

## 11th Street - Subdistrict 1

P = Permitted, PC = Permitted with Conditions, C = Conditional, — = Prohibited

Use	Existing Regulations*	Proposed Regulations	Conditions and Exceptions
Residential			
Condominium Residential	P	PC	Existing: no street level units  Proposed: Not allowed on a ground floor of a building fronting E 11th Street
Group Residential	—	C	
Multifamily Residential	P	PC	Existing: 18 to 27 units per acre, no street level units  Proposed: Not allowed on a ground floor of a building on E 11th Street
Retirement Housing (Small Site)	—	P	
Townhouse Residential	P	—	Existing: no street level units
Short-Term Rental	—	PC	Proposed: Type 2 Short-term rental is prohibited
Civic			
College & University Facilities	C	C	Proposed: Not allowed on a ground floor of a building
Club or Lodge	P	—	
Community Recreation (Private)	C	C	
Community Recreation (Public)	C	C	
Communication Service Facilities	C	—	
Congregate Living	—	C	
Counseling Services	—	PC	Proposed: Not allowed on a Ground floor of a building on E 11th Street.
Cultural Services	P	P	
Day Care Services (Commercial)	C	—	
Day Care Services (General)	C	C	
Day Care Services (Limited)	C	P	
Family Home	—	P	
Group Home Class I (General)	—	P	
Group Home Class I (Limited)	—	P	
Group Home Class II	—	P	
Guidance Services	P	P	
Hospital Services (Limited)	P	—	
Local Utility Services	P	P	
Community Parking Facilities	P	Not the LCD	
Safety Services	P	C	
Private Primary Educational Services	C	C	

Private Secondary Educational Services	C	C	
Public Primary Educational Services	C	P	
Public Secondary Educational Services	C	P	
Religious Assembly	P	P	
Safety Services	P	C	
Telecommunication Tower	—	PC	Proposed: Prohibited unless located on a rooftop
Commercial			
Administrative and Business Offices	P	PC	Proposed: Not allowed on a ground floor of a building fronting E 11th Street
Arts and Crafts Studio (Limited)	P	Not the LCD	
Arts and Crafts Studio (General)	P	Not the LCD	
Art Gallery	—	P	
Art Workshop	—	P	
Automotive Rental	C	—	
Automotive Sales	C	—	
Automotive Washing	C	—	
Building Maintenance Services	C	—	
Business or Trade School	C	—	
Business Support Services	P	—	
Cocktail Lounge	C	—	
Commercial Off-Street Parking	P	—	
Communications Services	P	—	
Consumer Convenience Services	P	—	
Consumer Repair Services	P	—	
Financial Services	P	—	Existing: no drive-thru
Food Sales	P	PC	Proposed: Only allowed on a ground floor of a building fronting E 11th Street
Funeral Services	P	—	Proposed: Only allowed on a ground floor of a building fronting E 11th Street
General Retail Sales (Convenience)	P	PC	Proposed: Only allowed on a ground floor of a building fronting E 11th Street
General Retail Sales (General)	P	—	
Hotel-Motel	—	PC	Proposed: Bedroom may not be located on a ground floor of a building fronting E 11th Street
Indoor Sports and Recreation	P	—	
Indoor Entertainment	P	P	
Laundry Services	P	—	

Liquor Sales	P	C	Proposed: Limited to 3,000 square feet of gross floor area
Medical Offices	P	PC	Proposed: Not allowed on a ground floor of a building fronting E 11th Street, not exceeding 5,000 sq./ft of gross floor space
Outdoor Sports and Recreation	P	—	
Personal Improvement Services	P	P	
Personal Services	P	P	
Pet Services	P	—	
Professional Offices	P	PC	Proposed: Allowed on E 11th 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.
Research Services	P	—	
Restaurant (fast food)	P	Not in LDC	Existing: no drive-thru
Restaurant (limited)	P	PC	Proposed: Only allowed on a ground floor of a building fronting E 11th Street
Restaurant (general)	P	PC	Proposed: Only allowed on a ground floor of a building fronting E 11th Street
Service Station	P	—	
Special Use Historic	—	C	
Theater	—	PC	
Transportation Terminals	C	—	

\* Additional use restriction in the Urban Renewal Plan will affect some properties.

## 11th Street - Subdistrict 2

P = Permitted, PC = Permitted with Conditions, C = Conditional, — = Prohibited

Use	Existing Regulations*	Proposed Regulations	Conditions and Exceptions
Residential			
Condominium Residential	P	P	
Duplex Residential	P	—	
Group Residential	—	C	
Multifamily Residential	P	P	Existing: 18 to 27 units per acre
Retirement Housing (Small Site)	—	P	
Townhouse Residential	P	P	
Two-Family Residential	P	—	
Single-Family Residential	P	—	
Short-Term Rental	—	PC	Proposed: Type 2 Short-term rental is prohibited
Civic			
College & University Facilities	C	C	
Club or Lodge	P	—	
Community Parking Facilities	P	Not in LDC	
Community Recreation (Private)	C	C	
Community Recreation (Public)	C	C	
Communication Service Facilities	C	—	
Congregate Living	—	C	
Counseling Services	—	P	
Cultural Services	P	P	
Day Care Services (Commercial)	P	NA	
Day Care Services (General)	P	C	
Day Care Services (Limited)	P	P	
Family Home	P	P	
Group Home Class I (General)	—	P	
Group Home Class I (Limited)	—	P	
Group Home Class II	—	P	
Employee Parking	C	Not in LDC	
Hospital Services	C	—	
Guidance Services	P	P	
Local Utility Services	—	P	
Private Primary Educational Services	C	C	
Private Secondary Educational Services	C	C	
Public Primary Educational Services	C	P	
Public Secondary Educational Services	C	P	
Religious Assembly	P	P	
Safety Services	P	C	
Telecommunication Tower	—	PC	Proposed: Prohibited unless located on a rooftop
Commercial			

Administrative and Business Offices	P	P	
Arts and Crafts Studio (Limited)	P	Not the LCD	
Art Gallery	—	P	
Art Workshop	—	P	
Business Support Services	P	—	
Commercial Off-Street Parking	P	NA	
Medical Offices	P	P	Proposed: not exceeding 5,000 sq./ft of gross floor space
Personal Improvement Services	P	—	
Personal Services	P	—	
Professional Office	P	—	
Special Use Historic	—	C	
Theater	—	P	

\* Additional use restriction in the Urban Renewal Plan will affect some properties.

In the existing East 12th St NCCD, uses allowed through a property’s base zoning and additional uses are prohibited by the NCCD. In the proposed NCCD, a use is allowed on a specific property if it’s in the list of uses within the NCCD and allowed through the property’s base zoning. For properties zoned SF-3, only the base zoning uses apply.

The table below shows the changes to use allowances for a property with a CS-MU base zoning which consists of 61% of the NCCD. This is the most permissive zoning on the corridor except for a few properties zoned CS-1.

Example for Properties with CS-MU Base Zoning			
P = Permitted, PC = Permitted with Conditions, C = Conditional, — = Prohibited			
Uses	Existing NCCD Regulations*	Proposed NCCD Regulations	Conditions and Exceptions
Residential			
Bed and Breakfast Residential (Group 1)	P	—	
Bed and Breakfast Residential (Group 2)	P	—	
Condominium Residential	P	PC	Proposed: Not allowed on the ground floor of a building fronting East 12th Street.
Duplex Residential	P	—	
Group Residential	P	P	
Multifamily Residential	P	P	
Single-Family Residential	P	—	
Small-Lot Single-Family Residential	P	—	
Townhouse Residential	P	PC	Proposed: Not allowed fronting East 12th Street.
Two-Family Residential	P	—	
Short Term Rental	P	—	
Civic			
Club or Lodge	C	—	
College and University Facilities	P	PC	Proposed: Only allowed on the second floor of a building.
Communication Service Facilities	P	—	
Community Events	P	—	
Community Recreation (Private)	P	C	
Community Recreation (Public)	P	C	
Congregate Living	P	C	
Counseling Services	P	PC	Proposed: Not allowed on the ground floor of a building on East 12th Street.
Cultural Services	P	P	
Day Care Services (Commercial)	P	—	
Day Care Services (General)	P	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	P	PC	Proposed: Not allowed on the ground floor of a building on East 12th Street.
Hospital Service (Limited)	P	—	
Hospital Services (General)	C	—	
Local Utility Services	P	P	
Maintenance and Service Facilities Private	P	—	
Private Primary Educational Services	P	C	
Private Secondary Educational Services	P	C	
Public Primary Educational Services	P	P	
Public Secondary Educational Services	P	P	
Religious Assembly	P	P	
Residential Treatment	P	—	
Safety Services	P	C	
Telecommunication Tower	C	PC	Existing: prohibited if sited on the ground Proposed: Prohibited unless located on a rooftop.
Transitional Housing	C	—	
Transportation Terminal	C	—	
Commercial			
Administrative and Business Offices	P	PC	Proposed: Not allowed on the ground floor of a building fronting East 12th Street.
Agricultural Sales and Services	P	—	
Alternative Financial Services	P		
Art Gallery	P	P	
Art Workshop	P	P	
Building Maintenance Services	P	—	
Business or Trade School	P	—	
Business Support Services	P	—	
Commercial Off-Street Parking	P	—	
Communications Services	P	—	
Construction Sales and Services	P	—	
Consumer Convenience Services	P	—	
Consumer Repair Services	P	—	
Electronic Prototype Assembly	P	—	
Electronic Testing	P	—	

Food Preparation	P	—	
Food Sales	P	PC	Proposed: Only allowed on the ground floor of a building fronting East 12th Street.
Funeral Services	P	—	
Financial Services	P	—	
General Retail Sales (Convenience)	P	PC	Proposed: Only allowed on the ground floor of a building fronting East 12th Street.
General Retail Sales (General)	P	—	
Hotel-Motel	P	PC	Proposed: Bedroom may not be located on the ground floor of a building fronting East 12th Street.
Indoor Entertainment	P	P	
Indoor Sports and Recreation	P	—	
Medical Offices—not exceeding 5,000 sq/ft of gross floor space	P	PC	Proposed: Not allowed on the ground floor of a building fronting East 12th Street.
Medical Offices—exceeding 5,000 sq/ft of gross floor space	P	—	
Monument Retail Sales	P	—	
Off-Site Accessory Parking	P	—	
Pedicab Storage and Dispatch	P		
Personal Improvement Services	P	P	
Personal Services	P	P	
Pet Services	P	—	
Plant Nursery	P	—	
Printing and Publishing Services	P	—	
Professional Office	P	P	
Research Services	P	—	
Restaurant (Limited)	P	PC	Existing : Drive-through services prohibited  Proposed: Only allowed on the ground floor of a building fronting East 12th Street.
Restaurant (General)	P	PC	Existing : Drive-through services prohibited  Proposed: Only allowed on the ground floor of a building fronting East 12th Street.
Software Development	P	—	
Theater	P	P	
Industrial Uses			
Custom Manufacturing	P	—	



Limited Warehousing and Distribution	P	—	
Agricultural Uses			
Community Garden	P	—	
Indoor Crop Production	P		
Urban farm	P	—	

\* Additional use restriction in the Urban Renewal Plan will affect some properties.

## Save and Except Uses

Below are the sections from the proposed NCCDs that outline exceptions to the use tables for specific addresses. Highlighted text shows the status of the use under current regulations.

### East 11<sup>th</sup> Street NCCD

1. A Cocktail Lounge **(conditional)** 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 **(permitted)** 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 **(nonconforming)** is allowed use at 1107, 1119 E 11th Street; 809 E 9th Street; 1008, 1009 Wheelless Street.

### East 12<sup>th</sup> Street NCCD

1. A Cocktail Lounge **(conditional only at the listed addresses)** is a permitted use limited to the ground floor of a building located at 1808-1812 East 12<sup>th</sup> Street. A cocktail lounge use is otherwise prohibited except as an accessory use to a hotel/motel use.
2. A Funeral Service **(permitted)** is a permitted use at 1300 East 12<sup>th</sup> Street and 1410 East 12<sup>th</sup> Street.
3. A Condominium Residential **(permitted)** and/or Townhouse **(permitted without conditions)** is a permitted use at 1001, 1003, 1007, 1009, 1011, 1013, 1015, 1101, 1103 and 1105 East 12<sup>th</sup> Street.
4. Single-Family Attached Residential **(permitted)**, Single-Family Residential **(permitted)**, Small Lot Single-Family Residential **(permitted except in SF-3)** and Two-Family Residential **(permitted)** are permitted uses at 903, 905, 1115, 1201, , 1205, 1209, 1215, 1219, 1301, 1308, ,1315, 1319, 1416, 1501, 1511, , 1517, 1518, 1521, 1601, 1603, 1611, 1615, 1713, 1803 (A&B) East 12<sup>th</sup> Street; 1203, 1205 Olander Street; 1150, 1152, 1153, 1158, 1160, 1196, 1196 ½, 1197, 1198 and 1199 San Bernard Street; 1157, 1159, 1194, 1195 ½, 1196 and 1198 Navasota Street; 912 Catalpa Street; 1192 ½ Poquito Street; 1203, 1204, 1205 Leona Street.
5. A Club or Lodge **(conditional)** is a permitted use at 1704 East 12<sup>th</sup> Street
6. Hotel/Motel with ground floor bedroom fronting **(permitted with no conditions)** East 12th Street is a permitted use at 810 and 900 East 12<sup>th</sup> Street.