

1
RESOLUTION NO.

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

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

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

15 **WHEREAS**, current land use regulations in the East 11th Street
16 Neighborhood Conservation Combining District (NCCD) divide the Block 16 and
17 18 sites into Subdistricts 1 and 2, with a 60-foot height limit along East 11th Street
18 (Subdistrict 1) and a 40-foot height limit along Juniper Street (Subdistrict 2); and

19 **WHEREAS**, with the support of the Urban Renewal Agency, the Pleasant
20 Hill Collaborative has requested a context-sensitive amendment to the NCCD to
21 allow tiered height stepbacks in 10-foot increments within the rear portion of
22 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 and 18, which is are within the NCCD, with the goal to achieve tiered height stepbacks shown in the illustrations set forth in **Exhibit A**.

ADOPTED: 12/15/2025 **ATTEST:** _____

Erika Brady
City Clerk