

RESOLUTION NO.

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

25
26 **WHEREAS**, this proposed modification would enable the inclusion of
27 additional affordable units and resident-serving amenities while maintaining
28 compatibility with the existing scale and character of Juniper Street, and is
29 consistent with the objectives of the URP and the vision for the African American
30 Cultural Heritage District as reaffirmed by Resolution No. 20210902-048; **NOW,**
31 **THEREFORE,**

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

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

36 **ADOPTED:** _____, 2025 **ATTEST:** _____
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38

39 Erika Brady
City Clerk