

# DOWNTOWN BAY CITY

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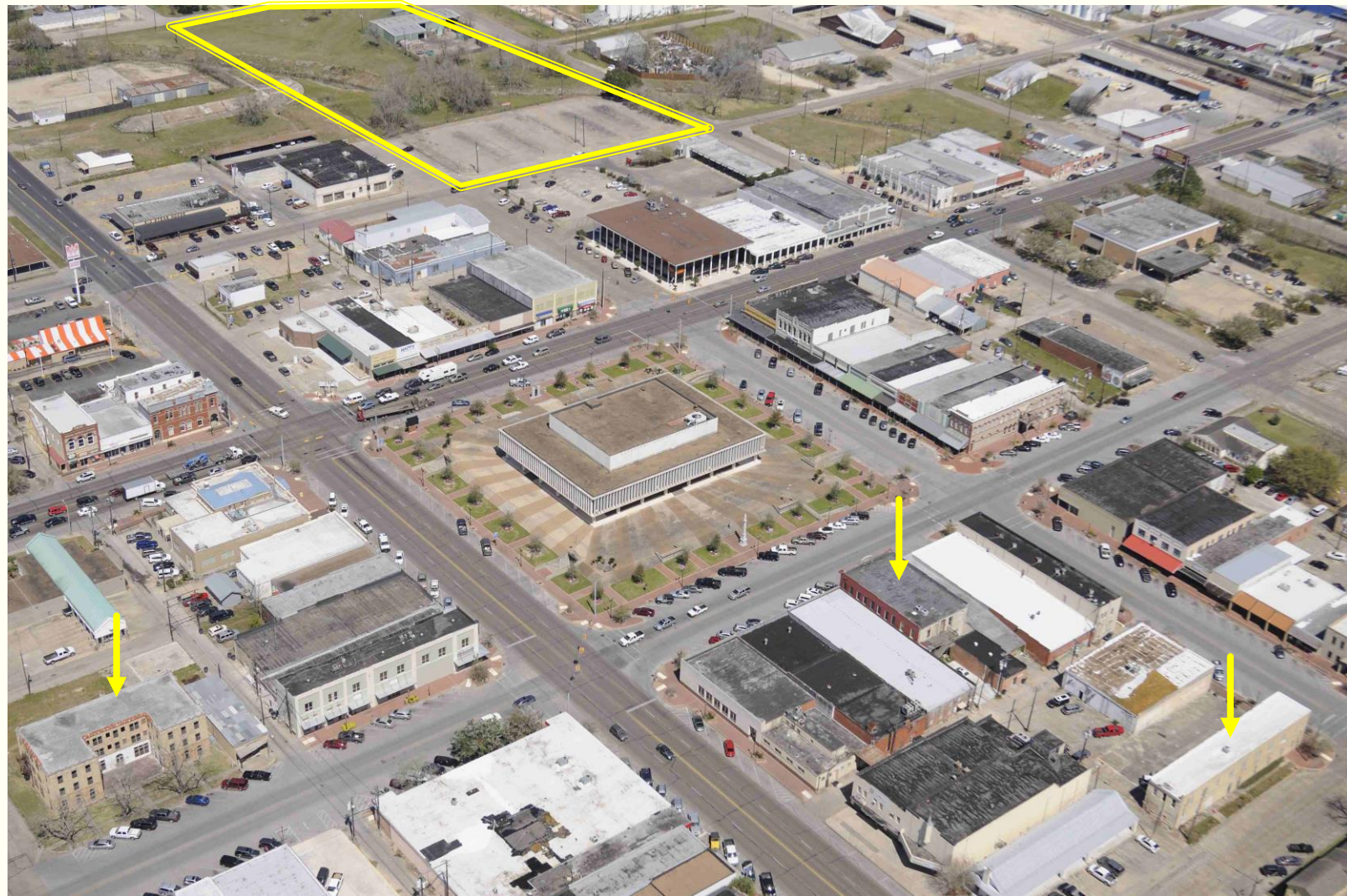


# Historic Pride

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## Downtown Historical District (local)

- Downtown businesses
- Courthouse
- Matagorda County Museum
- City Hall
- Police and Fire Station
- Municipal Court
- Bay-Tex Hotel
- Austin Building
- Tribune Building (5<sup>th</sup> Street Lofts)
- Liberty and Gusman Parks
- Much more . . .





# Historic Pride

## Southside Historical District (National Register)



*MoPac Depot 1956- Bay City, Texas*

Brochure Courtesy of the Matagorda County Historical Commission

Visit [www.HistoricMatagordaCountyTexas.com](http://www.HistoricMatagordaCountyTexas.com)

Situated in the South central portion of Bay City's original town plat, the South Side Historic District is Bay City's and the county's largest and best

### *Bay City South Side Historic District Driving Tour*

#### **A National Registry Neighborhood**

(See map on next page.)

*Please note that the homes on this tour are private residences and at this time are not open for tours. Please respect their property and privacy.*

Our tour of the South Side Historic District begins at the southeast corner of Highway 60 and Third Street.

**1. Kilbride-Barkley House- 1704 Third Street-** Classical Revival architectural style-Built in 1910

Our second and third homes are across Third Street on the north side.

**2. Highley-Harrington House- 1709 Third Street-** One-story bungalow-Built in 1927

**3. Letulle-Green House- 1713 Third Street-** Cottage style-Built in 1927

Fourth on your tour is the next house (heading east) which fronts on G, pause at the corner to view fully.

**4. Vogelsang-Letulle House- 2416 Avenue G-** Late Folk Victorian cottage-Built in 1895

Take a right turn (heading south) to see two properties on the right.

**5. Secrest House- 2512 Avenue G-** Prairie Box style-Built in 1902

**6. Secrest-Richardson House- 2520 Avenue G-** Folk Victorian style-Built in 1905

At the end of Avenue G, you will see the Train Depot with an old caboose on the esplanade.

**7. Train Depot- 2620 Avenue G-** Built in 1906

# Economic Vitality

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## Main Street Program

2018 Accredited Main Street  
America and Texas Main Street  
Program

## Events

- Camofest
- Shop the Block
- Rock the Block
- Christmas Round the Square
- Facade Grants





# Preservation of Character

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## City Historic Commission

- Appointed by Mayor
- CDC staff helps administer
- Exterior
- Issues Certificate of Appropriateness (CA)

## Public Works

- Will not issue permit in historical district without CA
- Implements Form Based Codes

Sec. 78-97. - Duties and powers of the historic commission, support staff and historic preservation officer.

- (a) The historic commission is hereby authorized and directed to make a continuous study of all buildings, structures, parks, areas, sites, districts, and items of natural or artificial phenomena located within the city and which are known to, or brought to the attention of, the commission for designation as possible landmarks under the provisions of this division.
- (b) The historic commission, under the auspices of the city council, shall administer this division and the permitting thereof contained in this and other applicable ordinances.
- (c) The historic commission chairperson or designee shall serve as historic preservation officer,

Sec. 99-1. - Purpose.

- (d) The purpose of the Downtown Bay City Land Development Code is to reinforce the existing character and form of the Downtown. The form-based code is a reflection of the community vision for the North Downtown, the comprehensive plan, and the historic built area(s) as identified in the section 99-3, regulating plan, figure 1.0.

( [Ord. No. 1575, § 2, 4-28-2016](#) )

(Cod Sec. 99-2. - Applicability.

The Downtown Bay City Land Development Code applies to all the land that is identified, by sub-district, as adopted in the regulating plan. All other property not included in the regulating plan in accordance with this chapter, shall be governed by the applicable chapters of the this Code.

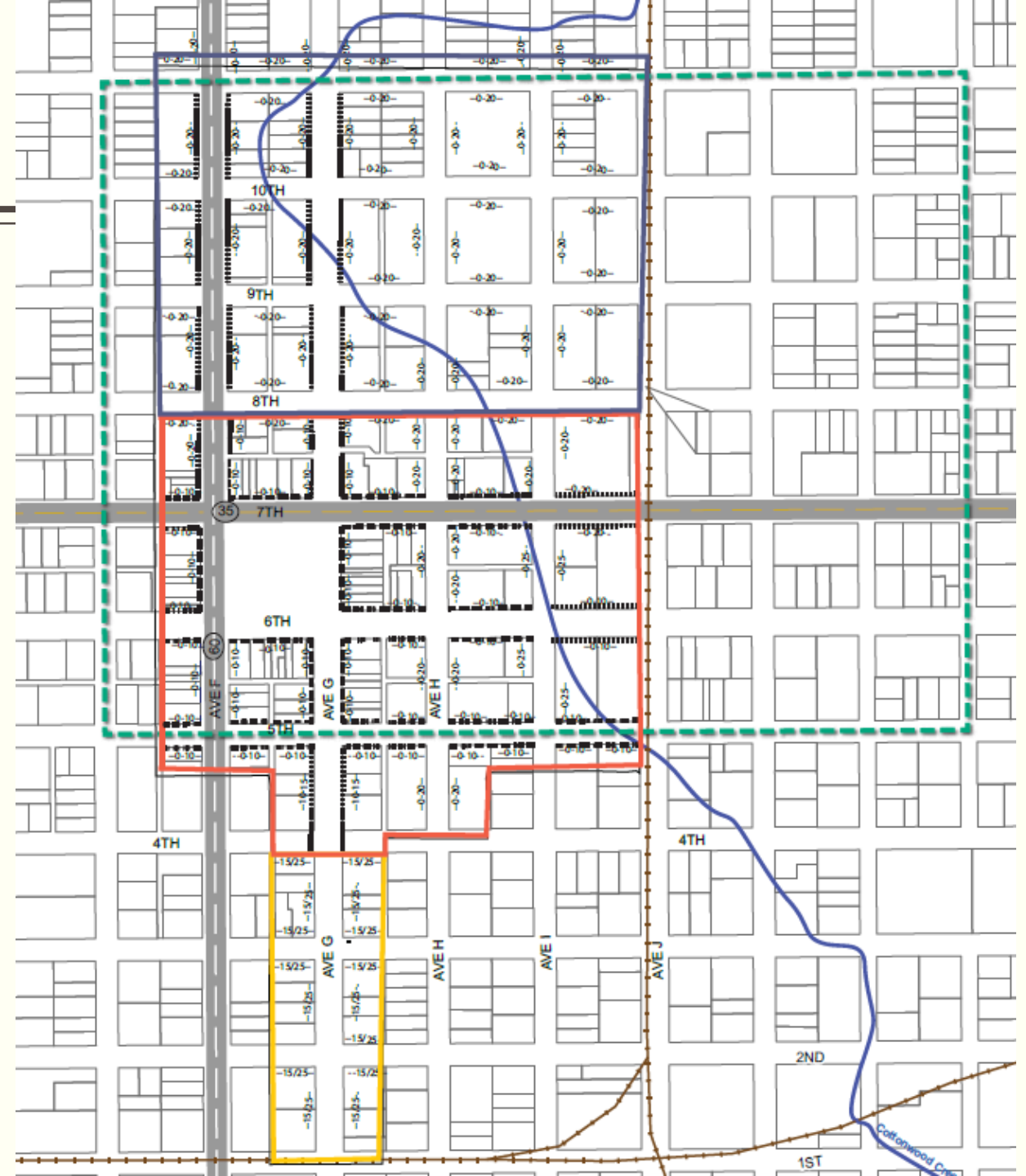
This chapter shall apply to:

- (1) All new development.
- (2) Renovations and redevelopment. In the case of additions or renovations to, or redevelopment of, an existing building or project, an applicant may opt to use the standards in this chapter.

# Form Based Codes

## Subdistricts

- Downtown Core
  - Historic downtown
  - Most interconnected
  - Walkable
- Downtown Neighborhood
  - Large estate homes
  - Connects Downtown Core to train depot
  - Part of Southside Historical District
  - Not in the TIRZ
- North Downtown
  - Integrate new development and re-development with Downtown Core



# Downtown Core

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# Downtown Neighborhood

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# North Downtown—Cottonwood Park





# North Downtown—Cottonwood Park

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## 380 Agreement with SAL Holdings

- Develop 2 City Block in phases
- City to convey title of recycling center property to developer
- Established Target Dates
- Addressed Relocation of the City's Recycling Center—somewhat
- Extension/Revision of Utilities identified as TIRZ priority



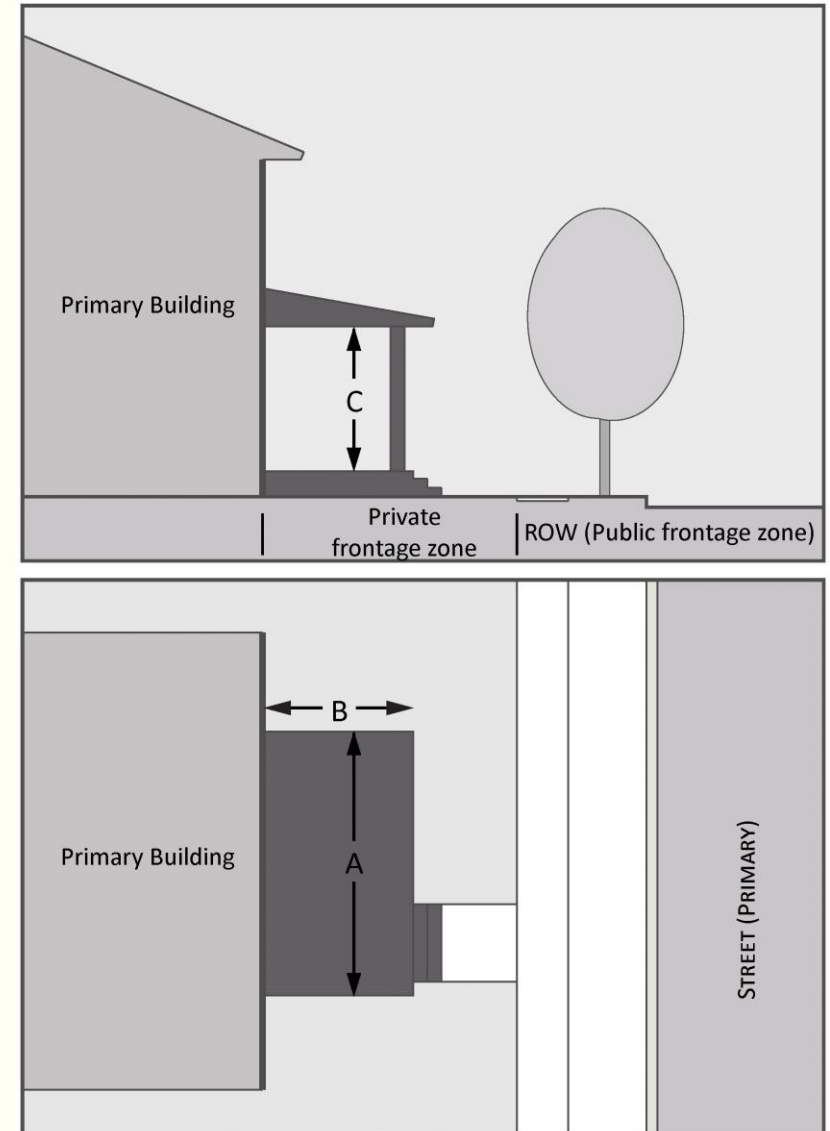




# North Downtown—Cottonwood Park

## Applicable Form Based Codes

- Determine Lot Types
  - Sideyard House (Zero lot line for single family)
  - Town House or Apartments
- Porch, Stoop or Common Yard required
- Landscaping standards—minimum of 1 canopy tree
- Pedestrian Zones
- Fence types restricted to decorative brick, wrought iron or picket.







# It's Not Perfect

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- 380 Development Agreement
  - Did not involve public works in process
  - Unrealistic timeline to relocate the recycling center
  - Utility extension by city or developer not clear
  - Unclear about maintenance of public areas
  - Does not specify construction sequence(s)
  - Priority for TIRZ—no \$\$ left for other projects

# It's Not Perfect

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- Form Based Codes
  - No restriction/requirements for exterior building facade type
  - Hard to enforce with limited area to develop
  - Parking requirement can be waived
- Cottonwood Creek
  - Creates unique problems and opportunities
- Most Important
  - Make sure Developer's vision matches City's expectation



# Perfect World—Start from Scratch

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