

DRAFT

Recommended by the Urban Renewal Board
January 19, 2021

ORDINANCE NO. _____

AN ORDINANCE AMENDING THE EAST 12TH STREET NEIGHBORHOOD CONSERVATION (NCCD) COMBINING DISTRICT FOR THE PROPERTY LOCATED GENERALLY ALONG EAST 12TH STREET FROM IH-35 AND BRANCH STREET TO POQUITO STREET IN THE CENTRAL EAST AUSTIN, ROSEWOOD, AND CHESTNUT NEIGHBORHOOD PLAN AREAS; 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 establish the East 12th Street neighborhood conservation (NCCD) combining district and to add a NCCD to each base zoning district within the property and to change the base zoning districts on 18 tracts of land on the property described in Zoning Case No. C14-XX-XXXX, on file at the Neighborhood Planning and Zoning Department, as follows:

Approximately 23 acres of land, more or less, consisting of four subdistricts, lying within the Central East Austin, Rosewood, and Chestnut neighborhood plan areas, more particularly described and identified in the attached Exhibit "A" incorporated into this ordinance, and as follows, (the "Property"),

- a. Subdistrict 1, also known as Tract One, being the area on the northside of East 12th Street from IH-35 to Olander Street.
- b. Subdistrict 2, also known as Tracts 2-10, the east portion of Tract 15, and Tract 18, being the areas along the northside of East 12th Street from Olander Street to Poquito Street, 1425 East 12th Street, the southside of East 12th Street between Chicon Street and Poquito Street
- c. Subdistrict 2a, also known as Tracts 16-17, being the area on the southside of East 12th Street from Comal Street to Chicon Street.
- d. Subdistrict 3, also known as Tracts 11-14 and Tract 15 excluding 1425 East 12th Street, being the areas along the southside of East 12th Street between Branch Street and Comal Street, not including 1425 East 12th Street;

generally known as the East 12th Street neighborhood conservation-neighborhood plan combining district, locally known as the area bounded by East 12th street from IH-35 and Branch Street to Poquito Street, in the City of Austin, Travis County, Texas, and generally identified in the map attached as Exhibit "C".

PART 2. The base zoning of the 18 tracts shown in the chart below are changed from family residence-neighborhood conservation combining district-neighborhood plan (SF-3-NCCD-NP) combining district, multifamily residence medium density-neighborhood conservation combining district neighborhood plan (MF-3-NCCD-NP) combining district, multifamily residence moderate high density-neighborhood conservation combining district-neighborhood plan (MF-4-NCCD-NP) combining district, neighborhood

commercial-neighborhood conservation combining district-neighborhood plan (LR-NCCD-NP) combining district, community commercial-neighborhood conservation combining district-neighborhood plan (GR-NCCD-NP) combining district, community commercial-mixed use-neighborhood conservation combining district-neighborhood plan (GR-MU-NCCD-NP) combining district, community commercial-mixed use-historic-neighborhood conservation combining district-neighborhood plan (GR-MU-H-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-neighborhood conservation combining district-neighborhood plan (CS-H-NCCD-NP) combining district, general commercial services-mixed use-conditional overlay-neighborhood conservation combining district-neighborhood plan (CS-MU-CO-NCCD-NP) combining district, general commercial services-mixed use-historic-neighborhood conservation combining district-neighborhood plan (CS-MU-H-NCCD-NP) combining district, and commercial liquor sales-mixed use-neighborhood conservation combining district-neighborhood plan (CS-1-MU-NCCD-NP) combining district, **TO** family residence-neighborhood conservation combining district-neighborhood plan (SF-3-NCCD-NP) combining district, multifamily residence medium density-neighborhood conservation combining district neighborhood plan (MF-3-NCCD-NP) combining district, multifamily residence moderate high density-neighborhood conservation combining district-neighborhood plan (MF-4-NCCD-NP) combining district, neighborhood commercial-neighborhood conservation combining district-neighborhood plan (LR-NCCD-NP) combining district, community commercial-neighborhood conservation combining district-neighborhood plan (GR-NCCD-NP) combining district, community commercial-mixed use-neighborhood conservation combining district-neighborhood plan (GR-MU-NCCD-NP) combining district, community commercial-mixed use-historic-neighborhood conservation combining district-neighborhood plan (GR-MU-H-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-neighborhood conservation combining district-neighborhood plan (CS-H-NCCD-NP) combining district, general commercial services-mixed use-conditional overlay-neighborhood conservation combining district-neighborhood plan (CS-MU-CO-NCCD-NP) combining district, general commercial services-mixed use-historic-neighborhood conservation combining district-neighborhood plan (CS-MU-H-NCCD-NP) combining district, and commercial liquor sales-mixed use-neighborhood conservation combining district-neighborhood plan (CS-1-MU-NCCD-NP) combining district, as more particularly described and identified in the chart below.

NOTE TO READER: There are not any base zoning changes being proposed as part of this NCCD update. The Tract Map (Exhibit B) will probably need to be updated to reflect the subsets of tracts (5a, 6a, 8a, etc. instead of 5, 6, 8, etc.). This chart reflects Ord. # 20080228-087 (adopting the East 12th Street NNCD), Ord. # 20171109-094 (amending the NCCD in 2017), Ord. # 20100325-062 (adding the “V” to Tract 18) and Ord. # 20090723-124 (adding the “V” to Tract 10).

Tract	Address	Zoning From	Zoning To	Subdistrict
1	800-950 E 12th Street (even numbers)	CS-MU-NCCD-NP	CS-MU-NCCD-NP	1
2	1000-1028 E 12th Street (even numbers)	CS-MU-NCCD-NP	CS-MU-NCCD-NP	2
3	1100-1150 E 12th Street (even numbers)	CS-MU-NCCD-NP	CS-MU-NCCD-NP	2

4	1200-1250 E 12th Street (even numbers)	CS-MU-NCCD-NP	CS-MU-NCCD-NP	2
5a	1300-1310 E 12th Street (even numbers)	CS-MU-NCCD-NP	CS-MU-NCCD-NP	2
5b	1320-1350 E 12th Street (even numbers)	CS-MU-NCCD-NP	CS-MU-NCCD-NP	2
6a	1400 E 12th Street	CS-MU-NCCD-NP	CS-MU-NCCD-NP	2
6b	1406-1410 E 12th Street (even numbers)	CS-MU-NCCD-NP	CS-MU-NCCD-NP	2
6c	1416 E 12th Street	CS-H-MU-NCCD-NP	CS-H-MU-NCCD-NP	2
6d	1204 & 1206 Comal Street (even numbers)	CS-MU-NCCD-NP	CS-MU-NCCD-NP	2
7	1500-1625 E 12th Street (even numbers)	CS-MU-NCCD-NP	CS-MU-NCCD-NP	2
8a	1700-1702 & 1720 E 12th St	CS-MU-NCCD-NP	CS-MU-NCCD-NP	2
8b	1704-1706 E 12th Street (even numbers)	CS-H-NCCD-NP	CS-H-NCCD-NP	2
9a	1800-1806 E 12th Street (even numbers)	CS-MU-NCCD-NP	CS-MU-NCCD-NP	2
9b	1808-1812 E 12th Street (even numbers)	CS-1-MU-NCCD-NP	CS-1-MU-NCCD-NP	2
9c	1208 Chicon Street	CS-MU-NCCD-NP	CS-MU-NCCD-NP	2
10	1900-1950 E 12th Street (even numbers)	CS-MU-V-NCCD-NP	CS-MU-V-NCCD-NP	2
11a	901 E 12th Street	GR-MU-H-NCCD-NP	GR-MU-H-NCCD-NP	3
11b	903-905 E 12th Street	SF-3-NCCD-NP	SF-3-NCCD-NP	3
11c	909 E 12th Street	CS-MU-NCCD-NP	CS-MU-NCCD-NP	3
11d	913 E 12th Street	GR-MU-NCCD-NP	GR-MU-NCCD-NP	3
12	1001-1105 E 12th Street (odd numbers)	CS-MU-NCCD-NP	CS-MU-NCCD-NP	3
12	1107-1115 E 12th Street (odd numbers)	CS-MU-H-NCCD-NP	CS-MU-H-NCCD-NP	3
13	1121 E 12th Street	CS-MU-CO-NCCD-NP	CS-MU-CO-NCCD-NP	3
14a	1201-1251 E 12th Street (odd numbers)	SF-3-NCCD-NP	SF-3-NCCD-NP	3
14b	1197 Navasota Street	SF-3-NCCD-NP	SF-3-NCCD-NP	3
14c	1196-1198 San Bernard Street	SF-3-NCCD-NP	SF-3-NCCD-NP	3
15	1301 E 12th Street	SF-3-NCCD-NP	SF-3-NCCD-NP	3
15b	1197-1199 San Bernard	SF-3-NCCD-NP	SF-3-NCCD-NP	3
15c	1309 E 12th Street	LR-MU-NCCD-NP	LR-MU-NCCD-NP	3
15d	1315 E 12th Street	SF-3-NCCD-NP	SF-3-NCCD-NP	3

15e	1319 E 12th Street	SF-3-NCCD-NP	SF-3-NCCD-NP	3
15f	1401-1423 E 12th Street (odd numbers)	MF-3-NCCD-NP	MF-3-NCCD-NP	3
15g	1425 E 12th Street	GR-MU-NCCD-NP	GR-MU-NCCD-NP	2
16a	1195 Comal Street & 1501 E 12 th St	GR-MU-H-NCCD-NP	GR-MU-H-NCCD-NP	2a
16b	1511 E 12 th Street	MF-4-NCCD-NP	MF-4-NCCD-NP	2a
16c	1517 E 12 th Street	MF-4-NCCD-NP	MF-4-NCCD-NP	2a
16d	1521-1651 E 12 th St	MF-4-NCCD-NP	MF-4-NCCD-NP	2a
17	1701-1851 E 12th Street (odd numbers)	GR-MU-NCCD-NP	GR-MU-NCCD-NP	2a
18	1901-1951 E. 12 th Street (odd numbers)	CS-MU-V-NCCD-NP	CS-MU-V-NCCD-NP	2

PART 3. Except as specifically provided in Parts 4 and 5 of this ordinance, the Property may be developed and used in accordance with the regulations established for the applicable base district, the mixed use (MU) combining district, and other applicable requirements of the City Code.

PART 4. The applicable provisions of the City Code are modified in the East 12th Street NCCD as shown in the East 12th Street NCCD Plan (the "NCCD Plan") attached as Exhibit "D" and incorporated into this ordinance. In the event of conflict with the base zoning district regulations, the NCCD Plan modifications control.

PART 5. Tracts 1-9, and Tracts 11-17 lie within the Central East Austin neighborhood plan combining district, Tract 10 lies within the Chestnut neighborhood plan combining district, and Tract 18 lies within the Rosewood neighborhood plan combining district. If the text of this ordinance and the exhibits conflict with Ordinances No. 001207-47, Ordinance No. 011213-42, or Ordinance No. 020110-17, the more restrictive provision shall control.

PART 6. This ordinance takes effect on **XXXX XX, 20XX**.



Neighborhood Conservation Combining District (NCCD) Subdistricts for East 12th Street

Legend

□ Subdistricts

1 Subdistrict Number

Exhibit A

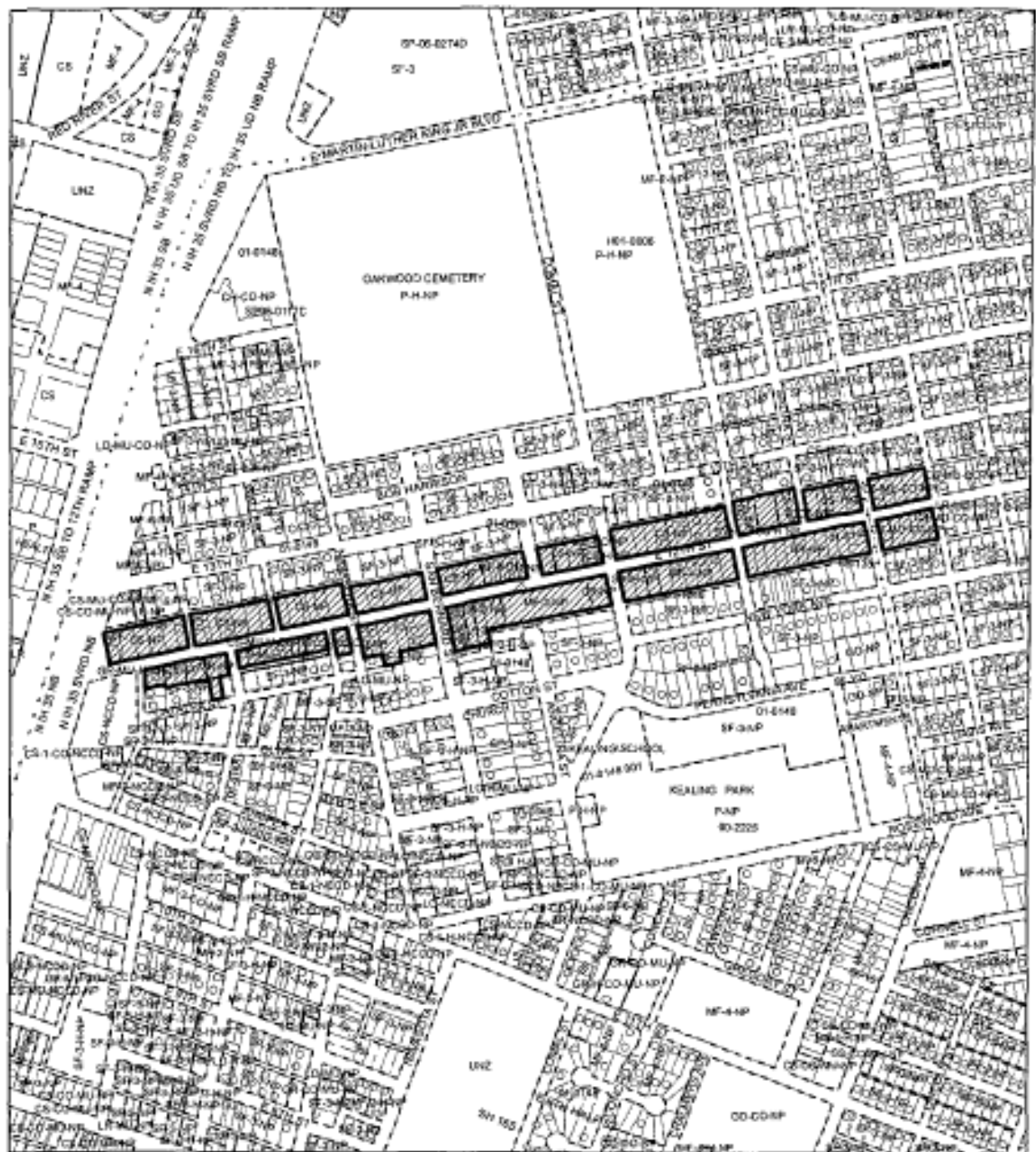
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Exhibit B

- Legend
- ☐ NCCD Tracts
 - 1** Tract Number

Current Time: 9/30/2020 9:48 AM



- SUBJECT TRACT
- ZONING BOUNDARY
- PENDING CASE

ZONING
 ZONING CASE# C14-06-0209
 ADDRESS 800-1951 E 12TH ST
 SUBJECT AREA 22.975 ACRES
 GRID K22
 MANAGER R. HEIL



Exhibit C

ATOR S WEEKS

This map has been produced by GIS Services for the sole purpose of geographic reference. No warranty is made by the City of Austin regarding specific accuracy or completeness.

Table of Contents

Background

The NCCD and Neighborhood Plans

Boundaries

District Boundaries

Subdistrict Boundaries

Land Use Regulations

Commercial Uses

Residential Uses

Civic Uses

Drive Through Uses

Building Development Regulations

General Site Development Regulations

Compatibility Standards

Set Back Requirements

Height

Impervious Cover

Other Site Development Regulations

Parking

Exterior Lighting

Building Facade Design

Landscaping

Fencing

Additional Site Development Requirements for Parking Garages

Requirements for All Parking Garages

Requirements for Parking Garages less than 30' in height

Requirements for Parking Garages 30' or higher

I. Background

The East 12th Street Neighborhood Conservation Combining District (NCCD) is a zoning tool to implement the *East 11th and 12th Street Urban Renewal Plan* (URP). The East 12th Street NCCD was adopted by City Council on February 28, 2008 under Ordinance No. 20080228-087 and was amended by subsequent zoning ordinances. The NCCD for East 11th Street was adopted by the City Council on June 20, 1991 under Ordinance No. 910620-C and was amended by subsequent zoning ordinances. A NCCD modifies provisions of the City's land development code and allows the customizing of development standards to meet the needs of East 12th Street.

Between 2019 and 2020, the Urban Renewal Board with the assistance of staff and a consultant worked to update and clarify the East 11th Street NCCD and the *East 11th and 12th Streets Urban Renewal Plan*. These efforts resulted in a revision to the URP and the East 11th Street NCCD and proposed revisions to the East 12th Street NCCD, primarily to Exhibit C, Neighborhood Conservation Combining District Plan.

II. The NCCD and Neighborhood Plans

The East 12th Street NCCD falls primarily in the *Central East Austin Neighborhood Plan*. One block, Tract 10, is within the *Chestnut Neighborhood Plan* and one block, Tract 18, is within the *Rosewood Neighborhood Plan*. The *Chestnut Neighborhood Plan* and the *Rosewood Neighborhood Plans* are in accord with the URP and the NCCD for East 12th Street. Where there is disagreement with the *Central East Austin Neighborhood Plan*, the neighborhood plan's future land use map will be updated to reflect the land uses called for in the URP.

III. District Boundaries

- A. The boundaries of the East 12th Street NCCD are generally described as those lots facing East 12th Street from IH-35 and Branch Street to Poquito Street. See attached map.
- B. Subdistrict boundaries

The East 12th Street NCCD is divided into four subdistricts:

- 1. Subdistrict 1
 - a. North side of East 12th Street from IH-35 to the northwest corner of Olander Street.
 - b. Tract 1.
- 2. Subdistrict 2
 - a. North side of East 12th Street from northeast corner of Olander Street to Poquito Street.
 - b. Southwest corner of Comal and East 12th Street.
 - c. South side of East 12th Street between Chicon Street and Poquito Street.

- d. Tracts 2-10, a portion of Tract 15 and Tract 18.
- 3. Subdistrict 2a
 - a. South side of East 12th Street from Comal Street to Chicon Street.
 - b. South side of East 12th Street between Comal and Chicon Street.
 - c. Tracts 16 and 17.
- 4. Subdistrict 3
 - a. South side of East 12th Street between Branch Street and Comal Street (excepting the southwest corner of Comal Street and East 12th Street).
 - b. Tracts 11-14 and a portion of Tract 15.

IV. Land Use Regulations

- A. Except as specifically provided for by this plan, the land use regulations of the City Code apply to the East 12th Street NCCD. If applicable, the requirements of the URP apply to the East 12th Street NCCD. Where there is conflict between the East 11th and 12th Streets Urban Renewal Plan provisions found in other adopted codes, ordinances or regulations of the City of Austin, the URP shall control.
- B. There are uses, not listed in the charts in section IV(C), that are allowed on specific properties:
 - 1. A Cocktail Lounge is a permitted use limited to the ground floor of a building located at 1808-1812 East 12th Street. A cocktail lounge use is otherwise prohibited except as an accessory use to a hotel/motel use.
 - 2. A Funeral Service is a permitted use at 1300 East 12th Street and 1410 East 12th Street.
 - 3. A Condominium Residential and/or Townhouse is a permitted use at 1001, 1003, 1007, 1009, 1011, 1013, 1015, 1101, 1103 and 1105 East 12th Street.
 - 4. Single-Family Attached Residential, Single-Family Residential, Small Lot Single-Family Residential and Two-Family Residential are permitted uses at 903, 904, 905, 1201, 1203, 1205, 1209, 1215, 1219, 1301, 1309, 1310, 1315, 1319, 1416, 1501, 1511, 1514, 1517, 1518, 1521, 1601, 1603, 1611, 1615, 1713, 1803 East 12th Street; 1203, 1205 Olander Street; 1196, 1196 ½, 1197, 1198 and 1199 San Bernard Street; 1194, 1195 ½, 1196 and 1198 Navasota Street.
 - 5. A Club or Lodge is a permitted use at 1704 East 12th Street
 - 6. Hotel/Motel with ground floor bedroom fronting East 12th Street is a permitted use at 810 and 900 East 12th Street.
- C. Permitted Uses, Uses Permitted with Specific Conditions, and Conditional Uses
 - 1. 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.
 - 1-2. For the uses allowed on properties zoned SF-3, refer to the Land Development Code's Zoning Use Summary Table. The use table in this section does not apply.

2-3. Unless provided for in this section, all uses in this section's tables not listed as Permitted (P), Permitted with Conditions (PC), or Conditional (C) are prohibited.

a. Residential Uses

Uses		Permitted Conditions and Exceptions
Condominium Residential	PC	Not allowed on the ground floor of a building fronting East 12 th Street.
Group Residential	P	
Multi-Family Residential	P	
Townhouse Residential	PC	Not allowed fronting East 12 th Street.

b. Commercial Uses

Uses		Permitted Conditions and Exceptions
Administrative and Business Offices	PC	Not allowed on the ground floor of a building fronting East 12 th Street.
Art Gallery	P	
Art Workshop	P	
Food Sales	PC	Only allowed on the ground floor of a building fronting East 12 th Street.
General Retail Sales (Convenience)	PC	Only allowed on the ground floor of a building fronting East 12 th Street.
Hotel/Motel	PC	Bedroom may not be located on the ground floor of a building fronting East 12 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	Not allowed on the ground floor of a building fronting East 12 th Street.
Personal Improvement Services	P	
Personal Services	P	
Professional Offices	P	

Restaurant (Limited)	PC	Only allowed on the ground floor of a building fronting East 12 th Street.
Restaurant (General)	PC	Only allowed on the ground floor of a building fronting East 12 th Street.
Special Use Historic	C	
Theater	P	

c. Civic Uses

Uses		Permitted Conditions and Exceptions
College & University Facilities	PC	Only allowed on the second floor of a building.
Community Recreation (Private)	C	
Community Recreation (Public)	C	
Congregate Living	C	
Counseling Services	PC	Not allowed on the ground floor of a building on East 12 th Street.
Cultural Services	P	
Day Care Services (General)	C	
Day Care Services (Limited)	P	
Family Home	P	
Group Home Class I (General)	P	
Group Home Class I (Limited)	P	
Group Home Class II	P	
Guidance Services	PC	Not allowed on the ground floor of a building on East 12 th Street.
Local Utility Services	P	
Private Primary Educational Services	C	

Private Secondary Educational Services	C	
Public Primary Educational Services	P	
Public Secondary Educational Services	P	
Religious Assembly	P	
Safety Services	C	
Telecommunication Tower	PC	Prohibited unless located on a rooftop.

D. Drive Through Uses

Drive through uses are permitted as an accessory use to a permitted primary use with the following conditions:

1. The primary use must provide service for pedestrians that does not require the pedestrian to stand or walk in the drive-through lane.
2. The maximum curb cut for a drive through accessory use may not exceed 30 feet.
3. Drive through uses are permitted to operate between the hours of 6:00 AM and 12:00 midnight.
4. A drive through automatic Teller Machine (ATM) operating between the hours of 12 midnight and 6:00 AM is a conditional use.
5. Drive through uses as an accessory use to a restaurant are prohibited.

V. Building Site Development Regulations

A. General Site Development Standards

General Site development standards in the NCCD conform to the base district zoning, except where otherwise noted.

B. Compatibility Standards

Article 10 (Compatibility Standards) of the City Land Development Code does not apply to properties in the East 12th Street NCCD. The properties must comply with the setback and height requirements specific to their subdistricts as set forth Section (V)(C) and Section (V)(D) of this plan.

C. Setback Requirements

Setback requirements are determined by subdistrict

1. Subdistricts 1, 2, and 2a:
 - a. Front setback - 0 feet
 - b. Side street yard setback - 0 feet
 - c. Interior side yard - 0 feet
 - d. Rear setback - 10 feet
2. Subdistrict 3:
 - a. Front setback - 15 feet
 - b. Side street yard setback - 10 feet
 - c. Interior side yard - 5 feet
 - d. Rear setback - 5 feet

D. Height

The maximum height of structures is determined by subdistrict:

1. Subdistrict 1 - 60 feet
2. Subdistrict 2 - 50 feet
3. Subdistrict 2a - 35 feet
4. Subdistrict 3 - 35 feet

E. Impervious Cover

The allowable impervious cover is determined by subdistrict:

1. Subdistricts 1, 2 and 2a - 90% (95% in instances where participation in the Regional Stormwater Detention Program is not available and the developer provides on-site detention.)
2. Subdistrict 3 - 80%

F. Floor-Area-Ratio Requirements

1. Floor-to-area-ratio (FAR) regulations do not apply to properties located within the East 12th Street Neighborhood Conservation Combining District (NCCD).

VI. Other Site Development Regulations

A. Parking Requirements

On all tracts in the NCCD, parking requirements are based on the lesser of 80% of that required by the appropriate schedule of the Land Development Code or determined by a Transportation Demand Management plan approved by the City of Austin.

B. Exterior Lighting

All exterior lighting must be hooded and shielded so that the light source is not directly visible across the source property line. At the property line the lighting may not exceed 0.4-foot candles.

C. Street Facing Building Facade Design

1. A Street facing facade may not extend horizontally in an unbroken line for more than 20 feet.
2. A street facing façade must include windows, balconies, porches, stoops or similar architectural features
3. A street facing facade must have awnings along at least 50% of the building frontage.

D. Landscaping

Landscaping is required unless the street yard is less than 1,000 square feet in area. Landscaped islands, peninsulas or medians are not required for parking lots with fewer than 12 spaces.

E. Fencing

Fences up to 8 feet in height are allowed along the back and sides of properties which face East 12th Street or are adjacent to properties which face East 12th Street.

VII. Additional Site Development Requirements for Parking Garages

A. Requirements for all parking garages

1. Parking garages that front both East 12th Street and a side street must use the side street for access to the parking structure, unless determined otherwise by the City of Austin at the time of site plan approval.
2. For a parking structure or garage, shielding must be provided for headlights and interior lights on 100% of the rear of the structure and for the rearmost 50% of the sides of the structure.
3. Overnight parking is limited to residents and their overnight guests.

B. Requirements for parking structures less than 30 feet in height

1. For structures of 2 stories but less than 30 feet in height, 75% of the ground floor of a buildings front facade facing East 12th Street must be a use defined in section IV(B) "Permitted Uses, Uses Permitted with Specific Conditions, and Conditional Uses" to a minimum of 15 feet in depth.
2. If parking garage access is from East 12th Street, and requires more than 25% of the available frontage, the side of the building may be used to meet the additional space required to meet the minimum requirement in VII(B)(1) for uses defined in section IV(B)

“Permitted Uses, Uses Permitted with Specific Conditions, and Conditional Uses”. Structural pillars are not included in the calculation of available frontage.

Example: A 25-foot-tall parking structure at the corner of Waller Street and East 12th Street with 100 feet of frontage on East 12th Street would be required to provide 75 feet of frontage for the uses in IV(B). If access is taken from East 12th Street with a width of 30 feet, an additional 5’5 feet of frontage on Waller street could be used to meet the minimum requirements.

C. Requirements for parking structures 30 feet or taller.

1. For structures of 2 stories or more and greater than 30 feet tall, 100% of the ground floor front facade facing East 12th Street must be for a use defined in section and IV(B) “Permitted Uses, Uses Permitted with Specific Conditions, and Conditional Uses” to a minimum depth of 15 feet.
2. If parking garage access is taken from East 12th Street, the side of the building may be used to meet the additional space required to meet the minimum requirement to accommodate the uses defined in section IV(B) “Permitted Uses, Uses Permitted with Specific Conditions, and Conditional Uses.” Structural pillars are not included in the calculation of available frontage.

Example: A 30-foot-tall parking structure at the corner of Waller and East 12th Street with 100’ foot of frontage on East 12th Street would be required to provide 100 feet of frontage for uses defined in IV(B). If access is taken from East 12th Street with a width of 30 feet, an additional 30 feet of frontage on Waller Street could be used to meet the minimum requirements.

DRAFT
Recommended by the Urban Renewal Board
January 19, 2021

URBAN RENEWAL PLAN

FOR THE

EAST 11TH AND 12TH STREETS URBAN RENEWAL PLAN AREA



East & 12th Street Urban Renewal Boundary

EAST 11TH AND 12TH STREETS URBAN RENEWAL PLAN

Prepared by the City of Austin Neighborhood Housing & Community Development Department March 11, 2020

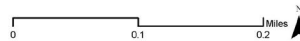


TABLE OF CONTENTS

- 1. Boundary Description**
- 2. History**
 - 2.1 Accomplishments**
- 3. Vision, Purpose, Authority and Scope**
- 4. Redevelopment Strategy**
- 5. Applicability of NCCD Controls**
- 6. Land Use**
- 7. Relocation of Persons, Businesses (including individuals and families, business concerns, and others displaced by the project)**
- 8. Duration and Modification Procedures of URP**

Appendices:

Appendix A: East 11th and 12th Street Urban Renewal Plan; Amendments

Appendix B: East 11th Street and East 12th Street Neighborhood Conservation Combining District (NCCDs); Amendments

Abbreviations commonly used in the document:

URP – Urban Renewal Plan

URA-Urban Renewal Agency

ARA – Austin Revitalization Authority

Note: Some of the tables and figures from the original 1999 Urban Renewal Plan have been deleted or modified, as they were no longer accurate or relevant. The original plan is available at this website: <http://www.austintexas.gov/department/urban-renewal-plan>

EAST 11 TH & 12TH STREETS URBAN RENEWAL PLAN (URP)

1. BOUNDARY DESCRIPTION

The formal boundaries of the East 11th and 12th Streets Urban Renewal Area are set forth in the documents listed in Appendix A and the ordinance approving this URP. In general, the boundaries are:

The East 11th Street Corridor, including properties within one-half block of the north frontage of East 11th Street and south frontage of Juniper Street, from Branch Street on the west to Navasota Street on the east; and properties within one-half block of the south frontage of East 11th, from San Marcos Street on the west to Navasota Street on the east.

The East 12th Street Corridor, including properties within one-half block of the north frontage of East 12th and between the IH-35 Northbound Frontage Road on the west to Poquito Street to the east; and properties within one-half block of the south frontage of East 12th Street, from Branch Street on the west to Poquito Street on the east.

2. HISTORY

This East 11th and 12th Streets Urban Renewal Plan ("URP" also referred to as the East 11th and 12th Streets Community Redevelopment Plan or "CRP"), is a comprehensive document defining the official public policy guidelines of the City of Austin (City) for driving public and private redevelopment actions within the East 11th and 12th Streets Urban Renewal Area in compliance with Texas Local Government Code, Chapter 374.

The URP's original conceptual approaches and strategies for the entire Central East Austin area were defined as part of the Central East Austin Master Plan ("Master Plan") prepared in January 1999, by representative members and organizations of the Central East Austin community with the professional and technical assistance of the Crane Urban Design Team and the Austin Revitalization Authority (ARA). The Master Plan provided a general framework for developing the Central East Austin Neighborhood Plan which was adopted by Austin City Council under Ordinance No. 011213-41. Two critical Subareas of the Master Plan are the East 11th and 12th Street Corridors, which were identified to be the location of much of the new commercial/office redevelopment called for in the Master Plan. In November 1997, the City of Austin (City) declared this area to be slum and blighted and designated these corridors as appropriate for an urban renewal project.

Under Chapter 374 of the Texas Local Government Code, the Urban Renewal Agency (URA) and the City are granted a series of redevelopment roles and responsibilities regarding urban renewal areas including approval of projects for compliance with an urban renewal plan and the use of eminent domain powers. As originally adopted in 1999, the URP was intended to identify and implement mechanisms to eliminate the negative forces of urban blight, distress and impaired development within the area and to pursue a

fresh, self-determined vision of Central East Austin as a self-sustaining, progressive community for the 21st century. The overall goals and action priorities of this URP reflected a broad consensus of residents, businesses, property owners, institutions, and community activists. This consensus was the result of substantial cumulative planning and revitalization efforts over a period of three years and has been reconsidered and reestablished through this updated URP.

This URP defines specific redevelopment projects and associated regulatory controls intended to assure quality, compatible, mixed-use development along these critical commercial arteries. The redevelopment process has been guided by the URA consistent with state law, the Master Plan, the URP, and a Development Agreement that was negotiated between the City, URA, and the Austin Revitalization Authority (ARA).

In order to carry out specific redevelopment projects identified in the URP, the City of Austin secured a \$9,035,000 Section 108 Loan Guarantee Assistance Program (Section 108) from the U.S. Department of Housing and Urban Development (HUD) in December 1999.

Also in 1999, the City, the URA and the ARA entered into an Acquisition, Development and Loan Agreement (commonly referred to as the “Tri-Party Agreement”) that identified the roles and responsibilities of the City, URA and the ARA as it related to the redevelopment activities of the URP area. This agreement expired in September 30, 2010. The City, in partnership with the URA, is now carrying out the redevelopment activities called for under the URP.

2.1. ACCOMPLISHMENTS

Since the adoption of the 1999 Plan, through efforts of the City of Austin, Urban Renewal Agency and Austin Revitalization Authority the following has been accomplished related to the Plan area:

Historic Preservation

- Haehnal Building located at 1101 East 11th Street
- Arnold Bakery located at 1010 East 11th Street
- Chapman House located at 901 East 12th Street
- Connelly-Yerwood House, a.k.a. the Pink House located at 1115 East 12th Street
- Dedrick-Hamilton House located at 912 East 11th Street: This house along with the African American Cultural and Heritage Facility are the flagship buildings for the African American Cultural and Heritage District.
- Travis County Negro Agricultural Extension Office (a.k.a., Herman-Schieffer House and/or East Room) located at 1154 Lydia Street
- Completion of East Austin Historic Resources Survey (by City of Austin through Hardy-Heck-Moore, Inc.) to identify potentially eligible structures and historic districts in areas including the URP area - copy available at this link: [insert link]
- Support of in-place renovation of historic landmarks in URP area through letter dated April 15, 2019; additional preservation efforts to IQ Hurdle House located at 1416 E 12th Street followed

Infrastructure Improvements – East 11th Street

- Streetscape improvements, i.e. sidewalks, furniture
- Upgraded the water and wastewater lines on East 11th and Juniper streets
- Converted utility and telecommunication lines from overhead to underground

Transportation and Streetscape Improvements – East 11th Street

- Completed streetscaping beautification project including widening of sidewalks, installing decorative light posts, the 11th Street Archway and the Dr. Charles Urdy Plaza that includes a clock tower and a tile mosaic art wall.
- Completed construction of a 10-space community parking facility at 1205 E 11th Street
- Completed construction of a 20-space community parking facility at 1400 E 12th Street

Residential Development – East 11th Street

- Juniper Townhomes – Located on the south side of the 1000 Block of East 11th Street, between Curve Street and Olive Street. This project consists of 16 units, two of which are owned by the Austin Housing Finance Corporation and will be sold to households at or below 80% of the median family income (MFI) for the Austin-Round Rock area.

Residential Development – East 12th Street

- 1001-1105 East 12th Street – Through a competitive process, the City of Austin sold the lots to the Butler Family Partnership, Ltd. Ten townhomes were constructed. One of the units was sold to a household at or below 80% MFI for the Austin-Round Rock area.
- 1190 -1198 Navasota Street – Through a competitive process, the City of Austin sold the lots to the Butler Family Partnership, Ltd. Five townhomes were constructed. One of the units was sold to a household at or below 80% MFI for the Austin-Round Rock area.

Commercial Development – East 11th Street

- Street-Jones and Snell Building Construction– 57,000 SF Office and Retail space (Block 17 on East 11th Street)
 - Total of 50.5 low/mod new jobs
- East Village Lofts – Vertical Mixed-Use Project (Block 19 of East 11th Street)
 - Project is a mix of 20 residential lofts and 11 retail and office units.

New Mixed-Use Development – East 12th Street

- 1120 East 12th Street – Through a competitive process, the Urban Renewal Agency sold the lots to the Butler Equity Holdings, Ltd. to develop a mixed-use development in July 2015.
 - March 16, 2017 the property was transferred from Butler Equity Holdings, LLC to MSASSI, LLC.
 - March 16, 2017, the property was transferred from MSASSI, LLC to Badger Boulevard, LP. (Entity is now known as The Gilfillan Group.)

- While there is no active development at this site, in public meetings the Gilfillan Group has represented to the URA that it is actively planning for the future development of this and other parcels it owns in and around the URP area.
- 1322-1336 East 12th Street – Through a competitive process, the Urban Renewal Agency sold the lots to the Butler Equity Holdings, Ltd. to develop a mixed-use development in July 2015. Ten percent of the residential units will be reserved to be sold to households at or below 80% of the median family income (MFI) for the Austin-Round Rock area.
 - The project is under construction with an estimated project completion time in Summer 2020.

Façade Improvements

- East 11th Street
 - 1115 East 11th Street (Blue Dahlia restaurant)
- East 12th Street
 - 901 East 12th Street (SNAP Management Group, Inc.)
 - 1818 East 12th Street (Mission Possible)
 - 1914 East 12th Street (Ideal Barber Shop and Galloway Sandwich Shop)

Private Investment

- Several private developments on both East 11th and 12th Street have been completed, including a boutique hotel, restaurants, a grocery/café, bars and mixed-use developments.

NOTE: It is important to acknowledge that the above accomplishments have been made in the URP area, but also to note the URP area has not yet fulfilled its potential as a mixed-use, urban community. East 11th Street has experienced improvements whereas, East 12th Street still has numerous vacant parcels and/or vacant buildings, and the East 11th and 12th Street corridors remain underutilized and somewhat inconsistent with the community vision. In December 2018, and in support of the URP, the Austin City Council (Council) extended the Urban Renewal Plan's expiration date until 2028. In five years, 2024, the City Manager is to evaluate whether there is continued need for the URP and the URA. The evaluation and recommendation are to be provided to the URA and Council. The URA is also to provide Council with a recommendation. During the ten year extension, the City Manager is to work with the Urban Renewal Agency and other key community partners to carry out the strategies described in the Economic Opportunity and Affordability section in the City's strategic plan (Strategic Direction 2023) Council encouraged the City Manager to include the Office of Performance Management, Neighborhood Housing and Community Development, Planning and Zoning Department, Economic Development Department and the Office of Real Estate Service in carrying out these activities.

3. VISION, PURPOSE, AUTHORITY AND SCOPE

VISION

Champion sustainable revitalization reflecting diversity, achieving equity, and preserving East Austin's cultural history.

PURPOSE

Urban Renewal Plan's primary purpose is to eliminate slum and blighting influence within a designated area of the city. This plan will further that purpose by identifying and facilitating the development of mixed-use projects with affordable residential options for the 11th and 12th Street corridors that enhances where people work, live and play (e.g. entertainment) around neighborhood-oriented and pedestrian-friendly retail and office space while taking care to prevent displacement.

AUTHORITY

Under Texas Local Government Code, Chapter 374, Urban Renewal in Municipalities, upon the completion, adoption and recordation of the URP, the URA gains the authority to apply special urban renewal powers and tools to address existing "slum" and/or "blight" conditions which have been found to threaten the public safety, health, and welfare, and which act as impediments to sound private investment, stable property values, and viable conditions for rendering public services. The URA's Board of Commissioners' primary responsibility is to oversee the implementation and compliance of approved Urban Renewal Plans that are adopted by the Austin City Council.

SCOPE

This URP and the public purposes it fulfills extend well beyond the levels of public intervention that can occur through normal City development regulations, housing and community development assistance, or capital improvement programs. Under Texas Local Government Code, Section 374.014(f), the adopted urban renewal plan controls the land use and building requirements applicable to properties within an urban renewal area. If the Urban Renewal Plan is silent to provisions found in other adopted codes, ordinances or regulations of the City of Austin, those development regulations shall control. Where there is conflict between the Urban Renewal Plan provisions found in other adopted codes, ordinances or regulations of the City of Austin, the Urban Renewal Plan shall control.

The following is a summary listing of typical local government tools and tactics that are widely employed in responsive, preservation-oriented redevelopment implementation strategies in many local jurisdictions throughout the United States:

- a. **Urban renewal plan/development controls:** These may include: designating areas within the redevelopment area that are set up as zoning districts; reducing land uses that are incompatible with the accepted development standards; restricting parking and access to properties; setting guidelines which restrict design within the development area; and establishing project review and approval procedures. Actions specifically undertaken by the URB in the past have included:
 - i. Reviewing periodically the plan and overlaying regulations, such as Neighborhood Conservation Combining Districts (NCCDs).

- ii. Reviewing requests to modify the URP and making recommendations to Austin City Council relating to such modifications.

- b. **Public improvements and area redevelopment financing:** A varied range of tax-exempt public and private financing mechanisms can be devised to support infrastructure and public facility improvements, property acquisition, site preparation, and other temporary or permanent redevelopment costs. Examples include Section 108 loan funds; G.O. Bonds; and tax-exempt revenue bonds.
- c. **Special private development incentives:** These may include financing, tax, and regulatory incentives linked with economic development, affordable housing, historic preservation and other public contributions keyed to revitalization of a blighted area. As one example, an NCCD is a zoning overlay that modifies zoning requirements in a specific area.
- d. **Property acquisition for public and private re-use sites:** This tool includes options for public acquisition for fair market value (FMV) by negotiated or eminent domain procedures. Special provisions can be designed to encourage private land assembly and/or development project participation by existing property owners and other community-based interests.
- e. **Property disposition and long-term covenants:** Orderly processes of project construction and long-term use agreements can be tailored to circumstances of any project where public development assistance is provided.

The URA desires to continue the consideration of the use of all of these tools, and others, in achieving the vision of this URP in accordance with the general principles of the East 11th and 12th Street Development Strategy conducted in 2012.

The East 11th and 12th Street Development Strategy can be found at this link: http://www.austintexas.gov/sites/default/files/files/Housing/Commercial_Revitalization/Final_11th_12th_Street_Technical_Report_-_March_5.pdf

4. REDEVELOPMENT STRATEGY

The previous version of the URP envisioned East 11th Street as a place for higher-intensity, mixed-use development, where new development can build on the historical strengths of the corridor for the creation of a dynamic entertainment/retail/housing area. This included potential hubs and mixed-use developments for restaurants, nightclubs, clothing stores, antique stores, bookstores, coffeehouses, live-work offices and studios, and other uses.

The East 11th Street corridor has been largely developed since the date of the previous version of the URP adoption, but this URP continues to view this corridor as being appropriate for such developments.

In contrast, East 12th Street was considered to be a more residentially compatible opportunity for neighborhood-based retail, small-scale offices, and housing. Consistency with existing housing was of primary importance, and desired uses and development included professional offices, a laundry, convenience stores, bed and breakfasts, duplexes, and townhomes. The expressed community desire included encouraging as much retail development as possible along East 12th Street.

The East 12th corridor has seen smaller developments since the date of the previous version of the URP adoption, but remains largely undeveloped.

Infrastructure along the East 11th Street corridor has benefited in recent years from City investment in streetscape improvements, utility line burial and water/wastewater line upgrades. The infrastructure along East 12th Street was identified in the 2012 East 11th and 12th Street Development Strategy, Appendix B, as an area in need of improvement for streetscaping, the undergrounding of utilities and upgrades to water/wastewater lines.

5. APPLICABILITY OF NCCD CONTROLS

The previous version of the URP contained several distinct project areas that contained a near lot-by-lot description of development controls, including depictions referred to as “tear sheets” that among other things narrowly described the potential uses of a particular project area or lot. It has been determined that this lot-level of developmental control was far too limiting and confusing and did not encourage development of the URP area. In addition, at the time of the writing of this URP, overlapping developmental controls known as Neighborhood Combining Conservation Districts (NCCDs) are also being modified and updated in consultation with the URA and with local stakeholders. By streamlining the developmental controls under this URP to refer primarily to the NCCDs, the community vision and community input into development will be preserved, while greatly simplifying the process for interested parties to determine what uses and development are permissible throughout the URP area, and for any particular project area or lot.

NCCD’s are zoning overlays that modify uses and site development regulations of a base district located in the NCCD in accordance with a neighborhood plan. In addition, the East 11th and 12th Streets NCCD’s are zoning tools to implement the East 11th and 12th Street Urban Renewal Plan.

There are currently two NCCD’s that contain site development controls that pertain to the URP area the East 11th Street and East 12th Street NCCDs.

This URP adopts, as its site development controls, the site development controls in those NCCDs as they exist on the date of the adoption of the URP. Pursuant to Texas Local Government Code Section 374.014(f), after a city approves an urban renewal plan, the provisions of the plan that relate to the future use of the affected property and the building requirements applicable to the property control with respect to that property, as such, future modifications to the NCCDs (or elimination of the NCCDs) shall not affect this URP unless such modifications are separately adopted as an amendment to the URP. The URP adopts the boundaries of Subdistrict 1 and 2 of the East 11th Street NCCD and the East 12th

Street NCCD as they exist on the date of the adoption of the URP for the purpose of applying land use controls outlined in Part 6.

Additional information regarding the NCCDs is in Appendix B, attached hereto.

6. LAND USE

Permitted, Conditional and Prohibited Uses

A. For properties within the East 12th St NCCD:

- 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. For the uses allowed on properties zoned SF-3, refer to the Land Development Code's Zoning Use Summary Table. The use table in this section does not apply.

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A-B. In this section, unless provided for elsewhere, uses not listed in this table, or not listed in this table as Permitted (P), Permitted with Conditions (PC), Conditional (C) or Prohibited (-), are prohibited.

B-C. Existing uses which are prohibited at the time of the adoption of this URP shall be considered existing non-conforming uses and shall be subject to the City's regulations regarding non-conforming uses. Those uses which are designated as a "save and except" exception in this section shall be considered existing legal conforming uses. The following are the "save and except" 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, 1104 East 11th Street and 1808-1812 East 12th Street. A cocktail lounge use is otherwise prohibited except as an accessory use to a hotel/motel use.
2. A Funeral Service is an allowed use at 1300 E 12th Street and 1410 E 12th Street.
3. A Condominium Residential and/or Townhome is an allowed use at 1001, 1003, 1007, 1009, 1011, 1013, 1015, 1101, 1103 and 1105 East 12th Street.
4. Single-Family Attached Residential, Single-Family Residential, Small Lot Single-Family Residential and Two-Family Residential is an allowed use at 1119 East 11th Street and 903, 904, 905, 1201, 1203, 1205, 1209, 1215, 1219, 1301, 1309, 1310, 1315, 1319, 1416, 1501, 1511, 1514, 1517, 1518, 1521, 1601, 1603, 1611, 1615, 1713, 1803 (A&B) East 12th Street, 1196, 1196 1/2, 1197, 1198 and 1199 San Bernard Street, 1194, 1195 ½, 1196 and 1198 Navasota Street.
5. A Club or Lodge Use is an allowed use at 1017 East 11th Street and 1704 East 12th Street.

6. Hotel/Motel with ground floor bedroom fronting East 12th Street is an allowed use at 810 and 900 East 12th Street.

Uses	11 th St – Subdistrict 1	11 th St– Subdistrict 2	12 th St	Permitted Conditions and Exceptions
COMMERCIAL USES				
Administrative and Business Offices	PC	PC	PC	Not allowed on the ground floor of a building fronting East 11 th and 12 th Street
Art Gallery	P	P	P	
Art Workshop	P	P	P	
Cocktail Lounge	-	-	-	
Food Sales	PC	-	PC	Only allowed on the ground floor of a building fronting East 11 th Street or 12 th Street
General Retail Sales (Convenience)	PC	-	PC	Only allowed on the ground floor of a building fronting East 11 th Street or 12 th Street
Hotel-Motel	PC	-	PC	Bedrooms may not be located on the ground floor of a building fronting East 11 th Street or 12 th Street.
Indoor Entertainment	P	-	P	
Liquor Sales	C	-	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	PC	Not allowed on the ground floor of a building fronting East 11 th Street or 12 th Street
Personal Improvement Services	P	-	P	
Personal Services	P	-	P	
Professional Offices	PC	-	P	Allowed on East 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 but are allowed on East 12 th Street.
Restaurant (Limited)	PC	-	PC	Only allowed on the ground floor of a building fronting East 11 th Street and 12 th Street

Uses	11 th St – Subdistrict 1	11 th St– Subdistrict 2	12 th St	Permitted Conditions and Exceptions
Restaurant (General)	PC	-	PC	Only allowed on the ground floor of a building fronting East 11 th Street and 12 th Street
Special Use Historic	C	C	C	
Theater	PC	PC	P	Not allowed on the ground floor of a building fronting East 11 th Street
RESIDENTIAL USES				
Condominium Residential	PC	PC	PC	Not allowed on the ground floor of a building fronting East 11 th Street or 12 th Street.
Group Residential	C	C	P	
Multi-Family Residential	PC	P	P	Not allowed on the ground floor of a building fronting East 11 th Street.
Retirement Housing (Small Site)	P	P	-	
Townhouse Residential	-	P	PC	Not allowed fronting East 11 th or 12 th Street.
Short-Term Rental (STR's)	PC	PC	-	Type 2, Short-term rental is prohibited.
CIVIC USES				
College & University facilities	C	C	PC	Only allowed on the second floor of a building.
Community Recreation (Private)	C	C	C	
Community Recreation (Public)	C	C	C	
Congregate Living	C	C	C	
Counseling Services	PC	PC	PC	Not allowed on the ground floor of a building on East 11 th Street or 12 th Street.
Cultural Services	P	P	P	
Day Care Services (General)	C	C	C	
Day Care Services (Limited)	P	P	P	
Family Home	P	P	P	
Group Home Class I (General)	P	P	P	
Group Home Class I (Limited)	P	P	P	
Group Home Class II	P	P	P	

Uses	11 th St – Subdistrict 1	11 th St– Subdistrict 2	12 th St	Permitted Conditions and Exceptions
Guidance Services	PC	PC	PC	Not allowed on the ground floor of a building for East 11 th Street or 12 th Street.
Local Utility Services	P	P	P	
Private Primary Educational Services	C	C	C	
Private Secondary Educational Services	C	C	C	
Public Primary Educational Services	P	P	P	
Public Secondary Educational Services	P	P	P	
Religious Assembly	P	P	P	
Safety Services	C	C	C	
Telecommunication Tower	PC	PC	PC	Prohibited unless located on a rooftop.

7. RELOCATION OF PERSONS, BUSINESSES (INCLUDING INDIVIDUALS AND FAMILIES), BUSINESS CONCERNS, AND OTHERS DISPLACED BY THE PROJECT

If the URA receives Federal funds for real estate acquisition and relocation, the URA shall comply with 24 C.F.R. Part 42, implementing the Uniform Relocation and Assistance and Real Property Acquisition Policies Act of 1970, as amended. The URA may also undertake relocation activities for those not entitled to benefit under federal law, as the URA may deem appropriate for which funds are available. Persons leasing property held for redevelopment (i.e., those tenants who commence tenancy after acquisition by the URA) shall not be eligible for relocation benefits. In the event the URA activities directly result in the displacement of families within the Area, the URA shall relocate such displaced families into decent, safe, and sanitary dwelling accommodations without undue hardship to such families as required by law. For any other activity, the URA will comply with the provisions of the Law regarding relocation. The URA reserves the right to extend benefits for relocation to those not otherwise entitled to relocation benefits as provided under the Act or the Law. All relocation activities of the URA will be conducted by the City of Austin.

8. DURATION AND MODIFICATION PROCEDURES OF URBAN RENEWAL PLAN (URP)

- A. Termination of URP. The URP and the controls described in Sections 5 and 6 for the URP area shall expire, and no longer be in force or effect, after September 30, 2028. In 2024, the URP will be evaluated to determine if there is a continued need for the URP and the Urban Renewal Agency.
- B. Amendments to the URP. The URP may be modified at any time in the following manner:
1. The amendment proposal shall be submitted to the designated City staff of the Planning Commission and the Urban Renewal Agency (URA).
 2. The URA shall submit a written recommendation to the City Council.
 3. Planning Commission shall submit a written recommendation to the City Council.
 4. Notice of Public Hearing at Planning Commission on the proposed URP amendment will be mailed to all property owners, renters and registered community organizations within 500 feet affected by the proposed amendment.
 5. Upon receipt of a recommendation from the URA and the Planning Commission, the City Council shall hold a public hearing related to the proposed amendment.
 6. Notice of Public Hearing at Council on the proposed URP amendment shall be published in a newspaper of general circulation three times in advance of the public hearing, in accordance with Chapter 374, Local Government Code.
 7. After the public hearing, the City Council will consider the proposed amendment.

APPENDIX A

AMENDMENTS TO THE URP SINCE ADOPTION

Original Plan Adoption: Ordinance Number: 990114-G, Dec. 17, 1999, Prepared on behalf of the Austin Revitalization Authority by Crane Urban Design Group

Plan Modification #1: Ordinance Number, 010802-089, Aug. 3, 2001

Plan Modification #2: Ordinance Number, 030731-049, July 31, 2003

Plan Modification #3: Ordinance Number, 20050407-060, April 7, 2005

Plan Modification #4: Ordinance Number, 20080228-113, Feb. 28, 2008

Plan Modification #5: Ordinance Number, 20081120-104, Nov. 20, 2008

Plan Modification #6: Ordinance Number, 20120426-125, April 26, 2012

Plan Modification #7: Ordinance Number, 20130214-083, Feb. 14, 2013

Plan Modification #8: Ordinance Number, 20131003-098, Oct. 3, 2013

Plan Modification #9: Ordinance Number, 20131017-074, Oct. 17, 2013

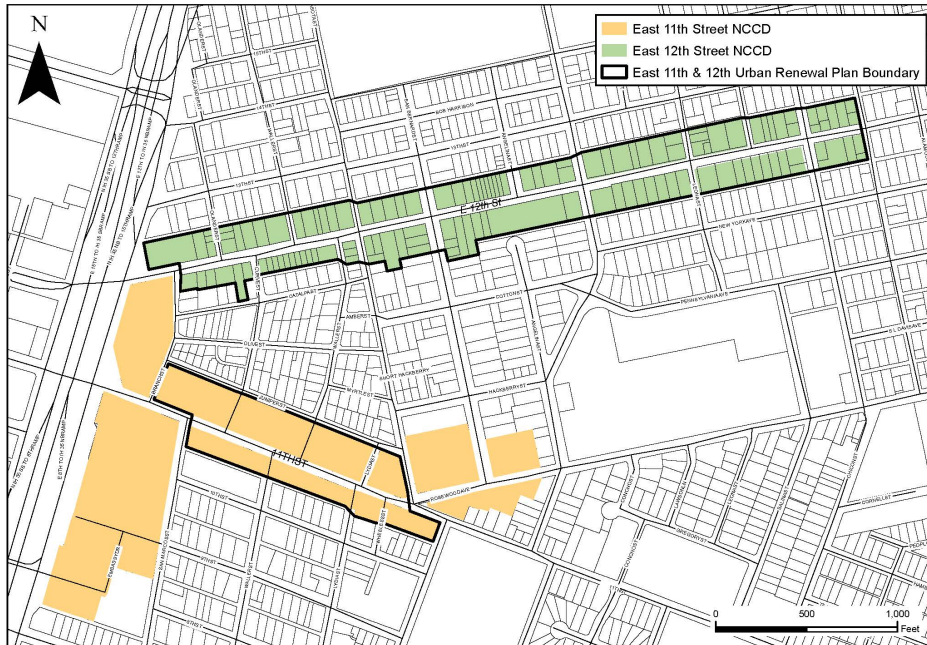
Plan Modification #10: Ordinance Number, 20171109-095, Nov. 9, 2017

Plan Modification #11: Ordinance Number, 20181213-101, Dec. 13, 2018

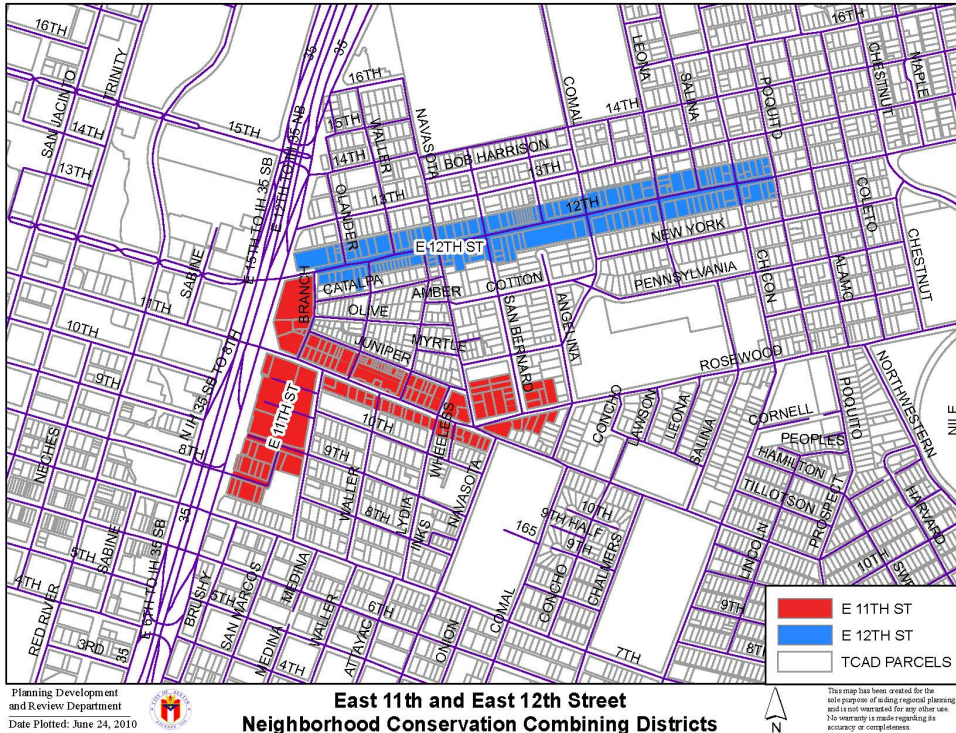
Further information regarding the East 11th and 12th Street Urban Renewal Plan and Amendments, can be found at this link: <http://www.austintexas.gov/departments/urban-renewal-plan>.

APPENDIX B

Overlay of the Urban Renewal Plan area, Neighborhood Conservation Combining Districts (NCCDs)



Boundary Map of Neighborhood Conservation Combining Districts (NCCDs)



East 11th Street NCCD

Original NCCD Adoption: Ordinance Number, 910620-C, June 20, 1991

- Establish Interim Development Controls for Subdistrict 3, Bennett Tract
 - Ordinance Number 000323-20, March 23, 2000
- Extensions for Interim Development Controls, Subdistrict 3, Bennett Tract
 - Ordinance Number, 000518-90, May 18, 2000
 - Ordinance Number, 001012-11, October 12, 2000
 - Ordinance Number, 010118-10, January 18, 2001
 - Ordinance Number, 010322-47, March 22, 2001
 - Ordinance Number, 010503-28, May 3, 2001
 - Ordinance Number, 010524-69, May 24, 2001

Amendment No. 1: Ordinance Number, 010607-23, June 7, 2001
Amendment No. 2: Ordinance Number, 20081211-080, December 11, 2008

See attached Draft East 11th Street NCCD

East 12th Street NCCD

Original NCCD Adoption: Ordinance Number, 20080228-087, February 28, 2008
Amendment No. 1: Ordinance Number, 20081120-101, November 20, 2008
Amendment No. 1: Ordinance Number, 20171109-094, November 9, 2017

See attached Draft East 12th Street NCCD

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. A.~~ 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. B.~~ 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.

C. Use Table for Subdistrict 1 and Subdistrict 2

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

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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.**

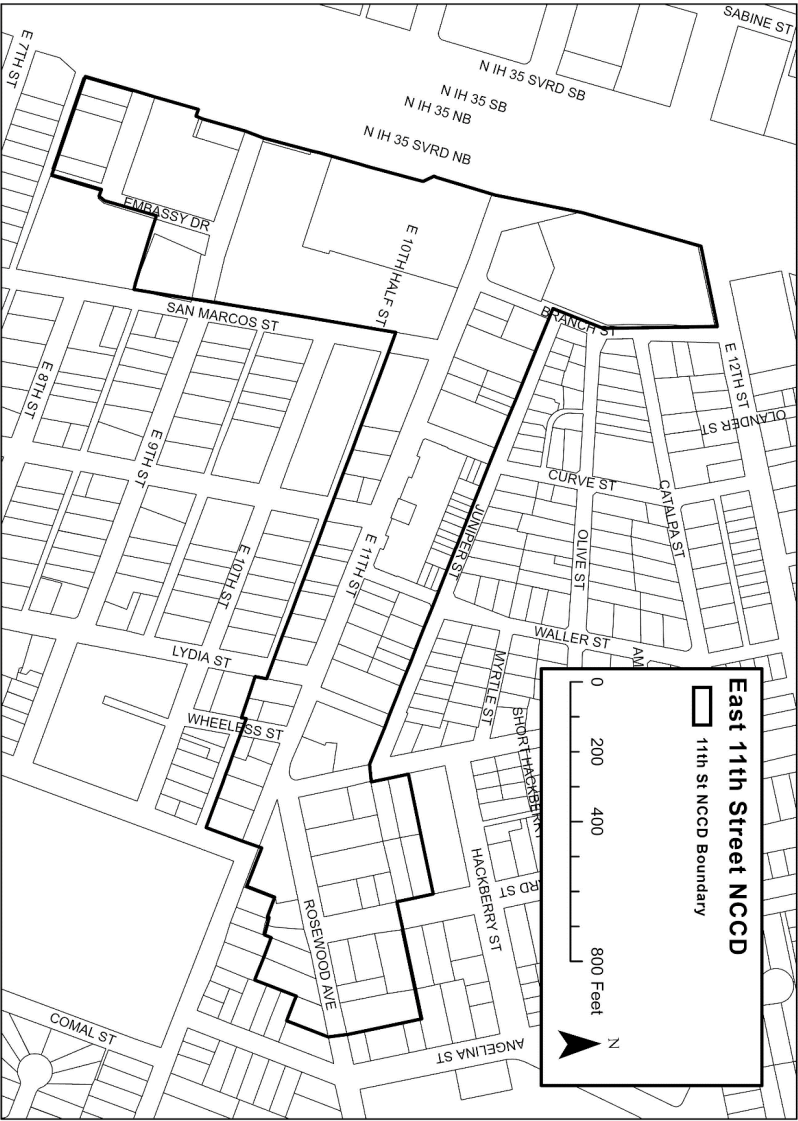
1. The following applies to buildings on Tracts 4 and 7 that exceed a height of 120 feet:
 - a. A building must be oriented so that its dimension is within 30 degrees of a parallel of the north property line.
 - b. The combined width of all the buildings on Tracts 4 and 7 may not exceed 206 feet. The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

Exhibit A: Boundary Map



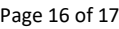


Exhibit C: Subdistrict 3 Tract Map

