

# PLANNING COMMISSION STAFF REPORT

Case No. 0821-06

INFOR No. 21ZN1031

**Planning Commission Hearing Date:** September 1, 2021

<b>Applicant &amp; Legal Description</b>	<b>Owner:</b> City Bakery (Barbara Handy) <b>Applicant:</b> City of Corpus Christi <b>Location Address:</b> 810 19 <sup>th</sup> Street <b>Legal Description:</b> Weiss Add Lot 12A Block 1, located along the east side of 19 <sup>th</sup> street, the south side of Coleman Avenue, and north of Hancock Avenue.			
<b>Zoning Request</b>	<b>From:</b> "CI" Intensive Commercial District and "RM-3" Multifamily 3 District <b>To:</b> "CI/H" Intensive Commercial District with a Historic Overlay and "RM-3/H" Multifamily 3 District with a Historic Overlay <b>Area:</b> 0.3165 acres <b>Purpose of Request:</b> To designate a historic overlay to honor the cultural history of the property.			
<b>Existing Zoning and Land Uses</b>		<b>Existing Zoning District</b>	<b>Existing Land Use</b>	<b>Future Land Use</b>
	<i>Site</i>	"CI" Intensive Commercial District and "RM-3" Multifamily 3 District	Commercial and Medium Density Residential	Commercial and Medium Density Residential
	<i>North</i>	"CI" Intensive Commercial District and "RM-3"	Commercial and Low Density Residential	Commercial and Medium Density Residential
	<i>South</i>	"CN-1" Neighborhood Commercial	Vacant and Commercial	Commercial
	<i>East</i>	"RM-3" Multifamily District	Low Density Residential	Medium Density Residential
	<i>West</i>	"CN-1" Neighborhood Commercial and "RS-6" Single-Family 6 District	Vacant and Commercial	Commercial
<b>ADP, Map &amp; Violations</b>	<b>Area Development Plan:</b> The subject property is located within the boundaries of the Westside Area Development Plan and is planned for commercial uses. The proposed rezoning is consistent with the adopted Comprehensive Plan (Plan CC). <b>Zoning Violations:</b> None <b>Council District:</b> 1			
<b>Transportation</b>	<b>Transportation and Circulation:</b> The subject property has approximately 125 feet of street frontage along South 19th Street, and approximately 100 feet of street frontage along Coleman Avenue. South 19th Street is designated as an "C1" Minor Collector Street. Coleman Street is designated as a Local/Residential Street. According to the Urban Transportation Plan, "C1" Minor Collector Streets can convey a capacity of 1,000 to 3,000 Average Daily Trips (ADT).			

Street R.O.W.	Street	Urban Transportation Plan Type	Proposed Section	Existing Section	Traffic Volume
	South 19 <sup>th</sup> Street	"C1" Minor Arterial	60' ROW 40' paved	60' ROW 40' paved	N/A
	Coleman Street	"Local/Residential"	50' ROW 28' paved	60' ROW 28' paved	N/A

### **Staff Summary:**

**Requested Zoning:** The applicant is requesting a rezoning from the "CI" Intensive Commercial District and "RM-3" Multifamily 3 District to the "CI/H" Intensive Commercial District with a Historic Overlay and "RM-3/H" Multifamily 3 District with a Historic Overlay.

**Development Plan:** The subject property is 0.3165 acres in size and the existing building is approximately 3,500 square feet in size. The owner is planned to continue business as a bakery and is making no major improvements at this time.

**Existing Land Uses & Zoning:** The subject property is currently zoned "CI" Intensive Commercial District and "RM-3" Multifamily 3 District. The land currently consists of a bakery and large parking lot. The building was constructed in the 1950's and has been the site of City Bakery since 1962. To the north across Coleman Avenue are residential homes, St. Joseph's Catholic Church, and Saint Joseph's Catholic School zoned "CI" Intensive Commercial District and "RM-3" Multifamily 3 District. To the south are small commercial businesses and single-family residences zoned "CN-1" Neighborhood Commercial District and "RM-3" Multifamily 3 District. To the east are single family residences zoned "RM-3" Multifamily 3 District. To the west are single-family residences zoned and a small commercial building zoned "CI" Intensive Commercial District and "RS-6" Single Family 6 District respectively. The current use of a bakery is conforming within the uses that are permitted in the "CI" Intensive Commercial district.

**Historical Profile:** Mexico City Bakery was founded by Antonio and Juanita Gomez on Ayers Street, Corpus Christi in the 20<sup>th</sup> century. City Bakery was later founded by the owner's daughter Emma and her husband Santiago M. Riveria at 521 S. 19<sup>th</sup> Street. After gaining success the site moved to its current location at 810 South 19<sup>th</sup> Street in 1962. City Bakery was an important family business in the neighborhood that developed around St. Joseph's Church. The original Hispanic settlement in Corpus Christi was located in an area called "The Hill" south of Leopard St. and west of the bluff. As the Hispanic population grew in the early 20<sup>th</sup> century, neighborhoods extended west and southwest. From the 1960s to 1990s, City Bakery hosted a variety of customers because it was the hub of the neighborhood; thus, establishing itself as a culturally and socially important place, serving breakfast, hosting celebrations, and even holding League of United Latin American Citizens (LULAC) meetings there.

The Wiess Addition subdivision at 18th and 19th St. at Coleman Avenue was platted in 1927 (Vol. 4, Pg. 40, Nueces County Records). Completed in 1950 on S. 19th Street, St. Joseph's Church replaced the original chapel of San Jose on 17th Street. The City Bakery

property (Lot 12A, Block 1, Wiess ADD) was platted in 1967 by Emma and Santiago Rivera Sr. (Vol. 35, Pg. 17, Nueces County Records). The deed history of City Bakery registered at 810 S. 19th Street, shows the conveyance from Emma G. Rivera to Santiago M. Rivera in May 1986, Santiago M. Rivera to Juan Rivera (son) in May 1986, and from Juan Rivera to Santiago M. Rivera in May 1988. In May 2003, Santiago M. Rivera conveyed the property to Rosita De La Paz (daughter) and in November 2004, Rosita De La Paz conveyed the property to Barbara Handy (Santiago Rivera, Sr.'s granddaughter).

The bakery building at 810 S 19th St. is a one-story building, mid-20th century commercial block style, constructed circa 1962 of cement block with a masonry brick façade. It has a flat roof, with a slight parapet. A mansard style shingle canopy was added on the storefront. The entrance on 19th St. has a double door which is flanked by metal frame glass windows. The storefront also has a secondary single door entrance. A cement block addition is on the east side of the main building.

**AICUZ:** The subject property is not located in one of the Navy's Air Installation Compatibility Use Zones (AICUZ).

**Plat Status:** The property is platted.

**Utilities:**

**Water:** 16-inch C905 line located along South 19<sup>th</sup> Street

**Wastewater:** 2-inch VCP line located along South 19<sup>th</sup> Street.

**Gas:** 2-inch Service Line located along Coleman Street.

**Storm Water:** Road side inlets surrounding the subject property.

**Plan CC, Area Development Plan, and Preservation Plan Consistency:** The subject property is located within the boundaries of the Westside Area Development Plan and is planned for commercial uses. The proposed rezoning to the "CI/H" Intensive Commercial District with a Historic Overlay and "RM-3/H" Multifamily 3 District with a Historic Overlay is consistent with the adopted Comprehensive Plan (Plan CC). The following policies should be considered:

- Encourage orderly growth of new residential, commercial, and industrial areas (Future Land Use, Zoning, and Urban Design Policy Statement 1).
- Promote a balanced mix of land uses to accommodate continuous growth and promote the proper location of land uses based on compatibility, locational needs, and characteristics of each use (Future Land Use, Zoning, and Urban Design Policy Statement 1).
- Exemplification of the cultural, economic, social, ethnic, or historical heritage of the city, county, state, or the United States (C.C. Preservation Plan, Policy Statement A.3).
- Valued as an aspect of community sentiment or public pride (C.C. Preservation Plan, Policy Statement A.3).
- Preservation and reuse of culturally and historically significant structures, objects, and sites in Corpus Christi should be encouraged (C.C. Preservation Plan, Policy Statement A.4).

**Department Comments:**

- Per UDC Section 3.4.1 Landmark Commission reviewed and recommended approval of the designation of the Local Historic Landmark designation on August 26, 2021.
- Per UDC Section 3.4.2 the Planning Commission review and recommended approval of the designation of the Local Historic Landmark on September 1, 2021.
- Per UDC 3.4.3 review criteria staff has recommended that the Local Landmark Designation is eligible and worthy of a designation as it meets requirements 2 and 5:
  1. The property has received prior recognition as a Registered Texas Landmark, 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.
  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.
- City of Corpus Christi City Council approved a motion on July 27<sup>th</sup>, 2021, to initiate the process for Historic Landmark Designation the property owner, Barbara Handy gave consent to the designation with an affidavit and was provided a Historic impact statement on August 2021.

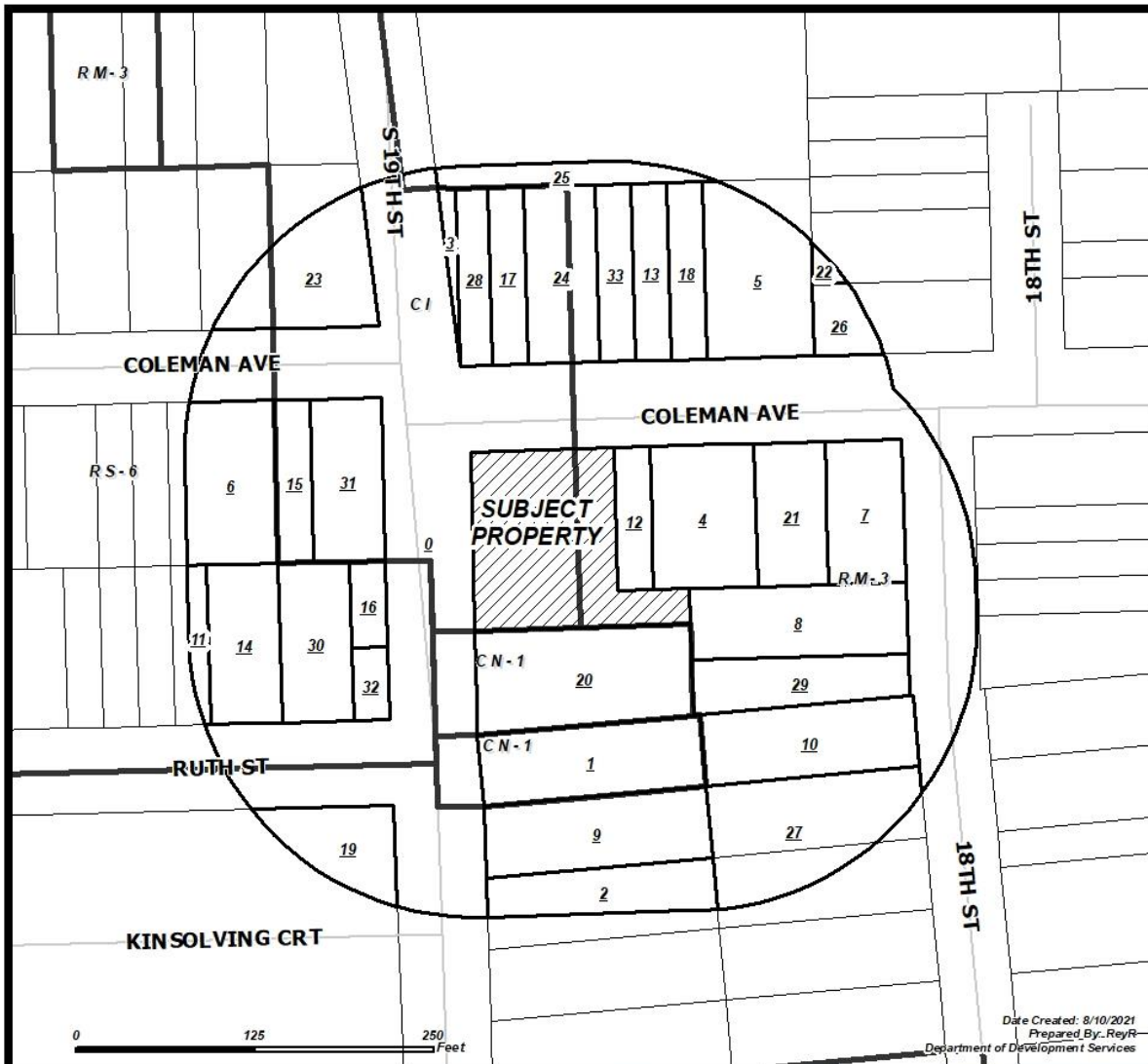
**Planning Commission and Staff Recommendation (September 1, 2021):**

Approval of the change of zoning from the "CI" Intensive Commercial District and "RM-3" Multifamily 3 District to the "CI/H" Intensive Commercial District with a Historic Overlay and "RM-3/H" Multifamily 3 District with a Historic Overlay.

<b>Public Notification</b>	<p>Number of Notices Mailed – 34 within 200-foot notification area 6 outside notification area</p> <p><b><u>As of September 2, 2021:</u></b></p> <p>In Favor – 0 inside notification area – 0 outside notification area</p> <p>In Opposition – 5 inside notification area – 0 outside notification area</p> <p>Totaling 7.90% of the land within the 200-foot notification area in opposition.</p> <p>*Created by calculating the area of land immediately adjoining the subject property and extending 200-foot therefrom. The opposition is totaled by the total area of land that each individual property owner owns converted into a percentage of the total 200-foot notification area. Notified property owner's land in square feet / Total square footage of all property in the notification area = Percentage of public opposition</p>
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**Attachments:**

- A. Location Map (Existing Zoning & Notice Area)
- B. Public Comments Received (if any)
- C. Affidavit and Intent Signed letter
- D. Historic Impact Statement



Date Created: 8/10/2021  
Prepared By: ReyR  
Department of Development Services

## CASE: 0821-06 ZONING & NOTICE AREA

RM-1 Multifamily 1	IL Light Industrial
RM-2 Multifamily 2	IH Heavy Industrial
RM-3 Multifamily 3	PUD Planned Unit Dev. Overlay
ON Professional Office	RS-10 Single-Family 10
RM-AT Multifamily AT	RS-6 Single-Family 6
CN-1 Neighborhood Commercial	RS-4.5 Single-Family 4.5
CN-2 Neighborhood Commercial	RS-TF Two-Family
CR-1 Resort Commercial	RS-15 Single-Family 15
CR-2 Resort Commercial	RE Residential Estate
CG-1 General Commercial	RS-TH Townhouse
CG-2 General Commercial	SP Special Permit
CI Intensive Commercial	RV Recreational Vehicle Park
CBD Downtown Commercial	RMH Manufactured Home
CR-3 Resort Commercial	
FR Farm Rural	
H Historic Overlay	
BP Business Park	

Subject Property with 200' buffer

Owners in favor

Owners within 200' listed on attached ownership table

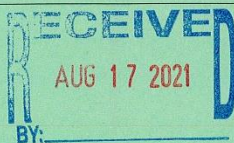
Owners in opposition





Persons with disabilities planning to attend this meeting, who may require special services, are requested to contact the Development Services Department at least 48 hours in advance at (361) 826-3240. Personas con incapacidades, que tienen la intención de asistir a esta junta y que requieren servicios especiales, se les suplica que den aviso 48 horas antes de la junta llamando al departamento de servicios de desarrollo, al número (361) 826-3240.

If you wish to address the Commission during the meeting and your English is limited, please call the Development Services Department at (361) 826-3240 at least 48 hours in advance to request an interpreter be present during the meeting. Si usted desea dirigirse a la commission durante la junta y su inglés es limitado, favor de llamar al departamento de servicios de desarrollo al número (361) 826-3240 al menos 48 horas antes de la junta para solicitar un intérprete ser presente durante la junta.



**CITY PLANNING COMMISSION AND  
LANDMARK COMMISSION  
PUBLIC HEARING NOTICE  
Rezoning Case No. 0821-06**

City of Corpus Christi City Council has petitioned the City of Corpus Christi to consider a change of zoning from the "CI" Intensive Commercial District and "RM-3" Multifamily 3 District to the "CI/H" Intensive Commercial District with a Historic Overlay and "RM-3/H" Multifamily 3 District with a Historic Overlay, not resulting in a change to the Future Land Use Map. The purpose of the rezoning is to designate the City Bakery as a Local Historic Landmark. The property to be rezoned is described as:

**810 19th Street and described as being 0.3165 acres situated in the Weiss Add Lot 12A Block 1, located along the west side of 19th street, the south side of Coleman Avenue, and north of Hancock Avenue.**

The Planning Commission and Landmark Commission may recommend to City Council approval or denial. Approval of a change of zoning, if inconsistent with the City's Comprehensive Plan, will also have the effect of amending the Comprehensive Plan to reflect the approved zoning. The Planning Commission and Landmark Commission will conduct a public hearing for this rezoning request to discuss and formulate a recommendation to the City Council. The Planning Commission public hearing will be held on Wednesday, September 1, 2021, during one of the Planning Commission's regular meetings, which begins at 5:30 p.m., in the City Council Chambers, 1201 Leopard Street. The Landmark Commission public hearing will be held on Thursday, August 26, 2021, at 4:30 p.m. You are invited to attend these public hearings to express your views on this rezoning request. For more information, please call (361) 826-3240.

TO BE ON RECORD, THIS FORM MUST BE FILLED OUT, SIGNED BY THE CURRENT PROPERTY OWNER(S) AND MAILED IN ITS ENTIRETY TO THE DEVELOPMENT SERVICES DEPARTMENT, P. O. BOX 9277, CORPUS CHRISTI, TEXAS 78469-9277. ANY INFORMATION PROVIDED BELOW BECOMES PUBLIC RECORD.

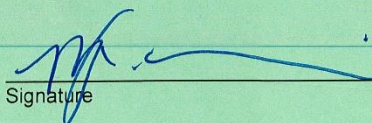
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Printed Name: EAK Ac21 Estate, Inc.

Address: 555 N. Carondelet City/State: UTX 78901

( ) IN FAVOR (X) IN OPPOSITION ST 2700 Phone: 361-881-9040

REASON:

  
Signature

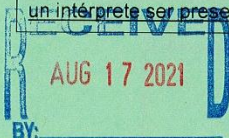
SEE MAP ON REVERSE SIDE  
INFOR Case No.: 21ZN1031  
Property Owner ID: 23

Case No. 0821-06  
Project Manager: Craig Garrison  
Email: [CraigG@cctexas.com](mailto:CraigG@cctexas.com)



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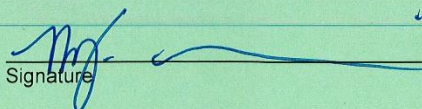
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Printed Name: ENR Real Estate Inc.  
Address: 555 N CARANVILLE ST City/State: CL TX 78401  
( ) IN FAVOR ( ☒ ) IN OPPOSITION 700 Phone: 361-881-9040  
REASON:

  
Signature

SEE MAP ON REVERSE SIDE  
INFOR Case No.: 21ZN1031  
Property Owner ID: 32

Case No. 0821-06  
Project Manager: Craig Garrison  
Email: [CraigG@cctexas.com](mailto:CraigG@cctexas.com)



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RECEIVED  
AUG 17 2021  
BY: \_\_\_\_\_

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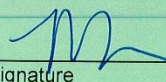
Address: 555 N. MARA VILLAS City/State: CL TX 78401

( ) IN FAVOR ☒ IN OPPOSITION

STC  
755

Phone: 361-881-9040

REASON:

  
Signature

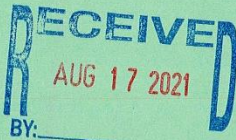
SEE MAP ON REVERSE SIDE  
INFOR Case No.: 21ZN1031  
Property Owner ID: 16

Case No. 0821-06  
Project Manager: Craig Garrison  
Email: [CraigG@cctexas.com](mailto:CraigG@cctexas.com)



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Printed Name: ENF Real Estate, Inc.

Address: 555 N. CARANAHUA STREET

City/State: CL TX 78401

( ) IN FAVOR

☒ IN OPPOSITION

Phone: 361-821-9090

REASON:

Signature 

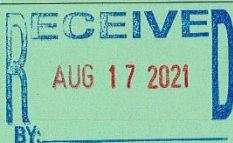
SEE MAP ON REVERSE SIDE  
INFO Case No.: 21ZN1031  
Property Owner ID: 15

Case No. 0821-06  
Project Manager: Craig Garrison  
Email: [CraigG@cctexas.com](mailto:CraigG@cctexas.com)



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PUBLIC HEARING NOTICE  
Rezoning Case No. 0821-06**

**City of Corpus Christi City Council** has petitioned the City of Corpus Christi to consider a change of zoning from the **"CI" Intensive Commercial District and "RM-3" Multifamily 3 District** to the **"CI/H" Intensive Commercial District with a Historic Overlay and "RM-3/H" Multifamily 3 District with a Historic Overlay, not resulting in a change to the Future Land Use Map.** The purpose of the rezoning is to designate the City Bakery as a Local Historic Landmark. The property to be rezoned is described as:


**810 19th Street and described as being 0.3165 acres situated in the Weiss Add Lot 12A Block 1, located along the west side of 19th street, the south side of Coleman Avenue, and north of Hancock Avenue.**

The Planning Commission and Landmark Commission may recommend to City Council approval or denial. Approval of a change of zoning, if inconsistent with the City's Comprehensive Plan, will also have the effect of amending the Comprehensive Plan to reflect the approved zoning. The Planning Commission and Landmark Commission will conduct a public hearing for this rezoning request to discuss and formulate a recommendation to the City Council. The Planning Commission public hearing will be held on **Wednesday, September 1, 2021**, during one of the Planning Commission's regular meetings, which begins at **5:30 p.m.** in the City Council Chambers, 1201 Leopard Street. The Landmark Commission public hearing will be held on **Thursday, August 26, 2021, at 4:30 p.m.** You are invited to attend these public hearings to express your views on this rezoning request. For more information, please call (361) 826-3240.

TO BE ON RECORD, THIS FORM MUST BE FILLED OUT, SIGNED BY THE CURRENT PROPERTY OWNER(S) AND MAILED IN ITS ENTIRETY TO THE DEVELOPMENT SERVICES DEPARTMENT, P. O. BOX 9277, CORPUS CHRISTI, TEXAS 78469-9277. ANY INFORMATION PROVIDED BELOW BECOMES PUBLIC RECORD.

**NOTE:** In accordance with the Planning Commission By-Laws, no discussion shall be held by a member or members of this Commission with an applicant or appellant concerning an application or appeal, either at home or office, or in person, by telephone call or by letter.

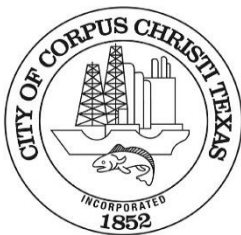
Printed Name: CRP Ac21 Estate, Inc.  
Address: 555 N CARROLL ST City/State: CA TX 78401  
( ) IN FAVOR ☒ IN OPPOSITION 700 Phone: 361-881-9040  
REASON:

  
Signature

SEE MAP ON REVERSE SIDE  
INFOR Case No.: 21ZN1031  
Property Owner ID: 14

Case No. 0821-06  
Project Manager: Craig Garrison  
Email: [CraigG@cctexas.com](mailto:CraigG@cctexas.com)





**AGENDA MEMORANDUM**  
Action Item for the City Council Meeting of July 27, 2021

**DATE:** July 20, 2021  
**TO:** Peter Zanoni, City Manager  
**FROM:** Al Raymond, AIA, CBO, Director of Development Services  
[ARaymond@cctexas.com](mailto:ARaymond@cctexas.com)  
(361) 826-3575

**City Bakery Landmark Designation**

**CAPTION:**

Motion to initiate the process for historic landmark designation for City Bakery, at or near 810 19<sup>th</sup> St. (District 1)

**SUMMARY:**

This motion authorizes the city to initiate the process for historic designation for City Bakery. The current owner and granddaughter to founder of City Bakery, Barbara Handy, has consented to the designation.

**BACKGROUND AND PURPOSE:**

City Bakery is a well-known neighborhood icon that has operated since 1958 and has been at the present location since 1962. It has been considered a “hub” of the neighborhood around St. Joseph’s Church, serving breakfast, hosting celebrations, and providing meeting space to organizations such as LULAC (see Historic Summary).

Below is the review criteria for historic districts and landmarks as set forth in UDC 3.4.3:

1. The property has received prior recognition as a Registered Texas Landmark, 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.
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.

Based on the property research to date, the property meets criteria 2 and 5.

The review process requires Landmark Commission and Planning Commission to hold public hearings and provide a recommendation to City Council. A public hearing is also held at City Council.

Public notice includes mailings to properties within 200 feet, a zoning sign placed on the site, and a newspaper notice advertising the Landmark Commission and City Council hearings.

If designated, any future potential proposed changes to the building that are beyond ordinary repair and maintenance and demolition would require a Certificate of Appropriateness from the Landmark Commission.

#### **ALTERNATIVES:**

The alternative is that City Council not to authorize the initiation of the process. In that case, the owner would be responsible for submitting the application and paying the zoning application fees for landmark designation.

#### **FISCAL IMPACT:**

Fiscal impact is negligible. The zoning fee is \$1,127.50 for the .3156-acre property including the zoning sign. The City staff would process the zoning case. Publication, mailing and sign costs of approximately \$555.00 would be absorbed by the department.

#### **FUNDING DETAIL:**

Fund: Development Services (4670)  
Mission Elem: Revenue (888)  
Project: N/A  
Account: Zoning Fees (308300)  
Activity: NA  
Amount: -\$555.00

#### **RECOMMENDATION:**

Staff recommends approval.

#### **LIST OF SUPPORTING DOCUMENTS:**

Historic Summary  
Location Map

STATE OF TEXAS  
COUNTY OF NUECES

**CONSENT TO DESIGNATION OF HISTORIC LANDMARK**

WHEREAS, pursuant to the Texas Local Government Code §211.0165, the City may not designate a property as a local historic landmark or include a property within the boundaries of a local historic district unless: (1) the owner of the property consents to the designation or inclusion; or (2) if the owner does not consent, the designation or inclusion of the owner's property is approved by a three-fourths vote of: (A) the governing body of the municipality; and (B) the zoning, planning, or historical commission of the municipality, if any; and

WHEREAS, the undersigned owner(s) of property desires to authorize the CITY to designate their property as Historic Landmark or District.

NOW, THEREFORE, the undersigned hereby authorizes and consents to the CITY designating the following described property as a local historic landmark:

Street address: 810 S 19<sup>th</sup> St  
CORPUS CHRISTI, TX 78405

Legal property description: WIESS ADD LT 12A BK 1

Nueces County Appraisal Geographic ID: 9630-0001-0120

Building Description: City Bakery, Restaurant, Concrete Block Building

Owner has the right to withdraw consent at any time during the designation process.

In consideration of the benefits to be received and expenses to be avoided, the undersigned hereby RELEASES CITY, its officers, employees, agents and contractors, from any and all damages, claims or liabilities of any kind or character in connection with the designation of property as Historic Landmark or District.

*Remainder of page intentionally left blank; signature page to follow.*





## HISTORIC DESIGNATION IMPACT STATEMENT

### HISTORIC LANDMARK DESIGNATION

**PROJECT NUMBER:** 0821-02 City Bakery  
**APPLICANT:** City of Corpus Christi  
**PROPERTY OWNER:** Barbara Handy  
**PROPERTY ADDRESS:** 810 South Nineteenth Street  
**LEGAL DESCRIPTION:** Weiss Addition Lot 12A Blk 1  
**CURRENT ZONING:** "CI" Commercial Intensive  
**REQUESTED ZONING:** "CI/H" Commercial Intensive with a Historic Overlay

Dear Barbara Handy:

This Historic Designation Impact Statement is provided to you in accordance with Texas Local Government Code Section 211.0165, which requires either the consent of the property owner or the approval of three-fourths (3/4) of the Landmark Commission, three-fourths (3/4) of the Planning Commission and three-fourths (3/4) of the City Council in order to either amend the City of Corpus Christi zoning map to expand a Historic Overlay Zoning District or to designate a property as a Historic Landmark.

As you have submitted a request to designate the property located at 810 S Nineteenth as a Historic Landmark (H), this letter is to inform you that per Section 3.15.1 of the City of Corpus Christi Unified Development Code (UDC), a certificate of appropriateness shall be required before the commencement of development within or work upon a designated landmark or contributing structure located within an Historic Overlay, whenever such work includes erection, moving, reconstruction, restoration, or alteration of the exterior of any landmark or structure. Section 3.16 of the Unified Development Code (UDC) requires a certificate of appropriateness for demolition to be required prior to the demolition or removal of a designated landmark or contributing structure within an Historic Overlay zoning district.

Historic Landmark Designation is in accordance with UDC Sec. 3.4. Once the application is determined to be complete (UDC Sec. 3.4.2.B) and Staff has reviewed the application (UDC 3.4.2.A and 3.4.3), the Landmark Commission shall hold a public hearing in accordance with UDC Sec. 3.4.2B.B and make a recommendation to City Council in accordance with UDC Sec. 3.4.2.C and 3.4.2.D. The Planning Commission shall hold a public hearing within 45 days of the application deemed complete, and make a recommendation to City Council. Then the City Council shall hold a public hearing and take final action on the proposed amendment. You may choose to withdraw your consent at any time in the process prior to a final vote by the City Council.

If approved, the rezoning request for Historic Landmark Designation will require compliance with UDC Sec. 3.4, 3.15, and 3.16. Once designated the City of Corpus Christi does not have any tax benefits that may be applied to the property. At this time, the City of Corpus Christi does not have any rehabilitation or repair programs offered specifically for property designated as historic.

If you would like to proceed with the request, please sign the attached Property Owner Consent Form.

August 3, 2021

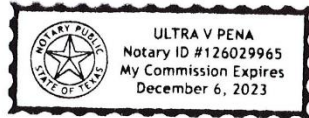
  
\_\_\_\_\_  
Property Owner

**OWNER: Handy Barbara**

Barbara Bailey  
Handy Barbara

STATE OF TEXAS           §  
   §  
COUNTY OF NUECES   §

This instrument was acknowledged before me on the 3<sup>rd</sup>, of  
August 2021, by Handy Barbara.



Ultra V. Pena  
Notary Public's Signature