

Zoning Map Amendment – Historic Conservation Overlay

Request	<p>The Historic District Commission is proposing to incorporate the Historic District (HD) boundaries in the form of an overlay district on the City’s official Zoning Map. By adding the HD boundaries to the zoning map, there would be a clear process for amending those boundaries.</p> <p>This proposal does NOT add property or take property out of the existing Historic District; it only takes the existing boundaries and places them on the Zoning Map.</p>
Applicant	City of League City
Acreage	181.6 Acres
City Council	Public Hearing & First Reading – May 28, 2013; Second Reading – June 11, 2013
Zoning	RSF-7 (Residential Single-family with minimum 7,000 square foot lots), CN (Neighborhood Commercial), PS (Public & Semi Public), and OS (Open Space) with an RNC Overlay (Residential Neighborhood Conservation Overlay)
Location	Generally located north of Lewis Street, west of Wisconsin Avenue, east of Perkins Avenue, and south of Clear Creek excluding properties on 7 th Street and the Township Subdivision.
Citizen Response	457 – Notices Mailed to Property Owners within 500 feet 0 – Letters of Support Received 0 – Letters of Opposition Received
Attachments	1. Property Owner’s Notification Map 2. Existing Zoning Map 3. Historic District Boundaries Map 4. Letter from Historic District Commission

The Commission should consider the following findings in its deliberation, which shall be utilized to substantiate its findings.

Background In October of 2011, several property owners petitioned the City to be removed from the Historic District, that petition raised the issue as to what the appropriate process is for amending the boundaries of the District; in addition the petition brought to light that there are several documents governing the Historic District which at times are confusing and contradict each other. Therefore, City Council directed staff to work with the Historic District Commission and propose a process for amending the Historic District boundaries and to clean up any contradictory language between the multiple documents that govern the Historic District.

Also on your agenda tonight are several text amendments to the Zoning Ordinance to address the conflicting language of the various documents that govern the Historic District. This item is proposing to place the boundaries of the Historic District on the zoning map.

Staff Analysis The proposal is to add the existing Historic District boundaries to the City's Official Zoning Map in the manner of an overlay district. The City has several overlay existing districts; overlay districts provide additional regulation on property in addition to that of the base zoning district. All properties within the Historic District plus other properties are already located within an existing overlay district, called Residential Neighborhood Conversation Overlay (RNC). The RNC overlay provides more site design criteria than any other zoning district within the City. The proposed Historic Conservation Overlay (HC) would apply to only properties within the existing Historic District and would require additional level of approval for new construction or exterior renovations which must meet the adopted Historic District Design Guidelines and the RNC guidelines.

By creating this overlay and placing it on the zoning map, the process for amending the boundaries of the HC overlay in the future must follow that process of a zoning change, which requires a neighborhood public hearing before an application can be filed with the City, public hearings at Planning & Zoning Commission and City Council. In addition, the proposed text amendments would require any change to the HC Overlay go before the Historic District Commission before the Planning & Zoning Commission makes a recommendation to City Council.

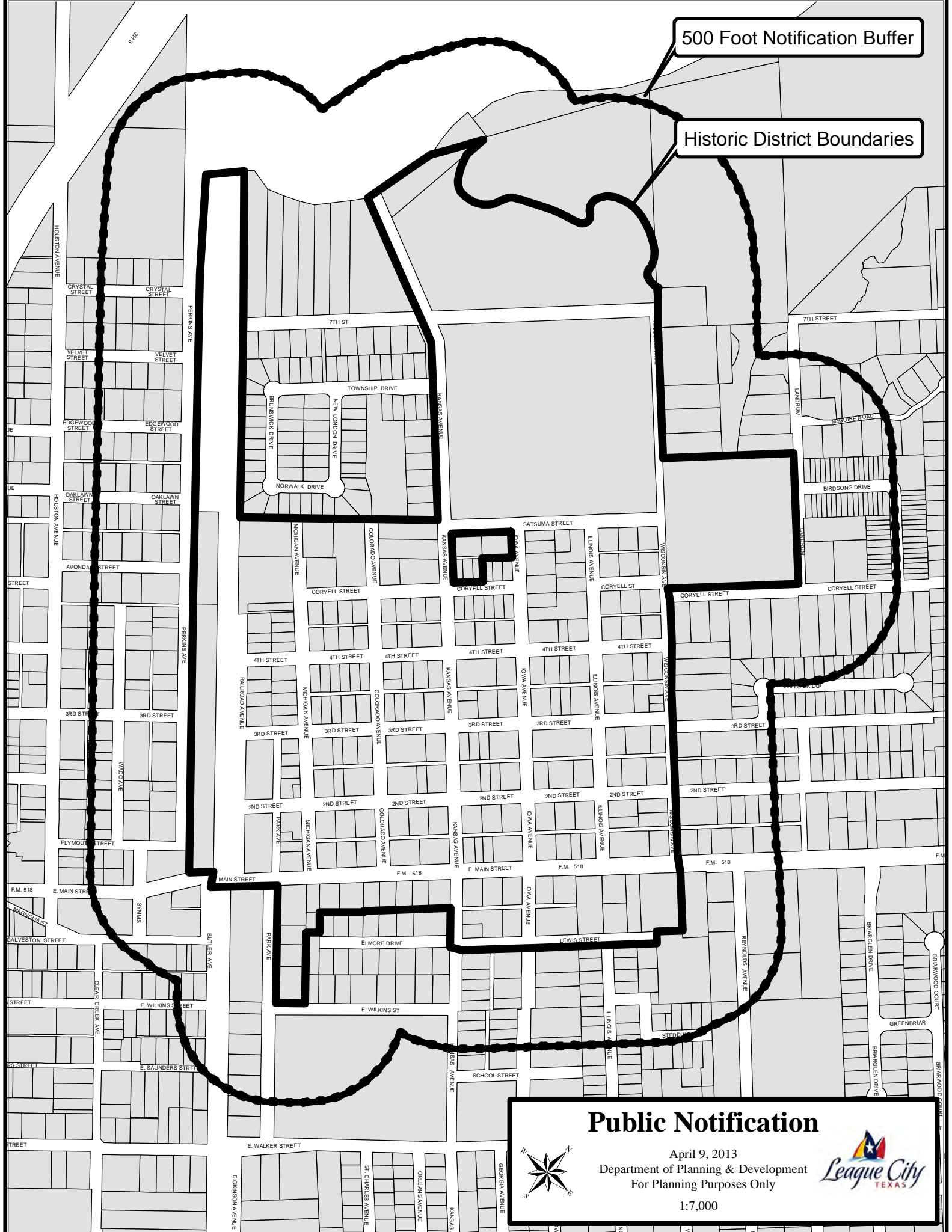
In summary, the proposal of creating an overlay district would create a second overlay for the area; meaning some properties would have a base zoning district, the RNC Overlay, and the HC Overlay which would all be identified as the zoning of the property. In addition by placing the existing boundaries on the zoning map, it creates a clear process for amending boundaries in the future.

Public Benefit vs. Imposed Hardship Based upon the information provided, the Commission will have to determine "the gain to public health, safety, welfare, due to denial of this application as compared to the hardship imposed upon the owner as a result of denial of the application."

For additional information, you may contact Wes Morrison, City Planner at 281-554-1084 or at wes.morrison@leaguecity.com.

500 Foot Notification Buffer

Historic District Boundaries



Public Notification


















April 9, 2013
Department of Planning & Development
For Planning Purposes Only



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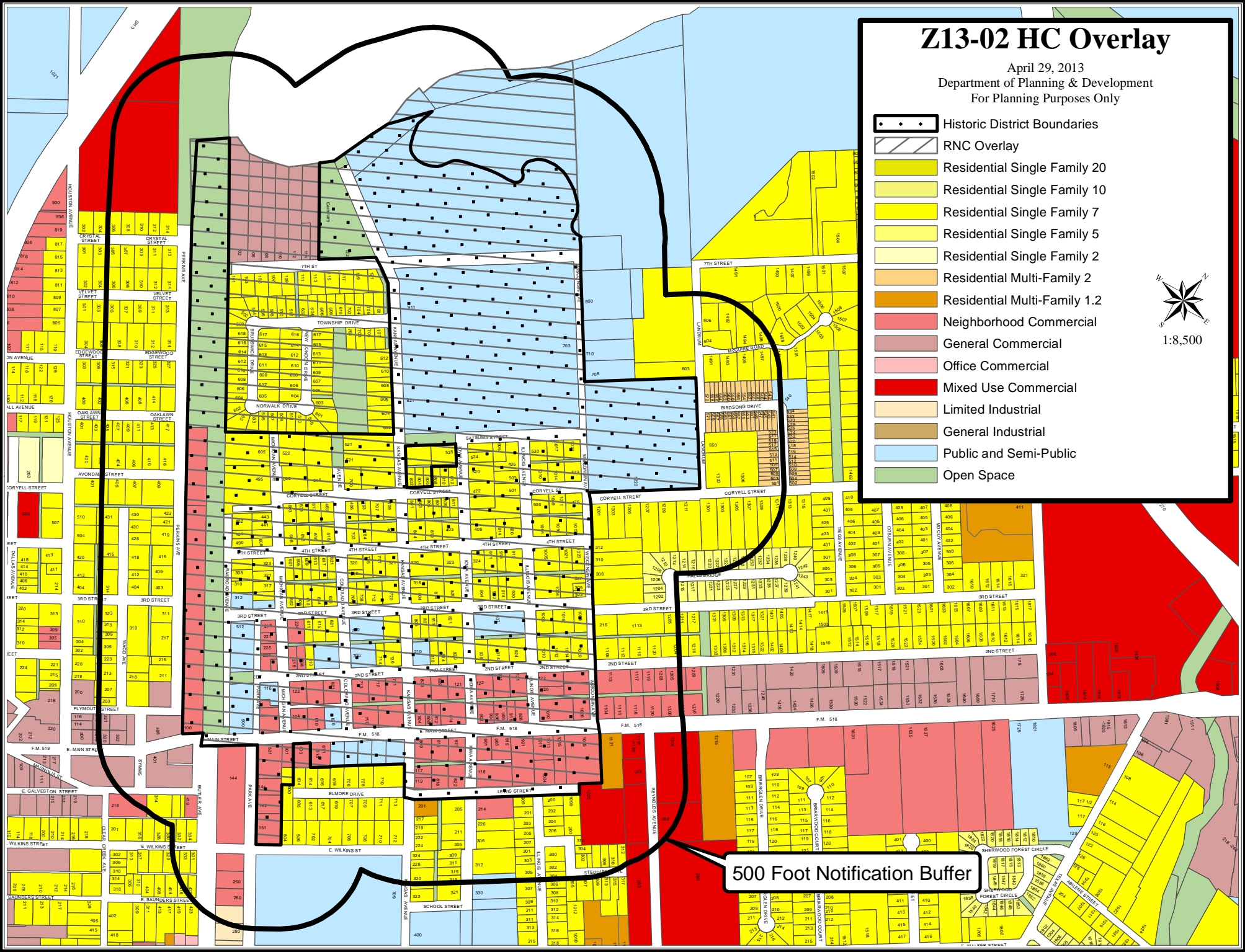
Z13-02 HC Overlay

April 29, 2013
Department of Planning & Development
For Planning Purposes Only

-  Historic District Boundaries
-  RNC Overlay
-  Residential Single Family 20
-  Residential Single Family 10
-  Residential Single Family 7
-  Residential Single Family 5
-  Residential Single Family 2
-  Residential Multi-Family 2
-  Residential Multi-Family 1.2
-  Neighborhood Commercial
-  General Commercial
-  Office Commercial
-  Mixed Use Commercial
-  Limited Industrial
-  General Industrial
-  Public and Semi-Public
-  Open Space



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500 Foot Notification Buffer

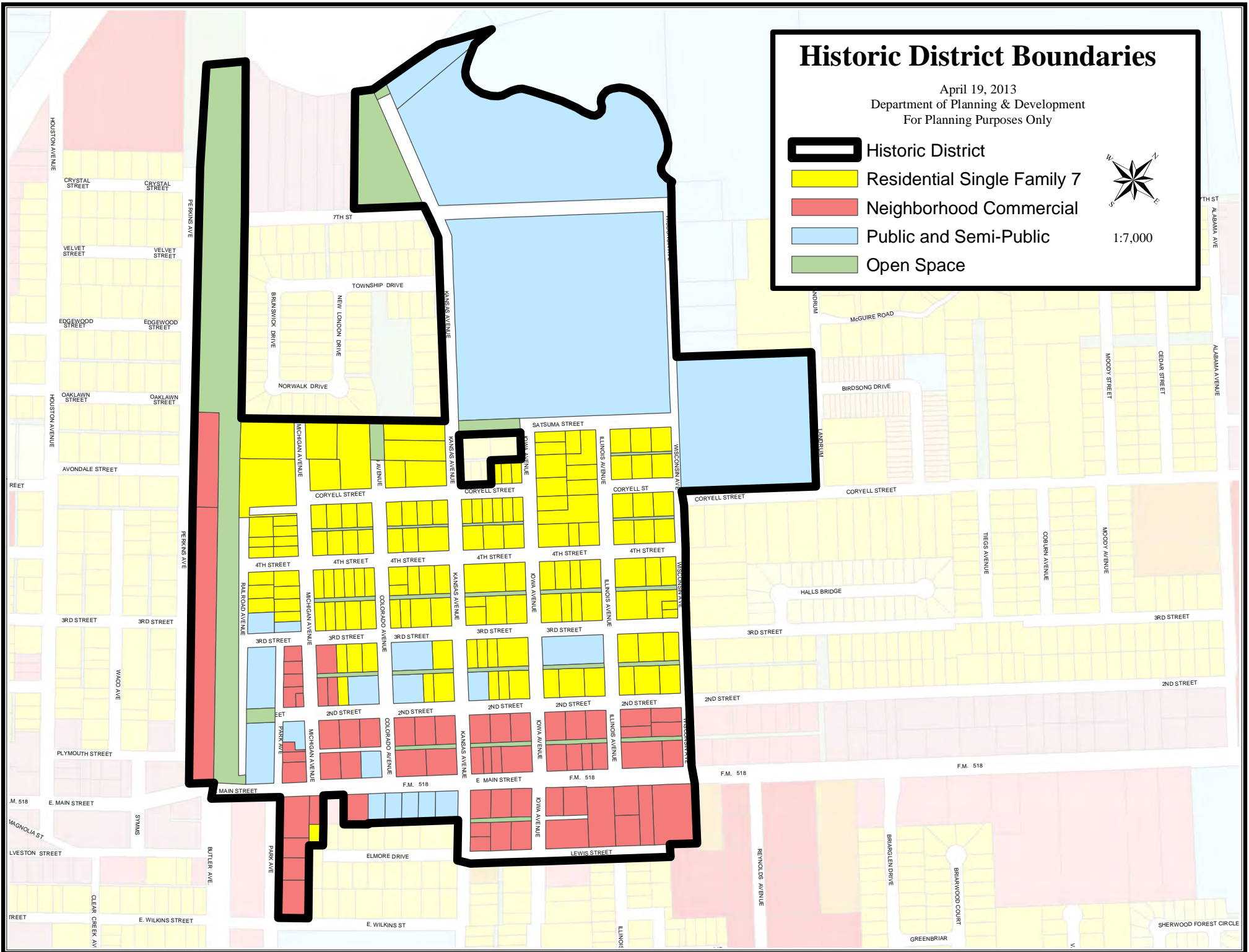
Historic District Boundaries

April 19, 2013
Department of Planning & Development
For Planning Purposes Only

-  Historic District
-  Residential Single Family 7
-  Neighborhood Commercial
-  Public and Semi-Public
-  Open Space



1:7,000



Historic District Commission

c/o Planning Department
City of League City, Texas
200 West Walker Street
League City, Texas 77573

April 18, 2013

Honorable Mayor &
Members of the City Council
City of League City, Texas
200 West Walker Street
League City, Texas 77573

Subject: Historic Conservation Ordinance Update Project (Part One)

To the Honorable Mayor
& Members of City Council:

On April 18, 2013, the Historic District Commission met and discussed the subject project and offers the following comment to the Council and other interested parties.

Scope of Part One. Part One of this project would move key provisions of Chapter 56 into Chapter 125 (the zoning ordinance), and it would shorten them. It would also condense the Preservation Plan for the existing Historic District and incorporate the condensed version into the zoning ordinance as an appendix.

Part One is limited. The most immediate purpose is to stabilize the boundaries of the existing Historic District. That district would become the first "Historic Conservation Overlay District" under the amended Chapter 125. Part One would also include provisions for creating additional "Historic Conservation Overlay Districts," and it would:

- (1) continue and confirm the Historic Commission;
- (2) update the Commission's composition and organization;
- (3) provide for certificates of appropriateness;
- (4) streamline procedures;
- (5) route appeals from Historic Commission decisions to the Zoning Board of Adjustment (rather than the City Council); and
- (6) make other related provisions.

Part Two. A number of provisions in the existing Chapter 56 and Preservation Plan are not included in Part One, and they would be repealed. However, they deserve further study and consideration for inclusion in the zoning ordinance. For example, there are existing provisions allowing the designation of "standalone" historic landmarks located outside the Historic District. The Commission proposes to study these provisions (and others) and make a recommendation on whether to include them in the zoning ordinance. That recommendation

would be "Part Two" of the "Historic Conservation Ordinance Update Project."

Summary. The Commission's overall comment on Part One is favorable. Based on the work done so far, and subject to further review after public hearings, the Commission believes that Part One would be in the public interest and should be submitted for formal public hearings.

Respectfully submitted:

HISTORIC COMMISSION
of the City of League City Texas

By: _____
For the Commission

Attachments:

- "Historic Conservation Ordinance Update Project (Part One)," which shows the proposed ordinance changes
- "Preservation Plan for the ____-HC Overlay District," which is the proposed preservation plan for the existing Historic District
- Map showing proposed district boundaries