1.48%
15	02-0806-1523	HOLBROOK TERIN M	4,776.20	1.39%
		MANESS JAMES		
16	02-0806-1524	SHERMAN III	4,636.47	1.35%
17	02-0806-1525	HERNANDEZ JILLIAN	4,594.17	1.34%
18				0.00%
19				0.00%
20				0.00%
21				0.00%
22				0.00%
23				0.00%
24				0.00%
25				0.00%
26				0.00%
27				0.00%

Validated By:

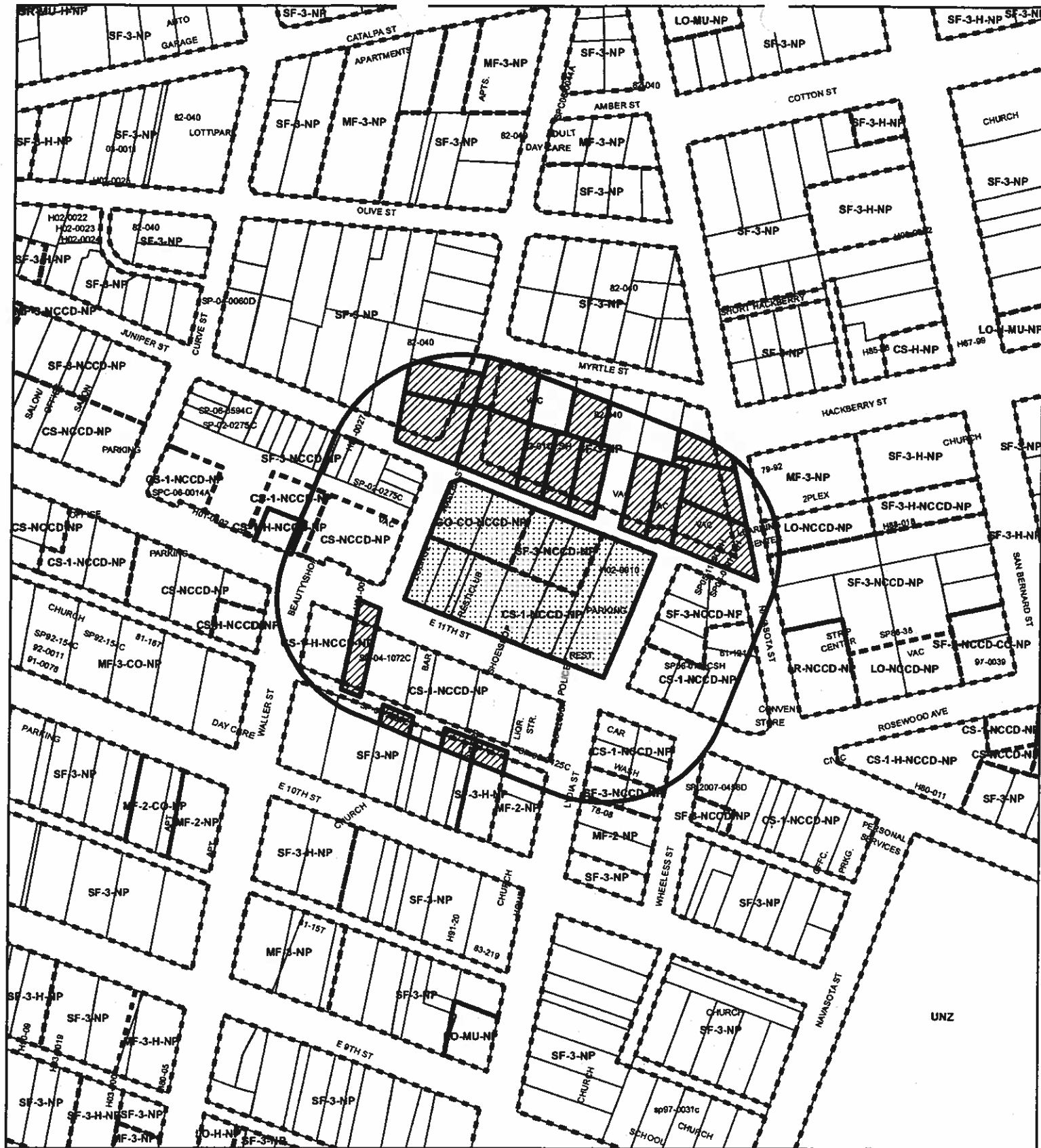
Stacy Meeks

Total Area of Petitioner:

91,666.17

Total %

26.70%



- SubjectTract
- PropertyOwner
- Buffer
- Zoning Boundary

OPERATOR: S. MEEKS

PETITION

CASE#: C14-2008-0156
 ADDRESS: BLOCK 18
 GRID: K22
 CASE MANAGER: J. HARDEN



1" = 200'

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Exhibit A - Proposed Modifications to the East 11th and 12th Street Urban Renewal Plan (East 11th Street)
Planning Commission August 26, 2008

Project Number/Name	Existing Controls	Proposed Changes	ARA Recommendations	Urban Renewal Agency Recommendations	Staff Recommendations	Planning Commission Recommendations
			Yes	Yes	Yes	
11-1/11th St. Juniper Mixed-Use North side of 11th St. and south side of Juniper between Branch St and Curve St..	Reuse Objective: Provide New Mixed-Use Development (Residential and Non-Residential)	No Changes	Yes	Yes	Yes	
	Site area: 2.0 acres					
	Permitted use: Mixed use/office/single family residential	Permitted use: Mixed use/office/single family residential and civic uses.	Yes	Permitted use: Mixed use/office/residential and civic uses.	Yes, Staff recommends URB recommendation.	
	Allowable height/permitted FAR: 60' max/1.0 total max. FAR	Allowable height/permitted FAR: 60' max/1.6 total max. FAR	Yes	Yes	Yes	
	New commercial space: 25,000- 35,000 sq ft maximum (Downtown & entertainment oriented retail)	New commercial space: <u>Delete this project control.</u>	Yes	Yes	Yes	
	Commercial space to be preserved: up to 2,000 square feet	Commercial space to be preserved: <u>Delete this project control.</u>	Yes	Yes	Yes	
	New housing units: 15-25 rental flats	New housing units: <u>Delete this project control.</u>	Yes	Yes	Yes	
	Existing housing to be preserved: 2 historic houses to be renovated. One to remain on site, one to be relocated.	Existing housing to be preserved: <u>Delete this project control.</u>	No	No	No	

Exhibit A - Proposed Modifications to the East 11th and 12th Street Urban Renewal Plan (East 11th Street)
Planning Commission August 26, 2008

Project Number/Name	Existing Controls	Proposed Changes	ARA Recommendations	Urban Renewal Agency Recommendations	Staff Recommendations	Planning Commission Recommendations
11-1/11th St. Juniper Mixed-Use North side of 11th St. and south side of Juniper between Branch St and Curve St. (Cont'd)	Community parking spaces: 50-55 (limited on-street spaces available)	Community/Residential Parking Requirements: Delete this project control.	Yes	Yes	Yes	
	Residential parking spaces: 25-30	Residential parking spaces: Delete this project control.	Yes	Yes	Yes	
	Potential demolition: 3 houses, 2 duplexes up to 10,000 sq ft of commercial/office	Potential demolition: Delete this project control.	Yes	Yes	Yes	

Exhibit A - Proposed Modifications to the East 11th and 12th Street Urban Renewal Plan (East 11th Street)
Planning Commission August 26, 2008

Project Number/Name	Existing Controls	Proposed Changes	ARA Recommendations	Urban Renewal Agency Recommendations	Staff Recommendations	Planning Commission Recommendations
11-5/11th St. Entertainment Retail, North side of 11th St between Lydia St & Waller Street	Reuse Objective: Create Entertainment Oriented Retail & Office Opportunities in 11th St.	No Changes	Yes	No	Yes	
	Site area: 1.6 acres Permitted use: Downtown & entertainment oriented retail/office/townhouses	No Changes				
	Permitted use: Downtown & entertainment oriented retail/office/townhouses	Permitted use: Downtown & entertainment oriented retail and office and residential	Yes	No	Yes	
	Allowable height/permitted FAR: 50' height maximum/0.96 FAR	Allowable height/permitted FAR: 53' height maximum/1.4 FAR for entire project location; FARs identified in Sub-districts 5A and 5B of the East 11th Street NCCD apply to individual sites	Yes	No	Yes	
	New commercial space: 40,000 - 48,000 sq ft maximum, shall not be oriented towards Juniper St.	New Commercial and Residential Space: 100,000 square foot maximum	Yes	No	Yes	
	Commercial space to be preserved: up to 5,900 sq ft rehabilitated	No Changes	Yes	No	Yes	
	New housing units: 10-15 townhouses, oriented towards Juniper St.	Potential New Housing Units: maximum of 45 units per acre; housing may be oriented towards Juniper Street or East 11th Street	Yes	No	Yes	
	Existing housing to be preserved: 0	No Changes	Yes	No	Yes	
	Community parking spaces: 135 - 150 (limited on street spaces available)	Parking Requirements: Parking to be provided per Land Development Code (LDC) requirements.	Yes	No	Yes	

Exhibit A - Proposed Modifications to the East 11th and 12th Street Urban Renewal Plan (East 11th Street)
Planning Commission August 26, 2008

Project Number/Name	Existing Controls	Proposed Changes	ARA Recommendations	Urban Renewal Agency Recommendations	Staff Recommendations	Planning Commission Recommendations
11-5/11th St. Entertainment Retail, North side of 11th St between Lydia St & Waller Street (Cont'd)	Residential parking spaces: 10-15	Residential parking spaces: <u>Delete see above</u>	Yes	No	Yes	
	Potential demolition: up to 2,000 sq ft of commercial retail	No Changes	Yes	No	Yes	
Section 1.0 Definitions	5. "Community Parking" - means any area within the designated URP. Provided by a public or private entity, which shall be designed for temporary accommodation of other vehicles of the motoring public in normal operating condition and situated so as to provide for use by the patrons of one of more retail, office and/or residential facility, or as a remote parking. The project owner may have to execute a parking agreement at the time of project approval by the Urban Renewal Agency.	<u>Community Parking Space - A community parking space provided by a public or private entity in excess of the normal requirement, which is made available to other business uses within the URP as remote parking.</u>	Yes	No	Yes	

**Exhibit B - Proposed Modifications to the East 11th Street Neighborhood Conservation Combining District (NCCD)
Planning Commission August 26, 2008**

Project Section	Existing Controls	Proposed Changes	ARA Recommendations	Urban Renewal Agency Recommendations	Staff Recommendations	Planning Commission Recommendations
900 Block of East 11th Street (Blk 16)						
VIII. Modification to the Land Development Code						
Section 3 - Parking (pgs 13 & 14)	N/A	<u>Add Parking: 3h. The NCCD 20% deduction may not be used with other LDC deductions.</u>	Yes	Yes	Yes	
Section 6a & b. Site Development Regulations (pgs 15 & 16)	Minimum Setbacks: Sub-District 1 - None	<u>Minimum Setbacks Subdistrict 4: Front Yard: Along East 11th Street - None; Front Yard Along Juniper Street - 15 feet; Street Side Yard - 10 feet; Interior Side Yard - 5 feet; Rear Yard 5 feet.</u>	Yes	Yes	Yes	
	Minimum Setbacks: Sub-District 2 - Front Yard: 15 feet; Street Side Yard: 10 feet; Interior Side Yard: 5 feet; Rear Yard: 5 feet					
	Maximum Impervious Cover: Sub- District 1 - 95% (New Construction) and 100% (Existing Structures)	<u>Maximum Impervious Cover Sub- District 4: 90% (New Construction) and 100% (Existing Structures)</u>	Yes	Yes	Yes	
	Maximum Impervious Cover: Sub- District 2 - 80%					

Exhibit B - Proposed Modifications to the East 11th Street Neighborhood Conservation Combining District (NCCD)
Planning Commission August 26, 2008

Project Section	Existing Controls	Proposed Changes	ARA Recommendations	Urban Renewal Agency Recommendations	Staff Recommendations	Planning Commission Recommendations
	Maximum Building Coverage: Sub-District 1 - 95% (New Construction) and 100% (Existing Structures, remodeling, and new construction or additions which are less than the square footage of the existing structures). New structures not replacing existing structures which are not built to the front property line are required to provide a five (5) foot easement for public access on the front property line.	<u>Maximum Building Coverage Sub-District 4: 80% (New Construction) and 100% (Existing Structures)</u>	Yes	Yes	Yes	
	Maximum Building Coverage: Sub-District 2 - 60%					
Section 7. Building Intensity (pg 16)	FAR: Sub-District 1 - 1.5 Sub-District 2 - .75	<u>FAR: Sub-District 4 - 1.6 maximum FAR</u>	Yes	Yes	Yes	
Section 8. Heights (pg 16 & 17)	Heights: Sub-District 1 - max 60 ft Sub-District 2 - max 40 ft	<u>Heights: Sub-District 4 - Building fronting E. 11th Street: max 60 ft and building fronting Juniper St max 40 ft.</u>	Yes	Yes	Yes	
Permitted and Conditional Uses within Subdistrict Two (Attachment 15)	Permitted Uses/Residential Uses; Single Family Residential; Duplex Residential; Two Family Residential; Townhouse/Condominium Residential; Multiple Family residential (18 to 27 units per acre)	<u>Permitted Uses/Residential Uses: Subdistrict 4 - Single Family Residential; Duplex Residential; Two Family Residential; Townhouse/Condominium Residential</u>	Yes	Permitted Uses/Residential Uses: Subdistrict 4 - <u>Single Family Residential; Duplex Residential; Two Family Residential; Townhouse/Condominium; and Multiple Family Residential</u>	Yes, Staff recommends URB recommendation.	

**Exhibit B - Proposed Modifications to the East 11th Street Neighborhood Conservation Combining District (NCCD)
Planning Commission August 26, 2008**

Project Section	Existing Controls	Proposed Changes	ARA Recommendations	Urban Renewal Agency Recommendations	Staff Recommendations	Planning Commission Recommendations
1100 Block of East 11th Street (Blk 18)						
VIII. Modification to the Land Development Code						
Section 2 - Subdistricts		a. Sub-district 5A: <u>Generally sites on Block 18 oriented towards East 11th Street. Regulations for Sub-district 1 shall apply to Sub-district 5A except as specified.</u> b. Sub-district 5B: <u>Generally sites on Block 18 not oriented to East 11th Street. Regulations for Sub-district 2 shall apply to Sub-district 5B except as specified.</u>	Yes	No	Yes	
Section 7 - Building Intensity (pg 16)	FAR: Sub-District 1 - for sites between 1/2 acre and 1 acre the FAR shall be 1.5	<u>Sub-District 5a - for sites between 1/2 acre and 1 acre the maximum FAR shall be 1.85</u>	Yes	No	Yes	
	Sub-District 2 - for sites of 1/2 acre or less the FAR shall be 1.0, for sites over 1/2 acre the FAR shall be .75	<u>Sub-District 5b - All sites shall have a maximum FAR of 1.1</u>	Yes	No	Yes	

**Exhibit B - Proposed Modifications to the East 11th Street Neighborhood Conservation Combining District (NCCD)
Planning Commission August 26, 2008**

Project Section	Existing Controls	Proposed Changes	ARA Recommendations	Urban Renewal Agency Recommendations	Staff Recommendations	Planning Commission Recommendations
Section 3 - Parking (pgs 13 & 14)	N/A	<u>For Sub-districts 5A and 5B: Parking requirements shall be based on the lesser of 80% of that required by the appropriate schedule or as calculated by shared parking provisions of the current LDC. Parking spaces shall be located as allowed in other provisions of the LDC.</u>	Yes	No	Yes	
Section 6 - Site Development Regulations (pgs 15 & 16)	Maximum Impervious Cover: Sub-District 2 - 80% Maximum Building Coverage: Sub-District 2 - 60%	<u>Sub-district 5B: Site Standards shall conform to site standards of Sub-district 2 except that: Maximum Building Coverage: 80% Maximum impervious Coverage: 90%</u>	Yes	No	Yes	
Permitted and Conditional Uses	Permitted and Conditional Uses for Sub-district 1 allows 18-27 multiple family units per acre	<u>Permitted and Conditional uses within Sub-district 5A: The permitted and conditional uses within Sub-district 5A shall be the same as those for Sub-district 1 except that there may be up to 45 units of housing per acre.</u>	Yes	No	Yes	
Permitted and Conditional Uses	Permitted and Conditional Uses for Sub-district 2 allows 18-27 multiple family units per acre	<u>Permitted and Conditional uses within Sub-district 5B: The permitted and conditional uses within Sub-district 5B shall be the same as those for Sub-district 2 except that there may be up to 45 units of housing per acre.</u>	Yes	No	Yes	

EXHIBIT B: BLOCK 18-PROPOSED MODIFICATIONS TO THE URP AND NCCD

DRA / URA		Current Limits	ARA Proposed Modifications	Neighborhood and Business Consensus
Heights/FAR	*Height: 50' *Total FAR: .96	*Increase allowable height to 53' *Increase total FAR to 1.4	*Increase allowable height to 53' *Increase total FAR to 1.4	*Increase allowable height to 55'; however, 50% *FAR: No change
Uses: Housing	*Up to 10-15 town homes oriented towards Juniper St.	*Increase housing up to 36 units of multi-family low-income housing on Juniper *Allow housing along E. 11th St. 8 (no restrictions on type or number of units). *Increase maximum SF to 100,000 SF for entire block	*Increase housing up to 36 units of multi-family low-income housing on Juniper *Allow housing along E. 11th St. 8 (no restrictions on type or number of units). *Increase maximum SF to 100,000 SF for entire block	*Delete Housing Limit Units
Uses: Commercial	*Up to 40-48,000 SF	*Amend definition of community parking to mirror NCCD definition *Parking to be provided per LDC requirements *Specify that NCCD 20% deduction may not be used with other LDC deductions	*Delete: Square footage limits *Limit office use to 25% of new commercial space *Amend definition of community parking to mirror NCCD definition *Parking to be provided per LDC requirements *Specify that NCCD 20% deduction may not be used with other LDC deductions	
Parking	*Office: 135-150 spaces *Housing: 10-15 spaces			

NCCD		Current Limits	ARA Proposed Modifications	Neighborhood and Business Consensus
FAR	*Sub-district 1: 1.5 FAR *Sub-district 2: .75 FAR and 18-27 housing units per acre	*Sub-district 1: Increase to 1.85 FAR *Sub-district 2: Increase to 1.1 FAR and 45 housing units per acre	*Sub-district 1: Increase to 1.85 FAR *Sub-district 2: Increase to 1.1 FAR and 45 housing units per acre	*Subdistrict 1: No Change *Subdistrict 2: No Change and no limits to housing units
Parking	*Allows 20% reduction of basic LDC requirements	*Specify that NCCD 20% deduction may not be used with other LDC deductions	*Specify that NCCD 20% deduction may not be used with other LDC deductions	*Specify that NCCD 20% deduction may not be used with other LDC deductions
Max. Building Coverage	*Sub-district 2: 20%	*Increase maximum building coverage to 80% in Sub-district 2	*Increase maximum building coverage to 80% in Sub-district 2	*Subdistrict 1: No Change *Subdistrict 2: No Change
Max. Impervious Coverage	*Sub-district 2: 80%	*Increase maximum impervious coverage to 90% in Sub-district 2	*Increase maximum impervious coverage to 90% in Sub-district 2	*Subdistrict 1: No Change *Subdistrict 2: No Change

**COMMUNITY DECISIONSTOWARDS CONSENSUS FOR
BLOCK 16, 17, 18 & EAST 11TH STREET REDEVELOPMENT
Meeting August 6, 2008**

Rudy Williams, OCEAN & Blackshear
Nell Peterson, Blackshear
Michael Guajardo, Guadalupe
Mark Rogers, Guadalupe
Valerie Thatcher, Robertson Hill
Peter Staats, East 11th Street Merchants
Michael Casias, East 11th Street Merchants
Donna Hoffman Blackshear

ZONING

- Maintain the Subdistrict 1 and Subdistrict 2 distinctions created in the NCCD. Sub district 2 should cover Blocks 16, 17, and 18
- Maintain the current FAR limits for each subdistrict.
- ✓ Remove number limits for units of housing.
- Remove parking limits and require parking per Land Development Code
- Limit creation of office use to 25% of new space in block 18.
- Allow increase of height on Block 18 to 55 feet
- Limit four-stories and 55 feet to 50% of the block face (Waller to Lydia)
- Limit of maximum height to 45 feet and three stories for 50% of block face
- Provide articulation to façade and depth by moving Atrium (open air Plaza) to the foreground of 11 St and moving back Highest portion of the development to the back against the Sub 2 residential development...

PRIORITIES

- Top Priority: Show activity *as soon as possible* by:
 1. Begin work and complete on the East Room, Best possible placement Juniper and Lydia.
 2. Begin work on older existing homes and structures including those not owned by ARA
 3. Improve vacant land on Block 18 for better use for Kenny Dorham's Backyard events. Use Block 18, 17 and 16 as public green space, and as overflow parking prior to redevelopment

- **2nd Priority Begin Development of Subdistrict 2 (Blocks 18, 17, and 16)**
 1. **Develop both affordable rental and affordable ownership housing whenever possible in entire Urban Renewal Area**
 2. **Establish a goal for the development of 100% affordable housing in Subdistrict 2 (Blocks 18, 17, and 16).**
 3. **Establish specific goals that ensure a mix of income levels for both the rental and ownership housing units in the Urban Renewal Area**
 4. **Establish home ownership under the Homestead Preservation District structure to ensure long term home ownership and availability**

East End Merchants Association

Mr. Byron Marshall
Austin Revitalization Authority
1105 Navasota
Austin, TX 78702

Mr. Kevin Cole
Chair, Urban Renewal Agency
1000 East 11th Street
Austin, TX 78702

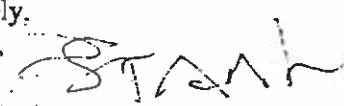
July 14, 2008

The East End Merchants Association is a support group of businesses on the East End commercial corridor of 11th Street from I35 to Angelina organized to ensure the East End is a vibrant, culturally-rich, compact corridor offering a diverse range of restaurants, entertainment, retail, and services to the community. We strive to preserve icons like the Victory Grill, Ms. Bs, and Gene's Restaurant and to promote diverse arrivals to the corridor like Bydee Art, Primizie, and Bay Seas Restaurant.

On April 15, May 13, June 5, 2008, and July 10, 2008 at our regularly scheduled meetings, we met to consider ARA's proposed zoning and plan changes to the 1100 block of East 11th Street (known as "Block 18"). We invited ARA to each of these meetings to discuss our concerns and we sent a formal letter to ARA on May 10, 2008 expressing our concerns, asking them for additional information on which to base a formal decision by the group. Members of our association attended multiple public meetings held by the ARA and the Urban Renewal Agency to voice our concerns. On July 14, 2008, we approved the attached resolution, which Does Not Support the proposed zoning and plan changes but does support ARA's development of Block 18 to include a high density mix of uses, including at least 28 units of affordable housing.

Please take our studied position seriously as we are the very businesses and neighborhood ARA is seeking to help with its development proposal.

Sincerely,



Peter Staats
Acting Chair

Cc: Urban Renewal Board

Ms. Margaret Shaw, Director, Neighborhood Housing and Community Development
City of Austin Planning Commission
Austin City Council

RESOLUTION
OF THE
EAST END MERCHANTS ASSOCIATION

THE UNDERSIGNED, hereby certifies that the following resolutions were adopted by the Association on July 14, 2008, and the same have not been revoked, cancelled, annulled or amended in any manner and are in full force and effect on the date hereof;

WHEREAS, we East End Merchants support ARA's mission to assist local businesses (that's us) in accordance with the 11th and 12th Street Community Redevelopment Plan (CRP); to provide affordable housing within the corridor; to preserve the cultural heritage of the East End corridor; and to increase parking options for our customers;

WHEREAS, we East End Merchants have suffered from the nearly decade-long delay in developing Block 18 (as well as Block 16), entire blocks that dominate our commercial corridor. Despite our hard work for years to promote our businesses, we are impacted daily by these abandoned blocks with dilapidated structures, overgrowth, vagrancy, graffiti, and the impressions they leave on customers and passers-by; we understand that changing the zoning and URP may further delay development;

WHEREAS, our current zoning and most planning principles encourage creating areas of residential density supporting local businesses so that we do not have to rely primarily on traffic from outside the neighborhood and so that our corridors do not become desolate after 5pm and on weekends when large amounts of square feet of office space is vacated; further all zoning plans discourage a downtown office corridor extension of downtown;

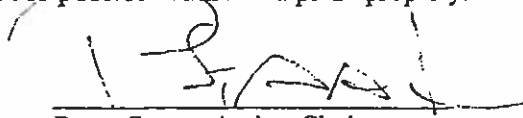
WHEREAS, the zoning and development density for Block 18 has already been doubled since the creation of the redevelopment plan while other all other property owners within the East End have complied with the Community Redevelopment Plan and the NCCD; and

WHEREAS, we East End Merchants place an incalculable value on the Victory Grill, which is the heart of the East End and we know that any plans for Block 18 must be compatible and inclusive of the Victory Grill.

NOW THEREFORE, Be it RESOLVED:

1. We DO NOT SUPPORT the proposed zoning modifications to the E. 11th and 12th Street Community Redevelopment Plan and Urban Renewal Plan (CRP/URP) or the 11th Street Neighborhood Conservation Combining District (NCCD) because they are inconsistent with the zoning in place under the CRP/URP, the NCCD, the Central East Austin Neighborhood Plan (CEANP) and the needs of our businesses. Further,

- a. ARA's proposed modifications will hurt our businesses since the project will take much longer to complete than what is now possible under current zoning, leaving the block undeveloped well into the next decade;
 - b. ARA's proposed modifications will hurt our businesses because, even if completed, large office space will not sustain our businesses long-term and will not result in a safer, walkable, mixed-use day and night community as much as more residents and retail businesses, including affordable housing, will; and
 - c. ARA's proposed modifications will hurt our businesses and the taxpayers of our City because the costs in public subsidy far outweigh the benefits that equally can be accomplished under the current zoning, leaving funds available to target our businesses and community directly;
2. We SUPPORT a modified ARA plan, which requires NO ZONING CHANGES, that is as tall and dense as anything else on the corridor but is more compatibly scaled along Juniper, provides as much or more affordable housing, prioritizes and pays for the East Room rehabilitation first, and increases community parking opportunities. Key elements are:
- a. Replace some or much of the proposed office space with affordable and market housing units. If 50,000 square feet of office is replaced with residential, 40-50 units are possible of varying sizes with no cut in affordable housing units developed by ACDC/ARA.
 - b. Build compatibly-scaled residential units and corner live/work on Juniper as previously planned and as required under current zoning.
 - c. Use funded and approved grants to rehab East Room NOW under existing zoning without significant additional square footage on land already owned by ARA.
 - d. Partner with Victory Grill owners for possible transfer of plaza property.


Peter Staats, Acting Chair
East End Merchants Association

GAIN- Guadalupe Association for an Improved Neighborhood
1111 East 8th Street - Austin, Texas 78702
512-479-6275

July 8, 2008

RE: Guadalupe Association for an Improved Neighborhood (GAIN) position on ARA request for increased height and density in East 11th Street NCCD zoning and Urban Renewal Plan

Dear Chairman Cole and Urban Renewal Agency Members:

The board of directors and members of the Guadalupe Association for an Improved Neighborhood (GAIN) met on June 28, 2008 and developed positions on the request from the Austin Revitalization Authority (ARA) to amend the East 11th Street NCCD and Urban Renewal Plan (URP). Residents and property owners in the Guadalupe Neighborhood concluded that, before any additional increases in density are recommended or granted, an independent traffic impact analysis should be conducted. This study should focus on the traffic and parking needs that the current NCCD zoning and URP would generate when all properties are fully developed. A traffic impact analysis will provide a reasonable way to assess the affect of future traffic and parking on the East 11th and 12th Street corridors and on the adjacent residential neighborhoods. This analysis should take into account the current zoning, developed to the fullest extent allowed under the NCCD and URP, including NCCD Sub-district 3 along IH-35 frontage, as well as the E. 11th and 12th Street corridors. We beseech your assistance and support in this request.

After careful review, GAIN does not support increases in height, FAR, building coverage, impervious cover, and square footage requested by the ARA. GAIN does support ARA's request for the creation of additional housing units and the inclusion of affordable housing in the Block 18 development. GAIN does not believe the ARA adequately addressed the "community's concerns" that emerged regarding its proposal for Block 18 during the input process.

GAIN offers the following explanation for its position:

- **Parking and Traffic Problems:** Such a dense project with a concentration of more office use will increase traffic at hours already experiencing congestion and other problems. New businesses are attracting customers who simply prefer to park on adjacent residential streets rather than in structured parking. Structured parking, therefore, is not a reasonable solution. GAIN believes putting residential use above ground-floor commercial space would be the best way to ensure that parking and traffic needs created by the development of Block 18 will be accommodated by development on Block 18. Residential use on the upper floors will have less detrimental impact adjacent neighborhoods and benefit the commercial corridor more than office use.
- **Density & Height:** Although GAIN supports density and height on transportation and mixed-use corridors, the ARA request is to add even more density to an already densely zoned area. The heights currently allowed on Block 18, because the "waiver of compatibility" provided by the NCCD, are already significantly taller than what the Land Development Code (LDC) allows elsewhere in Austin. Sub-district 2, facing Juniper Street, is a residential, single-family street where normal building heights allowed in the LDC, because of compatibility

standards, would be 2-stories within 50 feet, and 3-stories and no more than 40 feet tall within 100 feet of single-family uses. The current NCCD already waives these protections. Similarly, normal LDC limits for multi-family zoning would allow building and impervious coverage of 55% and 65% respectively. The current NCCD already increases these limits to 60% and 80% respectively. Please note that the original Urban Renewal Plan limited the FAR to .5:1. A few years ago this was increased to the current .96:1. The private sector is using the current regulations without requests for increases. No additional density or height is wanted or needed.

- **Incompatible Design:** It is uncertain how the URP or NCCD regulates design. Nevertheless, the ARA presented conceptual designs that appeared contemporary in style, monolithic (lacking dynamic changes in height, setbacks and materials), and were not reflective of the architectural styles and elements traditionally associated with this corridor and neighborhood. It seemed especially inappropriate that the same contemporary style used on East 11th Street was employed for the apartments facing single-family homes on Juniper. This amplified the sense that one massive structure would be developed for the entire block. GAIN would like to see a more varied design that either provides three or more separate buildings or otherwise gives the appearance of three or more buildings facing East 11th Street. Phase I designs originally submitted by the ARA achieved this.
- **Lack of Open Space:** GAIN members, like many people who attended the input meetings, expressed a strong desire to see an attractive public space on E. 11th Street. Well-designed public spaces attract people and make for memorable experiences that draw visitors back to an area. The ARA proposal did not provide this.
- **Affordable Housing:** GAIN supports the addition of affordable housing and, if residential use is placed above the ground floor, would like to see more affordable units extended into this space. Rents of \$600 to \$800 per month for one and two-bedroom units do not seem affordable to traditional residents of this area. Units large enough for families are also needed.

These are GAIN's specific responses regarding the "community's concerns" identified by the ARA. GAIN also strongly urged Mr. Marshall to explore placing the former Travis County Agricultural Extension Office (East Room) on the corner of Lydia and East 11th Street. Residents and property owners believe this would showcase a structure that is significant to the heritage of African-Americans in Austin and would also provide a visual and stylistic link between the new development on East 11th Street and the adjacent older residential neighborhoods.

Finally, there is a profound sense that the ARA is not motivated by a desire to do what is best for the surrounding community. There is similar understanding, enforced by its past history and the recent Austin American Statesman article, the ARA does not implement or manage projects well. It seems the businesses on the corridors, the adjacent neighborhoods, and Austin as a whole would be served better if community benefits and goals were outlined and developers were solicited and ranked on their qualifications and how well they are able to achieve those benefits and goals identified by the community.

We urge you not to support the increases in height and density requested by the ARA.

Sincerely,

H. Michael Guajardo, President

July 14, 2008

Re: Austin Revitalization Authority's Block 18 Proposal

Dear Chairman Cole and Urban Renewal Agency Members:

The Swede Hill Neighborhood Association opposes all requests made by the Austin Revitalization Authority for modification to the Urban Renewal Plan and Neighborhood Conservation Combining District for the following reasons:

- Before granting the ARA extravagant modifications to the URP and NCCD, as well as millions of dollars in public subsidies, the City should insist that what is proposed for Block 18 serve ARA's stated mission to "Respect, Revitalize and Restore" Central East Austin. In its present iteration, ARA's proposal falls far short of that mark.
- The proposed development disregards the community's express desire for true mixed-use development — residential units above ground floor retail — and instead proposes tens of thousands of square feet of office space. Central East Austin needs affordable housing and business opportunities, not monolithic office buildings that stand vacant from 5pm to 8am, pose security issues and contribute little to the vibrancy and vitality of surrounding neighborhoods. They are the very antithesis of revitalization and renewal.
- The proposed development offers very few affordable housing units, and the rents remain beyond the means of many traditional residents. The ARA is missing a unique opportunity to help retain/restore a mix of incomes to Central East Austin.
- ARA has engaged the non-profit company Anderson Community Development Corporation to manage the proposed rental housing on Juniper St. In the past, ACDC has been censured by the City, the State and HUD. Presently, its board remains anonymous and unresponsive to the questions and concerns of the community. Surely there are other non-profits with community standing that offer greater transparency and a proven record of success?
- The proposed development disregards the community's repeated requests to accelerate restoration of the East Room — slated now for 2012 — and to locate it on E 11th in a position of prominence.

Given all this, SHNA cannot support ARA's requests for modifications to the URP and NCCD. We ask that you deny your support as well, and that you hold ARA accountable to its mission.

Sincerely,

SHNA Board of Directors

Bill Minor
James Medina
Casey Monahan
Louisa Brinsmade
Rob Seidenberg
Tracy Witte
Robert Hageman

1000 E 15th St
Austin, TX 78702
512.657.6697
swede_hill@excite.com



Robertson Hill Neighborhood Association
c/o Valerie Thatcher • 1193 Curve St • Austin, Texas 78702

14 July 2008

Mr. Kevin Cole
Chair, City of Austin Urban Renewal Agency

RE: Proposed Modifications to the E. 12th Street NCCD

Dear Mr. Cole and esteemed Urban Renewal Agency board members:

The Robertson Hill Neighborhood Association (RHNA) voted unanimously to take the following positions about two proposed modifications to the East 12th Street NCCD, 1) an increase in allowable heights along the East 12th Street corridor, and 2) zoning changes to the property located at 1425 E. 12th Street.

RHNA strongly opposes any height increases to any portion of the East 12th Street corridor or modifications to the current height limitations of 35 and 50 feet that were approved in the 2007 Urban Renewal Plan. RHNA supports the zoning modifications requested for the property located at 1425 E. 12th Street that allow car washing and automotive repair.

With a current membership of approximately 60 residents, RHNA is the largest organized coalition of Robertson Hill stakeholders. Our organization's boundaries lie between E. 11th and 12th Streets to the south and north, and Comal/Angelina Streets and I-35 to the east and west. RHNA is also recognized as the official Robertson Hill neighborhood representative organization through its membership in OCEAN and the Austin Neighborhoods Council.

Sincerely,

Valerie Thatcher
president, Robertson Hill Neighborhood Association

CC: Mayor Will Wynn; Mike Martinez, Lee Leffingwell, Brewster McCracken, Sheryl Cole, Laura Morrison, Randi Shade—Austin City Council members; Margaret Shaw—Neighborhood Planning & Development; Byron Marshall—ARA



OCEAN STEERING COMMITTEE MEETING MINUTES

MEETING: Monday, July 14, 2008 6:00PM - 8:00PM

LOCATION: Carver Library / 1161 Angelina Street

PARTICIPANTS:

Rudy Williams	Cindy Widner	Ron Potts
Darrell Meuth	Michael Guajardo	Danny Peoples
David Thomas	Simone Pollard	Linda Johnston
Matt Isbell	Nell Peterson	Brooks Calavan
Maria Ana Guevara	Eric Standridge	Ann Magana
Bill Hardison	Linda Hutchins	Luther C. Simond

Material distributed at meetings will be included in the minutes if a file of the material is provided.
THE FOLLOWING ITEMS WERE DISCUSSED AT THE MONDAY, JULY 14, 2008 MEETING AT THE CARVER LIBRARY. THE FOLLOWING IS MY UNDERSTANDING OF THE DISCUSSIONS:

1. General Business:

2. Block 18 Development:

Rudy Williams led a discussion on the East 11th Street development of Block 18. This is the continuation of discussion begun at the June meeting. Numerous individuals expressed that the requested zoning increases do not reflect the needs or visions of neighborhood residents and had problems with the scale increases. Three items discussed were the commercial development (Sub-district 1), the housing development (Sub-district 2) and the management of the housing development by the Anderson Community Development Corporation (ACDC). The consensus was that the zoning increases were a bad idea and the committee supported the existing NCCD zoning. There was a housing discussion regarding supporting an increase in the housing density to increase affordable housing. Members of the Anderson Hill / Robinson Hill neighborhoods have problems with the Anderson Community Development Corporation participation in the development due to their performance developing the Anderson Hill Neighborhood. They requested further scrutiny of ACDC as the developers of the housing component. The Robertson Hill Neighborhood Association, the Guadalupe Neighborhood Association and the Blackshear Neighborhood associations have met and formulated position statements on the ARA request for additional zoning of Block 18 that have the support of

OCEAN. There were two motions made and voted on at the meeting.

The first motion was:

No support a change of existing density of the commercial element (Sub-district 1)
11 supporting no change in the density of Sub-district 1
2 supporting increasing the density in Sub-district 1
1 abstention

The second motion was:

Support some density increase of housing (Sub-district 2) to accommodate affordable housing
13 supporting motion

Following the vote a resolution was written reflecting OCEAN's position and taken to the Urban Renewal Board Meeting addressing the zoning increases for Block 18.

Blackshear/Prospect Hill Neighborhood Association
Resolution: Development of Blocks 16-18 11th St. NCCD

East Austin neighbors want affordable housing and business opportunities in East Austin. People who live in this neighborhood should be able to access affordable housing and business opportunities so they do not have to move away because of gentrification. It is ARA's responsibility to provide a development that revitalizes in a way that is compatible with these neighborhood goals and not to force on the community an incompatible development.

Blackshear-Prospect Hill Neighborhood Association requests ARA to stick with the plan that the community recommended the 2001 revised plan. That plan fits with the Central East Austin neighborhood plan and the Urban Renewal Agency goals.

We would like to see more affordable housing and less office space. ARA had a difficult time filling existing office space and has had serious problems managing the Street-Jones building. We are not convinced of the argument that a larger office block would be better for the community including the businesses on 11th Street. On the part of Block 18 facing 11th Street we want ARA to build a smaller building with no more than three stories.

We request that ARA stick to the original plan to build affordable town homes on Block 18 facing Juniper Street and to make them part of the Homestead Preservation District to allow low income people to only pay taxes on the home. These town homes should be priced for families at 40-60% of median family income.

We request that ARA and the City build more affordable housing - both rental and home ownership on Blocks 16 and 17 facing Juniper Street.

We request ARA to restore the historic East Room right away and to work with the Victory Gill to resolve the Waller Street access issue.

Thank you.

Rudolph Williams President
Blackshear-Prospect Hill Neighborhood Association

PUBLIC HEARING INFORMATION

This zoning/rezoning request will be reviewed and acted upon at two public hearings: before the Land Use Commission and the City Council. Although applicants and/or their agent(s) are expected to attend a public hearing, you are not required to attend. However, if you do attend, you have the opportunity to speak FOR or AGAINST the proposed development or change. You may also contact a neighborhood or environmental organization that has expressed an interest in an application affecting your neighborhood.

During its public hearing, the board or commission may postpone or continue an application's hearing to a later date, or may evaluate the City staff's recommendation and public input forwarding its own recommendation to the City Council. If the board or commission announces a specific date and time for a postponement or continuation that is not later than 60 days from the announcement, no further notice is required.

During its public hearing, the City Council may grant or deny a zoning request, or rezone the land to a less intensive zoning than requested but in no case will it grant a more intensive zoning.

However, in order to allow for mixed use development, the Council may add the MIXED USE (MU) COMBINING DISTRICT to certain commercial districts. The MU Combining District simply allows residential uses in addition to those uses already allowed in the seven commercial zoning districts. As a result, the MU Combining District allows the combination of office, retail, commercial, and residential uses within a single development.

For additional information on the City of Austin's land development process, visit our website:

www.ci.austin.tx.us/development

Written comments must be submitted to the board or commission (or the contact person listed on the notice) before or at a public hearing. Your comments should include the board or commission's name, the scheduled date of the public hearing, and the Case Number and the contact person listed on the notice.

Case Number: C14-2008-0156

Contact: Joi Harden,, (512) 974-2122

Public Hearing:

August 26, 2008 Planning Commission

Refer Spati

Your Name (please print)

Bio Rosewood

Your address(es) affected by this application

12121 N. Mopac

Signature

Date

8.26.08

☐ I am in favor
☒ I object

Comments:

If you use this form to comment, it may be returned to:

City of Austin

Neighborhood Planning and Zoning Department

Joi Harden,}

P. O. Box 1088

Austin, TX 78767-8810

PUBLIC HEARING INFORMATION

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Case Number: C14-2008-0156

Contact: Joi Harden,, (512) 974-2122

Public Hearing:

August 26, 2008 Planning Commission

Rita Stasi + Ann Furman
Your Name (please print)

1150 SAN BERNARD ST
Your address(es) affected by this application

[Signature] Date

☐ I am in favor
☒ I object

Date

Comments:

If you use this form to comment, it may be returned to:

City of Austin

Neighborhood Planning and Zoning Department

Joi Harden,}

P. O. Box 1088

Austin, TX 78767-8810

PUBLIC HEARING INFORMATION

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Case Number: C14-2008-0156

Contact: Joi Harden,, (512) 974-2122

Public Hearing:

August 26, 2008 Planning Commission

Peter Strats
Your Name (please print)

1150 SAN BERNARD ST

Your address(es) affected by this application

[Signature]
Signature

Date

Comments:

If you use this form to comment, it may be returned to:

City of Austin
Neighborhood Planning and Zoning Department
Joi Harden,}
P. O. Box 1088
Austin, TX 78767-8810

☐ I am in favor ☒ I object
--

INFORMACIÓN DE AUDIENCIA PÚBLICA

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Numero de caso: C14-2008-0156

Persona designada: Joi Harden, (512) 974-2122

Audiencia Publica:

August 26, 2008 Planning Commission

☐ I am in favor
☒ object

Cirila Uneta

Su nombre (en letra de molde)

1107 E 10th Austin Tx 78702

Su domicilio(s) afectado(s) por esta solicitud

Xfrancisco Cirila Uneta 8-16-08

Firma

Fecha

Comments: Too much traffic

Si usted usa esta forma para proveer comentarios, puede retornarlos a: City of Austin
 Neighborhood Planning & Zoning Department
 Joi Harden,
 P. O. Box 1088
 Austin, TX 78767-8810

PUBLIC HEARING INFORMATION

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Case Number: C14-2008-0156

Contact: Joi Harden,, (512) 974-2122

Public Hearing:

August 26, 2008 Planning Commission

DAVID EDWIN RAMERT

Your Name (please print)

1110 EAST 10TH STREET

Your address(es) affected by this application

David E. Ramert 8-22-08

Signature

Date

Comments:

WE ARE ALREADY OVER RUN
WITH OVERFLOW COMMERCIAL PARKING.
NO REDUCED PARKING REQUIREMENTS!

BARS ARE TERRIBLE NEIGHBORS!

NOISY DRUNK PATRONS DISTURB

THE NEIGHBORHOOD NIGHTLY!

NUMEROUS HISTORIC STRUCTURES NEED

LIMITED HEIGHT NEIGHBORS

If you use this form to comment, it may be returned to:

City of Austin

Neighborhood Planning and Zoning Department

Joi Harden.}

P. O. Box 1088

Austin, TX 78767-8810

☐ I am in favor
☒ I object

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Case Number: C14-2008-0156

Contact: Joi Harden,, (512) 974-2122

Public Hearing:

August 26, 2008 Planning Commission

DAVID EDWIN RAMERT

Your Name (please print)

1108 EAST 10TH STREET

Your address(es) affected by this application

David E. Ramert

Signature

8-22-08

Date

Comments:

NO REDUCED PARKING REQUIREMENTS.

NO TO LIQUOR SALES.

NO TO INCREASED HEIGHT.

If you use this form to comment, it may be returned to:

City of Austin

Neighborhood Planning and Zoning Department

Joi Harden,}

P. O. Box 1088

Austin, TX 78767-8810

☐ I am in favor
☒ I object

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Case Number: C14-2008-0156

Contact: Joi Harden,, (512) 974-2122

Public Hearing:

August 26, 2008 Planning Commission

Tristana Rogers

Your Name (please print)

1104 East 10th Street

Your address(es) affected by this application

Tristana Rogers

Signature

August 24, 2008

Date

☐ I am in favor
☒ I object

Comments: The increase is not appropriate for the neighborhood. The ARA wants to make as much money as they can off of this development and that is not a good reason to increase height and density. The FAR was increased in 2001, it should not be increased again.

If you use this form to comment, it may be returned to:

City of Austin

Neighborhood Planning and Zoning Department

Joi Harden,)

P. O. Box 1088

Austin, TX 78767-8810

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Case Number: C14-2008-0156

Contact: Joi Harden,, (512) 974-2122

Public Hearing:

August 26, 2008 Planning Commission

Guadalupe-Neighborhood Dev. Corp.
Your Name (please print)

☐ I am in favor
☒ I object

1000 Lydia, 1112 E. 10th, 1004 Lydia, 1005 Lydia
Your address(es) affected by this application 1002 Whetstone, 1002
Water, 100 East 10th, 1111 E. 10th

Traci Pagan, Exec. Director A-22-08
Signature Date

Comments: The 1999 plan allowed .5 FAE.
This was increased in 2001 to .96.
Now you are asking for 1.7 or 1.65-1.6
that. There is a point where
density harms the area. Is the
city and ALA trying to ruin
the neighborhood with gradual increases?
Enough is enough!
This is too much!

If you use this form to comment, it may be returned to:

City of Austin

Neighborhood Planning and Zoning Department

Joi Harden,}

P. O. Box 1088

Austin, TX 78767-8810

FAX 974-6054

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Case Number: C14-2008-0156

Contact: Joi Harden., (512) 974-2122

Public Hearing:

August 26, 2008 Planning Commission

Guadalupe Neighborhood Dev. Corp.
Your Name (please print)

☐ I am in favor
☒ I object

1000 Lydie 1004 Lydie 1005 Lydie 1002

Your address(es) affected by this application Wheelless, 607 Waller
1105 E. Gore Street etc.

Mr. Jay Executive Director 8-22-08
Signature Date

Comments: Too much! This is all about
the Austin Re-orientation Authority
making money. What happened to
a plan for what benefits the neighborhood.
You should be ashamed to ask
for this. Shame on you!

If you use this form to comment, it may be returned to:

City of Austin

Neighborhood Planning and Zoning Department

Joi Harden.}

P. O. Box 1088

Austin, TX 78767-8810

FAH 974 6054

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Case Number: C14-2008-0156

Contact: Joi Harden,, (512) 974-2122

Public Hearing:

August 26, 2008 Planning Commission

MICHAEL DIANI

Your Name (please print)

1006 OLIVE ST.

Your address(es) affected by this application

M. Diani

Signature

8/22/08

Date

☐ I am in favor
☒ I object

Comments: CURRENT ZONING IN THIS AREA

IS MORE THAN ADEQUATE. ANY INCREASE

WOULD LEAD TO OVERBUILDING IN THE NEIGHBORHOOD

THERE ARE ENOUGH BUILDINGS ON THIS

BLOCK THAT ARE UNDERUTILIZED.

If you use this form to comment, it may be returned to:

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Neighborhood Planning and Zoning Department

Joi Harden,}

P. O. Box 1088

Austin, TX 78767-8810

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Numero de caso: C14-2008-0156

Persona designada: Joi Harden., (512) 974-2122

Audiencia Publica:

August 26, 2008 Planning Commission

☐ I am in favor
☒ I object

LISE RAGAN

Su nombre (en letra de molde)

1000 OLIVE ST

Su domicilio(s) afectado(s) por esta solicitud

[Signature]

Firma

8/24/08

Fecha

Comments:

THE BUILDING IS ON NEEN TO
SIDE OF THE BLOCK. THE CURRENT
APPROPRIATE

Si usted usa esta forma para proveer comentarios, puede retornarlos a: City of Austin

Neighborhood Planning & Zoning Department

Joi Harden,

P. O. Box 1088

Austin, TX 78767-8310

Harden, Joi

From: valerie thatcher [thatval@pipeline.com]
Sent: Tuesday, August 26, 2008 4:58 PM
To: Harden, Joi
Subject: PC postponement date request

Hi Joi,
Thanks for your quick response to my email requesting postponement of the Blocks 16-18 zoning. I'd like to request this matter be postponed until the September 23 PC meeting to give the Robertson Hill Neighborhood Association time to have its monthly meeting on September 14.

Valerie
president, RHNA