

ORDINANCE NO. _____

**AN ORDINANCE ADOPTING THE THIRTEENTH PLAN MODIFICATION TO
THE EAST 11TH AND 12TH STREETS URBAN RENEWAL PLAN TO ALLOW
COCKTAIL LOUNGE USE AS A CONDITIONAL USE ON THE PROPERTY
LOCATED AT 1201 EAST 11TH STREET.**

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

PART 1. The Council finds the following:

- (A) The Council adopted the East 11th and 12th Streets Urban Renewal Plan (Plan) in Ordinance No. 990114-G and subsequently modified the Plan in Ordinance Nos. 010802-089, 030731-049, 20050407-060, 20080228-113, 20081120-104, 20120426-125, 20130214-083, 20131003-098, 20131017-074, 20171109-095, and 20220915-065; and
- (B) A thirteenth modification to the Plan is set forth in **Exhibit A** (Thirteenth Plan Modification); and
- (C) In accordance with Texas Local Government Code Section 374.014 (Section 374.014):
 - (1) On September 15, 2025, the Urban Renewal Board reviewed and provided a written recommendation on the proposed change to the Thirteenth Plan Modification; and
 - (2) On September 23, 2025, the Planning Commission reviewed and provided a written recommendation on the proposed change to the Thirteenth Plan Modification; and
 - (3) On December 11, 2025, Council held a public hearing on the Thirteenth Plan Modification; and
 - (4) Based on the hearing and recommendations, Council finds that:
 - (a) a feasible method exists for the relocation to decent, safe, affordable, and sanitary accommodations of families or individuals who will be displaced from the urban renewal area without undue hardship to those persons; and

38 (b) the Thirteenth Plan Modification conforms to the
39 general plan for municipal development; and
40 (c) consistent with the needs of the City as a whole, the
41 Thirteenth Plan Modification offers the maximum
42 opportunity for the rehabilitation or redevelopment
43 of the urban renewal area by private enterprise.

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45 **PART 2.** In accordance with Section 374.014, the Council adopts the Thirteenth Plan
46 Modification to the Plan allowing cocktail lounge use as a conditional use on the property
47 located at 1201 East 11th Street.

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49 **PART 3.** The City Clerk shall:

50 (A) attach a copy of the Thirteenth Plan Modification to the minutes of the
51 Council meeting at which the modification is adopted; and
52 (B) file a certified copy of the Thirteenth Plan Modification in the real property
53 records of Travis County, Texas.

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55 **PART 4.** This ordinance takes effect on _____, 2025.

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57 **PASSED AND APPROVED**

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60 _____, 2025
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Kirk Watson
Mayor

67 **APPROVED:** _____

68 Deborah Thomas
69 City Attorney
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ATTEST: _____

Erika Brady
City Clerk