

ORDINANCE NO.

AN ORDINANCE ADOPTING THE TENTH PLAN MODIFICATION TO THE EAST 11TH AND 12TH STREETS URBAN RENEWAL PLAN.

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF AUSTIN:

PART 1. The council finds:

- (A) The council adopted the East 11th and 12th Streets Urban Renewal Plan by Ordinance No. 990114-G; the first Plan modification by Ordinance No. 010802-089; the second Plan Modification by Ordinance No. 030731-049; the third Plan modification by Ordinance No. 20050407-060; the fourth Plan modification by Ordinance No. 20080228-113; the fifth Plan modification by Ordinance No. 20081120-104; the sixth Plan modification by Ordinance No. 20120426-125; the seventh Plan modification by Ordinance No. 20130214-083; the eight Plan modification by Ordinance No. 20131003-098; and the ninth Plan modification by Ordinance No. 20131017-074 (collectively referred to as the Plan).
- (B) A tenth modification to the Plan is described in Exhibit A, attached to and made part of this ordinance (tenth Plan modification).
- (C) In accordance with Section 374.014(b) of the Local Government Code:
 - (1) The Urban Renewal Agency of the City of Austin reviewed the proposed change to the Plan on October 19, 2015.
 - (2) The Planning Commission reviewed the proposed change to the Plan on September 12, 2017.
- (D) On November 2, 2017, the council held a public hearing on the tenth Plan modification, in accordance with Section 374.014(c) of the Local Government Code.
- (E) After the hearing in accordance with Section 374.014(d) of the Local Government Code, City Council found that:
 - (1) a feasible method exists for the relocation, in decent, safe, affordable, and sanitary accommodations, of families or individuals who will be displaced from the urban renewal area, without undue hardship to those persons;

- 1 (2) the tenth Plan modification conforms to the general plan for municipal
2 development; and
3 (3) the tenth Plan modification offers the maximum opportunity, consistent with
4 the needs of the City as a whole, for the rehabilitation or redevelopment of the
5 urban renewal area by private enterprise.

6 **PART 2.** In accordance with Section 374.014(e) of the Local Government Code, the
7 council adopts the tenth Plan modification, which amends site development standards for
8 properties located on the South side of East 12th Street between Comal and Chicon Street.

9 **PART 3.** This ordinance takes effect on _____, 2017.

10 **PASSED AND APPROVED**

11 _____, 2017 §
12 §
13 §
14 _____ Steve Adler
15 Mayor
16
17

18 **APPROVED:** _____
19 Anne L. Morgan
20 City Attorney

ATTEST: _____
Jannette S. Goodall
City Clerk

Exhibit A
Planning Commission Recommendation to Modify the East 11th and 12th Street Urban Renewal Plan
September 12, 2017

Project Number/Name	Existing Controls	Planning Commission Recommendation (September 12, 2017)
12-9/12th St. Mixed Use, South side of 12th St. between Leona St. & Chiccon St. (Portion of NCCD Tract 16) Figure 4-22	Project Number/Name: Mixed Use, South side of 12th St. between Leona St. & Chiccon St. (Portion of NCCD Tract 16) Subdistrict 2	Project Number/Name: Mixed Use, South side of 12th St. between Leona St. & Chiccon St. (Portion of Tract 16) Subdistrict 2 A. This subdistrict is a newly created subdistrict comprised of the two blocks on the south side of East 12th Street, right-of-way, between Comal Street and Chiccon Street.
	Reuse Objective: Provide Opportunities for Local Serving Mixed Use.	No Changes
	Site area: 1.2 acres	No Changes
	Permitted use: Mixed Use	No Changes
	Allowable height/permitted FAR: 50 foot maximum. The current building floor area ratios (FARs) in the LDC shall be waived in-lieu of the following: no maximum FAR	Allowable height: Measured from the rear property line, the rear 25 feet shall be limited to 35 feet in height. From the 25 foot line to the front of the property is a 50 foot maximum height. The current building floor area ratios (FARs) in the LDC shall be waived in-lieu of the following: no maximum FAR.
	Compatibility: Current regulations are waived and replaced with the restrictions described in Section 3.A.4.	No Changes
	Setbacks: 10' rear setback all other setback provisions waived.	Setbacks: If project is 35 feet in height, a 25 foot rear setback. If project is under 35 feet, 10 foot rear setback. All other setback provisions waived.
	Impervious cover: 90%, except in instances where community detention not available and developer provides on-site detention then impervious cover is 95%.	No Changes

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Planning Commission Recommendation to Modify the East 11th and 12th Street Urban Renewal Plan
September 12, 2017

Project Number/Name	Existing Controls	Proposed Changes
12-11/12th St Civic Node, South side of 12th St. at Chicon St.- Subdistrict 2 (NCCD Tract 17)	Project Number/Name: 12-11/12th St Civic Node, South side of 12th St. at Chicon St.- Subdistrict 2 (NCCD Tract 17) Subdistrict 2	Project Number/Name: 12-11/12th St Civic Node, South side of 12th St. at Chicon St.- Subdistrict 2 (Tract 17) Subdistrict 2 A. This subdistrict is a newly created subdistrict comprised of the two blocks on the south side of East 12th Street, right-of-way, between Cornal Street and Chicon Street.
Figure 4-24	Reuse Objective: Provide New Civic and/or Religious Opportunities	No Changes
	Site area: 0.5 acres	No Changes
	Permitted use: Civic Uses	No Changes
	Allowable height/permitted FAR: 50 foot maximum from Leona to Chicon. The current building floor area ratios (FAR's) in the LDC shall be waived in-lieu of the following: no maximum FAR	Allowable height: Measured from the rear property line, the rear 25 feet shall be limited to 35 feet in height. From the 25 foot line to the front of the property is a 50 foot maximum height. The current building floor area ratios (FAR's) in the LDC shall be waived in-lieu of the following: no maximum FAR.
	Compatibility: Current regulations are waived and replaced with the restrictions described in Section 3.A.4.	No Changes
	Setbacks: 10' rear setback all other setback provisions waived.	Setbacks: If project is 35 feet in height, a 25 foot rear setback. If project is under 35 feet, 10 foot rear setback. All other setback provisions waived.
	Impervious cover: 90%, except in instances where community detention not available and developer provides on-site detention then impervious cover is 95%.	No Changes

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September 12, 2017

Section Number	Existing Controls	Modification
<p>Section 3.0 CRP Illustrative Design Plan</p>	<p>Section 3.0 CRP Illustrative Design Plan</p> <p>A. General Note Regarding Height, Parking, Compatibility and Impervious Cover Restrictions of the CRP as follows and the creation of sub-district boundaries on East 12th Street (sub-district boundaries are described on Figure 4-3a) as follows:</p> <p>1. Height</p> <p>a. Sub-district 1 – 60' heights (north side of E. 12th from Interstate 35 frontage road to NW corner of Olander)</p> <p>b. Sub-district 2 – 50' heights (north side of E. 12th St from the northeast corner of Olander to Poquito; south side of East 12th St southeast and southwest corners of Comal; south side of E. 12th between Comal and Poquito)</p> <p>c. Sub-district 3 – 35' heights (south side of E. 12th between Branch to Comal except southwest corner of Comal)</p>	<p>Section 3.0 CRP Illustrative Design Plan</p> <p>A. General Note Regarding Height, Parking, Compatibility and Impervious Cover Restrictions of the CRP as follows and the creation of sub-district boundaries on East 12th Street (sub-district boundaries are described on Figure 4-3a) as follows:</p> <p>1. Height</p> <p>a. Sub-district 1 – 60' heights (north side of E. 12th St., from I-35 NB Frontage Rd. to northwest corner of Olander St.)</p> <p>b. Sub-district 2 – 50' heights (north side of E. 12th St. from the northeast corner of Olander St. to Poquito St.; south side of E. 12th St. for property known as 1425 E. 12th St.; south side of E. 12th St. between southeast corner of Chiccon St. to southwest corner Poquito St.)</p> <p>c. Sub-district 2 A – Measured from the rear property line, the rear 25 feet shall be limited to 35 feet in height. From this rear, 25-foot line to the front of the property is a 50 foot maximum height for the south side of E. 12th St., between southeast corner of Comal St. to southwest corner of Chiccon St.)</p> <p>d. Sub-district 3 – 35' heights (south side of E. 12th between Branch St. to Comal St., except the southwest corner of Comal St.)</p>