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RESOLUTION NO.

WHEREAS, in 1984 the City Council adopted the Master Urban Design Plan, which recommended a Neighborhood Conservation Combining District for Central East Austin with the goal to create land development policy to promote the redevelopment of the economically depressed East 11th Street Business District, encourage commercial development fronting IH-35, and encourage more people representing an economic mix to be able to live and work in the District; and

WHEREAS, on June 20, 1991, City Council adopted Ordinance No. 910620-C establishing the East 11th Street Neighborhood Conservation Combining District; and

WHEREAS, in 1996, the Austin Revitalization Authority and Central East Austin residents, property owners, businesses, governmental representatives, faith-based institutions, and other community stakeholders began a process of community organization, physical surveys, vision setting, and detailed planning analysis with an emphasis on redevelopment of the East 11th Street and East 12th Street corridors; and

WHEREAS, in 1997, City Council adopted Resolution No. 971119-34 declaring the East 11th Street and East 12th Street corridors to be a “slum area and blighted area” and designating the area appropriate for an urban renewal plan as required under Chapter 374 of the Texas Local Government Code; and

WHEREAS, on January 14, 1999, City Council adopted Ordinance No. 990114-G approving the East 11th Street and 12th Street Urban Renewal Plan, which was intended to identify and implement mechanisms to eliminate the slum and blighted influences within the area and has been modified 11 times, thus far; and

1 **WHEREAS**, on June 7, 2001, City Council adopted Ordinance No. 010607-
2 23 amending the East 11th Street Neighborhood Conservation Combining District to
3 allow dense development along the IH-35 frontage road south of East 11th Street;
4 and

5 **WHEREAS**, on February 2, 2008, City Council adopted Ordinance No.
6 20080228-087 establishing the East 12th Street Neighborhood Conservation
7 Combining District to implement the elements of the Urban Renewal Plan relating
8 to the East 12th Street corridor; and

9 **WHEREAS**, on May 5, 2008, City Council adopted Ordinance Nos.
10 20080508-084 and 20080508-085 to allow dense development along the IH-35
11 frontage road between East 12th Street and East 11th Street; and

12 **WHEREAS**, the East 11th Street Neighborhood Conservation Combining
13 District puts in place zoning to implement the Urban Renewal Plan; however, it
14 presently consists of five separate ordinances with over 200 pages, is complex and
15 difficult to administer, and doesn't clearly identify entitlements for specific
16 properties nor has the appropriate zoning to implement the Urban Renewal Plan for
17 East 11th Street; and

18 **WHEREAS**, in 2012, the East 11th and 12th Street Development Strategy was
19 presented to Council with recommendations to align the East 11th and 12th Streets
20 Urban Renewal Plan with the East 11th Street Neighborhood Conservation
21 Combining District to remove inconsistencies and update outdated development
22 language; and

23 **WHEREAS**, the Urban Renewal Agency currently owns 15 undeveloped
24 parcels on East 11th Street (900 Block, Block 16 and the 1100 Block, Block 18) that
25 provide unique opportunities to advance the goals of the Urban Renewal Plan;
26 **NOW, THEREFORE,**

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

2 Council initiates an amendment to the East 11th Street Neighborhood
3 Conservation Combining District to:

4 (1) Update the East 11th Street Neighborhood Conservation Combining
5 District to put in place the zoning to support the Urban Renewal Plan to maximize
6 the value of the Urban Renewal Agency's properties while continuing to promote
7 the vision set by the community; and

8 (2) Include any additional amendments to the East 11th Street Neighborhood
9 Conservation Combining District necessary to succinctly and clearly communicate
10 property owners' entitlements.

11 **ADOPTED:** _____, 2020 **ATTEST:** _____

12 Jannette S. Goodall
13 City Clerk
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