

# Zoning Case #0821-06

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## City Bakery

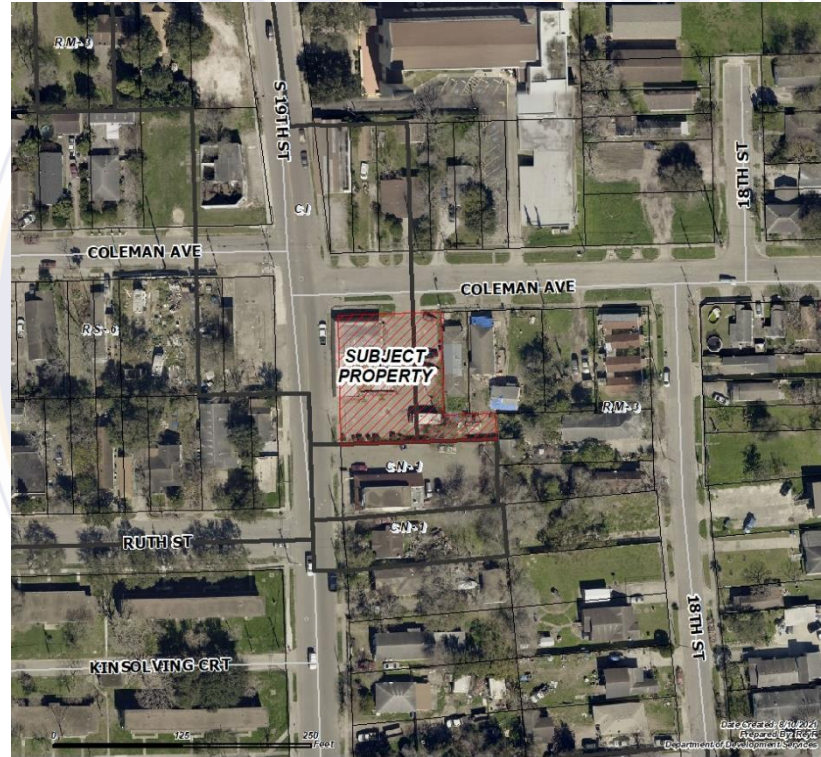
Rezoning for a Property at 810 19th Street  
From “CI and RM-3” To “CI/H and RM-3/H”



Planning Commission  
September 1, 2021

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# Aerial Overview



CI /2020

RM-3 1961

CI 1852\*

SUBJECT PROPERTY CN-1 1/25/1961

RM-3 1961

RM-3/82-08 1982

MARY ST

MORRIS ST

COLEMAN AVE

HANCOCK AVE

1ST ST

ALLEGES TO HWY 260 RAMP SB

# Landmark Designation UDC Requirements

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**3.4.3.A.Review Criteria:** ...in determining whether to approve, approve with conditions, or deny the historic overlay or landmark designation, the applicable review bodies shall consider the following criteria:

1. The property has received prior recognition as a Registered Texas Landmark, a national historic Landmark or as an entry in the National Register of Historic Places.
  2. **The property has character, interest or value as part of the development, heritage or cultural characteristics of the City, State of Texas or the United States.**
  3. The property is the site of significant historic event.
  4. Its identification with a person who significantly contributed to the culture and development of the City.
  5. **The property exemplifies the cultural, economic, social or historic heritage of the City.**
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# Landmark Designation UDC Requirements

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6. The property portrays the environment of a group of people in an era of history characterized by a distinctive architectural style.
  7. The property embodies distinguishing characteristics of an architectural type or specimen.
  8. The property may be classified as the work of an architect or master builder whose individual work has influenced the development of the City.
  9. The property embodies elements of architectural design, detail, materials or craftsmanship which represent a significant architectural innovation.
  10. The property is related to other distinctive areas which are eligible for preservation according to a plan based on a historic, cultural or architectural motif.
  11. The property has a unique location or singular physical characteristic representing an established and familiar visual feature of a neighborhood, community of the City.
  12. The property has archeological value in that it has produced or can be expected to produce artifacts affecting historic or prehistoric study.
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# Public Notification

34 Notices mailed inside 200' buffer  
6 Notices mailed outside 200' buffer

## Notification Area

Opposed: 0 (0.00%)  
Separate Opposed Owners: 0

In Favor: 0 (0.00%)

Notified property owner's land in square  
feet / Total square footage of all property in  
the notification area =  
Percentage of public opposition



# Landmark Commission, Planning Commission, and Staff Recommendation

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**Approval** of the  
“CI/H” Intensive Commercial District with  
a Historic Overlay and “RM-3/H”  
Multifamily 3 District with a Historic  
Overlay

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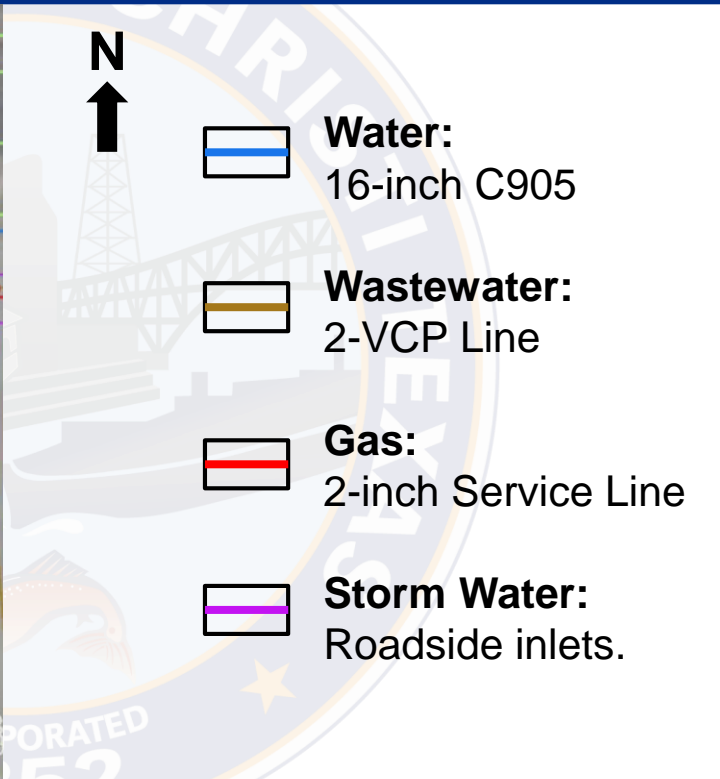
# Utilities

**Water:**  
16-inch C

**Wastew**  
2-VCP L

**Gas:**  
2-inch S

**Storm W**  
Roadside



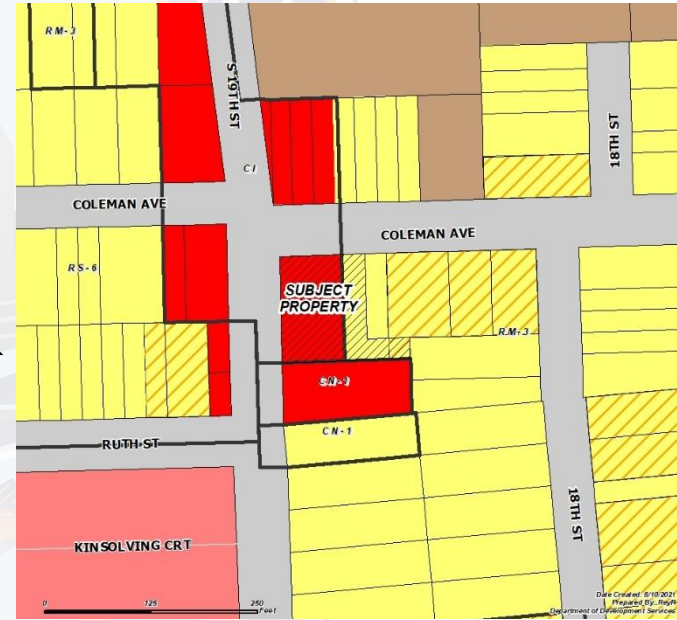


# Land Use

## Existing Land Use



## Future Land Use



# City Bakery

