



Recommendation for Action

File #: 21-1885, **Agenda Item #:** 40.

5/20/2021

Posting Language

Conduct a public hearing and approve an ordinance adopting the twelfth modification to the Urban Renewal Plan for the East 11th and 12th Streets Urban Renewal Area to align with proposed amendments to the East 11th and 12th Street Neighborhood Conservation Combining Districts.

Lead Department

Housing and Planning Department.

Fiscal Note

This item will have no fiscal impact.

Prior Council Action:

Council adopted the Urban Renewal Plan (URP) for the East 11th and 12th Streets Urban Renewal Area on January 25, 1999 and has modified it 11 times since.

For More Information:

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Council Committee, Boards and Commission Action:

- **Urban Renewal Board January 21, 2021** - Approved recommended modification to the Urban Renewal Plan for the East 11th and 12th Streets Urban Renewal Area.
- **Urban Renewal Board February 8, 2021** - Approved amendment to land use regulations in the recommended modification to Urban Renewal Plan for the East 11th and 12th Streets Urban Renewal Area made by the Board on January 19, 2021.
- **Planning Commission** will conduct a public hearing and consider modifications on May 25, 2021.

Additional Backup Information:

Council adopted the Urban Renewal Plan (URP) for the East 11th and 12th Streets Urban Renewal Area on January 25, 1999. Since the original adoption of the URP, Council has adopted 11 modifications to the URP which have largely focused on development regulations for properties within the URP boundaries. The 11th modification extended the URP for 10 years with an evaluation in 5 years to determine whether there is a continued need for the URP.

The URP and the 11th Street Neighborhood Conservation Combining District (NCCD) are currently not aligned and include inconsistent development standards for properties which fall within their boundaries. The URP supersedes the NCCD and the current East 11th Street NCCD consists of multiple ordinances and is almost 200 pages long. The length and complexity of these regulatory documents make it difficult for people to understand what they can do with their property and difficult for staff to administer.

Beginning in late 2018, Austin's Urban Renewal Board (URB) began the process to update the URP and make

recommendations to amend and simplify the East 11th Street NCCD. As the process progressed to amend the URP, the URB recommended amendments to the East 12th Street NCCD to reflect changes made to the URP.