



MEMORANDUM

TO: James Shieh, Chair
Planning Commission Members

FROM: Gregory I. Guernsey, AICP, Director, Planning and Zoning Department *GG*

DATE: February 5, 2019

RE: Request to Initiate a Rezoning Case to Amend the East 11th Street Neighborhood Conservation Combining District (NCCD)

The item under discussion is a request to consider directing staff to initiate a rezoning case to amend the East 11th Street Neighborhood Conservation Combining District (NCCD). Planning and Zoning Department (PAZ) staff are making this request in coordination with Neighborhood Housing and Community Development Department (NHCD).

On December 13, 2018 the Austin City Council extended the *East 11th and 12th Street Urban Renewal Plan (Urban Renewal Plan)* for an additional 10 years with an evaluation in 5 years (2024) under Ordinance No. 20181213-101. Over this period, the City is to work with the Urban Renewal Agency to implement strategies described in the Economic Opportunity and Affordability section of the City's *Austin Strategic Direction 2023*. The proposed rezoning case would be an important tool to assist in accomplishing this task.

Since the adoption of the East 11th Street Neighborhood NCCD in 1991, the NCCD has been amended numerous times. This has resulted in a NCCD that is over two hundred pages in length. The result of these changes is a zoning ordinance that is complex and difficult to administer.

The process to develop the revised East 11th Street NCCD will occur concurrently with a process to streamline and clarify the *Urban Renewal Plan* to ensure both are in alignment.

The proposed rezoning case to amend the East 11th Street NCCD would:

- Reorganize the existing, +200-page NCCD document, so that it is simpler and clearer to understand and use a format paralleling the East 12th Street NCCD zoning ordinance.
- Remove the outdated sections of the NCCD, such as “Transportation” and “Infrastructure”, as well as sections that are not relevant to a zoning ordinance.
- Make minor adjustments in the Conditional and Prohibited Use lists to align these with best planning practices and the Council’s Strategic Plan.
- Resolve and remove contradictory and/or duplicative regulations to the current Land Development Code.

cc: Rosie Truelove, Director, Neighborhood Housing and Community Development
Department
Jerry Rusthoven, Assistant Director, Planning and Zoning Department
Sandra Harkin, Neighborhood Housing and Community Development
Department
Stevie Greathouse, Planning and Zoning Department
Matt Dugan, Planning and Zoning Department
Joi Harden, Planning and Zoning Department
Mark Walters, Planning and Zoning Department