

**URBAN RENEWAL PLAN/11TH STREET NCCD COMPARISON; RECOMMENDATION AND RATIONALE  
(NCCD SUBDISTRICT 1)**

November 18, 2019  
Updated November 20, 2019

<p>Per the 1991 East 11th St NCCD: Within this proposed East 11th Street NCCD, subdistricts shall be defined as follows (See map in Board Packet)</p> <p>Sub-district 1: Generally sites oriented to East 11th Street and Rosewood Avenue, excluding sites with direct access to Interstate Highway 35.</p> <p>Sub-district 2: Generally sites not oriented or having direct access to East 11th Street, Rosewood Avenue or Interstate Highway 35.</p> <p>Sub-district 3: Sites oriented toward or having direct access to Interstate Highway 35.</p>																
Project Control/Site Development Standards	Address	Zoning	Minimum Lot Width	Frontyard Setback	Street Sideyard Setback	Interior Sideyard Setback	Rearyard Setback	Maximum Building Height	Floor to Area Ratio (FAR) per Tear Sheets	Impervious Cover (New Construction)	Impervious Cover (Existing Structures)	Max Building Coverage (New Construction)	Max Building Coverage (Existing Structures)	Compatibility	Permitted Uses	Other
<b>SUBDISTRICT 1</b>			<b>25'</b>	<b>0'</b>	<b>0'</b>	<b>0'</b>	<b>0'</b>	<b>60'</b>	<b>2</b>	<b>95%</b>	<b>100%</b>	<b>95%</b>	<b>100%</b>		<b>See Chart</b>	
URP Figure 4-5	900 E. 11th Street	CS-NCCD-NP		None	None	None	None	60'	1.6	None	None	None	None	None	Mixed-Use-office/residential, civic uses and commercial	
URP Figure 4-5	904 E. 11th Street	CS-NCCD-NP		None	None	None	None	60'	1.6	None	None	None	None	None	Mixed-Use-office/residential, civic uses and commercial	
URP Figure 4-5	912 E. 11th Street	CS-NCCD-NP		None	None	None	None	60'	1.6	None	None	None	None	None	Mixed-Use-office/residential, civic uses and commercial	
URP Figure 4-5	913 Juniper Street (fronting E 11th)	CS-NCCD-NP		None	None	None	None	60'	1.6	None	None	None	None	None	Mixed-Use-office/residential, civic uses and commercial	
URP Figure 4-6	1000 E. 11th Street	CS-1-NCCD-NP/SF-3-NCCD-NP		None	None	None	None	50'	1.15	None	None	None	None	None	Mixed-Use: Downtown & Entertainment Oriented Retail/Office	
URP Figure 4-6	1010 E. 11th Street	CS-1-H-NCCD-NP		None	None	None	None	50'	1.15	None	None	None	None	None	Mixed-Use: Downtown & Entertainment Oriented Retail/Office	
URP Figure 4-6	1050 E. 11th Street	CS-NCCD-NP/SF-3-NCCD-NP		None	None	None	None	50'	1.15	None	None	None	None	None	Mixed-Use: Downtown & Entertainment Oriented Retail/Office	
URP Figure 4-7	1009 E. 11th Street	CS-NCCD-NP/CS-1-NCCD-NP		None	None	None	None	35'	None	None	None	None	None	None	Mixed-Use	
URP Figure 4-7	1015 E 11th Street	CS-NCCD-NP		None	None	None	None	35'	None	None	None	None	None	None	Mixed-Use	
URP Figure 4-7	1017 E. 11th Street	CS-NCCD-NP		None	None	None	None	35'	None	None	None	None	None	None	Mixed-Use	
URP Figure 4-7	1021 E. 11th Street	CS-NCCD-NP		None	None	None	None	35'	None	None	None	None	None	None	Mixed-Use	
URP Figure 4-8	1101 E. 11th Street	CS-1-H-NCCD-NP		None	None	None	None	35'	None	None	None	None	None	None	Mixed-Use/Office	
URP Figure 4-9	1100 E. 11th Street	CS-1-NCCD-NP		None	None	None	None	50'	0.96	None	None	None	None	None	Mixed Use: Downtown & entertainment oriented retail/Office Townhouses	
URP Figure 4-9	1104 E. 11th Street	GO-H-CO-NCCD-NP		None	None	None	None	50'	0.96	None	None	None	None	None	Mixed Use: Downtown & entertainment oriented retail/Office Townhouses	

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URP Figure 4-9	1106, 1112, and 1114 E. 11th Street	CS-1-NCCD-NP		None	None	None	None	50'	0.96	None	None	None	None	None	Mixed Use: Downtown & entertainment oriented retail/Office Townhouses	
URP Figure 4-9	1124 E. 11th St	CS-1-NCCD-NP		None	None	None	None	50'	0.96	None	None	None	None	None	Mixed Use: Downtown & entertainment oriented retail/Office Townhouses	
URP Figure 4-10	1107 E. 11th Street	CS-1-NCCD-NP		None	None	None	None	35'	FAR: 0.70 Total Maximum FAR - 0.44 FAR Commercial, 11.25 Units/Acre Residential, excluding 1123 E 11th St, which will have 1.0 FAR - 0.44 FAR Commercial	None	None	None	None	None	Live Work Studios	
URP Figure 4-10	1111 E. 11th Street	CS-1-NCCD-NP		None	None	None	None	35'		None	None	None	None	None	Live Work Studios	
URP Figure 4-10	1115 E. 11th Street	CS-1-NCCD-NP		None	None	None	None	35'		None	None	None	None	None	Live Work Studios	
URP Figure 4-10	1119 E. 11th Street	CS-1-H-NCCD-NP		None	None	None	None	35'		None	None	None	None	None	Live Work Studios	
URP Figure 4-10	1123 E. 11th Street	CS-1-NCCD-NP		None	None	None	None	35'		None	None	None	None	None	Live Work Studios	
URP Figure 4-10	1131 E. 11th Street	CS-1-NCCD-NP		None	None	None	None	35'		None	None	None	None	None	Live Work Studios	
URP Figure 4-10	1133 E. 11th Street	CS-1-NCCD-NP		None	None	None	None	35'		None	None	None	None	None	Live Work Studios	
URP Figure 4-11	1201 E. 11th Street	CS-1-NCCD-NP		None	None	None	None	35'	0.99	None	None	None	None	None	Mixed Use Office or Residential; Community/Local Services	
URP Figure 4-11	1203 E. 11th Street	CS-1-NCCD-NP		None	None	None	None	35'	0.99	None	None	None	None	None	Mixed Use Office or Residential; Community/Local Services	
URP Figure 4-12	1200 E 11th Street	CS-1-NCCD-NP		None	None	None	None	50'	0.71	None	None	None	None	None	Community/Local Services; Mixed-Use	
URP Figure 4-12	1208 E. 11th Street	CS-1-NCCD-NP		None	None	None	None	50'	0.71	None	None	None	None	None	Community/Local Services; Mixed-Use	
URP Figure 4-13	1205 E. 11th Street	CS-1-NCCD-NP		None	None	None	None	35'	0.57	None	None	None	None	None	Office or Residential over Retail; community/local services/publicly-funded community parking	
URP Figure 4-13	1207 E. 11th Street	CS-1-NCCD-NP		None	None	None	None	35'	0.57	None	None	None	None	None	Office or Residential over Retail; community/local services/publicly-funded community parking	
URP Figure 4-13	1209 E. 11th Street	CS-1-H-NCCD-NP		None	None	None	None	35'	0.57	None	None	None	None	None	Office or Residential over Retail; community/local services/publicly-funded community parking	
URP Figure 4-13	1211 E. 11th Street	CS-1-NCCD-NP		None	None	None	None	35'	0.57	None	None	None	None	None	Office or Residential over Retail; community/local services/publicly-funded community parking	

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The E 11th St NCCD properties below are not in the URPlanning area:																
1	1101 Navasota Street	LR-NCCD-NP		0'	0'	0'	0'									
1 & 2	1150 San Bernard Street	SF-2-NCCD-NP		0'	0'	0'	0'									
1	1306 Rosewood Avenue	LO-NCCD-NP		0'	0'	0'	0'									
1	1308 Rosewood Avenue	LO-NCCD-NP		0'	0'	0'	0'									
1	1310 Rosewood Avenue	SF-3-NCCD-NP		0'	0'	0'	0'									
1	1314 Rosewood Avenue	MF-3-NCCD-NP		0'	0'	0'	0'									
1	1209 Rosewood Avenue	CS-1-H-NCCD-NP		0'	0'	0'	0'									
1	1219 Rosewood Avenue	CS-1-NCCD-NP		0'	0'	0'	0'									
1	1223 Rosewood Avenue	CS-NCCD-NP		0'	0'	0'	0'									
1	1309 Rosewood Avenue	CS-NCCD-NP		0'	0'	0'	0'									
1	1317 Rosewood Avenue	CS-MU-CO-NP		0'	0'	0'	0'									
1 & 2	1150 San Bernard Street	SF-2-NCCD-NP		0'	0'	0'	0'									
RECOMMENDATIONS FOR URP AND NCCD																
1. Create NCCD Subdistrict-Level controls/standards for each of the 4 existing NCCD subdistricts, rather than parcel- or property-level standards which is as follows:																
2. For NCCD Subdistrict 1, the following is proposed, which is essentially the same as in the original NCCD ordinance, excepting FAR and impervious cover provisions.																
				0'	0'	0'	0'	VARIES PER PARCEL	No FAR	95% Total Impervious Cover, Whether New or Existing			TBD- 12/2 Work Session Discussion	TBD-12/2 Work Session Discussion		
3. Remove tear sheets from the URP, and any definitions associated exclusively with these illustrations.																
RATIONALE FOR RECOMMENDATIONS																
1. Best Practices in zoning law avoid what is deemed as “spot” zoning, where unique provisions per parcel are put in place, as is suggested in the URP Tear Sheets. The exception to this may be for properties in a historic district or adjacent to a historically-designated property. These properties would then be protected by those designations. Revert to the original, simpler form of the NCCD Subdistrict-level development regulations.																

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2. As was done for Block 18 in NCCD Subdistrict 1, remove 2.0 FAR limit, as the other development regulations will dictate the maximum envelope of the building; and simplify the impervious cover provision to measure the total of any and all impervious cover, rather than segregating existing versus new construction-related impervious cover. Also, eliminate the building cover provision, as this is redundant with the impervious cover provisions.																
3. The URP Tear Sheets contradict the NCCD Subdistrict level regulations, and create confusion for the public, the development community and COA staff.																