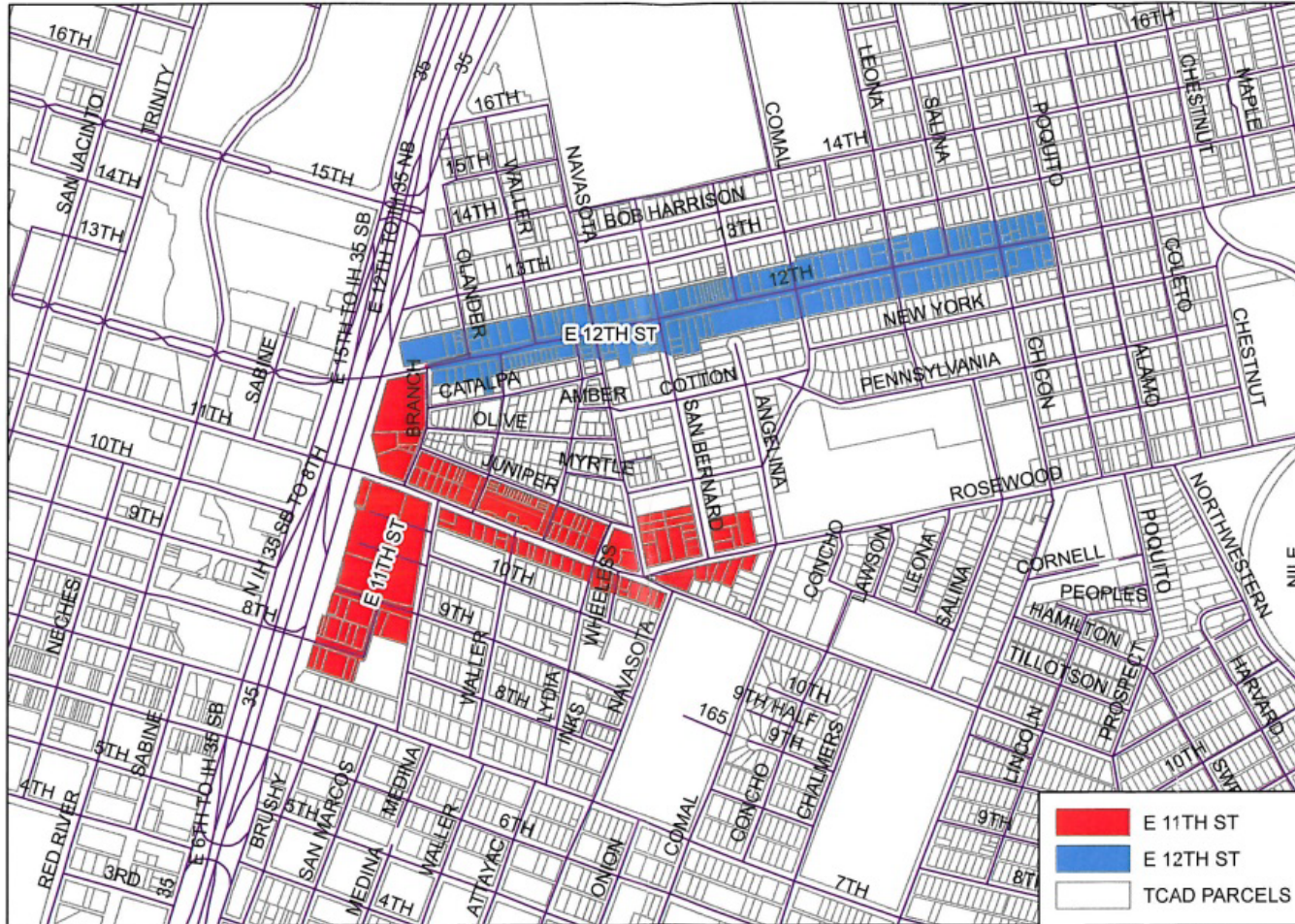


Urban Renewal Plan Compatibility Standards

Comal St & Chicon St; Southside of E 12th St

Urban Renewal Board Presentation
October 19, 2015



Planning Development
and Review Department
Date Plotted: June 24, 2010



**East 11th and East 12th Street
Neighborhood Conservation Combining Districts**



This map has been created for the
sole purpose of aiding regional planning
and is not warranted for any other use.
No warranty is made regarding its
accuracy or completeness.
JZ

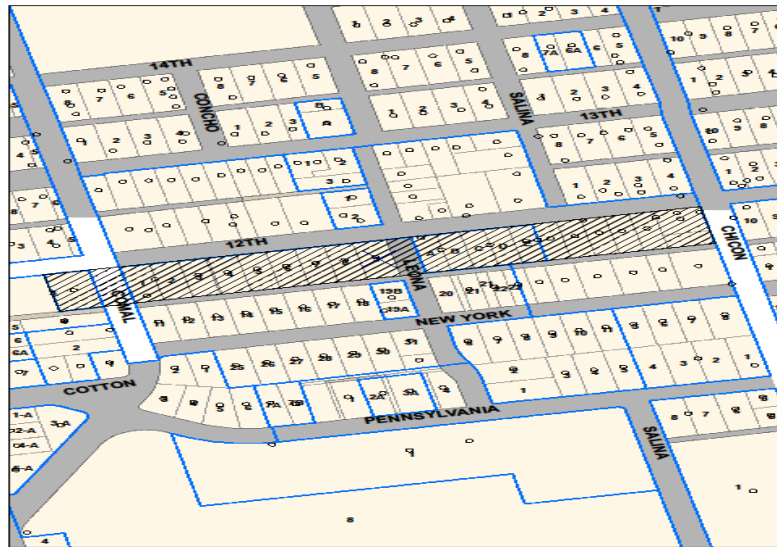


mccann adams studio

Compatibility Standards

Comal St & Chicon St; Southside of E 12th St

In order to make the small and shallow sites along 12th St more apt to redevelop, tailored compatibility standards were created as part of the 12th St NCCD, which was adopted by City Council in 2005 as Plan Modification #3 of the Urban Renewal Plan.



Three sub-districts were created with different sets of development standards (heights, setbacks, etc.) responding to their specific contexts.

Compatibility Standards

Comal St & Chicon St; Southside of E 12th St



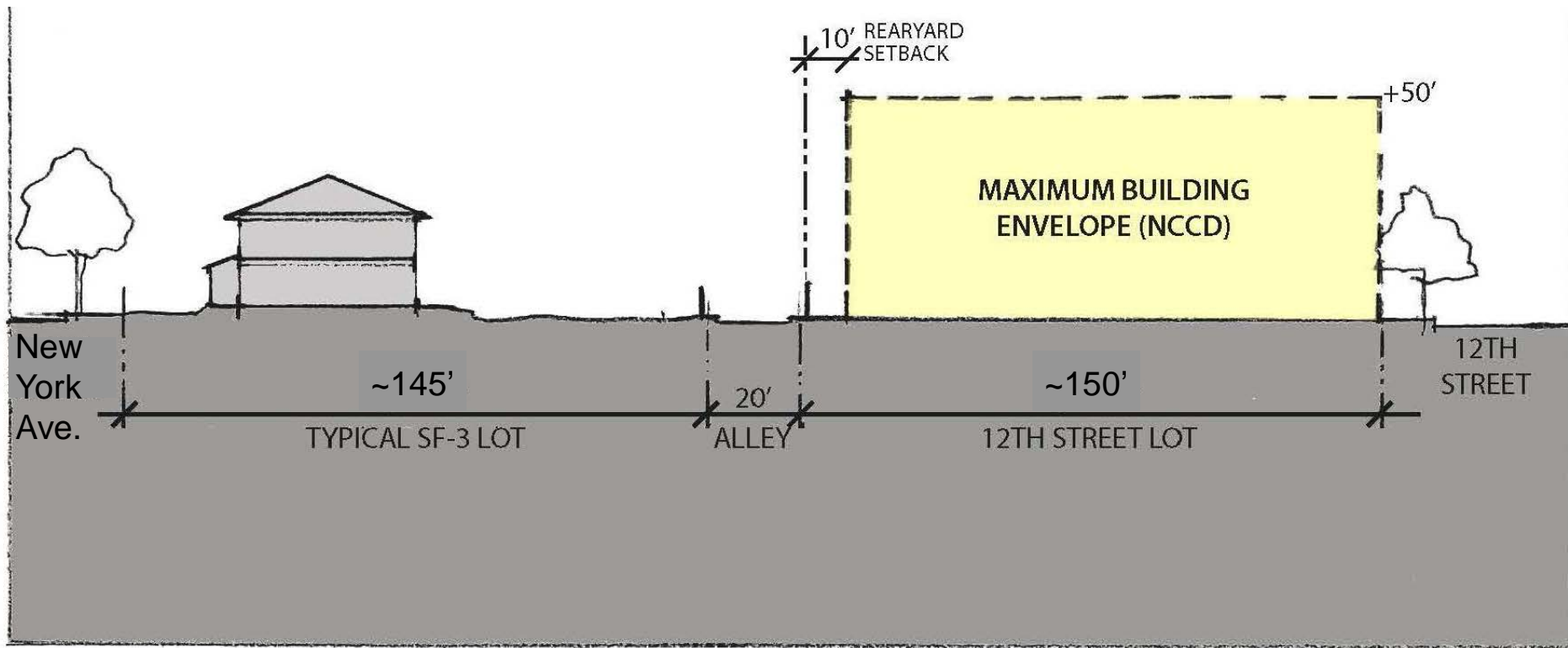
Street view looking West down alley between New York Avenue
& 12th Street at Chicon

Compatibility Standards

Comal St & Chicon St; Southside of E 12th St

PER TODAY'S SUBDISTRICT 2 DEVELOPMENT STANDARDS

Looking West between Chicon and Comal

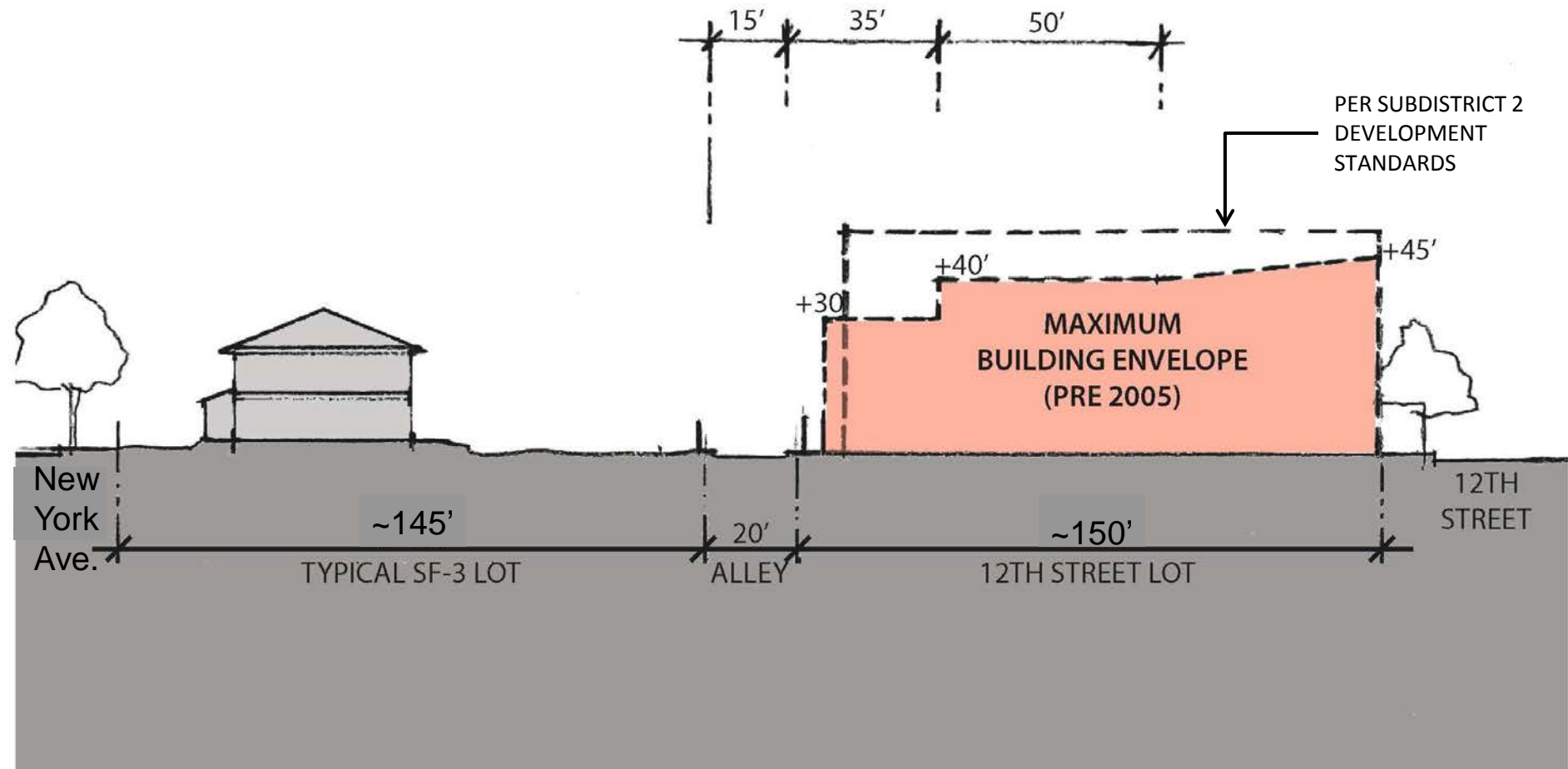


Compatibility Standards

Comal St & Chicon St; Southside of E 12th St

IF CITY-WIDE COMPATIBILITY STANDARDS APPLIED

Looking West between Chicon and Comal

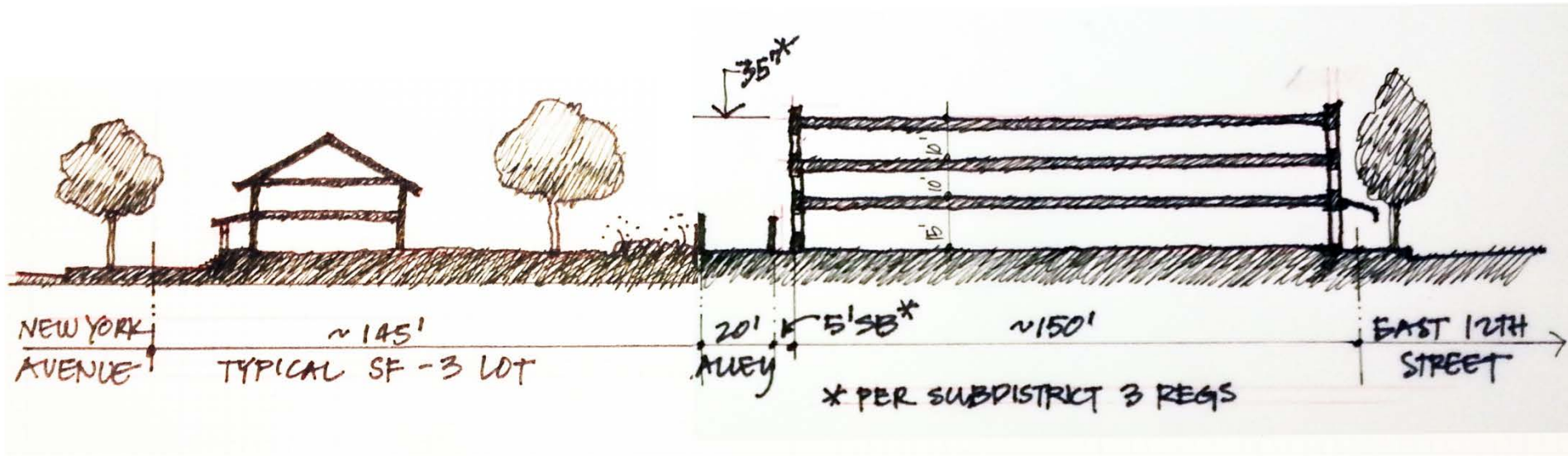


Compatibility Standards

Comal St & Chicon St; Southside of E 12th St

IF SUBDISTRICT 3 COMPATIBILITY STANDARDS APPLIED

Looking West between Chicon and Comal



Compatibility Standards

Comal St & Chicon St; Southside of E 12th St

LANDSCAPE-ORIENTED COMPATIBILITY STANDARDS

Looking West between Chicon and Comal

