

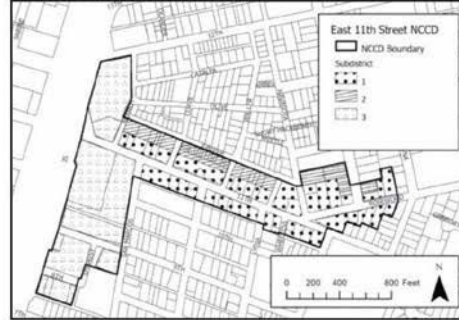
## EXHIBIT A

### NCCD EXCERPT

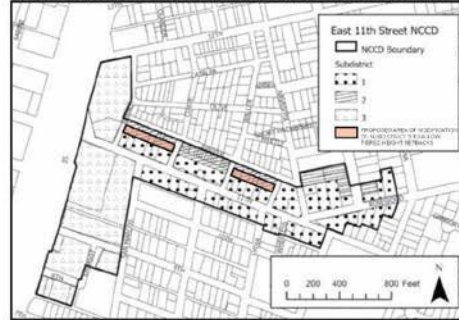
PART 8. Site Development Regulations for Subdistricts 1, 2, and 3.

STANDARDS	SUBDISTRICT 1	SUBDISTRICT 2	SUBDISTRICT 3
MINIMUM LOT SIZE	None	None	None
MINIMUM LOT WIDTH	25'	25'	50'
MAXIMUM BUILDING HEIGHT	60' on the northside of E 11 <sup>th</sup> Street and on the southside of E 11 <sup>th</sup> Street between San Marcos Street and Waller Street 35' on the southside of E 11 <sup>th</sup> St between Waller Street and Navasota Street	40'	Tracts 1, 2: 150' Tract 3: 100' Tract 4: 200' Tract 5: 60' Tract 6: 50' Tract 7: 160' Tracts 8, 9, 11, 12: 40' Tract 10: 70'
FRONT YARD SETBACK (MINIMUM)	None	15'	None
STREET SIDE YARD SETBACK	None	10 feet	None

### NCCD EXHIBIT B: SUBDISTRICT MAP

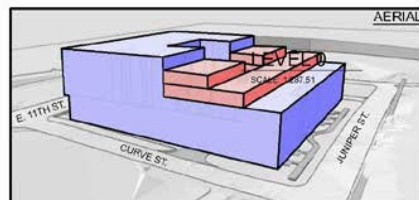
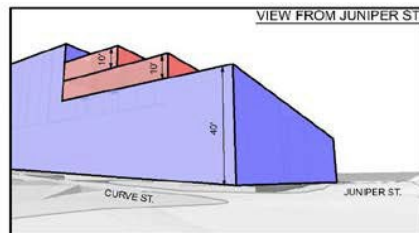
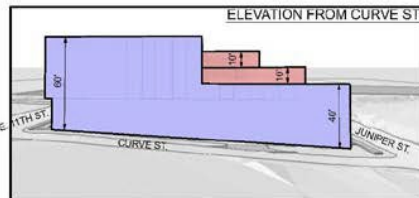


### NCCD EXHIBIT B: SUBDISTRICT MAP W/PROPOSED MODIFICATION

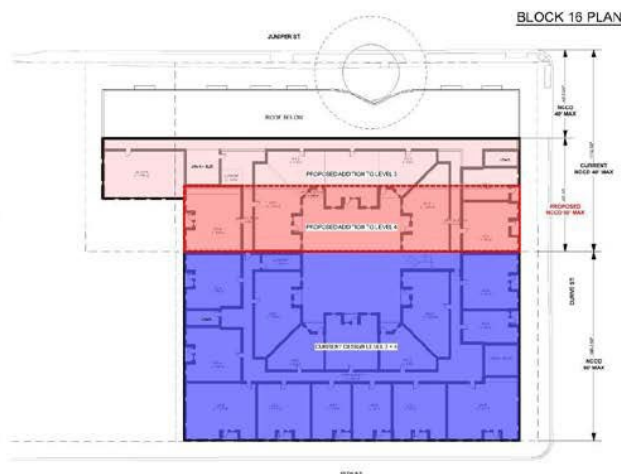
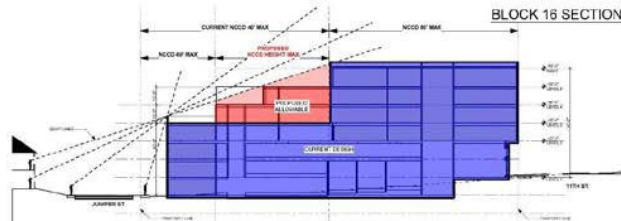


BLOCK 16/18 - BLOCK 16  
E 11th St  
Austin, Texas 78701

DATE: 02/28/2025  
PROJECT: BLOCK 16/18  
PROJECT LOCATION: 2103-2109 E 11th St  
PROJECT NUMBER: 2103-2109  
NCCD MAP



■ CURRENT  
■ PROPOSED ALLOWABLE ADDITION



BLOCK 16/18 - BLOCK 16  
E 11th St  
Austin, Texas 78701

DATE: 02/28/2025  
PROJECT: BLOCK 16/18  
PROJECT LOCATION: 2103-2109 E 11th St  
PROJECT NUMBER: 2103-2109  
PLANS + SECTIONS