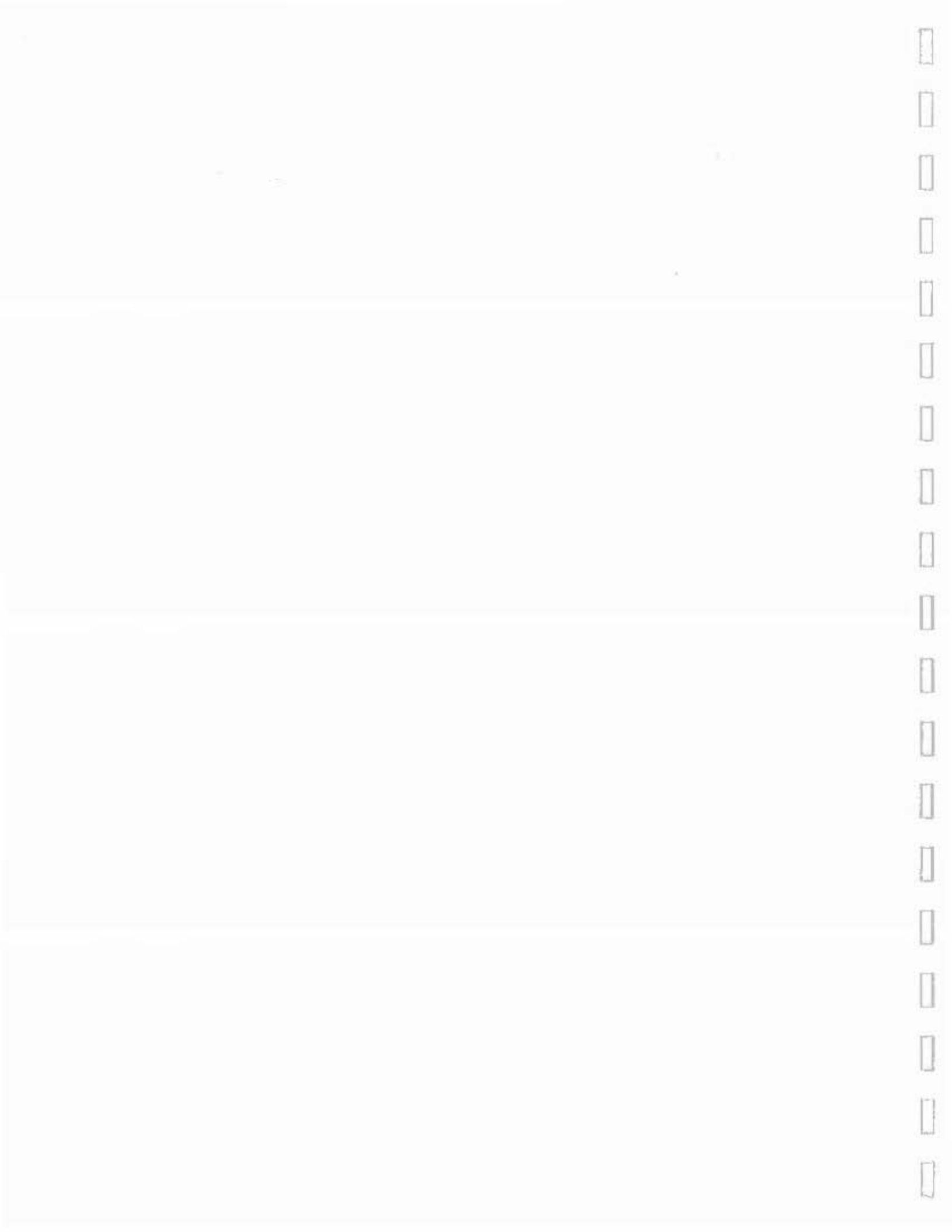


**CITY OF CORPUS CHRISTI
PRESERVATION PLAN
AN ELEMENT OF THE COMPREHENSIVE PLAN
APRIL 1992
APPROVED MARCH 31, 1992 BY CITY COUNCIL
(ORDINANCE NO. 021359)**



EXECUTIVE SUMMARY
PRESERVATION PLAN: AN ELEMENT OF THE COMPREHENSIVE PLAN

Interest in preservation has steadily grown throughout the nation. Urban and rural areas are taking positive actions in an effort to preserve their heritage and maintain the stability of its resources. The scope of this action ranged from encouraging citizens to preserve their historical elements, protecting natural resources, designating landmarks, and preserving commercial/neighborhood character through enforcement of building codes and ordinances.

It is the City's belief that preservation is an important element of the city in which a plan of action should be developed to protect its unique resources. To accomplish this task, the Preservation Plan creates a process as well as policies and guidelines in protecting resources and serves as a component to the Comprehensive Plan. The Comprehensive Plan is the official statement adopted by City Council addressing desirable future growth and development of the city. Like all other elements of the Comprehensive Plan (i.e. Land Use, Annexation, Economic Development), the Preservation Plan is subject to continuous review and revisions.

The Preservation Plan is divided into five chapters. Chapter I is an introduction to the Plan's concept and how it relates as an element to the Comprehensive Plan. Chapter II discusses existing preservation measures which the City adopted by ordinance. These measures include designating landmarks with "HC" Historical/Cultural zoning; maintaining commercial/residential character through enforcement of zoning, platting, and building codes; and protecting the environment by adhering to Federal regulations. This chapter also provides information on federal, state, and local agencies' involvement with preservation. Chapter III addresses the goals/objectives of the Plan. The goals/objectives stress benefits of the Plan in protecting/stabilizing resources, creating civic pride, aiding in tourism, and providing measures in strengthening the City's economy. Chapters IV and V offer clear policy statements which the City should use as a guide in protecting man-made and natural resources. Some of these policies suggest:

- 1) Performing a site survey of the City's resources and designating those of significance; (Page 9)
- 2) The development of a new "HC" Historical/Cultural zoning district which offers a diversity in the level of protection for resources; (Page 15)
- 3) A review process when demolition/removal of a "HC" property of potentially historical resource is requested or recommended; (Pages 20-21)

- 4) **Supporting preventive maintenance programs for man-made scenic resources (i.e. Seawall, T and L Heads); and (Page 24)**
- 5) **Preserving bay and creek access and views. (Page 25)**

With the adoption of the Preservation Plan, a basic strategy in protecting the City's resources will be outlined and ready for implementation.

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I INTRODUCTION

PRESERVATION PLAN: AN ELEMENT OF THE COMPREHENSIVE PLAN

Preservation offers tangible and intangible benefits to the City. The purpose of the City's Preservation Plan is to formulate strategy to ensure that the City of Corpus Christi protects its significant areas, sites, structures, and buildings of historical character and that its citizens experience a high quality of life. When resources of the community are protected, the City receives many benefits, an education of our history, preservation of the environment, increased property values, development of a variety of tourist sites, and a better quality of life. The Preservation Plan is needed to ensure that these benefits are accessed. The Plan will offer goals and objectives the City should work toward in preserving its resources.

City policies are developed, unified, and explained to assist City officials and the general public in understanding the direction the preservation movement should take. To set in motion the preservation of the City's resources, the Preservation Plan is developed and incorporated as an element of the City of Corpus Christi's Comprehensive Plan. The Comprehensive Plan is a series of plans that provide the public and private sectors with guidelines for future development. Basically, the Comprehensive Plan provides overall guidance for land development decisions regarding zoning, platting, land use, annexation, transportation, economic development, public services, capital improvement programming, and the environment throughout the city and adjacent areas.

The Preservation Plan includes identification of properties, criteria for certification, and suggestions for programs and funding sources. The Landmark Commission is charged with submitting its recommendations to the Planning Commission for inclusion in the Comprehensive Plan. Once the Preservation Plan is acted on by the Planning Commission and adopted by the City Council, the policy statements will serve as a mechanism for directing and justifying Capital Improvements (CIP), Community Development Block Grants (CDBG), Economic Development expenditures, and revising land control ordinances as necessary to implement the Preservation Plan. The adoption of the Preservation Plan by itself does not constitute sufficient legal tools necessary to fully implement the Plan. With the adoption of these policy guidelines and subsequent regulations to implement them, the City of Corpus Christi will be better equipped to logically and systematically preserve important historical elements within the community.

II. BACKGROUND

Preservation efforts in Corpus Christi take the form of historical restorations and protective "HC" Historical-Cultural zoning of buildings, sites and objects; maintenance of commercial and residential character through

enforcement of the building code, zoning ordinance, platting ordinance; and protecting the environment by adhering to Federal regulations.

Preservation is accepted and seen as a legitimate and effective tool in planning. It serves for the protection of structures, objects, sites, and the environment. Quality of life and preservation objectives have practical foundations in land use laws and have been legally upheld in the U. S. Supreme Court. Incentive programs and regulatory guidelines to encourage preservation and the quality of life were formulated at the Federal level. Basically, these agencies regulate structures, environment, and function as follows:

FEDERAL AGENCIES

Department of Housing and Urban Development (HUD)

This agency provides grants to locals for provision of housing for low and moderate income persons, restoration of non-profit historical properties, construction of neighborhood/community facilities, basic water and sewer infrastructure, beautification of public open spaces, preparation of the Comprehensive Plan, and administers tax incentives for the restoration of historic structures through the Economic Recovery Act of 1986.

Department of Interior: Federal Water Quality

With the passage of the Federal Water Quality Act of 1965, water quality standards for interstate and coastal waters were established. This Act allowed states to develop standards for interstate water quality within their jurisdiction, subject to review and approval by the Secretary of the Interior. The Federal Water Quality Administration is primarily responsible for water pollution control efforts.

National Park Service:

The National Park Service administers the Land and Water Conservation Fund Act which provides funds to the State and distributes funds to locals for acquisition of recreation land and development of recreation facilities.

U. S. Army Corps of Engineers

This entity regulates, protects, and enhances publicly available/owned shore areas, parks, or conservation areas through the authority of the Beach Erosion Control Program. It administers an active Flood Plain Management Service Program designed to provide communities with flood information and mapping. Other components under its authority include wetlands, dunes, and navigable waters.

Department of Agriculture

This agency is involved in programs for recreation, water, soil, and landscape conservation for urban and rural areas.

Department of Health and Human Services

Passage of the Air Quality Act of 1967 strengthened the movement of setting air quality standards enforced by the Department of Health, Education, and Welfare. The Department also regulates the disposal of solid waste.

STATE AGENCIES AND ENABLING LEGISLATION

Policies and programs formulated at the federal level are carried out by state agencies. Each state agency is allocated funds by the federal government to administer its programs and disseminate funds to local entities. Those agencies are:

Texas Historical Commission (THC)

The Commission is responsible for administering, preparing, and maintaining the statewide Comprehensive Preservation Plan and the recorded Texas Landmark Program. THC disseminates funding and acts as a consultant to local preservation entities and approves National Register nominations before they are forwarded to the State Department of Interior.

Texas Antiquities Committee

Charged as the legal custodian of all cultural resources, historic and prehistoric, owned by the State of Texas, this committee is governed by the Federal Archeological Resource Protection Act of 1979.

State Enabling Legislation for Historic Preservation

State legislation provides for local community zoning to support the conservation of historic and cultural resources. It gives municipalities the authority to zone for "the purpose of promoting health, safety, morale, and for protection and preservation of plans and areas of historic and cultural importance to regulate and restrict construction, alteration, reconstruction, or razing of buildings and other structures," including designated places and areas of historic and cultural importance.

Texas Department of Transportation

The preservation efforts of this department are directed by the National Department of Transportation Act, Section 4(f) that prohibits the "use" of any historic site by a federal or federally assisted highway unless there is "no prudent and feasible alternative."

Addressing local preservation issues has been a concern of the City Council. The Council has formed advisory boards and commissions and appointed staff to county boards to review issues that have a bearing on the protection and enhancement of Corpus Christi's resources. These entities and board functions are as follows:

| <u>Agency</u> | <u>Function</u> |
|---|--|
| Board of Adjustment | Reviews objectionable uses and allows minor development flexibility; |
| Building Standards Board | Reduces substandard buildings/conditions through action requiring demolition or rehabilitation; |
| Corpus Christi City Council | Adopts Comprehensive Plan as official goals objectives of the City and adopts Zoning Ordinance text and district map, capital improvement programs, and other implementation tools as appropriate; |
| Corpus Christi Planning & Zoning Commission | Establishes Preservation Plan as part of the Comprehensive Plan and recommends to City Council appropriate zoning, other land use controls, and capital improvements necessary to achieve goals and objectives of adopted Preservation Plan; and approves plats of properties; |
| Landmark Commission | Recommends to Corpus Christi Planning and Zoning Commission means to preserve historical structures, objects, and sites, and reviews building/site proposals on designated properties; |

Nueces County Dunes
Protection Commission

Monitors development in close proximity to dunes
area;

Off-Shore Drilling Committee

Monitors oil spills within waterways.

III. PRESERVATION PLAN GOALS/OBJECTIVES

The objective of the Preservation Plan is to create a vital urban community and an environment reflecting its unique character. Identifying sites and environmental areas significant to the City is the first step in preparing a plan. A second step is to create preservation policies and the last step enforcement of such policies. The Plan will serve as a tool in the planning process when issues such as placement of utilities, location of public facilities, location of land uses, and zoning have an impact on preservation. Foreknowledge of development concerns in areas of the city could eliminate physical problems which conflict with preservation and the quality of life.

The general goals of the Preservation Plan are:

- 1) To protect, enhance, and perpetuate historic landmarks of the City;
- 2) To stabilize and improve property values of historic landmarks, commercial, and residential properties of older character;
- 3) To create civic pride in the accomplishments of the past;
- 4) To utilize the City's history as a tool in attracting tourists and visitors; and
- 5) To strengthen the City's economy.

OBJECTIVES:

Objectives of the Preservation Plan are identified and required by the Zoning Ordinance as follows:

- 1) Identify and catalog buildings, structures, sites, districts, areas, lands, and other objects of special architectural, historical, archaeological or cultural value, along with statements of fact which verify their significance.
- 2) Establish criteria to be used in determining whether certain buildings, structures, sites, districts, areas, lands, and other objects should be designated as landmarks.

- 3) Establish guidelines to be used in determination of whether to grant or deny Certificate of Appropriateness and Certificates of Demolition or Removal.
- 4) Formulate a program for private and public action which will state the role of various private and City agencies in preservation of landmarks.
- 5) Suggest sources of funds for preservation and restoration activities and acquisitions, to include federal sources, state sources, private and foundation sources.
- 6) Recommend to the proper agencies and property owners incentives and use plans designed to encourage historical and cultural preservation and to promote the economy through such preservation and uses.

IV. HISTORICAL/RESOURCE PRESERVATION POLICIES:

Preservation of the City's resources is critical in providing for a better future and also serves as documentation of a civilization's past. Preservation has evolved in a manner in which it serves communities in various ways: **Economically** - it serves to recycle old structures; **Environmentally** - protects and enhances natural and man-made amenities; **Socially** - it aids in revitalizing and stabilizing commercial and neighborhood properties; and **Symbolically** - it links the culture of the past to the present. To encourage preservation, the City should adopt the Preservation Plan and develop programs and incentives as directed by the Policy Statements.

A. HISTORICAL/RESOURCE PRESERVATION

A.1 POLICY STATEMENT

The Landmark Commission, established by the City Council in 1974, should continue commenting and making recommendations on zoning designations, the Preservation Plan, and other issues that impact preservation.

The Landmark Commission's primary tasks are to:

- 1) Consider specific sites, structures, and districts for designation as historic landmarks;
- 2) Communicate with property owners to rehabilitate potential landmarks as an alternative to demolition;

- 3) Promote preservation through education;
- 4) Update a resource survey; and
- 5) Promote preservation through the Planning/zoning process.

A.2 POLICY STATEMENT

Historical sites, structures, buildings, and objects that significantly reflect man's traditions and cultural development should be identified and preserved through an active program by the Landmark Commission.

Historical elements identified in the Preservation Site Survey should be catalogued according to area concentration and earliest period. Further field investigation and detail studies of sites identified in the initial site survey should be prioritized as follows:

- 1) Blucher Park Area
- 2) Old Irish Town
- 3) Furman Street
- 4) South Bluff
- 5) Saxet Hcights
- 6) Hillcrest
- 7) South Upper Broadway
- 8) Up River Road/Longview/Oak Park
- 9) Cole/Del Mar/Atlantic Areas
- 10) Morgan Area/Port Corridor
- 11) Downtown Area

Figures 1 through 3 should be used as a general guide in referencing the boundaries of each area. Sorting the information should be performed by the Landmark Commission, which is experienced in this field of investigation. Data to acquire for each site should include, at least, the following applicable areas:

- A) Legal description;
- B) Site area/square footage;

FIGURE 1



FIGURE 2

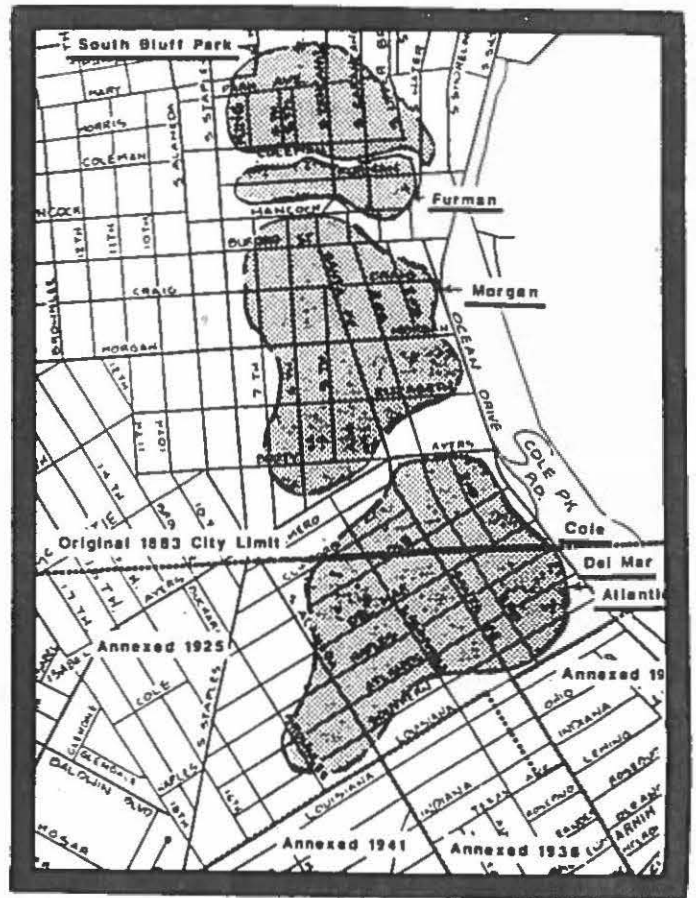
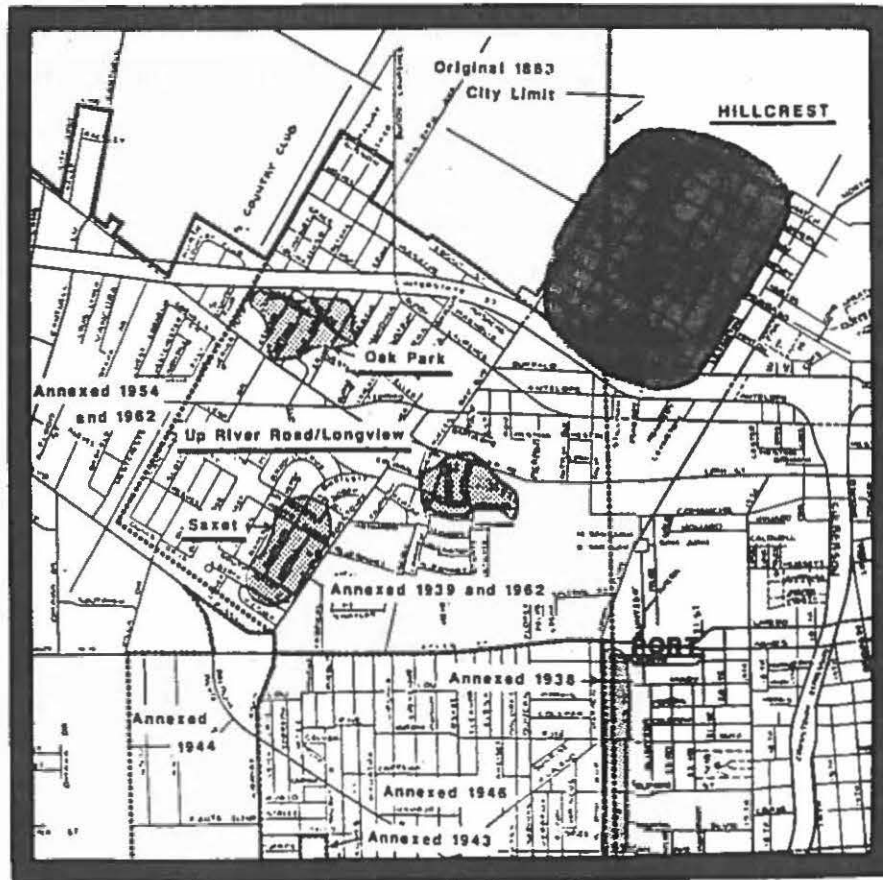


FIGURE 3



- C) Address;
- D) Original to current owners;
- E) Builder/Architect/Developer;
- F) Family history/cultural history;
- G) Period;
- H) Style/Characteristics;
- I) Function; and
- J) Photo/slide.

Upon completion of cataloging and data collection, the Landmark Commission should submit their findings to the Planning Commission and City Council for consideration of protective "HC" Historical/Cultural Zoning. Areas of historical concentration or individual sites which qualify for district designation or National Registry should be submitted to the Texas Historical Commission for consideration.

A.3 POLICY STATEMENT

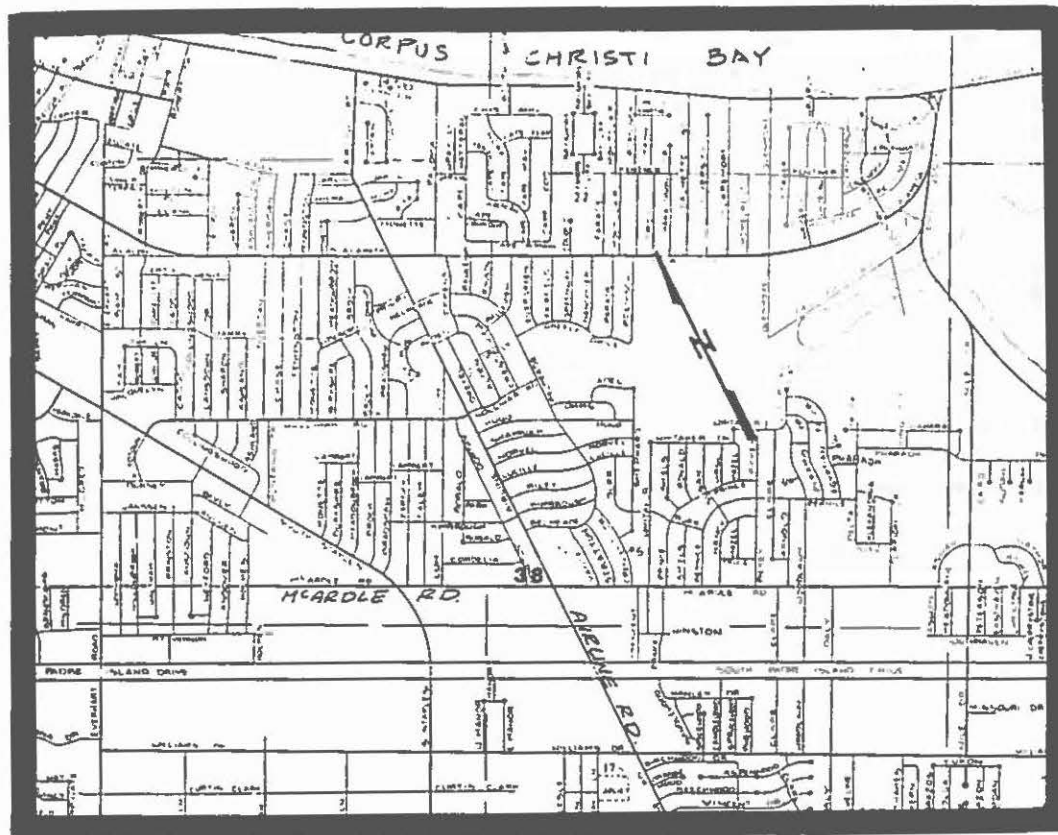
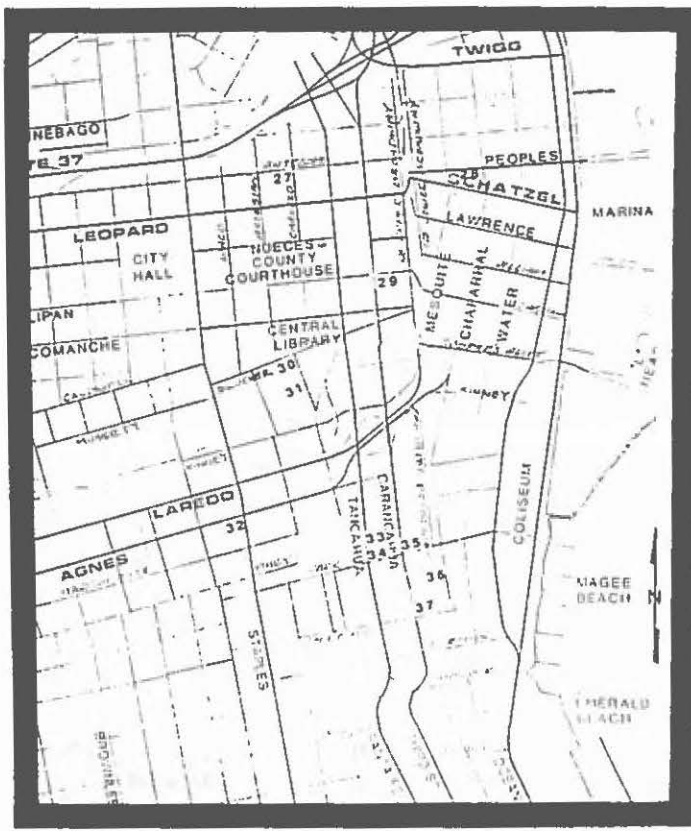
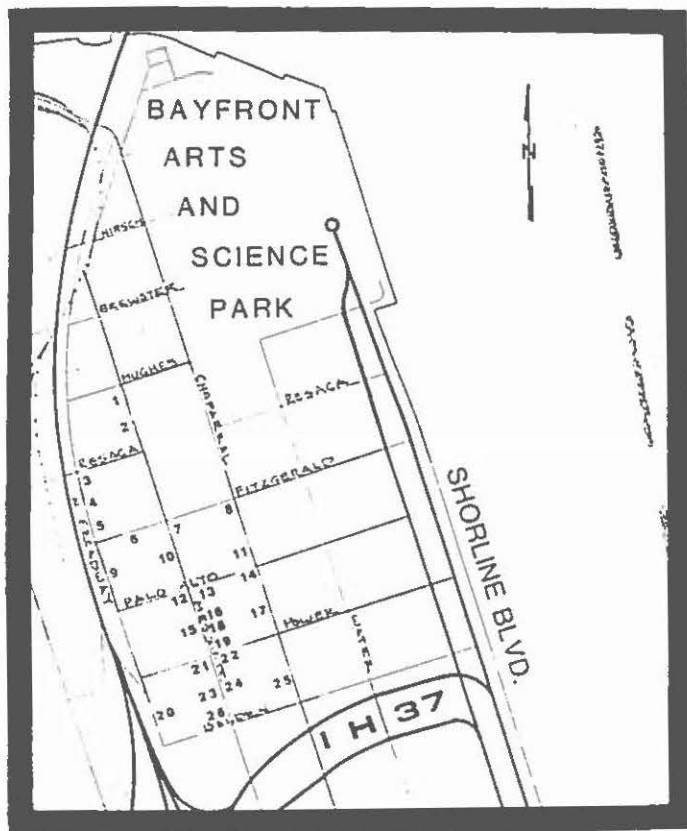
Priority should be given to a detailed study of the sixty-six (66) properties identified by the Landmark Commission in 1988 as being of historical interest to establish whether such properties warrant consideration for "HC" designation or immediate removal from the inventory list.

The sixty-six (66) properties are concentrated in the south central area of the city and scattered throughout the westside (see Figure 4). Properties highly concentrated and in close proximity to one another should be studied in greater detail first. Obtaining data for a larger geographical area would be useful in nominating a district as well as "HC" designating properties comprehensively.

Criteria to determine designating property as a historic landmark should include one of the following:

- A) Prior recognition as a Registered Texas Landmark, a National Historical Landmark, or as an entry in the National Register of Historic Places;

FIGURE 4



**REFERENCE KEY
TO
FIGURE 4**

- No. 1 Beach Addition, Block 69, Lots 3-6
- No. 2 Beach Addition, Block 69, Lots 1-2
- No. 3 Beach Addition, Block 60, Lot 5
- No. 4 Beach Addition, Block 60, Lot 4
- No. 5 Beach Addition, Block 60, Lot 3
- No. 6 Beach Addition, Block 50, Lots 6-7
- No. 7 Beach Addition, Block 51, Lot 8A
- No. 8 Beach Addition, Block 51, Lots 3-12
- No. 9 Beach Addition, Block 50, Lots 8-12
- No. 10 Beach Addition, Block 50, Lots 1-5
- No. 11 Beach Addition, Block 51, Lot 2
- No. 12 Beach Addition, Block 43, Lot 6
- No. 13 Beach Addition, Block 44, Lot 7
- No. 14 Beach Addition, Block 44, Lot 6
- No. 15 Beach Addition, Block 43, Lots 4-5
- No. 16 Beach Addition, Block 44, Lot 8
- No. 17 Beach Addition, Block 44, Lot 5
- No. 18 Beach Addition, Block 44, Lot 9
- No. 19 Beach Addition, Block 44, Lot 10
- No. 20 Beach Addition, Block 36, Lots 7-12
- No. 21 Beach Addition, Block 36, Lot 4
- No. 22 Beach Addition, Block 37, Lots 146 & 7-8A
- No. 23 Beach Addition, Block 36, Lots 2-3
- No. 24 Beach Addition, Block 37, Lots 8-9B
- No. 25 Beach Addition, Block 37, Lots 1-6 & Lots 10-12
- No. 26 Beach Addition, Block 36, Lot 1
- No. 27 Bluff Addition, Block 23, Lots 1-2
- No. 28 Beach Addition, Block 11, Lot 5
- No. 29 Bluff Addition, East 120 feet of Lots 3-4, Block 1
- No. 30 Blucher Arroyo Tract, Lot M
- No. 31 Blucher Tract, Lot L
- No. 32 Chamberlain Addition, Portion of Lots 7 & 10, All of Lots 8-9, Block 11
- No. 33 Rayne Tract, Lot 2, Block 5
- No. 34 Rayne Tract, East 1/2 of Block 4, ORR & Tract A, 58.43 x 150 feet
- No. 35 Rayne Tract, Lot 1, Block 6
- No. 36 Rayne Tract, Lot 2, Block 1
- No. 37 Northeast corner of Carancahua & Coleman Streets
- No. 38 Cross Roads Shopping Center

- B) Embodiment of distinguishing characteristics of an architectural type (or specimen) or of the social, economic, or political heritage of the City, whether residential, commercial, or institutional, as commonly understood;
- C) Identified as the work of an architect or master builder whose individual work has influenced the development of the city;
- D) Includes elements of architectural design, detail, materials, or craftsmanship representing a significant architectural innovation or an outstanding example of a particular historical, architectural, or other cultural style or period;
- E) Relationship to other distinctive buildings, sites, or areas which are eligible for preservation according to a plan based on a common architectural, historic, or cultural motif;
- F) Archeological value in that it has produced or can be expected to produce artifacts affecting historic or prehistoric study;
- G) Exemplification of the cultural, economic, social, ethnic, or historical heritage of the city, county, state, or the United States;
- H) Located on the site of a significant historic event;
- I) Identified with a person or persons who significantly contributed to the culture and development of the city, county, state, or the United States;
- J) A structure, natural feature, or element that, because of its location, has become of historic-cultural value to a neighborhood, community, area, or the city;
- K) Valued as an aspect of community sentiment or public pride;
- L) Portrayal of the environment of a group in an area of history characterized by a distinctive architectural style; or

M) The building, site, object, or district is 50 or more years of age.

A.4 POLICY STATEMENT

Preservation and reuse of culturally and historically significant structures, objects, and sites in Corpus Christi should be encouraged.

Proper identification of culturally and historically significant structures, objects, and sites is the first step in recognizing the historical identity of the city. Although some elements have been identified, others may still need consideration. Once identified, these elements should be preserved. The City should evaluate its building, zoning, and other applicable codes to ensure that they are supportive of this effort.

A.5 POLICY STATEMENT

Support the renovation and preservation of historic and architecturally significant structures and districts.

The preservation of historic and architecturally-unique homes is a means whereby the City's heritage is preserved. Preservation is not just limited to the restoration and renovation of individual structures. The concept includes, not only the restoration of structures to almost identical original condition, but it also includes the adaptive reuse of structures to productive contemporary uses and the strategies necessary for renovation of entire neighborhoods. Preservation serves a key economic function: Older buildings are being recognized as attractive alternatives to new construction. Through the use of preservation projects, the City can recognize important accomplishments of the past and utilize them to enhance the quality of the present urban environment.

A.6 POLICY STATEMENT

The "HC" Historical/Cultural Landmark Preservation zoning regulations should be updated to provide for more comprehensive controls while encouraging participation from property owners to designate historical properties.

The objectives of the revised ordinance would entail:

- 1) Streamlining the ordinance for easier reading and understanding;
- 2) Strengthening the ordinance by adding sections and clarifying others by specifying requirements or eliminating unnecessary redundancies; and
- 3) Ensuring that the ordinance meets the criteria of the Certified Local Government (CLG) Program and National Park Service Guidelines.

Various types of controls should be established for each structure/site based on ownership classification. A site plan for each structure/site shall be submitted to the Landmark Commission for review and recommendation. Regulations for structures/sites shall not vary from existing codes. The types of structures/sites targeted in accomplishing preservation objectives are:

A) Public Buildings Open to the Public

Fee: Coliseum, Museum, Harbor Playhouse, Bayfront

No Fee: City Hall, County Courthouse, Post Office Federal Building, County Hospital, some military base facilities, Heritage Park Homes; fire and police stations, Library, etc.

B) Public Buildings Not Open to the Public

Some military base facilities, prison facilities, government intelligence offices, etc.

C) Private Buildings Open to the Public

Fee: Centennial House, Clubs, Aquarium

No Fee: Commercial/retail shops, hospitals, some churches, etc.

D) Private Buildings Not Open to the Public

Private homes, some churches, etc.

E) Archeological Sites for all building classifications above natural sites such as Oso Creek, Nueces River, Bay Rea, Laguna Madre, etc.

F) Facades of all above building classifications or facades of buildings that only include the front or principal face of a structure abutting and/or viewable from the R.O.W.

FIGURE 5

LEVEL OF RESTRICTIONS WHICH ARE APPROPRIATE

| OWNERSHIP | USE | GROUND | FOR BUILDING EXTERIOR | FOR BUILDING INTERIOR | FOR FACADE ABUTTING/VIEWABLE RIGHT-OF-WAY VIEW | ARCHEOLOGICAL | COMMENTS |
|-----------|-----------------------|----------|-----------------------|-----------------------|--|---------------|--|
| Public | (3) Open to Public | (2) A | (2) A | (2) B | N/A | (2) A | Landmark Commission and Planning Commission recommends designation to City Council for action. |
| Public | N/Open to Pub. | (1) A | (1) A | (1) B | N/A | (2) A | " |
| Private | (3) Open to Public | (2) A | (2) A | (2) B | (2) A | (2) A | " |
| Private | N/Open to Pub. | (1) A | (1) A | (1) B | (1) A | (2) A | " |

- (1) Should require property owner's consent to be restricted.
- (2) Should not require property owner's consent to be restricted.
- (3) Open to the public shall mean any use, other than single-family or multi-family of less than five (5) units, which generally allows customers/clients onto the grounds and inside the subject structure(s).

See Figure 6 for clarification of A and B restrictions of grounds, exterior, and interior of building.

****FIGURE 6**

CLASSIFICATION LEVEL OF RESTRICTIONS

| | <u>Prkg.</u> | <u>L/Sp.</u> | <u>Lght.</u> | <u>Fence</u> | <u>F/Yd. S/Bk.</u> | <u>Side S/Bk.</u> | <u>Rear S/Bk.</u> | <u>Accs. Bldg.</u> |
|----------------|--------------|--------------|--------------|--------------|--------------------|-------------------|-------------------|--------------------|
| GROUNDS | | | | | | | | |
| A | X | X | X | X | X | X | X | X |
| B | X | X | X | X | X | X | | |

| | <u>Ext. Matl.</u> | <u>Roof</u> | <u>Adds.</u> | <u>Ops. Wnds./Door</u> | <u>Addl. Story</u> |
|--------------------------|-------------------|-------------|--------------|------------------------|--------------------|
| BUILDING EXTERIOR | | | | | |
| A | X | X | X | X | X |
| B | X | | | X | |

| | <u>Matl.</u> | <u>Part.</u> | <u>Ceil.</u> |
|--------------------------|--------------|--------------|--------------|
| BUILDING INTERIOR | | | |
| A | X | X | X |
| B | X | | |

| | <u>Ext. Matl.</u> | <u>Roof</u> | <u>Adds.</u> | <u>Ops. Wnds./Dr.</u> | <u>Paint</u> |
|---------------|-------------------|-------------|--------------|-----------------------|--------------|
| FACADE | | | | | |
| A | X | X | X | X | X |

| | <u>Excav. Removal</u> |
|--------------------|-----------------------|
| ARCHAEOLOGY | |
| A | X |

KEY TO ABBREVIATIONS

| | |
|--|--------------------------|
| BUILDING EXTERIOR | BUILDING INTERIOR |
| Ext. Matl. - Exterior Material | Matl. - Material |
| Roof - Roof | Part. - Partition |
| Adds. - Additions | Ceil. - Ceiling |
| Ops. Wnds./Dr. - Openings/Windows/Door | |
| Addl. Story - Additional Story | |

| | |
|---------------------------------|---|
| GROUNDS | FACADE |
| Prkg. - Parking | Ext. Matl. - Exterior |
| L/Sp. - Landscaping | Roof - Roof |
| Lgt. - Lighting | Adds. - Additions |
| Fence - Fence | Ops. Wnds./Dr. - Openings/Windows/Doors |
| F/Yd. S/Bk. - Frontyard Setback | Addl. Story - Additional Story |

Side S/Bk. - Side Setback
 Rear S/Bk. - Rear Setback
 Accs. Bldg. - Accessory Building

ARCHAEOLOGICAL
 Excav./Rem. - Excavation Removal

A.7 POLICY STATEMENT

Zoning should be used as a tool to minimize undesirable physical development and incompatible uses adjacent to designated historical elements.

The existing use of a historical element should be used as a guide in determining suitable zoning classifications of abutting properties.

A.8 POLICY STATEMENT

The development of parks/open spaces should serve as a means of buffering undesirable uses from historical elements.

Undesirable new development/renovation should be required to develop a park/open space between its use and the historical element before any permits for building/construction are issued.

A.9 POLICY STATEMENT

The City should adopt measures to assist the Landmark Commission in deterring demolition/removal of "HC" Historical/Cultural zoned properties through a review process.

The Landmark Commission should submit a copy of the site survey of "HC" zoned properties to the Building Division. The document will assist the Building Division in identifying properties requiring review by the Landmark Commission when demolition/removal is requested. Activation and review procedures suggested are:

- 1) Procedure is activated when a permit for demolition/removal is requested on "HC" Historical/Cultural zoned property.
- 2) The Building Division should impose automatically a sixty (60) day stay of demolition/removal at the time a permit is requested unless public health, safety, and welfare are threatened.
- 3) The Landmark Commission should grant or disapprove the demolition/removal within sixty (60) days from the date of the

demolition/removal request. If the Landmark Commission recommends disapproval of the demolition/removal, an additional review period of a maximum of one-hundred twenty (120) days from the initial deadline, may be extended by the Commission. The review process should be a meaningful dialogue between the Landmark Commission and the property owner/applicant to discourage demolition/removal of the property.

During the total approved aggregate period, no demolition/removal permit should be granted. At the end of the aggregate period, the Building Official may issue the necessary demolition/removal permit, conditional on meeting applicable City Building codes as requested by the applicant.

A.10 POLICY STATEMENT

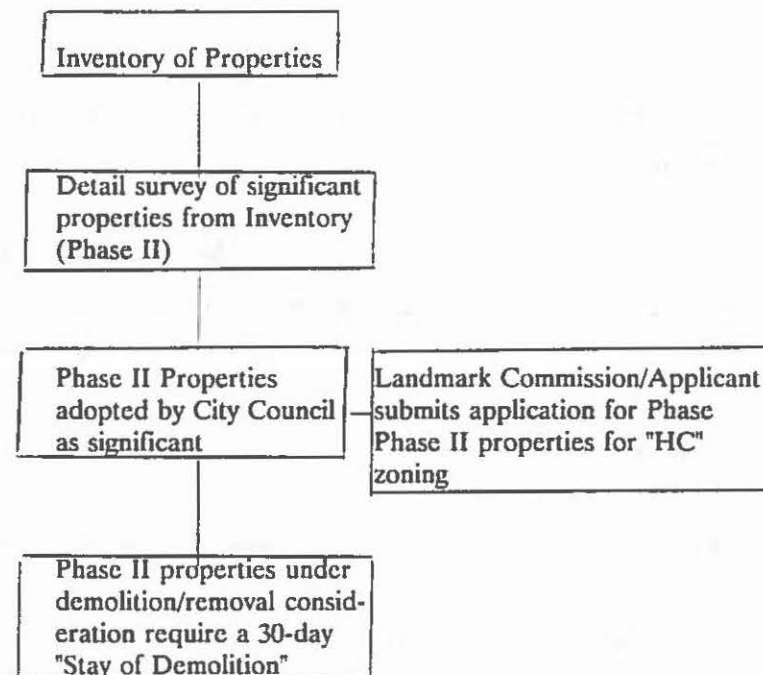
Demolition/removal of potentially historical properties should be discouraged by the City through the adoption of a review process to assist the Landmark Commission in protecting Phase II properties that may be eligible for "HC" Historical/Cultural designation or district classification.

A copy of the Phase II site survey indicating potentially historical properties should be submitted to the Building Division. Such survey will assist in identifying properties requiring review by the Landmark Commission when demolition/removal is requested. Activation and review procedures suggested are:

- 1) A permit for demolition/removal is requested on potentially historical properties.
- 2) The Building Division should impose automatically a thirty (30) day stay of demolition/removal at the time a permit is requested unless public health, safety, or welfare is threatened. The Applicant of the permit should be advised to contact the Landmark Commission, via the Planning Department, to schedule a meeting to discuss the demolition/removal. After the meeting, if the applicant still desires demolition/removal of the property, the Landmark Commission

submits a letter, within two (2) business days, to the Building Official releasing it from the stay of demolition/removal. If the thirty (30) day time period ends, the Building Division may issue the permit when requested to do so by the applicant.

Phase II properties will be those remaining from the inventory survey that warrant consideration for designation. Until such properties are designated, protective measures such as a "Stay of Demolition" should be established. The overall protective process would entail the following:



V. ENVIRONMENTAL PRESERVATION POLICIES

B.1 POLICY STATEMENT

An inventory of wildlife/vegetation which is valuable in preserving and promoting a better understanding of the City's natural world should be maintained and updated periodically.

Coordination should occur between the Parks and Recreation Department, Planning Department, local wildlife groups, and environmental agencies to identify areas containing wildlife and vegetation. Cataloging information should include at least:

Wildlife/Vegetation

- 1) Site location;
- 2) Site size;
- 3) Topographical features;
- 4) Abutting water sources;
- 5) Species and characteristics of vegetation;
- 6) Species and characteristics of wildlife; and
- 7) Comments or concerns

B.2 POLICY STATEMENT

Preserve bay and creek access/views that provide unique and interesting visual relief.

Corpus Christi Bay, Cayo Del Oso Bay, Nueces Bay, Laguna Madre, Oso Creek, and the ship channel are precious resources and elements that are unique to the city. Public access and views of these elements belong to the public domain, and they must be preserved. To achieve this goal, access points at proper locations should be obtained through acquisition, dedication, or donation. To ensure that future residents and visitors also have public access to and view of these resources, specific design and height limitations of buildings adjacent to these natural resources should be required. Bay view corridors through private property may also be necessary.

Moreover, strategies to preserve bay views and public access points should also be planned as the city continues to develop its bayfront-bayshore areas.

B.3 POLICY STATEMENT

Preserve public access to Gulf Beaches.

Public access roads, located at convenient points, should be constructed and those in existence should be maintained to disperse people throughout the islands and ensure that all public beaches remain accessible to the public. The roads should also be designed so that they protect the integrity of the islands and prohibit off-road traffic through the dunes.

Areas adjacent to the Cayo Del Oso and Oso Creek should be developed for park, recreational, and wildlife purposes. These uses should help preserve and protect the fragile wetlands. A scenic parkway, as indicated in the Urban Transportation Plan, should also be completed along the Oso Creek so that public access to the area will be as compatible as possible with the adjacent wetlands.

B.4 POLICY STATEMENT

The City should express its support in maintaining air and water quality to divisions of the State to ensure land uses, which distribute pollutants in the air and water, are monitored for safety levels.

