



URBAN RENEWAL BOARD RECOMMENDATION 20210119-3C

Date: 1/19/2021

Subject: East 11th St. NCCD

Motioned By: Skidmore

Seconded By: Watson

Recommendation

Recommended modifications to the East 11th Street Neighborhood Conservation Combining District (NCCD).

Description of Recommendation to Council

See attachment.

Record of the Vote:

5-0-0

For: Escobar, Motwani, Skidmore, Watson, Tetey

Against: None

Abstain: None

Absent: Pierce, Bradford

Attest: Laura Keating

DRAFT

Recommended by the Urban Renewal Board
January 19, 2021

ORDINANCE NO. _____

AN ORDINANCE AMENDING ORDINANCE NO. 910620-C, REZONING AND CHANGING THE ZONING MAP TO AMEND THE EAST 11TH STREET NEIGHBORHOOD CONSERVATION COMBINING DISTRICT (NCCD) FOR THE PROPERTY LOCATED ALONG THE NORTHBOUND FRONTAGE ROAD OF IH-35 BETWEEN THE NORTHERN ALLEY OF THE 800-900 BLOCK OF EAST 7TH STREET AND EAST 12TH STREET; THE WEST SIDE OF THE 800-1000 BLOCKS OF SAN MARCOS STREET; EAST 11TH STREET FROM IH-35 TO NAVASOTA STREET; ALONG ROSEWOOD AVENUE FROM 11TH STREET TO APPROXIMATELY ANGELINA STREET; ALONG A SEGMENT OF THE 1200 BLOCK OF NAVASOTA STREET; AND ALONG THE EAST SIDE OF A SEGMENT OF THE 1500 AND 1600 BLOCK OF SAN BERNARD STREET IN THE CENTRAL EAST AUSTIN NEIGHBORHOOD PLAN AREA, AND TO MODIFY CERTAIN BASE DISTRICTS IN THE NCCD.

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF AUSTIN:

PART 1. The zoning map established by Section 25-2-191 of the City Code is amended to amend the East 11th Street neighborhood conservation combining district (NCCD), identified in the attached Exhibit "A" incorporated into this ordinance, and to add a NCCD to each base zoning district within the District on the property described in Zoning Case No. C14-XX-XXXX, on file at the Planning and Zoning Department, as follows:

Approximately XX acres of land consisting of four subdistricts, identified in the attached Exhibit "B" incorporated into this ordinance, lying within the Central East Austin Neighborhood Plan Area, more particularly described as follows,

- a. **Subdistrict 1**, sites located along and oriented to East 11th Street between Branch Street and San Marcos Street on the west, and extending to Navasota Street on the east;
- b. **Subdistrict 2**, sites oriented to Juniper Street between Branch Street and Lydia Street, and including parcels with frontages on Curve Street and Waller Street;
- c. **Subdistrict 3**, sites located along IH-35 and bounded by Embassy Drive, San Marcos Street, and Branch Street on the east, East 12th Street on the north, the Northbound Frontage Road of IH-35 on the west and the alley of the 800-900 block of East 7th street on the south; and
- d. **Subdistrict 4**, sites generally oriented toward the 1200 and 1300 blocks of Rosewood Avenue but excluding 1326 and 1319 Rosewood Avenue, the east side of the 1100 block of Navasota Street, the 1100-1200 blocks of San Bernard Street but excluding 1159, 1161, 1164, and 1165 San Bernard Street.

This area is generally known as the East 11th Street neighborhood conservation neighborhood plan combining district (East 11th Street NCCD), locally known as the area bounded by IH-35 between East 12th Street and the alley between East 8th Street and East 7th Street; the alley between East 8th Street and East 7th Street; Embassy Drive; San Marcos Street; the alley and rear property lines of properties fronting on East 11th Street extending from San Marcos Street to Navasota Street; the rear property lines of properties along the south side of Rosewood Avenue from Navasota Street to Angelina Street, excluding 1319 Rosewood Avenue; the rear property lines of properties along the north side of Rosewood Avenue from Angelina Street to San Bernard Street, but excluding 1326 Rosewood Avenue; the rear property line of 1153 San Bernard Street and rear and northern property lines of 1157 San Bernard Street; the northern property line of 1160 San Bernard Street and northern and front property lines of 1159 Navasota Street; Juniper Street from Navasota Street to Branch Street; Branch Street to East 12th Street; and East 12th Street to IH-35, in the City of Austin, Travis County, Texas, and generally identified on the map attached as Exhibit "B".

PART 2. The zoning districts for addresses located in the subdistricts defined in Part 1 listed in the chart in this section are changed from single family residence -standard lot-historic landmark-neighborhood conservation combining district-neighborhood plan (SF-2-H-NCCD-NP) combining district, family residence-neighborhood conservation combining district-neighborhood plan (SF-3-NCCD-NP) combining district, family residence-historic landmark-neighborhood conservation combining district-neighborhood plan (SF-3-H-NCCD-NP) combining district, multifamily residence-medium density-neighborhood conservation combining district-neighborhood plan (MF-3-NCCD-NP) combining district, limited office-neighborhood conservation combining district-neighborhood plan (LO-NCCD-NP) combining district, general office-conditional overlay-neighborhood conservation combining district-neighborhood plan (GO-CO-NCCD-NP) combining district, community commercial-neighborhood conservation combining district-neighborhood plan (GR-NCCD-NP) combining district, community commercial-mixed use-conditional overlay-neighborhood conservation combining district-neighborhood plan (GR-MU-CO-NCCD-NP) combining district, general commercial services-neighborhood conservation combining district-neighborhood plan (CS-NCCD-NP) combining district, general commercial services-mixed use-neighborhood conservation combining district-neighborhood plan (CS-MU-NCCD-NP) combining district, general commercial services-historic landmark-neighborhood conservation combining district-neighborhood plan (CS-H-NCCD-NP) combining district, commercial-liquor sales-neighborhood conservation combining district-neighborhood plan (CS-1-NCCD-NP) combining district, commercial-liquor sales-historic landmark-neighborhood conservation combining district-neighborhood plan (CS-1-H-NCCD-NP) combining district, **to** single family residence -standard lot-historic landmark-neighborhood conservation combining district-neighborhood plan (SF-2-H-NCCD-NP) combining district, family residence-neighborhood conservation combining district-neighborhood plan, (SF-3- NCCD-NP) combining district, family residence-historic landmark-neighborhood conservation combining district-neighborhood plan (SF-3-H-NCCD-NP) combining district, multifamily residence-medium density-neighborhood conservation combining district-neighborhood plan (MF-3-NCCD-NP) combining district, limited office-neighborhood conservation combining district-neighborhood plan (LO-NCCD-NP) combining district, general office-conditional overlay- neighborhood conservation combining district-neighborhood plan (GO-CO-NCCD-NP) combining district, community commercial-neighborhood conservation combining district-neighborhood plan (GR-NCCD-NP) combining district, community commercial-mixed use-conditional overlay-neighborhood conservation combining district-neighborhood plan (GR-MU-CO-NCCD-NP) combining district, general commercial services-neighborhood

conservation combining district-neighborhood plan (CS-NCCD-NP) combining district, general commercial services-mixed use-neighborhood conservation combining district-neighborhood plan (CS-MU-NCCD-NP) combining district, general commercial services-historic landmark-neighborhood conservation combining district-neighborhood plan (CS-H-NCCD-NP) combining district, commercial-liquor sales-neighborhood conservation combining district-neighborhood plan (CS-1-NCCD-NP) combining district, commercial-liquor sales-historic landmark-neighborhood conservation combining district-neighborhood plan (CS-1-H-NCCD-NP) combining district as more particularly described and identified in the chart in this section and generally identified on the map attached as Exhibit "B".

SUBDISTRICT 1		
ADDRESS	CURRENT ZONING	PROPOSED ZONING
900, 904 E 11 TH ST	CS-NCCD-NP	CS-NCCD-NP
908, 912 E 11 TH ST	CS-H-NCCD-NP	CS-H-NCCD-NP
916, 920, 924, 928 E 11 TH ST	CS-NCCD-NP	CS-NCCD-NP
913 JUNIPER (front half facing E 11th ST)	CS-NCCD-NP	CS-NCCD-NP
1007 E 11 TH ST, 1011 SAN MARCOS ST	CS-NCCD-NP	CS-NCCD-NP
1005 E 11 TH ST	CS-1-NCCD-NP	CS-1-NCCD-NP
1009, 1011, 1013, 1017, E 11 TH ST	CS-NCCD-NP	CS-NCCD-NP
1000, 1002 E 11 TH ST	CS-1-NCCD-NP	CS-1-NCCD-NP
1006, 1008 E 11 TH ST	SF-3-NCCD-NP	SF-3-NCCD-NP
1010 E 11 TH ST	CS-1-H-NCCD-NP	CS-1-H-NCCD-NP
1012, 1014, 1050 E 11 TH ST	CS-1-NCCD-NP/ CS-NCCD-NP	CS-1-NCCD-NP/ CS-NCCD-NP
1101 E 11 TH ST	CS-1-H-NCCD-NP	CS-1-H-NCCD-NP
1107, 1115 E 11 TH ST	CS-1-NCCD-NP	CS-1-NCCD-NP
1119 E 11 TH ST	CS-1-H-NCCD-NP	CS-1-H-NCCD-NP
1123, 1129, 1131 E 11 TH ST	CS-1-NCCD-NP	CS-1-NCCD-NP
1100 E 11 TH ST	CS-1-NCCD-NP	CS-1-NCCD-NP
1102, 1104 E 11 TH ST	GO-H-CO-NCCD-NP	GO-H-CO-NCCD-NP
1106, 1108, 1110, 1112, 1114, 1124 E 11 TH ST	CS-1-NCCD-NP	CS-1-NCCD-NP

1008 WHEELLESS ST	SF-3-NCCD-NP	SF-3-NCCD-NP
1200 E 11 TH ST	CS-1-NCCD-NP/ SF-3-NCCD-NP	CS-1-NCCD-NP/ SF-3-NCCD-NP
1208 E 11 TH ST	CS-1-NCCD-NP	CS-1-NCCD-NP
ADDRESS	CURRENT ZONING	PROPOSED ZONING
1009 WHEELLESS ST	SF-3-NCCD-NP	SF-3-NCCD-NP
1205, 1207 E 11 TH ST	CS-1-NCCD-NP	CS-1-NCCD-NP
1209 E 11 TH ST	CS-1-H-NCCD-NP	CS-1-H-NCCD-NP
1211 E 11 TH ST	CS-1-NCCD-NP	CS-1-NCCD-NP
1209 ROSEWOOD AVE	CS-1-H-NCCD-NP	CS-1-H-NCCD-NP
1219 ROSEWOOD AVE	CS-1-NCCD-NP	CS-1-NCCD-NP
1309 ROSEWOOD AVE	GR-NCCD-NP	GR-NCCD-NP
1317 ROSEWOOD AVE	CS-NCCD-NP	CS-NCCD-NP
SUBDISTRICT 2		
ADDRESS	CURRENT ZONING	PROPOSED ZONING
901 JUNIPER ST	GR-MU-CO-NCCD-NP	GR-MU-CO-NCCD-NP
907 JUNIPER ST	MF-3-NCCD-NP	MF-3-NCCD-NP
905, 907, 909, 911, 913 JUNIPER ST (back half fronting Juniper St)	SF-3-NCCD-NP	SF-3-NCCD-NP
1055, 1157, 1159 CURVE ST/1005, 1007, 1009, 1011, 1013, 1015, 1017, 1019, 1021, 1023 JUNIPER ST/1154, 1156, 1158 WALLER ST	SF-3-NCCD-NP	SF-3-NCCD-NP
1159 WALLER ST/1103 JUNIPER ST	GO-CO-NCCD-NP	GO-CO-NCCD-NP
1105, 1107, 1109 JUNIPER ST	SF-3-NCCD-NP	SF-3-NCCD-NP
1154 LYDIA ST	CS-1-NCCD-NP	CS-1-NCCD-NP
SUBDISTRICT 3		
ADDRESS	CURRENT ZONING	PROPOSED ZONING
1109 N IH-35 SERVICE RD NB	CS-NCCD-NP	CS-NCCD-NP
1105, 1105 N IH-35 SERVICE RD NB	CS-1-NCCD-NP	CS-1-NCCD-NP
1101 N IH-35 SERVICE RD NB	CS-NCCD-NP	CS-NCCD-NP

900 E 10 TH ST	CS-MU-NCCD-NP	CS-MU-NCCD-NP
1004 SAN MARCOS	CS-MU-NCCD-NP	CS-MU-NCCD-NP
800 EMBASSY DR	CS-MU-NCCD-NP	CS-MU-NCCD-NP
807, 809, 809, 903 E 9 TH ST	CS-MU-NCCD-NP	CS-MU-NCCD-NP

SUBDISTRICT 4		
ADDRESS	CURRENT ZONING	PROPOSED ZONING
1209 ROSEWOOD AVE	CS-1-H-NCCD-NP	CS-1-H-NCCD-NP
1210 ROSEWOOD AVE	LO-NCCD-NP	LO-NCCD-NP
1219 ROSEWOOD AVE	CS-1-NCCD-NP	CS-1-NCCD-NP
1223, 1231 ROSEWOOD AVE	CS-NCCD-NP	CS-NCCD-NP
1305, 1309, 1311, 1313 ROSEWOOD AVE	CS-NCCD-NP	CS-NCCD-NP
1317 ROSEWOOD AVE	GR-NCCD-NP	GR-NCCD-NP
1101 NAVASOTA ST	LR-NCCD	LR-NCCD
1105 NAVASOTA ST	SF-3-NCCD-NP	SF-3-NCCD-NP
1157 NAVASOTA ST	SF-3-NCCD-NP	SF-3-NCCD-NP
1159 NAVASOTA ST	SF-3-NCCD-NP	SF-3-NCCD-NP
1150 SAN BERNARD ST	SF-H-2-NCCD-NP	SF-H-2-NCCD-NP
1152 SAN BERNARD ST	SF-3-NCCD-NP	SF-3-NCCD-NP
1154 SAN BERNARD ST	SF-3-NCCD-NP	SF-3-NCCD-NP
1158 SAN BERNARD ST	SF-3-NCCD-NP	SF-3-NCCD-NP
1160 SAN BERNARD ST	SF-H-3-NCCD-NP	SF-H-3-NCCD-NP
1151 SAN BERNARD ST	LO-NCCD-NP	LO-NCCD-NP
1153 SAN BERNARD ST	SF-3-NCCD-NP	SF-3-NCCD-NP
1157 SAN BERNARD ST	SF-3-H-NCCD-NP	SF-3-H-NCCD-NP

PART 3. Land Use Regulations

Except as specifically provided by the East 11th and 12th Streets Urban Renewal Plan (URP), the land use regulations of the City Code apply to the East 11th Street NCCD. If applicable, the requirements of the URP apply to the East 11th Street NCCD. Where there is conflict between the East 11th and 12th Streets URP and provisions found in other adopted codes, ordinances or regulations of the City of Austin, the URP shall control.

PART 4. Permitted, Conditional, and Prohibited Uses for Subdistrict 1 and Subdistrict 2.

- A. Uses listed in the table in this section are only allowed if they are permitted, permitted with conditions, or conditional, in the base zoning district of a property as indicated by the Land Development Code’s Zoning Use Summary Table.
- B. Unless provided for in this section, all uses in this section’s table not listed as Permitted (P), Permitted with Conditions (PC), or Conditional (C) are prohibited.
- C. The following are exceptions to the Permitted, Conditional, and Prohibited Uses described in the table in this section:
 1. A Cocktail Lounge is a permitted use limited to the ground floor of a building located at 1133 E 11th Street and 1104 East 11th Street. A cocktail lounge use is otherwise prohibited except as an accessory use to a hotel/motel use.
 2. A Club or Lodge Use is an allowed use at 1017 East 11th Street.
 3. Drive-in services are prohibited as an accessory use to a restaurant (general) and (limited).
 4. A single-family residential use is allowed use at 1119 E 11th Street.

USES	SUBDISTRICT 1	SUBDISTRICT 2	CONDITIONS AND EXCEPTIONS
COMMERCIAL USES			
Administrative and Business Offices	PC	PC	Not allowed on a ground floor of a building fronting E 11 TH Street
Art Gallery	P	P	
Art Workshop	P	P	
Food Sales	PC	—	Only allowed on a ground floor of a building fronting E 11 TH Street
General Retail Sales (Convenience)	PC	—	Only allowed on a ground floor of a building fronting E 11 TH Street
Hotel-Motel	PC	—	Bedroom may not be located on a ground floor of a building fronting E 11 TH Street
Indoor Entertainment	P	—	
Liquor Sales	C	—	Limited to 3,000 square feet of gross floor area

Medical Offices—not exceeding 5,000 sq./ft of gross floor space	PC	P	Not allowed on a ground floor of a building fronting E 11 TH Street
Personal Improvement Services	P	—	
Personal Services	P	—	
Professional Offices	PC	—	Allowed on E 11 TH Street on the ground floor of a building with a historic landmark designation and on all other floors in buildings that do not have a historic landmark designation.
Restaurant (Limited)	PC	—	Only allowed on a ground floor of a building fronting E 11 TH Street
Restaurant (General)	PC	—	Only allowed on a ground floor of a building fronting E 11 TH Street
Special Use Historic	C	C	
Theater	PC	PC	Not allowed on a ground floor of a building fronting E 11 TH Street

USES	SUBDISTRICT 1	SUBDISTRICT 2	CONDITIONS AND EXCEPTIONS
RESIDENTIAL USES			
Condominium Residential	PC	PC	Not allowed on a ground floor of a building fronting E 11 TH Street
Group Residential	C	C	
Multi-Family Residential	PC	P	Not allowed on a ground floor of a building on E 11 TH Street
Retirement Housing (Small Site)	P	P	
Townhouse Residential	—	P	
Short-Term Rental	PC	PC	Type 2 Short-term rental is prohibited
CIVIC USES			
College & University facilities	C	C	Only allowed on the second floor of a building
Community Recreation (Private)	C	C	
Community Recreation (Public)	C	C	
Congregate Living	C	C	
Counseling Services	PC	PC	Not allowed on a Ground floor of a building on E 11 TH Street.

Cultural Services	P	P	
Day Care Services (General)	C	C	
Day Care Services (Limited)	P	P	
Family Home	P	P	
Group Home Class I (General)	P	P	
Group Home Class I (Limited)	P	P	
Group Home Class II	P	P	
Guidance Services	PC	PC	Not allowed on a Ground floor of a building on E 11 TH Street
Local Utility Services	P	P	
Private Primary Educational Services	C	C	
Private Secondary Educational Services	C	C	
Public Primary Educational Services	P	P	
Public Secondary Educational Services	P	P	
Religious Assembly	P	P	
Safety Services	C	C	
Telecommunication Tower	PC	PC	Prohibited unless located on a rooftop

PART 4. Permitted, Conditional, and Prohibited Uses for Subdistrict 3.

- A. The Subdistrict 3 tract map identified in the attached Exhibit "C" incorporated into this ordinance.
1. If a use is not listed in the table in this section, it is a prohibited use.
 2. All residential uses are allowed in Subdistrict 3.

USES	TRACTS											
	1	2	3	4	5	6	7	8	9	10	11	12
CIVIC USES												
Club or Lodge	P	P	P	P	P	P	P	P	P	—	P	P
Cultural Services	P	P	P	P	P	P	P	P	P	—	P	P
College and University Facilities	C	C	C	C	C	C	C	C	C	—	C	C
Communications Services Facilities	C	C	C	C	C	C	C	C	C	—	C	C
Community Recreation (Private)	C	C	C	C	C	C	C	C	C	—	C	C

Community Recreation (Public)	C	C	C	C	P	C	C	C	C	—	C	C
Congregate Living	P	P	—	—	—	—	—	—	—	—	—	—
Counseling Services	P	P	—	—	—	—	—	—	—	—	—	—
Day Care Services (Limited)	C	C	C	C	C	C	C	C	C	—	C	C
Day Care Services (General)	C	C	C	C	C	C	C	C	C	—	C	C

USES	TRACTS											
	1	2	3	4	5	6	7	8	9	10	11	12
Day Care Services (Commercial)	C	C	C	C	C	C	C	C	C	—	C	C
Family Home	P	P	P	P	P	P	P	P	P	P	P	P
Group Home Class I (General)	P	P	P	P	P	P	P	P	P	P	P	P
Group Home Class I (Limited)	P	P	P	P	P	P	P	P	P	P	P	P
Group Home Class II	P	P	P	P	P	P	P	P	P	P	P	P
Guidance Services	P	P	P	P	P	P	P	P	P	—	P	P
Hospital Services (Limited)	P	P	P	P	C	P	P	P	P	—	P	P
Hospital Services (General)	C	C	—	—	—	—	—	—	—	—	—	—
Local Utility Services	P	P	—	—	—	—	—	—	—	—	—	—
Maintenance and Service Facilities	P	P	—	—	—	—	—	—	—	—	—	—
Private Primary Educational Facilities	C	C	C	C	C	C	C	C	C	—	C	C
Private Secondary Educational Facilities	C	C	C	C	C	C	C	C	C	—	C	C
Public Primary Educational Facilities	P	P	P	P	P	P	P	P	P	P	P	P
Public Secondary Educational Facilities	P	P	P	P	P	P	P	P	P	P	P	P
Religious Assembly	P	P	P	P	P	P	P	P	P	P	P	P
Residential Treatment	P	P	—	—	—	—	—	—	—	—	—	—
Safety Services	P	P	P	P	P	P	P	P	P	—	P	P
Telecommunication Tower***	PC	PC	PC	PC	PC	PC	PC	PC	PC	PC	PC	PC
Transitional Housing	C	C	—	—	—	—	—	—	—	—	—	—
Transportation Terminal	P	P	P	P	P	—	—	—	—	—	—	—
COMMERCIAL USES												
Automotive Repair Services	P	P	—	—	—	—	—	—	—	—	—	—
Automotive Sales	P	P	C	—	—	—	—	—	—	—	—	—
Automotive Washing—of any type	P	P	C	—	—	—	—	—	—	—	—	—

Bail Bond Services	PC	PC	—	—	—	—	—	—	—	—	—	—
Building Maintenance Services	P	P	C	—	C	—	—	—	—	—	—	—
Business or Trade School	P	P	C	C	C	—	—	—	—	—	—	—
Business Support Services	P	P	P	P	P	P	P	P	P	—	P	P
Campground	P	P	P	—	—	—	—	—	—	—	—	—
Cocktail Lounge	-	-	-	*	*	*	*	*	*	—	*	*
Commercial Blood Plasma Center	P	P	—	—	—	—	—	—	—	—	—	—
USES	TRACTS											
	1	2	3	4	5	6	7	8	9	10	11	12
Commercial Off-Street Parking	P	P	—	**	**	**	**	**	**	—	—	—
Commercial Parking Facilities	P	P	P	P	P	P	P	P	P	—	P	P
Communications Services	P	P	P	P	P	P	P	P	P	—	P	P
Construction Sales and Services	P	P	—	—	—	—	—	—	—	—	—	—
Consumer Convenience Services	P	P	P	P	P	P	P	P	P	—	P	P
Consumer Repair Services	P	P	P	P	P	P	P	P	P	—	P	P
Convenience Storage	P	P	—	—	—	—	—	—	—	—	—	—
Drop-Off Recycling Collection Facilities	P	P	—	—	—	—	—	—	—	—	—	—
Electronic Prototype Assembly	P	P	—	—	—	—	—	—	—	—	—	—
Electronic Testing	P	P	—	—	—	—	—	—	—	—	—	—
Employee Recreation	P	P	—	—	—	—	—	—	—	—	—	—
Equipment Repair Services	P	P	—	—	—	—	—	—	—	—	—	—
Equipment Sales	P	P	—	—	—	—	—	—	—	—	—	—
Exterminating Services	P	P	—	—	—	—	—	—	—	—	—	—
Food Preparation	P	P	—	—	—	—	—	—	—	—	—	—
Food Sales	P	P	P	P	P	P	P	P	P	—	P	P
Funeral Services	P	P	P	P	P	P	P	P	P	—	P	P
Financial Services	P	P	P	P	P	P	P	P	P	—	P	P
General Retail Sales— Convenience	P	P	P	P	P	P	P	P	P	—	P	P
General Retail Sales— General	P	P	P	P	P	P	P	P	P	—	P	P
Hotel/Motel	P	P	P	P	P	P	P	P	P	—	P	P
Indoor Entertainment	P	P	P	P	P	P	P	P	P	—	P	P
Indoor Sports and Recreation	P	P	P	P	P	P	P	P	P	—	P	P
Kennels	P	P	—	—	—	—	—	—	—	—	—	—
Laundry Services	P	P	P	P	P	P	P	P	P	—	P	P
Liquor Sales	P	P	P	P	P	P	P	P	P	P	P	P

Medical Offices—not exceeding 5,000 sq/ft of gross floor space	P	P	P	P	P	P	P	P	P	—	P	P
Medical Offices—exceeding 5,000 sq/ft of gross floor space	P	P	—	—	—	—	—	—	—	—	—	—
Monument Retail Sales	P	P	—	—	—	—	—	—	—	—	—	—
Outdoor Entertainment	C	C	—	—	—	—	—	—	—	—	—	—
Outdoor Sports and Recreation	P	P	P	P	P	P	P	P	P	—	P	P
USES	TRACTS											
	1	2	3	4	5	6	7	8	9	10	11	12
Pawn Shop Services	P	P	—	P	—	—	—	—	—	—	—	—
Personal Improvement Services	P	P	P	P	P	—	—	—	—	—	—	—
Personal Services	P	P	P	P	P	P	P	P	P	—	P	P
Pet Services	P	P	P	P	P	P	P	P	P	P	P	P
Plant Nursery	P	P	—	—	—	—	—	—	—	—	—	—
Printing and Publishing Services	P	P	—	—	—	—	—	—	—	—	—	—
Professional Office	P	P	P	P	P	P	P	P	P	—	P	P
Research Services	P	P	P	P	P	P	P	P	P	—	P	P
Restaurant—Limited	P	P	P	P	P	P	P	P	P	—	P	P
Restaurant—General	P	P	P	P	P	P	P	P	P	—	P	P
Service Station	P	P	P	—	—	—	—	—	—	—	—	—
Software Development	P	P	—	—	—	—	—	—	—	—	—	—
Theater	P	P	—	—	—	—	—	—	—	—	—	—
Vehicle Storage	P	P	—	—	—	—	—	—	—	—	—	—
Veterinary Services	P	P	—	—	—	—	—	—	—	—	—	—
INDUSTRIAL USES												
Custom Manufacturing	P	P	—	—	—	—	—	—	—	—	—	—
Limited Warehousing and Distribution	P	P	—	—	—	—	—	—	—	—	—	—
AGRICULTURAL USES												
Community Garden	P	P	P	P	P	P	P	P	P	P	P	P
Indoor Crop Production	P	P	P	P	P	P	P	P	P	P	P	P
Urban Farm	P	P	P	P	P	P	P	P	P	P	P	P
*An automotive rental use and a cocktail lounge use are prohibited except as an accessory use to a hotel/motel use.												
**A commercial off-street parking USE is prohibited except in a structured parking facility whose main purpose is accessory onsite parking for a principal use.												
***Subject to LDC 25-2-839 (13-2-235 & 13-2-273).												
(PC) Permitted in the district, but under some circumstances may be conditional.												

PART 5. Site Development Standards, Permitted Use, Conditional Uses, and Prohibited Uses for Subdistrict 4.

A. The base zoning district will establish site development standards and uses for all properties located in Subdistrict 4.

PART 6. Building Development Standards for Subdistricts 1, 2, 3.

STANDARDS	SUBDISTRICT 1	SUBDISTRICT 2	SUBDISTRICT 3
MINIMUM LOT SIZE	None	None	None
MINIMUM LOT WIDTH	25'	25'	50'
MAXIMUM BUILDING HEIGHT	60' on the northside of E 11 th St and on the southside of E 11 th St between San Marcos St and Waller St 35' on the southside of E 11 th St between Waller St and Navasota St	40'	Tracts 2, 3: 100' Tract 4: 200' Tract 5: 60' Tract 6: 50' Tract 7: 160' Tracts 8, 9, 11, 12: 40' Tract 10: 70'
FRONT YARD SETBACK (MINIMUM)	None	15'	None
STREET SIDE YARD SETBACK	None	10 feet	None
INTERIOR SIDE YARD SETBACK	None	5 feet	None
REAR YARD SETBACK	None	5 feet	None
MAXIMUM IMPERVIOUS COVER	100%	80%	Tracts 1, 2, 3, 4, 7, 12 (100%) Tracts 5, 6, 8, 9, 10, 11 (95%)
MAXIMUM BUILDING COVERAGE	95%	60%	Tracts 1, 2, 3, 4, 7, 12 (100%) Tracts 5, 6, 8, 9, 10, 11 (95%)
MAXIMUM FLOOR AREA RATIO (FAR)	None	None	None

PART 7. Additional Regulations for Subdistrict 1.

A. **Compatibility Requirements.** Properties are not subject to Article 10. Compatibility Standards except for:

1. off-street accessory parking;
2. the placement of mechanical equipment;
3. exterior lighting;
4. refuse collection; and

5. noise levels at the property line.
- B. Transportation.** Vehicular ingress and egress for buildings along East 11th Street may be taken from:
1. an alley;
 2. a side street;
 3. a right-in turn in and right-out out driveway configuration; or
 4. as otherwise approved by the Director of the Austin Transportation Department.
- C. Building Design Regulations.**
1. Parking structure facades may not be exposed toward the East 11th Street frontage.
 2. Building facades fronting East 11th Street are subject to Subchapter E - Design Standards and Mixed-Use Core Transit Corridor Roadway standards for:
 - a. windows;
 - b. building entries; and
 - c. walls.
 3. At least 80% of the ground floor of a building fronting East 11th Street must contain occupied space.
- D. Building facades are subject to the glazing requirements in LDC 25-2-733(E)(1) for a minimum of 50% of the area between two feet (2'-0") above the finished floor of the building and 10 feet (10'-0") to be glazed.**

PART 8. Additional Regulations for Subdistrict 3.

A. Building Heights.

1. On Tract 4, within 30 feet of East 11th Street right-of way the maximum building height is 60 feet.
2. On Tract 7, within 50 feet of East 9th Street right-of way the maximum building height is 50 feet.
3. On Tract 9, within 30 feet of East 9th Street right-of way the maximum building height is 50 feet.

A. Building Design and Site Orientation.

1. The following applies to buildings on Tracts 4 and 7 that exceed a height of 120 feet:
 - a. A building must be oriented so that its dimension is within 30 degrees of a parallel of the north property line.
 - b. The combined width of all the buildings on Tracts 4 and 7 may not exceed 206 feet. The width of a building is determined by measuring the building face closest to the west property line at its widest point above 120 feet.

2. On Tracts 4, 7, and 9, the distance between buildings that are greater than 60 feet in height must be at least 60 feet.
3. A 30-foot pedestrian way must be located on Tract 4 or Tract 7 between the north property line of Tract 9 and a line that is 130 feet away from and parallel to the north of property line of Tract 4.
4. Motorized vehicular ingress and egress is prohibited from Tracts 5, 6, and 8 to San Marcos Street, except to access a residential use.
5. Surface parking is prohibited within 30 feet of the east property lines of Tracts 6 and 8 and within 30 feet the south property lines of Tracts 8 and 9.

C. Open Space.

1. Ten percent open space shall be provided on Tracts 4, 5, 6, 7, 8, and 9, cumulatively.

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Exhibit A: Boundary Map

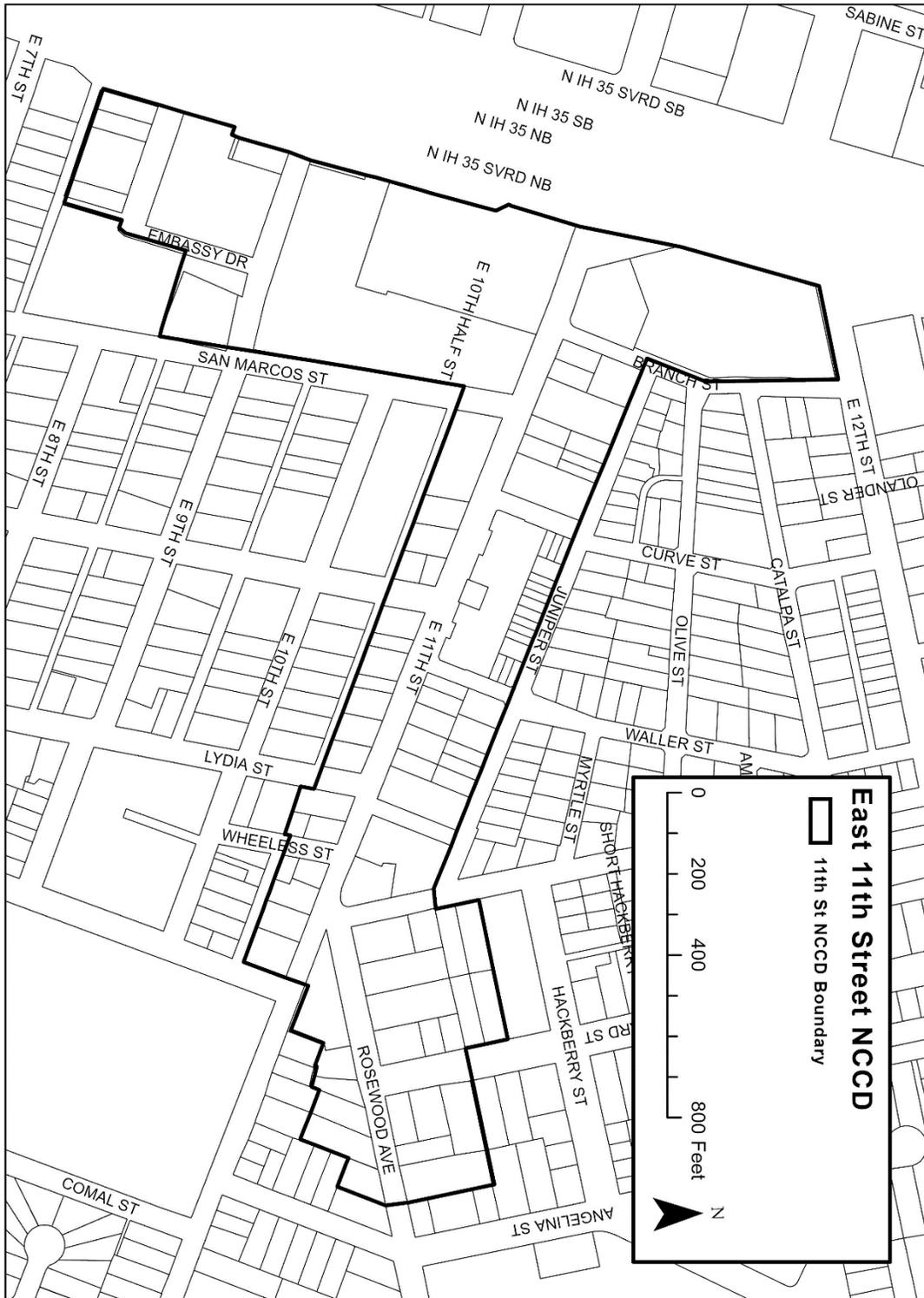


Exhibit B: Subdistrict Map

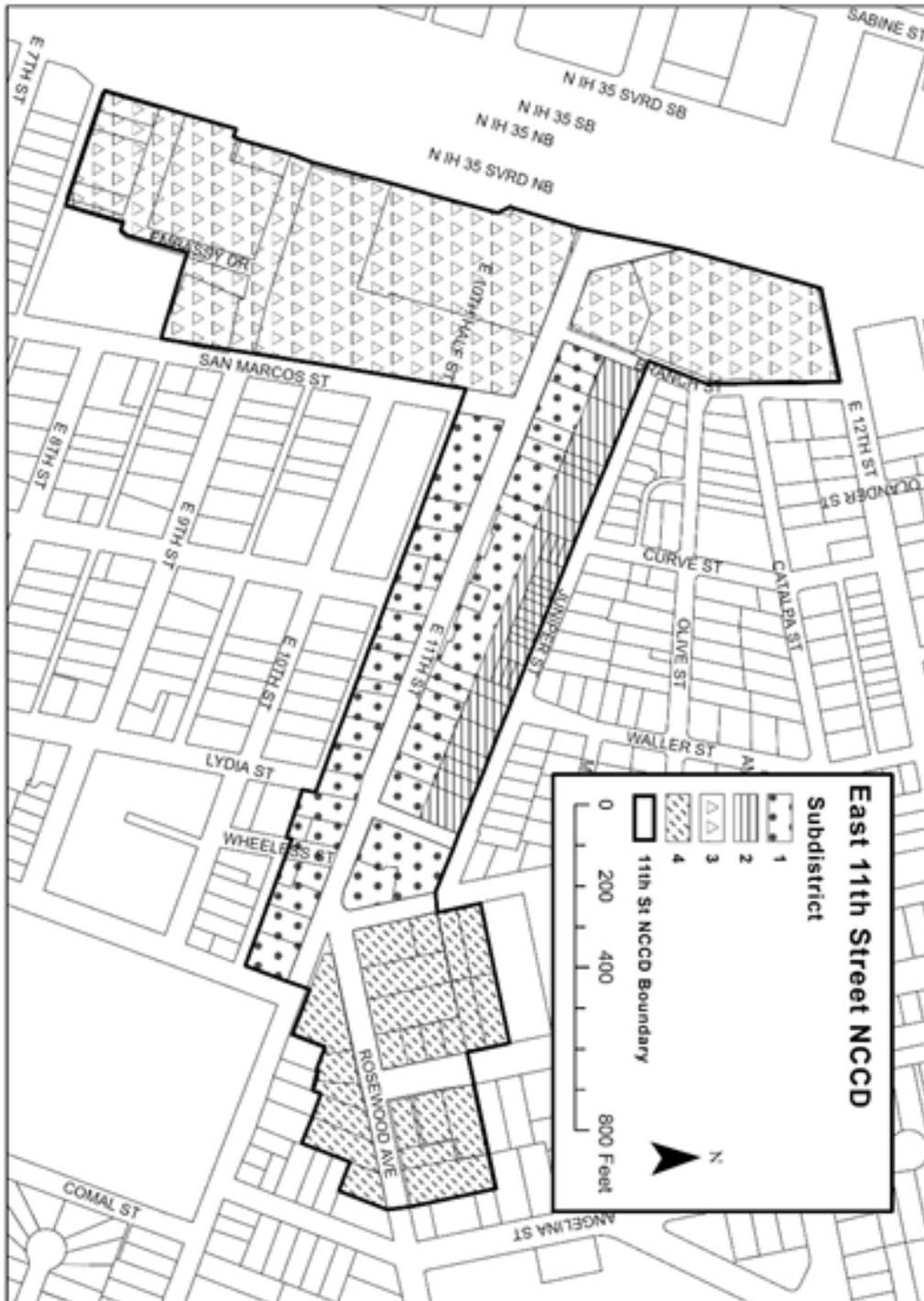


Exhibit C: Subdistrict 3 Tract Map

