

**RESOLUTION NO. 20200423-039**

**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 11<sup>th</sup> 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 11<sup>th</sup> 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 11<sup>th</sup> Street and East 12<sup>th</sup> Street corridors; and

**WHEREAS**, in 1997, City Council adopted Resolution No. 971119-34 declaring the East 11<sup>th</sup> Street and East 12<sup>th</sup> 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 11<sup>th</sup> Street and 12<sup>th</sup> 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

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

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

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

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

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 Street Neighborhood Conservation Combining District to remove inconsistencies and update outdated development language; and

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

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

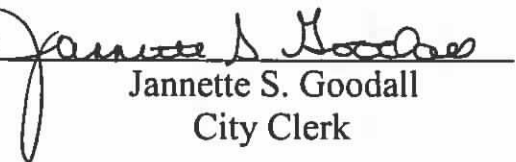
Council initiates an amendment to the East 11<sup>th</sup> Street Neighborhood Conservation Combining District to:

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

(2) Include any additional amendments to the East 11<sup>th</sup> Street Neighborhood Conservation Combining District necessary to succinctly and clearly communicate property owners' entitlements.

**ADOPTED:** April 23, 2020

**ATTEST:**

  
Jannette S. Goodall  
City Clerk