



AGENDA MEMORANDUM

Public Hearing & First Reading (tabled) for the City Meeting 12/7/2021
First Reading of Ordinance 5/24/2022
Second Reading of Ordinance 6/7/2022

DATE: May 18, 2022

TO: Peter Zaroni, City Manager

FROM: Al Raymond, AIA, Director
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Historic Preservation Plan

CAPTION:

Ordinance adopting an updated City of Corpus Christi Historic Preservation Plan, an element of the Plan CC Comprehensive Plan; and rescinding the former Corpus Christi Preservation Plan, adopted September 8, 1976.

SUMMARY:

The City of Corpus Christi Historic Preservation Plan (HPP) is an element of the City's Comprehensive Plan, designed to improve the preservation of historical and cultural resources. This planning effort will replace the previous Corpus Christi Preservation Plan, which was adopted in 1976, as amended and any other iterations including amendments in 1992, 1999, and 2004.

A public hearing on the Historic Preservation Plan was held on December 7, 2021, and the plan was tabled for further study. On April 1, 2022, a City Council workshop on the plan was held. As a result of the workshop, additional edits have been made to the plan.

BACKGROUND AND FINDINGS:

The City of Corpus Christi engaged the McDoux Preservation LLC planning consultant team to identify ways to integrate preservation into the city's broader planning, environmental, social, economic, and sustainability goals. The project was funded by a Texas Historical Commission matching grant for Certified Local Government programs. The purpose of the project is to prepare an action-oriented community-wide historic preservation plan designed to improve the preservation of historical and cultural resources.

The major goals, policies, and implementation elements of the Historic Preservation Plan address the following:

Introduction

- Current State of Preservation in Corpus Christi
- Purpose
- Methodology/Current State of Historic Preservation
- Community Engagement and Input

- Vision, Goals, and Strategies

Goal 1: Build City Capacity for Historic Preservation

- Hire a full-time historic preservation officer
- Update the preservation ordinance to increase the number of protected properties
- Update the Landmark Commission bylaws and training requirements
- Plan for disasters
- Develop Walking Tours

Goal 2: Enable Community-Driven Historic Preservation

- Improve the City's historic preservation website to make information easier to find
- Improve community outreach and standardization of public engagement process
- Support the creation of a local nonprofit organization
- Include underrepresented areas
- Work with Nueces County Historical Commission to update our approach to historical markers

Goal 3: Support Historic Preservation as an Economic Development Tool

- Promote economic development through Historic Preservation
- Update the vacant building ordinance
- Invest in registering new National Register of Historic Places
- Develop local tax incentive programs to support historic rehabilitation and adaptive reuse
- Develop façade improvement program outside of the TIRZ #3
- Invest in demonstration projects

Public Engagement:

To develop the City of Corpus Christi Historic Preservation Plan, McDoux Preservation LLC gathered public input during online community meetings/presentations held October 25, 2020, April 8, 2021, and June 24, 2021. During the Fall 2020 McDoux Preservation LLC conducted a telephone or Zoom interview with 20 stakeholders. An opinion survey was created using stakeholder input in January 2021 which captured the opinion of 752 respondents, with 12,500 unique comments.

Additional outreach included a presentation on October 6, 2021, to representatives of the Downtown Management Association, Associated General Contractors, South Texas, and American Institute of Architects, Corpus Christi. On October 15, 2021, the plan was presented to the Development Services Task Force participants.

The Corpus Christi Downtown Management District provided a resolution in support of an update to the City's Historic Preservation Plan signed February 17, 2022.

Commission Recommendation

Landmark Commission recommended approval with an amendment, unanimously on July 22, 2021.

Planning Commission recommended approval of the plan unanimously on August 4, 2021.

FISCAL IMPACT:

There is no fiscal impact associated with this item.

RECOMMENDATION:

Staff recommends approval of the Historic Preservation Plan.

LIST OF SUPPORTING DOCUMENTS:

Ordinance with Plan

PowerPoint Presentation

Summary of Mark-Ups

Text Review – Additional Edits 5.16.22

Draft Historic Preservation Plan 5.16.22

Downtown Management District Resolution of Support