



AGENDA MEMORANDUM

Public Hearing & First Reading Ordinance for the City Council Meeting 05/10/22
Second Reading Ordinance for the City Council Meeting 05/17/22

DATE: April 11, 2022
TO: Peter Zanoni, City Manager
FROM: Al Raymond, AIA, Director
Development Services Department
AlRaymond@cctexas.com
(361) 826-3575

Rezoning a property at or near 817 S. Staples

CAPTION:

Zoning Case No. 0322-06 (District 1). Ordinance rezoning property at or near 817 S. Staples Street from the "CI" Intensive Commercial District to the "CI/H" Intensive Commercial District with a Historic Overlay.

SUMMARY:

The purpose of the rezoning request is to designate a historic overlay to honor the cultural history of the property.

The Landmark Commission (LC) initiated the rezoning on March 24, 2022. The LC holds a public hearing on April 28, 2022 and recommended approval to City Council. A public hearing will also be held at City Council. The property owner consents to the designation.

BACKGROUND AND FINDINGS:

Historical Profile:

- 817 S. Staples is the location of the city's second Piggly Wiggly.
- C.C. Chancellor was the manager at the Piggy 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 opened on October 2, 2021, bringing the property back into the retail food industry.
- Boarri's location was deliberately selected and developed as a catalyst to the larger efforts to revitalize this historic area of Corpus Christi.

Conformity to City Policy

The subject property is located within the boundaries of the Downtown Development Plan and is planned for low density residential use. The proposed rezoning is consistent with the adopted Comprehensive Plan (Plan CC), the Unified Development code and compatible with the adjoining residential properties.

The subject property meets the following review criteria for historic districts and landmarks as set for in the UDC 3.4.4:

- 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.
- The property exemplifies the cultural, economic, social, or historic heritage of the City.
- The property embodies distinguishing characteristics of an architectural type of specimen.

Public Input Process

Number of Notices Mailed
 22 within 200-foot notification area
 0 outside notification area

As of April 29, 2022:

In Favor	In Opposition
0 inside notification area	0 inside notification area
0 outside notification area	0 outside notification area

Totaling 0.00% of the land within the 200-foot notification area in opposition.

ALTERNATIVES:

1. Denial of the change of zoning from the "CI" Intensive Commercial District to the "CI/H" Intensive Commercial District with a Historic Overlay.

FISCAL IMPACT: There is no fiscal impact associated with this item.

RECOMMENDATION:

Landmark Commission and staff recommend approval of the zoning request. The Landmark Commission recommended approval of the zoning request (April 28, 2022).

Vote Count:

For: 9
 Opposed: 1
 Absent: 1
 Abstained: 0

LIST OF SUPPORTING DOCUMENTS:

Ordinance
 Presentation - Aerial Map
 Zoning Report