

ZONING CASE 0322-06



Boarri Craft Butchery
Rezoning for a Property at 817 S. Staples Street
From “CI” To “CI/H”

City Council Meeting: 05/10/2022

AERIAL OVERVIEW



HISTORIC PROFILE

- 817 S. Staples is the location of the city's second Piggly Wiggly.
- C.C. Chancellor was the manager at the Piggly Wiggly and took ownership of the building. He named the store after himself during the 1930's.
- C.C. wrote cartoons as part of his ads in the Caller Times.
- Local historian, Murphey Givens, mentioned the property at 817 S. Staples and affirms the building did house the city bowling parlor while a new facility was being built near the Six Points Area.
- Superior Ice Cream was at this location through the 1940's.
- In the 1950's the building house the Carnation Company and remained in the retail and wholesale distribution of dairy products.
- In the 1960's the building left the food industry and entered the automotive repair industry. The building was owned by Mack Matheny and was home to his automotive garage.
- Multiple tenants occupied the property during the 1970's – 1990's under the ownership of Steve and Kyra Shook of Corpus Christi.
- Boarri Craft Butchery opened on October 2, 2021, bringing the property back into the retail food industry.
- Boarri's location was specifically chosen and developed as a catalyst to the larger efforts to revitalize this historic area of Corpus Christi.

LANDMARK COMMISSION

UDC REQUIREMENT: §3.4.3.A

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.
6. The property portrays the environment of a group of people in an era of history characterized by a distinctive architectural style.

LANDMARK COMMISSION

UDC REQUIREMENT: §3.4.3.A

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.

1920: PIGGLY WIGGLY



1940S: SUPERIOR ICE CREAM



1970S-1990S



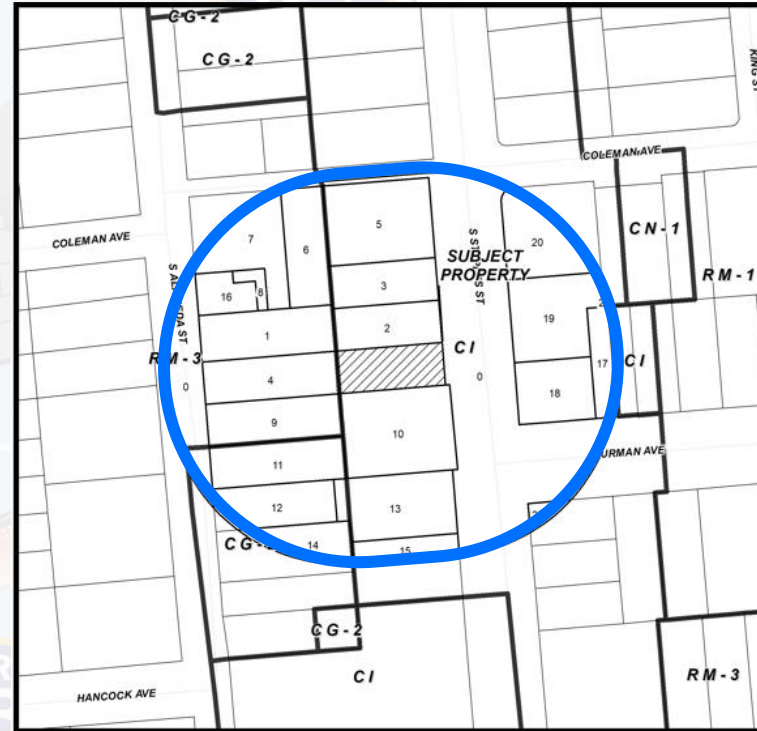
2021:BOARRI CRAFT



PUBLIC NOTIFICATION

22 notices mailed inside 200' buffer
0 notice mailed outside 200' buffer

-  Notification Area
-  Opposed*: 0
-  In Favor: 0



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



RECOMMENDATION

LANDMARK COMMISSION & STAFF

Approval of the
“CI/H” Intensive Commercial
District with a Historic Overlay

