

ZONING CHANGE REVIEW SHEET

CASE: C14-2025-0103 (Council Initiated: Block 16 Rezoning) DISTRICT: 1

ADDRESS: Block 16: 907, 907 ½, 909, 911, 913 and 915 Juniper Street; 916, 920, 924, 926, and 928 East 11th Street

ZONING FROM: CS-NCCD-NP and SF-3-NCCD-NP

TO: CS-NCCD-NP and SF-3-NCCD-NP (change a condition of zoning – increase maximum building height and establish tiered stepbacks for development on Block 16)

SITE AREA: approximately one acre (approximately 43,560 square feet)

PROPERTY OWNER: Urban Renewal Agency of the City of Austin

AGENT: City of Austin

CASE MANAGER: Jonathan Tomko (512) 974-1057, jonathan.tomko@austintexas.gov

STAFF RECOMMEDATION:

Staff recommends granting CS-NCCD-NP and SF-3-NCCD-NP (change a condition of zoning – increase maximum building height and establish tiered stepbacks for development on Block 16). *See the basis of recommendation section below for more information.*

PLANNING COMMISSION OTHER COMMISSION ACTION / RECOMMENDATION:

November 17, 2025 (URB): Case was scheduled to be heard by the Urban Renewal Board; however, quorum was not met.

November 18, 2025 (PC): Staff postponement request to December 16, 2025.

December 15, 2025 (URB): Urban Renewal Board

December 16, 2025 (PC): To grant staff recommendation on consent agenda. Motion by commissioner Maxwell, second by Commissioner Breton (8-0).

CITY COUNCIL ACTION:

TBD

ORDINANCE NUMBER:

TBD

ISSUES: N/A

CASE MANAGER COMMENTS:

The subject tract is located at the northwest corner of East 11th Street and Curve Street. It is currently undeveloped and has been utilized for unpaved off-street parking. To the east (across Curve Street) is a large four-story office building, and three four-story townhomes. To the south (across East 11th Street) is a medium two-story office building being utilized as The Texas Music Museum. To the west is the Dedrick Hamilton House, a historic single-family home constructed in approximately 1892, and a small two-story office building being utilized as the African American Cultural and Heritage Facility. To the north (across Juniper Street) are five single family homes.

The subject tract is located along CapMetro Route 2 and 485, but is also proximate to route 4, and 5. East 11th Street is an Imagine Austin Activity Corridor, and the site is located less 1,500 feet from two additional Imagine Austin Activity Corridors: East 12th Street and East 7th Street. The site is less than 1,000 feet from two Imagine Austin Activity Centers: Plaza Saltillo and Downtown.

BASIS OF RECOMMENDATION:

The proposed zoning should be consistent with the goals and objectives of the City Council.

The Austin City Council adopted Ordinance No. 20250828-095 on August 28, 2025, which initiated this rezoning and the associated 14th amendment to the East 11th and 12th Street Urban Renewal Plan (URP). The goal is to achieve tiered height stepbacks shown in the illustrations set forth in *Exhibit A* of the Resolution. Please see *Exhibit C* below for the resolution in its entirety and its exhibits.

Zoning should promote clearly-identified community goals, such as creating employment opportunities or providing for affordable housing.

Granting this request would provide an opportunity for transformative redevelopment that would support a substantial amount of community planning undertaken for the East 11th Street Corridor. This proposed modification would enable the inclusion of additional affordable housing units within proximity to Downtown Austin, public transportation, services and other resources.

EXISTING ZONING AND LAND USES:

	ZONING	LAND USES
<i>Site</i>	CS-NCCD-NP and SF-3-NCCD-NP	Undeveloped land, appears to be being utilized as unpaved off-street parking.
<i>North (Across Juniper Street)</i>	SF-3-NP	Five single family homes of approximately 900 to 1,400 square feet constructed in approximately 1920 to 2008.
<i>South (Across East 11th Street)</i>	CS-1-NCCD-NP and CS-NCCD-NP	A medium two-story office building of approximately 10,000 square feet constructed in approximately 1996 being utilized as The Texas Music Museum. With approximately 12,500 square feet of paved surface parking.
<i>East (Across Curve Street)</i>	CS-1-NCCD-NP and SF-3-NCCD-NP	A large four-story office building of approximately 35,000 square feet constructed in approximately 2004. Three four-story townhomes of approximately 2,750 square feet constructed in approximately 2016.
<i>West</i>	CS-H-NCCD-NP and MF-3-NCCD-NP	The Dedrick Hamilton House, a historic single-family home constructed in approximately 1892. A small two-story office building of approximately 8,500 square feet constructed in approximately 2013 being utilized as the African American Cultural and Heritage Facility.

NEIGHBORHOOD PLANNING AREA: Central East Austin Neighborhood Combined Planning Area (OCEAN)

WATERSHED: Waller Creek Watershed

SCHOOLS: A.I.S.D.

Blackshear Elementary School

Kealing Middle School

Eastside Memorial High School

COMMUNITY REGISTRY LIST:

Austin Independent School District, Austin Neighborhoods Council, Del Valle Community Coalition, East Austin Conservancy, Friends of Austin Neighborhoods, Guadalupe Association for an Improved Neighborhood, Guadalupe Neighborhood Development Corporation, Homeless Neighborhood Association, Organization of Central East Austin Neighborhoods, Overton Family Committee, Preservation Austin, Robertson Hill Neighborhood Association, Urban Renewal Board of the City of Austin

AREA CASE HISTORIES:

Number	Request	Commission	City Council
C14H-02-0023 (Henry Stringfellow Residence)	The applicant is proposing to rezone from SF-3-NP to SF-4-H-NP	05.14.2003: To grant Family Residence-small lot, Neighborhood Plan - Historic (SF-4A-H-NP) combining district zoning.	06.24.2004: Ordinance No. 040624-Z-5 for Family Residence-small lot, Neighborhood Plan - Historic (SF-4-H-NP) combining district zoning was approved.
C14-2008-0061 (One Two East)	The applicant is requesting to change conditions of zoning for CS-NCCD-NP (Tract 1) and CS-1-NCCD-NP (Tract 2).	Withdrawn	
C14-2008-0062 (East 11 th Street NCCD – A portion of Subdistrict 3)	The applicant is requesting a change of zoning from CS-NCCD-NP to CS-NCCD-NP and to amend the East 11 th Street NCCD (Subdistrict 3) to add residential use as defined in the LDC to the list of permitted uses.	04.08.2008: To grant CS-NCCD-NP and to amend the East 11 th Street NCCD (Subdistrict 3) to add residential use as defined in the LDC to the list of permitted uses.	05.08.2008: Ordinance No. 20080508-084 for general commercial services-neighborhood conservation combining district-neighborhood plan (CS-NCCD-NP) combining district zoning to change a condition of zoning was approved.
C14-2008-0156 (11 th Street NCCD Amendment) (City Initiated)	The applicant is proposing to rezone from CS-1-NCCD-NP TO CS-1-NCCD-NP. The proposed zoning request will modify the East 11 th Street NCCD and the East 11 th & 12 th Street URP for various development regulations such as, but not limited to, an increase in height	09.23.2008: Approved staff recommendation on Commissioner Atkin's motion, seconded by Commissioner Cavazos (6-0). Commissioners Kirk and Ewen were off the dais; Commissioner Hui was absent.	12.11.2008: Ordinance No. 20081211-080 to modify the East 11th Street Neighborhood Conservation Combining District (NCCD) for various development regulations was approved on consent on Council Member Morrison's motion, Council

	limits, floor to area ratio, maximum building coverage, maximum impervious cover, changes in parking requirements, changes in permitted uses, and the deletion of project controls.		Member Leffingwell's second on a 7-0 vote.
C14-2013-0084 (Franklin BBQ Kitchen)	The applicant is requesting to rezone property from MF-3-NCCD-NP to GR-MU-CO-NCCD-NP	08.27.2013: To grant GR-MU-CO-NCCD-NP as recommended by staff on consent (8-0-1) Motion by Commissioner Hatfield, seconded by Commissioner Roark. Commissioner Chimenti absent.	10.24.2013: To grant GR-MU-CO-NCCD-NP approved on consent on Council Member Morrison's motion, Council Member Spelman's second on a 7-0 vote.

RELATED CASES:

Council Initiated: East 11th & 12th Street Urban Renewal Area Modification #14: A change to a condition of zoning and an amendment to the Urban Renewal Plan resulting in tiered height setbacks and increased height.

C14-2008-0156 (11th Street NCCD Amendment) (City Initiated) – Modified the East 11th Street NCCD and the East 11th & 12th Street URP for various development regulations such as, but not limited to, an increase in height limits, floor to area ratio, maximum building coverage, maximum impervious cover, changes in parking requirements, changes in permitted uses, and the deletion of project controls. See *Area Case Histories* section above for more information.

ADDITIONAL STAFF COMMENTS:

Comprehensive Planning

Project Name and Proposed Use: 900-921 JUNIPER STREET. Council Initiated: Block 16 Rezone. Project: C14-2025-0103. 0.960 acres from CS-NCCD-NP and SF-3-NCCD-NP to CS-NCCD-NP and SF-3-NCCD-NP. Existing: undeveloped. Proposed: mixed-use, multifamily, and retail/office. 72 residential units are proposed. Note that, as per Resolution No. 20250828-095, this proposal seeks to modify height through the allowance of tiered height setbacks by modification of the Neighborhood Conservation Combining District.

Yes	Imagine Austin Decision Guidelines
Complete Community Measures *	
Y	Imagine Austin Growth Concept Map: Located within or adjacent to an Imagine Austin Activity Center, Imagine Austin Activity Corridor, or Imagine Austin Job Center as identified the Growth Concept Map. Names of Activity Centers/Activity Corridors/Job Centers *: <ul style="list-style-type: none"> • Adjacent to 11th Street Activity Corridor
Y	Mobility and Public Transit *: Located within 0.25 miles of public transit stop and/or light rail station. <ul style="list-style-type: none"> • Bus stop present along E 11th ST

Y	Mobility and Bike/Ped Access *: Adjoins a public sidewalk, shared path, and/or bike lane. • Sidewalk and bike lane present along E 11 th ST
Y	Connectivity, Good and Services, Employment *: Provides or is located within 0.50 miles to goods and services, and/or employment center.
	Connectivity and Food Access *: Provides or is located within 0.50 miles of a grocery store/farmers market.
Y	Connectivity and Education *: Located within 0.50 miles from a public school or university. • Kealing Middle School
Y	Connectivity and Healthy Living *: Provides or is located within 0.50 miles from a recreation area, park or walking trail. • Lott Pocket Park
	Connectivity and Health *: Provides or is located within 0.50 miles of health facility (ex: hospital, urgent care, doctor's office, drugstore clinic, and/or specialized outpatient care.)
Y	Housing Choice *: Expands the number of units and housing choice that suits a variety of household sizes, incomes, and lifestyle needs of a diverse population (ex: apartments, triplex, granny flat, live/work units, cottage homes, and townhomes) in support of Imagine Austin and the Strategic Housing Blueprint.
Y	Housing Affordability *: Provides a minimum of 10% of units for workforce housing (80% MFI or less) and/or fee in lieu for affordable housing.
Y	Mixed use *: Provides a mix of residential and non-industrial uses.
Y	Culture and Creative Economy *: Provides or is located within 0.50 miles of a cultural resource (ex: library, theater, museum, cultural center). • Carver Branch of the Austin Public Library
	Culture and Historic Preservation : Preserves or enhances a historically and/or culturally significant site.
	Creative Economy : Expands Austin's creative economy (ex: live music venue, art studio, film, digital, theater.)
	Workforce Development, the Economy and Education : Expands the economic base by creating permanent jobs, especially in industries that are currently not represented in a particular area or that promotes a new technology, and/or promotes educational opportunities and workforce development training.
	Industrial Land : Preserves or enhances industrial land.
Y	Not located over Edwards Aquifer Contributing Zone or Edwards Aquifer Recharge Zone
11	Number of "Yes's"

Environmental

1. The site is not located over the Edwards Aquifer Recharge Zone. The site is located in the Waller Creek Watershed of the Colorado River Basin, which is classified as an Urban Watershed by Chapter 25-8 of the City's Land Development Code. It is in the Desired Development Zone.
2. Zoning district impervious cover limits apply in the Urban Watershed classification.
3. According to floodplain maps there is no floodplain within or adjacent to the project location.
4. Standard landscaping and tree protection will be required in accordance with LDC 25-2 and 25-8 for all development and/or redevelopment.

5. At this time, site specific information is unavailable regarding vegetation, areas of steep slope, or other environmental features such as bluffs, springs, canyon rimrock, caves, sinkholes, and wetlands.
6. This site is required to provide on-site water quality controls (or payment in lieu of) for all development and/or redevelopment when 8,000 s.f. cumulative is exceeded, and on site control for the two-year storm.
7. At this time, no information has been provided as to whether this property has any preexisting approvals that preempt current water quality or Code requirements.

Fire

No comments on rezoning.

PARD – Planning & Design Review

PR1. Residential units that are certified affordable and income-restricted are exempt from the parkland dedication requirements per City Code § 25-1-601(D)(4). Parkland dedication will be required for any new market-rate residential units that may be proposed by this development, at the time of subdivision or site plan, per City Code § 25-1-601.

If the applicant wishes to discuss parkland dedication requirements in advance of site plan or subdivision applications, please contact this reviewer: ann.desanctis@austintexas.gov. At the applicant's request, PARD can provide an early determination of parkland dedication requirements.

Site Plan

Zoning Cases

1. Site plans will be required for any new development except for residential only project with up to 4 units.
2. Any new development is subject to Subchapter E. Design Standards and Mixed Use. Additional comments will be made when the site plan is submitted.

Compatibility Standards

3. The sites may be subject to compatibility standards depending on adjacent zoning.

Transportation and Public Works Department (TPW) – Engineering Review

- TPW 1. The Austin Strategic Mobility Plan (ASMP) calls for 84 feet of right-of-way for E 11th ST. It is recommended that 42 feet of right-of-way from the existing centerline should be dedicated for E 11th ST according to the Transportation Plan with the first subdivision or site plan application. [LDC 25-6-51 and 25-6-55].
- TPW 2. The Austin Strategic Mobility Plan (ASMP) calls for 58 feet of right-of-way for Curve ST. It is recommended that 29 feet of right-of-way from the existing centerline should be dedicated for Curve ST according to the Transportation Plan with the first subdivision or site plan application. [LDC 25-6-51 and 25-6-55].
- TPW 3. The Austin Strategic Mobility Plan (ASMP) calls for 58 feet of right-of-way for Juniper ST. It is recommended that 29 feet of right-of-way from the existing centerline should be dedicated for Juniper ST according to the Transportation Plan with the first subdivision or site plan application. [LDC 25-6-51 and 25-6-55].

EXISTING STREET CHARACTERISTICS:

Name	ASMP Classificati on	ASMP Required ROW	Existing ROW	Existing Pavement	Sidewalks	Bicycle Route	Capital Metro (within ¼ mile)
E 11 th ST	Level 2	84'	63'	40'	Yes	Yes	Yes
Curve ST	Level 1	58'	50'	28'	Yes	No	Yes
Juniper ST	Level 1	58'	44'	31'	yes	No	Yes

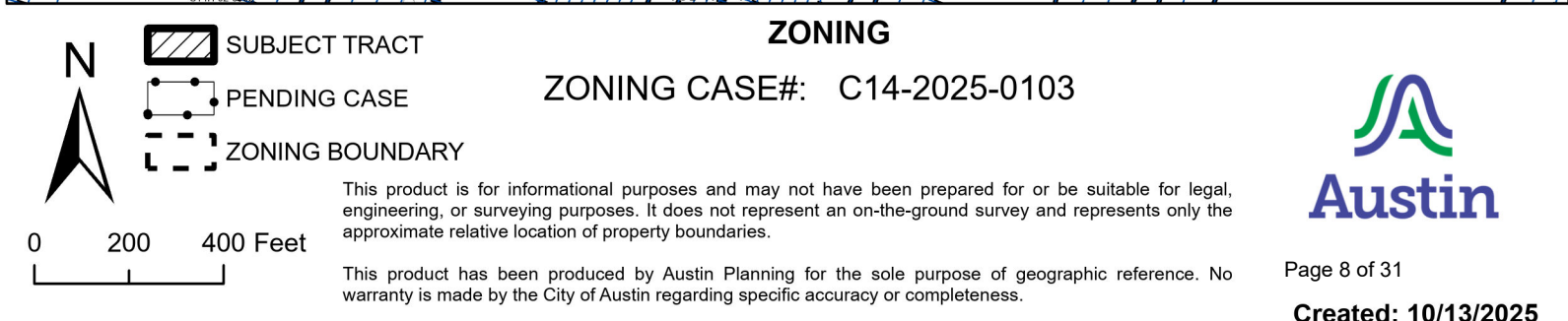
TIA: For a city-initiated zoning review, TDS offers initial comments without a completed Traffic Impact Analysis (TIA) determination under the following understanding: (1) a completed and signed TIA determination worksheet will be submitted as soon as possible, (2) if a traffic impact study is required per the TIA determination worksheet, the final study report shall be submitted before any public hearing, and (3) an approved memo from TPW shall be obtained before the Council's first reading. Please contact Kaylie Coleman (kaylie.coleman@austintexas.gov) for assistance submitting this.

Austin Water Utility

No comments on rezoning.

INDEX OF EXHIBITS AND ATTACHMENTS TO FOLLOW:

- A. Zoning Map
- B. Aerial Map
- C. Resolution No. 20250828-095
- D. Urban Renewal Board Draft Recommendation 20251215-005
- E. Correspondence from Interested Parties
- F. Development Team Presentation



RESOLUTION NO. 20250828-095

WHEREAS, the properties known as Blocks 16 and 18 of the Urban Renewal Plan (URP) area located between East 11th Street and Juniper Street represent the last significant opportunity for transformative redevelopment under the URP; and

WHEREAS, the East 11th Street corridor lies within the African American Cultural Heritage District and has been the subject of sustained community-based planning efforts, including the Central East Austin Master Plan and the adoption of the URP in 1999; and

WHEREAS, the Pleasant Hill Collaborative development team was selected through a competitive community-informed process, led by the Urban Renewal Agency and Rally Austin, to deliver a landmark, mixed-use project centered on affordable housing, cultural space, and small business opportunity within the African American Cultural Heritage District; and

WHEREAS, current land use regulations in the East 11th Street Neighborhood Conservation Combining District (NCCD) divide the Block 16 and 18 sites into Subdistricts 1 and 2, with a 60-foot height limit along East 11th Street (Subdistrict 1) and a 40-foot height limit along Juniper Street (Subdistrict 2); and

WHEREAS, with the support of the Urban Renewal Agency, the Pleasant Hill Collaborative has requested a context-sensitive amendment to the NCCD to allow tiered height stepbacks in 10-foot increments within the rear portion of Subdistrict 2; and

WHEREAS, this proposed modification would enable the inclusion of additional affordable units and resident-serving amenities while maintaining compatibility with the existing scale and character of Juniper Street, and is consistent with the objectives of the URP and the vision for the African American Cultural Heritage District as reaffirmed by Resolution No. 20210902-048; **NOW, THEREFORE**,

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

Council initiates an amendment to the East 11th and 12th Street URP and initiates rezoning of Blocks 16, which is within the NCCD, with the goal to achieve tiered height stepbacks shown in the illustrations set forth in **Exhibit A**.

ADOPTED: August 28, 2025

ATTEST:



Erika Brady
City Clerk

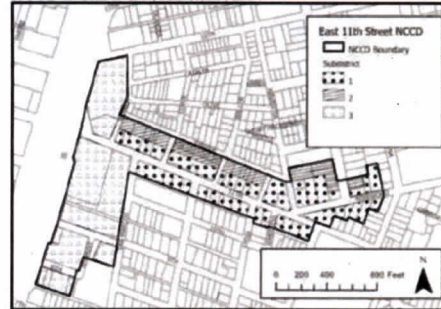
EXHIBIT A

NCCD EXCERPT

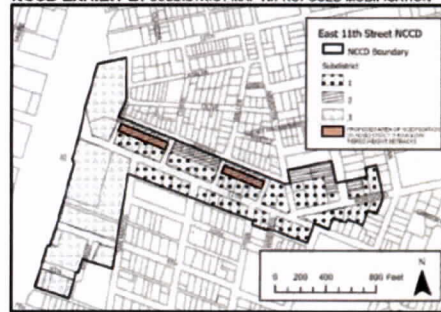
PART 8. Site Development Regulations for Subdistricts 1, 2, and 3.

STANDARD	SUBDISTRICT 1 (SUBDISTRICT 1)	SUBDISTRICT 2 (SUBDISTRICT 2)	SUBDISTRICT 3 (SUBDISTRICT 3)
MINIMUM LOT SIZE	None	None	None
MINIMUM LOT WIDTH	25'	25'	50'
MAXIMUM BUILDING HEIGHT	60' on the northside of E 11 th Street and on the southside of E 11 th Street between San Marcos Street and Waller Street 35' on the southside of E 11 th St between Waller Street and Navasota Street	40'	Tracts 1, 2: 150' Tract 3: 100' Tract 4: 200' Tract 5: 60' Tract 6: 50' Tract 7: 160' Tracts 8, 9, 11, 12: 40' Tract 10: 70'
FRONT YARD SETBACK (MINIMUM)	None	15'	None
STREET SIDE YARD SETBACK	None	10 feet	None

NCCD EXHIBIT B: SUBDISTRICT MAP

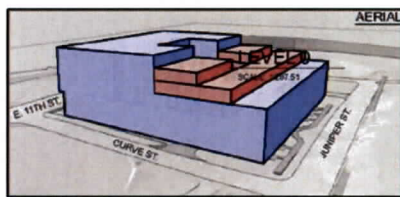
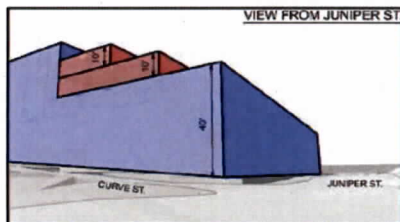
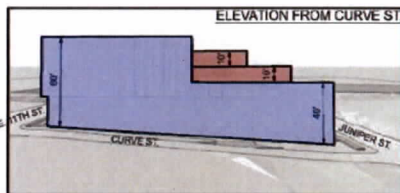


NCCD EXHIBIT B: SUBDISTRICT MAP WITH PROPOSED MODIFICATION

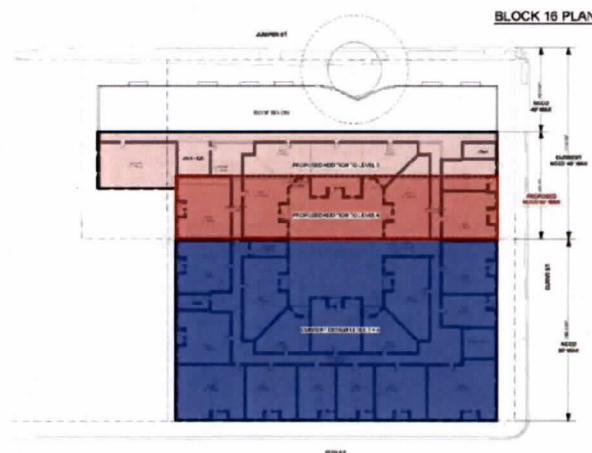
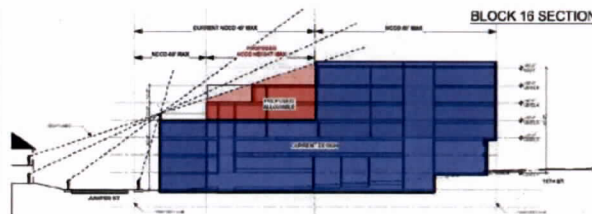


BLOCK 16/18 - BLOCK 16
E 11th St
Austin, Texas 78701

DATE: 10/20/2023
PROJECT: BLOCK 16/18 - BLOCK 16
PROJECT NUMBER: 2023-0001
PROJECT NAME: BLOCK 16/18 - BLOCK 16
NCCD MAP



■ CURRENT
■ PROPOSED ALLOWABLE ADDITION



BLOCK 16/18 - BLOCK 16
E 11th St
Austin, Texas 78701

DATE: 10/20/2023
PROJECT: BLOCK 16/18 - BLOCK 16
PROJECT NUMBER: 2023-0001
PROJECT NAME: BLOCK 16/18 - BLOCK 16
PLANS + SECTIONS



URBAN RENEWAL BOARD RECOMMENDATION 20251215-005

Date: September 15, 2025

Subject: Urban Renewal Plan Amendment – 907, 907 ½, 909, 911, 913, and 915 Juniper Street; 920, 924, 926, and 928 East 11th Street

Motioned By: Escobar

Seconded By: Watson

Recommendation

The Urban Renewal Board recommends approval regarding the request to amend the Urban Renewal Plan for East 11th and 12th Street for the property at 907, 907 ½, 909, 911, 913, and 915 Juniper Street; 920, 924, 926, and 928 East 11th Street. The proposal would amend Title 25 (Land Development Code) relating to the East 11th Street Neighborhood Conservation Combining District to increase maximum allowable building height for a portion of the site resulting in tiered stepbacks. The proposal would enable the inclusion of 12 additional affordable housing units planned for the site without increasing the building's highest point. The Urban Renewal Board authorizes Hunter Maples, Board Liaison to attend and represent the Urban Renewal Agency at any Board and Commission or City Council meetings related to the request.

Vote: 6-0-0

For: Escobar, Davis, Motwani, Pierce, Tetey, Watson

Against: None

Abstain: None

Absent: None

Attest: Hunter Maples, Board Liaison



16/18 project for planning commision

From Scott Menzies [REDACTED]

Date Tue 12/16/2025 3:55 PM

To Maples, Hunter [REDACTED] >; Tomko, Jonathan [REDACTED] >;
Hadri, Cynthia [REDACTED] : Sirwaitis, Sherri [REDACTED] ; Barton-
Holmes, Christine [REDACTED] ; Escobar, Manuel BC <BC
[REDACTED]

External Email - Exercise Caution

Please include this in the backup.

Thank you for your time.

I am writing to address the ongoing lack of basic project information and the insufficient engagement Pleasant Hill Collaborative has had with this community.

I am unable to attend tonight's meeting as it is my wife's birthday, but I am writing to follow up with the Planning Commission regarding last night's Urban Renewal Board meeting and the continued communication issues surrounding the 16/18 Block development.

RHNA has experienced a frustrating and inconsistent communication process. We requested basic information—building height and massing, number and type of units, affordability levels, parking, zoning considerations (including prior references to HT or student housing), site plans, unit sizes, retail counts, and public or community benefits—but were repeatedly told the project was conceptual and that all relevant information was contained in the orange diagram.

As a result, the neighborhood was asked to engage without access to essential details, while later being characterized as having been "engaged." The project advanced to the Urban Renewal Board despite the absence of meaningful information.

I also reviewed the backup materials and the statement from a member of another neighborhood, and this is the first time, as RHNA President, that I have heard of this level of support from another neighborhood. In contrast, RHNA has had only one meeting with the developer, and no community questions were answered. Both RHNA and the Planning Commission need clear, basic information to make informed decisions—particularly given the Urban Renewal Board's own confusion about apparent errors in the documentation.

Our concern is not that projects evolve, but that "conceptual" has been used to delay sharing baseline information while still claiming community engagement. Engagement without information is not meaningful.

RHNA raises these concerns not to oppose development, but to emphasize the need for timely, transparent, and meaningful engagement. We have agreed to a standing agenda item with the development team to improve communication. Our goal is not to delay progress, but to ensure an informed process and a better project for everyone.

Scott Menzies

Robertson Hill Neighborhood Association President



CAUTION: This is an EXTERNAL email. Please use caution when clicking links or opening attachments. If you believe this to be a malicious or phishing email, please report it using the "Report Message" button in Outlook.

For any additional questions or concerns, contact CSIRT at "[REDACTED]".

December 12, 2025

City of Austin Planning Commission
City of Austin, City Hall Council Chamber
301 W Second Street
Austin, Texas 78701

Re: Support for Block 16 & 18 Rezone on E. 11th Street

Dear Austin Planning Chair & Commissioners,

I am writing in support of the Block 16 & 18 development project.

As Board President of the Texas Music Museum, located in the Marvin Griffin Building at 1009 E. 11th Street, I want to express our full support for the proposed affordable housing project across the street on Block 16 and the Arts and Music Cultural Center on block 18. The Texas Music Museum has been operating for 42 years, researching, archiving, collecting, and presenting detailed exhibits and programs that preserve and honor the legacy of amazing African American musicians from East Austin. Our mission is deeply rooted in preserving East Austin's history and culture through community-centered projects that help reduce displacement and gentrification.

We are hopeful that this project will bring more housing options for our community, including many East Austin musicians who would likely qualify for affordable units. We also support the inclusion of housing for Huston-Tillotson University students. The Texas Music Museum works closely with Huston-Tillotson, hiring archival interns and docents from this important institution who provide exceptional museum tours for visitors from all over the world , across Texas and the US. We would be pleased to see affordable housing on E 11th St. that further strengthens this anchor of the African American Cultural Heritage District Corridor.

Thank you for your consideration in supporting equitable development in East Austin.

Sincerely,
Clay Shorkey, PhD
Board President, Texas Music Museum
1009 E 11th St., Austin, Texas

December 16, 2025
City of Austin Planning Commission
City Hall Council Chamber
301 W. Second Street
Austin, Texas 78701

Re: Support for Block 16 Rezone on E. 11th Street

Dear Planning Chair and Commissioners,

I'm writing as a long-time East Austin resident who understands both the history of this neighborhood and the zoning changes being proposed for Block 16. I want to express my strong support for this rezoning because I truly believe it gives us a real opportunity to welcome more neighbors, bring back legacy families, and continue the cultural story that has shaped this part of the city for generations.

Why This Zoning Change Matters

The tiered height step backs make sense for this area—they respect the character of Juniper Street while still allowing us to add the kind of housing we've been needing for years. It's a thoughtful update that balances compatibility with the flexibility required to build more homes, especially affordable ones. As someone who watches zoning decisions closely, this feels like a smart, community-minded change.

Affordable Homes for the People Who Built This Community

Everyone in East Austin knows how much housing costs have pushed people out. Seeing a plan that can bring 100–130 new units, many affordable to families earning 80% AMI and below, gives me real hope. Multi-bedroom units, especially, mean long-time residents who had to leave might finally have a pathway back. That's the kind of growth that helps repair displacement, not worsen it.

Protecting and Uplifting Our Cultural Heritage

This block sits in the heart of the African American Cultural Heritage District, a place where so much of East Austin's history is still alive in our music, our food, our businesses, and the stories passed down through generations. This project follows through on the vision the community has held for decades: a mixed-use, culturally rooted space that supports local businesses, celebrates our heritage, and keeps this district thriving.


A Chance to Grow Without Losing Who We Are

For many of us who know the history here, both the beauty and the pain, this project represents a chance to grow in a way that honors our community instead of erasing it. Approving this rezoning would help create a future where new neighbors and returning legacy residents can live side by side, strengthening the diversity that has always made East Austin special.

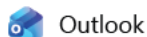
I hope you'll support the rezoning for Block 16. It's an important step toward building housing we desperately need while staying true to the roots of this neighborhood.

Thank you for your consideration.

Sincerely,



Barbara Spears-Corbett
OLCAA, Inc.
Robertson Hill



Block 16

From Tracy Witte <[REDACTED]>
Date Thu 11/6/2025 11:48 AM
To Tomko, Jonathan <[REDACTED]>
Cc eric standridge <[REDACTED]>

1 attachment (1 MB)
misleading diagrams.png;

External Email - Exercise Caution

Jonathan,

Thank you for speaking to me this morning about the E 11th Street NCCD and URP cases in progress for Block 16.

I appreciate that you are going to follow up on my query as to whether a clear and complete explanation of the proposed change(s) to the NCCD can be provided to the Robertson Hill Neighborhood Association and to the Urban Renewal Board.

As we discussed, the City of Austin is the applicant, and the entirety of the change to development entitlements is supposedly captured in the exhibit to the resolution attached to the folder linked below and in the detail attached to this message.

[https://abc.austintexas.gov/web/permit/public-search-other?
t_detail=1&t_selected_folderrsn=13598902&t_selected_propertyrsn=2018554](https://abc.austintexas.gov/web/permit/public-search-other?t_detail=1&t_selected_folderrsn=13598902&t_selected_propertyrsn=2018554)

However, the exhibit drawings appear to be misleading as to the scale of the building and the exhibit contains a map that suggests both Block 16 and 18 are up for changes, though the resolution language refers only to Block 16.

Given that the Urban Renewal Plan amendment will be at the URB on November 17 and at the planning commission on November 18 with the NCCD case, it would be helpful to connect the Robertson Hill folks with a neutral, knowledgeable staff member who can answer questions about the changes fairly quickly.

I am copying Eric Standridge, who is a member of RHNA and can hopefully facilitate connections with the current leadership of the association to learn what assistance they would appreciate in advance of public hearings.

Thank you, again, for your time and willingness to help clarify several issues. Hope you both enjoy this beautiful day!

Best,
Tracy

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Re: 16/18 block of eleventh st

From Scott Menzies [REDACTED]

Date Thu 11/6/2025 12:06 PM

To Tomko, Jonathan <[REDACTED]>

External Email - Exercise Caution

Hi John,

I would like to request a copy of the staff recommendation report for the upcoming Urban Renewal and Planning Commission meetings regarding 16 block of 11th.

Could you please also confirm who will be presenting on behalf of the developer? To date, the Robertson Hill Neighborhood Association has not received any presentations, blueprints, or engagement from the development team.

We recently learned that the developer scheduled their meetings with the city before meeting with our neighborhood, despite previously stating that December would be the best time for a presentation to our community. This means the developer is moving forward without neighborhood feedback or support, which is deeply concerning.

We respectfully request that these meetings be postponed until after the developer has met with the Robertson Hill Neighborhood Association and engaged with residents in a transparent and collaborative manner.

Thank you for your time and attention to this matter.

Warm regards,

Scott Menzies

President, Robertson Hill Neighborhood Association

On Thu, Nov 6, 2025 at 11:42 AM Tomko, Jonathan <[REDACTED]> wrote:
Hi Scott,

This case was initiated by the Austin Council in August. There is an amendment to the Urban Renewal Plan which my colleague Hunter Maples (copied) is heading up, and a rezoning change affecting the NCCD which I am lead on.

These are two different cases that will move together. They will be on the Urban Renewal Board's 11/17 Agenda and the Planning Commission's 11/18 agenda. Notice has been mailed out.

If you or any residents have any public comments in writing you can submit those to either, or both of us to be included in the case backup. You can also show up at the meetings and sign up for public comment in person.

Depending on action taken by these boards/commissions the case could move to City Council for possible action in January 2026.

Let me know if you have any other questions.

**Jonathan Tomko**

Planner Principal

Austin Planning, Permitting and Development Center

6310 Wilhelmina Delco Dr., Austin, TX 78752

512-974-1057
[REDACTED]

From: Wake-Mayo, Abby <[REDACTED]>

Sent: Thursday, November 6, 2025 11:27 AM

To: Scott Menzies <[REDACTED]>

Cc: Tomko, Jonathan <[REDACTED]>

Subject: RE: 16/18 block of eleventh st

Hi Scott,

I suggest you reach out to Jonathan Tomoko (cc'd), he is the case manager for this zoning case and will be able to assist with general questions. If you have specific questions relating to the transportation aspects of this zoning case let me know and I will be happy to help.

Cheers,

**Abby Wake-Mayo**Project Coordinator – [Central Area](#)

Transportation Development Services

Austin Transportation & Public Works
[REDACTED]
[REDACTED]

From: Scott Menzies <[REDACTED]>
Sent: Thursday, November 6, 2025 11:20 AM
To: Wake-Mayo, Abby <[REDACTED]>
Subject: 16/18 block of eleventh st

You don't often get email from scott@school.bike. [Learn why this is important](#)

External Email - Exercise Caution

This was the property in question. There is a lot going on with this property and I am in charge of figuring out what the next steps are for our neighborhood. So far it is mega unpopular as there would be no parking, and 60 feet tall in front of people small little homes.

[https://abc.austintexas.gov/web/permit/public-search-other?
t_detail=1&t_selected_folderrsn=13598902&t_selected_propertyrsn=2018554](https://abc.austintexas.gov/web/permit/public-search-other?t_detail=1&t_selected_folderrsn=13598902&t_selected_propertyrsn=2018554)

https://abc.austintexas.gov/citizenportal/app/folder_detail

Scott Menzies

Moontower Bicycle Co.

[REDACTED]

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For any additional questions or concerns, contact CSIRT at "[REDACTED]".



Case #C14-2025-0103 & E. 11/12th St. URP Mod #14

From Eloy Alderete <[REDACTED]>
Date Thu 11/13/2025 8:26 PM
To Tomko, Jonathan <[REDACTED]>
Cc Richard Rocha [REDACTED]

 1 attachment (673 KB)

Case #C14-2025-0103 & E. 11-12th St. URP Mod #14.pdf;

External Email - Exercise Caution

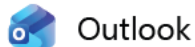
Hello Jonathan. I received the attached notice of public hearing to amend title 25 (land development code) relating to the East 11th street NCCD and Amend the urban renewal plan for the east 11th and 12th streets urban renewal area.

My partner (Richard Rocha) and I own 1009 Wheelless. It looks like our property is included in the proposal. Can you confirm? In nutshell what is the impact? What are we losing and/or gaining? We purchased the property with the intent to zone as commercial under the current NCCD permitted use. Thank you!

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For any additional questions or concerns, contact CSIRT at "[REDACTED]".

Eloy Alderete



meeting postponement

From Scott Menzies [REDACTED]

Date Tue 11/18/2025 11:44 AM

To Tomko, Jonathan [REDACTED]

You don't often get email from [REDACTED]. [Learn why this is important](#)

External Email - Exercise Caution

I am reaching out to see if the planning commission meeting is postponed from tonight. When is the meeting to be rescheduled for? Would you be interested in attending our neighborhood meeting? We were hoping to have a lot more information before the zoning changes, including your recommendation.

Scott Menzies
Moontower Bicycle Co.
[REDACTED]

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For any additional questions or concerns, contact CSIRT at "[REDACTED]".

E. 11TH ARTS & CULTURE HUB

PRESERVING OUR PAST. SHAPING OUR FUTURE.



Who We Are

- Coalition of creatives, developers, architects, consultants, and community members
- Selected by the City of Austin to legacy build East 11th's Block 16 & 18 corridor
- **Mission:** Legacy building through culture, equity, place



Why This Matters

- East 11th is more than a street — it's a story of resilience, innovation, and Black excellence.
- But gentrification, displacement, and disinvestment threaten that legacy.
- **We see an opportunity to:**
 - Reclaim space
 - Build generational wealth
 - Create a cultural home for our community



The Block 16 & 18 Project

A multi-year plan for a vibrant cultural corridor, featuring:

- Affordable housing for residents with generational ties to East Austin
- Affordable restaurants & retail space
- Central cultural hub for art, history, and performance
- Huston-Tillotson student housing
- Public plazas & gathering spaces



Cultural & Economic Impact



**E. 11TH = CULTURAL
DESTINATION**



**EMPOWERING
OWNERSHIP**



**JOB & CAREER
PATHWAYS**



**COMMUNITY
STEWARDSHIP**



**SMALL BUSINESS
INCUBATION**

Community- Informed

Four guiding principles:

1. Cultural Preservation
2. Economic Equity
3. Intergenerational Leadership
4. Shared Stewardship

PUBLIC PLACEMAKING & SYNCING SESSIONS

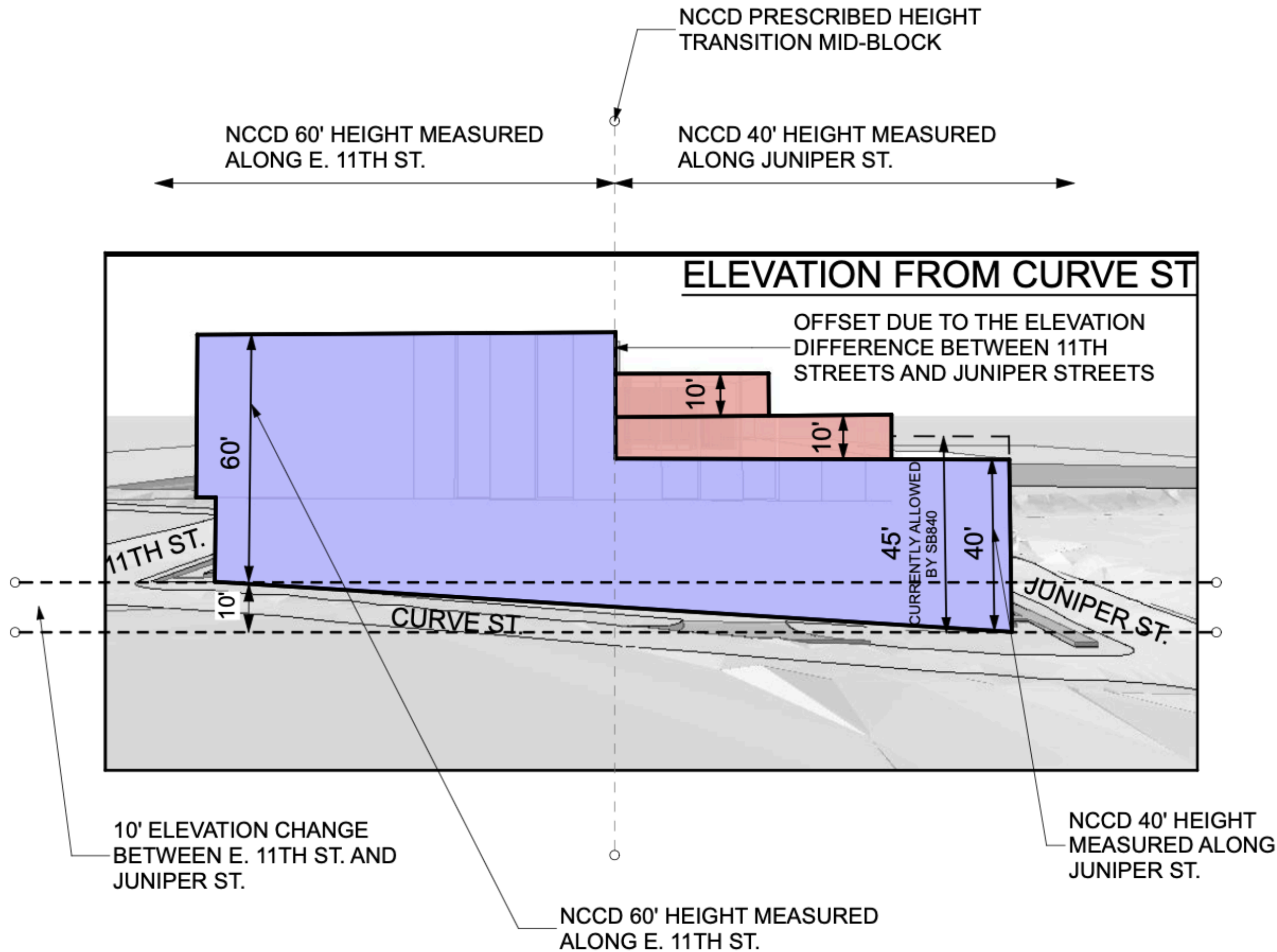
- On-site art and music activations open to the public
- Schematic design syncing for community input
- Design development syncing for community input
- Community storytelling
- Open House syncing for community awareness
- Digital Updates (social media, email newsletter, etc.)

COMMUNITY OUTREACH

- Local artists and creatives
- Nonprofit Organizations
- Neighborhood Associations
- Churches
- Art Galleries
- Music Venues
- Alumni Associations
- Tabling at community events
- Neighboring Municipalities
- Press & Media
- Digital Updates (social media, email newsletter, etc.)

CITY & SOUNDING BOARD GROUPS

- The E. 11th Arts & Music Hub Stakeholder Work Group
- Urban Renewal Board
- African American Cultural Heritage Strategic Plan Committee
- African American Resource Advisory Committee
- Digital Updates (social media, email newsletter, etc.)



BLOCK 16/18 - BLOCK 16

E 11th St
Austin, Texas USA

ISSUE:
NCCD HEIGHT LIMIT
MODIFICATION REQUEST

DATE:
12/16/2025
PROJECT NUMBER:
2022-000
SHEET TITLE:
NCCD

Let's Continue Legacy Building in the District!

