

East 11th and 12th Streets Urban Renewal Plan
April 7, 2005

4-7-05
#60

Existing URP Definition

Section 1.0 Definitions

6. "Downtown and Entertainment Oriented Retail"

Means the use of the site to provide retail goods and services typically associated with entertainment, dining and related activities, as referenced in the Central Business District (CBD) designation of the Land Development Code, excluding adult-oriented businesses, automotive rentals, automotive repair services, carriage stable, cocktail lounges, convenience storage, equipment repair services, funeral services, hotel-motel, liquor sales, medical offices exceeding 5,000 square feet, outdoor sports and recreation, personal services, service stations, pawn shops.

19. "Mixed-use" means a building that provides for a combination of uses, requiring retail or office uses; on the ground floor (except for the exclusion of pawn shops; automobile sales, rentals and repairs; gas stations and adult-oriented businesses), and some combination office/retail and/or office and residential uses on the other floors. Retail, office and residential uses referred to herein are as defined in the Land Development Code, as amended from time to time.

Modification to URP Definition

6. "Downtown and Entertainment Oriented Retail"

Means the use of the site to provide retail goods and services typically associated with entertainment dining and related activities, as referenced in the Central Business District (CBD) designation of the Land Development Code, excluding adult-oriented businesses, automotive rentals, automotive repair services, carriage stable, cocktail lounges, convenience storage, equipment repair services, funeral services, hotel-motel, liquor sales, medical offices exceeding 5,000 square feet, outdoor sports and recreation, service stations, pawn shops.

19. "Mixed-use" means a building that provides for a combination of uses, requiring retail or office uses; on the ground floor (except for the exclusion of pawn shops; automobile sales, rentals and repairs; gas stations and adult-oriented businesses), and some combination office/retail and/or office and residential uses on the other floors. Retail, office and residential uses referred to herein are as defined in the Land Development Code, as amended from time to time. Single story buildings and buildings less than 2,000sf on East 12th Street and single story buildings on East 11th Street will not be required to provide a combination of uses, provided the use is retail, office or residential (except for the exclusion of pawn shops; automobile sales, rentals and repairs; gas stations and adult-oriented businesses). Retail, office and residential uses referred to herein are as defined in the Land Development Code, as amended from time to time.

Add to Section 3.0 CRP Illustrative Design Plan the following new subsection A:

A. General Note Regarding Height, Parking, Compatibility and Impervious Cover Restrictions of the CRP and the creation of sub-district boundaries on East 12th Street (sub-district boundaries are described on Figure 4-3a) as follows:

1. Height

- a. Sub-district 1 – 60' heights (north side of E. 12th from Interstate 35 frontage road to NW corner of Olander – see Figure 4-3a)
- b. Sub-district 2 – 50' heights (north side of E. 12th St from the northeast corner of Olander to Poquito; south side of East 12th St southeast and southwest corners of Comal; south side of E. 12th between Comal and Poquito – see Figure 4-3a)
- c. Sub-district 3 – 35' heights (south side of E. 12th between Branch to Comal except southwest corner of Comal – see Figure 4-3a)

2. Parking

- a. Off-street parking requirements shall be based on the lesser of 80% of that required by the appropriate schedule of the Land Development Code (LDC) or as calculated by existing shared parking provisions of the current LDC.
- b. Create publicly-funded community parking at the northeast and/or northwest corners of E. 12th and Angelina Streets, southeast corners of E. 11th and Wheelless Streets and a minimum of 40 spaces each on lots in the vicinity of E. 12th and Navasota Streets and E. 12th and Chicon Streets.
- c. Parking Garages for East 12th Street:
 - If parking garages of 2 stories or over are developed, such structures must have shielded lights and are required to have retail on 50% of the ground floor.
 - For structures 30' or greater, 100% retail is required on the ground floor (except ingress/egress areas for upstairs parking) and 12' masonry wall shielding the structure from residences behind. Complete shielding is required of the north and south walls as well as 50% of sidewalls for both sides of E. 12th Street. Access to structure will be confined to E. 12th Street. Overnight parking is limited to residents and their overnight guests.*

3. Impervious Cover for East 12th Street

- a. 90% in Sub-districts 1 and 2 (95% in instances where community detention not available and developer provides on-site detention)
- b. 80% in Sub-district 3

4. Compatibility for East 12th Street

The current regulations in the LDC for compatibility are waived in lieu of the following:

- a. Sub-districts one and two shall have a 10' rear setback with all other setback provisions waived. Setback provisions for sub-district 3 is 15' (front), 10' (street yard), 5' (interior side yard), and 5' (rear).
- b. Lighting. All exterior lighting must be hooded or shielded so that the light source is not directly visible across the source

- property line. At the property line, the lighting may not exceed 0.4-foot candles.
- c. Building Façade. May not extend horizontally in an unbroken line for more than 20 feet; must include windows, balconies, porches, stoops, or similar architectural features; must have awnings along at least 50 percent.
 - d. Landscaping. Required, unless street yard is less than 1,000 square feet in area. Landscaped islands, peninsulas, or medians are not required for parking lots with less than 12 spaces.
 - e. Drive-through restaurant facilities are prohibited.
 - f. All other compatibility standards are waived except as specifically described in the CRP.