

ZONING CHANGE REVIEW SHEET

CASE NUMBER: C14H-2013-0005

HLC DATE:

November 17, 2014

PC DATE:

December 9, 2014

APPLICANT: Old Judge's Hill Historic District Committee (Bob Swaffar and Mark Seeger)

HISTORIC NAME: Old Judge's Hill Historic District

WATERSHED: Shoal Creek

ADDRESS OF PROPOSED ZONING CHANGE: Roughly corresponding to West Avenue on the east, 15th Street on the south, Shoal Creek Boulevard on the west, and W. Martin Luther King, Jr. Boulevard on the north.

ZONING FROM:

- SF-3 to SF-3-HD
- SF-3-H to SF-3-H-HD
- MF-3 to MF-3-HD
- MF-4 to MF-4-HD
- GO to GO-HD
- LO to LO-HD
- LO-H to LO-H-HD
- NO-H-CO to NO-H-HD-CO

SUMMARY STAFF RECOMMENDATION: Staff recommends the adoption of the proposed historic district (HD) zoning overlay to all existing base zonings within the district.

QUALIFICATIONS FOR HISTORIC DISTRICT DESIGNATION:

The proposed Old Judge's Hill Historic District has the support of the owners of 51% of the property within the district, and more than 51% of the principal structures within the proposed district contribute to its historic character.

HISTORIC LANDMARK COMMISSION ACTION:

PLANNING COMMISSION ACTION:

DEPARTMENT COMMENTS: The proposed district has a number of individually-designated historic landmarks within its boundaries.

CITY COUNCIL DATE: December 11, 2014

ACTION:

ORDINANCE READINGS: 1ST 2ND 3RD

ORDINANCE NUMBER:

CASE MANAGER: Steve Sadowsky

PHONE: 974-6454

NEIGHBORHOOD ORGANIZATION: Judge's Hill Neighborhood Association

BASIS FOR RECOMMENDATION:

Architecture:

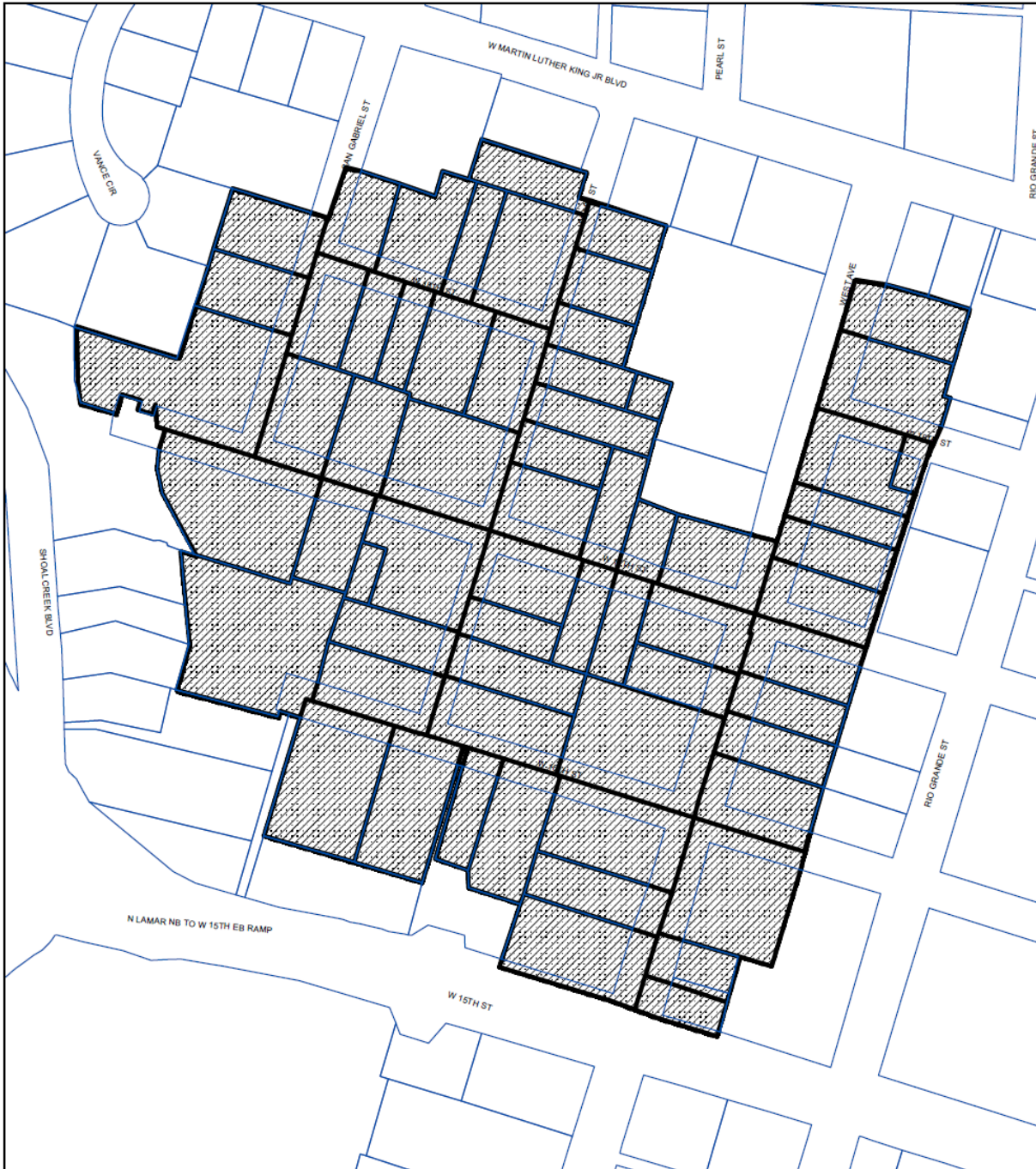
Please see the district nomination for a detailed discussion of the architecture of the proposed district.

Historical Associations:

Please see the district nomination for a detailed discussion of the historical context and significance of the Old Judge's Hill Historic District.

ESTIMATED ANNUAL TAX ABATEMENT: Historic district (HD) zoning will enable property owners within the district to apply for an ad valorem property tax abatement for rehabilitation of certain properties, after approval of the proposed rehabilitation work by the Historic Landmark Commission.

LOCATION MAP



- BUFFER
- PROPERTY_OWNER
- SUBJECT_TRACT

PETITION

CASE#: C14H-2013-0005

1" = 200'

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	Case Number:	PETITION			
	C14H-2013-0005				
			Date:	11/14/2014	
			Total Square Footage of Buffer:	1087518.317	
			Percentage of Square Footage Owned by Petitioners Within Buffer:	51.00%	
Calculation: The total square footage is calculated by taking the sum of the area of all TCAD Parcels with valid signatures including one-half of the adjacent right-of-way that fall within 200 feet of the subject tract. Parcels that do not fall within the 200 foot buffer are not used for calculation. When a parcel intersects the edge of the buffer, only the portion of the parcel that falls within the buffer is used. The area of the buffer does not include the subject tract.					
TCAD ID	Address	Owner	Signature	Petition Area	Percent
0211010907	1611 WEST AVE AUSTIN 78701	1611 WEST LTD	yes	16900.09	1.55%
0211011003	1503 WEST AVE AUSTIN 78701	BARTH HENRY P	yes	9601.88	0.88%
0211010715	1502 WEST AVE AUSTIN 78701	BASCHNAGEL WILLIAM B & CYNTHIA L BASCHNAGEL	yes	26485.08	2.44%
0211010806	1601 PEARL ST 78701	BDA TRUST	yes	20576.32	1.89%
0211010104	1806 PEARL ST 78701	BECK CARSTEN & CHANTAL	no	11788.86	0.00%
0211010410	903 W 18 ST 78701	BELL JERRI HUDSON & JOHNSTON EMMETT BELL JR	no	17018.14	0.00%
0112000319	1700 SAN GABRIEL ST AUSTIN 78701	BLAKESLEE JULIE D & JOHN WILLIAM SHELBY SPONG	yes	46510.11	4.28%
0211010207	1700 WEST AVE AUSTIN 78701	BLUE DRAGON LTD	no	18641.18	0.00%
0211010727	903 W 17 ST 78701	BRADSHAW ELIZABETH S MORIN LIFE ESTATE	no	14357.95	0.00%
0211010809	1615 PEARL ST AUSTIN 78701	BROWNE J C	yes	16556.52	1.52%
0211010713	1510 WEST AVE AUSTIN 78701	BURGESS TERRY & SUZANNE	yes	27198.57	2.50%
0211010118	904 W 18 ST 78701	CARTWRIGHT GARY D & PHYLIS M	yes	9201.01	0.85%
0211010710	807 W 16 ST 78701	CHRISTIAN GEORGE S & ELIZABETH ELIZABETH L CHRISTIAN	yes	10348.11	0.95%
0211010906	1607 WEST AVE AUSTIN 78701	CSM WEST HOLDINGS LLC	no	11840.56	0.00%
0211010211	1705 PEARL ST 78701	DEVENYNS S BECK & VICTORIA CAROL	yes	10261.11	0.94%
0211010807	1603 PEARL ST AUSTIN 78701	DINTZNER ROBERT W JR	yes	14521.32	1.34%
0211010507	1705 WEST AVE 78701	FELGER MILTON R	yes	10066.28	0.93%
0211010307	1803 WEST AVE 78701	GADDIS REAL PROPERTY HOLDINGS LLC	no	16463.11	0.00%
0211010218	1707 PEARL ST AUSTIN 78701	GILLILAND DAVID H & LAQUITA A LAQUITA A HAMILTON	no	3533.87	0.00%
0211010212	1707 PEARL ST AUSTIN 78701	GILLILAND DAVID H & LAQUITA A LAQUITA A HAMILTON	no	12414.28	0.00%
0211010708	903 W 16 ST 78701	GOSSELINK PAUL & MARGARET L	no	32851.56	0.00%
0211010407	900 W 17 ST 78701	GRAVES GLENN R & JEANNE H	no	29163.52	0.00%
0211010402	909 W 18 ST 78701	GRUBERT ANDREAS	no	9821.60	0.00%
0211010712	805 W 16 ST 78701	HARPER JEFFREY D & MARK WAYNE SEEGER	yes	19547.09	1.80%
0211010801	805 W 17 ST 78701	HOBBY WILLIAM P JR	no	9691.98	0.00%
0211010116	908 W 18 ST 78701	HORNADAY WALTER & RAINA	yes	18186.11	1.67%
0211010731	908 W 16 ST 78701	HORNADAY WALTER & RAINA	yes	47457.83	4.36%
0211011005	1501 WEST AVE 78701	HORTON JOHN COLEMAN III ETALS	no	7762.97	0.00%
0211010306	1801 WEST AVE AUSTIN 78645	HOWARD JO SUE	yes	24414.53	2.24%
0211010215	1805 PEARL ST 78701	INTER COOPERATIVE COUNCIL UNIVERSITY OF TEXAS	no	11386.50	0.00%
0211010905	1605 WEST AVE 78701	JOHNSTON DAVID L FAMILY TRUST #1 & DAVID L JOHNSTON FAMILY TRUST #2	no	12258.69	0.00%
0211010115	910 W 18 ST 78701	KAINDL LISA J	yes	13267.28	1.22%
0211010210	808 W 17 ST 78701	KOHLER FAMILY LIMITED PARTNERS PARTNERSHIP LLP THE	no	16549.14	0.00%
0211010804	1608 WEST AVE AUSTIN 78701	KRUGER DAVID BRUCE % BRUCE KRUGER	no	12153.48	0.00%
0211010703	1604 PEARL ST 78701	KUNZ JOSEPH DAVID LIVING TRUST	no	13859.08	0.00%
0112000317	1706 SAN GABRIEL ST AUSTIN 78701	LITTLE LARRY D	yes	14763.28	1.36%
0211010802	803 W 17 ST 78701	LONG AMY SUSAN & WARREN DAVID WARREN DAVID LONG	no	10240.42	0.00%
0211010406	901 W 18 ST 78701	LOSSEN KEITH & PACE	no	15579.25	0.00%
0211010214	1803 PEARL ST 78701	MASSAED BASSAM	no	8666.80	0.00%
0112000316	1800 SAN GABRIEL ST AUSTIN 78701	MEISENBACH MEGAN	yes	15614.49	1.44%
0211010732	PEARL ST 787001	MONROE PATRICIA PRICE & WILLIAM W MONROE	yes	3694.91	0.34%
0211010733	1606 PEARL ST 78701	MONROE PATRICIA PRICE & WILLIAM W MONROE	yes	27803.80	2.56%
0211010209	806 1 W 17 ST 78701	MULTIPLE OWNERS	no	11223.53	0.00%
0211010121	1809 1-A SAN GABRIEL ST 78701	MULTIPLE OWNERS	no	24227.16	0.00%
0211010208	804 W 17 ST 78701	NEAS ROSE STASTNY	no	7717.32	0.00%
0211010904	712 W 16 ST 78701	NORTH AMERICA MOUNTAIN PROPERTIES LTD	yes	19175.96	1.76%
0211010808	1605 PEARL ST 78701	PARKER CATHERINE	no	9317.57	0.00%
0211010409	1701 SAN GABRIEL ST AUSTIN 78701	RUSSELL ROBERT L & PEGGY M	no	18947.35	0.00%
0211010501	707 W 18 ST 78701	SCHMIDT WILLIAM CHARLES	yes	3547.53	0.33%
0211010401	1711 SAN GABRIEL ST AUSTIN 78701	SCHOTZ BENNETT & JANE L	no	14006.99	0.00%
0211011001	1500 RIO GRANDE ST 78701	ST MARTINS EVANGELICAL LUTHERA LUTHERAN CHURCH OF	no	34535.83	0.00%
0211010408	906 W 17 ST 78701	SWAFFAR JANET KAUFMAN	yes	15960.73	1.47%
0211010704	900 W 16 ST 78701	SWANN DENISE	no	18303.10	0.00%
0211010726	1001 W 17 ST 78701	TASSIN JAY & BRENT DANNINGER	yes	39265.56	3.61%
0211010505	1701 WEST AVE AUSTIN 78701	TEXAS HOTEL & LODGING ASSOCIATION	no	16581.16	0.00%
0211010714	1504 WEST AVE AUSTIN 78701	TURNER JOSEPH A	yes	15955.20	1.47%
0211010506	1703 WEST AVE 78701	VAN ZANDT SANDRA HICKS	yes	12697.24	1.17%
0211010709	901 W 16 ST 78701	WARD MICHAEL E	no	25117.17	0.00%
0211010217	1711 PEARL ST AUSTIN 78701	WOODEN HORSE LLC	yes	9291.30	0.85%
0211010803	1610 WEST AVE 78701	WRIGHT EQUITY HOLDINGS LLC	yes	16533.41	1.52%
0211010508	1717 WEST AVE AUSTIN 78701	YANCY MARY G PHD PLLC	yes	19186.85	1.76%
0211010805	1600 WEST AVE 78701	YEN HSI SHENG & YECU SEH YEN CO TRUSTEE	no	37170.31	0.00%
0211010403	907 W 18 ST 78701	ZOOK JOHN & HELEN	no	8202.41	0.00%
0211010216	1807 PEARL ST		no	9469.65	0.00%
Total				1085452.00	51.00%