Urban Renewal Plan and E. 11th & 12th Neighborhood Conservation Combining Districts

August/September 2021
Agenda

- Background
- Urban Renewal Plan
- East 11th Street NCCD
- East 12th Street NCCD
- Existing Single Family Uses
Background
Background

- Development along East 11th and 12th Street is controlled by the Urban Renewal Plan (URP) and the Neighborhood Conservation Combining Districts (NCCDs)

- Per Council Resolution No. 20200423-039 and 20210127-054 this update to these documents should:
  - Update the 11th Street NCCD to maximize the value of Urban Renewal Agency owned property while continuing to promote the vision set by the community
  - Update documents to clarify regulations
  - Align URP and NCCDs to ensure consistency
Urban Renewal Plan
Recommended Changes to the Plan

- Replacing the existing definitions section which largely pertain to land uses with a Land Use section that mirrors the draft NCCDs.
- Development standards within the Plan have been moved to the NCCDs.
- Update the process to modify the Plan to align with the rezoning process.
- Reorganization of sections that are outdated and adding information about changes to the area since the Plan’s adoption in 1999.
Vision Statement

<table>
<thead>
<tr>
<th>Current Regulations</th>
<th>The existing URP does not have a vision statement.</th>
</tr>
</thead>
<tbody>
<tr>
<td>URB Recommendation</td>
<td>Champion sustainable revitalization reflecting diversity, achieving equity, and preserving East Austin’s cultural history.</td>
</tr>
<tr>
<td>PC Recommendation</td>
<td>Champion community-informed, sustainable revitalization through compatible mixed use development that reflects diversity, achieves equity and preserves East Austin's cultural history.</td>
</tr>
<tr>
<td>Staff Recommendation</td>
<td>Aligns with the URB recommendation.</td>
</tr>
</tbody>
</table>
East 11th Street NCCD
Differing Recommendations

- Subdistrict Boundaries
- Floor Area Ratio (FAR)
- Height
- Hotel-Motel Use
Existing Subdistricts

E. 11th St.
URB & PC
Proposed Subdistricts

E. 11th St.
Staff
Proposed Subdistricts

E. 11th St.
Both the URP and the NCCD contain development standards which in many cases are inconsistent. The URP standards supersede the NCCD.
## Floor Area Ratio (FAR)

<table>
<thead>
<tr>
<th>Current Regulations</th>
<th>The current regulations vary greatly within the URP and the NCCD and are not always aligned. On some properties, the FAR depends on the size or use of the site.</th>
</tr>
</thead>
<tbody>
<tr>
<td>URB Recommendation</td>
<td>Proposed recommendations remove FAR limits for Subdistrict 1, 2, and 3 and refer properties Subdistrict 4 to their base zoning FAR.</td>
</tr>
</tbody>
</table>
| PC Recommendation   | Subdistrict 1 – 3:1  
Subdistrict 2 – 2:1  
Subdistrict 3 – 3.75:1  
Subdistrict 4: base zoning  

*Notes: The FAR standards above would not reduce entitlements in Subdistrict 1, 2, or 3.*  

| Staff Recommendation | Staff is not recommending the creation of the proposed Subdistrict 4 because this would reduce entitlements for some properties. Therefore, staff does not recommend any FAR limit within the NCCD. |
Currently height regulations are in both the URP and the NCCD and are inconsistent. In Subdistrict 3, height maximums are set by tract.

**URB Recommendation**
The URB’s recommendation incorporated the regulations from the URP into the NCCD and applies height maximums based on context rather than subdistrict. On the north side of 11th street, existing standards are adjusted to create a stepdown. In Subdistrict 4, base zoning standards apply. There are no recommended changes in Subdistrict 3 “by tract” height maximums.

**PC Recommendation**
Aligns with the URB recommendation.

**Staff Recommendation**
Staff is not recommending the creation of Subdistrict 4 along Rosewood Avenue and recommends carrying forward existing height entitlements for these properties.
Existing Height Maximums

E. 11th St.
URB & PC Proposed Height

E. 11th St.
Staff
Proposed
Height

Staff Recommendation

Areas within dashed line show where staff recommends carrying forward existing entitlements.
## Hotel-Motel Use

<table>
<thead>
<tr>
<th>Current Regulations</th>
<th>Per the NCCD, hotel-motel use is not an allowed in Subdistrict 1. However, the use is allowed at 1123 E 11th Street per the URP which supersedes the NCCD.</th>
</tr>
</thead>
<tbody>
<tr>
<td>URB Recommendation</td>
<td>Permit hotel-motel use in Subdistrict 1 with the condition that bedrooms may not be located on a ground floor of a building fronting E 11th Street.</td>
</tr>
<tr>
<td>PC Recommendation</td>
<td>Hotel-motel is a conditional use in Subdistrict 1.</td>
</tr>
<tr>
<td>Staff Recommendation</td>
<td>Aligns with the URB recommendation.</td>
</tr>
</tbody>
</table>

*Notes: Use regulations need to be made in the URP as well to align with the NCCD.*
East 12th Street NCCD
Differing Recommendations

- Floor Area Ratio (FAR)
- Height
- Hotel-Motel Use
- Liquor Sales Use
Currently, there are no FAR limits for any property within the URP project area. Properties within the NCCD but outside the project areas have the FAR limits of their base zoning district.
## Floor Area Ratio (FAR)

<table>
<thead>
<tr>
<th>Current Regulations</th>
<th>There is no FAR limit for any properties within an URP “project area”. All other properties are subject to the FAR of their base zoning.</th>
</tr>
</thead>
<tbody>
<tr>
<td>URB Recommendation</td>
<td>Remove FAR limitations for all properties.</td>
</tr>
<tr>
<td>PC Recommendation</td>
<td>All properties are subject to the FAR of their base zoning.</td>
</tr>
<tr>
<td>Staff Recommendation</td>
<td>Aligns with the URB recommendation.</td>
</tr>
</tbody>
</table>
Height

Current Regulations

Subdistrict 1: 60 ft
Subdistrict 2: 50 ft
Subdistrict 2a: 35 ft
Subdistrict 3: 35 ft

URB Rec
No change to current regulations

PC Rec
Subdistrict 2: 35 ft
No change to other subdistricts

Staff Rec
No change to current regulations
Current Use Regulations

- The base zoning controls the uses allowed on a property
- The NCCD provides further restrictions by prohibiting additional uses
  - Examples: auto repair, convenience storage, equipment sales
- The NCCD also has a list of pedestrian oriented uses that are only required for a building that includes a multi-story parking structure.
  - Examples: General retail sales, restaurant, personal services
Proposed Use Regulations

- The draft NCCD proposes a list of uses focusing on pedestrian oriented and neighborhood serving uses
- These uses are permitted, permitted with conditions, or conditional
- For a use to be allowed on a property, the use must also be allowed in the base zoning district
- For SF-3 properties, base zoning use standard apply
## Hotel-Motel Use

<table>
<thead>
<tr>
<th>Current Regulations</th>
<th>Hotel-motel use is permitted on properties if the use is allowed in the base zoning district.</th>
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<tr>
<td>URB Recommendation</td>
<td>Permit hotel-motel use with the condition that bedrooms may not be located on a ground floor of a building fronting E 12th Street.</td>
</tr>
<tr>
<td>PC Recommendation</td>
<td>Hotel-motel becomes a conditional use.</td>
</tr>
<tr>
<td>Staff Recommendation</td>
<td>Aligns with the URB recommendation.</td>
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</tbody>
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*Notes: Use regulations need to be made in the URP as well to align with the NCCD.*
Liquor Sales Use

- Liquor sales use is currently prohibited on 12th Street
- The URB's original recommendation was to allow liquor sales if it is also allowed in the base zoning
- PC recommended carrying forward the use prohibition
- The URB reconsidered its original proposal and agrees that liquor sales use should continue to be prohibited
Petitions

- 63 Petitions submitted
- 52 from Eureka Holding, Inc.
- 11 from other property owners
- Staff is working to validate petitions — won't be calculated for Sept. 2 Council public hearing
Existing Single Family Uses
Existing Single Family Uses

- The URB is recommending existing uses at specific addresses remain permitted through the "save & except" provision.
- PC recommended that all existing single family uses can rebuild and are not limited in any way by nonconforming standards.
- This recommendation is consistent with the URB's intent.
- Staff is reviewing the draft land use sections to ensure that all existing single family are included and working to ensure that the draft regulations meet this intent.