

ORDINANCE NO. 20220728-163

AN ORDINANCE AMENDING ORDINANCE NO. 910620-C TO MODIFY SUBDISTRICT USE AND DEVELOPMENT REGULATIONS FOR THE EAST 11TH STREET NEIGHBORHOOD CONSERVATION COMBINING DISTRICT (NCCD); AND REZONING AND CHANGING THE ZONING MAP 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.

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

PART 1. Ordinance No. 910620-C (the “Original NCCD Ordinance”) established the East 11th Street neighborhood conservation combining district (the “East 11th Street NCCD”) for the area generally from IH-35 eastward along the 11th Street corridor to Angelina Street and an area along IH-35 from East 12th Street to 7th Street. This ordinance amends the Original NCCD Ordinance.

PART 2. The Original NCCD Ordinance established three subdistricts within the East 11th Street NCCD that were identified on Attachment 13 in the Original NCCD Ordinance. The Original NCCD Ordinance has been amended from time to time for certain properties within the NCCD, including Ordinance No. 20081211-080 that established a fourth subdistrict (Subdistrict 4). This ordinance removes Subdistrict 4 and reclassifies the properties as part of Subdistrict 1.

PART 3. The zoning map established by Section 25-2-191 of the City Code is amended to amend the East 11th Street NCCD, identified in the attached **Exhibit "A"** incorporated into this ordinance, to modify use and development regulations within the East 11th Street NCCD on the property described in Zoning Case No. C14-2021-0033, on file at the Planning and Zoning Department, as follows:

Approximately 28 acres of land 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 (collectively the “Property”).

PART 4. The East 11st Street NCCD includes three subdistricts, identified in the attached **Exhibit “B”** incorporated into this ordinance, that are located 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; and sites generally oriented toward 1200 and 1300 blocks of Rosewood Avenue but excluding 1326 and 1319 Rosewood Avenue, commonly known as those addresses listed for Subdistrict 1 in Part 5 of this ordinance;
- (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; and sites on 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, commonly as those addresses listed for Subdistrict 2 in Part 5 of this ordinance; and
- (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, commonly known as those addresses listed for Subdistrict 3 in Part 5 of this ordinance, with Tracts 1 through 12 described as follows:

	Legal Descriptions	
Tract No.		
1	Described as a 2.0902 acre tract of land out of Outlot 55, Division B, Original City of Austin, Travis County, in Ordinance No. 20080508-084	
2	Described as a 0.748 acre tract of land out of Outlot 55, Division B, Original City of Austin, Travis County in Ordinance No. 20080508-085	
3	Described as 0.668 acre of land out of Outlot 55, Division B, Original City of Austin	
4	North 100 ft. & east 41 ft of Lot 4; north 100 ft of Lots 5-7; north 100 ft & west 32ft of Lot 8; west 32 ft of Lot 13; Lots 14-17 Outlot 1, Division B Fred Carleton Subdivision Plus Partial Street Vacation of East 10 1/2 Streets	
5	Lots 11, 12, & east 32 ft of Lot 13 Fred Carleton Subdivision Plus Partial Street Vacation of East 10 1/2 Streets	
6	East 32 ft of Lot 8; Lots 9 & 10 Outlot 1, Division B Fred Carleton Subdivision Plus Partial Street Vacations of East 10th and 10 1/2 Streets	

7	South 100 ft. & east 41 ft of Lot 4; south 100 ft of Lots 5-7; south 100 ft & west 32 ft of Lot 8 Outlot 1, Division B Fred Carleton Subdivision Plus Partial Street Vacation of East 10 th Street	Lots 10-13 Outlot 1, Division B Burchard's Subdivision Plus Partial Alley between Lots 10-13 of the Burchard's Subdivision and Lots 4-8 of the Fred Carleton Subdivision (between E. 9 th and E. 10 th Streets) & Street Vacation of East 10 th Street
8	Lots 1 less south 8 ft; Lot 2 less south 3 ft; Lot 3, Outlot 1, Division B Burchard's Subdivision Plus Partial Alley Vacation between Lots 1 less south 8 ft; Lot 2 less south 3 ft; Lot 3 of the Burchard's Subdivision and Lots 14-16 of the Burchard's Subdivision (between E. 9 th and E. 10 th Streets)	Lots 14-16 Outlot 1, Division B Burchard's Subdivision Plus Partial Alley between Lots 1 less south 8 ft; Lot 2 less south 3 ft; Lot 3 of the Burchard's Subdivision and Lots 14-16 of the Burchard's Subdivision (between E. 9 th and E. 10 th Streets) & Street Vacation of East 10 th Street
9	Lots 4-7 Burchard's Subdivision Plus Partial Alley Vacation between Lots 4-7 and Lots 10-13 of the Burchard's Subdivision	
10	Lots 8-13; & Lots 18-21, Outlot 1, Division B Robertson S & LM South Part Plus Partial Alley Vacation between Lots 8-13 and East 23 feet of Lot 16 & Lots 17-21 of the Robertson S & LM South Part	

11	NE 145 x 158 feet Outlot 1, Division B	
12	Lots 2, 3, 4, 5, 6 & 7, Outlot 1, Division B Robertson S & LM South Part	

and more particularly described on the map attached as **Exhibit “C”** incorporated into this ordinance.

PART 5. Property Table. The zoning districts for the properties described in Part 3 and Part 4 of this ordinance are more particularly described and identified in this table.

SUBDISTRICT 1- ADDRESS	CURRENT ZONING
900, 904 E 11 TH Street	CS-NCCD-NP
908 and 912 E 11 th Street	CS-H-NCCD-NP/CS-NCCD-NP/MF-3-NCCD-NP/SF-3-NCCD-NP
916, 920, 924, 926, and 928 E 11 TH Street	CS-NCCD-NP/ SF-3-NCCD-NP
913 and 915 Juniper Street (front half facing E 11th Street)	CS-NCCD-NP/ SF-3-NCCD-NP
1011 San Marcos Street	CS-1-NCCD-NP/CS-NCCD-NP
1005 E 11 TH Street	CS-1-NCCD-NP/ CS-NCCD-NP
1009, 1011, 1013, 1017, E 11 TH Street	CS-NCCD-NP
1000, 1002 E 11 TH Street; 1103 and 1125 Curve Street; and 1150 Waller Street	CS-1-NCCD-NP
1006, 1008 E 11 TH Street	SF-3-NCCD-NP
1010 E 11 TH Street	CS-1-H-NCCD-NP
1012, 1014, 1020 ½, and 1050 E 11 TH Street	CS-1-NCCD-NP/ CS-NCCD-NP
1101 and 1103 E 11 TH Street	CS-1-H-NCCD-NP
1107, 1115 and 1117 E 11 TH Street	CS-1-NCCD-NP
1119 E 11 TH Street	CS-1-H-NCCD-NP

1123, 1129, 1131, and 1133 E 11 TH Street; and 1010 Lydia Street	CS-1-NCCD-NP
1100 E 11 TH Street	CS-1-NCCD-NP
1102 and 1104 E 11 TH Street	GO-H-CO-NCCD-NP
1106, 1110, 1112, 1114, 1124 E 11 TH Street	CS-1-H-NCCD-NP/CS-1-NCCD-NP
1008 Wheelless Street	SF-3-NCCD-NP
1200, 1206 E 11 TH Street; 1155 Lydia Street; 1104 and 1106 Navasota Street	CS-1-NCCD-NP/SF-3-NCCD-NP
1208 E 11 TH Street	CS-1-NCCD-NP
1009 Wheelless Street	SF-3-NCCD-NP
1205, 1207 E 11 TH Street	CS-1-NCCD-NP
1209 E 11 TH Street	CS-1-H-NCCD-NP
1211 E 11 TH Street	CS-1-NCCD-NP
1209 Rosewood Avenue	CS-1-H-NCCD-NP
1219 Rosewood Avenue	CS-1-H-NCCD-NP/CS-1-NCCD-NP
1309 Rosewood Avenue	CS-NCCD-NP
1317 Rosewood Avenue	GR-NCCD-NP
1151 San Bernard Street; and 1304, 1306, and 1308 Rosewood Avenue	LO-NCCD-NP
1150 San Bernard Street	SF-2- NCCD-NP
1101 Navasota Street	LR-NCCD
1105 Navasota Street	SF-3-NCCD-NP
1210 Rosewood Avenue	LO-NCCD-NP/SF-3-NCCD-NP
1223 and 1231 Rosewood Avenue	CS-NCCD-NP
1305, 1309, 1311, and 1313 Rosewood Avenue	CS-NCCD-NP
1317 Rosewood Avenue	GR-NCCD-NP
SUBDISTRICT 2- ADDRESS	CURRENT ZONING
901 Juniper Street	GR-MU-CO-NCCD-NP

907 Juniper Street	SF-3-NCCD-NP
905, 907, 911, 913 Juniper Street (back half fronting Juniper Street)	SF-3-NCCD-NP
1155, 1157, and 1159 Curve Street/1001, 1003 1005, 1007, 1009, 1011, 1013, 1015, 1017, 1019, 1021, and 1023 Juniper Street/1154, 1156, and 1158 Waller Street	SF-3-NCCD-NP
1159 Waller Street/1103 Juniper Street	GO-CO-NCCD-NP
1105, 1107, and 1109 Juniper Street	SF-3-NCCD-NP
1154 Lydia Street	CS-1-H-NCCD-NP/CS-1-NCCD-NP
1157 Navasota Street	SF-3-NCCD-NP
1159 Navasota Street	LO-NCCD-NP
1152 San Bernard Street	SF-3-NCCD-NP
1154 San Bernard Street	SF-3-NCCD-NP
1158 San Bernard Street	SF-3-NCCD-NP
1160 San Bernard Street	SF-3-H-NCCD-NP
1153 San Bernard Street	SF-3-NCCD-NP
1157 San Bernard Street	SF-3-H-NP

SUBDISTRICT 3

TRACT	SUBDISTRICT 3- ADDRESS	CURRENT ZONING
1	1109 N IH-35 Service Road NB	CS-NCCD-NP
2	1103 and 1105 N IH-35 Service Road NB	CS-1-NCCD-NP
3	1101 N IH-35 Service Road NB	CS-NCCD-NP
4	811 E 11 th Street and 1001 N IH 35 Service Road NB	CS-MU-NCCD-NP
5	1000 San Marcos Street	CS-MU-NCCD-NP
6	1000 San Marcos Street	CS-MU-NCCD-NP
7	1101 N IH 35 Service Road NB	CS-MU-NCCD-NP

8	1000 San Marcos Street	CS-MU-NCCD-NP
9	1000 San Marcos Street; 810 and 812 East 9 th Street	CS-MU-NCCD-NP
10	809 East 9 th Street/ 800 Embassy Drive	SF-3-H-NCCD-NP/CS-MU-NCCD-NP
11	810, 812, 814, and 816 San Marcos Street	GR-MU-CO-NCCD-NP
12	809, 809 ½, 813 1/2 East 8 th Street/ 813 and 819 East 8 th Street/ 903 ½ East 8 th Street	CS-MU-NCCD-NP/ SF-3-NCCD/

PART 6. General Land Use and Site Development Regulations.

- A. Except as specifically provided in this ordinance, the Property may be developed and used in accordance with the land use and site development regulations of the City of Austin applicable to properties located in the East 11th Street NCCD.
- B. While it remains in effect, the requirements of the *Urban Renewal Plan for the East 11th and 12th Streets Urban Renewal Plan Area (URP)* apply to the East 11th Street NCCD. In the event of a conflict between the URP and provisions found in this ordinance, other adopted codes, ordinances or regulations of the City of Austin, the URP shall control.
- C. Except as otherwise specifically provided by this ordinance, a property located within the East 11th Street NCCD is subject to the Original Ordinance, as amended, and Ordinance No. 011213-042 that established zoning for the Central East Austin Neighborhood Plan. To the extent of conflict between the two ordinances, the use and site development regulations applicable to the East 11th Street NCCD control.

PART 7. Land Use Regulations for Subdistricts 1, 2, and 3.

- A. In this ordinance, CONFORMING USE means a use that conformed to the regulations in effect at the time the use was established and existed on the date this ordinance takes effect.
- B. Permitted, Conditional, and Prohibited Uses for Subdistrict 1 and Subdistrict 2.

1. A conforming use is a use permitted on a property located within Subdistrict 1 and Subdistrict 2.
2. A use that is not listed in the table set out in Part 7, B.3. (the “Use Table for Subdistrict 1 and Subdistrict 2”) is prohibited. In the Use Table,
 - a. a use that is designated (P) is permitted;
 - b. a use that is designated (PC) is permitted with conditions and must comply with the conditions in the Use Table for Subdistrict 1 and Subdistrict 2; and
 - c. a use that is designated (C) is conditional.
3. 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 East 11 th Street.
Art Gallery	P	P	
Art Workshop	P	P	
Business or Trade Services	C	—	
Business Support Services	P	—	
Cocktail Lounges	C	—	Allowed on a property located on 900 and 1100 Blocks of 11 th Street (Blocks 16 and 18).
Commercial Off-Street Parking	P	—	
Communication Services	P	—	
Consumer Convenience Services	P	—	

Financial Services	P	—	
Food Sales	P	—	
General Retail Sales (Convenience)	P	—	
General Retail Sales (General)	P	—	
Hotel-Motel	PC	—	Bedroom may not be located on a ground floor of a building fronting East 11 th Street.
Indoor Entertainment	P	—	
Indoor Sports and Recreation	P	—	
Liquor Sales	C	—	Limited to 3,000 square feet of gross floor area.
Medical Offices—not exceeding 5,000 sq./ft of gross floor space	PC	P	Not allowed on a ground floor of a building fronting East 11 th Street.
Personal Improvement Services	P	—	
Personal Services	P	—	
Pet Services	P	—	
Professional Offices	PC	—	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.
Restaurant (Limited)	P	—	Drive-in services are prohibited as an accessory use.

Restaurant (General)	P	—	Drive-in services are prohibited as an accessory use.
Special Use Historic	C	C	
Theater	P	P	

USES	SUBDISTRICT 1	SUBDISTRICT 2	CONDITIONS AND EXCEPTIONS
RESIDENTIAL USES			
Condominium Residential	PC	PC	Not allowed on a ground floor of a building fronting East 11 th Street.
Group Residential	C	P	
Multi-Family Residential	PC	P	Not allowed on a ground floor of a building on East 11 th Street.
Retirement Housing (Small Site)	P	P	
Townhouse Residential	—	PC	Not allowed fronting East 11 th Street.
Short-Term Rental	PC	PC	Type 2 Short-term rental is prohibited.
CIVIC USES			
College & University facilities	C	C	Not allowed on the ground 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 East 11 th Street.
Cultural Services	P	P	
Day Care Services (Commercial)	P	—	
Day Care Services (General)	P	P	
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 East 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
Transportation Terminals	C	—	

C. Permitted, Conditional, and Prohibited Uses for Subdistrict 3.

1. A conforming use is a use permitted on a property located within Subdistrict 3.
2. Except as otherwise provided in Part 7.C., a use that is not listed in the table set out in Part 7, C. 4. (the “Use Table for Subdistrict 3”) is prohibited. In the Use Table,
 - a. a use that is designated (P) is permitted;
 - b. a use that is designated (PC) is permitted with conditions and must comply with the conditions in the Use Table for Subdistrict 3; and
 - c. a use that is designated (C) is conditional.
3. All residential uses are permitted uses on a property located in Subdistrict 3.
4. Use Table for Subdistrict 3.

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

Telecommunicat ion 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).												

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

PART 8. Site Development Regulations for Subdistricts 1, 2, and 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 Street and on the southside of E 11 th Street between San Marcos Street and Waller Street 35' on the southside of E 11 th St between Waller Street and Navasota Street	40'	Tracts 1, 2: 150' Tract 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 9. Additional Site Development Regulations for Subdistrict 1.

- A. Compatibility Requirements. A property is not required to comply with City Code Chapter 25-2, 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 a building located on East 11th Street must 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 Standards.

1. Parking structure facades may not be exposed toward the East 11th Street frontage.
2. A building facade that fronts East 11th Street must comply with the requirements in City Code Chapter 25-2, Subchapter E (*Design Standards and Mixed-Use*) for:
 - a. windows;
 - b. building entries; and
 - c. walls.
3. At least 80% of the ground floor of a building that fronts East 11th Street must contain occupied space.

- D. A building facade is subject to the glazing requirements in City Code Section 25-2-733(E)(1) for a minimum of 50% of the area between two feet above the finished floor of the building and 10 feet .

PART 10. 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.

B. 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 than 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 unless accessing 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. 10 percent open space shall be provided on Tracts 4 through 9, cumulatively.

PART 11. This ordinance takes effect on August 8, 2022.

PASSED AND APPROVED


_____, July 28, 2022

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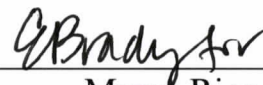
Steve Adler
Mayor

APPROVED:



Anne L. Morgan
City Attorney

ATTEST:



Myrna Rios
City Clerk

This map displays the East 11th Street NCCD (Neighborhood Commercial Center District) boundary, which is highlighted with a thick black line. The map includes a legend in the bottom right corner with a scale bar (0 to 800 feet) and a north arrow. The boundary runs generally east-west, starting near E 7th St and ending near E 12th St. Key streets shown include E 7th St, E 8th St, E 9th St, E 10th St, E 11th St, E 12th St, E 13th St, E 14th St, E 15th St, E 16th St, E 17th St, E 18th St, E 19th St, E 20th St, E 21st St, E 22nd St, E 23rd St, E 24th St, E 25th St, E 26th St, E 27th St, E 28th St, E 29th St, E 30th St, E 31st St, E 32nd St, E 33rd St, E 34th St, E 35th St, E 36th St, E 37th St, E 38th St, E 39th St, E 40th St, E 41st St, E 42nd St, E 43rd St, E 44th St, E 45th St, E 46th St, E 47th St, E 48th St, E 49th St, E 50th St, E 51st St, E 52nd St, E 53rd St, E 54th St, E 55th St, E 56th St, E 57th St, E 58th St, E 59th St, E 60th St, E 61st St, E 62nd St, E 63rd St, E 64th St, E 65th St, E 66th St, E 67th St, E 68th St, E 69th St, E 70th St, E 71st St, E 72nd St, E 73rd St, E 74th St, E 75th St, E 76th St, E 77th St, E 78th St, E 79th St, E 80th St, E 81st St, E 82nd St, E 83rd St, E 84th St, E 85th St, E 86th St, E 87th 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Exhibit B: Subdistrict Map

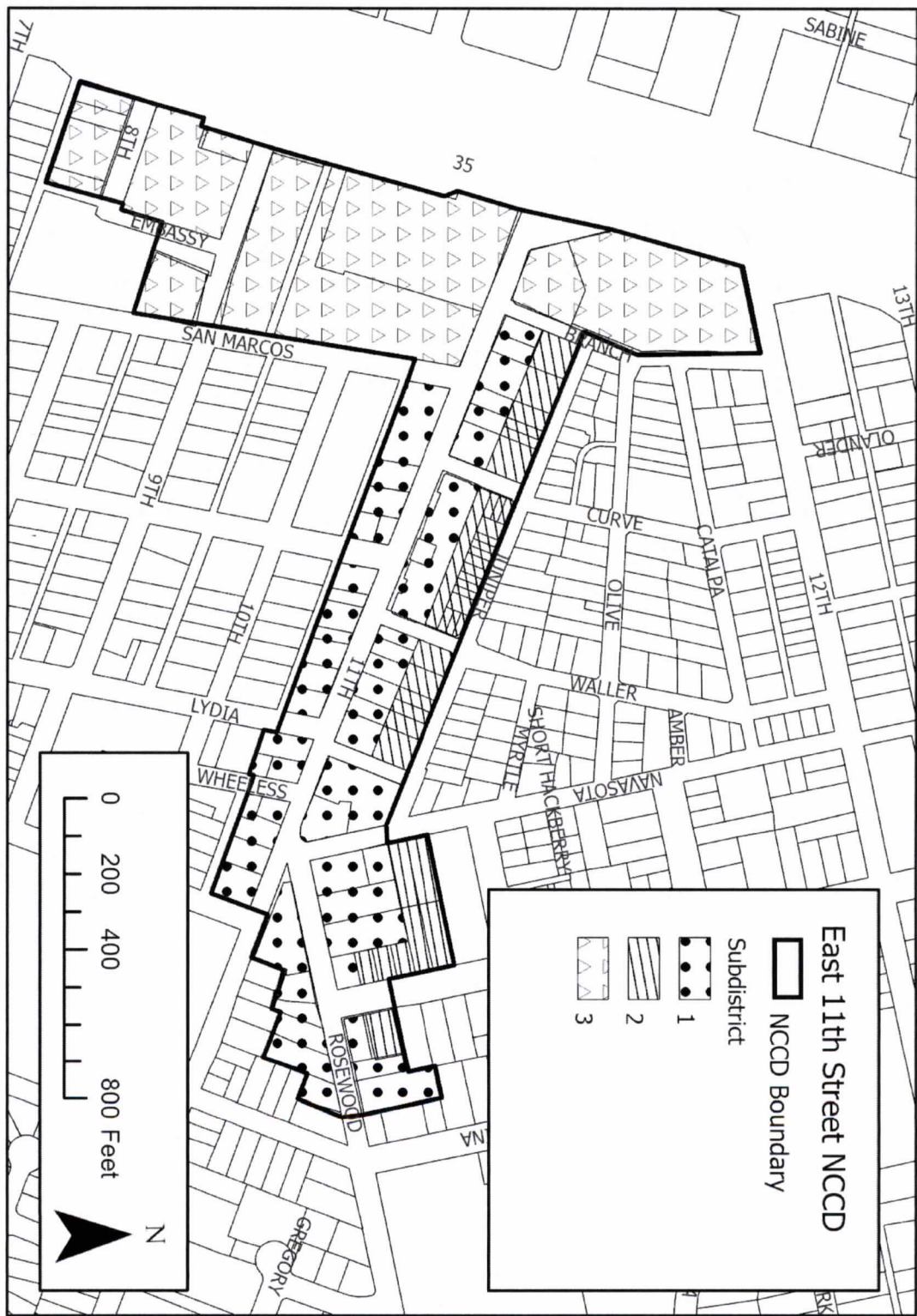


Exhibit C: Subdistrict 3 Tract Map

