

ATTACHMENT 1
Proposed Modifications to the East 11th and 12th Street Urban Renewal Plan
2016

Project Number/Name	Existing Controls	Proposed Changes	URA Recommends	Planning Commission Recommends
12-7/12th St. Garden Apartments, South side of 12th Street Between Comal St. & Angelina St. - Subdistrict 3 (Tract 15)	Reuse Objective: Provide New Housing Opportunities on E. 12th St	No Changes		
	Site area: 1.4 acres	No Changes		
	Permitted use: Garden apartments, condominiums, townhouses	No Changes		
	Allowable height/permitted FAR: 35 foot maximum from Angelina to Comal except the southwest corner of Comal is 50 foot maximum. The current building floor area ratios (FAR's) in the LDC shall be waived in-lieu of the following: no maximum FAR	Allowable height: <u>35 foot maximum from Angelina to Comal. The current building floor area ratios (FAR's) in the LDC shall be waived in-lieu of the following: no maximum FAR</u>	Yes	
	Compatibility: Current regulations are waived and replaced with the restrictions described in Section 3.A.4.	No Changes		
	Setbacks: 15' (front), 10' (street yard), 5' (interior side yard), and 5' (rear setback) on the south side of 12th Street from Angelina to Comal except the southwest corner of Comal has 10' rear setback all other setback provisions waived.	<u>Setbacks: 15' (front), 10' (street yard), 5' (interior side yard), and 5' (rear setback) on the south side of 12th Street from Angelina to Comal.</u>	Yes	
	Impervious cover: 80% on the south side of 12th Street from Angelina to Comal except the southwest corner of Comal has 90%, except in instances where community detention not available and developer provides on-site detention then impervious cover is 95%.	<u>Impervious cover: 80% on the south side of 12th Street from Angelina to Comal.</u>	Yes	

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12-9/12th St. Mixed Use, South side of 12th St. between Leona St. & Chicon St. (Tract 16)	Reuse Objective: Provide Opportunities for Local Serving Mixed Use.	No Changes		
	Site area: 1.2 acres	No Changes		
	Permitted use: Mixed Use	No Changes		
	Allowable height/permitted FAR: 50 foot maximum. The current building floor area ratios (FAR's) in the LDC shall be waived in-lieu of the following: no maximum FAR	Allowable height: <u>35 foot maximum from Comal to Leona. The current building floor area ratios (FAR's) in the LDC shall be waived in-lieu of the following: no maximum FAR</u>	Yes	
	Compatibility: Current regulations are waived and replaced with the restrictions described in Section 3.A.4.	No Changes		
	Setbacks: 10' rear setback all other setback provisions waived.	<u>Setbacks: 15' (front), 10' (street yard), 5' (interior side yard), and 5' (rear setback) on the south side of 12th Street from Comal to Leona.</u>	Yes	
	Impervious cover: 90%, except in instances where community detention not available and developer provides on-site detention then impervious cover is 95%.	<u>Impervious cover: 80% on the south side of 12th Street from Comal to Leona.</u>	Yes	

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12-11/12th St Civic Node, South side of 12th St. at Chicon St.- Subdistrict 2 (Tract 17)	Reuse Objective: Provide New Civic and/or Religious Opportunities	12-11/12th St Civic Node, South side of 12th St. at Chicon St.- <u>Subdistrict 3</u> (Tract 17)		
	Site area: 0.5 acres			
	Permitted use: Civic Uses			
	Allowable height/permitted FAR: 50 foot maximum from Leona to Chicon. The current building floor area ratios (FAR's) in the LDC shall be waived in-lieu of the following: no maximum FAR	Allowable height: <u>35 foot maximum from Leona to Chicon.</u> The current building floor area ratios (FAR's) in the LDC shall be waived in-lieu of the following: no maximum FAR	Yes	
	Compatibility: Current regulations are waived and replaced with the restrictions described in Section 3.A.4.	No Changes		
	Setbacks: 10' rear setback all other setback provisions waived.	<u>Setbacks: 15' (front), 10' (street yard), 5' (interior side yard), and 5' (rear setback) on the south side of 12th Street from Leona to Chicon.</u>	Yes	
	Impervious cover: 90%, except in instances where community detention not available and developer provides on-site detention then impervious cover is 95%.	<u>Impervious cover: 80% on the south side of 12th Street from Leona to Chicon.</u>	Yes	

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Project Number/Name	Existing Controls	Proposed Changes	URA Recommends	Planning Commission Recommends
12-13/12th St. Chicon St. Retail Node, South side of 12th St. at Poquito St. - Subdistrict 2 (Tract 18)	Reuse Objective: Stabilize Existing Retail Node	12-13/12th St. Chicon St. Retail Node, South side of 12th St. at Poquito St. - Subdistrict 3 (Tract 18)	Yes	
	Site area: 0.9 acres	No Changes		
	Permitted use: Retail except mixed-use residential allowed.	No Changes		
	Allowable height/permitted FAR: 50' maximum from Chicon to Poquito. The current building floor area ratios (FAR's) in the LDC shall be waived in-lieu of the following: no maximum FAR.	Allowable height: 35 foot maximum from Chicon to Poquito. The current building floor area ratios (FAR's) in the LDC shall be waived in-lieu of the following: no maximum FAR	Yes	
	Compatibility: Current regulations are waived and replaced with the restrictions described in Section 3.A.4.	No Changes		
	Setbacks: 10' rear setback all other setback provisions waived.	Setbacks: 15' (front), 10' (street yard), 5' (interior side yard), and 5' (rear setback) on the south side of 12th Street from Chicon to Poquito.	Yes	
	Impervious cover: 90%, except in instances where community detention not available and developer provides on-site detention then impervious cover is 95%.	Impervious cover: 80% on the south side of 12th Street from Chicon to Poquito.	Yes	

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Section Number	Existing Controls	Modification	URA Recommends	Planning Commission Recommends
Section 3.0 CRP Illustrative Design Plan	<p>Section 3.0 CRP Illustrative Design Plan:</p> <p>A. General Note Regarding Height, Parking, Compatibility and Impervious Cover Restrictions of the CRP as follows and the creation of sub-district boundaries on East 12th Street (sub-district boundaries are described on Figure 4-3a) as follows:</p> <p>1. Height</p> <p>a. Sub-district 1 – 60’ heights (north side of E. 12th from Interstate 35 frontage road to NW corner of Olander)</p> <p>b. Sub-district 2 – 50’ heights (north side of E. 12th St from the northeast corner of Olander to Poquito; south side of East 12th St southeast and southwest corners of Comal; south side of E. 12th between Comal and Poquito)</p> <p>c. Sub-district 3 – 35’ heights (south side of E. 12th between Branch to Comal except southwest corner of Comal)</p>	<p>Section 3.0 CRP Illustrative Design Plan:</p> <p>A. General Note Regarding Height, Parking, Compatibility and Impervious Cover Restrictions of the CRP as follows and the creation of sub-district boundaries on East 12th Street (sub-district boundaries are described on Figure 4-3a) as follows:</p> <p>1. Height</p> <p>a. Sub-district 1 – 60’ heights (north side of E. 12th from Interstate 35 frontage road to NW corner of Olander)</p> <p><u>b. Sub-district 2 – 50’ heights (north side of E. 12th St from the northeast corner of Olander to Poquito)</u></p> <p>c. Sub-district 3 – 35’ heights (south side of E. 12th between Branch <u>to Poquito)</u></p>	Yes	