



Legislation Text

File #: 20-0317, **Version:** 1

Consider and take action on an ordinance amending Chapter 125, entitled “Zoning” to revise and consolidate all Historic District design guidelines (Executive Director of Development Services)

Planning and Zoning Commission recommended approval, 7-0-0 with one absent, on July 20, 2020.

Project Timeline:

December 9, 2008 - The current Historic District Design and Material Guidelines were adopted by City Council.

June 25, 2013 - The current Historic District Ordinance was adopted by City Council.

June 21, 2018 - The Historic District survey was adopted by the Historic Commission.

February 27, 2020 - The Historic Commission recommended unanimous approval of the proposed Historic District Ordinance.

July 16, 2020 - The Historic Commission recommended unanimous approval of the proposed Historic District Design Guidelines.

July 20, 2020 - The Planning and Zoning Commission held a public hearing and recommended unanimous approval of the Historic District Ordinance and Design Guidelines.

Project Summary:

In 2017, the City of League City completed a Historic Resource Survey within the Historic District. The Survey included the documentation of all properties within the Historic District. The information collected for each property included the year built, style, historic significance, design, and materials of the structure. Staff also conducted a survey of residents within the Historic District to determine what they felt was important. These findings, along with input from the Historic Commission, were used to create an updated Ordinance and Design Guidelines for the Historic District.

The proposed changes include revisions to the Zoning Ordinance and the Design and Material Guidelines for the Historic District. The significant changes for each are outlined below.

Historic District Ordinance:

1. Consolidates multiple sections of the Zoning Ordinance into a single section that covers all Historic District Standards.
2. Provides staff the ability to administratively approve Certificates of Appropriateness in certain instances.
3. Revises the use regulations within the Historic District.
4. Adds standards related to the demolition of structures within the Historic District.
5. Adds criteria for historic designation of landmarks.

Historic District Design Guidelines:

1. Creates a description of each architectural style within the Historic District and the characteristics

associated with said styles.

2. Updates design standards to be consistent with development patterns within the Historic District.
3. Defines the difference between renovation, rehabilitation, restoration, and reconstruction.
4. Separates commercial and residential development standards and styles.

On July 20, 2020, the Planning and Zoning Commission held a public hearing and recommended approval by a vote of 7-0-0 with one member absent.

Staff recommends approval of the proposed amendments to the Historic District Ordinance and Design Guidelines.

Attachments:

1. Data Sheet
2. Proposed Ordinance
3. Exhibit A - Section 125-85
4. Exhibit B - Historic District Design Guidelines

CONTRACT ORIGINATION:

Development Services

FUNDING

{ } Funds are available from Account # _____
{ } Requires Budget Amendment to transfer from Account # _____ to Account # _____
{ x } NOT APPLICABLE

STRATEGIC PLANNING

{ } Addresses Strategic Planning Critical Success Factor # _____ and Initiative # _____
{ x } NOT APPLICABLE