

**ZONING CHANGE REVIEW SHEET****CASE NUMBER:** C14H-2018-0013**HLC DATE:**

February 26, 2018

**PC DATE:**

March 27, 2018

**APPLICANTS:** Denise Younger**HISTORIC NAME:** Smoot/Terrace Park Historic District**WATERSHED:** Lady Bird Lake

**ADDRESS OF PROPOSED ZONING CHANGE:** Roughly bounded by Pressler Street on the east, including the parcels on both sides of the street; W. 9<sup>th</sup> Street on the north, including the parcels on both sides of the street; W. 6<sup>th</sup> Street on the south, including only the parcels on the north side of the street; and Highland Avenue on the west, including the parcels on both sides of the street.

**ZONING:** All base zoning within the proposed historic district will have the HD (Historic Area Combining District) overlay added. No changes to base zoning are proposed by this nomination.

**SUMMARY STAFF RECOMMENDATION:** Staff recommends the proposed zoning changes to create the Smoot/Terrace Park Historic District.

**QUALIFICATIONS FOR HISTORIC DISTRICT DESIGNATION:** The nomination for the Smoot/Terrace Park Historic District meets all Code requirements for the formation of a historic district.

**HISTORIC LANDMARK COMMISSION ACTION:** Recommended adding historic district area combining district (HD) overlay to the existing base zoning, with staff recommendations. Vote: 6-2. Commissioners Papavasiliou and Peyton were opposed.

*Note: The Historic Landmark Commission recommended adding the West Austin Neighborhood Park to the historic district. However, since the Notice of Public Hearing only included properties within 500' of the originally proposed boundaries, those original boundaries are the subject of the Planning Commission and Council hearings.*

**PLANNING COMMISSION ACTION:**

**DEPARTMENT COMMENTS:** The proposed Smoot/Terrace Park Historic District includes development from multiple periods of Austin's history, from 19<sup>th</sup>-century homesteads for prosperous landowners to early- and mid-20<sup>th</sup> century homes for middle-class Austinites. The district was developed on land originally settled by James H. Raymond, an early Treasurer of both the Republic of Texas and the State of Texas. Five country estates built in the Italianate style comprised the earliest development; all of these homestead buildings are City of Austin landmarks. In the early 20<sup>th</sup> century, property owners began creating subdivisions for development, beginning with the Wendlandt Subdivision in 1911 and Terrace Park (from the subdivision of the Johnson estate) in 1913. Single-family homes in the Craftsman style were constructed to house new residents, largely middle-class families. These residents were able to take advantage of the West Line streetcar that ran along the present-day W. 6<sup>th</sup> Street. Between 1921 and 1935, the construction of Pressler Street opened up additional lots for development. As with the earlier swell of development, middle-class families with occupations such as shopkeepers, repairmen, and office workers purchased the lots. They constructed somewhat simpler single-family homes with period

Revival influences. The prevailing architectural styles within the district are Italianate, Craftsman, and Colonial and Classical Revival, roughly corresponding with the period of construction.

The City held three community workshops to discuss the draft design standards for the district; the proposed standards reflect the comments and concerns raised at the workshops and raised through outreach efforts from the applicant. The applicant conducted additional outreach through flyers and updates via email, postal mailing, and a website that contained the application, relevant information regarding local historic districts, and emailed communications to neighbors.

See attached memo for changes recommended by staff.

**CITY COUNCIL DATE:** May 10, 2018

**ACTION:**

**ORDINANCE READINGS:** 1<sup>ST</sup> 2<sup>ND</sup> 3<sup>RD</sup>

**ORDINANCE NUMBER:**

**CASE MANAGER:** Cara Bertron

**PHONE:** 974-1446

**NEIGHBORHOOD ORGANIZATIONS:**

Austin Neighborhoods Council  
Bike Austin  
Friends of Austin Neighborhoods  
Homeless Neighborhood Association  
Neighborhood Empowerment Foundation  
Old West Austin Neighborhood  
Association

Old West Austin Neighborhood Plan  
Contact Team  
Preservation Austin  
SELTexas  
Save Barton Creek Association  
Shoal Creek Conservancy  
Sierra Club, Austin Regional Group

**BASIS FOR RECOMMENDATION:**

The Code requires that at least 51% of the structures within a proposed district contribute to the historic character of the district; and that at least 51% of the property owners or the owners of 51% of the land within the district must support its creation. The proposed historic district contains 125 resources, of which 87 (70%) are contributing to the historic district. The nomination for creation of the historic district has the demonstrated support of the owners of 57% of the land area within the district. The District Preservation Plan has been reviewed and approved by the City Law Department and Austin Energy.

**PARCEL NO.:** See attached appendix.

**LEGAL DESCRIPTION:** See attached appendix.

**ESTIMATED ANNUAL TAX ABATEMENT:** N/A. The owners of eligible properties within the district may apply for an abatement of the taxes on the added value of the property after completing qualified preservation projects approved by the Historic Landmark Commission.

**APPRAISED VALUE:** N/A

**PRESENT USE:** The proposed historic district contains residential and commercial properties, as well as a museum.

**CONDITION:** N/A

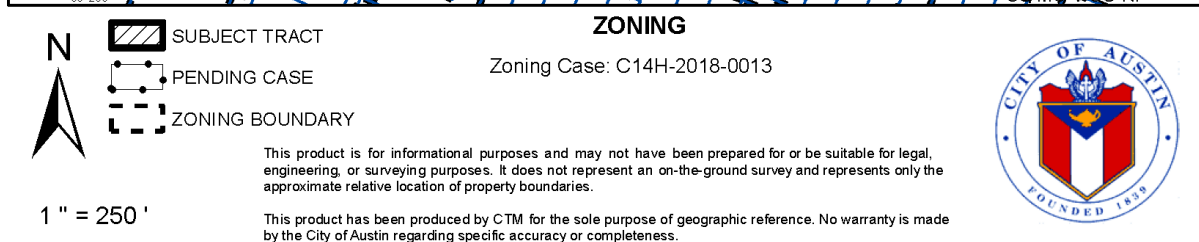
**PRESENT OWNERS:** See attached appendix.

**DATE BUILT:** The period of significance for the proposed Smoot/Terrace Park Historic District begins in 1877 with the construction of four homestead houses within the proposed district boundaries, and ends in 1945.

**ALTERATIONS/ADDITIONS:** See District Preservation Plan (Appendix D), attached.

**ORIGINAL OWNER(S):** N/A

**OTHER HISTORICAL DESIGNATIONS:** There are ten City of Austin historic landmarks within the proposed historic district.



## PUBLIC HEARING INFORMATION

This zoning/rezoning request will be reviewed and acted upon at two public hearings: before the Land Use Commission and the City Council. Although applicants and/or their agent(s) are expected to attend a public hearing, you are not required to attend. However, if you do attend, you have the opportunity to speak FOR or AGAINST the proposed development or change. You may also contact a neighborhood or environmental organization that has expressed an interest in an application affecting your neighborhood.

During its public hearing, the board or commission may postpone or continue an application's hearing to a later date, or may evaluate the City staff's recommendation and public input forwarding its own recommendation to the City Council. If the board or commission announces a specific date and time for a postponement or continuation that is not later than 60 days from the announcement, no further notice is required.

During its public hearing, the City Council may grant or deny a zoning request, or rezone the land to a less intensive zoning than requested but in no case will it grant a more intensive zoning.

However, in order to allow for mixed use development, the Council may add the MIXED USE (MU) COMBINING DISTRICT to certain commercial districts. The MU Combining District simply allows residential uses in addition to those uses already allowed in the seven commercial zoning districts. As a result, the MU Combining District allows the combination of office, retail, commercial, and residential uses within a single development.

For additional information on the City of Austin's land development process, visit our website:  
[www.austintexas.gov/planning](http://www.austintexas.gov/planning).

Written comments must be submitted to the board or commission (or the contact person listed on the notice) before or at a public hearing. Your comments should include the board or commission's name, the scheduled date of the public hearing, and the Case Number and the contact person listed on the notice.

Case Number: C14H-2018-0013  
Contact: Cara Bertron, 512-974-1446  
Public Hearing: March 27, 2018, Planning Commission  
May 10, 2018, City Council

Sara Kennedy - Mark Fries

Your Name (please print)

606 Highland Ave Garden Apt

Your address(es) affected by this application

Sara Kennedy Mark Fries

Signature

☒ I am in favor  
☐ I object

3-19-18

Date

Daytime Telephone: Sara 347-228-2678

Comments:

Mark

512-565-7731

Having lived in other public districts we love the benefits.

If you use this form to comment, it may be returned to:

City of Austin  
Planning and Zoning Department  
Cara Bertron  
P. O. Box 1088  
Austin, TX 78767-8810



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**Contact: Cara Bertron, 512-974-1446**

**Public Hearing: March 27, 2018, Planning Commission  
May 10, 2018, City Council**

*CHRIS SCHORRE*

Your Name (please print)

*717 Brownlee Circle*

Your address(es) affected by this application

*[Signature]*

Signature

☒ I am in favor  
☐ I object

*3/17/2018*

Date

Daytime Telephone: *512-731-1520*

Comments:

If you use this form to comment, it may be returned to:

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Austin, TX 78767-8810

**Additional backup may be found at the link below:**

[http://www.austintexas.gov/cityclerk/boards\\_commissions/meetings/40\\_1.htm](http://www.austintexas.gov/cityclerk/boards_commissions/meetings/40_1.htm)