



**HOUSING &
PLANNING**

Urban Renewal Plan and Neighborhood Conservation Combining Districts

Planning Commission

April 27, 2021

Agenda

- Urban Renewal Plan
- NCCD Development Standards
- NCCD Land Uses



Urban Renewal Plan

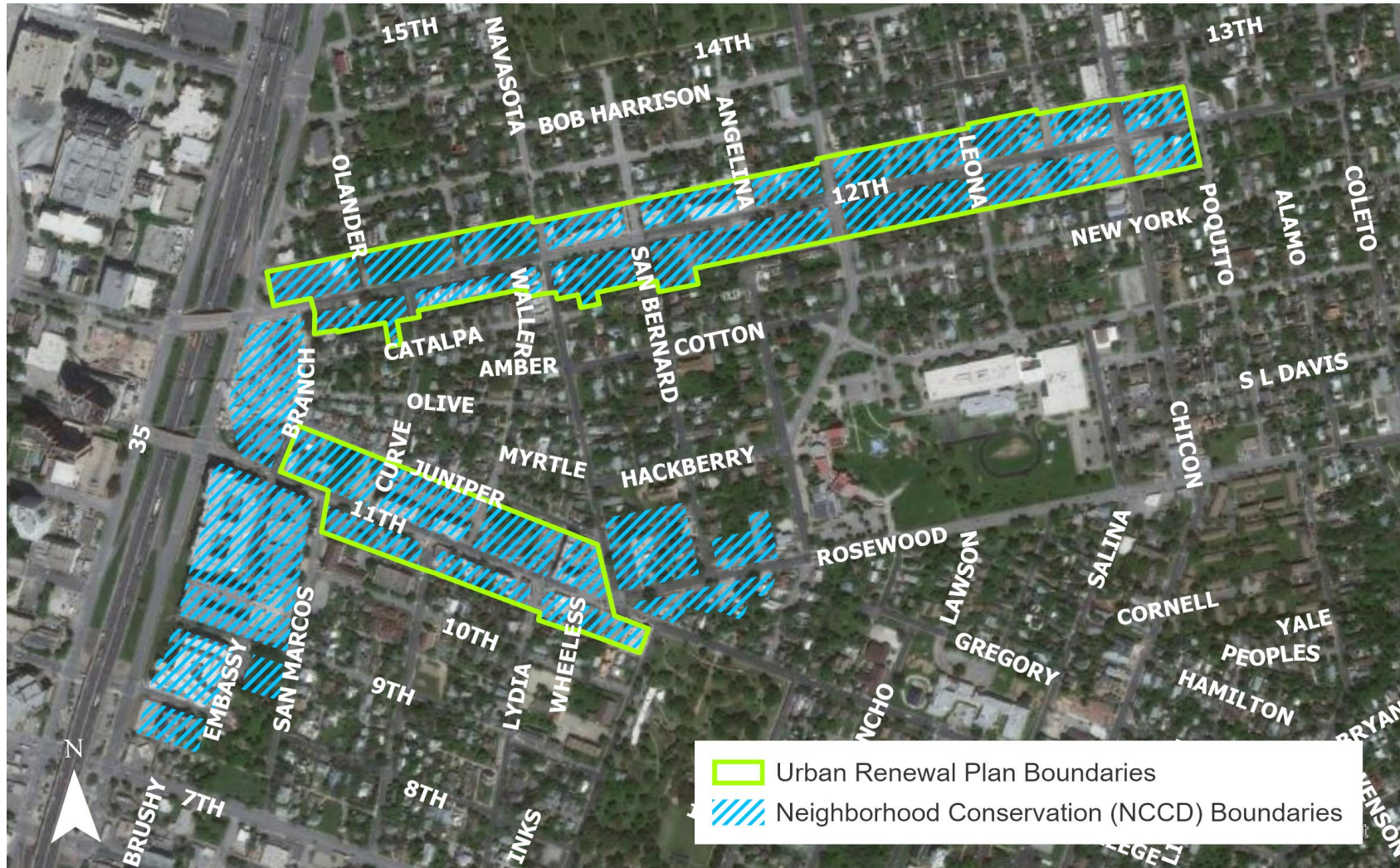


Background

- City Council Adopted the Urban Renewal Plan(URP) for East 11th and 12th Streets in 1990 and it has been modified 11 times
- The East 11th St NCCD was adopted in 1991 and the East 12th St NCCD in 2008
- City Council initiated an update to the East 11th and 12th street NCCDs through Resolution 20200423-039 & 20210127-054
- Urban Renewal Board has been working on changes since late 2018 and made a recommendation earlier this year



Boundaries





Urban Renewal Plan Changes

- Replacing the existing definitions section which largely pertain to land uses with a Land Use section that mirrors the draft NCCDs.
- Update the process to modify the Plan to align with the rezoning process.
- Reorganization of sections that are outdated and adding information about changes to the area since the Plan's adoption in 1999.
- Development standards within the Plan have been moved to the NCCDs



NCCD Development Standards



Development Standards

East 12th St.

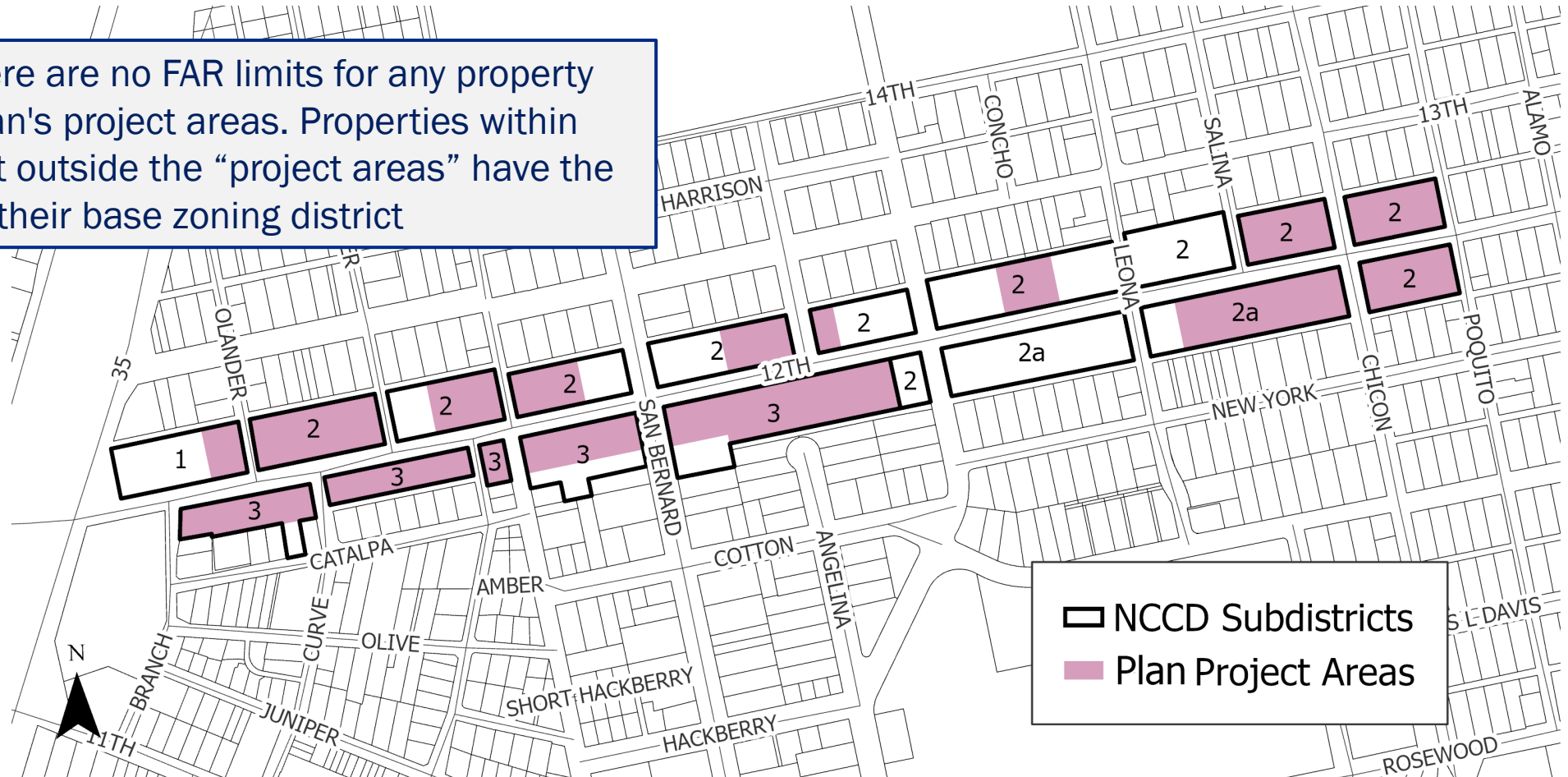
- No proposed change to:
 - Height
 - Impervious cover
 - Setbacks
 - Compatibility



Floor Area Ratio (FAR)

Currently, there are no FAR limits for any property within the Plan's project areas. Properties within the NCCD but outside the “project areas” have the FAR limits of their base zoning district

East 12th St.

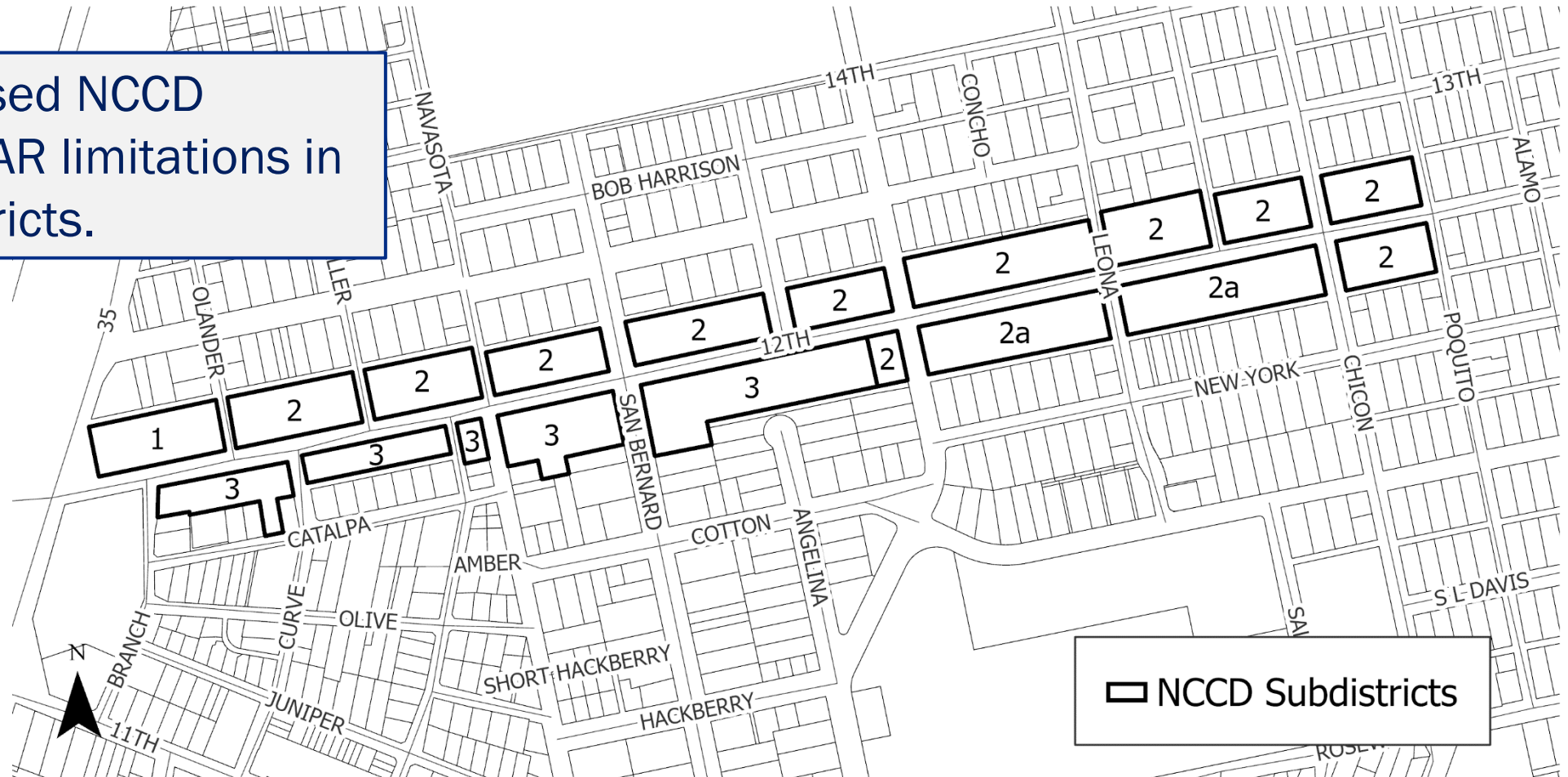




Floor Area Ratio (FAR)

East 12th St.

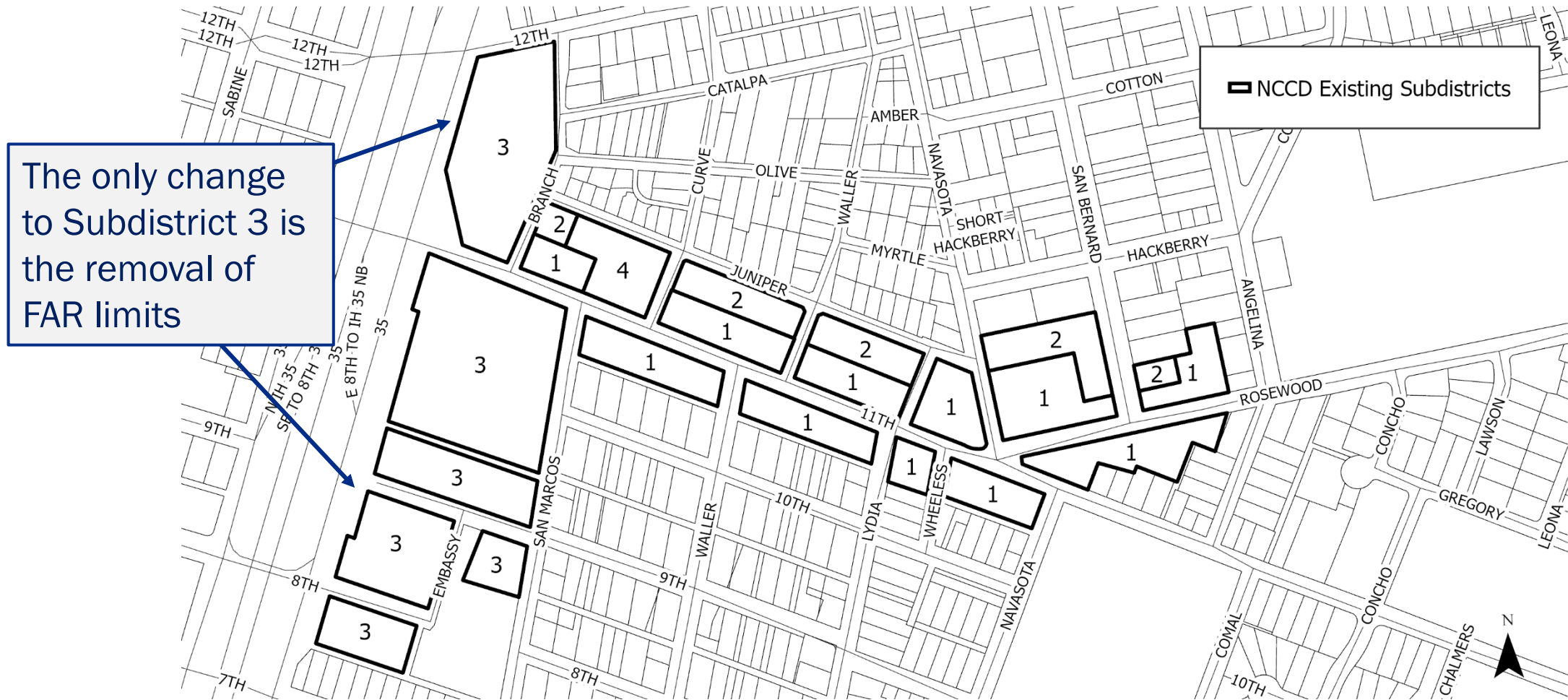
The proposed NCCD removes FAR limitations in all subdistricts.





Existing Regulations

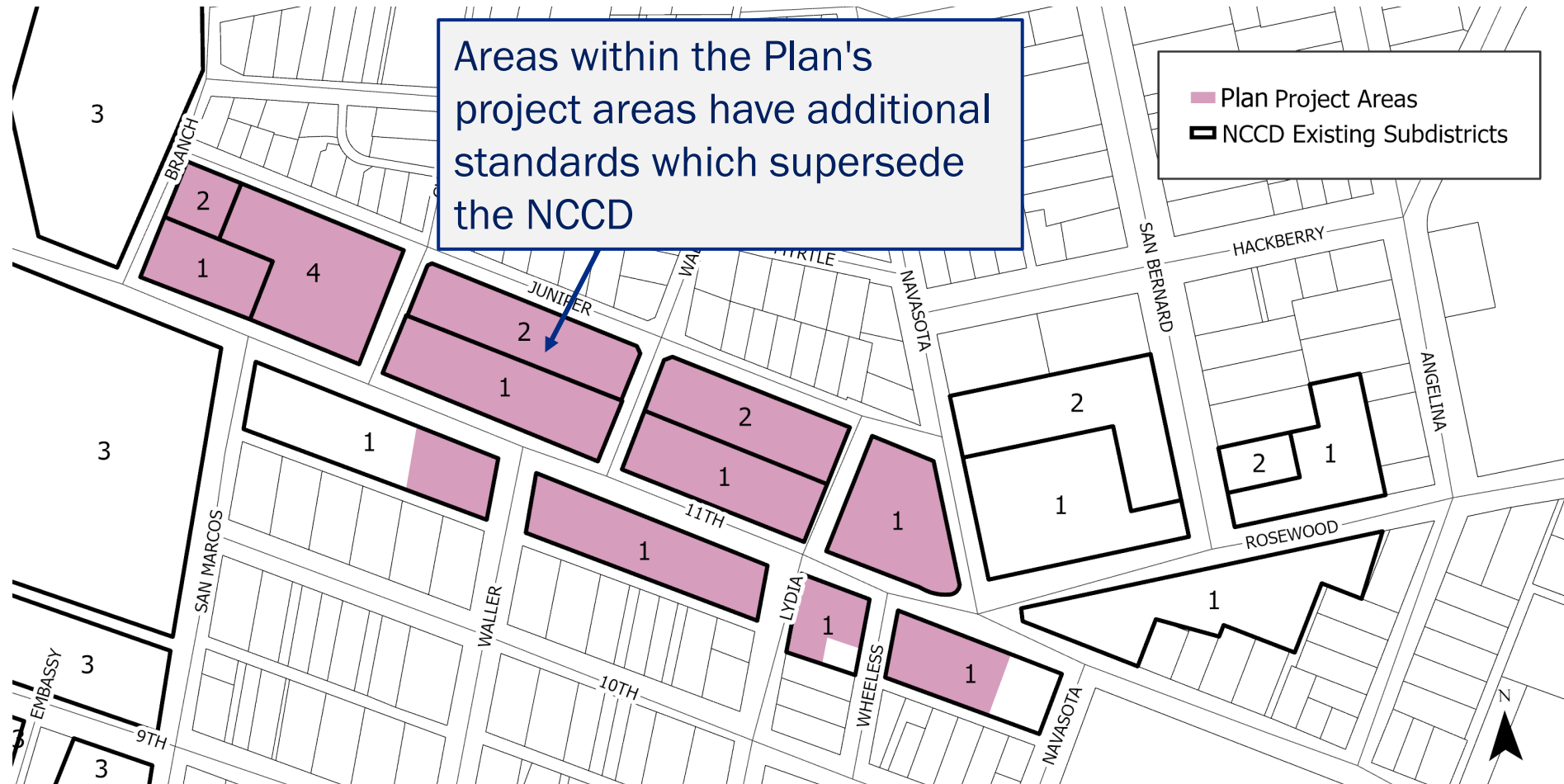
East 11th St.





Existing Regulations

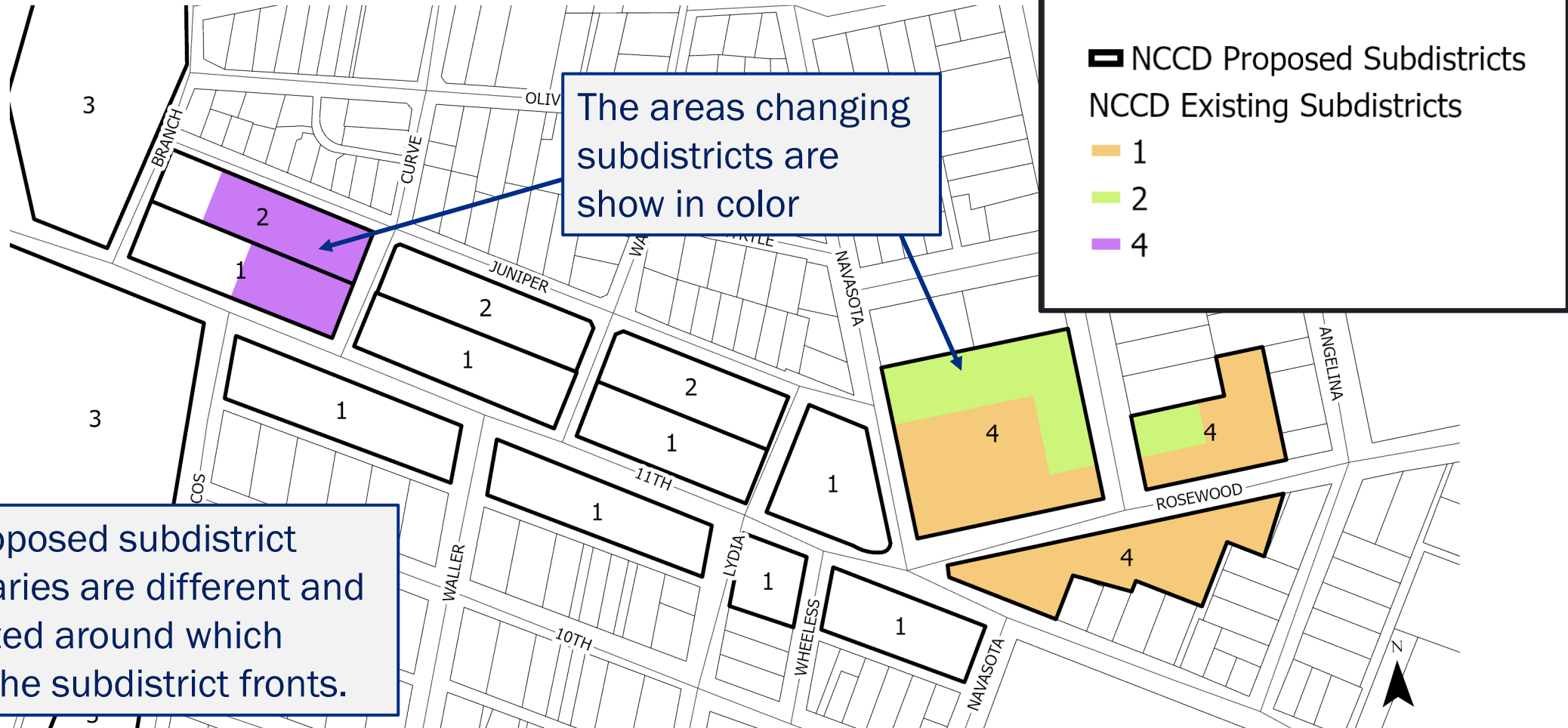
East 11th St.





Proposed Subdistricts

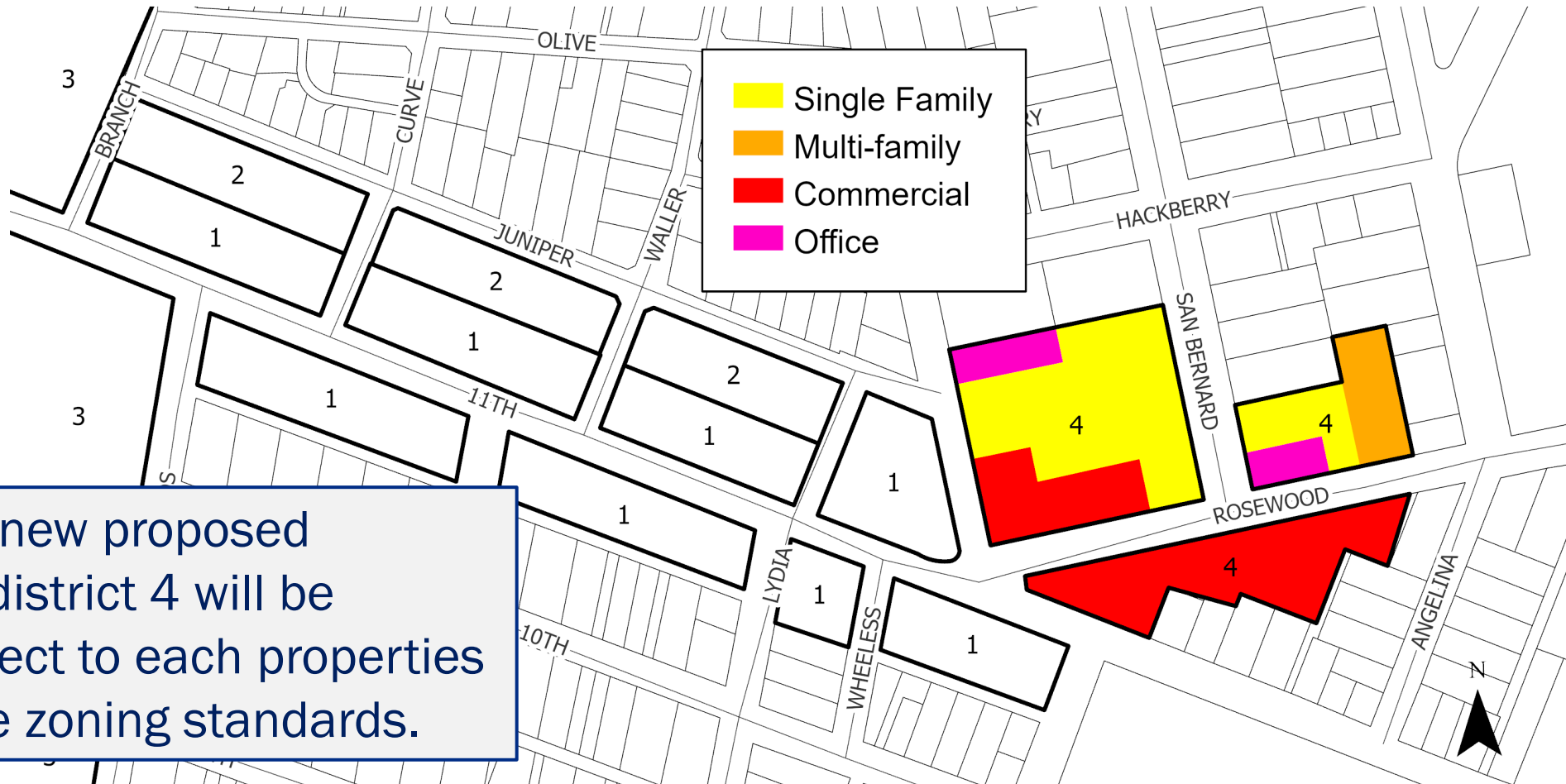
East 11th St.





Subdistrict 4

East 11th St.



The new proposed subdistrict 4 will be subject to each properties base zoning standards.



Staff Recommendation

East 11th St.





Floor Area Ratio (FAR)

East 11th St.

- FAR regulations are found in both the Plan and the NCCD and in some cases different for a single property
- On many properties, the FAR depends on the size or use of the site
- Proposed regulations remove FAR for Subdistricts 1, 2 and 3, allowing the other development standards to control the size of the building
- In Subdistrict 4, base zoning standards will apply (staff recommends properties in proposed subdistrict 4 remain in subdistrict 1 & 2)



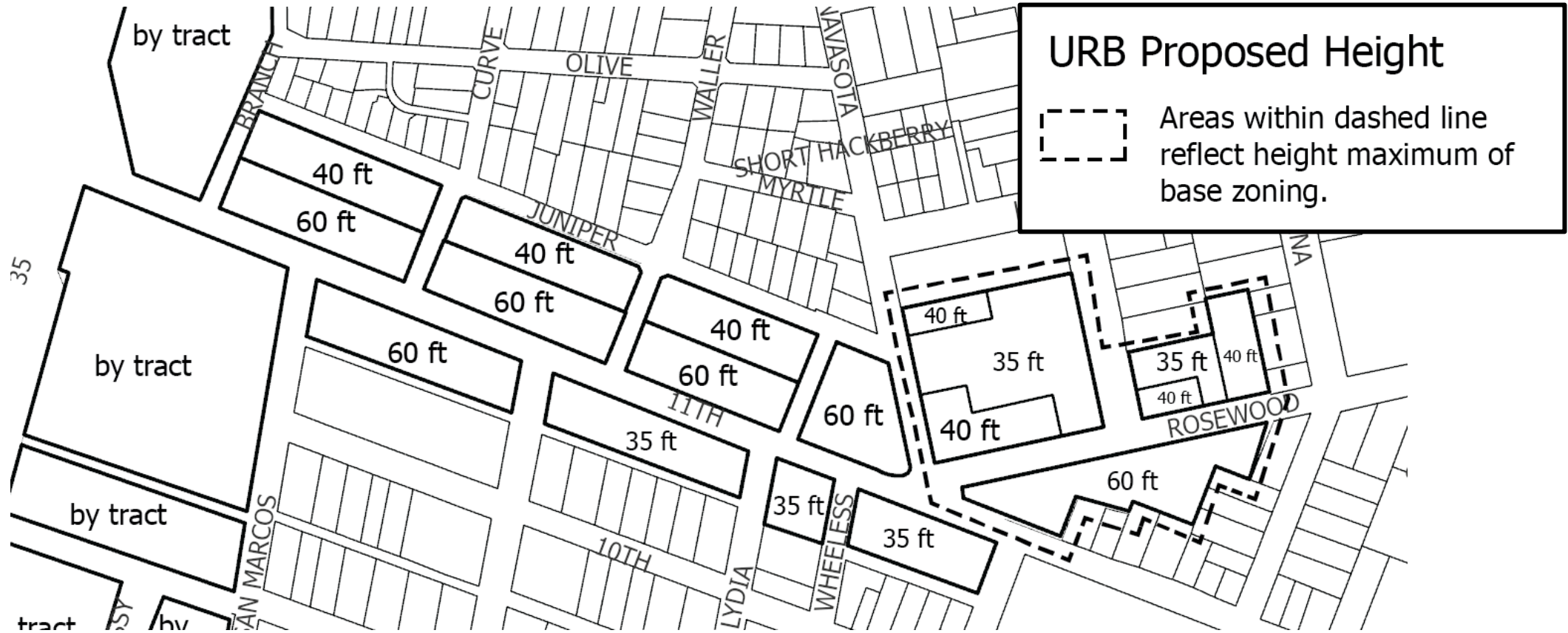
Height – Existing Regulations

East 11th St.





Height – URB Recommendations East 11th St.





Height – Staff Recommendation East 11th St.





Impervious Cover

East 11th St.

Subdistrict	Current Max.	Proposed Max.
1	95% (new construction) 100% (existing)	100%
2	80%	80%
3	varies	varies (no change)
4	NA	Base zoning

Staff recommends properties in proposed Subdistrict 4 remain in Subdistrict 1 & 2.



Compatibility

East 11th St.

- The current NCCD waives general compatibility standards in lieu of specific standards
- The propose NCCD waives compatibility standards that affect height because those standards have been applied contextually
- General standards from the land development code related to noise, lighting and placement of parking, trash, and mechanical equipment apply



NCCD Land Uses



Permitted, Permitted w/Conditions, Conditional

Uses listed in the draft URP and NCCDs are the only ones possible—if it is not listed it is not allowed

- Permitted: Allowed without any restrictions
- Permitted with Conditions: Allowed with specific restrictions (e.g., not allowed on a ground floor or only allowed on the ground floor)
- Conditional: Allowed only after Planning Commission approval



East 12th Street NCCD

Smaller-scaled
neighborhood mixed
use district with offices,
shops, and residential





East 11th Street NCCD

Subdistrict 1:

Active commercial
uses on ground floor;
Less active uses on
upper floors





East 11th Street NCCD

Subdistrict 2:
Mostly residential
(townhouses,
apartments, etc.),
medical offices, day
cares





East 11th Street NCCD

Subdistrict 3:

Uses remain
unchanged from
previous ordinances





East 11th Street NCCD

Subdistrict 4:

Mix of single-family
and small businesses;
includes Rosewood
Avenue and Navasota
and St. Bernard
Streets





Uses Unique to Specific Addresses

Intended to accommodate existing uses/businesses

East 12th Street Examples

- Funeral Services (1330 & 1410 E. 12th)
- Club or Lodge (1704 E. 12th)
- Cocktail Lounge (1808-1812 E. 12th)

East 11th Street Examples

- Club or Lodge (1017 E. 11th)
- Cocktail Lounge (1104 & 1133 E. 11th)
- Single-family (1119 E. 11th)



Staff Use Recommendations for SD 1

Allow all the Subdistrict I uses along Rosewood Avenue without any of the specific conditions that apply to East 11th Street.

Example Conditions

- Only allowed on a ground floor of a building fronting E. 11th Street.
- Not allowed on a ground floor of a building fronting E. 11th Street.



Questions