

Central East

Neighborhood Plan

PLAN ADOPTED: December 13, 2001

This Neighborhood Plan has been amended by City Council. These amendments may include text changes or Future Land Use Map (FLUM) changes. Please refer to the Ordinance Chart on the planning area webpage for more information on amendments. Planning and Development Review staff updates the Ordinance Chart on a regular basis; however, newly adopted amendments may not be reflected on the chart.

STATION AREA PLAN OR MASTER PLAN

This Neighborhood Plan has been modified with the adoption of the Plaza Saltillo TOD Station Area Plan. This plan should be referenced for properties that are designated as a *Specific Regulating District* on the Future Land Use Map. For zoning, site development and design regulations, refer to the Regulating Plan. These plans can be found at: <http://austintexas.gov/page/austins-tod-process>.



Central East Austin Neighborhood Plan



December 13, 2001



The Central East Austin Neighborhood Plan

An Amendment to the City of Austin's Comprehensive Plan

The Austin Tomorrow Comprehensive Plan
Chapter 5
Section 5-9
Exhibit A

December 13, 2001



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Adoption of a Neighborhood Plan by City Ordinance shows the City Council's general commitment and support for the projects and programs included in the strategy, but does not obligate the City to implement individual plan recommendations

Acknowledgements

We would like to acknowledge the following individuals for their contributions to the development of the Central East Austin Neighborhood Plan and the planning process:

Phil Adams
Pearline Bell
Cheryl Bradley
Julie & Dana Burton
Jimmy Butler
Michael & Marybeth Casias
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Thanks to the many other residents, businesses, property owners, and other stakeholders who have participated in this planning effort!

Mike Clark-Madison , **Chair**, Neighborhood Planning Team

Linda Johnston, **Co-chair**, Neighborhood Planning Team

Special thanks to the institutions that provided meeting space:

**Carver Library
Blackshear Elementary School
Huston-Tillotson College**

The following City of Austin staff members from the Neighborhood Planning & Zoning Department assisted in the completion of the Central East Austin Neighborhood Plan:

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In addition to the staff listed here, numerous other City staff from several departments provided comments, suggestions and cost estimates which were very helpful to the Central East Austin Neighborhood Planning Team and to the City's Neighborhood Planning staff. Their input and support are greatly appreciated.

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Abbreviations

City Departments or Programs

AE - Austin Energy, City of Austin
APD – Austin Police Department, City of Austin
HHS – Health and Human Services Department, City of Austin
NHCD – Neighborhood Housing and Community Development, City of Austin
NPT – Central East Austin Neighborhood Planning Team
NPZD – Neighborhood Planning and Zoning Department, City of Austin
PARC - Parks and Recreation Department, City of Austin
PW – Public Works, City of Austin
SWS – Solid Waste Services Department, City of Austin
TPSD – Transportation, Planning, and Sustainability Department, City of Austin
TXDOT – Texas Department of Transportation
WPDR – Watershed Protection and Development Review Department, City of Austin

Other Abbreviations

ARA – Austin Revitalization Authority
CDCs – Community Development Corporations
CRP - Community Redevelopment Plan
HT – Huston-Tillotson College
Master Plan – ARA Central East Austin Master Plan
NCCD – Neighborhood Conservation Combining District
NPCD – Neighborhood Plan Combining District
URP - East 11th and 12th Streets Urban Renewal Plan
UT – University of Texas

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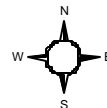
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Central East Austin Neighborhood Planning Area
General Area Map



City of Austin
Neighborhood Planning &
Zoning Department
May 2001



Introduction

The Central East Austin Neighborhood Planning Area is bounded by Interstate 35 on the west, Martin Luther King (MLK) Boulevard on the north, Chicon and Northwestern on the east, and 7th Street on the south. The neighborhood plan focuses on the core elements of land use/zoning, transportation, and urban design. Historic preservation and housing are also considered as part of this plan. Residents, business owners, and property owners have been meeting with City staff since March 2000 to develop a plan to improve their neighborhood and to guide future development.

The area has a diverse population of about 4,693 as of 2000. The ethnicity of the planning area is 51% Hispanic, 38% African-American, 8% Anglo, and 3% other groups. The predominate land uses in the area are residential (32%) and civic or open space (24%). About 4% of the area is commercial or office and 10% of the land is vacant (see Existing Land Use Map on page 14).

The major corridors in the area include 7th, 11th, and 12th Streets, Chicon, Rosewood, and Martin Luther King (MLK) Blvd. Important landmarks in the area include the Carver Library and Museum, Oakwood Cemetery, the State Cemetery, Huston-Tillotson College, Blackshear Elementary, Kealing Junior High, and an Austin Police Department (APD) Neighborhood Center (see Neighborhood Facilities Map on page 6).

Related Planning Efforts

In 1996, the Austin Revitalization Authority (ARA) began developing a Master Plan for the Central East Austin area with an emphasis on redevelopment of the 11th and 12th Street Corridors. A Community Redevelopment Plan (CRP) for East 11th and 12th Streets was also developed. In 1999, City Council passed a resolution in support of the general concepts envisioned in the Master Plan. Subsequently, the corridors were declared urban renewal areas and the CRP, in effect, was translated into the East 11th and 12th Streets Urban Renewal Plan (URP). Presently, the ARA is actively involved in the redevelopment of the corridors. Several projects on 11th and 12th Streets are underway.

The Master Plan recommended that more detailed land use and zoning studies be conducted for the areas outside the 11th and 12th Street Corridors. The Master Plan has provided a general framework for developing the Central East Austin Neighborhood Plan. The Neighborhood Plan has focused on the areas outside the URP area but supports the URP as approved by City Council on January 14, 1999. An Executive Summary of the URP is attached in Appendix H. The Central East Austin Neighborhood Plan is considered an extension but not a replacement for the Master Plan or the URP. ARA representatives and other stakeholders involved in this previous planning effort have participated in the neighborhood planning process.

The Central East Austin Neighborhood Plan incorporates by reference the current and previous efforts of the Austin Revitalization Authority (ARA), the City and other institutions including:

- The ARA Central East Austin Master Plan and East 11th and 12th Streets Urban Renewal Plan (URP). Implementation of the URP is underway and this plan will not impact the ARA scope of work.
- The 11th Street Neighborhood Conservation Combining District (NCCD).
- Anderson Hill Redevelopment (former SCIP II Project).
- Carver Library and Museum Expansion Project.
- The Huston-Tillotson College Master Plan.



The Central East Austin Neighborhood Planning Team (NPT) would also like to acknowledge the current and past efforts of community development corporations (CDCs), churches, and other organizations in the area.

Carver Library/Museum – most NPT meetings were held here.

Neighborhood Planning Process

In February 2000, City staff held a “kick-off” meeting to introduce the neighborhood planning process to residents, business owners, and property owners in Central East Austin. Beginning in March 2000, a Neighborhood Planning Team (NPT) composed of these stakeholders began meeting with City staff to develop the Central East Austin Neighborhood Plan. Since then NPT has held regular meetings twice a month that were open to the entire neighborhood.

Other community outreach efforts included two neighborhood surveys, one at the beginning and one at the end of the planning process. Additional, targeted mailings were also sent to neighborhood associations, churches, businesses, and property owners to encourage participation and to seek input. A Community Workshop or “Open House” was held on March 17, 2001 to present a draft plan to the community at-large. To date, at least 140 individuals have participated in this process by either attending a planning team meeting or the workshop. For a list of NPT meetings see Appendix C.

Members of the NPT have also met with representatives of the Austin Revitalization Authority (ARA) and presented to the full ARA Board to encourage coordination between the neighborhood plan efforts and the ARA Master Plan and the East 11th and 12th Streets Urban Renewal Plan (URP).



Community-wide workshop held in March 2001 included presentations on the draft plan.

Vision

Central East Austin is a collection of neighborhoods with many of the qualities the citizens and leaders of Austin say they want to promote citywide. The neighborhoods are historic, urban, affordable, and ethnically diverse, amenable to non-auto travel, and accessible to downtown and the resources of the central city. Through this plan, the neighbors of Central East Austin want to preserve these qualities and make our neighborhoods even better.

There are, of course, downsides to the history of Central East Austin, dating from decades of racial segregation and community underdevelopment. The neighbors feel it's clear that this area has turned a corner, and welcome the many efforts by public and private entities to revitalize the area culturally, socially, and economically. Within the framework of the neighborhood planning process, neighbors aimed to create an environment where needed revitalization can proceed unhindered while still protecting the opportunities and assets enjoyed by the longtime and current residents of the neighborhoods.

Neighbors recognize that this plan is only one part, and a small part at that, of the community's overall efforts to preserve and improve East Austin, and in the plan itself calls for steps to make those efforts more efficient, effective, or representative. The Central East Austin neighbors urge the city, the non-profit community, and the private sector to build on this work and develop systems and programs to realize goals that we can only touch on in this plan.

Neighborhood Plan Goals

The Central East Austin Neighborhood Plan Goals:

1. **Preserve, restore, and recognize historic resources and other unique neighborhood features.**
2. **Create housing that is affordable, accessible, and attractive to a diverse range of people.**
3. **Promote new development for a mix of uses that respects and enhances the residential neighborhoods of Central East Austin.**
4. **Promote opportunities to leverage positive impacts and encourage compatibility from civic investments.**
5. **Create a safe and attractive neighborhood where daily needs can be met by walking, cycling or transit.**
6. **Improve bicycle, pedestrian, and transit access within Central East Austin and to the rest of Austin.**
7. **Respect the historic, ethnic and cultural character of the neighborhoods of Central East Austin.**
8. **Enhance and enliven the streetscape.**
9. **Ensure compatibility and encourage a complimentary relationship between adjacent land uses.**

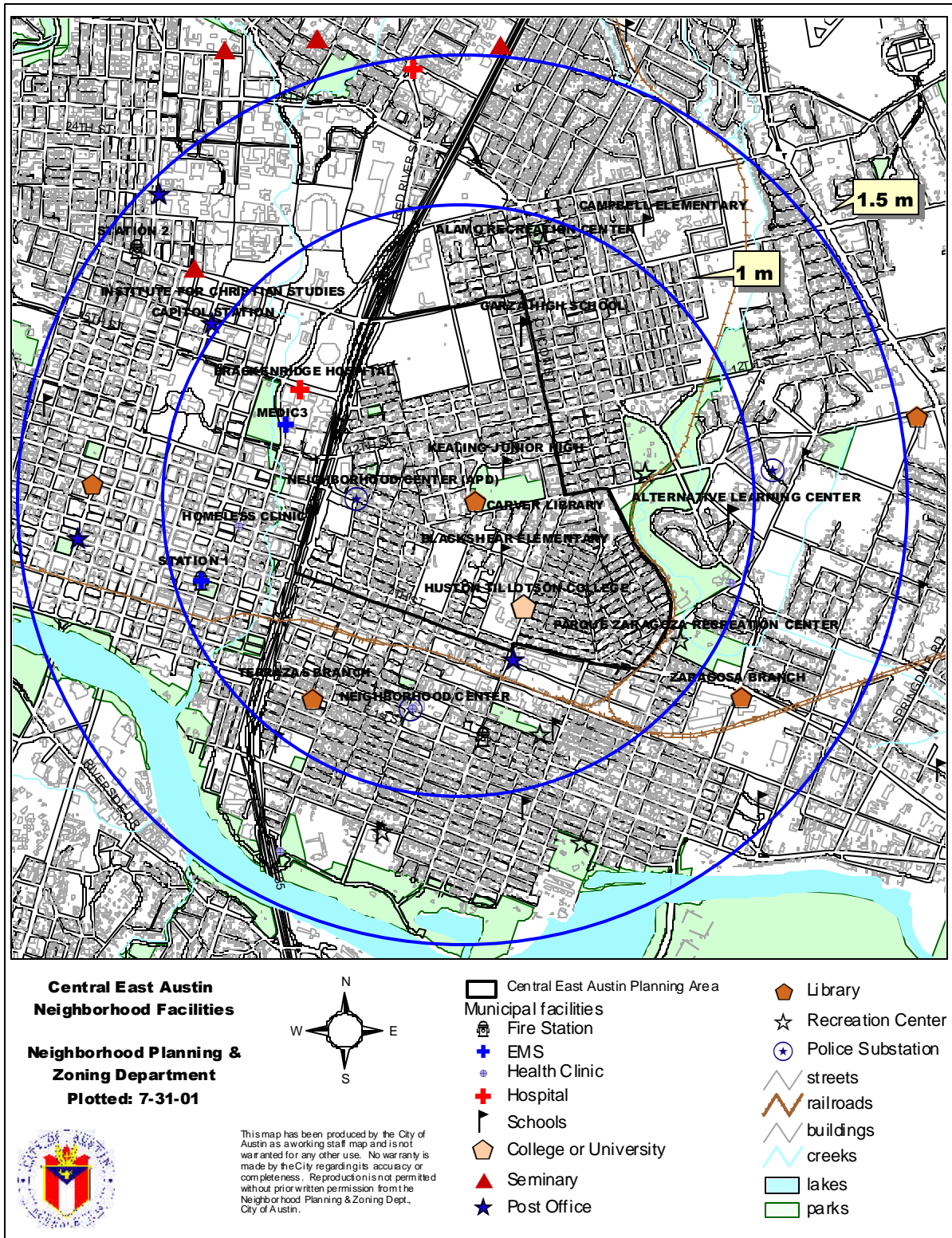


Central East Austin's local character, celebrating Ben's B-B-Q

Top Ten Neighborhood Planning Priorities

Although the neighborhood would like to see all parts of the plan implemented, certain issues are considered to be of critical and immediate importance. The Central East Austin Neighborhood Planning Team (NPT), assisted by community input from surveys and meetings, identified the issues of highest priority to the neighborhood. The following elements of the plan are Top Ten Neighborhood Priorities:

- 1. Add a conditional overlay (CO) to the specific commercial areas identified that would make conditional or prohibit certain uses that are less neighborhood friendly and contrary to creating pedestrian friendly corridors.**
- 2. Facilitate better pedestrian connections across IH-35 in the interim while long-range IH-35 expansion plans are being developed.**
- 3. Pursue zoning rollbacks to single-family for properties in the Blackshear/Prospect Hill area that are currently zoned multi-family, commercial, or industrial but used as single-family or are vacant lots to preserve existing housing and encourage infill.**
- 4. Work with Huston-Tillotson to explore options for beautifying the retaining wall along 7th Street by planting ivy or a draping plant or having a community mural project.**
- 5. Request that a historic survey be completed for identified areas.**
- 6. Recommend that eligible historic districts identified in the “Historic Resources Survey of East Austin” report be established as local historic districts per the City’s proposed local districts ordinance.**
- 7. Implement zoning changes to portions of 7th Street and Webberville Road to address the over supply of intensive CS-1 and LI zoning.**
- 8. Plant more trees in Lott and Kealing Parks.**
- 9. Provide additional street and alley lighting in the Blackshear/Prospect Hill area for identified locations.**
- 10. Consider a tree-planting program as part of making 7th Street a more pleasant gateway.**



Historic Preservation

The neighborhoods of Central East Austin have a rich physical, social, and cultural history. Development of the area began around 1840 and a more detailed discussion of early development patterns can be found in the Urban Design/Neighborhood Character and History section. There is one existing historic district in the area – Swede Hill National Register District and several other proposed local districts (see Map on page 10). There are also individual historic landmarks throughout the area. The recent “*Historic Resources Survey of East Austin – September 2000*” covered a large portion of the planning area and has been a valuable resource for this plan.



One of many historic homes in the area.

Goal 1- Preserve, restore and recognize historic resources and other unique neighborhood features.

Objective 1.1: Maintain and preserve the integrity of current residential districts.

Action 1 – *Preserve residential character as shown on the Future Land Use Map (page 12), implement the land use plan.* Implementer – NPZD

Objective 1.2: Identify and explore the creation of local, state, or federal historic districts or landmarks.

Action 2 – *Request that a historic survey be completed for the following areas bounded (in order by priority). If eligible historic districts are identified pursue local historic district designations and steps recommended in action items 4-6.* Implementer – TPSD (Historic Preservation Officer)

1. *Blackshear/ Prospect Hill: Chicon east to Northwestern, Rosewood south to 7th.*
2. *11th, Rosewood, Chicon “triangle”.*
3. *South end of the Guadalupe neighborhood defined as the south side of 9th Street, Navasota, 7th Street, San Marcos. Also include the north side of 7th*

between IH-35 and San Marcos. This suggested survey area is immediately south of where the “Historic Resources Survey of East Austin – September 2000” project area boundary ended.

- 4. Angelina Street, north of Rosewood area and south of Cotton.*
- 5. Northeast corner of the planning area, Leona east to Chicon.*

The City is currently working on revisions to the Historic District Ordinance that would allow for the creation of local historic districts. The City’s historic program currently emphasizes individual landmarks and proposed revisions would address the need to protect historic neighborhoods. The local district designation could provide design guidance and financial incentives that would allow changes to occur but ensure that the historic character of these areas is retained. The current proposal also calls for providing additional property tax incentives for “endangered” historic areas that are at the greatest risk. Historic designation would not require property owners to alter or improve their structures. Throughout the planning process, the NPT and members of the community have expressed a strong interest in preserving the historic resources in Central East Austin and finding more resources to support preservation. Action item 3 is predicated on the ordinance revisions being adopted by the City. If adopted, there would be a separate public process for establishing proposed local districts.

Action 3 – *Recommend the eligible historic districts identified in the “Historic Resources Survey of East Austin- September 2000” report be established as local historic districts per the City’s proposed local district ordinance currently under revision. These districts are identified below. Also see Map on page 8.*
Implementer – TPSD (Historic Preservation Officer)

- ◆ Juniper Street (900 Block of Juniper St. and adjacent half-block of 900 Olive St.).
- ◆ Swedish Hill Extension (900-1000 blocks of E. 13th and 14th Streets including affected properties on Olander, Waller, and Navasota).
- ◆ Thirteenth Street (Discontiguous district including the south side of the 1200 block, all of the 1300 block, and the 1500-1600 blocks of E. 13th. Portions of Concho, San Bernard, Angelina, Comal, Leona are also included).
- ◆ San Bernard (1100 Block of San Bernard and adjacent properties on E. 12th and Hackberry Streets).
- ◆ New York Avenue (parts of the 1500-1600 blocks of New York).
- ◆ East 9th and 10th Street (1000-1100 blocks of E. 9th, 1100 block of E. 10th, and inclusive side streets of Waller, Lydia, and San Marcos).

Action 4 – *Provide information to neighborhood associations or individuals interested in pursuing a national register historic district for eligible properties*
Implementer – TPSD (Historic Preservation Officer) and NPT.

Objective 1.3: Improve access to funds and resources for rehabilitating properties.

Action 5 – Provide information to property owners about available resources for rehabilitating historic homes and buildings. Implementer – TPSD (Historic Preservation Officer), NPT, and CDCs

Objective 1.4: Educate interested property owners about the process for establishing historic landmarks/zoning.

Action 6 – Notify owners of eligible properties and provide information about the process of establishing a historic landmark/zoning. Implementer – TPSD (Historic Preservation Officer)

Housing

The neighborhood is interested in preserving and enhancing the area's existing housing stock. Having an array of housing options for a diverse population is important. The availability of Smart Growth Infill and Redevelopment "Special Uses" provides tools for creating additional housing in the neighborhood (see Appendix G for a description of these uses). Small lot housing development and garage apartments complement much of the existing development pattern throughout the planning area. The neighborhood has a significant number of small residential lots, approximately 40 percent, under the standard 5,750 square foot minimum lot size. This makes new housing development difficult without the availability of these Special Uses.



Example of a home in the area.

Based on two neighborhood wide surveys and feedback throughout the planning process, the majority of stakeholders supported the Smart Growth Infill Special Uses allowing Secondary Apartments (garage apartments or granny flats), Small Lot Amnesty, and Urban Homes. However, residents and members of the Blackshear Neighborhood Association opposed allowing garage apartments in their neighborhood.

The current Smart Growth Infill Ordinance gives neighborhood's the option of choosing the above residential Infill Special Uses as part of an adopted neighborhood plan but they must be allowed in the entire planning area. The NPT made a difficult decision to recommend the Secondary Apartment Special Use despite not having complete support. The NPT would like the City to consider revisiting the Smart Growth Infill Ordinance to allow for applying these uses to sub-areas within a neighborhood planning area.

Goal 2 - Create housing that is affordable, accessible, and attractive to a diverse range of people.

Objective 2.1: Increase opportunities for home ownership.

Action 7– Establish an ongoing system for providing information on housing resources for new home-buyers. Develop a referral center using existing facilities such as the library or non-profit offices to create a “one-stop” for housing and small business assistance information (also applies to Actions 13 and 16).
Implementer – NHCD, NPT and CDCs.

Objective 2.2: Increase the amount of housing units available.

Action 8 – *Allow the construction of “Secondary Apartments” (garage apartments) on single-family lots that meet Smart Growth Infill criteria for minimum lot sizes and site development standards. Implementer - NPZD*

Action 9 – *Develop several “prototype” garage apartment designs to serve as a guide for new or remodeled garage apartments. Implementer – TPSD and NPT*

Action 10 – *Allow small lot “Urban Home” single family development for new or existing lots (3,500 square feet or greater). Implementer - NPZD*

Action 11 – *Permit “Small Lot Amnesty” for existing small lots (2,500 square feet or greater) to allow new or reconstruction of homes on lots currently too small to legally build on. Implementer - NPZD*



Multi-family housing

Objective 2.3: Maintain and create affordable, safe, well-managed rental housing

Action 12 – *Retain existing multi-family housing and allow new multi-family development on properties identified on the Future Land use Map (page 12). Implementer - NPZD*

Objective 2.4: Preserve the existing housing stock.

Objective 2.5: Make it possible for existing residents (both homeowners and renters) to stay.

Policy – Address safety and code enforcement concerns with sensitivity to preserving housing for residents. City’s Code Enforcement staff has indicated that this is consistent with existing policy geared towards safer housing and conserving older neighborhoods. Policies are in place to encourage a balanced code compliance program.

Action 13 – Establish an ongoing system for providing information on housing rehabilitation resources to residents and property owners. Implementer – NHCD, NPT, and CDCs.

Action 14– Pursue zoning rollbacks to single-family (SF-3 zoning) for properties in the Blackshear/Prospect Hill area that are currently zoned multi-family, commercial, or industrial but used as single family or are vacant lots to preserve existing housing and encourage infill. Implementer – NPZD.

Land Use and Public Infrastructure

Goal 3 - Promote new development for a mix of uses that respects and enhances the residential neighborhoods of Central East Austin.

Objective 3.1: Recognize that this is an urban area and identify areas for increased residential density.

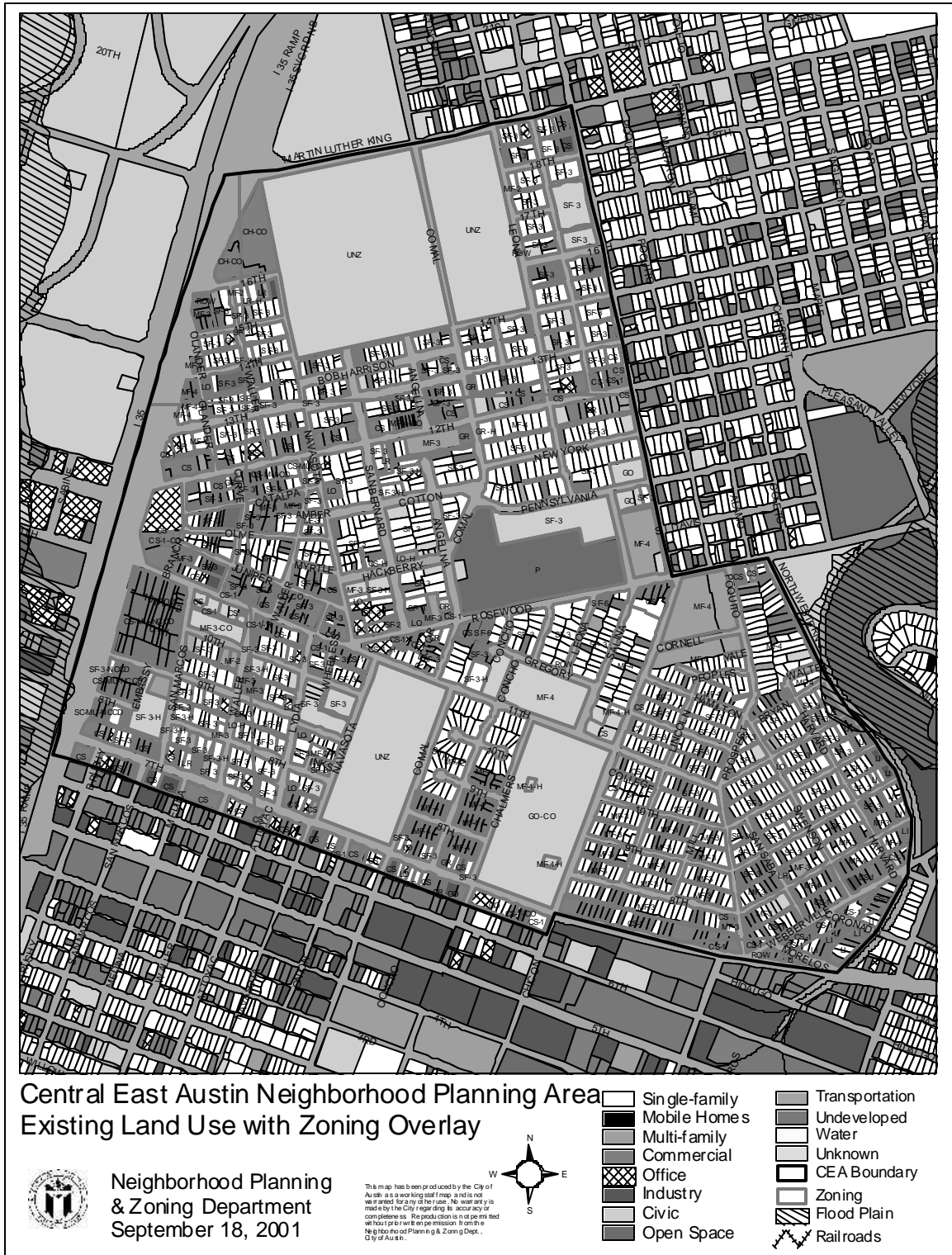
Action 15 – Permit additional residential development as stated in other action items related to allowing garage apartments, homes on smaller lots (urban home and small lot amnesty), mixed-use development along commercial corridors, and new multi-family as noted on the Future Land Use Map, page 15. Implementer – NPZD

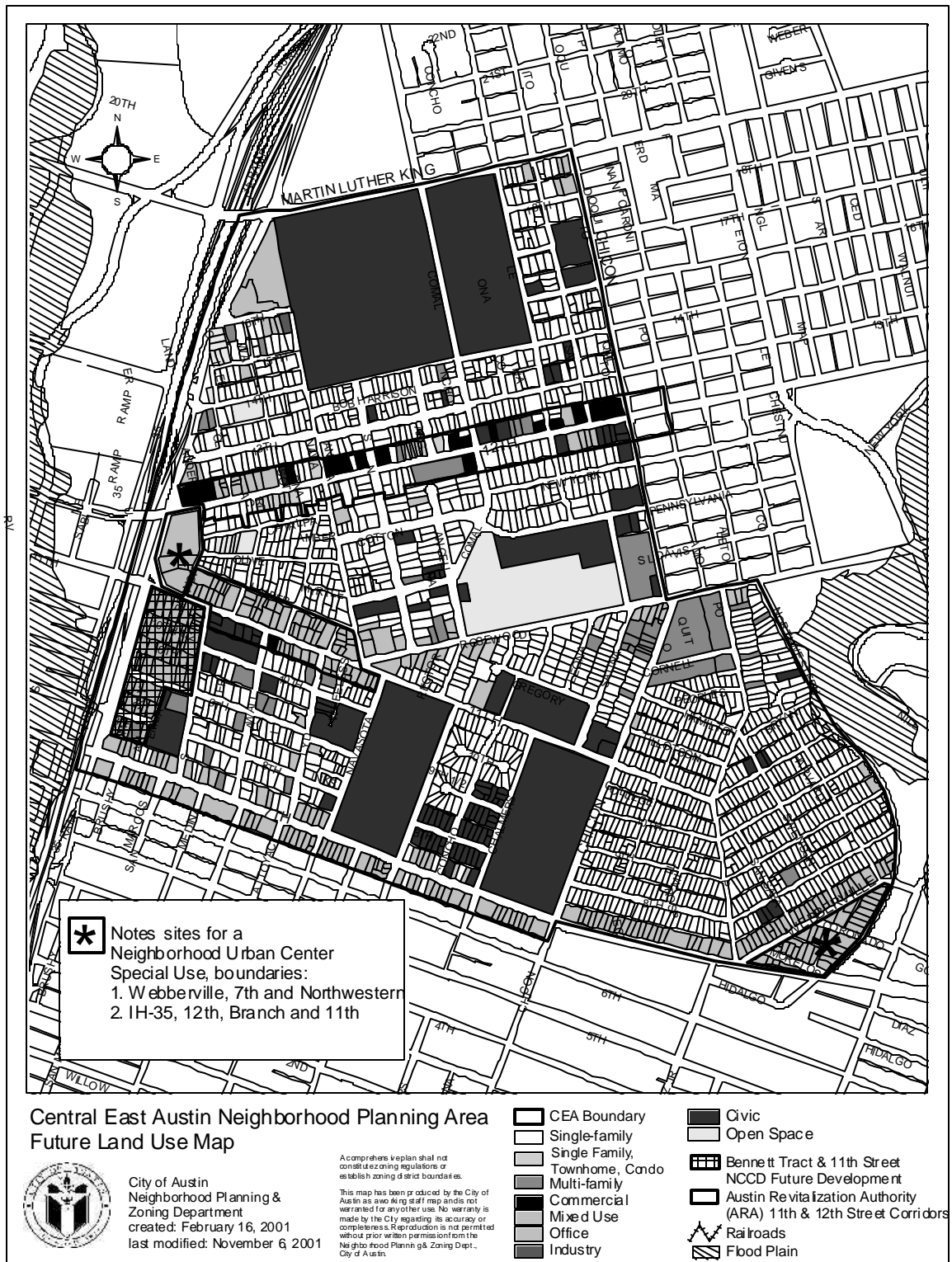


Green & White Grocery – a local 7th Street business.

Objective 3.2: Provide incentives for creating or maintaining neighborhood serving businesses.

Action 16 – Establish an ongoing system to provide information on resources to assist small businesses. Implementer – NHCD, NPT, and CDCs.





Action 17 – Implement zoning changes to portions of 7th Street and Webberville road to address the over supply of intensive CS-1 (Commercial – Liquor Sales) and LI (Limited industrial) zoning. A Mixed Use and Conditional Overlay are also proposed under other action items. Implementer – NPZD

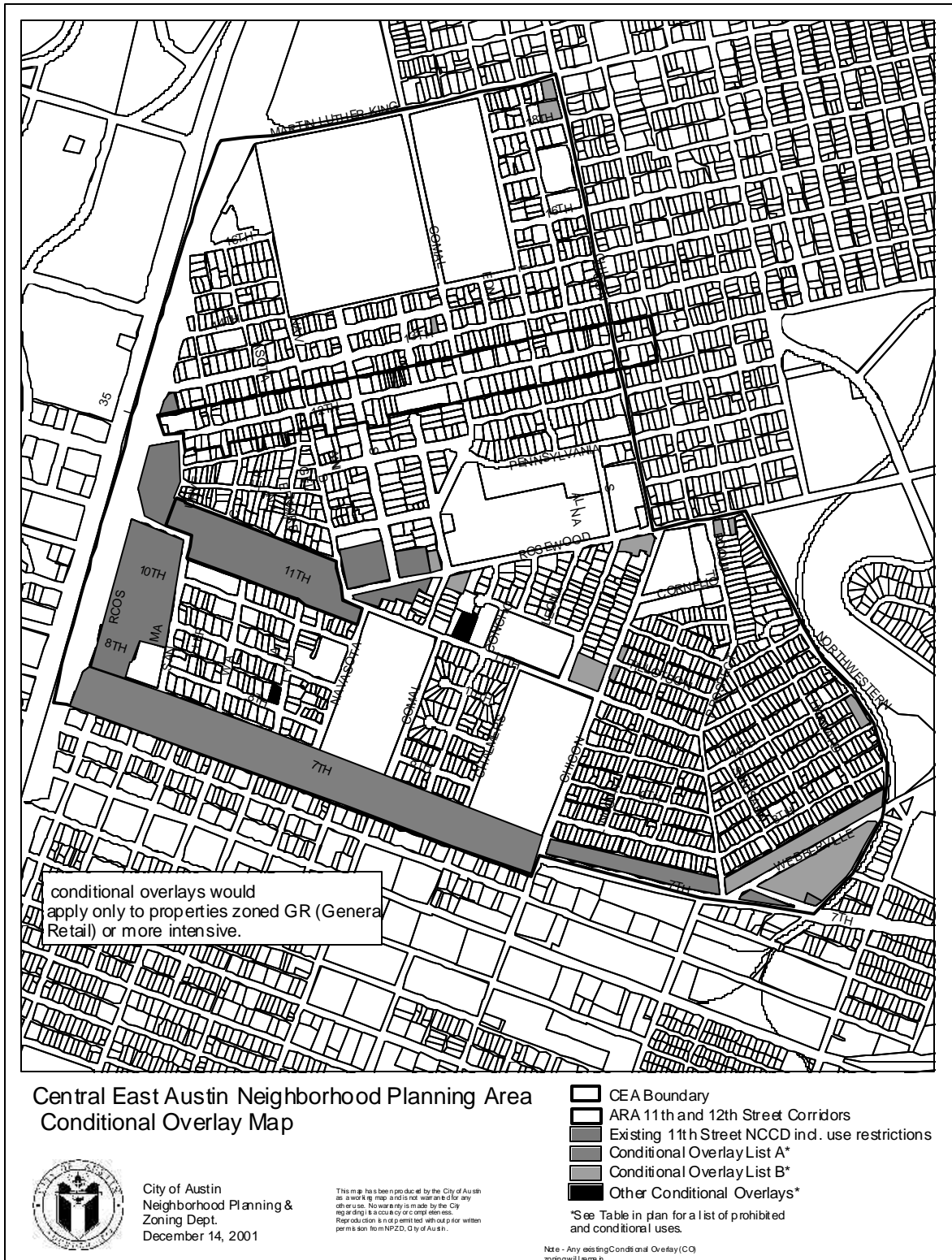
- Specific recommendations include changing CS-1 (Commercial – Liquor Sales) zoning to CS (Commercial Services) along north 7th Street, north Webberville Road, and the Webberville “triangle” at 7th and Northwestern, except for existing bar/club or liquor sales establishments. Change LI (Limited Industrial) to CS (Commercial Services) in the Webberville “triangle” area at 7th and Northwestern.
- Rezone property on the southeast corner of IH-35 and 13th from CS-1 (Commercial – Liquor Sales) and LR (Neighborhood Commercial) to CS (Commercial Services).

Action 18 – Add a conditional overlay (CO) to the specific commercial areas (**see Map on page 17 and Tables on pages 18-20**) identified that would make conditional or prohibit certain uses that are less neighborhood friendly and contrary to creating pedestrian friendly corridors.

Some of these uses are restricted in the current East Austin Overlay (EAO). Once neighborhood plans are adopted and specific land use/zoning recommendations are implemented, for the planning areas covered by the current East Austin Overlay those areas will be removed from that overlay. Implementer – NPZD

Objective 3.3: Increase mixed-use opportunities where appropriate on commercial corridors.

Options for mixed-use development are recommended for most of the commercial properties in the planning area. A Mixed-Use Overlay (Mixed Use Combining District) allows residential or commercial development, or both types on the same site. The Smart Growth Infill Mixed Use Building is a “Special Use” with its own set of site development standards to promote pedestrian and transit oriented design (see Appendix G for an illustration). These would provide additional options for property owners but would not require anything new.



Proposed Conditional Overlays (CO)

"P" = Permitted; "C" = Conditional; "-" = Not permitted

Commercial Uses:

USES	DESCRIPTION	CO List A	CO List B
Automotive Rental	The use of a site for the rental of automobiles, noncommercial trucks, trailers, or recreational vehicles, including incidental parking and servicing of vehicles. This use includes auto rental agencies, trailer rental agencies, and taxicab parking and dispatching.	C	-
Automotive Sales	The use of a site for sale or rental of automobiles, noncommercial trucks, motorcycles, motor-homes, recreational vehicles, or boats, including incidental storage, maintenance, and servicing. This use includes new and used car dealerships, motorcycle dealerships, and boat, trailer, and recreational vehicle dealerships.	C	-
Building Maintenance Services	The use of a site for provision of maintenance and custodial services to firms rather than individuals. This use includes janitorial service, landscape maintenance, and window cleaning services.	C	C
Campground	The use of a site for provision of camping or parking areas and incidental services for travelers in recreational vehicles or tents. This use includes recreation vehicle parks.	-	-
Commercial Off-Street Parking	The use of a site for the parking of motor vehicles on a temporary basis within a privately owned off-street parking facility. This use includes commercial parking lots and garages and excludes parking as an accessory use.	C	-
Communication Service Facilities	The use of a site for the transmission, transfer, or distribution of telephone service and related activities.	C	C
Construction Sales/services	A use involving construction activities, the incidental storage of materials on sites other than construction sites, and the on-site sale of materials used in the construction of buildings or other structures, other than retail sale of paint, fixtures and hardware.	C	C
Convenience Storage	Storage services primarily for personal effects and household goods within enclosed storage areas having individual access. This use includes mini-warehouses, and excludes workshops, hobby shops, manufacturing, and commercial activity.	C	-

Proposed Conditional Overlays (CO) continued:

"P" = Permitted; "C" = Conditional; "-" = Not permitted

USES	DESCRIPTION	CO List A	CO List B
Drop Off Recycling Collection	A facility used for the collection and transfer, but not the actual processing, of recyclable materials. Recyclable materials include glass, paper, plastic, cans, or other source-separated, nonputrescible materials, and excludes motor oil, chemicals, household appliances, tires, automobiles, automobile parts, and putrescible materials.	-	-
Equipment Repair Services	The use of a site for the repair of trucks of one ton or greater capacity, tractors, construction equipment, agricultural implements, or similar heavy equipment. This use includes truck repair garages, tractor and farm implement repair services, and machine shops, but excludes dismantling and salvage activity.	-	-
Equipment Sales	The use of a site for the sale or rental of trucks of one ton or greater capacity, tractors, construction equipment, agricultural implements, mobile homes, or similar heavy equipment, including incidental storage, maintenance, and servicing. This use includes truck dealerships, construction equipment dealerships, and mobile home sales establishments.	-	-
Kennels	The use of a site for the boarding and care of dogs, cats, or similar small animals. This use includes boarding kennels, pet motels, and dog training centers.	C	C
Laundry Services (excludes personal services)	The use of a site for the provision of laundering, dry cleaning, or dyeing services other than those classified as personal services. This use includes bulk laundry and cleaning plants, diaper services, and linen supply services.	-	-
Limited Warehouse / Distribution	The use of a site for provision of wholesaling, storage, or warehousing services within an enclosed structure. This use includes wholesale distributors, storage warehouses, and moving or storage firms.	C	C
Pawn Shop Services	The use of a site for the lending of money on the security of property pledged in the keeping of the pawnbroker, and the incidental sale of the property.	P	-
Vehicle Storage	The use of a site for long term storage of vehicles. This use includes storage of vehicles towed from private parking areas and impound yards, but excludes dismantling or salvage	-	-

Proposed Conditional Overlays (CO) continued:

"P" = Permitted; "C" = Conditional; "-" = Not permitted

Industrial Uses:

USES	DESCRIPTION	CO List A	CO List B
Scrap and Salvage	The use of a site for the storage, sale, dismantling or other processing of used or waste materials that are not intended for re-use in their original forms. This use includes automotive wrecking yards, junk yards, and paper salvage yards.	-	-
Other COs			
1604 E. 11th	Permit "Indoor Entertainment" use under GR (General Retail) - other uses restricted to LR (Limited Retail).		
1114 E. 8th	Permit "Restaurant General" use under GR - other uses restricted to LR.		

The Neighborhood Urban Center “Special Use” has been recommended for two sites. This special use would allow a mixed-use development that includes commercial uses, townhouses, condos, and multi-family. It is designed for redevelopment of an existing retail or commercial center, or development of a vacant site, into a mixed-use, pedestrian, and transit oriented center. In addition to the site development standards outlined in the Smart Growth Infill Ordinance, a development plan would be required and must be approved by the Planning Commission.

As previously stated, the ARA 11th and 12th Street Corridors have an existing Urban Renewal Plan (URP). The URP includes recommendations for mixed-use development. The Plan supports allowing the Neighborhood Mixed Use Building Special Use for commercial properties on the corridors if supported by ARA and consistent with the URP.

Action 19 – *Along Seventh Street (between Interstate 35 and Northwestern) add a Mixed-Use Overlay and Smart Growth Infill Mixed Use Building “Special Use” to all commercially zoned properties. Implementer – NPZD*

Action 20 - *Along Webberville Road (between Prospect and Northwestern) add a Mixed-Use Overlay and Smart Growth Infill Mixed Use Building “Special Use”. Implementer – NPZD*

Action 21 – *For properties in the triangle at Webberville Road, 7th Street, and Northwestern add a Mixed-Use Overlay and Smart Growth Infill Mixed Use Building “Special Use”. Also designate as appropriate for a Smart Growth Neighborhood Urban Center “Special Use” if in the future a major redevelopment was proposed. Implementer – NPZD*

Action 22 – *For the industrial property at Northwestern and 10th Street allow the Smart Growth Mixed Use Building “Special Use”. Implementer – NPZD*

Action 23 - *Allow a Mixed-Use Overlay and Smart Growth Infill Mixed Use Building “Special Use” for the property at 1604 E. 11th to allow the existing large historic home to be used as both a residence and for receptions or other small events. Permit GR (General Retail) zoning for “indoor entertainment” use, restrict other uses to those allowed in LR (Neighborhood Commercial) and retain the historic (H) designation. Implementer – NPZD*

Action 24 – *For office or commercial properties along Rosewood Avenue between Navasota and Angelina currently in the 11th Street NCCD add the Smart Growth Mixed Use Building “Special Use”. The NCCD allows some residential uses for these properties currently and this “Special Use” would add another option without requiring an NCCD amendment. Implementer – NPZD*

Action 25 – *For office or commercial properties along Rosewood Avenue*

between Angelina and Northwestern add Mixed-Use Overlay and Smart Growth Mixed Use Building “Special Use”. Implementer – NPZD

***Action 26** – For office or commercial properties along Navasota add Mixed-Use Overlay and Smart Growth Mixed Use Building “Special Use”.
Implementer – NPZD*

***Action 27** – For office or commercial properties in the Guadalupe area add a Mixed-Use Overlay and Smart Growth Mixed Use Building “Special Use”.
Implementer – NPZD*

***Action 28** - Allow a Mixed-Use Overlay and Smart Growth Infill Mixed Use Building “Special Use” for the property at 1114 E. 8th Street, retain GR (General Retail) zoning for “restaurant - general” use and restrict other uses to those allowed in LR (Neighborhood Commercial). Implementer – NPZD*

***Action 29** – Along Chicon add a Mixed-Use Overlay and Smart Growth Mixed Use Building “Special Use” to properties with commercial zoning.
Implementer – NPZD*

***Action 30**– Along MLK (between Leona and Chicon) add a Mixed-Use Overlay and Smart Growth Mixed Use Building “Special Use” to properties with commercial zoning. Implementer – NPZD*

***Action 31** – For office or commercial properties in the Swede Hill area add a Mixed-Use Overlay and Smart Growth Mixed Use Building “Special Use”.
Implementer – NPZD*

***Action 32** - Allow a Mixed-Use Overlay and Smart Growth Infill Mixed Use Building “Special Use” for the property at 1406 Waller Street and change base district zoning from GR (General Retail) to LO (Limited Office) to be consistent with the office structure on site and its location on a residential street.
Implementer – NPZD*

***Action 33** – For office or commercial properties on the Interstate 35 frontage, north of 12th Street add a Mixed-Use Overlay and Smart Growth Mixed Use Building “Special Use”. Implementer – NPZD*

IH-35 Frontage Properties within the East 11th Street Neighborhood Conservation Combining District (NCCD)

The Neighborhood Planning Team and participants agreed, early in the process, to forego developing any recommendations for the IH-35 frontage property, known as the “Bennett Tract”, and for the East 11th and 12th Street Urban Renewal Plan (URP). The NPT agreed to make recommendations for the Bennett Tract after City Council completed a re-zoning process that they had initiated in March 2000. City Council

rezoned the Bennett Tract by amending the East 11th Street NCCD in June 2001. A Map of the NCCD and URP area boundaries is shown on page 24.

Subsequently, the NPT decided to reiterate its support for the Austin Revitalization Authority (ARA) Central East Austin Master Plan (CEAMP), rather than to propose specific actions items calling for additional amendments to the NCCD. The ARA's CEAMP includes some general and many specific recommendations for the I-35 frontage property, as well as two very specific redevelopment concepts for the Bennett Tract. The consensus of participants in the Central East Austin Neighborhood Plan, most of whom also had input in creation of the ARA's Master Plan, have expressed support for the CEAMP's land use vision for the IH-35 frontage property.

In addition, the NPT decided to express support for the land use vision and development standards in the ARA's CEAMP, because the development envisioned in the NCCD has not yet been built on most of the IH-35 frontage properties. Despite NCCD provisions for more intense development, the "Bennett Tract" and other IH-35 frontage properties have remained vacant or under-developed over the last decade since the NCCD was originated. The NPT also recommends allowing Smart Growth Infill Special Uses for those properties that would give additional options for mixed-use development without requiring an amendment to the NCCD.

Action 34 – *For commercial property on IH-35 between 8th and 11th, extending to San Marcos Street, add the Smart Growth Mixed Use Building "Special Use". For the IH-35 property between 11th and 12th Streets, extending to Branch Street (currently owned by the State) add the Smart Growth Mixed Use Building "Special Use" and Neighborhood Urban Center "Special Use".*
Implementer – NPZD

Objective 3.4: Where appropriate, address mis-matches between desired land use and zoning.

Action 35 – *Rezone properties to implement the Future Land Use Map (page 15).*
Implementer – NPZD

Action 36 – *Seek amendments to the Blackshear and Kealing Urban Renewal Plans (see Map on page 25) to allow for Smart Growth Infill options or zoning changes as needed to implement plan recommendations.* Implementer – NPZD

Objective 3.5: Develop a strategy for utilizing vacant land.

Action 37 – *Identify owners and tax status for vacant properties as a first step towards a potential "community land trust" that could work with CDCs and other organizations to target properties for housing or other development.*
Implementer – NPZD, NHCD and NPT





Goal 4 - Promote opportunities to leverage positive impacts and encourage compatibility from civic investments.

There are numerous civic investments being made in Central East Austin by the Austin Revitalization Authority, the Anderson Hill Redevelopment Project, Carver Library/Museum expansion, Huston Tillotson College Master Plan, churches, the French Legation, the State of Texas, Austin Independent School District (AISD) and other organizations. The neighborhood would like to encourage greater coordination and support among the various organizations working to preserve and improve the area.

Objective 4.1: Promote civic uses that are accessible and useable for the neighborhood residents and enhance the livability of the neighborhood.

Policy – Plant trees as part of street or right-of-way (ROW) improvements through a joint effort with the City's Public Works and Parks and Recreation (PARC) Departments. PARC staff has indicated these efforts are on going.

Action 38 – Work with Huston-Tillotson to explore options for beautifying the retaining wall along 7th Street by planting ivy or a draping plant or having a community mural project. Implementer – NPT

Action 39 – Actively promote clean-up/beautification of alleyways and streets through community projects. Neighborhood associations and other groups can initiate projects and seek support from the City's Neighborhood Support Program and other agencies. Implementer – NPT and NHCD

Action 40 - Request extended State Cemetery hours (dawn until dusk) to allow greater public accessibility. Implementer – State of Texas, General Services Office and NPT



Lott Park's existing fountain

Objective 4.2: Improve the three existing neighborhood parks.

Action 41 – Expand Lott Park as proposed with the Anderson Hill Redevelopment Project and Urban Parks and Recovery Program grant proposal. Improve the fountain and playscape in Lott Park (see Future Land Use Map –page 15). Implementer - PARC

Action 42 – Plant more trees in Lott and Kealing parks. For Kealing Park include tree planting along the street front edges. Implementer – PARC

Objective 4.3: Improve the Oakwood Cemetery.

Efforts are currently underway by the City, as a result of community input, to designate the City's oldest cemetery as a local historic landmark. PARD currently contracts for the maintenance of the City owned cemetery. If it is designated as a historic landmark it will be eligible for grant funds that will aide in improvement efforts. PARD has expressed interest in seeking funds for a master improvement plan.



Oakwood Cemetery

Action 43– *Work with the City's Historic Preservation Officer and community organizations to establish a "Friends of Oakwood" group that can raise or seek funds for restoration. Initiate a plan to seek funding for additional tree care and maintenance. Implementer – PARD, TPSD (Historic Preservation Officer), and NPT.*

Transportation

The neighborhood wants to promote well-designed, mixed-use, and multi-modal corridors on collector and arterial streets. 7th Street has been a major focus throughout this process and there is a strong desire to create a more attractive and pedestrian friendly corridor. A Corridor Planning Process is about to begin for 7th Street and the neighborhood would like that effort to build on the recommendations made in this plan. Recreating and improving pedestrian and bicycle connections with downtown and the rest of the City is also important. The desire for neighborhood streets is to promote pedestrian safety and minimize cut through traffic. Recognizing the potential for light rail along the existing railroad tracks that run along Northwestern, the "Neighborhood Urban Center" Special Use has been recommended for the properties at the "Webberville Triangle" at intersection of 7th Street, Webberville, and Northwestern. Based on the most recent proposal for light rail, the nearest station would be further south. Given that the future and type of rail is uncertain at this time, the NPT discussed having future studies conducted for the area.

Goal 5 - Create a safe and attractive neighborhood where daily needs can be met by walking, cycling or transit.

Objective 5.1: Increase pedestrian safety with appropriate measures.

Action 44 - In the short term, install a stop sign at Angelina and Rosewood prior to expansion of the Carver Library and Museum. Implementer – TPSD

Action 45 - Once the Carver Library and Museum are expanded, install a stop light at the intersection of Angelina and Rosewood. Implementer - TPSD

Action 46 – Install an “approaching stop sign” sign on Chicon before the 11th Street intersection. Implementer - TPSD

Action 47– Install protected left turns lanes at these intersections of concern. Implementer - TPSD

- ◆ 7th Street (heading west) at Attoyac
- ◆ Comal going both ways on 7th Street
- ◆ 7th Street at Brushy
- ◆ 7th Street and Interstate 35

Action 48 – Place additional signage on Pennsylvania Street to indicate it is a one-way street. Explore the potential to convert it to a two-way street if there is a possibility of having a bus bay that could be shared with the Carver Library and Museum once it is expanded. Implementer - TPSD

Objective 5.2: Increase appropriate street lighting (see Lighting Request Map on page 30).

Action 49 – Install pedestrian scaled lighting along 7th Street (IH-35 to Northwestern). Implementer – TPSD (Corridor Planning) and Austin Energy

Action 50 – Install a streetlight at Navasota and 15th Street. Implementer – Austin Energy

Action 51 –Provide additional street and alley lighting in the Blackshear/Prospect Hill area for the locations identified below. Implementer – Austin Energy

- ◆ Street lighting in 2400 block of E. 9th Street
- ◆ Street lighting in 1100 block of Salina
- ◆ Street lighting in 1900 block of College Row

- ◆ *Street lighting in 2400 block of Webberville Road*
- ◆ *Street lighting in 2300 block of E. 10th Street*
- ◆ *Street lighting in 1100 block of Northwestern*
- ◆ *Street lighting in 2200 block of E. 8th Street*

- ◆ *Alley lighting in the 2500 block between 11th Street and Bryan.*
- ◆ *Alley lighting in the 2400 block of E. 11th Street.*
- ◆ *Alley lighting in the 2500 block of E. 11th Street.*
- ◆ *Alley lighting in the 2000 block between Tillotson Avenue and Hamilton Avenue.*
- ◆ *Alley lighting in the 2000 block between Tillotson Avenue and E. 11th Street.*
- ◆ *Pursue alternative (to regular street pole lighting) in the alley between Tillotson Avenue and Hamilton Avenue.*

Action 52 – *Install additional streetlights on Prospect/Poquito from 7th to 11th Streets.* Implementer – Austin Energy

Objective 5.3: Discourage cut-through traffic in residential areas.

Action 53 – *Address heavy cut-through in the Guadalupe area by adding 4-way stop signs or an alternative measure to the following areas: 1) north/south at 8th and Waller, 2) along on Waller, San Marcos and Lydia Streets between 7th to 11th.* Implementer – TPSD

Action 54 - *Designate the Guadalupe area for a traffic calming study.*
Implementer – TPSD

Action 55 - *Address heavy cut-through in the Blackshear/Prospect Hill area by adding stop signs or an alternative measure to the following areas: 1) Poquito/Prospect at 9th and 11th Streets, 2) Northwestern at 9th, 11th, and Rosewood.* Implementer – TPSD

Action 56 - *Designate the Blackshear/Prospect Hill area for a traffic calming study.* Implementer – TPSD

Action 57 – *Address heavy cut-through traffic on Curve, Waller, Navasota, and San Bernard Streets between 11th and 12th by adding stop signs at intersections or alternative measures.* Implementer – TPSD

Action 58 – Investigate options in the Swede Hill area near 14th Street and IH-35 for limiting cut-through traffic, addressing safety, and transient parking from UT events. Implementer – TPSD

Goal 6 - Improve bicycle, pedestrian, and transit access within Central East Austin and to the rest of Austin.

Objective 6.1: Increase Dillo and other bus service.

Action 59 – Create a Dillo loop for 11th and 12th Street into downtown.
Implementer – Capital Metro

Action 60 – Install more bus shelters on MLK Blvd. (between IH-35 and Chicon).
*Note after review only one stop at MLK and Leona (westbound) met the minimum criteria at this time. Implementer – Capital Metro

Objective 6.2: Increase pedestrian and bike access across and along major corridors (see Sidewalk and Bike Lane Maps on pages 34-35).

Action 61 – Build or repair sidewalks for the following priority areas
Implementer – TPSD

- Complete sidewalk network along both sides of 7th Street (IH-35 to Northwestern), widen narrow sidewalks, and repair broken sidewalks.
- Complete sidewalk network on west side of Chicon, between 7th and 11th Streets.
- Add sidewalks on east side of Lincoln, between 8th and Peoples Streets.
- Complete sidewalk network on east side of Comal, between 12th and MLK Blvd.
- Complete sidewalk network on east side of Navasota, between 12th and 14th Streets.

Action 62 – Build or repair sidewalks in these additional areas.
Implementer – TPSD

- Complete sidewalk network on north side of 8th Street, between Chicon and San Saba Streets; and Harvard to Northwestern.
- Complete sidewalk network on east side of Poquito, between Peoples and Rosewood Streets.

- Add sidewalks on Northwestern, between 7^h and Rosewood Streets.
- Complete sidewalks on south side of Rosewood, between Leona and Salina Streets.
- Repair sidewalk on San Marcos, northeast corner of 9th Street to complete network.
- Complete sidewalk network on east side of Leona, between 16th and MLK Blvd.
- Add sidewalks to east side of Curve, between 11th and 12th Streets.

Action 63 – *Add bike lanes along Rosewood Avenue.* Implementer – TPSD

Action 64 – *Add bike lanes along Chicon from 6th to 11th Streets to link with the bike lanes to the south that end at 6th Street and Chicon.* Implementer – TPSD

Action 65 - *Install additional signage and flashing light for the crosswalk at Chicon and 17th near Garza High School.* Implementer – TPSD

Action 66 – *Install a pedestrian crosswalk at Navasota and 12th Street.* Implementer – TPSD

Objective 6.3: Increase pedestrian and bicycle access across Interstate 35.

Action 67 – *Facilitate better pedestrian connections across IH-35 in the interim while long range IH-35 expansion plans are being developed. Seek improvements such as crosswalk striping, increased crossing times, beautification, and better-lit underpasses at 7th, 11th, and 15th Streets.* Implementer – TPSD, AE, NPT, and TXDOT

Objective 6.4: Increase pedestrian and bicycle access across 7th Street.

Action 68 - *Install a raised median with crosswalks (see action #70) and trees/landscaping along 7th Street between Interstate 35 and Northwestern.* Implementer – TPSD

Action 69 - *As part of making 7th Street a more pleasant gateway, consider a tree planting program. Working with neighborhood associations to pick a few common trees or plants to give the street a more unified look.*

*Note PARD support contingent on Corridor Study results. Implementer – TPSD (Corridor Planning), PARD, and NPT.

Action 70 - Install crosswalks, improve signalization and/or other improvements at the following key intersections: San Marcos & 7th, Lydia/Attoyac & 7th, Comal & 7th, Chicon & 7th, Webberville & 7th, and Prospect & 7th. Implementer – TPSD

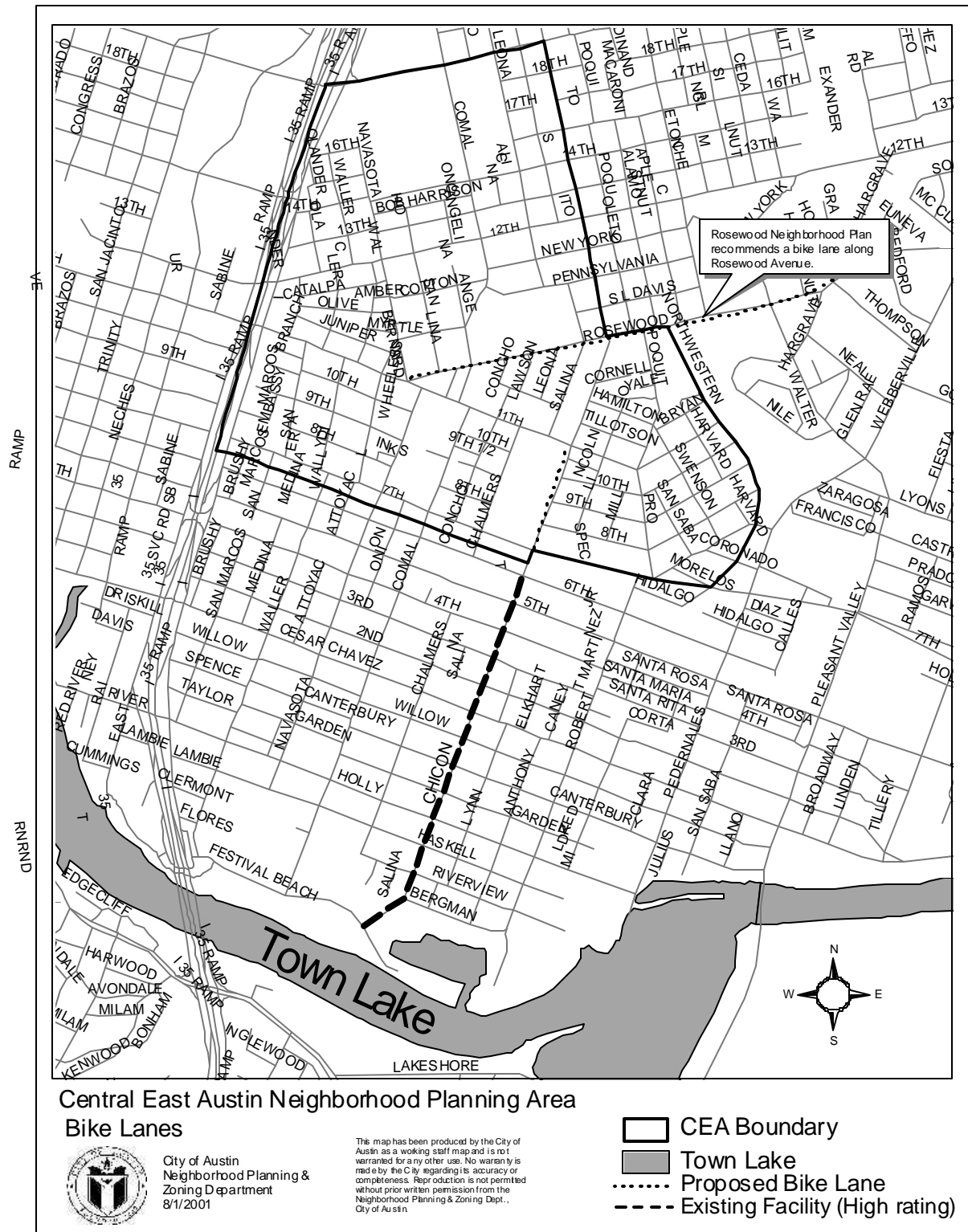
Urban Design/Neighborhood Character & History

(See Design Guidelines in Appendix A)

Goal 7 - Respect the historic, ethnic and cultural character of the neighborhoods of Central East Austin.

Goal 8 - Enhance and enliven the streetscape.

Goal 9 - Ensure compatibility and encourage a complimentary relationship between adjacent land uses.



Implementation

By adopting the plan, the City Council will demonstrate the City's commitment to the plan's implementation. However, every action item listed in this plan will require separate and specific implementation. Adoption of the plan does not, on its own, begin the implementation of any item. Approval of the plan does not legally obligate the City to implement any particular action item. The implementation will require specific actions by the neighborhood, the City and by other agencies. The Neighborhood Plan will be supported and implemented by:

- City Boards, Commissions and Staff
- City Departmental Budgets
- Capital Improvement Projects
- Other Agencies and Organizations
- Direct Neighborhood Action

City Boards, Commissions and Staff

The numerous boards and commissions of the City will look to the Central East Austin Neighborhood Plan when they need guidance about the neighborhood. The Parks and Recreation Board will have a guide available stating the neighborhood's priorities for parks and open space. The Planning Commission will already know if a proposed zoning change in Central East Austin would be appropriate and supported by the residents and businesses of the neighborhood. Additionally City staff will use the plan as a guidance document for review of projects and programs.

Department Budgets

Each year every City department puts together a budget that states the department's priorities for the coming year. By bringing the strengths and desires of the neighborhood to the attention of City departments, the Central East Austin Neighborhood Plan will help them prioritize those projects that help safeguard the neighborhood's assets while addressing its needs.

Capital Improvement Projects

There may be issues in the neighborhood that require a major capital expenditure. In these instances the guidance provided by the plan will be critical to guarantee the project will proceed in a fashion that keeps in mind the overall long term interests of the neighborhood.

Other Agencies and Organizations

Other agencies and organizations outside City government will play a key role in the implementation of the Central East Austin Neighborhood Plan. As these agencies look for public input, the Central East Austin Neighborhood Plan will be available as a clearly articulated vision of the direction the neighborhood desires to go.

Direct Neighborhood Action

Some of the elements of the Central East Austin Neighborhood Plan will be implemented by direct neighborhood action, possibly with some City support. Neighborhood clean-ups, graffiti abatement, and a citizens' crime watch are a few examples of projects that might best be accomplished by the neighborhood.

Schedule of Implementation

The implementation of the Central East Austin Neighborhood Plan will be monitored. Some items are expected to be completed quickly. For others, especially those items that need additional funding, it may be harder to schedule a firm completion date. Nevertheless, the status of every item proposed in the Central East Austin Neighborhood Plan will be tracked. A check date, if not a completion date, will be set for each item. A tracking chart will be developed and updated regularly, as more information becomes available and as the status of projects change.

Updating the Central East Austin Neighborhood Plan

Neighborhoods are dynamic. To be effective, a neighborhood plan must be periodically updated to reflect changes in the neighborhood. The Central East Austin Neighborhood Plan will undergo regular review every 6 months. A subcommittee of the neighborhood planning team will conduct this review, updating the status of the action items and considering additions or amendments. Just as the full neighborhood planning team represented the diverse interests of the neighborhood, the updating subcommittee should include representatives of homeowner, renters, businesses and non-resident property owners.

Over time, a neighborhood plan may need more changes to stay current than would be appropriate for a small subcommittee to make. How often this will be necessary depends on how much conditions have changed in the neighborhood. Overall, it seems that a neighborhood plan, with any needed changes, should be re-approved and re-adopted every 3-5 years.

Tracking Implementation

The Central East Austin Neighborhood Plan will have an Action Item Tracking Chart that will provide a means to easily check the status of the implementation of the plan. For each action proposed in the plan, the chart lists the contact, the estimated cost, the priority, the schedule, the current status and the next needed action. This chart will be updated, as the status of projects change and as new information is available.

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Central East Austin Neighborhood Plan

Appendices

December 13, 2001

APPENDIX A

Standards for Historic Landmark Commission Design Reviews

Use of a Building

1. Every reasonable effort shall be made to provide a compatible use for a property that requires minimal alteration of the building, structure, or site and its environment, or to use the property for its originally intended purpose.

Alterations, Removals and Additions

2. The distinguishing original qualities or character of a building, structure, or site and its environment shall not be destroyed. The removal or alteration of any historic material or distinctive architectural features should be avoided.
3. All buildings, structures, and sites shall be recognized as products of their own time. Alterations which have no historical basis and which seek to create an earlier appearance shall be discouraged.
4. Changes which may have taken place in the course of time are evidence of the history and development of a building, structure, or site and its environment. These changes may have acquired significance in their own right, and this significance shall be recognized and respected.
5. Distinctive stylistic features or examples of skilled craftsmanship which characterize a building, structure, or site shall be treated with sensitivity.
6. Deteriorated architectural features shall be repaired rather than replaced, wherever possible.
 - In the event replacement is necessary, the new material should match the material being replaced in composition, design, color, texture, and other visual qualities.
 - Repair or replacement of missing architectural features should be based on accurate duplications of features, substantiated by historical, physical, or pictorial evidence rather than on conjectural designs or the availability of different architectural elements from other buildings or structures.
7. The surface cleaning of structures shall be undertaken with the gentlest means possible. Sandblasting and other cleaning methods that will damage the historic building materials shall not be undertaken.
8. Contemporary design for alterations and additions to existing properties are appropriate when such alterations and additions do not destroy significant historic, architectural, or cultural material and such design is compatible with the size, scale, color, material, and character of the property, neighborhood, or environment.

9. Whenever possible, new additions or alterations to structures shall be done in such a manner than if such additions or alterations were to be removed in the future, the essential form and integrity of the structure would be unimpaired.

Mechanical Systems

10. The installation of protective or code required mechanical systems shall be concealed whenever possible so as not to intrude upon or detract from the property's aesthetic and historical qualities, except where concealment would result in the alteration or destruction of historically significant materials or spaces.

Reconstruction of Building Features

11. Reconstruction of part or all of a property shall be undertaken only when such work is essential to reproduce a significant missing feature in a historic district or scene, and:
 - (a) the reconstruction is essential for understanding the value of a historic district,
 - (b) documentation exists to insure an accurate reproduction of the original, and
 - (c) a contemporary design solution is not acceptable.
12. Reconstruction of part or all of a property shall be undertaken only when such work is essential to reproduce a significant missing feature in a historic district or scene.

Appendix B
Central East Austin Neighborhood Plan
List of Other Items Considered by the Neighborhood
August 6, 2001

Items Not Recommended After Departmental Review

Solid Waste Services

To be handled separately as service item – Clean-up and mow problem vacant lots to address short term hazards and concerns. Lots identified include:

2206 Pennsylvania Street
1910 E. 10th Street
1914 E. 10th Street
2300 block of 10th Street and San Saba
2001 E. 8th Street
2201 E. 9th Street

Request Solid Waste Services to conduct alley garbage pickups where possible to help improve alleys through greater usage *(Solid Waste Services indicated maintenance of alleys/vegetation is not their responsibility and didn't support changing garbage pick up system)*

Parks and Recreation

Construct a pedestrian bridge or alternative measure for linking the Blackshear area to the Boggy Creek greenbelt east of the railroad tracks along Northwestern *(PARD recommended against due to safety issues with railroad and street crossings at Webberville and Rosewood are within ½ mile – within PARD's standard radius of 1 mile for neighborhood parks)*

Maintain or replace athletic facilities within the planning area for any removed from Kealing Park after the Carver Library and Museum expansion *(Not recommended due only losing one ballfield and inadequate space in the planning area for replacement)*

Develop Kealing Park as a district park with amenities to serve the entire Planning area. *[not recommended since residents are already within service area radius of a district park, recreation centers, and pools]*

Create a pocket park in the Blackshear area, potentially on one of the vacant Corner lots along Poquito/ Prospect. If a pocket park is established in the Blackshear area, include a playscape on the park grounds *[not recommended since area already served by nearby Rosewood -Zaragosa, Boggy Creek Greenbelt, and Kealing]*

Public Infrastructure and Services

Objective: Create a mechanism for coordinating civic investments in the neighborhood.
[Items outside the scope of the neighborhood plan]

Create a task force along the model of the Community Action Network to identify needs for civic investments and make resources available*(not recommended since outside scope of plan, duplicative of existing organizations, and funding commitment not realistic)*

Create a report (like Downtown Report or Growth Watch) that would track developments and social services in the area. This could be a joint report with surrounding planning areas*(not recommended since outside scope of plan, duplicative of existing organizations/publications)*

Objective: Encourage events that include businesses and institutions in the neighborhood.*[Items outside the scope of the neighborhood plan]*

Encourage the Jazz Festival to be a yearly event held in East Austin

Include a "calendar of events" in the report suggested above.

Have an expedited permit process and fee waivers for neighborhood events
(not recommended since existing ordinance passed in 1999 allows for 30 - day review of street closings, transportation division strives to be flexible, and can request fee waivers from Council)

Transportation

Install a stop sign on north Salina at Rosewood Implementer– TPSD
(not recommended, does not appear to meet required criteria for an all -way stop sign, but parking restrictions will be investigated to increase sight distance visibility)

Install 3-way stop signs at Northwest and Rosewood.
Implementer– TPSD *(not recommended, does not appear to meet required criteria for an all-way stop sign, but parking restrictions will be investigated to increase sight distance visibility)*

Install a stop sign at Cotton and San Bernard Implementer– TPSD
(not recommended, does not appear to meet required criteria for an all -way stop sign)

Install a 3-way stop sign at Comal and 1st Street. Implementer– TPSD
(not recommended, does not appear to meet required criteria for an all -way stop sign)

Install a stop sign at Swenson and 1st Street. Implementer– TPSD
(not recommended, does not appear to meet required criteria for an all -way stop sign)

Install a stop light at San Marcos and 7th Street since that has been identified by the NPT as a blind corner and will help slow down traffic coming from I-35. Implementer– TPSD *(not recommended, does not appear to meet required criteria for Installation of a traffic signal; however, E. 7th Street will be studied in more detail with Corridor Planning Study)*

Install a stop light at Comal and MLK because of traffic generated from UT fields and games. Implementer– TPSD *(not recommended, does not appear to meet required criteria for Installation of a traffic signal, traffic control at this intersection during an UT game should be handled by APD to direct traffic)*

Create a Dillo loop for the east side of the UT Campus (around MLK, Chicon, and 12th Street). Implementer– Capital Metro *(not recommended since route 21/22 Exposition/Chicon provides daily circulator service to UT and areas further west and downtown)*

Increase bus service for route # 21/ 22. Implementer- Capital Metro (not recommended since 2000 and 2001 review of this route shows no significant growth in ridership, service modifications not recommended)

Install more bus shelters on 7th Street (I-35 to Northwestern). The stop on south side of 7th and Waller was identified as a priority. Implementer- Capital Metro *(not recommended since bus stop at Waller has a bench and does not meet ridership criteria for a shelter amenity. This stop will be evaluated twice annually. At this time Capital Metro is working on reviewing over 150 stops in the service area. The minimum boarding count for a shelter is 50 persons per day and 15 boardings per day for a bench).*

Install more bus shelters on MLK (I-35 to Chicon). Only one stop at MLK and Leona (westbound) met the minimum ridership criteria for a bench. All other stops were below the minimum 15 daily boardings) Implementer Capital Metro

Install a bench for the bus stop on the west side of Lydia between 10th and 11th Streets. Implementer– Capital Metro *(not recommended based on current ridership levels. Does not meet minimum criteria for this amenity but will be evaluated twice annually).*

Add bike lanes all along Chicon to link with the bike lanes to the south that end at 6th Street and Chicon. Implementer– TPSD *(not recommended for segment between 11th to MLK because street width too narrow)*

Appendix C - Central East Austin Project Public Meeting Summa

Date	Event Type	Place	Sponsor	Attendance #	Comments
2/12/2000	Kick-off Meeting	Carver Library	PECSD -NP	52	Kick-off Meeting
3/23/2000	NPT Meeting	Carver Library	PECSD -NP	24	1 st Organizing Mtg.
4/6/2000	NPT Meeting	Carver Library	PECSD -NP	19	2 nd Organizing Mtg.
4/25/2000	NPT Meeting	Carver Library	PECSD -NP	8	3 rd Organizing Mtg.
5/9/2000	NPT Meeting	Blackshear Elementary	PECSD -NP	7	4 th Organizing Mtg.
5/30/2000	NPT Meeting	Carver Library	PECSD -NP	11	MOU and Chair
6/13/2000	NPT Meeting	Carver Library	PECSD -NP	8	Brainstorming Issues & sample survey
6/27/2000	NPT Meeting	Carver Library	PECSD -NP	10	Review issues and sample survey
7/11/2000	NPT Meeting	Carver Library	PECSD -NP	17	Developing survey
7/25/2000	NPT Meeting	Carver Library	PECSD -NP	10	Finalize survey
8/8/2000	Land Use Subcommittee	Carver Library 6-6:45	PECSD -NP	9	Field work
8/8/2000	NPT Meeting	Carver Library	PECSD -NP	~10	Outreach strategy
8/31/2000	Land Use Subcommittee	Carver Library 6-6:45	PECSD -NP	13	Field work results
8/31/2000	NPT Meeting	Carver Library	PECSD -NP	~15	Issue identification
9/12/2000	Land Use Subcommittee	Carver Library 6-6:45	PECSD -NP	11	Review Photos
9/12/2000	NPT Meeting	Carver Library	PECSD -NP	~11	Finalize Issues
9/26/2000	Joint Land Use Subcommittee & NPT Meeting	Carver Library	PECSD -NP	~21	SCIP II & Electric Line Relocation w/ Carver Expansion
10/10/2000	Land Use Subcommittee	Carver Library 6-6:45	PECSD -NP	12	Review Photos
10/10/2000	NPT Meeting	Carver Library	PECSD -NP	~12	Goal Setting
10/24/2000	Joint Land Use Subcommittee & NPT Meeting	Carver Library	PECSD -NP	15	Visual Preference Survey
11/14/2000	NPT Meeting	Carver Library	PECSD -NP	7	Draft Goals & Objectives
11/28/2000	NPT Meeting	Huston-Tillotson Library	PECSD -NP	15	Draft Goals & Objectives
1/9/2001	NPT Meeting	Carver Library	PECSD -NP	8	Survey Results
1/23/2001	NPT Meeting	Carver Library	PECSD -NP	7	Historic Preserv./ Land Use

2/6/2001	NPT Meeting	Carver Library	PECSD -NP	9	Land Use Work session
2/13/2001	NPT Meeting	Carver Library	PECSD -NP	14	7 th Street Work session
2/20/2001	NPT Meeting	Blackshear Elementary	PECSD -NP	6	Land Use Work Session
2/27/2001	NPT Meeting	Carver Library	PECSD -NP	12	Transportation Work session
3/6/2001	NPT Meeting	Carver Library	NPZD	9	Historic Preservation & Urban Design Work session
3/13/2001	NPT Meeting	Carver Library	NPZD	4	Preparation for Community Workshop
3/17/2001	Community Workshop	Carver Library	NPZD	47	
3/27/2001	NPT Meeting	Carver Library	NPZD	10	Review Workshop Results
4/10/2001	NPT Meeting	Carver Library	NPZD	12	Draft Final Survey, Additional Plan Items
4/18/2001	Special Housing Meeting	Carver Library	NPZD	15	Housing Issues
4/24/2001	NPT Meeting	Carver Library	NPZD	17	Review Housing Recommendations
5/8/2001	NPT Meeting	Carver Library	NPZD	13	Urban Design Guidelines
5/23/2001	NPT Meeting	Carver Library	NPZD	11	Open House
6/20/2001	NPT Meeting	Carver Library	NPZD	9	Review Final Survey Results
7/12/2001	NPT Meeting	Carver Library	NPZD	23	Review and Discuss Final Survey Results
7/25/2001	NPT Meeting	Carver Library	NPZD	11	Ranking Action Items
8/15/2001	NPT Meeting	Carver Library	NPZD	9	Top 10 List/\$20K project item

Appendix - D

Central East Austin Demographics - 1990 and 2000

2000 Population and Race - CEA and City of Austin				
	CEA		Austin	
	Amount	% of Total	Amount	% of Total
Total Population	4,693		656,562	
White	397	8.46%	347,584	52.90%
Black	1806	38.48%	64,277	9.80%
Hispanic	2410	51.35%	200,580	30.60%
Asian	25	0.53%	30,858	4.70%
Other	16	1.17%	3,086	0.50%
Multi	39	na	10,177	1.60%

1990 Population and Race - CEA and City of Austin				
	CEA		Austin	
	Amount	% of Total	Amount	% of Total
Total Population	4,723		465,622	
White	228	4.83%	287,149	61.70%
Black	2563	54.27%	55,875	12.00%
Hispanic	1897	40.17%	106,860	23.00%
Asian	6	13.00%	13,503	2.90%
Other	29	61.00%	2,235	0.50%
Multi		na	0	0.00%

Population and Racial Change - 1990 to 2000				
	CEA		Austin	
	Amount	% Change	Amount	% Change
Total Population	-30	-0.64%	190,940	41.00%
White	169	7.41%	60,435	21.05%
Black	-757	-29.54%	8,402	15.04%
Hispanic	513	27.04%	93,720	87.70%
Asian	19	316.67%	17,355	128.53%
Other	-13	-44.88%	851	38.08%
Multi		na		

Appendix E - Central East Austin Existing & Proposed Land Use and Zoning August 2001

Land Use	Existing Zoning		Existing Land Use		Proposed Land Use	
	Acres	%	Acres	%	Acres	%
Single Family	189	31%	182	30%	201	45%
Multi-Family	82	13%	14	2%	20	5%
Commercial	67	11%	21	3%	5	1%
Office	25	4%	7	1%	2	0%
Mixed Use	0	0%	0	0%	64	15%
Industrial	5	1%	4	1%	1	0%
Civic/Open Space	75	12%	145	24%	151	34%
Transportation/ROW	176	28%	176	29%	0	0%
Vacant	0	0%	64	10%	0	0%
Total	619	100%	613	100%	444	100%

**Some public/civic uses are zoned residential (SF & MF)
and the charts above have not been adjusted.*

**Some discrepancies exist between total acreage and land use totals due to unknown uses or
rounding error.*

**Single family totals include townhouse and condominium future land uses.*

Appendix F

Central East Austin Final Survey Results - June 20, 2001

Overall Support

	#	%
Support	48	43.24
Support w/ comments	50	45.05
Don't support	13	11.71
Total	111	100

Total Number of Surveys Returned:	111
(out of approx. 2,400 sent)	
Response rate:	4.60%

Smart Growth Infill Option Support

Small Lot Amnesty			Secondary Apartments			Urban Home		
	#	%		#	%		#	%
Support	78	72.90	Support	65	62.50	Support	84	79.25
Neutral	14	13.08	Neutral	8	7.69	Neutral	12	11.32
Don't support	15	14.02	Don't support	31	29.81	Don't support	10	9.43
Total =	107	100.00	Total =	104	100.00	Total =	106	100.00

Responses for individual plan sections:

Historic Preservation

	#	%
Support	95	86.36
Support w/ comments	11	10.00
Don't support	4	3.64
Total =	110	100.00

Housing

	#	%
Support	62	57.41
Support w/ comments	26	24.07
Don't support	20	18.52
Totals =	108	100.00

Land Use

	#	%
Support	56	53.85
Support w/ comments	28	26.92
Don't support	20	19.23
Total =	104	100.00

Transportation

	#	%
Support	73	70.19
Support w/ comments	27	25.96
Don't support	4	3.85
Totals =	104	100.00

Urban Design

	#	%
Support	84	84
Support w/ comments	10	10
Don't support	6	6
Total =	100	100

General City of Austin Questions:

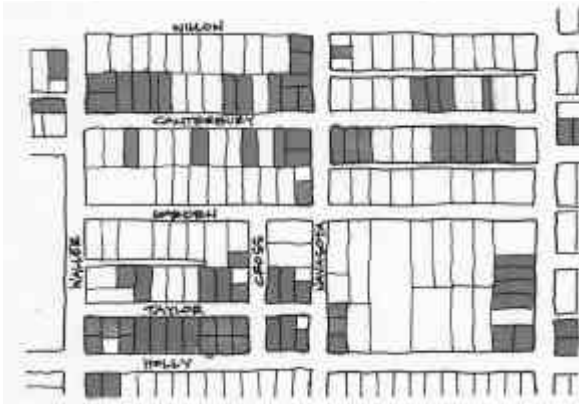
Transportation Plan?	#	%
Very Satisfied	14	15.91
Satisfied	31	35.23
Neutral/ Unsure	22	25.00
Unsatisfied	18	20.45
Very Unsatisfied	3	3.41
Total =	88	100.00

A good place to live?	#	%
Very Satisfied	37	41.57
Satisfied	40	44.94
Neutral/ Unsure	6	6.74
Unsatisfied	6	6.74
Very Unsatisfied	0	0.00
Total =	89	100.00

Appendix G: Central East Austin Neighborhood Planning Smart Growth Infill and Redevelopment Special Uses

The following would be options in addition to a property's base zoning but would not be required.

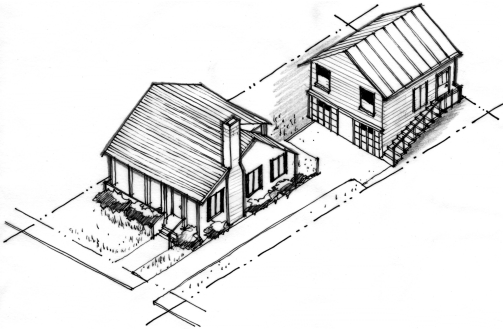
- 1). ***Small Lot Amnesty** – This option allows development on existing, legally subdivided lots that are a minimum of 2,500 square feet and have a minimum lot width of 25 feet. An example of such a lot would be one that has the dimensions: 25' wide x 100' long. This option would apply neighborhood wide.



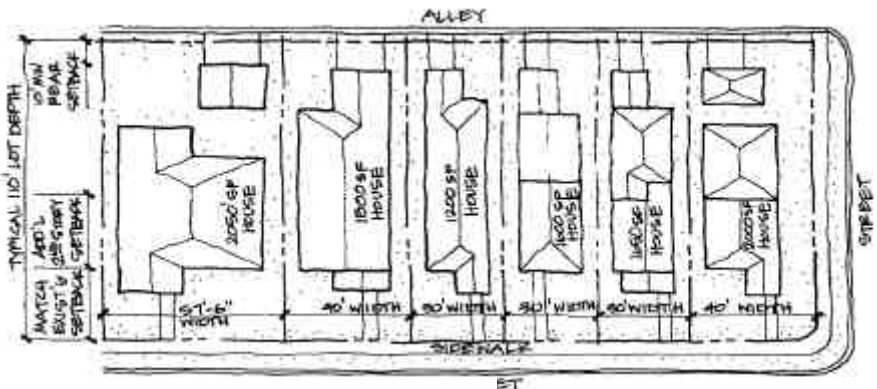
Small lots in an East Austin neighborhood that would be candidates for Small Lot Amnesty.

- 2). ***Secondary Apartment (Garage Apartment or Granny Flat)** – This option allows a separate residence at the rear of a single family lot that is at least 5,750 sq. ft. The second unit would be an accessory to a primary singlefamily residence. The unit may be located above a detached garage or can be a single story apartment. This option would apply neighborhood wide.

Examples of Secondary Apartments:



- 3). ***Urban Home** – This infill option permits detached single family residential homes on lots that have a minimum of 3,500 square feet and a minimum width of 40 feet. The urban home infill option allows for the development of infill or subdivision projects with smaller lots and fewer restrictions than the current regulations usually allow.



Typical Existing
SF-3 lot
(min. 5,750 sq.ft.)

Existing House on
New Urban Home
Lot
(min. 3,500 sq.ft.)

Existing House
on Corner Lot
(Must be Urban
Home Lot)

- 4). ***Neighborhood Corner Store** – A small retail or commercial establishment that would be permitted in some residentially zoned areas. The corner store must be compatible with the surrounding neighborhood in both its size and character. The neighborhood corner store building may ~~ab~~ have a single-residential unit. Certain neighborhoods serving commercial uses would be allowed, hours of operation are restricted, and no drive-thru facilities are allowed.



Example of a Neighborhood Corner Store

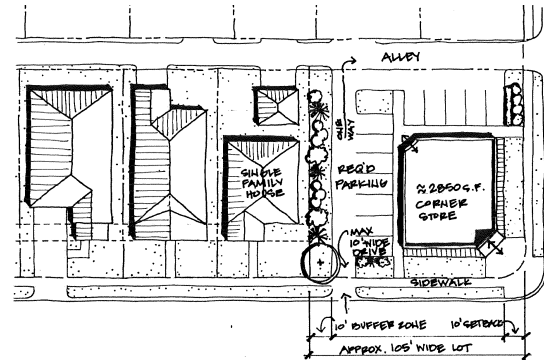


Diagram of a Neighborhood Corner Store

- 5). ***Neighborhood Mixed Use Building** – This option allows for buildings with both commercial and residential uses. Allowed in commercial districts.

Example: This would allow a building with a shop/store on the ground floor and residential units on all other floors above the ground floor. *This option would be applied to a specific location.*

A Mixed Use Combining District is also recommended for most commercially zoned property that allows both residential and commercial uses.



Example of Mixed Use Buildings

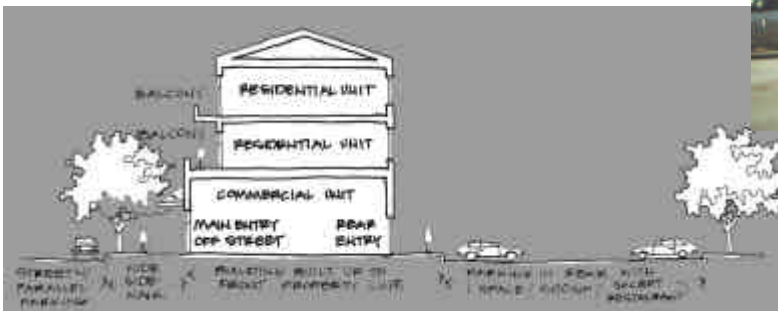
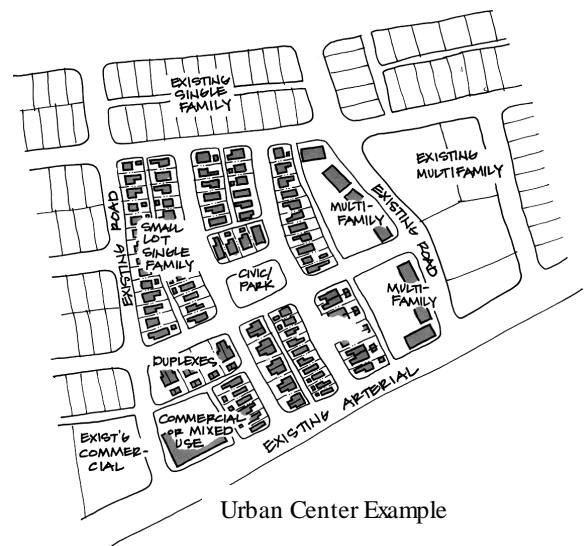


Diagram of Mixed Use Building

- 6). ***Neighborhood Urban Center** – This option allows for a mixed-use development that includes residential, multifamily, commercial and retail uses in a commercial base zoning district. The idea for this option is to create a mixed-use, pedestrian and transit oriented development. *This option would be applied to a specific location* .

Additional site standards apply to special uses promote to compatibility with existing neighborhoods. These standards cover setbacks, height, off-street parking and other requirements.



Urban Center Example

Appendix H

EAST 11TH & 12TH STREETS URBAN RENEWAL PLAN (URP)

Conceptual approaches and strategies for the entire Central East Austin area were defined as part of the Central East Austin Master Plan ("Master Plan"), prepared by representative members and organizations of the Central East Austin community with the professional and technical assistance of the Crane Urban Design Team and the Austin Revitalization Authority (ARA). Two critical Subareas of the Master Plan are the East 11th and 12th Street Corridors, which are to be the location of much of the new commercial/office redevelopment called for in the Master Plan. The City of Austin (City) has designated these corridors as appropriate for an urban renewal project. Under Texas redevelopment law, the Urban Renewal Agency (URA) and the City are granted a series of redevelopment roles and responsibilities regarding urban renewal areas including approval of projects for compliance with an urban renewal plan and the use of eminent domain powers. This East 11th and 12th Streets Urban Renewal Plan (URP) defines specific redevelopment projects and associated regulatory controls intended to assure quality, compatible, mixed-use development along these critical commercial arteries. The redevelopment process will be guided by the Urban Renewal Agency consistent with state law, the Master Plan, the URP, and a Development Agreement to be negotiated between the City, URA, and ARA.

1.0 Definitions

The following definitions are offered for clarification of the planning intent of subsections of the Urban Renewal Plan:

1. "Building Code" means Chapter 25-12, Article 1, City Code
2. "City Code" means the Austin City Code
3. "Civic Uses" means buildings which are defined by the uses performed therein, which uses include, the following: government administration services and offices, fire stations, public utilities offices, day care centers, public and private schools, colleges, churches, other religious facilities and attendant structures.
4. "Community/Local Services" means the use of a site for provision of neighborhood services that include business support services, offices, consumer convenience services, dry cleaning, pharmacy, food store, and other general services allowed in a "LR" Neighborhood Commercial District with the exception of the following non-permitted uses: medical offices exceeding 5,000 square feet, congregate living facilities, and off-site parking.
5. "Community Parking" means any area within the designated URP. Provided by a public or private entity, which shall be designed for temporary accommodation of other vehicles of the motoring public in normal operating condition and situated so as to provide for use by the patrons of one of more retail, office and/ or residential facility, or as remote parking. The project owner may have to execute a parking agreement at the time of project approval by the Urban Renewal Agency.
6. "Downtown & Entertainment Oriented Retail" means the use of the site to provide retail goods and services typically associated with entertainment, dining and related activities, as referenced in the Central Business District (CBD) designation of the Land Development Code, excluding adult-oriented businesses, automotive rentals, automotive repair services, carriage stable, cocktail lounges, convenience storage, equipment repair services, funeral services, hotel-motel, liquor sales, medical offices exceeding 5,000

square feet, outdoor sports and recreation, personal services, service stations, pawn shops.

7. "FAR" means the floor to area ratio as defined in the Land Development Code.
8. "Garden Apartment" means a dwelling unit in a building or cluster whose maximum net density does not exceed that provided for in the zoning ordinance under the Multi-Family Residences Low-Density District designation; a portion of the lot shall be open space, as defined in the Land Development code, with the exception of natural foliage or accessory recreational facilities or walkways, which is accessible to all persons occupying a building on the lot and is not a part of the roof of any portion of any building.
9. "Ground Floor Retail" means the use of a site as an establishment engaged in the retail sale of merchandise as allowable by the LR designation in the Land Development Code (with the exceptions to LR as stated elsewhere in this document), and that occupies the ground floor of the building in which it is situated, such that it can be seen and accessed by the public from the street.
10. "Home Office" means a house or other structure or a portion of any building or structure designed, arranged and used for living quarters for one or more persons living as a single housekeeping unit with cooking facilities, but not including units in hotels or other structures designed for hotel or boarding, wherein a home occupation is customarily carried out by an occupant of same dwelling unit as a secondary use as defined in the Land Development Code. .
11. "House-like Offices" means office and retail uses operating out of buildings that were originally built for residential use but that have been converted for commercial use. Any exterior addition or alteration must be approved by the Urban Renewal Agency.
12. "House-like Studios" (or Arts and Crafts Studio) means dwellings that includes use of the site for the production of art work by the resident artist and the incidental sale of the art produced, limited to the use of hand tools, domestic mechanical equipment not exceeding two horsepower, or a single kiln not exceeding eight kilowatts., provided that the use does not impact any other use of property with noise, odor, dust, vibration, or other nuisance. This classification includes, but is not limited to painter's studios, ceramics studios, and custom jewelry studios.
13. "Land Development Code" means Title 25, City Code.
14. "Landscape" means the planting and maintenance of live trees, shrubs, ground covers, and lawn areas, including the installation of irrigation systems, and as further described in the Land Development Code.
15. "Landscape Buffer" means landscape in that portion of a lot that has been designated by provision of the Land Development Code as open space for visual screening purposes, to separate different use districts, or to separate uses on one property from uses on other properties.
16. "Live/Work Mixed-use Studio" means a building that provides for one or a combination of uses, including residential, retail and studio, as defined by the Land Development Code, as amended from time to time, with retail and/or studio on the ground floor. Studio, as used here in refers to the working and display space for an artist or artisan.
17. "MOA" means that certain Memorandum of Agreement entered into on April 18, 1997, by and between the Texas State Historical Preservation Officer, the Advisory Council on Historic Preservation, and the City of Austin, as amended from time to time.
18. "New Commercial Space" means the maximum number of square feet allowable per

- individual redevelopment project area, as profiled in figures 4-5 through 4-26.
19. "Mixed-use" means a building that provides for a combination of uses, requiring retail or office uses; on the ground floor (except for the exclusion of pawn shops; automobile sales, rentals and repairs; gas stations and adult-oriented businesses), and some combination office/retail and/or office and residential uses on the other floors. Retail, office and residential uses referred to herein are as defined in the Land Development Code, as amended from time to time.
 20. "Mixed-use Residential" means a combination of small-scale retail or office and residential uses as defined under "Mixed-use". Small-scale as used here in refers to FAR's of .30 or less.
 21. "Net" means the result of a mathematical calculation that subtracts total deductions from the gross amount of space to derive the net value of the remainder.
 22. "Office" means a building used for administrative services and offices as defined in the Land Development Code, as amended from time to time, but excluding medical offices exceeding 5,000 square feet.
 23. "Plaza" means a portion of a lot or parcel developed as open space, i.e., space that is open and unobstructed from its lower level to the sky, with the exception of natural foliage or accessory recreational facilities or walkways, which is accessible to all persons occupying a building on the lot and is not apart of the roof of any portion of any building and which is improved to create a space open to the public.
 24. "Renovated Existing Lodge Building," means existing lodge building known as 123 east 11th Street, renovated and/or its successor structure(s).
 25. "Rental Flat" means a residential dwelling unit as defined in the Land Development Code, as amended from time to time.
 26. "Residential-Scaled" means the size and architectural design of new development is consistent with the scale and historic character of the existing residential buildings in the immediate environs. Immediate environs refers to the nearest residential buildings located within 4 blocks east and west and the nearest residential buildings located within 2 blocks north or south within the Urban Renewal Area.
 27. "Service Alley" means any public or private dedicated way intended for vehicular service to the rear or side of property served by a street. Alleyway provides access for delivery and service to retail businesses, offices and residential units. Properties on north side of East 11th street must access from back, unless special provisions made and approved by City of Austin Public Works, for limited-off-hours on -street deliveries, and no motor vehicular access is allowed from East 11th Street.
 28. "Story" means a unit of measure as defined in the Building Code.

2.0 URP Purposes, Authority and Scope

This East 11th and 12th Streets Urban Renewal Plan ("URP" also referred to as the East 11th and 12th Streets Community Redevelopment Plan-CRP), is a comprehensive technical document defining the official public policy guidelines of the City of Austin (City) for the conduct of public and private redevelopment actions of the East 11th and 12th Streets Urban Renewal Area in compliance with Texas Local Government Code, Chapter 374. As such, this document also represents the official redevelopment policy guidelines of

the Central East Austin community and provides for a continual mechanism for community-based participation in the ongoing implementation of all redevelopment actions along these commercial corridors.

The URP is intended to identify and implement mechanisms to eliminate the negative forces of urban blight, distress, and impaired development within the area and to pursue a fresh, self-determined vision of Central East Austin as a self-sustaining, progressive community for the 21st century. The overall goals and action priorities of this URP reflect a broad consensus of residents, businesses, property owners, institutions, and community activists. This consensus is the result of substantial cumulative planning and revitalization efforts over a period of three years. The fundamental purpose of this plan is to empower community-based groups and individuals to participate as strong and equal partners of the City and the URA in carrying out all of the action programs and public and private improvements which will result in the realization of Austin's long-term community vision.

Under Texas Local Government Code, Chapter 374, Urban Renewal in Municipalities, upon the completion, adoption and recordation of the URP, the Urban Renewal Agency gains the authority to apply special urban renewal powers and tools to address existing "slum" and/or "blight" conditions which have been found to threaten the public safety, health, and welfare, and which act as impediments to sound private investment, stable property values, and viable conditions for rendering public services. This urban renewal authority and the public purposes it fulfills, extend well beyond the levels of public intervention that can occur through normal City development regulations, housing and community development assistance, or capital improvement programs. The following is a summary listing of typical local government tools and tactics that are widely employed in responsive, preservation-oriented redevelopment implementation strategies in many local jurisdictions throughout the U.S.:

- a. Urban renewal plan/development controls: These may include: areas within the redevelopment area that are set up as zoning districts; reducing land uses that are incompatible with the accepted development standards; restriction of parking and access to properties; guidelines which restrict design within the development area; and project review and approval procedures.
- b. Public improvements and area redevelopment financing: A varied range of tax-exempt public and private financing mechanisms can be devised to support infrastructure and public facility improvements, property acquisition, site preparation, and other temporary or permanent redevelopment costs. Examples include Section 108 loan funds; G.O. Bonds; and tax-exempt revenue bonds.
- c. Special private development incentives: These may include financing, tax, and regulatory incentives linked with economic development, affordable housing, historic preservation and other public contributions keyed to revitalization of a blighted area. The Austin Central Urban Redevelopment Combining District (CURE) program is a zoning program that relaxes some of the normal zoning requirements and allows the waiver of some development fees. The Neighborhood Conservation Combining District (NCCD) is a zoning overlay that modifies zoning requirements in its specific area.
- d. Property acquisition for public and private re-use sites: This tool includes options for public acquisition for fair market value (FMV) by negotiated or eminent domain procedures. Special

provisions can be designed to encourage private land assembly and/or development project participation by existing property owners and other community-based interests.

- e. Property disposition and long-term covenants: Orderly processes of project construction and long-term use agreements can be tailored to circumstances of any projects where public development assistance is provided.

3.0 URP Illustrative Design Plan

The formal boundaries of the East 11th and 12th Streets Urban Renewal Area (UR Area) are set forth in Exhibit A and the ordinance approving this URP. Generally, the boundaries are:

The East 11th Street Corridor, including properties within one-half block of the north frontage of East 11th and south frontage of Juniper Street, from Branch Street on the west to Navasota on the east; and properties within one-half block of the south frontage of East 11th, from San Marcos St. on the west to Navasota on the east.

The East 12th Street Corridor, including properties within one-half block of the north frontage of East 12th between the IH-35 N. Service Road on the west to Poquito Street on the east; and properties within one-half block of the south frontage of East 12th between Branch Street on the west and Poquito Street on the east.

Figures 4-2 and 4-3 illustrate proposed overall development concepts for both the East 11th and 12th Street Corridors. Effort was made to group like uses into "nodes" of complimentary development that could benefit from economies of scale and proximity, such as a series of complimentary restaurants.

East 11th Street has been conceptualized as the place for higher-intensity, mixed-use development. In this way, new development can build on the present and historical strengths of the corridor for the creation of a dynamic entertainment/retail/housing area. The north side of East 11th Street, with its abundance of vacant land and land in public/quasi-public ownership, offers opportunity for new development of entire blocks and the benefit of locating cooperative parking to the rear of new establishments to further enhance the pedestrian-friendly nature of the East 11th Street area.

In particular, the blocks between Curve and Lydia, are considered to be the logical location for an entertainment/retail node of restaurants, nightclubs, clothing stores, and antique stores that may draw from a large consumer base as a primary entertainment destination. Complementing this node is a series of live-work offices and studios geared towards the entertainment/visual arts/performing arts communities. Potential new developments in this area, on the south side of 11th Street between Waller and Lydia, could include photography studios and recording studios.

On the westernmost portion of East 11th Street, physical topography and market demands are such that opportunities exist for development of mixed-use retail and housing on the north and south side of the street. New development could include bookstores, eateries, coffeehouses, and other like uses on the ground floor, with two stories of housing units above.

The other end of East 11th Street, near Navasota, serves as an eastern gateway into the East 11th Street corridor. Already, a smaller-scaled office and retail node has begun to develop in this area, with several opportunities for further office/retail development.

In contrast, East 12th Street has been conceived as a more residentially compatible opportunity for neighborhood-based retail, small-scale offices, and housing. Consistency with existing housing is of primary importance. All efforts should be made to rehabilitate owner-occupied housing, when it is the owner's wish and it is economically feasible. The design of the corridor includes efforts aimed at maintaining existing setbacks, street greenways, and architectural detail. Examples of potential development include doctors and lawyer's offices, a laundry, convenience stores, bed and breakfasts, duplexes, and townhomes. The expressed community desire includes encouraging as much retail development as possible along East 12th Street. To address market questions pertaining to the magnitude of new retail that can be supported -- even within a revitalized study area -- most development areas along East 12th Street contain flexible controls to allow for commercial development of a certain character as market forces allow. Specifically prohibited, however, are liquor stores and automotive-related uses.

The areas located in close proximity to Downtown, the State Capitol, and the University of Texas represent the greatest opportunities for office development. In addition, Anderson CDC has acquired several properties on the south side of East 12th Street between Curve and Navasota and on the north side of 12th Street near Chicon for the construction of new townhomes. There are planned renovations to the existing Marshall Arms Apartments near the intersection of 12th and Chicon Street. Remaining project areas are directed towards small-scale retail establishments and/or duplexes and quadraplexes complimentary to existing housing.



Figure 4-1: Urban Redevelopment Area Boundaries

East 11th and 12th Streets Community Redevelopment Plan (CRP)

Austin Revitalization Authority

Appendix I

ORDINANCE NO. 011213-41

AN ORDINANCE AMENDING THE AUSTIN TOMORROW COMPREHENSIVE PLAN BY ADOPTING THE CENTRAL EAST AUSTIN NEIGHBORHOOD PLAN.

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

PART 1. Findings.

- (A) In 1979, the City Council adopted the "Austin Tomorrow Comprehensive Plan."
- (B) The Austin Tomorrow Comprehensive Plan contemplated the adoption of neighborhood plans. Article X, Section 5 of the City Charter authorizes the City Council to adopt by ordinance additional elements of a comprehensive plan that are necessary or desirable to establish and implement policies for growth, development, and beautification, including neighborhood, community, or area-wide plans.
- (C) In September 1999, the Central East Austin neighborhood was selected to work with the City of Austin to complete a neighborhood plan. The Central East Austin Neighborhood Plan followed a process first outlined by the Citizens' Planning Committee in 1995, and refined by the Ad Hoc Neighborhood Planning Committee in 1996. City Council endorsed this approach for the neighborhood planning in a 1997 resolution. This process mandated representation of all of the stakeholders in the neighborhood and required active public outreach. During the planning process, the Central East Austin Neighborhood Planning Team gathered information and solicited public input through the following means:
 - (1) neighborhood planning team meetings;
 - (2) collection of existing data;
 - (3) neighborhood inventory;
 - (4) neighborhood survey;
 - (5) neighborhood newsletter;
 - (6) community-wide meetings; and

(7) neighborhood ballot.

(D) Central East Austin Neighborhood Plan recommends action by the neighborhood association, the City, and by other agencies to preserve and improve the neighborhood. The Central East Austin Neighborhood Plan has nine (9) major goals:

- (1) preserve, restore and recognize historic resources and other unique neighborhood features;
- (2) promote housing that is affordable, accessible, and attractive to a diverse range of people;
- (3) promote new development for a mix of uses that respects and enhances the residential neighborhoods;
- (4) promote opportunities to leverage positive impacts and encourage compatibility from civic investments;
- (5) create a safe and attractive neighborhood where daily needs can be met by walking, cycling, or transit;
- (6) improve bicycle, pedestrian, and transit access within the area and to the rest of Austin;
- (7) respect the historic, ethnic and cultural character of the neighborhoods
- (8) enhance and enliven the streetscape; and
- (9) ensure compatibility and encourage a complimentary relationship between adjacent land uses.

(E) For each of these general goals, the Central East Austin Neighborhood Plan includes more focussed objectives. In turn, each of these objectives is supported by specific action items. These action items are the key recommendations of the Central East Austin Neighborhood Plan. for a community-wide review, update, and re-adoption of the neighborhood plan.

(F) In August 2001, the Planning Commission held a public hearing on the Central East Austin Neighborhood Plan, and recommended adoption of the Plan by the City Council. The Central East Austin Neighborhood Plan is appropriate for adoption as an element of the Comprehensive Plan. The Plan furthers the City Council's goal of achieving appropriate, compatible development within the area. The Plan is necessary and desirable to establish and implement policies for growth, development, and beautification in the area.

- (G) The Central East Austin Neighborhood Planning Team will review Central East Austin Neighborhood Plan every six months to update the status of the action items and consider additions or amendments. The Neighborhood Planning Team includes representatives of homeowners, renters, businesses, and non-resident property owners. Five years after the effective date of this ordinance, the Neighborhood Planning Team will recommend a formal process.

PART 2. Adoption and Direction.

- (A) The Austin Tomorrow Comprehensive Plan Chapter 5, "Neighborhood Plans," is amended to add the Central East Austin Neighborhood Plan, as set forth in the attached Exhibit "A," as Section 5-9 of Chapter 5 of the Comprehensive Plan.
- (B) The City Manager shall prepare zoning cases consistent with the recommendations in the Plan.
- (C) The City Manager shall provide yearly updates on the status of the implementation of the Central East Austin Neighborhood Plan.
- (D) The Central East Neighborhood Plan takes precedence over any conflicting provision in the general Comprehensive Plan.

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

PART 4. This ordinance takes effect on December 24, 2001.

PASSED AND APPROVED

December 13, 2001 
Gustavo L. Garcia
Mayor

APPROVED:  Sedora Jefferson
City Attorney

ATTEST:  Shirley A. Brown
City Clerk

Central East Austin Neighborhood Plan

Appendices

December 13, 2001

Appendix B
Central East Austin Neighborhood Plan
List of Other Items Considered by the Neighborhood
August 6, 2001

Items Not Recommended After Departmental Review

Solid Waste Services

To be handled separately as service item – Clean-up and mow problem vacant lots to address short term hazards and concerns. Lots identified include:

- ◆ 2206 Pennsylvania Street
- ◆ 1910 E. 10th Street
- ◆ 1914 E. 10th Street
- ◆ 2300 block of 10th Street and San Saba
- ◆ 2001 E. 8th Street
- ◆ 2201 E. 9th Street

Request Solid Waste Services to conduct alley garbage pick-ups where possible to help improve alleys through greater usage. *(Solid Waste Services indicated maintenance of alleys/vegetation is not their responsibility and didn't support changing garbage pick up system)*

Parks and Recreation

Construct a pedestrian bridge or alternative measure for linking the Blackshear area to the Boggy Creek greenbelt east of the railroad tracks along Northwestern. *(PARD recommended against due to safety issues with railroad and street crossings at Webberville and Rosewood are within ½ mile – within PARD's standard radius of 1 mile for neighborhood parks)*

Maintain or replace athletic facilities within the planning area for any removed from Kealing Park after the Carver Library and Museum expansion. *(Not recommended due only losing one ballfield and inadequate space in the planning area for replacement)*

Develop Kealing Park as a district park with amenities to serve the entire Planning area. *[not recommended since residents are already within service area radius of a district park, recreation centers, and pools]*

Create a pocket park in the Blackshear area, potentially on one of the vacant Corner lots along Poquito/ Prospect. If a pocket park is established in the Blackshear area, include a playscape on the park grounds. *[not recommended since area already served by nearby Rosewood-Zaragosa, Boggy Creek Greenbelt, and Kealing]*

Public Infrastructure and Services

Objective: Create a mechanism for coordinating civic investments in the neighborhood.
[Items outside the scope of the neighborhood plan]

- Create a task force along the model of the Community Action Network to identify needs for civic investments and make resources available *(not recommended since outside scope of plan, duplicative of existing organizations, and funding commitment not realistic)*
- Create a report (like Downtown Report or Growth Watch) that would track developments and social services in the area. This could be a joint report with surrounding planning areas. *(not recommended since outside scope of plan, duplicative of existing organizations/publications)*

Objective: Encourage events that include businesses and institutions in the neighborhood. *[Items outside the scope of the neighborhood plan]*

- Encourage the Jazz Festival to be a yearly event held in East Austin
- Include a “calendar of events” in the report suggested above.
- Have an expedited permit process and fee waivers for neighborhood events
(not recommended since existing ordinance passed in 1999 allows for 30-day review of street closings, transportation division strives to be flexible, and can request fee waivers from Council)

Transportation

Install a stop sign on north Salina at Rosewood. Implementer – TPSD
(not recommended, does not appear to meet required criteria for an all-way stop sign, but parking restrictions will be investigated to increase sight distance visibility)

Install 3-way stop signs at Northwestern and Rosewood.
Implementer – TPSD *(not recommended, does not appear to meet required criteria for an all-way stop sign, but parking restrictions will be investigated to increase sight distance visibility)*

Install a stop sign at Cotton and San Bernard. Implementer – TPSD
(not recommended, does not appear to meet required criteria for an all-way stop sign)

Install a 3-way stop sign at Comal and 11th Street. Implementer – TPSD
(not recommended, does not appear to meet required criteria for an all-way stop sign)

Install a stop sign at Swenson and 10th Street. Implementer – TPSD
(not recommended, does not appear to meet required criteria for an all-way stop sign)

Install a stop light at San Marcos and 7th Street since that has been identified by the NPT as a blind corner and will help slow down traffic coming from IH-35. Implementer – TPSD *(not recommended, does not appear to meet required criteria for Installation of a traffic signal; however, E. 7th Street will be studied in more detail with Corridor Planning Study)*

Install a stop light at Comal and MLK because of traffic generated from UT fields and games. Implementer – TPSD *(not recommended, does not appear to meet required criteria for Installation of a traffic signal, traffic control at this intersection during an UT game should be handled by APD to direct traffic)*

Create a Dillo loop for the east side of the UT Campus (around MLK, Chicon, and 12th Street). Implementer – Capital Metro *(not recommended since route 21/22 Exposition/Chicon provides daily circulator service to UT and areas further west and downtown)*

Increase bus service for route # 21/ 22. Implementer – Capital Metro (not recommended since 2000 and 2001 review of this route shows no significant growth in ridership, service modifications not recommended)

Install more bus shelters on 7th Street (IH-35 to Northwestern). The stop on south side of 7th and Waller was identified as a priority. Implementer – Capital Metro *(not recommended since bus stop at Waller has a bench and does not meet ridership criteria for a shelter amenity. This stop will be evaluated twice annually. At this time Capital Metro is working on reviewing over 150 stops in the service area. The minimum boarding count for a shelter is 50 persons per day and 15 boardings per day for a bench).*

Install more bus shelters on MLK (IH-35 to Chicon). Only one stop at MLK and Leona (westbound) met the minimum ridership criteria for a bench. All others stops were below the minimum 15 daily boardings) Implementer – Capital Metro

Install a bench for the bus stop on the west side of Lydia between 10th and 11th Streets. Implementer – Capital Metro *(not recommended based on current ridership levels. Does not meet minimum criteria for this amenity but will be evaluated twice annually).*

Add bike lanes all along Chicon to link with the bike lanes to the south that end at 6th Street and Chicon. Implementer – TPSD *(not recommended for segment between 11th to MLK because street width too narrow)*

Appendix C - Central East Austin Project Public Meeting Summary

Date	Event Type	Place	Sponsor	Attendance #	Comments	Staff
2/12/2000	Kick-off Meeting	Carver Library	PECSD-NP	52	Kick-off Meeting	Hounsel/ Heil/ Additional NP Staff
3/23/2000	NPT Meeting	Carver Library	PECSD-NP	24	1 st Organizing Mtg.	Hounsel/ Wieters
4/6/2000	NPT Meeting	Carver Library	PECSD-NP	19	2 nd Organizing Mtg.	Hounsel/ D.Williams/Heil
4/25/2000	NPT Meeting	Carver Library	PECSD-NP	8	3 rd Organizing Mtg.	Hounsel/ Heil
5/9/2000	NPT Meeting	Blackshear Elementary	PECSD-NP	7	4 th Organizing Mtg.	Hounsel/ Heil
5/30/2000	NPT Meeting	Carver Library	PECSD-NP	11	MOU and Chair	Hounsel/ Heil
6/13/2000	NPT Meeting	Carver Library	PECSD-NP	8	Brainstorming Issues & sample survey	Hounsel/ Heil/ Flores
6/27/2000	NPT Meeting	Carver Library	PECSD-NP	10	Review issues and sample survey	Hounsel/ Flores/ Heil
7/11/2000	NPT Meeting	Carver Library	PECSD-NP	17	Developing survey	Hounsel/Heil/Flores
7/25/2000	NPT Meeting	Carver Library	PECSD-NP	10	Finalize survey	Hounsel/Heil
8/8/2000	Land Use Subcommittee	Carver Library 6-6:45	PECSD-NP	9	Field work	Hounsel/Melton
8/8/2000	NPT Meeting	Carver Library	PECSD-NP	~10	Outreach strategy	Hounsel/ Melton
8/31/2000	Land Use Subcommittee	Carver Library 6-6:45	PECSD-NP	13	Field work results	Hounsel/Flores
8/31/2000	NPT Meeting	Carver Library	PECSD-NP	~15	Issue identification	Hounsel/ Flores
9/12/2000	Land Use Subcommittee	Carver Library 6-6:45	PECSD-NP	11	Review Photos	Hounsel/ Heil
9/12/2000	NPT Meeting	Carver Library	PECSD-NP	~11	Finalize Issues	Hounsel/Heil
9/26/2000	Joint Land Use Subcommittee & NPT Meeting	Carver Library	PECSD-NP	~21	SCIP II & Electric Line Relocation w/ Carver Expansion	Hounsel
10/10/2000	Land Use Subcommittee	Carver Library 6-6:45	PECSD-NP	12	Review Photos	Hounsel/ Heil
10/10/2000	NPT Meeting	Carver Library	PECSD-NP	~12	Goal Setting	Hounsel/ Heil
10/24/2000	Joint Land Use Subcommittee & NPT Meeting	Carver Library	PECSD-NP	15	Visual Preference Survey	Hounsel/ Heil/ Kocich/ Melton
11/14/2000	NPT Meeting	Carver Library	PECSD-NP	7	Draft Goals & Objectives	Hounsel/ Heil/ Kocich
11/28/2000	NPT Meeting	Huston-Tillotson Library	PECSD-NP	15	Draft Goals & Objectives	Hounsel/ Heil/ Kocich/ Dimaline
1/9/2001	NPT Meeting	Carver Library	PECSD-NP	8	Survey Results	Hounsel/ Kocich
1/23/2001	NPT Meeting	Carver Library	PECSD-NP	7	Historic Preserv./ Land Use	Hounsel/ Kocich/ Stocklin

2/6/2001	NPT Meeting	Carver Library	PECSD-NP	9	Land Use Work session	Hounsel/ Kocich
2/13/2001	NPT Meeting	Carver Library	PECSD-NP	14	7 th Street Work session	Hounsel/ Kocich/ Melton/ Daniels
2/20/2001	NPT Meeting	Blackshear Elementary	PECSD-NP	6	Land Use Work Session	Hounsel/ Kocich/ Melton/ G. Smith/ Freese
2/27/2001	NPT Meeting	Carver Library	PECSD-NP	12	Transportation Work session	Hounsel/ Kocich
3/6/2001	NPT Meeting	Carver Library	NPZD	9	Historic Preservation & Urban Design Work session	Hounsel/ Heil/ Kocich/ Melton
3/13/2001	NPT Meeting	Carver Library	NPZD	4	Preparation for Community Workshop	Heil/ Kocich
3/17/2001	Community Workshop	Carver Library	NPZD	47		Hounsel/ Kocich/ Additonal NP Staff
3/27/2001	NPT Meeting	Carver Library	NPZD	10	Review Workshop Results	Hounsel/ Kocich
4/10/2001	NPT Meeting	Carver Library	NPZD	12	Draft Final Survey, Additional Plan Items	Hounsel/ Kocich
4/18/2001	Special Housing Meeting	Carver Library	NPZD	15	Housing Issues	Hounsel/ Kocich/ Hersh/ Copic
4/24/2001	NPT Meeting	Carver Library	NPZD	17	Review Housing Recommendations	Hounsel/ Kocich
5/8/2001	NPT Meeting	Carver Library	NPZD	13	Urban Design Guidelines	Hounsel/ Kocich/ Melton
5/23/2001	NPT Meeting	Carver Library	NPZD	11	Open House	Hounsel/ Kocich/ Campbell/ Lipton
6/20/2001	NPT Meeting	Carver Library	NPZD	9	Review Final Survey Results	Hounsel/ Kocich
7/12/2001	NPT Meeting	Carver Library	NPZD	23	Review and Discuss Final Survey Results	Hounsel/ Kocich
7/25/2001	NPT Meeting	Carver Library	NPZD	11	Ranking Action Items	Hounsel/ Kocich
8/15/2001	NPT Meeting	Carver Library	NPZD	9	Top 10 List/\$20K project item	Hounsel/ Kocich

Appendix - D

Central East Austin Demographics - 1990 and 2000

2000 Population and Race - CEA and City of Austin				
	CEA		Austin	
	Amount	% of Total	Amount	% of Total
Total Population	4,693		656,562	
White	397	8.46%	347,584	52.90%
Black	1806	38.48%	64,277	9.80%
Hispanic	2410	51.35%	200,580	30.60%
Asian	25	0.53%	30,858	4.70%
Other	16	1.17%	3,086	0.50%
Multi	39	na	10,177	1.60%

1990 Population and Race - CEA and City of Austin				
	CEA		Austin	
	Amount	% of Total	Amount	% of Total
Total Population	4,723		465,622	
White	228	4.83%	287,149	61.70%
Black	2563	54.27%	55,875	12.00%
Hispanic	1897	40.17%	106,860	23.00%
Asian	6	13.00%	13,503	2.90%
Other	29	61.00%	2,235	0.50%
Multi		na	0	0.00%

Population and Racial Change - 1990 to 2000				
	CEA		Austin	
	Amount	% Change	Amount	% Change
Total Population	-30	-0.64%	190,940	41.00%
White	169	7.41%	60,435	21.05%
Black	-757	-29.54%	8,402	15.04%
Hispanic	513	27.04%	93,720	87.70%
Asian	19	316.67%	17,355	128.53%
Other	-13	-44.88%	851	38.08%
Multi		na		

Appendix E - Central East Austin Existing & Proposed Land Use and Zoning August 2001

Land Use	Existing Zoning		Existing Land Use		Proposed Land Use	
	Acres	%	Acres	%	Acres	%
Single Family	189	31%	182	30%	201	45%
Multi-Family	82	13%	14	2%	20	5%
Commercial	67	11%	21	3%	5	1%
Office	25	4%	7	1%	2	0%
Mixed Use	0	0%	0	0%	64	15%
Industrial	5	1%	4	1%	1	0%
Civic/Open Space	75	12%	145	24%	151	34%
Transportation/ROW	176	28%	176	29%	0	0%
Vacant	0	0%	64	10%	0	0%
Total	619	100%	613	100%	444	100%

**Some public/civic uses are zoned residential (SF & MF)
and the charts above have not been adjusted.*

**Some discrepancies exist between total acreage and land use totals due to unknown uses or
rounding error.*

**Single family totals include townhouse and condominium future land uses.*

Appendix F

Central East Austin Final Survey Results - June 20, 2001

Overall Support

	#	%
Support	48	43.24
Support w/ comments	50	45.05
Don't support	13	11.71
Total	111	100

Total Number of Surveys Returned:	111
(out of approx. 2,400 sent)	
Response rate:	4.60%

Smart Growth Infill Option Support

Small Lot Amnesty			Secondary Apartments			Urban Home		
	#	%		#	%		#	%
Support	78	72.90	Support	65	62.50	Support	84	79.25
Neutral	14	13.08	Neutral	8	7.69	Neutral	12	11.32
Don't support	15	14.02	Don't support	31	29.81	Don't support	10	9.43
Total =	107	100.00	Total =	104	100.00	Total =	106	100.00

Responses for individual plan sections:

Historic Preservation

	#	%
Support	95	86.36
Support w/ comments	11	10.00
Don't support	4	3.64
Total =	110	100.00

Housing

	#	%
Support	62	57.41
Support w/ comments	26	24.07
Don't support	20	18.52
Totals =	108	100.00

Land Use

	#	%
Support	56	53.85
Support w/ comments	28	26.92
Don't support	20	19.23
Total =	104	100.00

Transportation

	#	%
Support	73	70.19
Support w/ comments	27	25.96
Don't support	4	3.85
Totals =	104	100.00

Urban Design

	#	%
Support	84	84
Support w/ comments	10	10
Don't support	6	6
Total =	100	100

General City of Austin Questions:

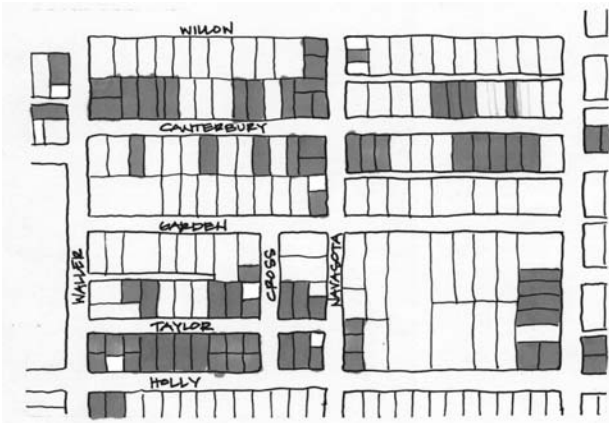
Transportation Plan?	#	%
Very Satisfied	14	15.91
Satisfied	31	35.23
Neutral/ Unsure	22	25.00
Unsatisfied	18	20.45
Very Unsatisfied	3	3.41
Total =	88	100.00

A good place to live?	#	%
Very Satisfied	37	41.57
Satisfied	40	44.94
Neutral/ Unsure	6	6.74
Unsatisfied	6	6.74
Very Unsatisfied	0	0.00
Total =	89	100.00

Appendix G: Central East Austin Neighborhood Planning Smart Growth Infill and Redevelopment Special Uses

The following would be options in addition to a property's base zoning but would not be required.

- 1). ***Small Lot Amnesty** – This option allows development on existing, legally subdivided lots that are a minimum of 2,500 square feet and have a minimum lot width of 25 feet. An example of such a lot would be one that has the dimensions: 25' wide x 100' long. This option would apply neighborhood wide.

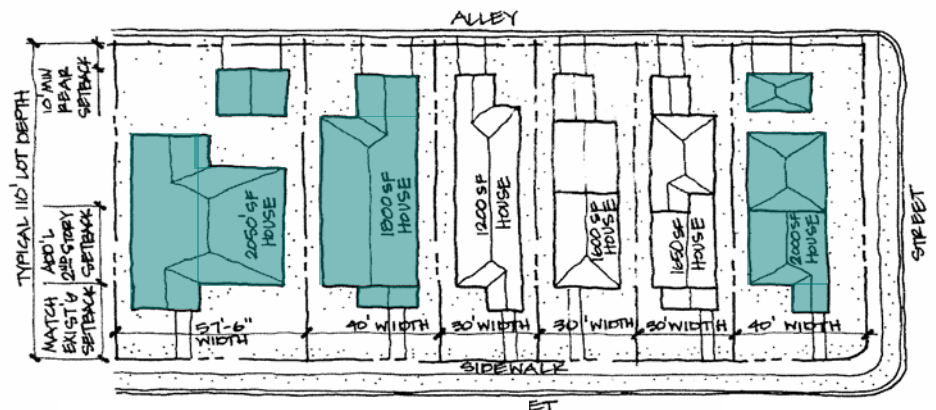


Small lots in an East Austin neighborhood that would be candidates for Small Lot Amnesty.

- 2). ***Secondary Apartment (Garage Apartment or Granny Flat)** – This option allows a separate residence at the rear of a single family lot that is at least 5,750 sq. ft. The second unit would be an accessory to a primary single-family residence. The unit may be located above a detached garage or can be a single story apartment. This option would apply neighborhood wide. Examples of Secondary Apartments:



- 3). ***Urban Home** – This infill option permits detached single-family residential homes on lots that have a minimum of 3,500 square feet and a minimum width of 40 feet. The urban home infill option allows for the development of infill or subdivision projects with smaller lots and fewer restrictions than the current regulations usually allow.



Typical Existing
SF-3 lot
(min. 5,750 sq.ft.)

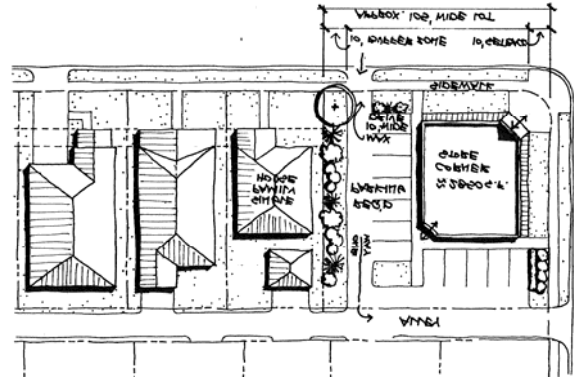
Existing House on
New Urban Home
Lot
(min. 3,500 sq. ft.)

Existing House
on Corner Lot
(Must be Urban
Home Lot)

- 4). ***Neighborhood Corner Store** – A small retail or commercial establishment that would be permitted in some residentially zoned areas. The corner store must be compatible with the surrounding neighborhood in both its size and character. The neighborhood corner store building may also have a single-residential unit. Certain neighborhood-serving commercial uses would be allowed, hours of operation are restricted, and no drive-thru facilities are allowed.



▲ Example of a Neighborhood Corner Store



▲ Diagram of a Neighborhood Corner Store

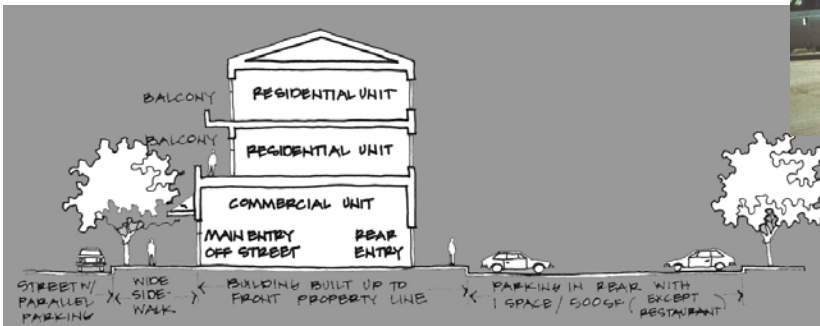
- 5). ***Neighborhood Mixed Use Building** – This option allows for buildings with both commercial and residential uses. Allowed in commercial districts.

Example: This would allow a building with a shop/store on the ground floor and residential units on all other floors above the ground floor. *This option would be applied to a specific location.*

A Mixed Use Combining District is also recommended for most commercially zoned property that allows both residential and commercial uses.



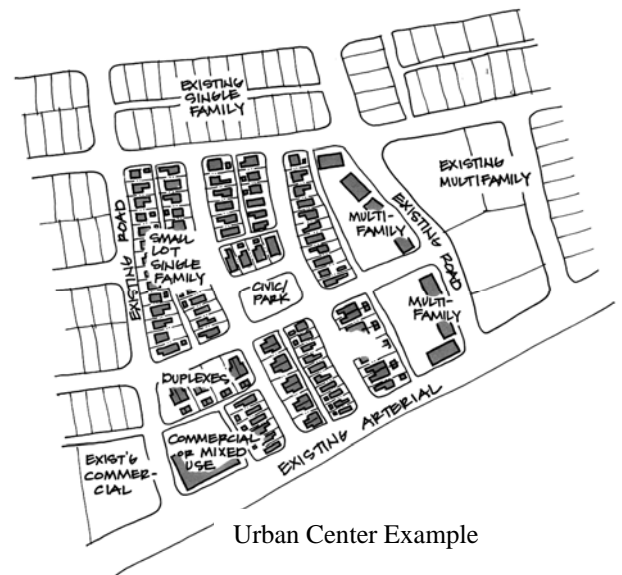
▲ Example of Mixed Use Buildings



◀ Diagram of Mixed Use Building

- 6). ***Neighborhood Urban Center** – This option allows for a mixed-use development that includes residential, multifamily, commercial and retail uses in a commercial base zoning district. The idea for this option is to create a mixed-use, pedestrian and transit oriented development. *This option would be applied to a specific location.*

- Additional site standards apply to special uses promote to compatibility with existing neighborhoods. These standards cover setbacks, height, off-street parking and other requirements.



Urban Center Example

Appendix H

EAST 11TH & 12TH STREETS URBAN RENEWAL PLAN (URP)

Conceptual approaches and strategies for the entire Central East Austin area were defined as part of the Central East Austin Master Plan ("Master Plan"), prepared by representative members and organizations of the Central East Austin community with the professional and technical assistance of the Crane Urban Design Team and the Austin Revitalization Authority (ARA). Two critical Subareas of the Master Plan are the East 11th and 12th Street Corridors, which are to be the location of much of the new commercial/office redevelopment called for in the Master Plan. The City of Austin (City) has designated these corridors as appropriate for an urban renewal project. Under Texas redevelopment law, the Urban Renewal Agency (URA) and the City are granted a series of redevelopment roles and responsibilities regarding urban renewal areas including approval of projects for compliance with an urban renewal plan and the use of eminent domain powers. This East 11th and 12th Streets Urban Renewal Plan (URP) defines specific redevelopment projects and associated regulatory controls intended to assure quality, compatible, mixed-use development along these critical commercial arteries. The redevelopment process will be guided by the Urban Renewal Agency consistent with state law, the Master Plan, the URP, and a Development Agreement to be negotiated between the City, URA, and ARA.

1.0 Definitions

The following definitions are offered for clarification of the planning intent of subsections of the Urban Renewal Plan:

1. "Building Code" means Chapter 25-12, Article 1, City Code
2. "City Code" means the Austin City Code
3. "Civic Uses" means buildings which are defined by the uses performed therein, which uses include, the following: government administration services and offices, fire stations, public utilities offices, day care centers, public and private schools, colleges, churches, other religious facilities and attendant structures.
4. "Community/Local Services" means the use of a site for provision of neighborhood services that include business support services, offices, consumer convenience services, dry cleaning, pharmacy, food store, and other general services allowed in a "LR" Neighborhood Commercial District with the exception of the following non-permitted uses: medical offices exceeding 5,000 square feet, congregate living facilities, and off-site parking.
5. "Community Parking" means any area within the designated URP. Provided by a public or private entity, which shall be designed for temporary accommodation of other vehicles of the motoring public in normal operating condition and situated so as to provide for use by the patrons of one of more retail, office and/or residential facility, or as remote parking. The project owner may have to execute a parking agreement at the time of project approval by the Urban Renewal Agency.
6. "Downtown & Entertainment Oriented Retail" means the use of the site to provide retail goods and services typically associated with entertainment, dining and related activities, as referenced in the Central Business District (CBD) designation of the Land Development Code, excluding adult-oriented businesses, automotive rentals, automotive repair services, carriage stable, cocktail lounges, convenience storage, equipment repair services, funeral services, hotel-motel, liquor sales, medical offices exceeding 5,000

square feet, outdoor sports and recreation, personal services, service stations, pawn shops.

7. "FAR" means the floor to area ratio as defined in the Land Development Code.
8. "Garden Apartment" means a dwelling unit in a building or cluster whose maximum net density does not exceed that provided for in the zoning ordinance under the Multi-Family Residences Low-Density District designation; a portion of the lot shall be open space, as defined in the Land Development code, with the exception of natural foliage or accessory recreational facilities or walkways, which is accessible to all persons occupying a building on the lot and is not a part of the roof of any portion of any building.
9. "Ground Floor Retail" means the use of a site as an establishment engaged in the retail sale of merchandise as allowable by the LR designation in the Land Development Code (with the exceptions to LR as stated elsewhere in this document), and that occupies the ground floor of the building in which it is situated, such that it can be seen and accessed by the public from the street.
10. "Home Office" means a house or other structure or a portion of any building or structure designed, arranged and used for living quarters for one or more persons living as a single housekeeping unit with cooking facilities, but not including units in hotels or other structures designed for hotel or boarding, wherein a home occupation is customarily carried out by an occupant of same dwelling unit as a secondary use as defined in the Land Development Code.
11. "House-like Offices" means office and retail uses operating out of buildings that were originally built for residential use but that have been converted for commercial use. Any exterior addition or alteration must be approved by the Urban Renewal Agency.
12. "House-like Studios" (or Arts and Crafts Studio) means dwellings that includes use of the site for the production of art work by the resident artist and the incidental sale of the art produced, limited to the use of hand tools, domestic mechanical equipment not exceeding two horsepower, or a single kiln not exceeding eight kilowatts, provided that the use does not impact any other use of property with noise, odor, dust, vibration, or other nuisance. This classification includes, but is not limited to painter's studios, ceramics studios, and custom jewelry studios.
13. "Land Development Code" means Title 25, City Code.
14. "Landscape" means the planting and maintenance of live trees, shrubs, ground covers, and lawn areas, including the installation of irrigation systems, and as further described in the Land Development Code.
15. "Landscape Buffer" means landscape in that portion of a lot that has been designated by provision of the Land Development Code as open space for visual screening purposes, to separate different use districts, or to separate uses on one property from uses on other properties.
16. "Live/Work Mixed-use Studio" means a building that provides for one or a combination of uses, including residential, retail and studio, as defined by the Land Development Code, as amended from time to time, with retail and/or studio on the ground floor. Studio, as used here in refers to the working and display space for an artist or artisan.
17. "MOA" means that certain Memorandum of Agreement entered into on April 18, 1997, by and between the Texas State Historical Preservation Officer, the Advisory Council on Historic Preservation, and the City of Austin, as amended from time to time.
18. "New Commercial Space" means the maximum number of square feet allowable per

- individual redevelopment project area, as profiled in figures 4-5 through 4-26.
19. "Mixed-use" means a building that provides for a combination of uses, requiring retail or office uses; on the ground floor (except for the exclusion of pawn shops; automobile sales, rentals and repairs; gas stations and adult-oriented businesses), and some combination office/retail and/or office and residential uses on the other floors. Retail, office and residential uses referred to herein are as defined in the Land Development Code, as amended from time to time.
 20. "Mixed-use Residential" means a combination of small-scale retail or office and residential uses as defined under "Mixed-use". Small-scale as used here in refers to FAR's of .30 or less.
 21. "Net" means the result of a mathematical calculation that subtracts total deductions from the gross amount of space to derive the net value of the remainder.
 22. "Office" means a building used for administrative services and offices as defined in the Land Development Code, as amended from time to time, but excluding medical offices exceeding 5,000 square feet.
 23. "Plaza" means a portion of a lot or parcel developed as open space, i.e., space that is open and unobstructed from its lower level to the sky, with the exception of natural foliage or accessory recreational facilities or walkways, which is accessible to all persons occupying a building on the lot and is not apart of the roof of any portion of any building and which is improved to create a space open to the public.
 24. "Renovated Existing Lodge Building," means existing lodge building known as 123 east 11th Street, renovated and/or its successor structure(s).
 25. "Rental Flat" means a residential dwelling unit as defined in the Land Development Code, as amended from time to time.
 26. "Residential-Scaled" means the size and architectural design of new development is consistent with the scale and historic character of the existing residential buildings in the immediate environs. Immediate environs refers to the nearest residential buildings located within 4 blocks east and west and the nearest residential buildings located within 2 blocks north or south within the Urban Renewal Area.
 27. "Service Alley" means any public or private dedicated way intended for vehicular service to the rear or side of property served by a street. Alleyway provides access for delivery and service to retail businesses, offices and residential units. Properties on north side of East 11th street must access from back, unless special provisions made and approved by City of Austin Public Works, for limited-off-hours on -street deliveries, and no motor vehicular access is allowed from East 11th Street.
 28. "Story" means a unit of measure as defined in the Building Code.

2.0 URP Purposes, Authority and Scope

This East 11th and 12th Streets Urban Renewal Plan ("URP" also referred to as the East 11th and 12th Streets Community Redevelopment Plan-CRP), is a comprehensive technical document defining the official public policy guidelines of the City of Austin (City) for the conduct of public and private redevelopment actions of the East 11th and 12th Streets Urban Renewal Area in compliance with Texas Local Government Code, Chapter 374. As such, this document also represents the official redevelopment policy guidelines of

the Central East Austin community and provides for a continual mechanism for community-based participation in the ongoing implementation of all redevelopment actions along these commercial corridors.

The URP is intended to identify and implement mechanisms to eliminate the negative forces of urban blight, distress, and impaired development within the area and to pursue a fresh, self-determined vision of Central East Austin as a self-sustaining, progressive community for the 21st century. The overall goals and action priorities of this URP reflect a broad consensus of residents, businesses, property owners, institutions, and community activists. This consensus is the result of substantial cumulative planning and revitalization efforts over a period of three years. The fundamental purpose of this plan is to empower community-based groups and individuals to participate as strong and equal partners of the City and the URA in carrying out all of the action programs and public and private improvements which will result in the realization of Austin's long-term community vision.

Under Texas Local Government Code, Chapter 374, Urban Renewal in Municipalities, upon the completion, adoption and recordation of the URP, the Urban Renewal Agency gains the authority to apply special urban renewal powers and tools to address existing "slum" and/or "blight" conditions which have been found to threaten the public safety, health, and welfare, and which act as impediments to sound private investment, stable property values, and viable conditions for rendering public services. This urban renewal authority and the public purposes it fulfills, extend well beyond the levels of public intervention that can occur through normal City development regulations, housing and community development assistance, or capital improvement programs. The following is a summary listing of typical local government tools and tactics that are widely employed in responsive, preservation-oriented redevelopment implementation strategies in many local jurisdictions throughout the U.S.:

- a. Urban renewal plan/development controls: These may include: areas within the redevelopment area that are set up as zoning districts; reducing land uses that are incompatible with the accepted development standards; restriction of parking and access to properties; guidelines which restrict design within the development area; and project review and approval procedures.
- b. Public improvements and area redevelopment financing: A varied range of tax-exempt public and private financing mechanisms can be devised to support infrastructure and public facility improvements, property acquisition, site preparation, and other temporary or permanent redevelopment costs. Examples include Section 108 loan funds; G.O. Bonds; and tax-exempt revenue bonds.
- c. Special private development incentives: These may include financing, tax, and regulatory incentives linked with economic development, affordable housing, historic preservation and other public contributions keyed to revitalization of a blighted area. The Austin Central Urban Redevelopment Combining District (CURE) program is a zoning program that relaxes some of the normal zoning requirements and allows the waiver of some development fees. The Neighborhood Conservation Combining District (NCCD) is a zoning overlay that modifies zoning requirements in its specific area.
- d. Property acquisition for public and private re-use sites: This tool includes options for public acquisition for fair market value (FMV) by negotiated or eminent domain procedures. Special

provisions can be designed to encourage private land assembly and/or development project participation by existing property owners and other community-based interests.

- e. Property disposition and long-term covenants: Orderly processes of project construction and long-term use agreements can be tailored to circumstances of any projects where public development assistance is provided.

3.0 URP Illustrative Design Plan

The formal boundaries of the East 11th and 12th Streets Urban Renewal Area (UR Area) are set forth in Exhibit A and the ordinance approving this URP. Generally, the boundaries are:

The East 11th Street Corridor, including properties within one-half block of the north frontage of East 11th and south frontage of Juniper Street, from Branch Street on the west to Navasota on the east; and properties within one-half block of the south frontage of East 11th, from San Marcos St. on the west to Navasota on the east.

The East 12th Street Corridor, including properties within one-half block of the north frontage of East 12th between the IH-35 N. Service Road on the west to Poquito Street on the east; and properties within one-half block of the south frontage of East 12th between Branch Street on the west and Poquito Street on the east.

Figures 4-2 and 4-3 illustrate proposed overall development concepts for both the East 11th and 12th Street Corridors. Effort was made to group like uses into "nodes" of complimentary development that could benefit from economies of scale and proximity, such as a series of complimentary restaurants.

East 11th Street has been conceptualized as the place for higher-intensity, mixed-use development. In this way, new development can build on the present and historical strengths of the corridor for the creation of a dynamic entertainment/retail/housing area. The north side of East 11th Street, with its abundance of vacant land and land in public/quasi-public ownership, offers opportunity for new development of entire blocks and the benefit of locating cooperative parking to the rear of new establishments to further enhance the pedestrian-friendly nature of the East 11th Street area.

In particular, the blocks between Curve and Lydia, are considered to be the logical location for an entertainment/retail node of restaurants, nightclubs, clothing stores, and antique stores that may draw from a large consumer base as a primary entertainment destination. Complementing this node is a series of live-work offices and studios geared towards the entertainment/visual arts/performing arts communities. Potential new developments in this area, on the south side of 11th Street between Waller and Lydia, could include photography studios and recording studios.

On the westernmost portion of East 11th Street, physical topography and market demands are such that opportunities exist for development of mixed-use retail and housing on the north and south side of the street. New development could include bookstores, eateries, coffeehouses, and other like uses on the ground floor, with two stories of housing units above.

The other end of East 11th Street, near Navasota, serves as an eastern gateway into the East 11th Street corridor. Already, a smaller-scaled office and retail node has begun to develop in this area, with several opportunities for further office/retail development.

In contrast, East 12th Street has been conceived as a more residentially compatible opportunity for neighborhood-based retail, small-scale offices, and housing. Consistency with existing housing is of primary importance. All efforts should be made to rehabilitate owner-occupied housing, when it is the owner's wish and it is economically feasible. The design of the corridor includes efforts aimed at maintaining existing setbacks, street greenways, and architectural detail. Examples of potential development include doctors and lawyer's offices, a laundry, convenience stores, bed and breakfasts, duplexes, and townhomes. The expressed community desire includes encouraging as much retail development as possible along East 12th Street. To address market questions pertaining to the magnitude of new retail that can be supported -- even within a revitalized study area -- most development areas along East 12th Street contain flexible controls to allow for commercial development of a certain character as market forces allow. Specifically prohibited, however, are liquor stores and automotive-related uses.

The areas located in close proximity to Downtown, the State Capitol, and the University of Texas represent the greatest opportunities for office development. In addition, Anderson CDC has acquired several properties on the south side of East 12th Street between Curve and Navasota and on the north side of 12th Street near Chicon for the construction of new townhomes. There are planned renovations to the existing Marshall Arms Apartments near the intersection of 12th and Chicon Street. Remaining project areas are directed towards small-scale retail establishments and/or duplexes and quadraplexes complimentary to existing housing.

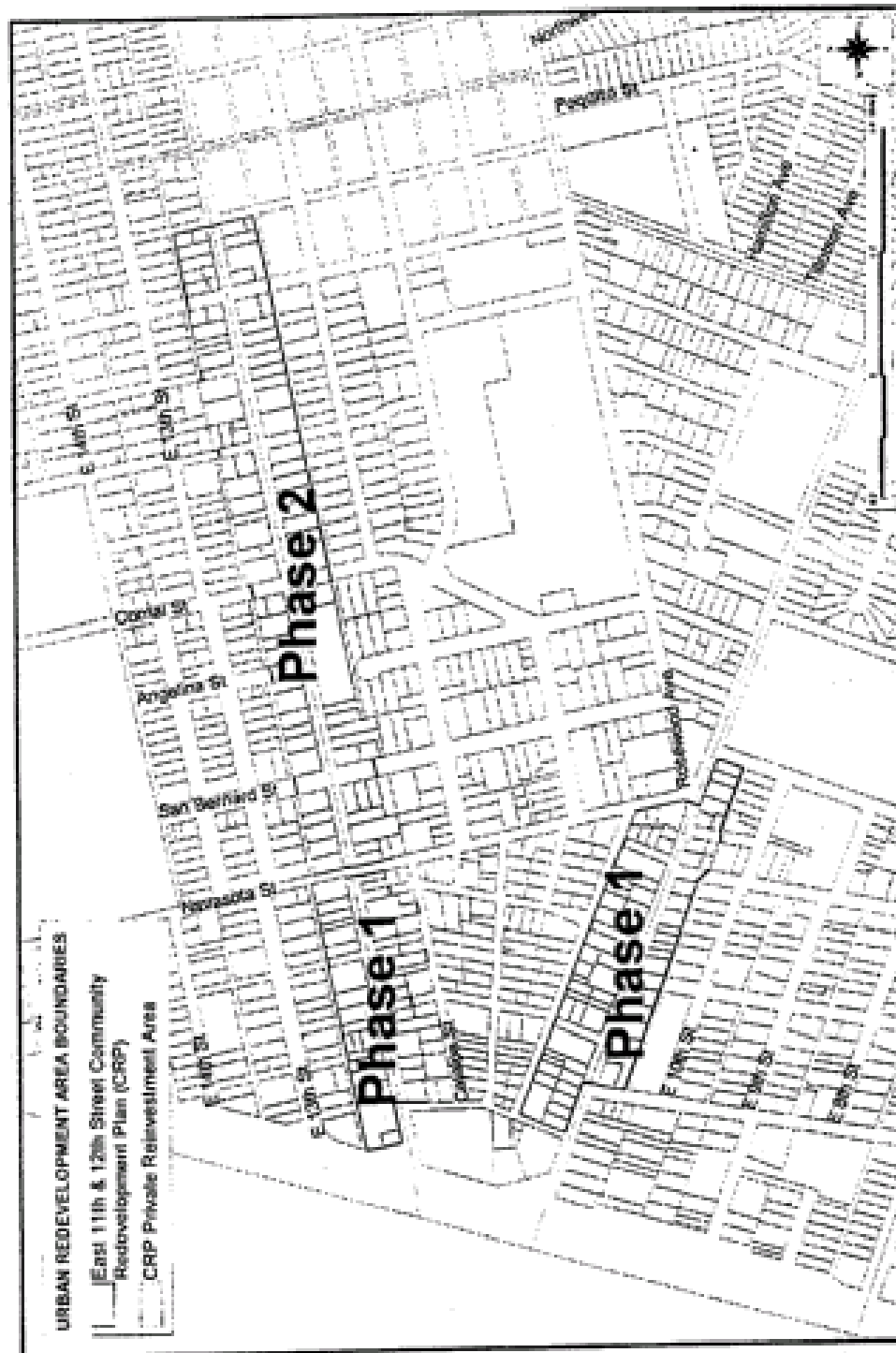


Figure 4-1: Urban Redevelopment Area Boundaries

East 11th and 12th Streets Community Redevelopment Plan (CRP)

Austin Revitalization Authority

Appendix I

ORDINANCE NO. 011213-41

AN ORDINANCE AMENDING THE AUSTIN TOMORROW COMPREHENSIVE PLAN BY ADOPTING THE CENTRAL EAST AUSTIN NEIGHBORHOOD PLAN.

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

PART 1. Findings.

- (A) In 1979, the City Council adopted the "Austin Tomorrow Comprehensive Plan."
- (B) The Austin Tomorrow Comprehensive Plan contemplated the adoption of neighborhood plans. Article X, Section 5 of the City Charter authorizes the City Council to adopt by ordinance additional elements of a comprehensive plan that are necessary or desirable to establish and implement policies for growth, development, and beautification, including neighborhood, community, or area-wide plans.
- (C) In September 1999, the Central East Austin neighborhood was selected to work with the City of Austin to complete a neighborhood plan. The Central East Austin Neighborhood Plan followed a process first outlined by the Citizens' Planning Committee in 1995, and refined by the Ad Hoc Neighborhood Planning Committee in 1996. City Council endorsed this approach for the neighborhood planning in a 1997 resolution. This process mandated representation of all of the stakeholders in the neighborhood and required active public outreach. During the planning process, the Central East Austin Neighborhood Planning Team gathered information and solicited public input through the following means:
 - (1) neighborhood planning team meetings;
 - (2) collection of existing data;
 - (3) neighborhood inventory;
 - (4) neighborhood survey;
 - (5) neighborhood newsletter;
 - (6) community-wide meetings; and

(7) neighborhood ballot.

(D) Central East Austin Neighborhood Plan recommends action by the neighborhood association, the City, and by other agencies to preserve and improve the neighborhood. The Central East Austin Neighborhood Plan has nine (9) major goals:

- (1) preserve, restore and recognize historic resources and other unique neighborhood features;
- (2) promote housing that is affordable, accessible, and attractive to a diverse range of people;
- (3) promote new development for a mix of uses that respects and enhances the residential neighborhoods;
- (4) promote opportunities to leverage positive impacts and encourage compatibility from civic investments;
- (5) create a safe and attractive neighborhood where daily needs can be met by walking, cycling, or transit;
- (6) improve bicycle, pedestrian, and transit access within the area and to the rest of Austin;
- (7) respect the historic, ethnic and cultural character of the neighborhoods
- (8) enhance and enliven the streetscape; and
- (9) ensure compatibility and encourage a complimentary relationship between adjacent land uses.

(E) For each of these general goals, the Central East Austin Neighborhood Plan includes more focussed objectives. In turn, each of these objectives is supported by specific action items. These action items are the key recommendations of the Central East Austin Neighborhood Plan. for a community-wide review, update, and re-adoption of the neighborhood plan.

(F) In August 2001, the Planning Commission held a public hearing on the Central East Austin Neighborhood Plan, and recommended adoption of the Plan by the City Council. The Central East Austin Neighborhood Plan is appropriate for adoption as an element of the Comprehensive Plan. The Plan furthers the City Council's goal of achieving appropriate, compatible development within the area. The Plan is necessary and desirable to establish and implement policies for growth, development, and beautification in the area.

- (G) The Central East Austin Neighborhood Planning Team will review Central East Austin Neighborhood Plan every six months to update the status of the action items and consider additions or amendments. The Neighborhood Planning Team includes representatives of homeowners, renters, businesses, and non-resident property owners. Five years after the effective date of this ordinance, the Neighborhood Planning Team will recommend a formal process

PART 2. Adoption and Direction.

- (A) The Austin Tomorrow Comprehensive Plan Chapter 5, "Neighborhood Plans," is amended to add the Central East Austin Neighborhood Plan, as set forth in the attached Exhibit "A," as Section 5-9 of Chapter 5 of the Comprehensive Plan.
- (B) The City Manager shall prepare zoning cases consistent with the recommendations in the Plan.
- (C) The City Manager shall provide yearly updates on the status of the implementation of the Central East Austin Neighborhood Plan.
- (D) The Central East Neighborhood Plan takes precedence over any conflicting provision in the general Comprehensive Plan.

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

PART 4. This ordinance takes effect on December 24, 2001.

PASSED AND APPROVED

December 13, 2001 §
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§
Gustavo L. Garcia
Mayor

APPROVED: Sedora Jefferson ATTEST: Shirley A. Brown
City Attorney City Clerk

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