

## AGENDA



Thursday, June 8, 2006

[Back](#)**Zone Hearings/App Ordinances/Restrictive Covenants  
RECOMMENDATION FOR COUNCIL  
ACTION**

ITEM 110 PH

**Subject:** EAST 12th STREET NEIGHBORHOOD CONSERVATION COMBINING DISTRICT (East 12th Street from IH-35 to Poquito) - Conduct a public hearing and approve an ordinance amending Chapter 25-2 of the Austin City Code by rezoning the following locally known properties:

C14-06-0033 (Tract 1)- 800-900 block of E. 12th Street (north side) between Orlander Street and IH-35; 800-950 E. 12th Street (even numbers) from commercial services-neighborhood plan (CS-NP) combining district zoning to general commercial services-mixed use-neighborhood conservation combining district-neighborhood plan (CS-MU-NCCD-NP) combining district zoning.

C14-06-0034 (Tract 2) - 1000 E. 12th Street (north side) (between Orlander Street and Waller Street); 1000-1028 E. 12th Street (even numbers) (Boggy Creek and Waller Creek Watersheds) from general commercial services-neighborhood plan (CS-NP) combining district zoning to general commercial services-mixed use-neighborhood conservation combining district-neighborhood plan (CS-MU-NCCD-NP) combining district zoning.

C14-06-0035 (Tract 3) - 1100 block of E. 12th Street (north side) between Waller Street and Navasota Street; 1100-1150 E. 12th Street (even numbers) (Boggy Creek and Waller Creek Watersheds) from general commercial services-neighborhood plan (CS-NP) combining district zoning to general commercial services-mixed use-neighborhood conservation combining district-neighborhood plan (CS-MU-NCCD-NP) combining district zoning.

C14-06-0036 (Tract 4) - 1200 block of E. 12th Street (north side) between Navasota Street and San Bernard Street; 1200-1250 E. 12th Street (even numbers) from general commercial services-neighborhood plan (CS-NP) combining district zoning to general commercial services-mixed use-neighborhood conservation combining district-neighborhood plan (CS-MU-NCCD-NP)

C14-06-0037 (Tract 5) - 1300 block of E. 12th Street (north side) between San Bernard Street and Angelina Street; 1300-1350 E. 12th Street (even numbers) from general commercial services-neighborhood plan (CS-NP) combining district zoning and multi-family residence-moderate high density-conditional overlay-neighborhood plan (MF-4-CO-NP) to general commercial services-mixed use-neighborhood conservation combining district-neighborhood plan (CS-MU-NCCD-NP) combining district zoning.

C14-06-0038 (Tract 6) 1400 block of E. 12th Street (north side) between Angelina Street and Comal Street; 1400-1450 E. 12th Street (even numbers) from general commercial

services-neighborhood plan (CS-NP) combining district zoning and general commercial services-historic-neighborhood plan (CS-H-NP) combining district zoning to general commercial services-mixed use-neighborhood conservation combining district neighborhood plan (CS-MU-NCCD-NP) and general commercial services-historic-neighborhood conservation combining district-neighborhood plan (CS-H-NCCD-NP) combining district zoning.

C14-06-0039 (Tract 7) - 1500 and 1600 block of E. 12th Street (north side) (between Comal Street & Leona Street); 1500-1625 E. 12th Street (even numbers) from general commercial services-neighborhood plan (CS-NP) combining district zoning to general commercial services-mixed use-neighborhood conservation combining district-neighborhood plan (CS-MU-NCCD-NP) combining district zoning.

C14-06-0040 (Tract 8) - 1700 block of E. 12th Street (north side) between Leona Street and Salina Street; 1700-1750 E. 12th Street (even numbers) from general commercial services-neighborhood plan (CS-NP) combining district zoning to general commercial services-mixed use-neighborhood conservation combining district-neighborhood plan (CS-MU-NCCD-NP) combining district zoning.

C14-06-0041 (Tract 9) 1800 block of E. 12th Street (north side) between Salina Street and Chicon Street; 1800-1850 E. 12th Street (even numbers) from general commercial services-neighborhood plan (CS-NP) combining district zoning and commercial liquor sales-neighborhood plan (CS-1-NP) combining district zoning to general commercial services-mixed use-neighborhood conservation combining district-neighborhood plan (CS-MU-NCCD-NP) combining district zoning and commercial liquor sales-neighborhood conservation combining district-neighborhood plan (CS-1-NCCD-NP) combining district zoning.

C14-06-0043 (Tract 10) 1900 block of E. 12th Street (north side) (between Chicon Street and Poquito Street); 1900-1950 E. 12th Street (even numbers) from general commercial services-neighborhood plan (CS-NP) combining district zoning to general commercial services-mixed use-neighborhood conservation combining district-neighborhood plan (CS-MU-NCCD-NP) combining district zoning.

C14-06-0044 (Tract 11) - 900 block of E. 12th Street (south side) (between Branch Street and Curve Street); 901-951 E. 12th Street (odd numbers) from general commercial services-neighborhood plan (CS-NP) combining district zoning; community commercial-neighborhood plan (GR-NP) combining district zoning; community commercial-mixed use-historic-neighborhood plan (GR-MU-H-NP) combining district zoning and family residence-neighborhood plan (SF-3-NP) combining district zoning to general commercial services-mixed use-neighborhood conservation combining district-neighborhood plan (CS-MU-NCCD-NP) combining district zoning.

C14-06-0045 (Tract 12) 1000-1115 block of E. 12th Street (south side) (between Curve Street and Waller Street); 1001-1115 E. 12th Street (odd numbers) from general commercial services-mixed use-conditional overlay-neighborhood plan (CS-MU-CO-NP) combining district zoning and general commercial services-mixed use-historic-conditional overlay-neighborhood plan (CS-MU-H-CO-NP) combining district zoning to urban family residence-neighborhood conservation combining district-neighborhood plan (SF-5-NCCD-NP) combining district zoning and general commercial services-mixed use-conditional overlay-neighborhood conservation combining district-neighborhood plan (CS-MU-H-CO-NCCD-NP) combining district zoning.

C14-06-0046 (Tract 13) - 1121 E. 12th Street, from general commercial services-mixed use-conditional overlay-neighborhood plan (CS-MU-CO-NP) combining district zoning to

family residence-neighborhood conservation combining district-neighborhood plan (SF-3-NCCD-NP) combining district zoning.

C14-06-0047 (Tract 14) 1200 block of E. 12th Street (south side) between Navasota Street and San Bernard Street; 1201-1251 E. 12th Street (odd numbers) from family residence-neighborhood plan (SF-3-NP) combining district zoning to family residence-neighborhood conservation combining district-neighborhood plan (SF-3-NCCD-NP) combining district zoning.

C14-06-0048 (Tract 15) 1300 and 1400 block of E. 12th Street (south side) between San Bernard St. & Comal St.; 1301-1451 E. 12th Street (odd numbers); NCCD Sub-District 2 and Sub-district 3; southwest corner of Comal St. & E 12th St., from community commercial-neighborhood plan (GR-NP) combining district zoning; neighborhood commercial-neighborhood plan (LR-NP) combining district zoning; multi-family residence-medium density-neighborhood plan (MF-3-NP) combining district zoning and family residence-neighborhood plan (SF-3-NP) combining district zoning to community commercial-neighborhood conservation combining district-neighborhood plan (GR-NCCD-NP) combining district zoning; neighborhood commercial-neighborhood conservation combining district-neighborhood plan (LR- NCCD-NP) combining district zoning; multi-family residence-medium density-neighborhood conservation combining district-neighborhood plan (MF-3- NCCD-NP) combining district zoning and family residence-neighborhood conservation combining district-neighborhood plan (SF-3-NCCD-NP) combining district zoning.

C14-06-0049 (Tract 16) - 1500 block of E. 12th Street (south side) between Comal Street and Leona Street; 1501-1651 E. 12th Street (odd numbers) from community commercial-historic-neighborhood plan (GR-H-NP) combining district zoning; multi-family residence-moderate high-neighborhood plan (MF-4-NP) combining district zoning to community commercial-historic-mixed use-neighborhood conservation combining district-neighborhood plan (GR-H-MU-NCCD-NP) combining district zoning.

C14-06-0050 (Tract 17) - 1700 and 1800 blocks of E. 12th Street (south side) between Leona Street & Chicon Street; 1701-1851 E. 12th Street (odd numbers); NCCD Sub-District 2; from community commercial-neighborhood plan (GR-NP) combining district zoning to community commercial-mixed use-neighborhood conservation combining district-neighborhood plan (GR-MU-NCCD-NP) combining district zoning.

C14-06-0051 (Tract 18) 1900 block of E. 12th Street (south side) (between Chicon Street and Poquito Street); 1901-1951 E. 12th Street (odd numbers); NCCD Sub-District 2; from general commercial services-mixed use-neighborhood plan (CS-MU-NP) combining district zoning to general commercial services-mixed use-neighborhood conservation combining district-neighborhood plan (CS-MU-NCCD-NP) combining district zoning. To be reviewed by Planning Commission on September 26, 2006. Applicant and Agent: City of Austin, Neighborhood Planning and Zoning Department. City Staff: Robert Heil, 974-2330.

**Additional Backup Material**

(click to open)

 **Staff Report**

**For More Information: Robert Heil, 974-2330**



## MEMORANDUM

\*\*\*\*\*

**TO:** Honorable Will Wynn, Mayor and members of the Austin City Council

**FROM:** Greg Guernsey, Director  
Neighborhood Planning and Zoning Department

**DATE:** May 25, 2006

**RE:** Draft East 12<sup>th</sup> Street Neighborhood Conservation Combining District

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As directed by Council, staff has prepared a draft Neighborhood Conservation Combining District (NCCD) rezoning case for East 12<sup>th</sup> Street, to implement the Urban Renewal Plan (URP) for the area.

Some property owners and other stakeholders have requested that the draft NCCD be postponed until the URP can be revised. An NCCD could then be adopted that reflected these newest amendments to the URP.

Planning Commission endorsed this approach and on May 23, postponed the public hearing on the draft 12<sup>th</sup> Street NCCD until September 26, 2006.

Heil, Robert

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**From:** CasiasLaw [mcasias@casiaslaw.com]  
**Sent:** Tuesday, May 23, 2006 12:30 PM  
**To:** John Goldstone; Heil, Robert; Guernsey, Greg  
**Cc:** Byron Marshall; Harkins, Sandra; Hilgers, Paul; Gustavo Artaza  
**Subject:** RE: 12th Street NCCD Planning Commission

On behalf of Gustavo Artaza, owner of the CWA building and adjacent lots, we concur.

Michael N. Casias

Law Office of Michael N. Casias

603 West 13th Street, Suite 1A-345  
Austin, Texas 78701  
512.480.9844 office  
512.480.8144 fax

-----Original Message-----

**From:** John Goldstone [mailto:goldy1@flash.net]  
**Sent:** Tuesday, May 23, 2006 11:42 AM  
**To:** Robert Heil; Greg Guernsey  
**Cc:** Byron Marshall; Sandra Harkins; Paul Hilgers; Eric Shropshire; Michael N. Casias  
**Subject:** 12th Street NCCD Planning Commission

Robert, as you know, I am an owner in the swede hill neighborhood association and represent one owner on 12<sup>th</sup> street. After having spoken with Eric Shropshire and Mike Casias (2 advocates for 12<sup>th</sup> street stakeholders), I think it would be a good idea to postpone planning commission NCCD approval until URP and NCCD match, which will be following a consensus meeting or two. Byron is setting up these meetings for June.

Like I stated, this is not for the purpose of delay, just clarification and hopefully will not slow down anyone's projects.

I suggest we start the drafting of the changes to the urban renewal plan and NCCD and I am always happy to be a set of eyes looking at those things.

thanks

John Goldstone  
(o) (512) 542-4009  
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goldy1@flash.net

5/31/2006

**-DRAFT-****Proposed East 12<sup>th</sup> Street Neighborhood Conservation Combining District****Implementing the Urban Renewal Plan  
for the  
East 12<sup>th</sup> Street Urban Renewal Area**

Adopted December 17, 1999

Amendment 1 August 2, 2001

Amendment 2 July 31, 2003

Amendment 3 April 7, 2005

**Background**

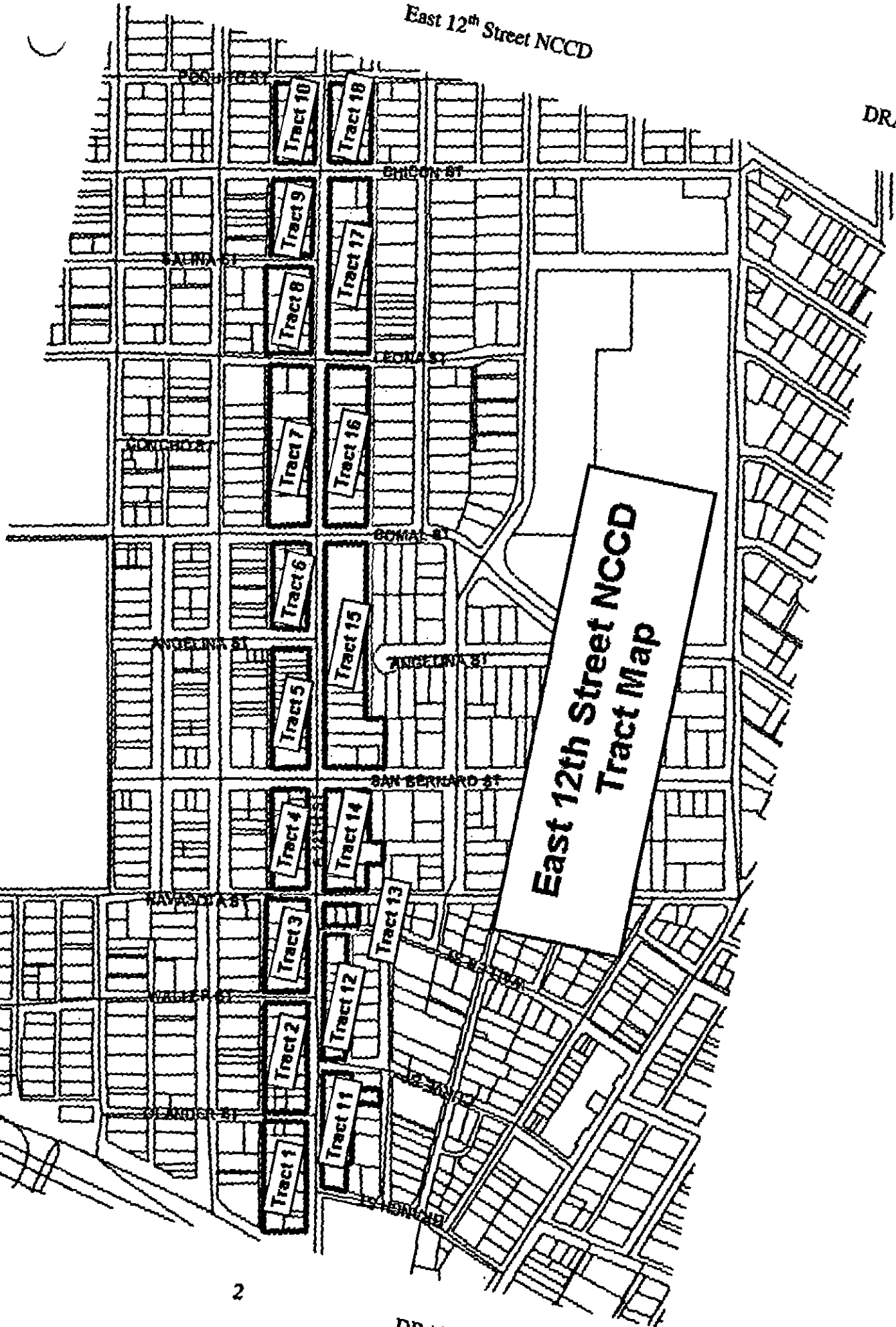
The East 12<sup>th</sup> Street neighborhood conservation combining district (NCCD) is a zoning tool to implement East 11<sup>th</sup> and 12<sup>th</sup> Street Urban Renewal Plan. An NCCD for East 11<sup>th</sup> Street has already been adopted by the City Council. This NCCD will modify provisions of the City's land development code, customizing development standards to meet the needs of East 12<sup>th</sup> Street.

**The NCCD and Neighborhood Plans**

The E. 12<sup>th</sup> Street NCCD fall primarily in the Central East Austin Neighborhood Plan. One block falls in the Chestnut Neighborhood Plan and one block falls in the Rosewood Neighborhood Plan. The Chestnut and Rosewood neighborhood plans are in accord with the Urban Renewal Plan and the proposed NCCD for E. 12<sup>th</sup> St. Where there is disagreement with the Central East Austin neighborhood plan, the neighborhood plan's future land use map will be updated to reflect the land uses called for in the Urban Renewal Plan.

Below are listed the specific modifications to the provisions of the Land Development Code as they apply to each block in the proposed NCCD.

DRAFT



East 12th Street NCCD  
Tract Map

DRAFT

**Summary of Site Development Standards****Tract 1**

**Block:** 800-900 E. 12<sup>th</sup> Street (north side) (Between Orlander Street and IH-35)

**Address:** 800 – 950 E. 12<sup>th</sup> Street (even numbers)

**NCCD Sub-District 1**

**Zoning Case Number:** C14-06-0033

**Current Zoning:** CS-NP

**Proposed Zoning:** CS-MU-NCCD-NP

**Permitted Uses:** Mixed Use and/or Commercial (see URP, 4/7/05 update, Exhibit A, page 2 of 14).

- “Mixed Use” is defined as a combination of retail and office uses on the ground floor and some combination of retail, office, and residential on the other floors (UPR, 4/7/05 update, page 1 of 3).
- “Ground Floor Retail” is defined as those uses allowed in the neighborhood commercial (LR) base district as described in the land development code (URP, page 2).
- “Office” is defined administrative and other office uses (URP, page 3).
- “Residential” is any residential use defined in the Land Development Code.
- Expressly prohibited uses include
  - Adult-Oriented Businesses (URP, 4/7/05 update, page 1 of 3).
  - Automotive Rental (URP, page 6)
  - Automotive Repair (URP, page 6)
  - Automotive Sales (URP, page 6)
  - Automotive Washing (URP, page 6)
  - Drive Through Services as an accessory use to a restaurant (URP, 4/7/05 update, page 3 of 3).
  - Liquor Sales (URP, page 6)
  - Medical offices in excess of 5000’ square feet (URP, page 3)
  - Pawn Shop Services (URP, 4/7/05 update, page 1 of 3).
  - Service Stations (URP, 4/7/05 update, page 1 of 3).
- One-story buildings and buildings smaller than 2000 square feet are not required to provide a combination of uses. (UPR, 4/7/05 update, page 1 of 3).

**Allowable Height:** 60 feet.

**Permitted Floor-Area-Ratio:** No maximum FAR.

**Parking:** 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.

**Compatibility Standards:**

- 10’ Rear setback with all other setback provisions waived.
- All exterior lighting must be hooded and 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.



- The building façade may not extend horizontally in an unbroken line for more than 20 feet; it must include windows, balconies, porches, stoops or similar architectural features, and must have awnings along at least 50 percent.
- Landscaping is required unless the 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.
- All other compatibility standards are waived except as specifically described in the Community Redevelopment Plan.

**Maximum Impervious Cover:** 90%. (95% in instances where community detention is not available and the developer provides on-site detention.)

**Other Notes:** This is a portion of the 12<sup>th</sup> St. Mixed Use project (Urban Renewal Plan Project 12-1).

**Summary of Site Development Standards****Tract 2**

**Block:** 1000 E. 12<sup>th</sup> Street (north side) (between Orlander Street and Waller Street).

**Address:** 1000-1028 E. 12<sup>th</sup> Street (even numbers)

**NCCD Sub-District 2**

**Zoning Case Number:** C14-06-0034

**Current Zoning:** CS-NP

**Proposed Zoning:** CS-MU-NCCD-NP

**Permitted Uses:** Mixed Use and/or Commercial (see URP, 4/7/05 update, Exhibit A, page 2 of 14).

- "Mixed Use" is defined as a mix of retail and office uses on the ground floor and a mix of retail, office, and residential on the other floors (URP, 4/7/05 update, page 1 of 3).
- "Ground Floor Retail" and office uses are defined as those uses allowed in the neighborhood commercial (LR) base district as described in the land development code. (URP, page 2)
- "Office" is defined administrative and other office uses (URP, page 3).
- "Residential" is any residential use defined in the Land Development Code.
- Expressly prohibited uses include
  - Adult-Oriented Businesses (URP, 4/7/05 update, page 1 of 3).
  - Automotive Rental (URP, page 6)
  - Automotive Repair (URP, page 6)
  - Automotive Sales (URP, page 6)
  - Automotive Washing (URP, page 6)
  - Drive Through Services as an accessory use to a restaurant (URP, 4/7/05 update, page 3 of 3).
  - Liquor Sales (URP, page 6)
  - Medical offices in excess of 5000' square feet (URP, page 3)
  - Pawn Shop Services (URP, 4/7/05 update, page 1 of 3).
  - Service Stations (URP, 4/7/05 update, page 1 of 3).
- One-story buildings and buildings smaller than 2000 square feet are not required to provide a combination of uses. (URP, 4/7/05 update, page 1 of 3).

**Allowable Height:** 50 feet

**Permitted Floor-Area-Ratio:** No maximum FAR.

**Parking:** 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.

**Compatibility Standards:**

- 10' Rear setback with all other setback provisions waived.
- All exterior lighting must be hooded and 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.

- The building façade may not extend horizontally in an unbroken line for more than 20 feet; it must include windows, balconies, porches, stoops or similar architectural features, and must have awnings along at least 50 percent.
- Landscaping is required unless the 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.
- All other compatibility standards are waived except as specifically described in the Community Redevelopment Plan.

**Maximum Impervious Cover:** 90%. (95% in instances where community detention is not available and the developer provides on-site detention.)

**Other Notes:** Part of 12<sup>th</sup> Street Mixed Use and 12<sup>th</sup> Street Offices (Urban Renewal Plan Projects 12-1 and 12-2).

**Summary of Site Development Standards****Tract 3**

**Block:** 1100 E. 12<sup>th</sup> Street (north side) (between Waller Street and Navasota Street)

**Address:** 1100-1150 E. 12<sup>th</sup> Street (even numbers)

**NCCD Sub-District 2**

**Zoning Case Number:** C14-06-0035

**Current Zoning:** CS-NP

**Proposed Zoning:** CS-MU-NCCD-NP

**Permitted Uses: Mixed Use and/or Commercial.** Between Waller Street and Navasota Street on the north side of E. 12<sup>th</sup> Street mixed use or publicly-funded community parking (URP 4/7/05 update, Exhibit A page 4 of 14).

- "Mixed Use" is defined as a mix of retail and office uses on the ground floor and a mix of retail, office, and residential on the other floors (URP, 4/7/05 update, page 1 of 3).
- "Ground Floor Retail" and office uses are defined as those uses allowed in the neighborhood commercial (LR) base district as described in the land development code. (URP, page 2)
- "Office" is defined administrative and other office uses (URP, page 3).
- "Residential" is any residential use defined in the Land Development Code.
- Expressly prohibited uses include
  - Adult-Oriented Businesses (URP, 4/7/05 update, page 1 of 3).
  - Automotive Rental (URP, page 6)
  - Automotive Repair (URP, page 6)
  - Automotive Sales (URP, page 6)
  - Automotive Washing (URP, page 6)
  - Drive Through Services as an accessory use to a restaurant (URP, 4/7/05 update, page 3 of 3).
  - Liquor Sales (URP, page 6)
  - Medical offices in excess of 5000' square feet (URP, page 3)
  - Pawn Shop Services (URP, 4/7/05 update, page 1 of 3).
  - Service Stations (URP, 4/7/05 update, page 1 of 3).
- One-story buildings and buildings smaller than 2000 square feet are not required to provide a combination of uses. (URP, 4/7/05 update, page 1 of 3).

**For Parking Garages:**

- Parking garages of 2 stories or over are required to have shielded lights and are required to have retail uses on 50% of the ground floor (URP, 4/7/05 update, page 2 of 3).
- For parking garages 30' or greater, 100% retail is required on the ground floor (excepting ingress/egress areas). 12' masonry wall is required shielding the structure from residences behind. Complete shielding is required of north and south walls as well as 50% of the side walls. Access is confined to 12<sup>th</sup> Street. Overnight parking is limited to residents and guests (URP, 4/7/05 update, page 2 of 3).

**Allowable Height:** 50 feet

**Permitted Floor-Area-Ratio:** No maximum FAR.

**Parking:** 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.

**Compatibility Standards:**

- 10' Rear setback with all other setback provisions waived.
- All exterior lighting must be hooded and 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.
- The building façade may not extend horizontally in an unbroken line for more than 20 feet; it must include windows, balconies, porches, stoops or similar architectural features, and must have awnings along at least 50 percent.
- Landscaping is required unless the 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.
- All other compatibility standards are waived except as specifically described in the Community Redevelopment Plan.

**Maximum Impervious Cover:** 90%. (95% in instances where community detention is not available and the developer provides on-site detention.)

**Other Notes:** Part of the SCIP II Townhouses (Urban Renewal Plan Project12-3).

**Summary of Site Development Standards****Tract 4**

**Block:** 1200 E. 12<sup>th</sup> Street (north side) (between Navasota Street and San Bernard Street)

**Address:** 1200-1250 E. 12<sup>th</sup> Street (even numbers)

**NCCD Sub-District 2**

**Zoning Case Number:** C14-06-0036

**Current Zoning:** CS-NP

**Proposed Zoning:** CS-MU-NCCD-NP

**Permitted Uses:** Community/Local Services\* (see URP, 4/7/05 update, Exhibit A, page 5 of 14).

- "Community/Local Services" is defined as services generally allowed in the neighborhood commercial (LR) base district as described in the land development code. (URP, page 1)
- Expressly prohibited uses include
  - Automotive Rental (URP, page 6)
  - Automotive Repair (URP, page 6)
  - Automotive Sales (URP, page 6)
  - Automotive Washing (URP, page 6)
  - Congregate Living (URP, page 1)
  - Drive Through Services as an accessory use to a restaurant (URP, 4/7/05 update, page 3 of 3).
  - Liquor Sales (URP, page 6)
  - Medical offices in excess of 5000' square feet (URP, page 1)
  - Off-site parking (URP, page 1)

**\*Note:** There has been a desire expressed by some participants to change the allowable uses to mixed use. This could be accomplished through a future amendment to the URP and the NCCD.

**Allowable Height:** 50 feet

**Permitted Floor-Area-Ratio:** No maximum FAR.

**Parking:** 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.

**Compatibility Standards:**

- 10' Rear setback with all other setback provisions waived.
- All exterior lighting must be hooded and 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.
- The building façade may not extend horizontally in an unbroken line for more than 20 feet; it must include windows, balconies, porches, stoops or similar architectural features, and must have awnings along at least 50 percent.

- Landscaping is require unless the 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.
- All other compatibility standards are waived except as specifically described in the Community Redevelopment Plan.

**Maximum Impervious Cover:** 90%. (95% in instances where community detention is not available and the developer provides on-site detention.)

**Other Notes:** Part of the Navasota Retail project (Urban Renewal Plan Project 12-4).

**Summary of Site Development Standards****Tract 5**

**Block:** 1300 E. 12<sup>th</sup> Street (north side) (between San Bernard Street and Angelina Street)

**Address:** 1300-1350 E. 12<sup>th</sup> Street (even numbers)

**NCCD Sub-District 2**

**Zoning Case Number:** C14-06-0037

**Current Zoning:** CS-NP and MF-4-CO-NP

**Proposed Zoning:** CS-MU-NCCD-NP

**Permitted Uses:** Mixed Use and/or Commercial (see URP, 4/7/05 update, Exhibit A, page 7 of 14).

- "Mixed Use" is defined as a mix of retail and office uses on the ground floor and a mix of retail, office, and residential on the other floors (URP, 4/7/05 update, page 1 of 3).
- "Ground Floor Retail" and office uses are defined as those uses allowed in the neighborhood commercial (LR) base district as described in the land development code. (URP, page 2)
- "Office" is defined administrative and other office uses (URP, page 3).
- "Residential" is any residential use defined in the Land Development Code.
- Expressly prohibited uses include
  - Adult-Oriented Businesses (URP, 4/7/05 update, page 1 of 3).
  - Automotive Rental (URP, page 6)
  - Automotive Repair (URP, page 6)
  - Automotive Sales (URP, page 6)
  - Automotive Washing (URP, page 6)
  - Drive Through Services as an accessory use to a restaurant (URP, 4/7/05 update, page 3 of 3).
  - Liquor Sales (URP, page 6)
  - Medical offices in excess of 5000' square feet (URP, page 3)
  - Pawn Shop Services (URP, 4/7/05 update, page 1 of 3).
  - Service Stations (URP, 4/7/05 update, page 1 of 3).
- One-story buildings and buildings smaller than 2000 square feet are not required to provide a combination of uses. (URP, 4/7/05 update, page 1 of 3).

**Allowable Height:** 50 feet

**Permitted Floor-Area-Ratio:** No maximum FAR.

**Parking:** 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.

**Compatibility Standards:**

- 10' Rear setback with all other setback provisions waived.
- All exterior lighting must be hooded and 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.



- The building façade may not extend horizontally in an unbroken line for more than 20 feet; it must include windows, balconies, porches, stoops or similar architectural features, and must have awnings along at least 50 percent.
- Landscaping is required unless the 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.
- All other compatibility standards are waived except as specifically described in the Community Redevelopment Plan.

**Maximum Impervious Cover: 90%. (95% in instances where community detention is not available and the developer provides on-site detention.)**

**Summary of Site Development Standards****Tract 6**

**Block:** 1400 E. 12<sup>th</sup> Street (north side) (between Angelina Street and Comal Street)

**Address:** 1400-1450 E. 12<sup>th</sup> Street (even numbers)

**NCCD Sub-District 2**

**Zoning Case Number:** C14-06-0038

**Current Zoning:** CS-NP and CS-H-NP

**Proposed Zoning:** CS-MU-NCCD-NP and CS-H-NCCD-NP

**Permitted Uses:** **Mixed Use and/or Commercial.** Publicly-funded community parking on the northeast corner of E. 12<sup>th</sup> Street and Angelina Street. (URP, 4/7/05 update, Exhibit A, page 7 of 14).

- "Mixed Use" is defined as a mix of retail and office uses on the ground floor and a mix of retail, office, and residential on the other floors (URP, 4/7/05 update, page 1 of 3).
- "Ground Floor Retail" and office uses are defined as those uses allowed in the neighborhood commercial (LR) base district as described in the land development code. (URP, page 2)
- "Office" is defined administrative and other office uses (URP, page 3).
- "Residential" is any residential use defined in the Land Development Code.
- Expressly prohibited uses include
  - Adult-Oriented Businesses (URP, 4/7/05 update, page 1 of 3).
  - Automotive Rental (URP, page 6)
  - Automotive Repair (URP, page 6)
  - Automotive Sales (URP, page 6)
  - Automotive Washing (URP, page 6)
  - Drive Through Services as an accessory use to a restaurant (URP, 4/7/05 update, page 3 of 3).
  - Liquor Sales (URP, page 6)
  - Medical offices in excess of 5000' square feet (URP, page 3)
  - Pawn Shop Services (URP, 4/7/05 update, page 1 of 3).
  - Service Stations (URP, 4/7/05 update, page 1 of 3).
- One-story buildings and buildings smaller than 2000 square feet are not required to provide a combination of uses. (URP, 4/7/05 update, page 1 of 3).

**For Parking Garages:**

- Parking garages of 2 stories or over are required to have shielded lights and are required to have retail uses on 50% of the ground floor (URP, 4/7/05 update, page 2 of 3).
- For parking garages 30' or greater, 100% retail is required on the ground floor (excepting ingress/egress areas). 12' masonry wall is required shielding the structure from residences behind. Complete shielding is required of north and south walls as well as 50% of the side walls. Access is confined to 12<sup>th</sup> Street. Overnight parking is limited to residents and guests (URP, 4/7/05 update, page 2 of 3).

**Allowable Height:** 50 feet

**Permitted Floor-Area-Ratio:** No maximum FAR.

**Parking:** 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.

**Compatibility Standards:**

- 10' Rear setback with all other setback provisions waived.
- All exterior lighting must be hooded and 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.
- The building façade may not extend horizontally in an unbroken line for more than 20 feet; it must include windows, balconies, porches, stoops or similar architectural features, and must have awnings along at least 50 percent.
- Landscaping is required unless the 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.
- All other compatibility standards are waived except as specifically described in the Community Redevelopment Plan.

**Maximum Impervious Cover:** 90%. (95% in instances where community detention is not available and the developer provides on-site detention.)

**Other Notes:** Part of the SCIP II Townhouses-North project (Urban Renewal Plan Project 12-6).

**Summary of Site Development Standards****Tract 7**

**Block:** 1500 and 1600 E. 12<sup>th</sup> Street (north side) (between Comal Street and Leona Street)

**Address:** 1500-1625 E. 12<sup>th</sup> Street (even numbers)

**NCCD Sub-District 2**

**Zoning Case Number:** C14-06-0039

**Current Zoning:** CS-NP

**Proposed Zoning:** CS-MU-NCCD-NP

**Permitted Uses:** Mixed Use and/or Commercial (URP, 4/7/05 update, Exhibit A, page 9 of 14).

- "Mixed Use" is defined as a mix of retail and office uses on the ground floor and a mix of retail, office, and residential on the other floors (URP, 4/7/05 update, page 1 of 3).
- "Ground Floor Retail" and office uses are defined as those uses allowed in the neighborhood commercial (LR) base district as described in the land development code. (URP, page 2)
- "Office" is defined administrative and other office uses (URP, page 3).
- "Residential" is any residential use defined in the Land Development Code.
- Expressly prohibited uses include
  - Adult-Oriented Businesses (URP, 4/7/05 update, page 1 of 3).
  - Automotive Rental (URP, page 6)
  - Automotive Repair (URP, page 6)
  - Automotive Sales (URP, page 6)
  - Automotive Washing (URP, page 6)
  - Drive Through Services as an accessory use to a restaurant (URP, 4/7/05 update, page 3 of 3).
  - Liquor Sales (URP, page 6)
  - Medical offices in excess of 5000' square feet (URP, page 3)
  - Pawn Shop Services (URP, 4/7/05 update, page 1 of 3).
  - Service Stations (URP, 4/7/05 update, page 1 of 3).
- One-story buildings and buildings smaller than 2000 square feet are not required to provide a combination of uses. (URP, 4/7/05 update, page 1 of 3).

**Allowable Height:** 50 feet

**Permitted Floor-Area-Ratio:** No maximum FAR.

**Parking:** 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.

**Compatibility Standards:**

- 10' Rear setback with all other setback provisions waived.
- All exterior lighting must be hooded and 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.

- The building façade may not extend horizontally in an unbroken line for more than 20 feet; it must include windows, balconies, porches, stoops or similar architectural features, and must have awnings along at least 50 percent.
- Landscaping is required unless the 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.
- All other compatibility standards are waived except as specifically described in the Community Redevelopment Plan.

**Maximum Impervious Cover: 90%. (95% in instances where community detention is not available and the developer provides on-site detention.)**

**Other Notes: Part of the E. 12<sup>th</sup> Street Duplexes project (Urban Renewal Plan Project 12-8).**

**Summary of Site Development Standards****Tract 8**

**Block:** 1700 E. 12<sup>th</sup> Street (north side) (between Leona Street and Salina Street).

**Address:** 1700-1750 E. 12<sup>th</sup> Street (even numbers)

**NCCD Sub-District 2**

**Zoning Case Number:** C14-06-0040

**Current Zoning:** CS-NP

**Proposed Zoning:** CS-MU-NCCD-NP

**Permitted Uses:** Mixed Use and/or Commercial (URP, 4/7/05 update, Exhibit A, page 10 of 14).

- "Mixed Use" is defined as a mix of retail and office uses on the ground floor and a mix of retail, office, and residential on the other floors (URP, 4/7/05 update, page 1 of 3).
- "Ground Floor Retail" and office uses are defined as those uses allowed in the neighborhood commercial (LR) base district as described in the land development code. (URP, page 2)
- "Office" is defined administrative and other office uses (URP, page 3).
- "Residential" is any residential use defined in the Land Development Code.
- Expressly prohibited uses include
  - Adult-Oriented Businesses (URP, 4/7/05 update, page 1 of 3).
  - Automotive Rental (URP, page 6)
  - Automotive Repair (URP, page 6)
  - Automotive Sales (URP, page 6)
  - Automotive Washing (URP, page 6)
  - Drive Through Services as an accessory use to a restaurant (URP, 4/7/05 update, page 3 of 3).
  - Liquor Sales (URP, page 6)
  - Medical offices in excess of 5000' square feet (URP, page 3)
  - Pawn Shop Services (URP, 4/7/05 update, page 1 of 3).
  - Service Stations (URP, 4/7/05 update, page 1 of 3).
- One-story buildings and buildings smaller than 2000 square feet are not required to provide a combination of uses. (URP, 4/7/05 update, page 1 of 3).

**Allowable Height:** 50 feet

**Permitted Floor-Area-Ratio:** No maximum FAR.

**Parking:** 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.

**Compatibility Standards:**

- 10' Rear setback with all other setback provisions waived.
- All exterior lighting must be hooded and 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.

- The building façade may not extend horizontally in an unbroken line for more than 20 feet; it must include windows, balconies, porches, stoops or similar architectural features, and must have awnings along at least 50 percent.
- Landscaping is required unless the 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.
- All other compatibility standards are waived except as specifically described in the Community Redevelopment Plan.

**Maximum Impervious Cover: 90%. (95% in instances where community detention is not available and the developer provides on-site detention.)**

**Summary of Site Development Standards****Tract 9**

**Block:** 1800 E. 12<sup>th</sup> Street (north side) (between Salina Street and Chicon Street)

**Address:** 1800-1850 E. 12<sup>th</sup> Street (even numbers)

**NCCD Sub-District 2**

**Zoning Case Number:** C14-06-0041

**Current Zoning:** CS-NP and CS-1-NP

**Proposed Zoning:** CS-MU-NCCD-NP and CS-1-NCCD-NP

**Permitted Uses:** Mixed Use and/or Commercial (see URP, 4/7/05 update, Exhibit A, page 11 of 14).

- “Mixed Use” is defined as a mix of retail and office uses on the ground floor and a mix of retail, office, and residential on the other floors (UPR, 4/7/05 update, page 1 of 3).
- “Ground Floor Retail” and office uses are defined as those uses allowed in the neighborhood commercial (LR) base district as described in the land development code. (URP, page 2)
- “Office” is defined administrative and other office uses (URP, page 3).
- “Residential” is any residential use defined in the Land Development Code.
- Expressly prohibited uses include
  - Adult-Oriented Businesses (URP, 4/7/05 update, page 1 of 3).
  - Automotive Rental (URP, page 6)
  - Automotive Repair (URP, page 6)
  - Automotive Sales (URP, page 6)
  - Automotive Washing (URP, page 6)
  - Drive Through Services as an accessory use to a restaurant (URP, 4/7/05 update, page 3 of 3).
  - Liquor Sales (URP, page 6)
  - Medical offices in excess of 5000’ square feet (URP, page 3)
  - Pawn Shop Services (URP, 4/7/05 update, page 1 of 3).
  - Service Stations (URP, 4/7/05 update, page 1 of 3).
- One-story buildings and buildings smaller than 2000 square feet are not required to provide a combination of uses. (UPR, 4/7/05 update, page 1 of 3).

**Allowable Height:** 50 feet

**Permitted Floor-Area-Ratio:** No maximum FAR.

**Parking:** 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.

**Compatibility Standards:**

- 10’ Rear setback with all other setback provisions waived.
- All exterior lighting must be hooded and 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.



- The building façade may not extend horizontally in an unbroken line for more than 20 feet; it must include windows, balconies, porches, stoops or similar architectural features, and must have awnings along at least 50 percent.
- Landscaping is required unless the 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.
- All other compatibility standards are waived except as specifically described in the Community Redevelopment Plan.

**Maximum Impervious Cover:** 90%. (95% in instances where community detention is not available and the developer provides on-site detention.)

**Other Notes:** Part of the Chicon Street Retail Node project (Urban Renewal Plan project 12-10)

**Summary of Site Development Standards****Tract 10**

**Block:** 1900 E. 12<sup>th</sup> Street (north side) (between Chicon Street and Poquito Street).

**Address:** 1900-1950 E. 12<sup>th</sup> Street (even numbers)

**NCCD Sub-District 2**

**Zoning Case Number:** C14-06-0043

**Current Zoning:** CS-NP

**Proposed Zoning:** CS-MU-NCCD-NP

**Permitted Uses:** Retail except mixed-use residential allowed. (see URP, 4/7/05 update, Exhibit A, page 13 of 14).

- “Mixed Use” is defined as a mix of retail or office uses on the ground floor and a mix of retail, office, or residential on the other floors (URP, 4/7/05 update, page 1 of 3).
- “Ground Floor Retail” and office uses are defined as those uses allowed in the neighborhood commercial (LR) base district as described in the land development code. (URP, page 2)
- “Office” is defined administrative and other office uses (URP, page 3).
- “Residential” is any residential use defined in the Land Development Code.
- Expressly prohibited uses include
  - Adult-Oriented Businesses (URP, 4/7/05 update, page 1 of 3).
  - Automotive Rental (URP, page 6)
  - Automotive Repair (URP, page 6)
  - Automotive Sales (URP, page 6)
  - Automotive Washing (URP, page 6)
  - Drive Through Services as an accessory use to a restaurant (URP, 4/7/05 update, page 3 of 3).
  - Liquor Sales (URP, page 6)
  - Medical offices in excess of 5000' square feet (URP, page 3)
  - Pawn Shop Services (URP, 4/7/05 update, page 1 of 3).
  - Service Stations (URP, 4/7/05 update, page 1 of 3).
- One-story buildings and buildings smaller than 2000 square feet are not required to provide a combination of uses. (URP, 4/7/05 update, page 1 of 3).

**Allowable Height:** 50 feet

**Permitted Floor-Area-Ratio:** 0.3

**Parking:** 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.

**Compatibility Standards:**

- 10' Rear setback with all other setback provisions waived.
- All exterior lighting must be hooded and 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.

- The building façade may not extend horizontally in an unbroken line for more than 20 feet; it must include windows, balconies, porches, stoops or similar architectural features, and must have awnings along at least 50 percent.
- Landscaping is required unless the 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.
- All other compatibility standards are waived except as specifically described in the Community Redevelopment Plan.

**Maximum Impervious Cover: 90%.** (95% in instances where community detention is not available and the developer provides on-site detention.)

**Other Notes:** Part of the Chicon Street Retail Node project (Urban Renewal Plan project 12-12)

**Summary of Site Development Standards****Tract 11**

**Block:** 900 E. 12<sup>th</sup> Street (south side) (between Branch Street and Curve Street).

**Address:** 901-951 E. 12<sup>th</sup> Street (odd numbers)

**NCCD Sub-District 3**

**Zoning Case Number:** C14-06-0044

**Current Zoning:** CS-NP, GR-NP, GR-MU-H-NP, and SF-3-NP

**Proposed Zoning:** CS-MU-NCCD-NP

**Permitted Uses:** Mixed Use (see URP, 4/7/05 update, Exhibit A, page 4 of 14).

- “Mixed Use” is defined as a mix of retail or office uses on the ground floor and a mix of retail, office, or residential on the other floors (UPR, 4/7/05 update, page 1 of 3).
- “Ground Floor Retail” and office uses are defined as those uses allowed in the neighborhood commercial (LR) base district as described in the land development code. (URP, page 2)
- “Office” is defined administrative and other office uses (URP, page 3).
- “Residential” is any residential use defined in the Land Development Code.
- Expressly prohibited uses include
  - Adult-Oriented Businesses (URP, 4/7/05 update, page 1 of 3).
  - Automotive Rental (URP, page 6)
  - Automotive Repair (URP, page 6)
  - Automotive Sales (URP, page 6)
  - Automotive Washing (URP, page 6)
  - Drive Through Services as an accessory use to a restaurant (URP, 4/7/05 update, page 3 of 3).
  - Liquor Sales (URP, page 6)
  - Medical offices in excess of 5000’ square feet (URP, page 3)
  - Pawn Shop Services (URP, 4/7/05 update, page 1 of 3).
  - Service Stations (URP, 4/7/05 update, page 1 of 3).
- One-story buildings and buildings smaller than 2000 square feet are not required to provide a combination of uses. (UPR, 4/7/05 update, page 1 of 3).

**Allowable Height:** 35 feet

**Permitted Floor-Area-Ratio:** No maximum FAR.

**Parking:** 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.

**Compatibility Standards:**

- 15’ front setback.
- 10’ street yard setback
- 5’ interior yard setback.
- 5’ rear setback.

- All exterior lighting must be hooded and 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.
- The building façade may not extend horizontally in an unbroken line for more than 20 feet; it must include windows, balconies, porches, stoops or similar architectural features, and must have awnings along at least 50 percent.
- Landscaping is required unless the 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.
- All other compatibility standards are waived except as specifically described in the Community Redevelopment Plan.

**Maximum Impervious Cover: 80%.**

**Other Notes: Part of the SCIP II Townhouses-South project (Urban Renewal Plan project 12-3)**

**Summary of Site Development Standards****Tract 12**

**Block:** 1000-1115 E. 12<sup>th</sup> Street (south side) (between Curve Street and Waller Street).

**Address:** 1001-1115 E. 12<sup>th</sup> Street (odd numbers)

**NCCD Sub-District 3**

**Zoning Case Number:** C14-06-0045

**Current Zoning:** CS-MU-CO-NP and CS-MU-H-CO-NP

**Proposed Zoning:** SF-5-NCCD-NP and CS-MU-H-CO-NCCD-NP

**Permitted Uses:** Townhouses between Curve Street and Waller Street, excluding 1115 E. 12<sup>th</sup> Street which will be commercial. (URP, 4/7/05 update, Exhibit A, page 2 of 14).

**Allowable Height:** 35 feet

**Permitted Floor-Area-Ratio:** No maximum FAR.

**Parking:** 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.

**Compatibility Standards:**

- 15' front setback.
- 10' street yard setback
- 5' interior yard setback.
- 5' rear setback.
- All exterior lighting must be hooded and 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.
- The building façade may not extend horizontally in an unbroken line for more than 20 feet; it must include windows, balconies, porches, stoops or similar architectural features, and must have awnings along at least 50 percent.
- Landscaping is required unless the 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.
- All other compatibility standards are waived except as specifically described in the Community Redevelopment Plan.

**Maximum Impervious Cover:** 80%.

**Other Notes:** Part of the SCIP II Townhouses-South project (Urban Renewal Plan project 12-3)

**Summary of Site Development Standards****Tract 13**

**Block:** 1121 E. 12<sup>th</sup> Street (south side) (between Waller Street and Navasota Street)

**Address:** 1121 E. 12<sup>th</sup> Street (odd numbers)

**NCCD Sub-District 3**

**Zoning Case Number:** C14-06-0046

**Current Zoning:** CS-MU-CO-NP

**Proposed Zoning:** SF-3-NCCD-NP

**Permitted Uses:** Single Family uses between Waller and Navasota on the south side of E. 12<sup>th</sup>. (URP, 4/7/05 update, Exhibit A, page 4 of 14).

**Allowable Height:** 35 feet

**Permitted Floor-Area-Ratio:** No maximum FAR.

**Parking:** 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.

**Compatibility Standards:**

- 15' front setback.
- 10' street yard setback
- 5' interior yard setback.
- 5' rear setback.
- All exterior lighting must be hooded and 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.
- The building façade may not extend horizontally in an unbroken line for more than 20 feet; it must include windows, balconies, porches, stoops or similar architectural features, and must have awnings along at least 50 percent.
- Landscaping is required unless the 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.
- All other compatibility standards are waived except as specifically described in the Community Redevelopment Plan.

**Maximum Impervious Cover:** 80%.

**Other Notes:** Part of the SCIP II Townhouses-South project (Urban Renewal Plan project 12-3)

**Summary of Site Development Standards****Tract 14**

**Block:** 1200 E. 12<sup>th</sup> Street (south side) (between Navasota Street and San Bernard Street)

**Address:** 1201-1251 E. 12<sup>th</sup> Street (odd numbers)

**NCCD Sub-District 3**

**Zoning Case Number:** C14-06-0047

**Current Zoning:** SF-3-NP

**Proposed Zoning:** SF-3-NCCD-NP

**Permitted Uses:** Single-Family Homes and Offices.

**Specifically:**

- Administrative and business offices
- Single family attached residential
- Single family residential
- Single family small lot residential

**Allowable Height:** 35 feet

**Permitted Floor-Area-Ratio:** No maximum FAR.

**Parking:** 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.

**Compatibility Standards:**

- 15' front setback.
- 10' street yard setback
- 5' interior yard setback.
- 5' rear setback.
- All exterior lighting must be hooded and 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.
- The building façade may not extend horizontally in an unbroken line for more than 20 feet; it must include windows, balconies, porches, stoops or similar architectural features, and must have awnings along at least 50 percent.
- Landscaping is required unless the 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.
- All other compatibility standards are waived except as specifically described in the Community Redevelopment Plan.

**Maximum Impervious Cover:** 80%.

**Other Notes:** Part of the E. 12<sup>th</sup> Street Renovation project (Urban Renewal Plan project 12-5)



**Summary of Site Development Standards****Tract 15**

**Block:** 1300 and 1400 E. 12<sup>th</sup> Street (south side) (between San Bernard Street and Comal Street)

**Address:** 1301-1451 E. 12<sup>th</sup> Street (odd numbers)

**NCCD Sub-District 3 and Sub-District 2** (southwest corner of Comal Street and E 12<sup>th</sup> Street)

**Zoning Case Number:** C14-06-0048

**Current Zoning:** GR-NP, LR-NP, MF-3-NP, SF-3-NP

**Proposed Zoning:** GR-NCCD-NP, LR- NCCD-NP, MF-3- NCCD-NP, SF-3-NCCD-NP

**Permitted Uses:**

**1. Single-Family Homes and Offices.** (First 5 lots, zoned SF-3-NP and LR-NP)

**Specifically:**

- Administrative and business offices
- Single family attached residential
- Single family residential
- Single family small lot residential

**2. Garden apartments, condominiums, townhomes.** (on MF-3 zoned properties).

**Specifically:**

- Multi-family residential with a limit of 23 units per acre.
- Condominium residential use
- Townhouse residence

**3. Mixed Use** (southwest corner of Comal Street and E 12<sup>th</sup> Street)

- "Mixed Use" is defined as a mix of retail or office uses on the ground floor and a mix of retail, office, or residential on the other floors (UPR, 4/7/05 update, page 1 of 3).
- "Ground Floor Retail" and office uses are defined as those uses allowed in the neighborhood commercial (LR) base district as described in the land development code. (URP, page 2)
- "Office" is defined administrative and other office uses (URP, page 3).
- "Residential" is any residential use defined in the Land Development Code.
- Expressly prohibited uses include
  - Adult-Oriented Businesses (URP, 4/7/05 update, page 1 of 3).
  - Automotive Rental (URP, page 6)
  - Automotive Repair (URP, page 6)
  - Automotive Sales (URP, page 6)
  - Automotive Washing (URP, page 6)
  - Drive Through Services as an accessory use to a restaurant (URP, 4/7/05 update, page 3 of 3).
  - Liquor Sales (URP, page 6)
  - Medical offices in excess of 5000' square feet (URP, page 3)
  - Pawn Shop Services (URP, 4/7/05 update, page 1 of 3).
  - Service Stations (URP, 4/7/05 update, page 1 of 3).
- One-story buildings and buildings smaller than 2000 square feet are not required to provide a combination of uses. (UPR, 4/7/05 update, page 1 of 3).

**Allowable Height:** 35 feet (50 feet at southwest corner of Comal Street and E 12<sup>th</sup> Street)

**Permitted Floor-Area-Ratio:** No maximum FAR.

**Parking:** 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.

**Compatibility Standards:**

- 15' front setback.
- 10' street yard setback
- 5' interior yard setback.
- 5' rear setback.
- For the southwest corner of Comal Street and E 12<sup>th</sup> Street only: 10' Rear setback with all other setback provisions waived.
- All exterior lighting must be hooded and 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.
- The building façade may not extend horizontally in an unbroken line for more than 20 feet; it must include windows, balconies, porches, stoops or similar architectural features, and must have awnings along at least 50 percent.
- Landscaping is require unless the 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.
- All other compatibility standards are waived except as specifically described in the Community Redevelopment Plan.

**Maximum Impervious Cover:**

- 80%.
- For the southwest corner of Comal Street and E 12<sup>th</sup> Street only: 90%. (95% in instances where community detention is not available and the developer provides on-site detention.)

**Other Notes:** Part of the 12<sup>th</sup> Street Renovation and 12<sup>th</sup> Street Garden Apartments projects (Urban Renewal Plan projects 12-5 and 12-7)

**Summary of Site Development Standards****Tract 16**

**Block:** 1500 E. 12<sup>th</sup> Street (south side) (between Comal Street and Leona Street)

**Address:** 1501-1651 E. 12<sup>th</sup> Street (odd numbers)

**NCCD Sub-Districts 2**

**Zoning Case Number:** C14-06-0049

**Current Zoning:** GR-H-NP, MF-4-NP

**Proposed Zoning:** GR-H-MU-NCCD-NP

**Permitted Uses: Mixed Use**

- “Mixed Use” is defined as a mix of retail or office uses on the ground floor and a mix of retail, office, or residential on the other floors (URP, 4/7/05 update, page 1 of 3).
- “Ground Floor Retail” and office uses are defined as those uses allowed in the neighborhood commercial (LR) base district as described in the land development code. (URP, page 2)
- “Office” is defined administrative and other office uses (URP, page 3).
- “Residential” is any residential use defined in the Land Development Code.
- Expressly prohibited uses include
  - Adult-Oriented Businesses (URP, 4/7/05 update, page 1 of 3).
  - Automotive Rental (URP, page 6)
  - Automotive Repair (URP, page 6)
  - Automotive Sales (URP, page 6)
  - Automotive Washing (URP, page 6)
  - Drive Through Services as an accessory use to a restaurant (URP, 4/7/05 update, page 3 of 3).
  - Liquor Sales (URP, page 6)
  - Medical offices in excess of 5000’ square feet (URP, page 3)
  - Pawn Shop Services (URP, 4/7/05 update, page 1 of 3).
  - Service Stations (URP, 4/7/05 update, page 1 of 3).
- One-story buildings and buildings smaller than 2000 square feet are not required to provide a combination of uses. (URP, 4/7/05 update, page 1 of 3).

**Allowable Height:** 50 feet

**Permitted Floor-Area-Ratio:** No maximum FAR.

**Parking:** 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.

**Compatibility Standards:**

- 10’ Rear setback with all other setback provisions waived.
- All exterior lighting must be hooded and 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.

- The building façade may not extend horizontally in an unbroken line for more than 20 feet; it must include windows, balconies, porches, stoops or similar architectural features, and must have awnings along at least 50 percent.
- Landscaping is required unless the 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.
- All other compatibility standards are waived except as specifically described in the Community Redevelopment Plan.

**Maximum Impervious Cover: 90%. (95% in instances where community detention is not available and the developer provides on-site detention.)**

**Summary of Site Development Standards****Tract 17**

**Block:** 1700 and 1800 E. 12<sup>th</sup> Street (south side) (between Leona Street and Chicon Street)

**Address:** 1701-1851 E. 12<sup>th</sup> Street (odd numbers)

**NCCD Sub-Districts** 2

**Zoning Case Number:** C14-06-0050

**Current Zoning:** GR-NP

**Proposed Zoning:** GR-MU-NCCD-NP

**Permitted Uses:** Mixed Use and/or Commercial (see URP, 4/7/05 update, Exhibit A, page 12 of 14).

- "Mixed Use" is defined as a mix of retail or office uses on the ground floor and a mix of retail, office, or residential on the other floors (URP, 4/7/05 update, page 1 of 3).
- "Ground Floor Retail" and office uses are defined as those uses allowed in the neighborhood commercial (LR) base district as described in the land development code. (URP, page 2)
- "Office" is defined administrative and other office uses (URP, page 3).
- "Residential" is any residential use defined in the Land Development Code.
- Expressly prohibited uses include
  - Adult-Oriented Businesses (URP, 4/7/05 update, page 1 of 3).
  - Automotive Rental (URP, page 6)
  - Automotive Repair (URP, page 6)
  - Automotive Sales (URP, page 6)
  - Automotive Washing (URP, page 6)
  - Drive Through Services as an accessory use to a restaurant (URP, 4/7/05 update, page 3 of 3).
  - Liquor Sales (URP, page 6)
  - Medical offices in excess of 5000' square feet (URP, page 3)
  - Pawn Shop Services (URP, 4/7/05 update, page 1 of 3).
  - Service Stations (URP, 4/7/05 update, page 1 of 3).
- One-story buildings and buildings smaller than 2000 square feet are not required to provide a combination of uses. (URP, 4/7/05 update, page 1 of 3).

**Allowable Height:** 50 feet

**Permitted Floor-Area-Ratio:** No maximum FAR.

**Parking:** 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.

**Compatibility Standards:**

- 10' Rear setback with all other setback provisions waived.

- All exterior lighting must be hooded and 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.
- The building façade may not extend horizontally in an unbroken line for more than 20 feet; it must include windows, balconies, porches, stoops or similar architectural features, and must have awnings along at least 50 percent.
- Landscaping is required unless the 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.
- All other compatibility standards are waived except as specifically described in the Community Redevelopment Plan.

**Maximum Impervious Cover:** 90%. (95% in instances where community detention is not available and the developer provides on-site detention.)

**Other Notes:** Part of the 12<sup>th</sup> Street Mixed Use project (Urban Renewal Plan project 12-9)

**Summary of Site Development Standards****Tract 18**

**Block:** 1900 E. 12<sup>th</sup> Street (south side) (between Chicon Street and Poquito Street)

**Address:** 1901-1951 E. 12<sup>th</sup> Street (odd numbers)

**NCCD Sub-Districts 2**

**Zoning Case Number:** C14-06-0051

**Current Zoning:** CS-MU-NP

**Proposed Zoning:** CS-MU-NCCD-NP

**Permitted Uses:** Mixed Use and/or Commercial (see URP, 4/7/05 update, Exhibit A, page 14 of 14).

- “Mixed Use” is defined as a mix of retail or office uses on the ground floor and a mix of retail, office, or residential on the other floors (URP, 4/7/05 update, page 1 of 3).
- “Ground Floor Retail” and office uses are defined as those uses allowed in the neighborhood commercial (LR) base district as described in the land development code. (URP, page 2)
- “Office” is defined administrative and other office uses (URP, page 3).
- “Residential” is any residential use defined in the Land Development Code.
- Expressly prohibited uses include
  - Adult-Oriented Businesses (URP, 4/7/05 update, page 1 of 3).
  - Automotive Rental (URP, page 6)
  - Automotive Repair (URP, page 6)
  - Automotive Sales (URP, page 6)
  - Automotive Washing (URP, page 6)
  - Drive Through Services as an accessory use to a restaurant (URP, 4/7/05 update, page 3 of 3).
  - Liquor Sales (URP, page 6)
  - Medical offices in excess of 5000’ square feet (URP, page 3)
  - Pawn Shop Services (URP, 4/7/05 update, page 1 of 3).
  - Service Stations (URP, 4/7/05 update, page 1 of 3).
- One-story buildings and buildings smaller than 2000 square feet are not required to provide a combination of uses. (URP, 4/7/05 update, page 1 of 3).

**Allowable Height:** 50 feet

**Permitted Floor-Area-Ratio:** 0.3

**Parking:** 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.

**Compatibility Standards:**

- 10’ Rear setback with all other setback provisions waived.

- All exterior lighting must be hooded and 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.
- The building façade may not extend horizontally in an unbroken line for more than 20 feet; it must include windows, balconies, porches, stoops or similar architectural features, and must have awnings along at least 50 percent.
- Landscaping is required unless the 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.
- All other compatibility standards are waived except as specifically described in the Community Redevelopment Plan.

**Maximum Impervious Cover:** 90%. (95% in instances where community detention is not available and the developer provides on-site detention.)

**Other Notes:** Part of the Chicon Street Retail Node project (Urban Renewal Plan project 12-13).