

A G E N D A



Recommendation for Council Action

Austin City Council	Item ID	14185	Agenda Number	125.
Meeting Date:	4/26/2012		Department:	Neighborhood and Community Development
Subject				
Conduct a public hearing and consider an ordinance adopting the sixth plan modification to the East 11th and 12th Streets Urban Renewal Plan (Ordinance No.20081120-104) to increase the allowable floor to area ratio (F.A.R.) from 0.7:1 to 1:1 for the property at 1123 E. 11th Street.				
Amount and Source of Funding				
Fiscal Note				
There is no unanticipated fiscal impact.				
Purchasing Language:				
Prior Council Action:	January 14, 1999 – Approval of East 11th and 12th Streets Urban Renewal Plan; August 2, 2001 – Approval of the East 11th and 12th Streets Urban Renewal Plan First Modification; July 31, 2003 – Approval of East 11th and 12th Streets Urban Renewal Plan Second Modification; April 7, 2005 – Approval of East 11th and 12th Streets Urban Renewal Plan Third Modification; February 28, 2008 – Approval of East 11th and 12th Street Urban Renewal Plan Fourth Modification; November 20, 2008 – Approval of East 11th and 12th Street Urban Renewal Plan Fifth Modification. April 12, 2012 – Council set a public hearing for April 26, 2012			
For More Information:	Elizabeth A. Spencer, Director, 974-3182.			
Boards and Commission Action:	February 29, 2012 - Recommended by the Urban Renewal Agency; March 27, 2012 - Recommended by the Planning Commission			
MBE / WBE:				
Related Items:				
Additional Backup Information				

This action will consider approval of an ordinance, after public comment, to adopt the proposed Sixth Modification to the Urban Renewal Plan (URP) for the East 11th and 12th Streets Urban Renewal Area as required by Chapter 374.014 (e) of the Texas Local Government Code. The proposed amendment to the East 11th and 12th Streets URP affects only one property, located at 1123 E. 11th Street. The property owners are redeveloping the property with a mixed use project that includes retail and residential uses. Zoning on the property is Commercial-Liquor Sales-Neighborhood Conservation Combining District-Neighborhood Plan (CS-1-NCCD-NP), which allows a floor to area ratio (F.A.R.) of 2:1, but the URP limits this area to 0.7:1. The proposed URP amendment would increase the allowable F.A.R. from 0.7:1 to 1:1 for the property at 1123 E. 11th Street.

The East 11th and 12th Streets URP is an integral part of the Central East Austin Master Plan. The owner, Dick Clark Architecture, met with area neighborhood organizations and property owners to receive their input for this proposed modification.

Attached is a boundary map of the East 11th and 12th Street Urban Renewal Plan Area with 1123 East 11th Street identified.