

ORDINANCE NO. _____

AN ORDINANCE ADOPTING THE FOURTEENTH PLAN MODIFICATION TO THE EAST 11TH AND 12TH STREETS URBAN RENEWAL PLAN TO INCREASE MAXIMUM BUILDING HEIGHT AND ESTABLISH TIERED BUILDING STEPBACKS ON THE PROPERTY KNOWN AS BLOCK 16 AND LOCATED AT 907, 907 1/2, 909, 911, 913, AND 915 JUNIPER STREET AND 920, 924, 926, AND 928 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 fourteenth modification to the Plan is set forth in **Exhibit “A”**, attached to and made a part of this ordinance (“Fourteenth Plan Modification”); and
- (C) In accordance with Section 374.014 of the Local Government Code:
 - (1) On December 15, 2025, the Urban Renewal Board of the City of Austin reviewed and provided a written recommendation on the proposed change to the Fourteenth Plan Modification; and
 - (2) On December 16, 2025, the Planning Commission reviewed and provided a written recommendation on the proposed change to the Fourteenth Plan Modification; and
 - (3) On February 5, 2026, Council held a public hearing on the Fourteenth Plan Modification; and
 - (4) Based on the hearing and recommendations, Council finds that:
 - (a) a feasible method exists for the relocation, in 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
 - (b) the Fourteenth Plan Modification conforms to the general plan for municipal development; and

- (c) the Fourteenth Plan Modification offers the maximum opportunity consistent with the needs of the City as a whole, for the rehabilitation or redevelopment of the urban renewal area by private enterprise.

PART 2. In accordance with Section 374.014 of the Local Government Code, the Council adopts the Fourteenth Plan Modification to the Plan increasing maximum building height and establishing tiered building setbacks on the on the property located at 907, 907 1/2, 909, 911, 913, and 915 Juniper Street and 920, 924, 926, and 928 East 11th Street.

PART 3. The City Clerk shall:

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

PART 4. This ordinance takes effect on _____, 2026.

PASSED AND APPROVED

_____, 2026 §
 §
 §
_____, 2026 §

Kirk Watson
Mayor

APPROVED: _____ **ATTEST:** _____
Deborah Thomas Erika Brady
City Attorney City Clerk

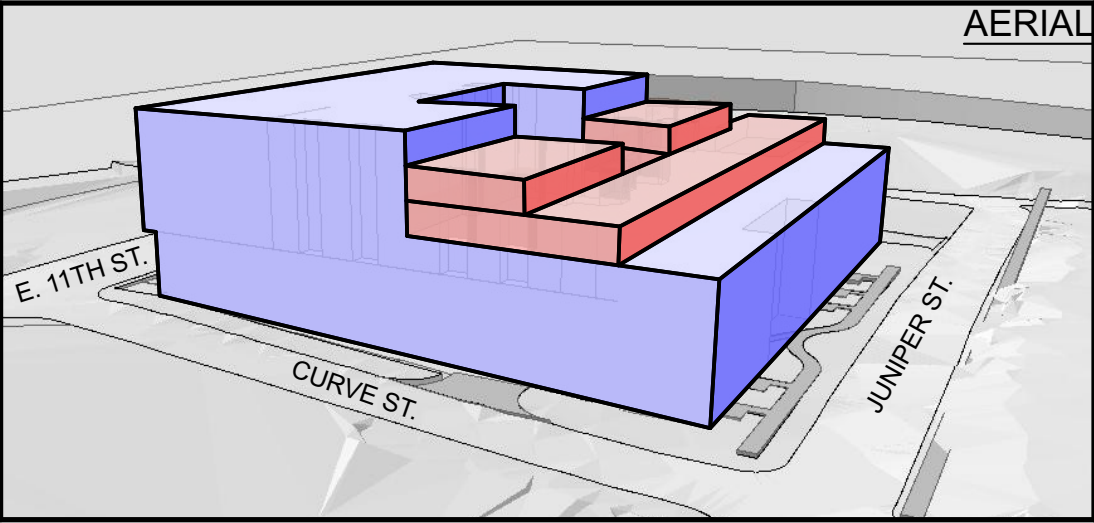
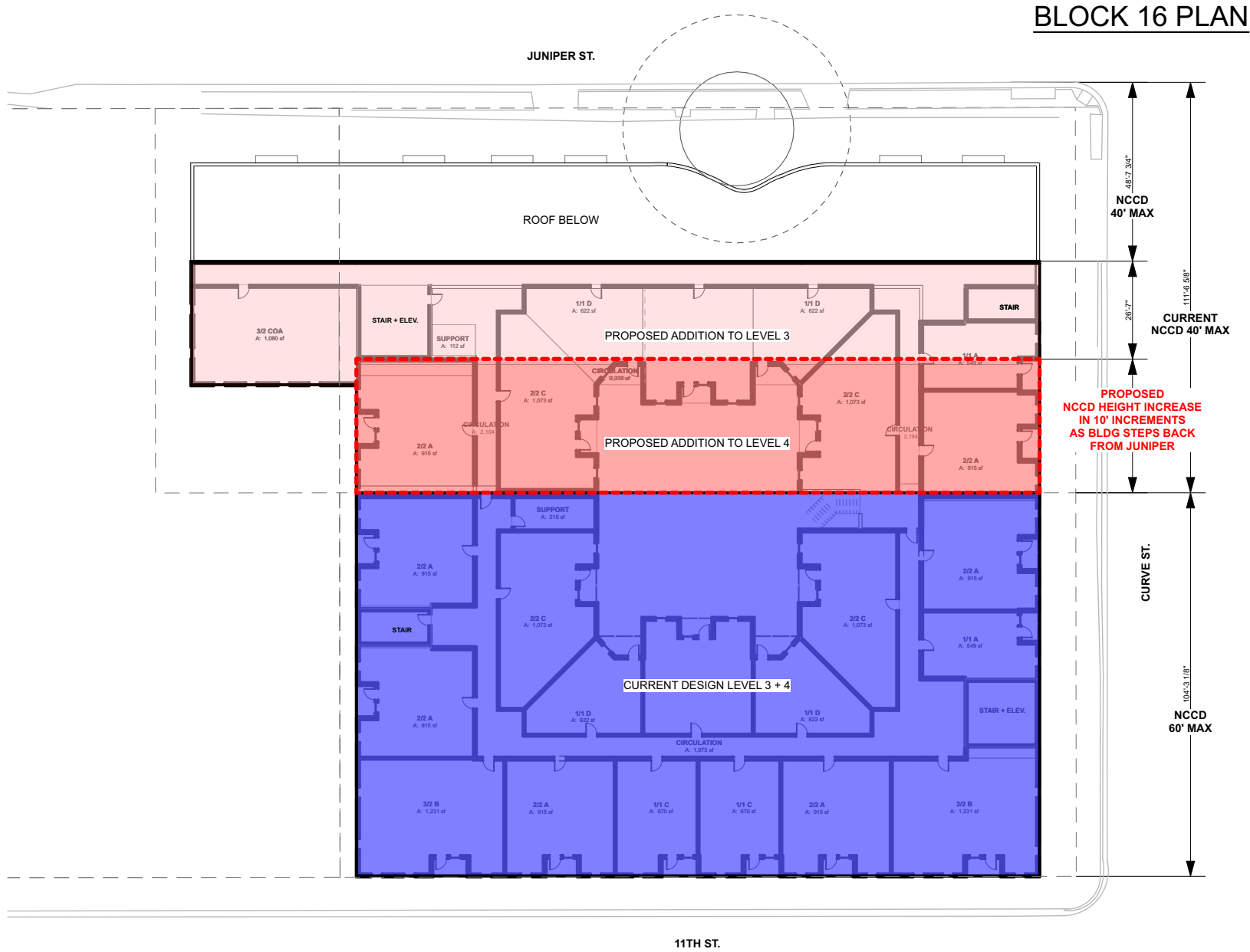
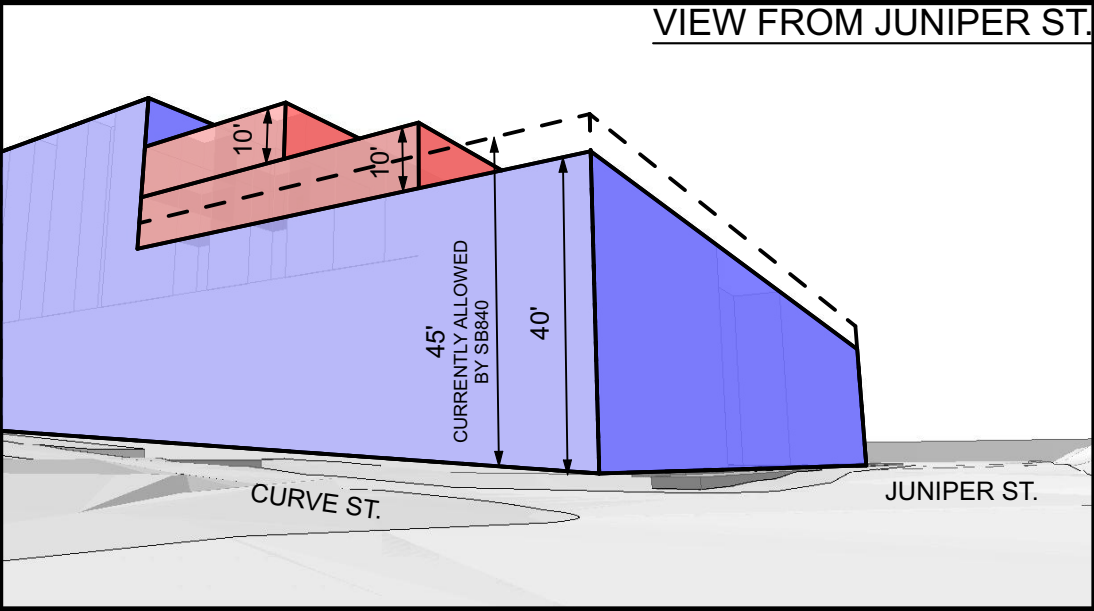
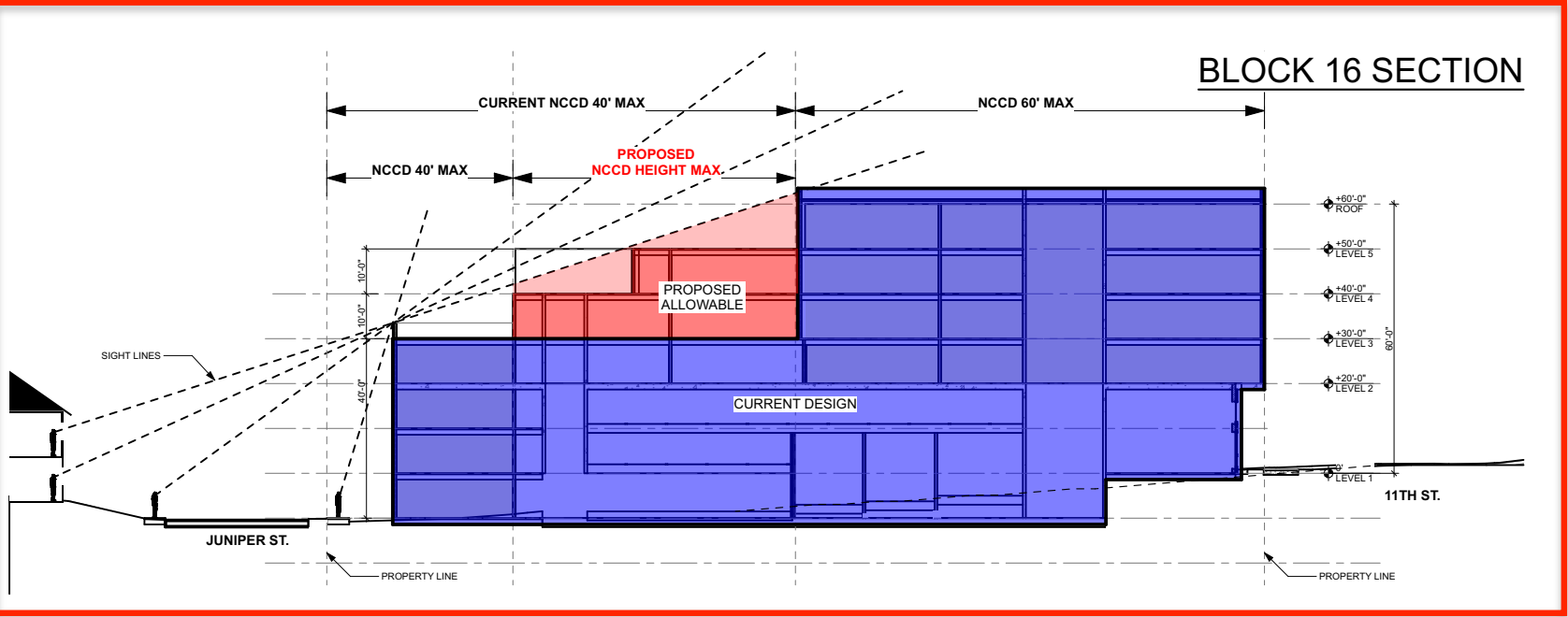
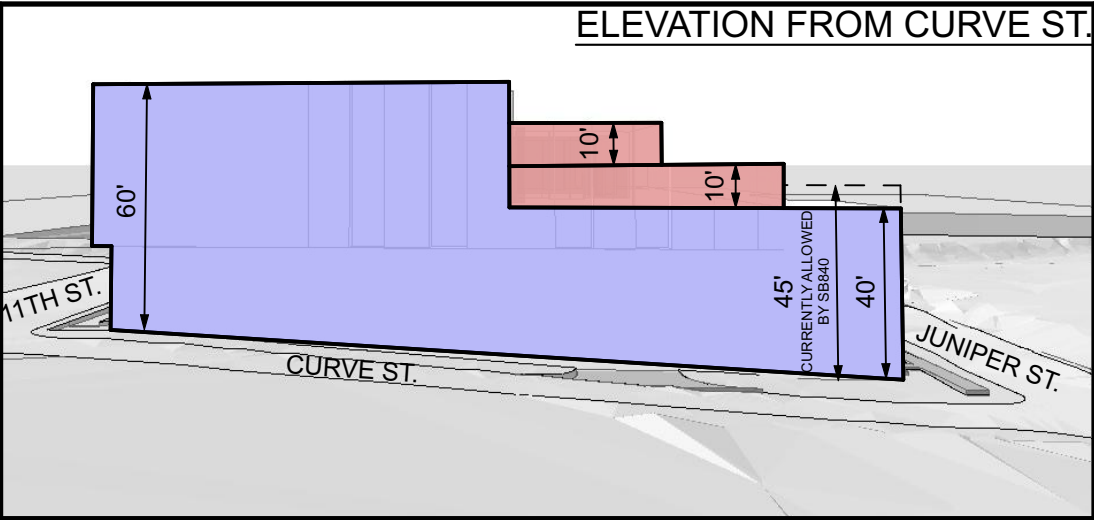
Exhibit “A”

East 11th Street and 12th Street Urban Renewal Plan, Part 6. LAND USE is amended to add a new paragraph 8. (1-28-2026)

8. In addition to development regulations applicable in Subdistrict 1 and Subdistrict 2, the property known as Block 16 and located at 907, 907 1/2, 909, 911, 913, and 915 Juniper Street and 920, 924, 926, and 928 East 11th Street (“Block 16”) may be developed in accordance with the regulations described in this section and as illustrated below. This section governs over a conflicting provision of this East 11th Street and 12th Street Urban Renewal Plan or any applicable neighborhood conservation combining district (NCCD), neighborhood plan (NP) combining district, base zoning district or other applicable requirements of City Code.

The maximum building height shall not exceed:

- (a) 40 feet for a portion of a building or structure located within the northernmost 40 feet of Block 16 as measured parallel from the northern property line located adjacent to Juniper Street;
- (b) 50 feet for a portion of a building or structure not described in subsection (a) located within the northernmost 75 feet of Block 16 measured parallel from the northern property line located adjacent to Juniper Street; or
- (c) 60 feet for a portion of a building or structure on Block 16 located in an area not described in subsection (a) or subsection (b).

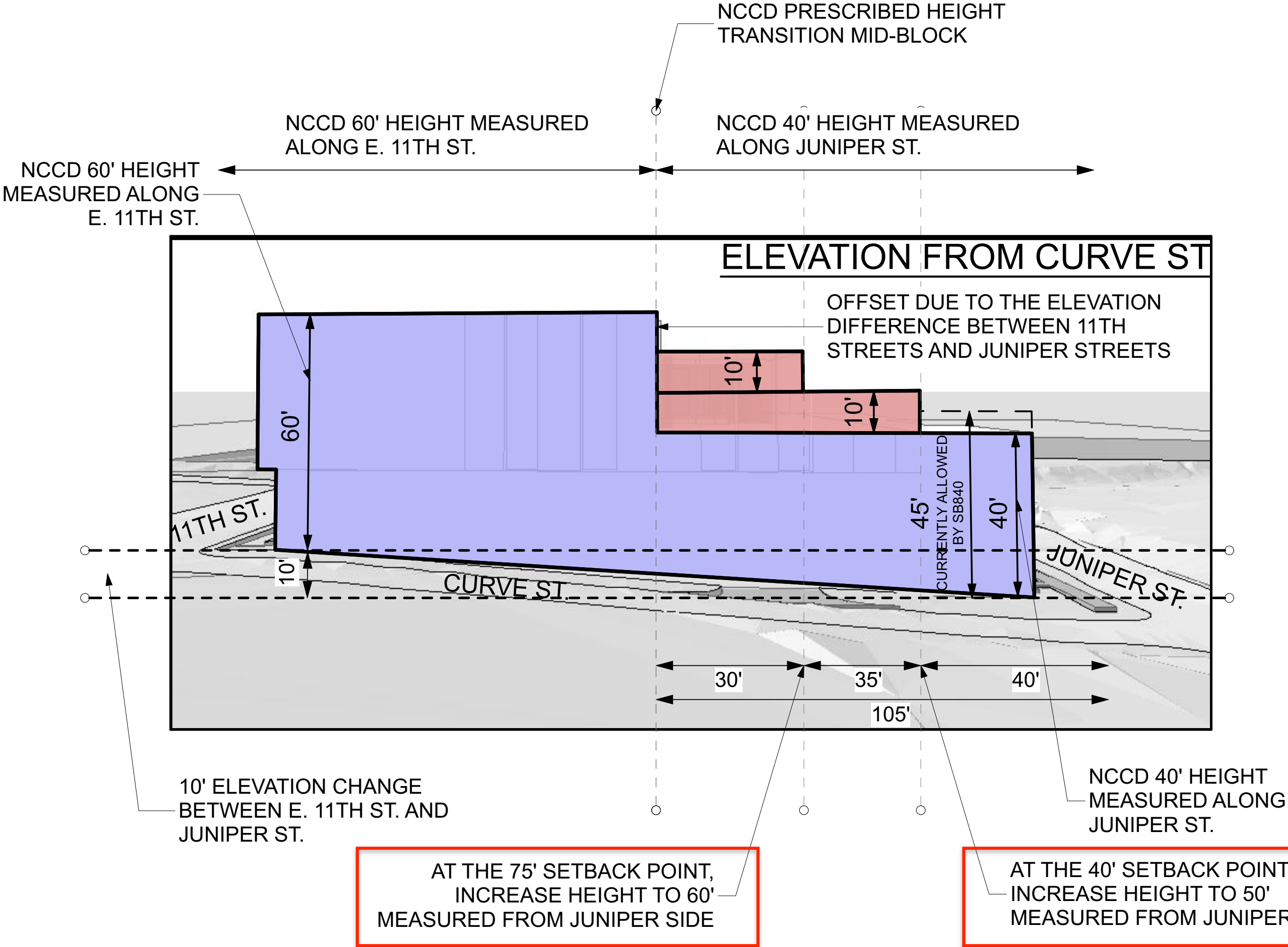


- CURRENT
- PROPOSED ALLOWABLE ADDITION

BLOCK 16/18 - BLOCK 16

E 11th St
Austin, Texas USA

ISSUE:
NCCD HEIGHT LIMIT
MODIFICATION REQUEST
DATE:
02/11/2025
PROJECT NUMBER:
2022-###
SHEET TITLE:
PLAN|SECTION|
3D VIEWS



BLOCK 16/18 - BLOCK 16

E 11th St
Austin, Texas USA

ISSUE:
NCCD HEIGHT LIMIT
MODIFICATION REQUEST

DATE:
12/16/2025

PROJECT NUMBER:
2025-0000