

RESOLUTION NO.

WHEREAS, on February 8, 1996, Austin City Council approved creation of the Central Urban Redevelopment (CURE) combining district to incentivize revitalization of the downtown area and up to six commercially zoned corridors in neighborhoods east of Interstate Highway 35; and

WHEREAS, the stated purpose of CURE is to enhance the stability of neighborhoods and promote redevelopment that is compatible in design and proportion with the surrounding area; and

WHEREAS, application of CURE to increase maximum permitted heights and floor-to-area ratios east of the interstate has resulted in downtown verticality and intensity of use incompatible with the oldest residential neighborhoods of East Austin, incentivized demolition of their historic fabric, and accelerated displacement of longtime low and moderate income residents and small businesses; and

WHEREAS, normal compatibility standards do not apply on certain parcels along certain East Austin corridors, allowing taller structures closer to single-family uses than would otherwise be permitted; and

WHEREAS, in conjunction with waived compatibility standards, application of the CURE on these parcels and corridors will jeopardize the long-term viability of adjacent revitalized neighborhoods and the uses within them by permitting intense development so out of scale with its context as to dramatically degrade quality of life and increase property values; and

WHEREAS, these negative outcomes are at odds not only with the purpose of the CURE combining district but also with Imagine Austin, which seeks to

preserve the diversity and character of neighborhoods and protect areas of cultural and historic importance; and

WHEREAS, the conditions of blight and divestment that originally prompted application of the CURE to East Austin corridors no longer apply;
NOW, THEREFORE,

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

Council initiates the following code amendments to the Central Urban Redevelopment combining district (CURE) to change its applicability and better align it with Imagine Austin.

BE IT FURTHER RESOLVED:

CURE does not apply east of IH-35/East Avenue.

ADOPTED: _____, 2017

ATTEST: _____

Jannette S. Goodall
City Clerk