

ORDINANCE NO. _____

1 AN ORDINANCE AMENDING ORDINANCE NO. 910620-C, REZONING AND
2 CHANGING THE ZONING MAP FOR THE PROPERTY COMMONLY KNOWN
3 AS BLOCK 16 LOCATED AT 900 BLOCK OF EAST 11TH STREET IN THE EAST
4 11TH STREET NEIGHBORHOOD CONSERVATION COMBINING DISTRICT
5 (NCCD) AND THE CENTRAL EAST AUSTIN NEIGHBORHOOD PLAN AREA
6 TO MODIFY USE AND DEVELOPMENT REGULATIONS AND CREATE A NEW
7 SUBDISTRICT.

8
9 BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF AUSTIN:

10
11 **PART 1.** Ordinance No. 910620-C (the “Original NCCD Ordinance”) established the East
12 11th Street neighborhood conservation combining district (the “East 11th Street NCCD”) for
13 the area generally from IH-35 eastward along the 11th street corridor to Angelina Street and
14 an area along IH-35 from East 12th Street to 7th Street.

15
16 Ordinance No. 910620-C has been amended from time to time for certain properties within
17 the NCCD.

18
19 **PART 2.** The Original NCCD Ordinance consisted of three subdistricts described in the
20 ordinance and identified on Attachment 13 of the Original NCCD Ordinance.

21
22 **PART 3.** The zoning map established by Section 25-2-191 of the City Code is amended to
23 create a new subdistrict out of Subdistricts 1 and 2, to be identified as Subdistrict 4,
24 commonly known as Block 16, generally identified in the map attached as Exhibit “A” (*the*
25 *Zoning Map*), and retaining Subdistricts 1, 2, and 3.

26
27 **PART 4.** This ordinance amends Ordinance No. 910620-C. The East 11th Street NCCD
28 shall conform to the limitations and conditions set forth in the Original NCCD ordinance as
29 amended by this ordinance.

30
31 **PART 5.** Except as provided in this ordinance, the property located within the East 11th
32 Street NCCD may be developed and used in accordance with the regulations established
33 for the applicable base zoning districts, and other applicable requirements of Title 25 of the
34 City Code.
35

1 **PART 6.** Section VIII (*Modifications of the Land Development Code*) of the June 20, 1991
2 neighborhood plan attached as Exhibit “B” to the Original NCCD Ordinance is modified as
3 shown in this Part.

4
5 A. 2. SUBDISTRICTS
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7 Within this proposed East 11th Street NCCD, subdistricts shall be defined as
8 follows (see Attachment 13. Note: this Attachment 13 is replaced by Exhibit
9 “B”- (*the NCCD Subdistricts*) attached to this ordinance):

10
11 Subdistrict 1: Generally sites oriented to East 11th Street and Rosewood
12 Avenue, excluding Block 16 as identified in Subdistrict 4 of this Subsection 2,
13 and sites with direct access to Interstate Highway 35.

14
15 Subdistrict 2: Generally sites not oriented or having direct access to East 11th
16 Street, Rosewood Avenue or Interstate Highway, excluding Block 16 as
17 identified in Subdistrict 4 of this Subsection 2.

18
19 Subdistrict 3: Sites oriented toward or having direct access to Interstate
20 Highway 35.

21
22 Subdistrict 4: Generally identified as Block 16, being the 900 block of East 11th
23 Street bounded by East 11th Street on the south, Juniper Street on the north,
24 Branch Street on the west and Curve Street on the east, excluding 900, 904, 908
25 and 912 East 11th Street and 901 Juniper Street.
26

27 B. 3. PARKING
28

- 29 a. Existing structures being remodeled or repaired for the same use shall be
30 exempt from providing additional parking under the current non-
31 complying provisions of the LDC. Additional parking shall only be
32 required for the expansion of floor area, or changes in the use of existing
33 floor area. The required additional parking shall be provided on-site to
34 the extent that it is available. Assuming there is not sufficient land area to
35 provide the required additional parking on-site, the owner of the use shall
36 be permitted to enter into a parking agreement for the necessary off-site
37 remote parking. The agreement shall be made with either the manager of
38 a public parking space(s), or privately owned and improved parking
39 spaces. In any case, the combined number of off-site remote spaces, and

1 off-street parking spaces provided on-site shall not be less than 80% of
2 ordinance requirements.
3

- 4 b. All community parking facilities available for a use located within the
5 District shall also be located within the District. As mentioned earlier,
6 two sites along East 11th Street have been acquired for off-site accessory
7 parking, and others are being considered at this time. Public and private
8 funds will be used to acquire and construct these off-site parking
9 facilities. One of the objectives of this NCCD is to limit the amount of
10 vehicular traffic on East 11th Street and to encourage pedestrian traffic.
11
- 12 c. Phase out on-street parking on East 11th Street and Rosewood Avenue as
13 new developments and parking associated and pledged to the
14 development becomes available.
15
- 16 d. There shall be visual screening of open parking garages along residential
17 street frontages. Methods of screening shall include landscaping,
18 masonry walls, decorative fencing, or other architectural or landscape
19 features.
20
- 21 e. Sites developed exclusively for enclosed parking garages adjacent to East
22 11th Street and Rosewood Avenue having more than one level, must
23 provide commercially leasable space at the street level.
24
- 25 f. Off-street parking requirements shall be based on the lesser of 80% of
26 that required by the appropriate schedule in the LDC or as calculated by
27 existing shared parking provisions of the current LDC.
28
- 29 g. No designated off-street loading space shall be required for a project
30 located within Subdistricts 1 and 2, unless there is sufficient area
31 available on-site. Loading and unloading shall be permitted from an
32 adjacent alley or from anywhere within the project's parking area.
33 Projects which are not able to provide an off-street loading area on-site
34 shall be required to restrict any such activity to off-peak hours.
35
- 36 h. The off-street parking requirements may be based on either the 20%
37 parking deduction described in (a) or (f) of this Parking Section 3, but not
38 both.
39
40

1 C. 5. PERMITTED USES

- 2
- 3 a. Subdistrict 1 (Attachment 14)
- 4 b. Subdistrict 2 (Attachment 15)
- 5 c. Subdistrict 3 (Attachment 16)
- 6 d. Those properties which are located within the Kealing and Blackshear
- 7 Urban Renewal Plans shall be restricted to the uses designated within
- 8 those plans. Any proposed use which is inconsistent with the permitted
- 9 uses of those Urban Renewal Plans shall require an amendment to the
- 10 applicable Urban Renewal Plan prior to site plan approval.
- 11 e. Subdistrict 4. (All permitted and conditional uses shown on Attachment
- 12 15 as modified in this subsection).
- 13 The restriction on the number of units allowed under multifamily
- 14 residential is deleted.
- 15

16 D. 6. SITE DEVELOPMENT REGULATIONS. A new Subsection (d) for

17 Subdistrict 4 is added to this Section 6 as follows:

18

19 d. Subdistrict 4:

20

21 Site Standards

- 22 (1) Minimum Lot Area: None
- 23 (2) Minimum Lot Width: 25 feet
- 24 (3) Minimum Setbacks:
- 25 Front Yard (along E. 11th Street): None
- 26 Front Yard (along Juniper Street): 15 feet
- 27 Street Side Yard: 10 feet
- 28 Interior Side Yard: 5 feet
- 29 Rear Yard: 5 feet
- 30 (4) Maximum Impervious Cover: 90% (New construction)
- 31 100% (Existing structures)
- 32 (5) Maximum Building coverage: 80% (New construction)
- 33 100% (Existing structures, remodeling
- 34 and new construction or additions which
- 35 are less than the square footage of the
- 36 existing structures). New structures not
- 37 replacing existing structures which are
- 38 not built to the front property line are
- 39 required to provide a five (5) foot

1 easement for public access on the front
2 property line.

3 (6) When existing structures are maintained, existing setbacks do not
4 require a waiver of compatibility standards. However, all new projects
5 within the district shall comply with the compatibility stands set forth
6 in this NCCD document.

7
8 E. 7. BUILDING INTENSITY. A new Subsection (d) for Subdistrict 4 is added to
9 this Section 7 as follows:

10
11 d. Subdistrict 4: The maximum floor to area ratio (F.A.R.) is 1.6 to 1.0.

12
13 F. 8. HEIGHTS. A new Subsection (d) for Subdistrict 4 is added to this Section 8
14 as follows:

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16 d. Subdistrict 4:

17 On the portion of Subdistrict 4 that was originally Subdistrict 1, the
18 maximum height of a building or portion of a building is 60 feet.

19 On the portion of Subdistrict 4 that was originally Subdistrict 2, the
20 maximum height of a building or portion of a building is 40 feet.

21
22 **PART 7.** Except as otherwise specifically provided by this ordinance, the property
23 including Block 16 is subject to Ordinance No. 910620-C that established the East 11th
24 Street neighborhood conservation (NCCD) combining district and Ordinance No. 011213-
25 041 that established the Central East Austin neighborhood plan (NP) combining district. To
26 the extent of conflict between the two ordinances, the use and site development regulations
27 applicable to the East 11th Street neighborhood conservation (NCCD) combining district
28 supersede.
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PART 8. This ordinance takes effect on _____, 2008.




PASSED AND APPROVED

_____, 2008 §
 §
 §

Will Wynn
Mayor

APPROVED: _____ **ATTEST:** _____
David Allan Smith Shirley A. Gentry
City Attorney City Clerk



-  **SUBJECT TRACT**
-  **ZONING BOUNDARY**
-  **PENDING CASE**

ZONING

ZONING CASE#: **C14-2008-0156**
 ADDRESS: **E 11TH ST**
 SUBJECT AREA: **0.000 ACRES**
 GRID: **J22**
 MANAGER: **J. HARDEN**

OPERATOR: S. MEEKS



1" = 400'

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

East 11th Street NCCD

NHCD August 2008



Sub District 1



Sub District 2



Sub District 3



Sub District 4

