

ZONING CHANGE REVIEW SHEET

CASE NUMBER: C14H-2014-0014

HLC DATE:

November 17, 2014

January 26, 2015

June 22, 2015

PC DATE:

December 9, 2014 (pulled
from agenda)

April 14, 2015

May 26, 2015

APPLICANT: Bluebonnet Hills Local Historic District Project (Michele Webre)

HISTORIC NAME: Bluebonnet Hills Historic District

Council District No. 9

WATERSHED: Blunn Creek

ADDRESS OF PROPOSED ZONING CHANGE: Roughly bounded by Annie Street on the north, East Side Drive on the east, Leland Street on the south, and Brackenridge Street on the west.

ZONING FROM: SF-3-NP and SF-3-H-NP to SF-3-NP-HD and SF-3-H-NP-HD.

SUMMARY STAFF RECOMMENDATION: Staff recommends the creation of the proposed historic district and the zoning changes to add the HD (Historic Area) overlay to all existing base zoning.

Staff further recommends the attached clarifications to the proposed Bluebonnet Hills Historic District Design Standards – please see the separate document with the revisions.

p. 23 – “Each property is unique and lot size/shape can vary; therefore, each property will be reviewed individually and exceptions to the Design Standards may be allowed by the Historic Landmark Commission if appropriate for unique conditions.”

p. 23 – “A Certificate of Appropriateness is not necessary for work proposed to a non-contributing building within the District, and these Design Standards do not apply to non-contributing buildings. However, the owners of a non-contributing building (especially if it is of historic age) may want to consider these standards as guidelines for considering design options that reflect the architectural character of the neighborhood.”

p. 25 – “All houses within the District will be reviewed with primary reference to the front street appearance of the house. Houses located on corner lots will be treated the same as houses on interior lots for the purposes of these Standards.”

p. 29 – “Retain and restore original windows, window surrounds, shutters, and screens whenever possible. If the original windows, shutters, or screens are deteriorated beyond feasible repair, replace them with in-kind materials.”

p. 30 – “Retain and restore original doors, door surrounds, sidelights, and transoms whenever possible. If the original door is deteriorated beyond repair, replace it in-kind, or with a door that is historically appropriate for the style of the house. If the original door surrounds, sidelights, and transoms are deteriorated beyond repair, replace it in kind.

QUALIFICATIONS FOR HISTORIC DISTRICT DESIGNATION:

At the time the district nomination was submitted, creation of the historic district had the support of 57.5% of the property owners within the district. As of June 11, 2015, the nomination had the demonstrated support of 51.4% of the property owners within the district. These figures will be updated as necessary prior to the public hearing to ensure accuracy. Of the 115 properties within the district, 75% are contributing to its historic and architectural character.

HISTORIC LANDMARK COMMISSION ACTION: **November 17, 2014:** Recommended the proposed zoning changes from SF-3-NP and SF-3-H-NP to SF-3-HD-NP and SF-3-H-HD-NP. Vote: 4-0 (Limbacher, Leary, and Rosato ill). **January 26, 2015** (re-heard by the Historic Landmark Commission after the determination of a notice issue): Recommended the proposed zoning changes from SF-3-NP and SF-3-H-NP to SF-3-HD-NP and SF-3-H-HD-NP). Vote: 5-0-1 (Myers absent; Leary abstained). **May 18, 2015:** Received and approved the comments (none) from the Austin Energy Green Builder Program. Vote: 5-0 (Rosato and Myers ill). **June 22, 2015:**

PLANNING COMMISSION ACTION: **April 14, 2015:** Postponed the public hearing for additional information requested from staff to May 26, 2015. **May 26, 2015:** Recommended the proposed zoning changes from SF-3-NP and SF-3-H-NP to SF-3-HD-NP and SF-3-H-HD-NP with the further recommendations that the Codes and Ordinances Committee be given the authority to begin a review of the process for designating local historic districts, and that the neighborhood consider establishing an advisory design committee for applicants to discuss potential projects within the district. Vote: 5-1 (Roark opposed; Hernandez, Stevens, and Hatfield absent).

DEPARTMENT COMMENTS: The Bluebonnet Hills Historic District has one landmark within the proposed district. The original survey of the district, done as part of the larger survey of all of Travis Heights, was performed in 2009. The nomination team re-surveyed the proposed Bluebonnet Hills Historic District properties in 2014 to ensure the accuracy of the earlier findings and to make any changes that reflected a change in conditions. Staff also surveyed the proposed district in 2014 to confirm the survey findings.

CITY COUNCIL DATE: June 11, 2015

ACTION: Approved on first reading only.
Vote: 7-3 (Zimmerman, Renteria, and Troxclair opposed; Gallo off-dais.)

ORDINANCE READINGS: 1ST 2ND 3RD

ORDINANCE NUMBER:

CASE MANAGER: Steve Sadowsky

PHONE: 974-6454

NEIGHBORHOOD ORGANIZATION: South River City Neighborhood Association

BASIS FOR RECOMMENDATION:

Architecture and historical significance. Please see the attached nomination for detailed discussions of the architecture and historical significance of the proposed Bluebonnet Hills Historic District.

ESTIMATED ANNUAL TAX ABATEMENT: N/A. Designation as a historic district will enable property owners to apply for an ad valorem property tax abatement for rehabilitating contributing houses in accordance with a plan approved by the Historic Landmark Commission, and in conformance with Section 25- of the Land Development Code.

PRESENT USE: The Bluebonnet Hills Historic District is exclusively residential.