

Zoning Case #0821-06

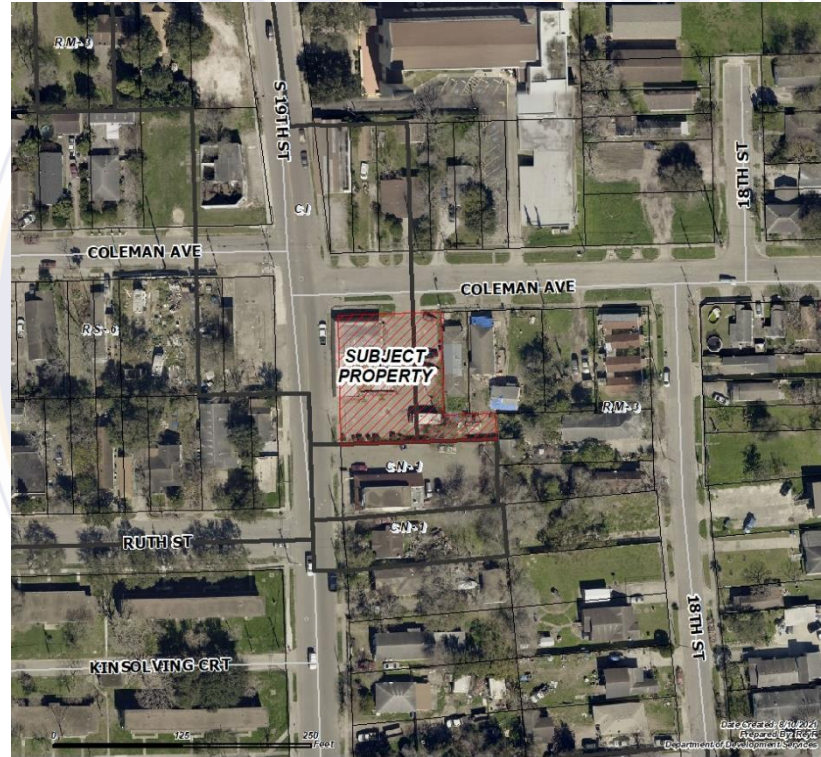
City Bakery

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



City Council
September 7, 2021

Aerial Overview



[illegible]

Landmark Designation UDC Requirements

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

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

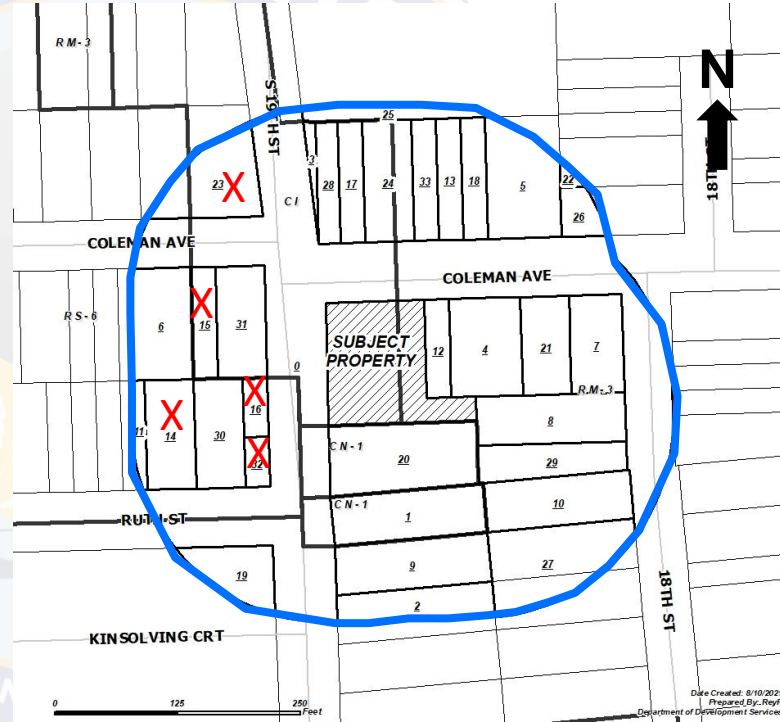
Opposed: 5 (7.90%)
Separate Opposed Owners: 1



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

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

Utilities

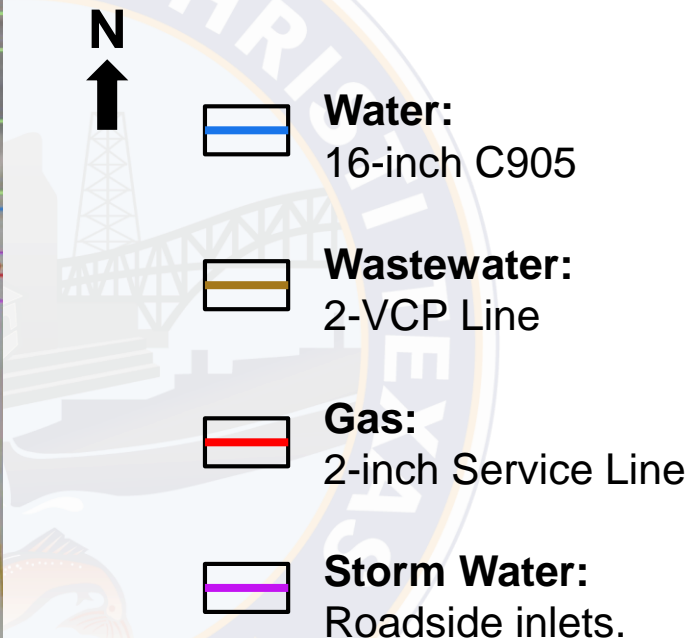
N

Water:
16-inch

Wastew:
2-VCP L

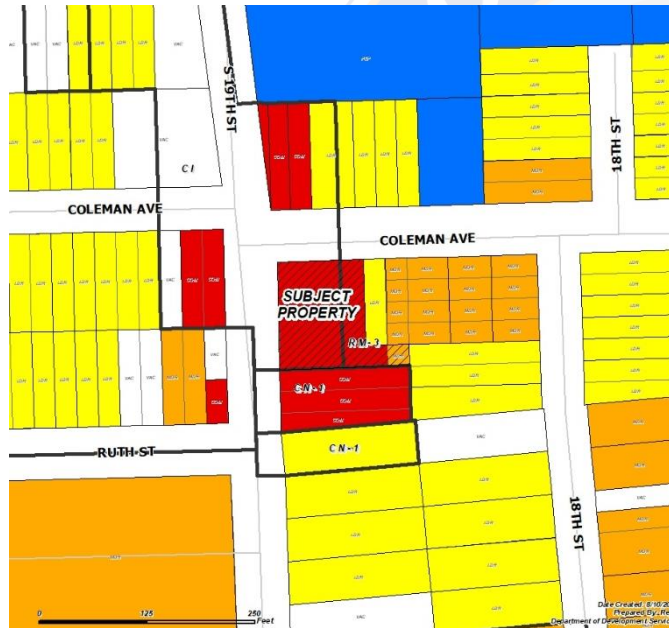
Gas:
2-inch S

Storm W
Roadside



Land Use

Existing Land Use



Future Land Use

