

Comparison of Existing and Proposed Development Standards between E 11th St NCCD (Sub-Districts 1 and 2) and the E 11th Street Urban Renewal Plan

DRAFT February 10, 2020 - Prepared for Urban Renewal Board Meeting

	NCCD SUBDISTRICT 1	URP 11th Street	NCCD/URP	NCCD SUBDISTRICT 2	URP E 11th Street	NCCD/URP
LOT SIZE AND HEIGHT	EXISTING	Existing	PROPOSED	EXISTING		PROPOSED
MINIMUM LOT SIZE (square feet)	None	None	None	None	None	None
MINIMUM LOT WIDTH	25 feet	None	25 feet	25 feet	None	25 feet
MAXIMUM HEIGHT	60 feet	60 feet (btwn Branch/Curve N Side of 11th)	60 feet	40 feet	60 feet (btwn Branch/Curve N Side of 11th)	60 feet fronting E 11th Street and 40 feet fronting Juniper Street
		50 feet (btwn Curve/Navasota N Side of 11th)			50 feet (btwn Curve/Navasota N Side of 11th)	
		35 feet (btwn Branch/Navasota S Side of 11th)				
MINIMUM SETBACKS	EXISTING	Existing	PROPOSED	EXISTING		PROPOSED
FRONT YARD	None	None	None	15 feet	None	15 feet
STREET SIDE YARD	None	None	None	10 feet	None	10 feet
INTERIOR SIDE YARD	None	None	None	5 feet	None	5 feet
REAR YARD	None	None	None	5 feet	None	5 feet

	NCCD SUBDISTRICT 1	URP 11th Street	NCCD/URP	NCCD SUBDISTRICT 2	URP E 11th Street	NCCD/URP
Building Coverage and Impervious Cover	EXISTING	Existing	PROPOSED	EXISTING		PROPOSED
MAXIMUM IMPERVIOUS COVER- NEW CONSTRUCTION	95%	None	95%		None	80%
MAXIMUM IMPERVIOUS COVER- EXISTING STRUCTURES	100%	None	100%	80% (doesn't specify new or existing)	None	80%
MAXIMUM BUILDING COVERAGE-NEW CONSTRUCTION	95%	None	95%		None	60%
MAXIMUM BUILDING COVERAGE-EXISTING STRUCTURES	100%	None	100%	60% (doesn't specify new or existing)	None	60%
MAXIMUM FLOOR AREA RATIO (FAR)	2.0 (1/2 Acre or less)	1.6 Maximum FAR (btwn Branch/Curve N Side of 11th)	NONE	1.0 (1/2 Acre or less)	1.6 Maximum FAR (btwn Branch/Curve N Side of 11th)	NONE
	1.5 (1/2 Acre to 1 Acre)	1.5 Maximum FAR (btwn Curve/Waller N Side of 11th)		.75 (over 1/2 Acre)	1.5 Maximum FAR (btwn Curve/Waller N Side of 11th)	
	1.0 (1 Acre or more)	.96 Maximum FAR (btwn Waller/Lydia N side of 11th)			.96 Maximum FAR (btwn Waller/Lydia N side of 11th)	
		0.70 Maximum FAR - 0.44 FAR Commercial, 11.25 Units/Acre Residential, excluding 1123 E. 11th Street, which will have 1.0 FAR - 0.44 FAR (btwn Waller/Lydia S side of 11th)				
		0.99 Maximum FAR (btwn Lydia/Wheelless S side of 11th)				

	NCCD SUBDISTRICT 1	URP 11th Street	NCCD/URP	NCCD SUBDISTRICT 2	URP E 11th Street	NCCD/URP
		0.71 Maximum FAR (btwn Lydia/Navasota N side of 11th)				
		0.57 Maximum FAR (btwn Wheeless/Navasota S side of 11th)				