City of Corpus Christi

London
Area Development Plan

DRAFT NOVEMBER 18, 2019
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London Area Landowner

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Coastal Bend Homebuilders Association

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Oso Creek I-Plan Coordination Committee

Kara Rivas
Young Business Professionals of the Coastal Bend

Gordon Robinson
Corpus Christi Regional Transit Authority

Eloy Salazar
United Corpus Christi Chamber of Commerce

Steve Synovitz
Oso Creek I-Plan Coordination Committee

John Tamez
London Area Landowner

Judi Whitis
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CONSULTANT TEAM

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INTRODUCTION
DEVELOPMENT OF THE PLAN

The London Area Development Plan (LADP) is an element of the Plan CC Comprehensive Plan. The LADP is intended to provide an analysis of the London Area and create strategic recommendations to guide future development. With anticipated growth in the London Area, the City should be prepared to balance the needs of existing and new development. New construction in the London Area occurring both inside and outside of city limits will have an impact on other areas of the City. The plan includes new future land uses for the area, a vision of the future based on public input, specific actions to achieve the vision, and infrastructure initiatives for the implementation of the plan. This plan will serve as a guide for City leadership to make educated regulatory and policy decisions. This plan will also help prioritize infrastructure improvements to increase the quality of life for the community and ensure sustainable growth.

The London Area Development Plan (LADP) was created through a comprehensive public engagement process that integrated the examination of the existing conditions and the vision of the community.

An Advisory Committee was created to assist in guiding the planning process and provide a representation of the area’s residents, business owners, students, and stakeholders. The committee’s participation was essential to the development of the final plan. Although the Advisory Committee championed the process, the community was involved throughout the process and participated in multiple engagement events and activities. Residents and stakeholders gave their input regarding the future of the London through online surveys and various community engagement events, including a Community Open House and a four-day Community Think Tank. Many of the recommendations identified in this plan are a direct result of the input received, resulting in a community-driven plan.

The London Area is primarily located outside of Corpus Christi city limits south of Oso Creek with some areas within the city limits. The area extends south to County Road 18 and west to County Road 51. Development in the London Area is mostly undeveloped with some residential subdivisions.
DEMOGRAPHICS

POPULATION¹

<table>
<thead>
<tr>
<th>Year</th>
<th>Population</th>
</tr>
</thead>
<tbody>
<tr>
<td>2000</td>
<td>464</td>
</tr>
<tr>
<td>2010</td>
<td>1,293</td>
</tr>
<tr>
<td>2018</td>
<td>1,756</td>
</tr>
<tr>
<td>2023*</td>
<td>1,997</td>
</tr>
</tbody>
</table>

Average Annual Growth Rate 2000-2018

London: 7.29%
Corpus Christi: 0.99%

*Projected Population

AGE (2018)¹

- 43.8% 35 - 64
- 16.6% 20 - 34
- 14.7% 15 - 19
- 9.8% 65 - 84
- 9.4% 0 - 4
- 5.0% 85+
- 0.7% 5 - 14

Median Age: 39.4

RACE AND ETHNICITY (2018)¹

- 89.5% White
- 49.9% Hispanic Origin of Any Race
- 10.5% Other
- 2.4% Asian
- 1.8% Black
- 0.4% American Indian/Alaska Native
- 0.1% Pacific Islander
- 2.2% Two or More Races
- 3.6% Other Race

Average Annual Growth Rate 2000-2018

Corpus Christi: 7.29%
London: 4%

INTRODUCTION

CITY OF CORPUS CHRISTI [DRAFT]
NOVEMBER 18, 2019
COMMUNITY DEMOGRAPHICS
The current demographics of the London Area provide a baseline for growth and diversity in the area based on Census data and estimates.

HOUSING (2018)¹

- Median Home Value: $438,830
- 86.4% Owner Occupied
- 3.48 Average Household Size
- 10.4% Vacant
- 89.6% Occupied
- 6.0% Vacant
- 94.0% Occupied

EDUCATIONAL ATTAINMENT (2018)¹

- 5.3% No High School Diploma
- 21.6% High School Graduate
- 19.2% Some College
- 6.9% Associate Degree
- 46.9% Bachelor’s/Grad/Professional Degree

²Source: U.S. Census Bureau, 2013-2017 American Community Survey 5-Year Estimates
**ENGAGEMENT PROCESS**

- **Advisory Committee Meeting 1**
  The Advisory Committee met at the Oso Bay Wetlands Preserve and Learning Center to identify issues and opportunities for the area.

- **Student Advisory Committee Meeting 1**
  The Student Advisory Committee met to identify issues and opportunities for the area.

- **Community Think Tank**
  The four-day event involved a series of meetings and presentations, input on future land uses, and draft recommendations based on community feedback.

- **Advisory Committee Meeting 3**
  The Advisory Committee met at City Hall to verify the Future Land Use Map, Vision, and Key Elements.

- **Advisory Committee Meeting 4**
  The Advisory Committee met to review the draft plan and provide feedback before presenting it to the community.

- **Student Advisory Committee Meeting 4**
  The Committee reviewed public input from April 1-4 Community Think Tank and provided feedback.

- **MetroQuest Survey Launched**
  An online survey was available to the public, allowing for input to be received regarding the draft plan.
ABOUT THE ADVISORY COMMITTEES
The Advisory Committees consisted of 31 community representatives including residents, business owners, students, City Council, the Metropolitan Planning Organization, London and Corpus Christi Independent School Districts, TxDOT, the Regional Transit Authority, environmental stakeholders, Young Business Professionals, Del Mar College, Naval Air Station - Corpus Christi, and Nueces County.

Online Survey Launched
An online survey was available to the public, allowing for input to be received regarding the current conditions and vision for the area.

Community Meeting 1
Over 100 people attended the community meeting at Kaffie Middle to learn about the Area Development Plan process and give input related to the area’s future growth.

Joint Advisory Committee Meeting 2 and Student Advisory Committee Meeting 3
The Advisory Committee met to begin drafting the Future Land Use Map.

Student Advisory Committee Meeting 2
The Student Advisory Committee reviewed public input from the January 28 Community Meeting and provided feedback.

Community Meeting 2
The draft plan was presented to the community, allowing for feedback from the public in an open house setting.

Advisory Committee Meeting 5
The Advisory Committee met to recommend the draft plan move forward to be presented to Planning Commission and City Council.

Adoption
Adoption Date
ONLINE SURVEY RESULTS

ABOUT THE SURVEY
Community members had an opportunity to participate in an online survey available from December 5th, 2018 to February 15th, 2019 to give their feedback on the future of the London Area. 365 people responded. Below is a snapshot of the results.

WHAT IS YOUR FAVORITE THING ABOUT THE LONDON AREA?

- **Safe neighborhoods**: 12.42%
- **Convenient access to shopping, dining, and entertainment**: 4.14%
- **No city taxes**: 17.52%
- **Schools**: 47.13%
- **Selection of housing/housing prices**: 3.82%
- **Convenient commute to work**: 3.82%
- **Other**: 11.15%
WHAT ARE THE TOP THREE ISSUES LONDON IS FACING TODAY?

- Lack of variety in shopping, dining & entertainment: 120 votes
- Water and sewer infrastructure: 98 votes
- Flooding & water quality: 79 votes

WHAT’S MISSING IN LONDON?

- Nothing is missing: 27.48%
- Single-Family Homes: 13.74%
- Apartments: 5.75%
- Senior Housing: 5.43%
- Office: 33.98%
- Urban Living: 39.62%
- Retail & Shopping: 11.50%
- Manufacturing: 42.81%
- Entertainment: 11.50%
- Parks & trails: 25.88%
- Other: 1.92%

WHAT DOES THE LONDON AREA LOOK LIKE IN 10-20 YEARS?

“A planned, aesthetically pleasing growth corridor with continued high quality school system and increased options for medium to high value single family residences with large lots, interspersed with quality retail and entertainment offerings that would attract highly qualified business and industry leaders.”

“It’s an upscale area with large lots and an amazing small school district.”

“Integrated neighborhoods, with small retail businesses, safe streets for autos, pedestrians, and cyclists, and plenty of parks, protected natural areas, and public spaces for play and events.”

“A development that contributes positive improvements to the overall cleanliness & usability of the Oso Creek and watershed.”

LONDON AREA DEVELOPMENT PLAN (DRAFT)
NOVEMBER 18, 2019
A joint Community Meeting and Open House was held at Kaffie Middle School on January 28, 2019. The purpose of the meeting was to educate residents and stakeholders about the Area Development Plan planning process and gather input from attendees about the future of the Southside and London Areas. The following is a snapshot of the feedback from the event regarding the London Area.

WHAT IS THE MOST IMPORTANT FACTOR WHEN CONSIDERING FUTURE DEVELOPMENT

- Quality of Life: 21.2%
- Drainage Impacts: 16.8%
- Economic Development: 10.6%
- Cost Impacts on City Services: 9.7%
- Transportation Impacts: 9.7%
- Development of Oso Creek Tourism: 7.1%
- Public Safety: 7.1%
- Preservation of Open Space: 6.2%
- Impact on Oso Creek and Bay: 4.4%
- Tax Generation: 3.5%
- Community Aesthetics: 2.7%
- Other: 0.9%
WHAT IS MISSING MOST IN LONDON?

<table>
<thead>
<tr>
<th>Category</th>
<th>Percentage</th>
</tr>
</thead>
<tbody>
<tr>
<td>Parks &amp; Trails</td>
<td>28.1%</td>
</tr>
<tr>
<td>Other</td>
<td>18.8%</td>
</tr>
<tr>
<td>Mixed-Use Shopping</td>
<td>17.2%</td>
</tr>
<tr>
<td>Entertainment</td>
<td>15.6%</td>
</tr>
<tr>
<td>Housing</td>
<td>7.8%</td>
</tr>
<tr>
<td>Restaurants</td>
<td>4.7%</td>
</tr>
<tr>
<td>Office</td>
<td>4.7%</td>
</tr>
<tr>
<td>Other</td>
<td>3.1%</td>
</tr>
</tbody>
</table>

MY FAVORITE PART ABOUT LONDON IS...

- **Schools**: 44.8%
- **Future potential**: 10.3%
- **Low Traffic**: 10.3%
- **Oso Creek**: 3.4%
- **Parks & Trails**: 3.4%
- **Rural Community**: 20.7%
- **Safe Community**: 6.9%

TO THRIVE, AREAS NEED...

- **Infrastructure improvements**: 23.5%
- **Vehicular & pedestrian improvements**: 23.5%
- **Shopping & lifestyle centers**: 17.6%
- **High performing jobs & schools**: 14.7%
- **Sustainability**: 8.8%
- **Aesthetic improvements**: 5.9%
- **Enhanced parks**: 5.9%

MY VISION FOR LONDON IS...

- "London ISD with multiple campuses."
- "Development with accessible sidewalk connectivity to parks, schools, etc."
- "Develop or improve roads."
- "Urban village."
- "Master planned community."
- "Improved drainage."
- "Access for recreation and nature."
- "Oso Creek preservation."
FUTURE LAND USE MAP
The most direct tool cities have to guide the development in city limits is through zoning. Zoning is the prescribed legal use of a parcel of land based on city regulations. Although zoning is influenced by the designations identified on the Future Land Use Map, zoning only applies to areas located within city limits. Most of the London Area is located in the ETJ. While there is no zoning in the ETJ, the future land use designations can help influence development patterns.

The Plan CC Comprehensive Plan identified future land uses for the entire city and planning areas to provide guidelines for development. The Area Development Plan process is intended to go into further detail about land uses and development patterns specific to the London planning area. Through this process, the future land use designations for the London Area have been revised to reflect community input, anticipated development, and best practices.

The London Future Land Use Map serves as the guide for future development decisions and provides a foundation to support the vision and recommendations of the plan. This is accomplished by setting a framework that influences regulatory mechanisms and policy decisions that shape the built environment. Each of the designations presented on the London Future Land Use Map correlates with the classifications identified in Plan CC.
### Future Land Use Map

<table>
<thead>
<tr>
<th>Land Use</th>
<th>Acres</th>
<th>Percentage</th>
</tr>
</thead>
<tbody>
<tr>
<td>Mixed-Use</td>
<td>399.5</td>
<td>3.2%</td>
</tr>
<tr>
<td>Agriculture/Rural Enterprise</td>
<td>55.0</td>
<td>0.4%</td>
</tr>
<tr>
<td>Commercial</td>
<td>845.0</td>
<td>6.7%</td>
</tr>
<tr>
<td>Government</td>
<td>367.7</td>
<td>2.9%</td>
</tr>
<tr>
<td>Institutional</td>
<td>63.4</td>
<td>0.5%</td>
</tr>
<tr>
<td>Low-Density Residential</td>
<td>3,878.0</td>
<td>30.8%</td>
</tr>
<tr>
<td>Medium-Density Residential</td>
<td>5,125.6</td>
<td>40.8%</td>
</tr>
<tr>
<td>Transportation</td>
<td>109.9</td>
<td>0.9%</td>
</tr>
<tr>
<td>Permanent Open Space</td>
<td>684.5</td>
<td>5.4%</td>
</tr>
<tr>
<td>Flood Plain Conservation</td>
<td>995.1</td>
<td>7.9%</td>
</tr>
<tr>
<td>Water</td>
<td>47.6</td>
<td>0.4%</td>
</tr>
<tr>
<td><strong>Total</strong></td>
<td><strong>12,571.3</strong></td>
<td><strong>100.0%</strong></td>
</tr>
</tbody>
</table>

Note: A comprehensive plan shall not constitute zoning regulations or establish zoning district boundaries.
Note: A comprehensive plan shall not constitute zoning regulations or establish zoning district boundaries.
Long-range plans like area development plans generally plan for 15 to 20 years in the future. The full build-out of the London Area is not anticipated in the 20-year time frame of this plan. Of the 12,571 total acres within the London Area boundary, approximately 7,475 acres are projected to develop by 2039. The two areas planned for future development are locations with future access to water and wastewater utilities. One area is located in the northern area along State Highway 286 and FM 43. The second area is in the southern portion of the London area along FM 2444, near adjacent existing residential subdivisions in city limits.

<table>
<thead>
<tr>
<th>LAND USE</th>
<th>ACRES</th>
<th>PERCENTAGE</th>
</tr>
</thead>
<tbody>
<tr>
<td>Mixed-Use</td>
<td>394.3</td>
<td>5.3%</td>
</tr>
<tr>
<td>Commercial</td>
<td>609.8</td>
<td>8.2%</td>
</tr>
<tr>
<td>Government</td>
<td>368.6</td>
<td>4.9%</td>
</tr>
<tr>
<td>Institutional</td>
<td>63.6</td>
<td>0.9%</td>
</tr>
<tr>
<td>Low-Density Residential</td>
<td>2,573.8</td>
<td>34.4%</td>
</tr>
<tr>
<td>Medium-Density Residential</td>
<td>2,110.4</td>
<td>28.2%</td>
</tr>
<tr>
<td>Transportation</td>
<td>110.0</td>
<td>1.5%</td>
</tr>
<tr>
<td>Permanent Open Space</td>
<td>427.6</td>
<td>5.7%</td>
</tr>
<tr>
<td>Flood Plain Conservation</td>
<td>774.5</td>
<td>10.4%</td>
</tr>
<tr>
<td>Water</td>
<td>42.6</td>
<td>0.6%</td>
</tr>
<tr>
<td><strong>Total</strong></td>
<td><strong>7,475.2</strong></td>
<td><strong>100.0%</strong></td>
</tr>
</tbody>
</table>

Note: A comprehensive plan shall not constitute zoning regulations or establish zoning district boundaries.
VISION THEMES
Although development is generally impacted by a variety of regulatory factors, market influences, and budgetary availability; a community with a clear vision can better focus the goals for the future. The vision for the community should be a high level overarching idea of the future that maintains a singular path for the future. To achieve that vision, the City must make an effort to direct development and make improvements that align with the vision.

Through the public engagement process, four themes began to emerge related to the residents desires for the future. The following are the vision themes identified:

- **Celebrate Our Community Character**
- **Promote Sustainable Growth**
- **Promote the Oso Creek and Bay as a Community Amenity**
The London Area has been characterized by having a tight-knit community character that features large residential lots, low levels of development, and open spaces. Those living in the London Area seek an area that does not have the hustle and bustle of the City. As anticipated growth occurs, it is essential to ensure that the sense of community in the London Area is maintained and enhanced. By encouraging low- and medium-density residential and commercial development, incorporating unique design elements into the streetscape, and integrating public trails, open spaces, and gathering areas throughout the London Area, existing neighborhoods will blend seamlessly with future development.
COMMUNITY INPUT
The following community input supports the vision theme:
"Connectivity to parks, schools, etc."
"Developed or improved roads"
"Rural community"
"Large lots and homes"
"Master planned community"

KEY ELEMENTS
- Low- and medium-density residential development
- Preserved open space along Oso Creek
- Low-density commercial development
- Storm water drainage infrastructure
Growth and development can be signs of a healthy community. The speed of growth must not exceed the capacity of the City to provide necessary services and overwhelm the natural environment. Development in the London Area should occur intentionally and sustainably while following planned infrastructure and maintaining the desired low- to medium-density of the area. Utilize planned infrastructure to create public spaces and amenities for the community. Ensure that new development is built in concert with the environment to preserve the natural landscape and protect adequate drainage areas and create a sustainable community.
COMMUNITY INPUT

The following community input supports the vision theme:

"Access for nature recreation"
"Parks and trails"
"Improved drainage"
"Drainage design"

KEY ELEMENTS

• Drainage channel for new development
• Trail located along drainage channel
• Pocket prairie
• Trail amenities
• Workout equipment
• Benches
• Educational signage
Oso Creek and Bay are a unique amenity for the City and especially for the London area. With easy accessibility and opportunities to facilitate outdoor recreation, the Oso Creek and Bay could be a unique destination for the entire community. Improvements to Oso Creek and Bay, including improved water quality, the construction of a continuous trail, educational features, and water access, will make this feature inviting to all ages. As London continues to grow, special care will be taken to preserve and protect the Oso Creek and Bay from the negative impacts of development. In the future, Oso Bay and Creek will serve as a resource for education, recreation, and overall enhancement of the quality of life for residents.
The following community input supports the vision theme:

"Access for nature recreation"

"Oso Creek preservation and enhanced riparian areas"

"Better walking trails along Oso Creek"

"Oso Creek kayak access and bike trail"
POLICY INITIATIVES AND IMPLEMENTATION
POLICY INITIATIVES

To achieve the vision for the London Area, five policy initiatives were established that are related to different aspects of development. Policy initiatives are not exclusive and may further the goal of one or more vision themes. For each policy initiative, strategies are identified to support the implementation of the efforts. These strategies are the actions taken by the City that lead to the successful implementation of the plan.

<table>
<thead>
<tr>
<th>POLICY INITIATIVES</th>
<th>VISION THEMES</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>CELEBRATE OUR COMMUNITY CHARACTER</td>
</tr>
<tr>
<td>Expand and improve infrastructure and city facilities.</td>
<td>✓</td>
</tr>
<tr>
<td>Promote land development that enhances the character and opportunities in London.</td>
<td>✓</td>
</tr>
<tr>
<td>Provide outdoor recreation amenities.</td>
<td>✓</td>
</tr>
<tr>
<td>Utilize the Oso Creek and Bay for sustainable recreation and ecotourism.</td>
<td>✓</td>
</tr>
<tr>
<td>Reduce and improve stormwater runoff.</td>
<td>✓</td>
</tr>
</tbody>
</table>
EXPAND AND IMPROVE INFRASTRUCTURE AND CITY FACILITIES

1. **Coordinate with Nueces County to encourage roadway standards and designs that promote the safe and efficient movement of vehicles, bicycles, and pedestrians.**

2. **Ensure adequate utility infrastructure to serve growing development**
   a. Monitor the Greenwood Wastewater Treatment Plant’s existing capacity and initiate expansion designs if warranted.

3. **Develop Master Wastewater, and Drainage Plans to encourage orderly growth and minimize the effects of future flooding.**

4. **Plan for expanding police and fire protection services with growing city limits and population.**
   a. Identify appropriate sites for future Fire Stations and Police Substations and obtain property either through purchase or donation.
   b. Ensure adequate tax-base is in place to support police and fire operations.

5. **Investigate the possibility of constructing a FEMA dome in the London Area in partnership with London ISD.**
2. Promote land development that enhances the character and opportunities in London

HOW WE GET THERE

2.1. Establish community nodes that reflect London’s character to serve as community gathering places.

2.2. Promote new commercial, retail, and residential development while maintaining a tight-knit community character.

2.3. Encourage the development of small commercial nodes throughout the London Area to help reduce vehicular trips and to provide convenience to its residents.

2.4. Encourage residential street layouts that promote walkability and create ease of access to collector roads.

2.5. Encourage compatible and appropriate land uses for long-term and sustainable growth patterns.

2.6. Encourage low-impact land uses along Oso Creek and flood zones.

2.7. Incorporate green spaces and trails into master-planned residential developments that provide connectivity throughout the London Area.
3 PROVIDE OUTDOOR RECREATION AMENITIES

HOW WE GET THERE

3.1. Develop park and trail facilities.
3.2. Encourage pedestrian and bicycle facilities that are naturally aligned with drainage channels, floodways, and future stormwater drainage infrastructure.
3.3. Incorporate recreation features to support activities for multiple generations.
3.4. Strategically incorporate park elements that encourage arts and entertainment for residents.

Schanen Hike/Bike Trail

Example of Pocket Park with Art and Recreational Amenities
4. UTILIZE THE OSO CREEK AND BAY FOR SUSTAINABLE RECREATION AND ECOTOURISM

HOW WE GET THERE

4.1. Create recreational opportunities along Oso Creek and Bay through the development of a network of parks, open space, trails, and access points.
   a. Develop a preferred alignment for the Oso hike/bike trail and design standards for the path.
   b. Incorporated marked pedestrian crosswalks and bicycle paths at gateways in trail design.
   c. Develop a unique logo and design theme to promote and designate the Oso Creek and Bay as a scenic and recreational area.

d. Create an ordinance to prevent mowing within a certain distance of Oso Creek and Bay.

4.2. Preserve and protect riparian habitat along the Oso Creek and Bay.
   a. Identify specific locations to strategically preserve open space and conservation zones along Oso Creek and Bay.
   b. Permit dedication of land and hike/bike trail construction along Oso Creek and Bay to fulfill park dedication requirements.
   c. Partner with or create an entity to purchase property along the Oso Creek and Bay for conservation, protection, and trail development.

4.3 Explore possible amendments to the Unified Development Code (UDC) that would preserve riparian corridors and vegetated buffer strips, while establishing setbacks along creeks and drainage channels in the Oso Bay and Creek watershed.
5.1. Incorporate green infrastructure elements in public projects where cost-effective. (Low-Impact Development)

5.2. Educate interested stakeholders and the broader public about economic tools for reducing and treating stormwater runoff.
   a. Continue to offer a rain barrel program.

5.3. Encourage xeriscape gardens requiring little to no irrigation.
   a. Educate residents on how xeriscape gardens can reduce runoff of stormwater and irrigation water that carries topsoils, fertilizers, and pesticides into lakes, rivers, and streams while also reducing costs and maintenance requirements for homeowners.
   b. Explore incentives for developers to install xeriscape gardens in new developments.

5.4. Incorporate pocket prairies, where appropriate, along hike and bike trails.

5.5. Develop retention ponds upstream along Oso Creek and drainage channels to capture stormwater to help reduce downstream effects.
   a. Investigate the use of parks as stormwater detention/retention facilities.

5.6. Promote proper management of pet waste.
   a. Provide more pet waste disposal stations at parks and trails.
   b. Enhance the City’s public information campaign on proper pet waste disposal.

5.7. Work with partner organizations, such as Texas A&M AgriLife Extension, to pursue grants that would offer free or low-cost On-Site Sewer Facilities (OSSF) evaluations and assist property owners with addressing identified OSSF issues.
PUBLIC INVESTMENT INITIATIVES
The built environment is the physical interpretation of the vision for the community. The following public investment projects represent improvements that directly support the implementation of the vision and goals. These projects should inform the capital improvement program (CIP) by prioritizing projects identified here for future CIP planning. Some identified projects are currently planned capital improvements by the City. Others are proposed projects for implementation based on feedback from the community. The public investment projects are divided into three time frames:

- Short-Term (Next 5 Years)
- Mid-Term (6-10 Years)
- Long-Term (More Than 10 Years)

Short-term projects can begin soon after adoption. These projects are considered “low hanging fruit.” They are more attainable and do not require large amounts of funding. These projects are generally planned CIP projects in the next five years.

Mid-term projects are not as attainable within the first five years. They require planning or funding to prepare but should be implemented in six to ten years.

Long-term projects may not currently have an anticipated time frame for implementation or may require prerequisite planning before implementation. Long-term projects should be revisited to assess the status of the project and determine if implementation can be accomplished sooner.
SHORT-TERM (1-5 YEARS)

Parks and Trails
- Greenbelt/Storm Water Master Plan*

Street Improvements
- FM 2444 - Construct 5 Lane Curb and Gutter Roadway (TxDOT)
- South Oso Parkway Street Improvements
- County Road 33 Street Improvements

Utility/Infrastructure
- SH 286 Water Line Replacement
- Greenwood Wastewater Treatment Plant Improvements
* Projects Not Mapped

Short-Term Projects
- Health and Safety Improvements
- Park Improvements
- Trail Improvements
- Street Improvements
- Utility/Infrastructure Improvements
- London Boundary
- Corpus Christi City Limits
### MID-TERM (5-10 YEARS)

#### HEALTH AND SAFETY

| H1 | Fire Station #19 - Building and Ambulance*  
|    | (Vicinity of SH 286 and FM 43) |

#### PARKS AND TRAILS

| P2 | Drainage Channel Trail Development Phase I** |
| P3 | Oso Creek Trail Phase I** |
| P4 | Oso Creek Trail Phase II** |

#### STREET IMPROVEMENTS

| S4 | Crosstown Extension to FM 2444 (TxDOT) |

* Projects Not Mapped

** Oso Creek Trail and Drainage Channel Trail projects are intended to show general location and do not represent final alignment.

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**Mid-Term Projects**

- Health and Safety Improvements
- Parks Improvements
- Trail Improvements
- Street Improvements
- Utility/Infrastructure Improvements
- London Boundary
- Corpus Christi City Limits

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1 Mile

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CITY OF CORPUS CHRISTI (DRAFT)  
NOVEMBER 18, 2019
LONG-TERM (10+ YEARS)

<table>
<thead>
<tr>
<th>HEALTH AND SAFETY</th>
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</thead>
<tbody>
<tr>
<td>H2 Fire Station #19 - New Fire Truck and Ladder Truck*</td>
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<tr>
<td>(Vicinity of SH 286 and FM 43)</td>
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<tr>
<td>H3 Fire Station #20 - New Fire Station*</td>
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<tr>
<td>(Vicinity of SH 286 and FM 2444)</td>
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<tr>
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<tbody>
<tr>
<td>P5 Oso Creek Trail Phase III**</td>
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<tr>
<td>P6 Drainage Channel Trail Development Phase II**</td>
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<td>S5 FM 43 Street Improvements (TxDOT)</td>
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