

## **ORDINANCE NO.**

**AN ORDINANCE AMENDING ORDINANCE NO. 910620-C TO MODIFY  
DEVELOPMENT REGULATIONS TO INCREASE MAXIMUM BUILDING  
HEIGHT AND ESTABLISH TIERED BUILDING STEPBACKS FOR THE EAST  
11TH STREET NEIGHBORHOOD CONSERVATION COMBINING DISTRICT  
(NCCD) FOR PROPERTY KNOWN AS BLOCK 16 AND LOCATED AT 907, 907  
1/2, 909, 911, 913, AND 915 JUNIPER STREET AND 920, 924, 926, AND 928 EAST  
11TH STREET.**

**BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF AUSTIN:**

**PART 1.** Ordinance No. 910620-C originally established the East 11th Street neighborhood conservation combining district (the “East 11th Street NCCD”).

**PART 2.** Ordinance No. 910620-C has been amended from time to time to modify land use and development regulations and modify certain properties within the East 11th Street NCCD (the “NCCD Ordinance”).

**PART 3.** The NCCD Ordinance includes properties located within the East 11th Street NCCD area, being approximately 28 acres of land bounded by IH-35 between East 12th Street and the alley between East 8th Street and East 7th Street; the alley between East 8th Street and East 7th Street; Embassy Drive; San Marcos Street; the alley and rear property lines of properties fronting on East 11th Street extending from San Marcos Street to Navasota Street; the rear property lines of properties along the south side of Rosewood Avenue from Navasota Street to Angelina Street, excluding 1319 Rosewood Avenue; the rear property lines of properties along the north side of Rosewood Avenue from Angelina Street to San Bernard Street, but excluding 1326 Rosewood Avenue; the rear property line of 1153 San Bernard Street and rear and northern property lines of 1157 San Bernard Street; the northern property line of 1160 San Bernard Street and northern and front property lines of 1159 Navasota Street; Juniper Street from Navasota Street to Branch Street; Branch Street to East 12th Street; and East 12th Street to IH-35, in the City of Austin, Travis County, Texas, (the “NCCD Property”).

**PART 4.** The NCCD Ordinance establishes General Land Use and Site Development Regulations for the NCCD Property and provides that the NCCD Property, except as specifically provided in the NCCD Ordinance may be developed and used in accordance with the land use and site development regulations of the City of Austin applicable to a property located in the East 11th Street NCCD.

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**PART 5.** The NCCD Ordinance establishes Site Development Regulations for the East 11th Street NCCD, including maximum building height within the East 11th Street NCCD subdistricts.

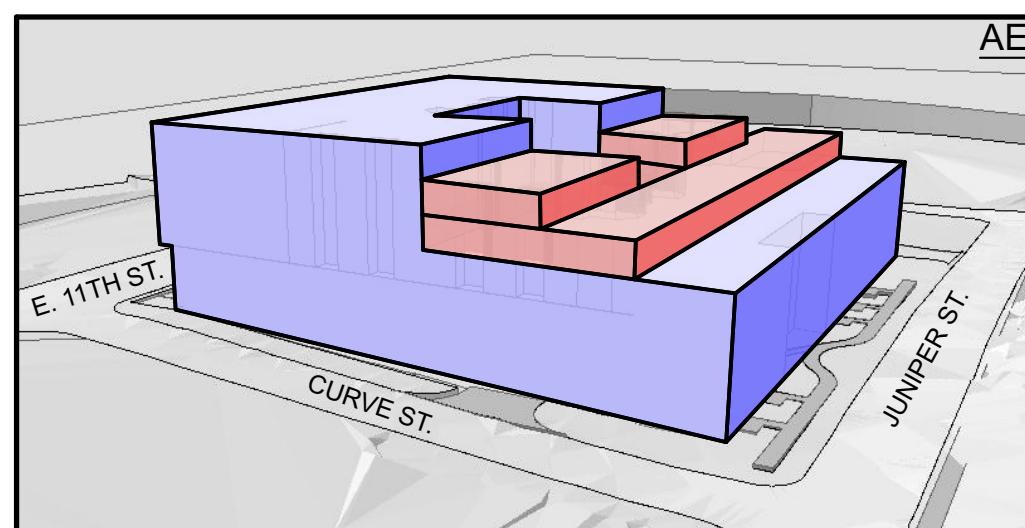
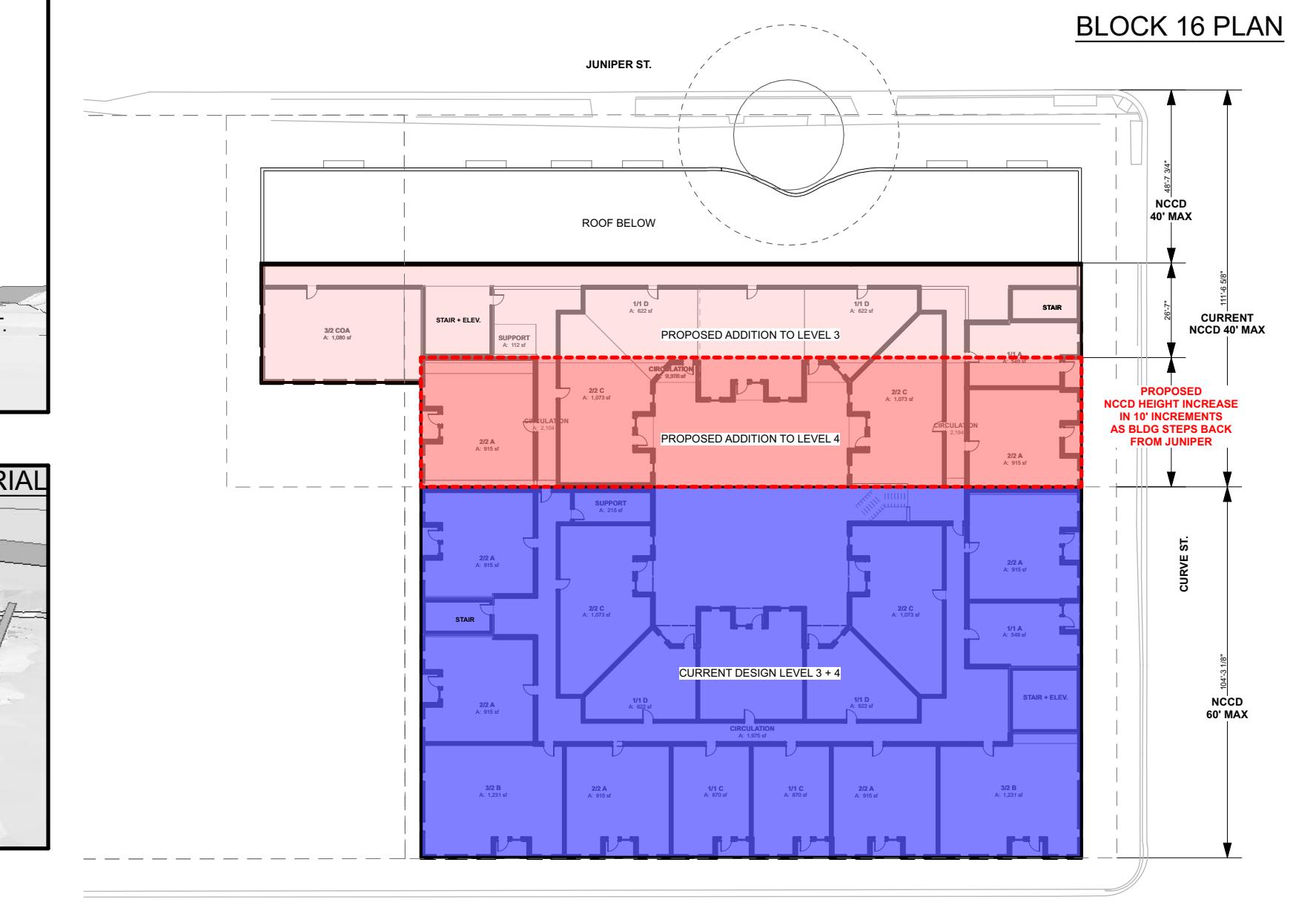
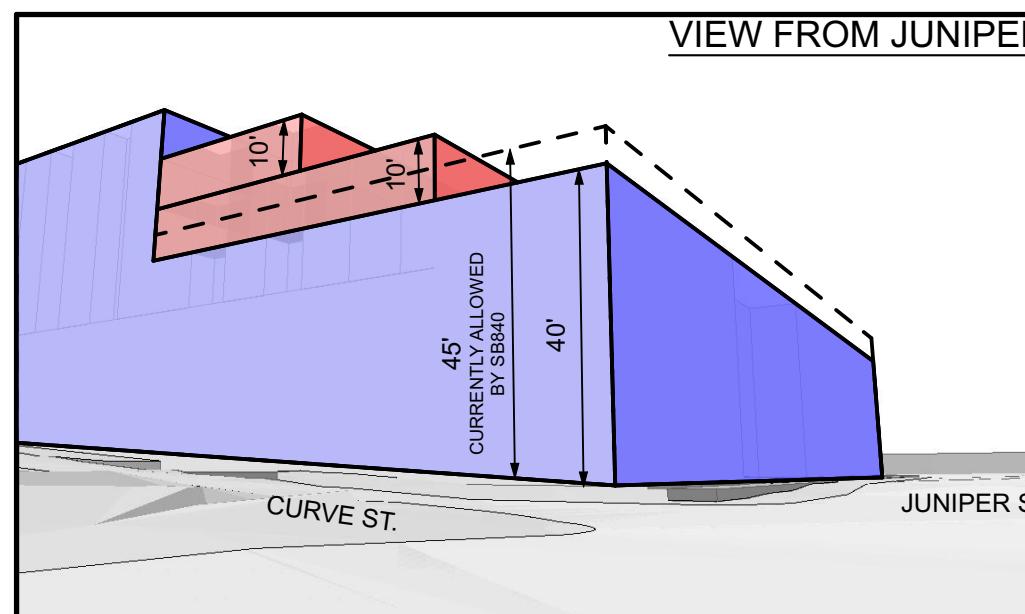
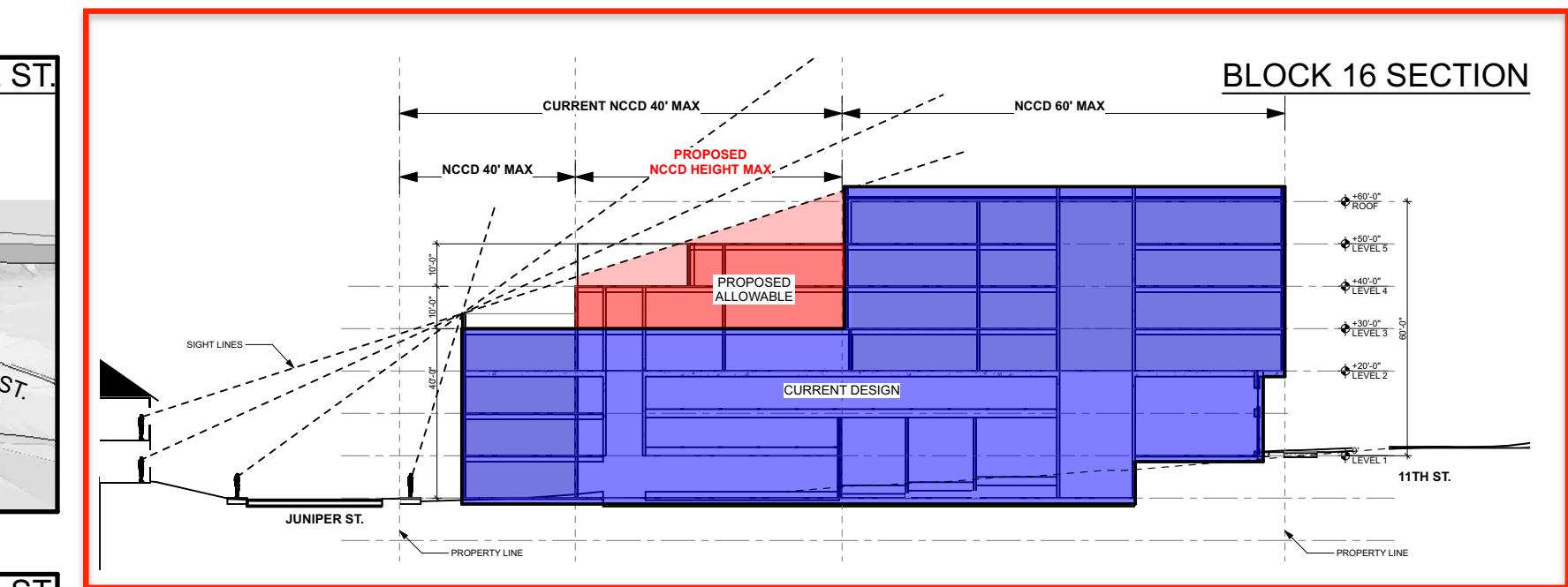
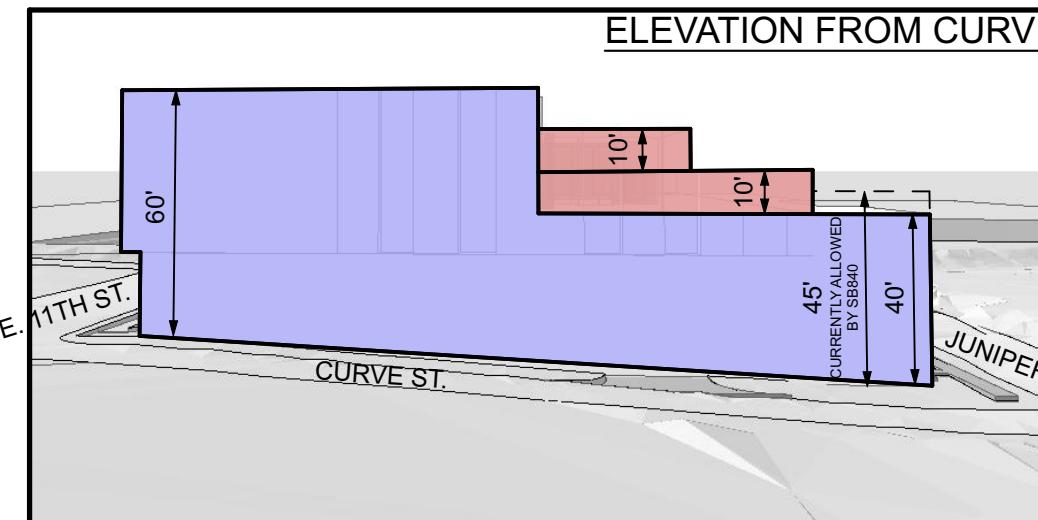
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**PART 6.** Part 8 of the NCCD Ordinance (Site Development Regulations for Subdistrict 1, 2, and 3) is modified to include additional regulations for the property known as Block 16 and located at 907, 907 1/2, 909, 911, 913, and 915 Juniper Street and 920, 924, 926, and 928 East 11th Street as follows:

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**Additional Regulations for Block 16:**

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In addition to development regulations applicable in Subdistrict 1 and Subdistrict 2, the property known as Block 16 and located at 907, 907 1/2, 909, 911, 913, and 915 Juniper Street and 920, 924, 926, and 928 East 11th Street (“Block 16”) may be developed in accordance with the regulations described in this section and as illustrated below. This section governs over a conflicting provision of any applicable neighborhood conservation combining district (NCCD), neighborhood plan (NP) combining district, base zoning district or other applicable requirements of City Code.

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The maximum building height shall not exceed:

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  - (a) 40 feet for a portion of a building or structure located within the northernmost 40 feet of Block 16 as measured parallel from the northern property line located adjacent to Juniper Street;
  - (b) 50 feet for a portion of a building or structure not described in subsection (a) located within the northernmost 75 feet of Block 16 measured parallel from the northern property line located adjacent to Juniper Street; or
  - (c) 60 feet for a portion of a building or structure on Block 16 located in an area not described in subsection (a) or subsection (b).
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CURRENT  
PROPOSED ALLOWABLE ADDITION

**BLOCK 16/18 - BLOCK 16**

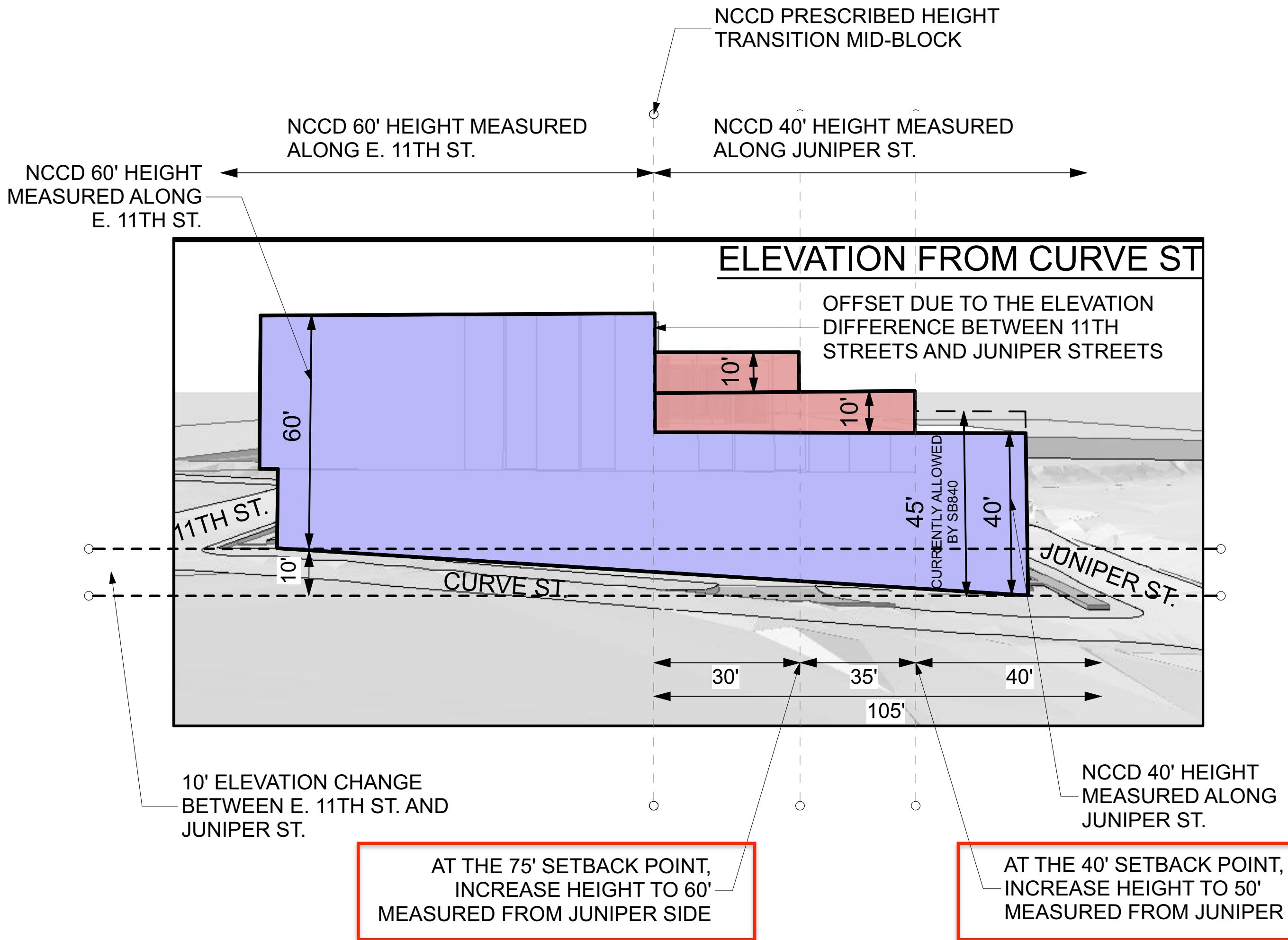
E 11th St  
Austin, Texas USA

ISSUE:  
NCCD HEIGHT LIMIT  
MODIFICATION REQUEST

DATE:  
02/11/2025

PROJECT NUMBER:  
2022###

SHEET TITLE:  
PLAN|SECTION  
3D VIEWS



**BLOCK 16/18 - BLOCK 16**

E 11th St  
Austin, Texas USA

ISSUE:  
NCCD HEIGHT LIMIT  
MODIFICATION REQUEST

DATE:  
12/16/2025  
PROJECT NUMBER:  
2020-#444

**PART 7.** This ordinance takes effect on \_\_\_\_\_, 2026.

## **PASSED AND APPROVED**

, 2026

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# Kirk Watson Mayor

**APPROVED:**

**ATTEST:**

Deborah Thomas  
City Attorney

# Erika Brady City Clerk