

Proposed Modifications to the East 11th and 12th Street Urban Renewal Plan (East 12th Street)

DRAFT

Project Number/Name	Existing Controls	Proposed Modification	ARA Recommends	URA Recommends	Planning Commission Recommends
12-1/12th St. Mixed-Use, North side of 12th St. at Olander St. NW corner Subdistrict 1, NE corner Subdistrict 2	Reuse Objective: Provide Mixed-Use Opportunities on 12th St.	No Changes	Yes		
	Site area: 1.3 acres				
	Permitted use: Mixed-Use	No Changes	Yes		
	Allowable height: West of Olander 60 foot maximum height, East of Olander 50 foot maximum height; no maximum FAR	Allowable height: West of Olander 60 foot maximum height, East of Olander 53 foot maximum height; no maximum FAR	No		
12-2/12th St. Mixed Use and/or Commercial, Northside of E. 12th at Waller Street, Subdistrict 2	Reuse Objective: Provide Mixed Use and/or Commercial Space	No Changes	Yes		
	Site area: 0.4 acres				
	Permitted use: Mixed use and/or commercial	No Changes	Yes		
	Allowable height: 50' maximum; no maximum FAR	Allowable height: 53' maximum; no maximum FAR	No		
12-3/12th St. Residential and Mixed-Use and/or Commercial Development and publicly-funded community parking on 12th Street, Subdistrict 3 on south side of E. 12th Street; Subdistrict 2 on north side of E. 12th Street	Reuse Objective: Provide Residential and Mixed-Use and/or Commercial Development and publicly-funded community parking on 12th Street	No Changes	Yes		
	Site area: 3.2 acres				

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	Permitted use: Mixed use between Branch & Curve; townhouses, between Curve & Waller excluding 1115 E. 12th St. which will be commercial; single family residential between Waller & Navasota on the south side of 12th St; mixed use or publicly-funded community parking between Waller and Navasota on the north side of 12th St.	No Changes	Yes		
	Allowable height: 35' maximum on south side of 12th St.; 50 foot maximum on north side of 12th St.; no maximum FAR	Allowable height: 53 foot maximum ; no maximum FAR	No		
12-4/Navasota St. Mixed-Use North side of 12th St. at Navasota St., Subdistrict 2	Reuse Objective: Provide Mixed-Use Opportunities on East 12th Street	No Changes	Yes		
	Site area: 0.6 Acres				
	Permitted use: Mixed-Use	No Changes	Yes		
	Allowable height: 50 foot maximum, no maximum FAR	Allowable height: 53 foot maximum , no maximum FAR	No		
12-5/12th St. Renovation South side of E. 12th St. at San Bernard, Subdistrict 3	Reuse Objective: Preserve Existing Housing Through Rehabilitation	No Changes	Yes		
	Site area: 2.2 acres				
	Permitted use: Single family homes and offices	No Changes	Yes		
	Allowable height: 35 foot maximum; no maximum FAR	Allowable height: 53 foot maximum ; no maximum FAR	No		

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12-6/12th St. Mixed-Use and/or Commercial at Angelina Street, Northwest and northeast corner of 12th and Angelina, Subdistrict 2	Reuse Objective: Provide mixed-use and/or commercial development and publicly funded community parking on E. 12th Street	No Changes	Yes		
	Site area: 1.0 acres				
	Permitted use: Mixed use and/or Commercial on northwest corner of 12th and Angelina, publicly funded community parking at northeast corner of 12th and Angelina	No Changes	Yes		
	Allowable height 50 foot maximum, no maximum FAR	Allowable height 53 foot maximum , no maximum FAR	No		
12-7/12th St. Garden Apartments, South side of 12th Street Between Comal St. & Angelina St., Subdistrict 3	Reuse Objective: Provide New Housing Opportunities on E. 12th St	No Changes	Yes		
	Site area: 1.4 acres				
	Permitted use: Garden apartments, condominiums, townhouses	No Changes	Yes		
	Allowable height: 35 foot maximum from Angelina to Comal except the southwest corner of Comal is 50 foot maximum, no maximum FAR	Allowable height: 53 foot maximum , no maximum FAR	No		
12-8/12th St. Mixed-Use and/or Commercial Comal to Leona, North side of 12th St. between Comal St. & Leona St., Subdistrict 2	Reuse Objective: Provide New Housing Opportunities on E. 12th St and Provide Mixed Use and/or Commercial Opportunities on E. 12th St.	No Changes	Yes		
	Site area: 0.7 Acres				
	Permitted use: Mixed use and/or Commercial	No Changes	Yes		
	Allowable height 50 foot maximum, no maximum FAR	Allowable height 53 foot maximum , no maximum FAR	No		

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12-9/12th St. Mixed Use, South side of 12th St. between Leona St. & Chicon St., Subdistrict 2	Reuse Objective: Provide Opportunities for Local Serving Mixed Use.	No Changes	Yes		
	Site area: 1.2 acres				
	Permitted use: Mixed Use	No Changes	Yes		
	Allowable height: 50 foot maximum, no maximum FAR	Allowable height: <u>53 foot maximum</u> , delete FAR provision	No		
12-10/12th St. Chicon St Retail Node, North side of 12th St at Chicon St., Subdistrict 2	Reuse Objective: Stabilize Existing Retail Node	No Changes	Yes		
	Site area: 0.9 acres				
	Permitted use: Mixed Use	No Changes	Yes		
	Allowable height 50 foot maximum, no maximum FAR	Allowable height <u>53 foot maximum</u> , no maximum FAR	No		
12-11/12th St Civic Node, South side of 12th St. at Chicon St., Subdistrict 2	Reuse Objective: Provide New Civic and/or Religious Opportunities	No Changes	Yes		
	Site area: 0.5 acres				
	Permitted use: Civic Uses	No Changes	Yes		
	Allowable height: 50 foot maximum; no maximum FAR	Allowable height: <u>53 foot maximum</u> ; no maximum FAR	No		
12-12/12th St. Chicon St. Retail Node, North side of 12th St. at Poquito St., Subdistrict 2	Reuse Objective: Stabilize Existing Retail Node	No Changes	Yes		
	Site area: 0.9 acres				
	Permitted use: Retail except mixed-use residential allowed.	No Changes	Yes		
	Allowable height: 50 foot maximum; no maximum FAR	Allowable height: <u>53 foot maximum</u> ; no maximum FAR	No		

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12-13/12th St. Chicon St. Retail Node, South side of 12th St. at Poquito St., Subdistrict 2	Reuse Objective: Stabilize Existing Retail Node	No Changes	Yes		
	Site area: 0.9 acres				
	Permitted use: Retail except mixed-use residential allowed.	No Changes	Yes		
	Allowable height: 50 foot maximum; no maximum FAR	Allowable height: <u>53 foot maximum</u> ; no maximum FAR	No		
Section Number	Existing Control	Proposed Modification			
Section 1.0 Definitions	"Prohibited Uses" means on the E. 12th Street corridor adult-oriented businesses, automobile rentals, automotive repair services, bail bond services, campground, carriage stable, cocktail lounges save and accept for the property located at 1808 - 1812 East 12th Street, commercial plasma center, convenience storage, drop-off/recycling collection facility, drive-thru restaurant facilities, equipment repair services, equipment sales, exterminating services, kennels, commercial laundry services, liquor sales, pawn shop services, outdoor entertainment, outdoor recreation, service stations, telecommunication tower on ground, vehicle storage and veterinary (livestock) services.	"Prohibited Uses" means on the E. 12th Street corridor adult-oriented businesses, automobile rentals, automotive repair services <u>save and accept for the property located at 1425 East 12th Street</u> , bail bond services, campground, carriage stable, cocktail lounges save and accept for the property located at 1808 - 1812 East 12th Street, commercial plasma center, convenience storage, drop-off/recycling collection facility, drive-thru restaurant facilities, equipment repair services, equipment sales, exterminating services, kennels, commercial laundry services, liquor sales, pawn shop services, outdoor entertainment, outdoor recreation, service stations <u>save and accept for the property located at 1425 East 12th Street</u> , telecommunication tower on ground, vehicle storage and veterinary (livestock) services.	No		

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Section 3.0 URP Illustrative Design Plan	<p>"Height" means on East 12th Street that a. Sub-district 1 – 60' heights (north side of E. 12th from Interstate 35 frontage road to NW corner of Olander)</p> <p>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)</p> <p>c. Sub-district 3 – 35' heights (south side of E. 12th between Branch to Comal except southwest corner of Comal)</p>	<p>"Height" means on East 12th Street that a. Sub-district 1 – 60' heights (north side of E. 12th from Interstate 35 frontage road to NW corner of Olander)</p> <p><u>b. Sub-district 2 – 53' 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)</u></p> <p><u>c. Sub-district 3 – 53' heights (south side of E. 12th between Branch to Comal except southwest corner of Comal)</u></p>	<p>No</p>		