

ZONING CHANGE REVIEW SHEET

CASE NUMBER: C14H-2014-0014

HLC DATE:

November 17, 2014

January 26, 2015

PC DATE:

December 9, 2014 (pulled
from agenda)

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

HISTORIC NAME: Bluebonnet Hills Historic District

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.

QUALIFICATIONS FOR HISTORIC DISTRICT DESIGNATION:

The Bluebonnet Hills Historic District has the support of 63 of the 118 property owners in the proposed district (53.4%). Contributing properties account for 85 of the 118 properties within the proposed district (72%).

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).

PLANNING COMMISSION ACTION:

DEPARTMENT COMMENTS: The Bluebonnet Hills Historic District has one landmark within the proposed district.

CITY COUNCIL DATE:

ACTION:

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.

LOCATION MAP

