

PROJECT SUMMARY & STAFF REPORT



Address: 907, 907 ½, 909, 911, 913, and 915 Juniper Street; 920, 924, 926, and 928 East 11th Street

Applicant/Agent: City of Austin (Hunter Maples)

Owner: Urban Renewal Agency of the City of Austin

Type of Amendment: East 11/12th URP Modification (Fourteenth Modification); A change to a condition of zoning and an amendment to the Urban Renewal Plan resulting in tiered height setbacks and increased height.

Existing Zoning: CS-NCCD-NP and SF-3-NCCD-NP

Proposed Rezoning: CS-NCCD-NP, SF-3-NCCD-NP (with a change to a condition of zoning and an amendment to the Urban Renewal Plan) The proposal would amend Title 25 (Land Development Code) relating to the East 11th Street Neighborhood Conservation Combining District to increase maximum building height and establish tiered setbacks for development on Block 16.

Lot Size: approximately 1 Acre (approximately 43,560 square feet)

Urban Renewal Plan Adoption Date: January 25, 1999

Urban Renewal Agency of the City of Austin (URA) Recommendation: December 15, 2025: 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 setbacks. The proposal would enable the inclusion of 12 additional affordable housing units planned for the site without increasing the building's highest point.

Planning Commission Recommendation: December 16, 2025: Recommended Staff Recommendation on Consent on Secretary Maxwell's motion, Commission Breton's second, on an 8-0 vote. 1 vacancy on the dais.

Staff Recommendation: Recommended

Basis for Staff Recommendation: On August 28, 2025, the Austin City Council initiated both this Urban Renewal Plan (URP) Amendment and the associated Neighborhood Conservation Combining District (NCCD) Amendment (C14-2025-0103) through Resolution No.20250828-095. Granting this case would provide an opportunity for transformative redevelopment that would support a substantial amount of community planning 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.

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