

## URBAN RENEWAL BOARD APPROVED MINUTES

REGULAR MEETING January 13, 2020

The Urban Renewal Board convened the regular meeting on Monday, January 13, 2020, at the Street-Jones Building, 1000 East 11<sup>th</sup> Street, Room 400A, Austin TX.

Chair Escobar called the Board Meeting to order at 6:01 p.m.

Board Members in Attendance: Manuel Escobar, Chair Roxanne Evans, Vice-Chair Amit Motwani Danielle Skidmore Jacqueline Watson

Board Members Absent: Darrell Pierce Nathaniel Bradford

Staff in Attendance: Gina Copic Sandra Harkins Mark Walters

PURPOSE: The Board of Commissioners primary responsibility is to oversee the implementation and compliance of approved Urban Renewal Plans that are adopted by the Austin City Council. An Urban Renewal Plan's primary purpose is to eliminate slum and blighting influence within a designated area of the city.

1. APPROVAL OF MINUTES – Approval of the December 16, 2019, Regular Meeting Minutes. The motion to approve the December 16, 2019, regular meeting minutes with corrections, was made by Commissioner Motwani seconded by Commissioner Watson and approved on a 4-0-0 vote.

Commissioner Skidmore arrived after the approval of minutes.

2. **CITIZEN COMMUNICATION: GENERAL** (The first 5 speakers signed up prior to the meeting being called to order will each be allowed a three-minute allotment to address their concerns.

This is the opportunity for visitors and guests to address the Urban Renewal Agency of the City of Austin (Agency) on any issue. The Agency may not debate any non-agenda issue, nor may any action be taken on any non-agenda issue at this time however the Agency may present any factual response to items brought up by citizens. (Attorney General Opinion - IC-0169) (Limit of three minutes each).

## None

## 3. NEW BUSINESS

a. Authorize negotiate and execute the sixth amendment to the Escrow Agreement that provides for approval of the sixth extension to the Outside Completion Date for the properties located at 1322-1336 East 12th Street from January 31, 2020 to March 31, 2020.

Matt Harriss, Chief Financial Officer, Butler Family Interests, provided a project briefing, which included a request for the sixth extension.

The motion authorizing the negotiation and execution of the sixth amendment to the Escrow Agreement that provides for approval of sixth extension to the Outside Completion Date for the properties located at 1322-1336 East 12th Street from January 31, 2020 to March 31, 2020, was made by Commissioner Watson, seconded by Vice-Chair Evans and approved on a 5-0-0 vote.

- b. Discussion and possible action of the scoring criteria and matrix for the Urban Renewal Agency-owned properties located in the 900 and 1100 Blocks of East 11th Street (Blocks 16 and 18) Request for Proposal and how enforcement provisions may be implemented. Item postponed until next meeting. No action was taken.
- c. Discussion and possible action on Permitted, Prohibited and Conditional uses for East 11th and 12th Street Urban Renewal Plan and the East 11th Street Neighborhood **Conservation Combining District (NCCD).**

The motion to approve the Permitted, Prohibited and Conditional uses, that are attached to these minutes, for East 11th and 12th Street Urban Renewal Plan and the East 11th Street Neighborhood Combining District (NCCD), was made by Commissioner Motwani seconded by Commissioner Watson and approved on a 5-0-0 vote.

## 4. OLD BUSINESS

- a. Discussion and possible action on recommended modifications to the East 11th and 12th Street Urban Renewal Plan and the East 11th Street Neighborhood Conservation Combining District (NCCD) to parallel the structure of the current East 12th Street NCCD. Item postponed until next meeting. No action was taken.
- b. Discussion and possible action of design guidelines for the Urban Renewal Agencyowned properties located in the 900 and 1100 Blocks of East 11th Street (Blocks 16 and 18) Request for Proposal.

Item postponed until next meeting. No action was taken.

c. Update, discussion and possible action regarding development plans for property owned by Eureka/Gilfillan Group within the East 11th and 12th Street's Urban Renewal Plan boundaries, including 1120 E 12th Street.

Trey Salinas, representative for Eureka/Gilfillan Group, provided a verbal update. No action was taken

## 5. UPDATE FROM URBAN RENEWAL BOARD COMMITTEES, WORKING GROUPS AND APPOINTMENTS

a. The Urban Renewal Plan Implementation Committee and Working Group meetings will be placed on hold until further notice.

## **NEXT MEETING/FUTURE AGENDA ITEMS**

Next work session is proposed for Wednesday, January 29, 2020, at 5:00 p.m. Next regular meeting is scheduled for Monday, February 10, 2020, at 6:00 p.m.

## ADJOURNMENT - Meeting ended at 9:31 p.m.

## EAST 11TH ST NCCD AND URPLAN PERMITTED, CONDITIONAL AND PROHIBITED USE CHART URBAN RENEWAL BOARD REGULAR MEETING - JANUARY 13, 2020

East 11th Street NCCD and E 11th and 12th	Street NCC	2020 Approve D and 11th and	January 13, 2020 Approved Use Chart 11th Street NCCD and 11th and 12th St Urban	
Street Urban Renewal Permitted Use		Renewal Plan	n	Permitted Conditions and Exceptions
	SUBDISTRICT	SUBDISTRICT	Urban Renewal	
	1	2	Plan	
Civic Uses				
Administrative Services	1	1	I	
Aviation Facilities	1	I	1	
Camp	1	1	1	
Cemetery	-	1	1	
				Conditions: Save and except 1017 E 11th St (M
Club or Lodge	I	I	I	W St Joseph Grand Lodge) and 1704 E 12th St
2 2 2				(INIVA INI CALILIEI GIAILU LOUBE)
College & University facilities	U	C	U	Only allow on the second floor.
Communication Service Facilities	-	-	-	
Community Events	1	-	1	
Community Recreation (Private)	U	С	υ	5
Community Recreation (Public)	U	υ	U	
Congregate Living	U	U	۲ U	

**CIVIC USES** 

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Convalescent Services

## **URBAN RENEWAL BOARD REGULAR MEETING - JANUARY 13, 2020**

**CIVIC USES** 

EAST 11TH ST NCCD		V PERMITTED,	CONDITIONAL	AND URPLAN PERMITTED, CONDITIONAL AND PROHIBITED USE CHART
	January 13	, 2020 Approve	January 13, 2020 Approved Use Chart 11th	
East 11th Street NCCD and E 11th and 12th Street Urban Renewal Permitted Use	Street NC	Street NCCD and 11th and 12th St Urban Renewal Plan	d 12th St Urban an	Permitted Conditions and Exceptions
		S	Urban Renewal	
	-1	2	Ptan	
Convention Center	1	1	1	
Counseling Services	PC	PC	PC	Not allowed on ground floor on E 11th and 12th Street.
Cultural Services	d	٩	٩.	
Day Care Services (General)	U	υ	υ	
Day Care Services (Limited)	ď	Р	Ρ	
Day Care Services (Commercial)	J	I.	1	
Detention Facilities	-	1	1	
Employee Recreation	-	-		
Family Home	P .	٩	Ρ	
Group Home Class I (General)	d	ď	ď	
Group Home Class I (Limited)	Ь	Ч	Р	
Group Home Class II	Ч	-	Р	
Guidance Services	PC	PC	PC	Not allowed on ground floor for East 11th and 12th Streets.
Hospital Services (General)	1	I		
Hospital Services Limited		1	-1	
Local Utility Services	C	c _	C	
Maintenance and Service Facilities		I		
Major Public Facilities	-	1	1	
Major Utility Facilities	-	ł	1	
Military Installations	-	1	1	
Park and Recreation Services (General)	-		· •	
Park and Recreation Services (Special)	1	1	1	
Postal Facilities	•	1	1	
Private Primary Educational Services	U	U	J	
Private Secondary Educational Services		υ	U	
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Public Secondary Educational Services Public Primary Educational Services

**Religious Assembly Railroad Facilities** 

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## EAST 11TH ST NCCD AND URPLAN PERMITTED, CONDITIONAL AND PROHIBITED USE CHART **URBAN RENEWAL BOARD REGULAR MEETING - JANUARY 13, 2020**

**CIVIC USES** 

East 11th Street NCCD and E 11th and 12th	January 1 Street N	January 13, 2020 Approved Use Chart 11th Street NCCD and 11th and 12th St Urban	d Use Chart 11th d 12th St Urban	
Street Urban Renewal Permitted Use		Renewal Plan	an	Permitted Conditions and Exceptions
	SUBDISTRICT	ET   SUBDISTRICT	Urban Renewal	
		2	Plan	
Residential Treatment	1	1	1	
Safety Services	U	U	U	
Telecommunication Tower	PC	PC	PC	Prohibited, if sited on ground.
Transitional Housing	1		t	
Transportation Terminal	1	1	1	
All other Civic Uses	1	1	1	
Note 1: Zoning Use Summary Table (Land Development Code) dated October 15, 2015 was used in preparation of this document. Note 2: Unless otherwise specified, uses are permitted as allowed by the base zoning district or as modified by the mixed-use combining district in the E 12th Street NCCD	ppment Code) dai mitted as allower the E 12th Street	ted October 15, 20 d by the base zonir NCCD	ng district or as	
PC=Permitted with conditions				
C=Conditional Use				
Dash Line - Prohibited Use				

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## **URBAN RENEWAL BOARD REGULAR MEETING - 1/13/2020**

# EAST 11TH ST NCCD AND URPLAN PERMITTED, CONDITIONAL AND PROHIBITED USE CHART

Staff v	Staff will insert addresses of all current residential sites.	es of all current	: residential site	22
East 11th Street NCCD and E 11th and	January 13, 2	January 13, 2020 Approved Use Chart 11th	Jse Chart 11th	
12th Street Urban Renewal Permitted	Street NCCD	Street NCCD and 11th and 12th St Urban Renewal Plan	2th St Urban	Permitted Conditions and Excentions
	SUBDISTRICT 1		Urban Renewal Plan	
Residential Uses				
Bed and Breakfast (Group 1)	1	1	1	
Bed and Breakfast (Group 2)		ļ		
Condominium Residential	PC	PC	PC	Not on ground floor fronting E 11th and 12th Streets Save and
				except all existing uses.
Conservation Single Family Residential	1	1	1	
Duplex Residential		1	1	
Group Residential	U	U	U	
Mobile Home Residential	-	I	1	
Multi-Family Residential	PC	РС	PC	Permitted except not on Ground Floor on E 11th Street.
Retirement Housing (Small Site)	Ь	Ь	Ч	
Retirement Housing (Large Site)		1	-	
	-			2
Single-Family Attached Residential	I	ЪС	PC	Streets Save and except all existing uses
Single-Family Residential		-	1	Save and except all existing uses
Small Lot Single-Family Residential	F			Save and except all existing uses
				Not fronting E 11th and 12th
Townhouse Residential	*S 	PC	ЪС	Streets Save and except all
				CAISTING USCO

**URBAN RENEWAL BOARD REGULAR MEETING - 1/13/2020** 

# EAST 11TH ST NCCD AND URPLAN PERMITTED, CONDITIONAL AND PROHIBITED USE CHART

	East 11th Street NCCD and E 11th and 12th Street Urban Renewal Permitted Use		January 13, 2 Street NCCD	January 13, 2020 Approved Use Chart 11th Street NCCD and 11th and 12th St Urban Renewal Plan	Jse Chart 11th 12th St Urban		Permitted Conditions and Exceptions
			SUBDISTRICT 1	SUBDISTRICT 1 SUBDISTRICT 2	Urban Renewal Plan		
	Two-Family Residential		1		L	3	Save and except all existing uses
	Short-Term Rental (STR's)		PC	DG	PC		Prohibit Type 2
			,				
	Note 1: Zoning Use Summary Table (Land used in preparation of this document.	Dev	elopment Code)	Land Development Code) dated October 15, 2015 was	15, 2015 was		
_	Note 2: Unless otherwise specified, uses are permitted as allowed by the base zoning district or as modified by the mixed-use combining district in the E 12th Street NCCD	are p Ig dis	ises are permitted as allowed by the bas bining district in the E 12th Street NCCD	wed by the base th Street NCCD	zoning district		
	P=Permitted Use	[					
	PC=Permitted with Conditions	1					
	C=Conditional Use						
	Dash Line - Prohibited Use						

East 11th Street NCCD and E 11th and 12th Street Urban Renewal Permitted Use	January 13, Street NCC	2020 Approved ( 2D and 11th and 1 Renewal Plan	January 13, 2020 Approved Use Chart 11th Street NCCD and 11th and 12th St Urban Renewal Plan	Permitted Conditions and Exceptions
	SUBDISTRICT 1	SUBDISTRICT 2	Urban Renewal Plan	
Commercial Uses				
Administrative and Business Offices	PC PC	PC	Ŋ	Not allowed on ground floor fronting E 11th and E 12th Street
Adult-Oriented Businesses	1			
Agricultural Sales and Services	1	1	1	
Alternative Financial Services	1	1	1	
Art Gallery	٩.	٩.	۹.	
Art Workshop	4	٩.	٩.	
Automotive Rental	1	1	1	
Automotive Repair Services	1		1	
Automotive Sales	1	1		
Automotive Washing	1	1	1	
Bail Bond Services	1		1	
Building Maintenance Services		1	1	
Business or Trade School	1	1	1	
Business Support Services	1	1	1	
Campground	1	1	1	

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East 11th Street NCCD and E 11th and 12th Street Urban Renewal Permitted Use	A WE ST	January 13, Street NCC	2020 Approved I 2D and 11th and 1 Renewal Plan	January 13, 2020 Approved Use Chart 11th Street NCCD and 11th and 12th St Urban Renewal Plan	Permitted Conditions and Exceptions
		SUBDISTRICT 1	SUBDISTRICT 2	Urban Renewal Plan	
Carriage Stable					
				8-	
Cocktail Lounge		U	*T	U	Save and Except 1808-1812 East 12th Street (Dozen Street, Full Circle Bar, and The 13th Floor) and 1133 E 11th (Nickel City) and 1104 E 11th Street (Historic Victory Grill) but limited to 1st floor.
с 2 <sup>9</sup>					
Commercial (Blood) Plasma Center		-	-	I	
Commercial Off-Street Parking		I	I	1	Note: Accessory off-street Parking exists in the LDC. Existing community parking lots are permitted under this category.
Communications Services			1	1	

East 11th Street NCCD and E 11th and 12th Street Urban Renewal Permitted Use		January 13, Street NCC	2020 Approved I D and 11th and 1 Renewal Plan	January 13, 2020 Approved Use Chart 11th Street NCCD and 11th and 12th St Urban Renewal Plan		Permitted Conditions and Exceptions
		SUBDISTRICT 1	SUBDISTRICT 2	Urban Renewal Plan		
<b>Construction Sales and Services</b>		I	Ê	Ĩ.		
Consumer Convenience Services		Ì	Ĭ	I	Autom are inc	Automated Banking Machines (ATM's) are included under this use.
Consumer Repair Services	1	1	1	1		
Convenience Storage		I	ľ	1		
Drop-Off Recycling Collection Facility		1	ï	1		
Electronic Prototype Assembly		1	â	1		
Electronic Testing		1	È.	1		
Equipment Repair Services		ľ	I	Ĩ		
Equipment Sales		I	1	1		
Exterminating Services		1	1	1		
Financial Services (no drive-through)		i L	Ĕ	1		
Food Sales		PC	Ĩ	PC	Only al 11th ai	Only allowed on ground floor fronting E 11th and E 12th Street

East 11th Street NCCD and E 11th and 12th Street Urban Renewal Permitted Use		January 13, Street NCC	2020 Approved l D and 11th and 1 Renewal Plan	January 13, 2020 Approved Use Chart 11th Street NCCD and 11th and 12th St Urban Renewal Plan	Permitted Conditions and Exceptions
	N N	SUBDISTRICT 1	SUBDISTRICT 2	Urban Renewal Plan	
Commercial Uses					
Administrative and Business Offices		PC	PC	PC	Not allowed on ground floor fronting E 11th and E 12th Street
Adult-Oriented Businesses		I	I	1	
Agricultural Sales and Services		I	1	1	
Alternative Financial Services		1	I		
Art Gallery	501	Ρ.	Р	٩	
Art Workshop		٩	Ь	٩	
Automotive Rental		1	I	1	
Automotive Repair Services		l	-		
Automotive Sales		I	I	1	Þ
Automotive Washing		1	1	1	
Bail Bond Services		I	ः ।	1	
Building Maintenance Services		I	1	l	
Business or Trade School				1	
Business Support Services		1	1	[]	
Campground		I	1	1	

East 11th Street NCCD and E 11th and 12th Street Urban Renewal Permitted Use	January 13, Street NCC	2020 Approved ( D and 11th and 1 Renewal Plan	January 13, 2020 Approved Use Chart 11th Street NCCD and 11th and 12th St Urban Renewal Plan	Permitted Conditions and Exceptions
	SUBDISTRICT 1	SUBDISTRICT 2	Urban Renewal Plan	х н С
Carriage Stable	1	1		
		Ŷ		
Cocktail Lounge	U	I	U	Save and Except 1808-1812 East 12th Street (Dozen Street, Full Circle Bar, and The 13th Floor) and 1133 E 11th (Nickel City) and 1104 E 11th Street (Historic Victory Grill) but limited to 1st floor.
Commercial (Blood) Plasma Center	1	1	I	
Commercial Off-Street Parking	I	I	l	Note: Accessory off-street Parking exists in the LDC. Existing community parking lots are permitted under this category.
Communications Services	1	I	I	

## URBAN RENEWAL BOARD REGULAR MEETING - 1/13/2020 E 11TH ST NCCD AND URPLAN PERMITTED, CONDITIONAL AND PROHIBITED USE CHART

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East 11th Street NCCD and E 11th and 12th Street Urban Renewal Permitted Use		January 13, Street NCC	2020 Approved l D and 11th and 1 Renewal Plan	January 13, 2020 Approved Use Chart 11th Street NCCD and 11th and 12th St Urban Renewal Plan	Permitted Conditions and Exceptions
		SUBDISTRICT 1	SUBDISTRICT 2	Urban Renewal Plan	
Contruction Enfort and Continue		,			
Construction sales and services	1	1	I	1	
Consumer Convenience Services		<u>,</u> 1	1	I	 Automated Banking Machines (ATM's) are included under this use.
Consumer Repair Services		1	1		
Convenience Storage		1	1		
Drop-Off Recycling Collection Facility		1	1	I	
Electronic Prototype Assembly			I		
Electronic Testing			Ē		
Equipment Repair Services		1	1	1	
Equipment Sales		-	,1	1	
Exterminating Services			1		
Financial Services (no drive-through)		-	1	1	
Food Sales		РС	I	PC	Only allowed on ground floor fronting E 11th and E 12th Street

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East 11th Street NCCD and E 11th and 12th Street Urban Renewal Permitted Use	*	January 13, Street NCC	2020 Approved ( 2D and 11th and 1 Renewal Plan	January 13, 2020 Approved Use Chart 11th Street NCCD and 11th and 12th St Urban Renewal Plan		Permitted Conditions and Exceptions
		subdistraicT 1	SUBDISTRICT 2	Urban Renewal Plan		
Funeral Services		t			Sav (Kin Stre Fun	Save and except 1300 E 12th Street (King-Tears Mortuary) and 1410 E 12th Street (Phillips Upshaw & Richard Funeral Home).
General Retail Sales (Convenience) General Retail Sales (General)		PC	1 1	2	0nl 11t	Only allowed on ground floor fronting E 11th and E 12th Street
Hotel-Motel		PC	1	PC	Not floo	Not permitted on bottom floor, bottom floor must contain an auxiliary use.
Indoor Entertainment		۵.	I	۵.	Staff to means.	Staff to confirm what spectator use means.
Indoor Sports and Recreation		1	1	1		
Kennels		I	I			
Laundry Services		1	1	ľ		

East 11th Street NCCD and E 11th and 12th Street Urban Renewal Permitted Use SU	January 13, 3 Street NCCI	anuary 13, 2020 Approved Use Chart 11tl Street NCCD and 11th and 12th St Urban	January 13, 2020 Approved Use Chart 11th	
		Renewal Plan	12th St Urban n	Permitted Conditions and Exceptions
	subdistraict 1	SUBDISTRICT 2	Urban Renewal Plan	
Liquor Sales	υ		U	Limited to 3,000 sq feet.
Medical Offices—not exceeding 5,000 sq/ft of gross floor space	PC	PC	Ŋ	Not allowed on ground floor fronting E 11th and E 12th Street
Medical Offices—exceeding 5,000 sq/ft of gross floor space	1	1	T	
Off-Site Accessory Parking (URPlan Community Parking)	I	1	1	
Outdoor Entertainment	I	T	1	
Outdoor Sports and Recreation	1	1	1	
Pawn Shop Services	1	I	1	
Pedicab Storage and Dispatch	Ē	I	1	
Personal Improvement Services	Ъ	1	۵.	
Personal Services	Ь	1	d	
Pet Services	1	1		
Plant Nursery		I	1	
Printing and Publishing	1	Ĭ	1	

East 11th Street NCCD and E 11th and 12th Street Urban Renewal Permitted Use	January 13, Street NCC	2020 Approved I D and 11th and 1 Renewal Plan	January 13, 2020 Approved Use Chart 11th Street NCCD and 11th and 12th St Urban Renewal Plan	Permitted Conditions and Exceptions
	SUBDISTRICT 1	SUBDISTRICT 2	Urban Renewal Plan	•
Professional Offices	PC	I	U L	Not allowed on ground floor fronting E 11th, except for in designated historic buildings.
Recreational Equipment Maint & Storage		1	1	
Recreational Equipment Sales	•	1	1	
Research Assembly Services	1	I	1	
Research Services	1		1	
Research Testing Services	1	1	I	
Research Warehouse Services		1		
Restaurant (Limited)	РС	I	PC	Only allowed on ground floor fronting E 11th and E 12th Street
Restaurant (General)	 PC	1.	PC	Only allowed on ground floor fronting E 11th and E 12th Street
Scrap and Salvage	1	1	1	
Service Station	I	1	1	
Software Development	I	I	ł	
Special Use Historic	υ	U	υ	
Stables		1	1	

East 11th Street NCCD and E 11th and 12th Street Urban Renewal Permitted Use	January 13, Street NCC	2020 Approved 1 2D and 11th and 1 Renewal Plan	January 13, 2020 Approved Use Chart 11th Street NCCD and 11th and 12th St Urban Renewal Plan	Permitted Conditions and Exceptions
	subDISTRICT 1	SUBDISTRICT 2	Urban Renewal Plan	
Theater	PC	PC	PC	Not allowed on ground floor fronting E 11t
Vehicle Storage	1		1	
Veterinary Services - Livestock	1	I	1	
Note 1: Zoning Use Summary Table (Land Development Code) dated October 15, 2015 was used in preparation of this document.	oment Code) dated	October 15, 20	15 was used in	
Note 2: Unless otherwise specified, uses are permitted as allowed by the base zoning district or as modified by the mixed-use combining district in the E 12th Street NCCD	litted as alfowed b le E 12th Street NC	y the base zonin CD	g district or as	
P=Permitted Use				
PC- Permitted with Conditions				
Dash Line Prohibited Lise				

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