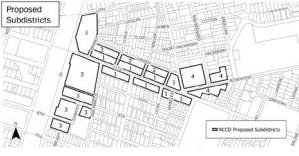
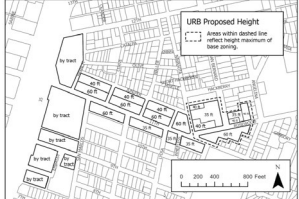



Proposed Amendment Tracking #	Comm.	Chapter/ Sub-Chapter	Page #	Topic	Proposed Amendment	Proposed Text Change (Underline added text/Strikethrough deleted text)	Text Change Included in Amendment (YES/NO)	Justification	References (if needed)	Notes	PC Vote	Staff Response
1	Working Group	Agenda Item B-13 Backup	6 of 19	Changes to the 11th St. NCCD Subdistrict			Image included	The creation of a subdistrict on the Eastern end (subdistrict 4) aligns with the URB approval		The creation of the subdistrict is necessary to reflect our other recommendations		See staff recommendation to leave this subdistrict as part of Subdistricts 1 and 2. This recommendation will reduce and eliminate entitlements, create nonconforming uses, and effectively remove these properties from the NCCD. For example, 1310 Rosewood Avenue has the base zoning of SF-3 which does not allow commercial or multi-family uses; however, under the current NCCD regulations and staff recommendations this site would be able to utilize the commercial and multi-family entitlements allowed in Subdistrict 1.  Staff was made aware of the reduction in entitlements when engaging with property owners after the Urban Renewal Board made its recommendation.
2	Working Group	Agenda Item B-13 Backup	10 of 19	11th St. NCCD Height			No	Recommendation for Subdistrict 1,2 and 3, aligns with staff recommendation and recommendation for Subdistrict 4 aligns with URB recommendation		Intention: No nonconforming structure should be created in Subdistrict 4		Existing structures are one to two stories. While this change will probably not create nonconforming structures, it will reduce building height entitlements for properties in this subdistrict.
3	Working Group	Agenda Item B-13 Backup	13 of 19	11th St. NCCD FAR	Subdistrict 1 – 3-1, Subdistrict 2 – 2-1, Subdistrict – 3.75-1, Subdistrict 4 – match with current base zoning today, except where it creates a nonconforming structure		No	Allows for existing planning processes to proceed while aligning with existing entitlements and responding to neighborhood concerns		Intention: No nonconforming structure should be created in Subdistrict 4		This would reduce entitlements for some properties in Subdistrict 4, but not in other subdistricts.
4	Working Group	Agenda Item B-13 Backup	14 of 19	11th St. NCCD Use Standards	Hotel-Motel should be a conditional use in subdistrict 1, except where it creates a nonconforming use		No	Responding to neighborhood concerns. Cocktail lounge is an accessory use in hotel-motel and allowing it as a conditional use would allow better planning around the accessory use		Intention: No nonconforming use should be created		Staff agrees with the URB recommendation to make this use permitted.  Changes to use regulations need to be made in the draft URP as well to align the two document.
5	Working Group	Agenda Item B-14 Backup	Not in backup document	12th St. NCCD Height	 Subdistrict 1 - 60 feet, subdistrict 2 - 35 feet except where it creates nonconforming structures in which case the height would be 50 feet, Subdistrict 3 - 35 feet		No	Responding to neighborhood concerns and aligning with existing neighborhood character	12th St NCCD Standards Changes pdf on page: <a href="https://www.sp.eakupaustin.org/urb-nccd">https://www.sp.eakupaustin.org/urb-nccd</a>	The map is only for reference and no amendment has been made to it. Intention: No nonconforming use should be created		There are buildings in Subdistrict that exceed this height limit. This would also reduce current entitlements by 15 feet.  Staff does not support the reduction of entitlements without more extensive outreach to affected property owners. Staff invited all residents, businesses, and property owners within the NCCDs and within 500' to an information meeting held on April 20, 2021 to review the URB's recommendations. As part of that meeting, staff also made available online the URB's recommendations. Many of the attendees, as well as those who chose not to attend the meeting are unaware of the PC Working Group's recommendations to reduce their entitlements.
6	Working Group	Agenda Item B-14 Backup	6 of 14	12th St. NCCD FAR	Match FAR to current base zoning entitlements today in subdistricts 1, 2, 2a, and 3, except where this creates nonconforming structures		No	Responding to neighborhood concerns and aligning with existing neighborhood character		Intention: No nonconforming structure should be created in all subdistricts		Most of the properties within the current NCCD do not have a FAR limit under current regulations. This would reduce current entitlements.
7	Working Group	Agenda Item B-14 Backup	7 of 14	12th St. NCCD Use Standards	Hotel-Motel should be a conditional use in the entire district, except where it creates a nonconforming use		No	Responding to neighborhood concerns. Cocktail lounge is an accessory use in hotel-motel and allowing it as a conditional use would allow better planning around the accessory use		Intention: No nonconforming use should be created		Staff agrees with the URB recommendation to make this use permitted.  Changes to use regulations need to be made in the draft URP as well to align the two document.
8	Working Group	Agenda Item B-14 Backup	7 of 14	12th St. NCCD Liquor Sales	Liquor sales should be prohibited, except on specific sites where this would create a nonconforming use		No	Responding to neighborhood concerns		Intention: No nonconforming use should be created		Staff agrees with the URB recommendation to make this use permitted.  Changes to use regulations need to be made in the draft URP as well to align the two document.
9	Working Group	Agenda Item B-12	Not in backup document	Urban Renewal Plan Vision	Amend Urban Renewal Plan vision to reflect community suggested changes	<u>Champion community-informed, sustainable revitalization through compatible mixed use development, reflecting diversity, achieving equity and preserving that reflects diversity, achieves equity and preserves East Austin's cultural history.</u>	Yes	Responding to neighborhood concerns	Draft Urban Renewal Plan for the East 11th and 12th Streets Urban Renewal Area pdf on page: <a href="https://www.sp.eakupaustin.org/urb-nccd">https://www.sp.eakupaustin.org/urb-nccd</a>			Staff supports the Urban Renewal Board's recommendation.
10	Working Group	Agenda Item B-13 and B-14	Not in backup document	11th and 12th St. NCCD single-family exception	Specify that should any existing single-family homes be damaged or destroyed (whether or not the address is named in the save and except carve-out) the property owner can rebuild as single-family. Ensure that homeowners have the right in perpetuity to use and improve their properties with no limits on value of improvement, repair, rebuild or sale		No	Responding to neighborhood concerns		Intention: Provide clarification to community members		Staff believes this is redundant to the "save and except" provisions in the URP and NCCDs.