

## Certificate of City Council Action

State of Texas                   §  
  §  
County of Travis               §

I, the undersigned City Clerk of the City of Austin, Texas (the "City"), do hereby execute and deliver this certificate for the benefit of the Real Property Records of Travis County, Texas, and all persons interested in the proceedings of the City Council of the City of Austin, Texas (the "City Council") and the validity thereof, and do certify as follows:

1. That I am the duly chosen, qualified and acting City Clerk of the City; that as such I am familiar with the facts herein certified; and that I am duly authorized to execute and deliver this certificate.

2. The City Council convened in Regular Session on 31 July 2003 at the regular meeting place thereof, and the roll was called of the duly constituted City Council and all of said persons were present except the following, everyone was present, thus constituting a quorum. Whereupon, among other business, the following was transacted at said meeting: Ordinance No. 030731-49 was introduced for the consideration of the City. It was then duly moved and seconded that Ordinance No. 030731-49 be adopted; and, after due discussion, said motion, carrying with it the adoption of Ordinance No. 030731-49, prevailed and carried by the vote of:

7 Ayes

0 Nays

0 Abstentions.

3. That a true and complete copy of Ordinance No. 030731-49 adopted at the meeting is attached to and precedes this certificate. In addition Ordinance No. 030731-49 amends Ordinance No. 990114-G which is filed for record in Document No. 1999157295, Official Public Records of Travis County, Texas, corrected in Document No. 2000078958, Official Public Records of Travis County, Texas, and which was modified by Ordinance No. 010802-89 which is filed for record in Document No. 2002204815, Official Public Records of Travis County, Texas.

4. That Ordinance No. 030731-49 has been duly and lawfully adopted by the City Council and will be duly recorded in the minutes of the City Council for such meeting.

5. That a sufficient written notice of the date, hour, place and subject of this meeting was posted on a bulletin board located at a place convenient to the public at the City Hall of the City and was readily accessible to the general public at all times for at least 72 hours preceding the scheduled time of the meeting, as required by the Open Meetings Act, Vernon's Texas Civil Statutes, Government Code, Chapter 551, as amended; and that this

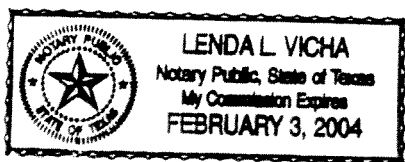
meeting was open to the public as required by law at all times during which Ordinance No. 030731-49 and the subject matter thereof was discussed, considered and formally acted upon.

Signed on 8th August 2003  
July 2003

Shirley A. Brown  
Shirley A. Brown  
City Clerk  
City of Austin, Texas

State of Texas           §  
                                  §  
County of Travis       §

This instrument was acknowledged before me on 8th August 2003, by Shirley A. Brown, City Clerk of the City of Austin, Texas, a Texas home-rule and municipal corporation, on behalf of said corporation.



Lenda L. Vicha  
Notary Public in and for the State of Texas

**AN ORDINANCE ADOPTING THE SECOND PLAN MODIFICATION TO THE EAST 11th AND 12th STREETS URBAN RENEWAL PLAN.**

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

**PART 1. FINDINGS:**

- (A) The council adopted the East 11th and 12th Streets Urban Renewal Plan on January 14, 1999 by Ordinance No. 990114-G and the First Plan Modification to the Plan on August 2, 2001 by Ordinance No. 010802-89 (jointly referred to as the Plan).
- (B) A second modification to the Plan was developed by the Austin Revitalization Authority and the Urban Renewal Agency of the City of Austin (Second Plan Modification) and is attached to and made a part of this ordinance as Exhibit A.
- (C) In accordance with Section 374.014(b) of the Local Government Code:
  - (1) The Urban Renewal Agency of the City of Austin approved a resolution recommending council adopt the Second Plan Modification on July 21, 2003.
  - (2) The Planning Commission approved a resolution recommending council adopt the Second Plan Modification on July 23, 2003.
- (D) On July 31, 2003 the council held a public hearing in accordance with Section 374.014(c) of the Local Government Code on the Second Plan Modification.

**PART 2.** In accordance with Section 374.014(e) of the Local Government Code, the council adopts the Second Plan Modification to the East 11th and 12th Streets Urban Renewal Plan.

**PART 3.** The city clerk shall attach a copy of the Second Plan Modification to the minutes of this meeting and file a certified copy of the Second Plan Modification in the real property records of Travis County, Texas.

**PART 4.** The council waives the requirements of Sections 2-2-3 and 2-2-7 of the City Code for this ordinance.

PART 5. This ordinance takes effect on August 11, 2003.

PASSED AND APPROVED

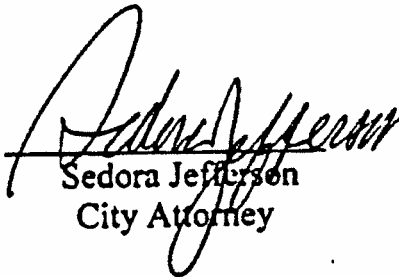
§  
§  
§

July 31, 2003

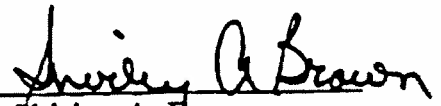


Will Wynn  
Mayor

APPROVED:

  
Sedora Jefferson  
City Attorney

ATTEST:

  
Shirley A. Brown  
City Clerk

## EXHIBIT A

### CHANGES TO E. 11TH & 12TH STREETS URBAN RENEWAL PLAN

**PROJECT NUMBER/NAME**

Project Location:

Reuse Objective:

**11-1/JUNIPER MIXED USE**

North side of 11th St. and South side of Juniper Between Branch St. and Curve St.

Provide New Mixed Use Development (Residential and Non-Residential)

**Modifications to Plan**

**Existing**

Project Controls:

Site Area:

2.0 acres

No Changes

Permitted Use:

Mixed Use/Office/Single family residential

No Changes

Allowable Height/Permitted FAR:

60 foot maximum/1.0 Total Maximum FAR

No Changes

New Commercial Space:

25,000-35,000 square feet maximum  
Downtown & entertainment oriented retail

No Changes

Commercial Space to be Preserved:

0

up to 2,000 square feet

New Housing Units:

15-25 rental flats

No Changes

Existing Housing to be Preserved:

0

2 historic houses to be renovated. One to remain on site and one to be moved and renovated.

Community Parking Spaces:

50-55 (limited on street spaces)

No Changes

Residential Parking Spaces:

25-30

No Changes

Potential Demolition:

4 houses, 1 duplex, 12 units, up to 10,000 square feet of commercial/office

3 houses, 2 duplexes, up to 10,000 square feet of commercial/office

ANY DEVELOPMENT MUST CONFORM TO CITY'S M.O.A. WITH SHPO AND ANY AMENDMENTS TO IT

## EXHIBIT A

### CHANGES TO E. 11TH & 12TH STREETS URBAN RENEWAL PLAN

**PROJECT NUMBER/NAME**

**11-2/11TH ST. ENTERTAINMENT RETAIL**  
 North side of 11th St. and the South side of Juniper Street Between Curve St. & Waller St.  
 Create Entertainment Oriented Retail & Office Opportunities on 11th St.

**Project Location:**

**Reuse Objective:**

	Existing	Modifications to Plan
<b>Project Controls:</b>		
<b>Site Area:</b>	1.9 acres	No Changes
<b>Permitted Use:</b>	Mixed Use: Downtown & Entertainment Oriented Retail/Office	No Changes
<b>Allowable Height/Permitted FAR:</b>	50 foot maximum/0.96 Total Maximum FAR	50 foot maximum/1.15 Total Maximum FAR
<b>New Commercial Space:</b>	50,000-60,000 square feet maximum Shall not be oriented towards Juniper Street	50,000-60,000 square feet maximum except for live/work lofts, shall not be oriented towards Juniper Street
<b>Commercial Space to be Preserved:</b>	up to 1,700 square feet rehabilitated	No Changes
<b>New Housing Units:</b>	10-15 Townhouses	up to 18 townhouses or live/work lofts
<b>Existing Housing to be Preserved:</b>	1 historic house to be moved and renovated	No Changes
<b>Community Parking Spaces:</b>	175-195 (limited on street spaces)	up to 195
<b>Residential Parking Spaces:</b>	10-15	up to 18
<b>Potential Demolition:</b>	1 house and up to 2,500 square feet of commercial/retail	No Changes

# EXHIBIT A

## CHANGES TO E. 11<sup>TH</sup> & 12<sup>TH</sup> STREETS URBAN RENEWAL PLAN

PROJECT NUMBER/NAME	11-7/ LYDIA & 11 <sup>TH</sup> St. MIXED USE	
Project Location:	South side of 11 <sup>th</sup> St. and between Lydia St. and Wheelless St.	
Reuse Objective:	Create Retail & Office Opportunities and/or Off-Street Parking on 11 <sup>th</sup> St.	
Project Controls:		Modifications to Plan
Site Area:	0.9 acres	No Changes
Permitted Use:	Mixed Use/ commercial excluding retail	No Changes
Allowable Height/Permitted FAR:	50 foot maximum/0.71 Total Maximum FAR	No Changes
New Commercial Space:	20,000-28,000 square feet	No Changes
Commercial Space to be Preserved:	0	No Changes
New Housing Units:	0	No Changes
Existing Housing to be Preserved:	0	No Changes
Community Parking Spaces:	30-35	up to 30 (no on street parking)
Residential Parking Spaces:	0	No Changes
Potential Demolition:	1 house and up to 2,000 square feet of Commercial/retail	No Changes

# EXHIBIT A

## CHANGES TO E. 11TH & 12TH STREETS URBAN RENEWAL PLAN

### PROJECT NUMBER/NAME

11-8/ NAVASOTA STREET & 11TH ST MIXED USE

Project Location:  
Reuse Objective:

North side of 11th St. and South side of Juniper St. between Lydia St. and Navasota St.  
Provide New Mixed-Use Development on 11th St.

	Existing	Modifications to Plan
Project Controls: Site Area:	0.9 acres	No Changes
Permitted Use:	Mixed Use/ commercial excluding retail	No Changes
Allowable Height/Permitted FAR:	50 foot maximum/0.71 Total Maximum FAR	No Changes
New Commercial Space:	20,000-28,000 square feet	9,000 - 20,000 square feet
Commercial Space to be Preserved:	0	up to 2,000 square feet
New Housing Units:	0	up to 15
Existing Housing to be Preserved:	0	No Changes
Community Parking Spaces:	30-35	up to 55
Residential Parking Spaces:	0	up to 15
Potential Demolition:		No Changes



# EXHIBIT A

## CHANGES TO E. 11<sup>TH</sup> & 12<sup>TH</sup> STREETS URBAN RENEWAL PLAN

<b>PROJECT NUMBER/NAME</b>		<b>11-9/11<sup>TH</sup> ST. RETAIL</b>	
<b>Project Location:</b>		South side of 11 <sup>th</sup> St. Between Wheeler St. and Navasota St.	
<b>Reuse Objective:</b>		Provide New Local-Serving Retail & Office Opportunities and/or Off-Street Parking on 11 <sup>th</sup> St.	
<b>Project Controls:</b>		<b>Existing</b>	<b>Modifications to Plan</b>
<b>Site Area:</b>		0.5 acres	No Changes
<b>Permitted Use:</b>		Office or Residential over retail; community /local services	Office or Residential over retail; community/local services/community parking
<b>Allowable Height/Permitted FAR:</b>		35 foot maximum/0.57 Total Maximum FAR	No Changes
<b>New Commercial Space:</b>		6,000 – 10,000 square feet	No Changes
<b>Commercial Space to be Preserved:</b>		up to 2,500 square feet rehabilitated (occupied)	No Changes
<b>New Housing Units:</b>		0	No Changes
<b>Existing Housing to be Preserved:</b>		0	No Changes
<b>Community Parking Spaces:</b>		6 – 10 (no on-street parking)	up to 40 (no on-street parking) No access to or egress from the proposed community parking lot and the alley. The parking lot will be adequately screened to prevent negative impacts on the houses along East 10th Street and Wheeler Streets which abuts to it. Close Wheeler before alley near East 11th Street w/temporary feature like movable ballards
<b>Residential Parking Spaces:</b>		0	No Changes
<b>Potential Demolition:</b>		0	No Changes

## EXHIBIT A

### CHANGES TO E. 11TH & 12TH STREETS URBAN RENEWAL PLAN

<b>PROJECT NUMBER/NAME</b>	<b>12-3/12th ST. MIXED USE</b>	
<b>Project Location:</b>	South side of 12th St. between Branch St. and Navasota St. and the Northwest corner of 12th Street at Navasota	
<b>Reuse Objective:</b>	Provide New Mixed Use Development on 12th St	
<b>Project Controls:</b> <b>Site Area:</b>	<b>Existing</b>  3.2 acres	<b>Modifications to Plan</b>
<b>Permitted Use:</b>	Townhouses, between Curve & Navasota Mixed Use, between Branch & Curve	<b>No Changes</b>  Mixed Use between Branch & Curve; Townhouses between Curve & Waller excluding 1115 East 12th St. which will be Commercial; Single Family Residential between Waller and Navasota; Mixed Use at the Northwest corner of 12th and Navasota.
<b>Allowable Height/Permitted FAR:</b>	35 foot maximum/0.46 Total Maximum FAR	<b>No Changes</b>
<b>New Commercial Space:</b>	0	0
<b>Commercial Space to be Preserved:</b>	0	up to 2,000 square feet
<b>New Housing Units:</b>	10-20	<b>No Changes</b>
<b>Existing Housing to be Preserved:</b>	3 historic buildings, 1 to be relocated	<b>No Changes</b>
<b>Community Parking Spaces:</b>	0	<b>No Changes</b>
<b>Residential Parking Spaces:</b>	20-40 (2 spaces per unit)	<b>No Changes</b>
<b>Potential Demolition:</b>	6 houses and up to 1,400 square feet of commercial/retail	3 houses

ORIGINAL  
FILED FOR RECORD

**FILED AND RECORDED**  
OFFICIAL PUBLIC RECORDS

*Dana DeBeauvoir*

08-13-2003 04:23 PM 2003189506  
BAZANJ \$29.00  
DANA DEBEAUVOIR, COUNTY CLERK  
TRAVIS COUNTY, TEXAS

ORIGINAL  
FILED FOR RECORD