Westside
AREA DEVELOPMENT PLAN

Advisory Committee Meeting 2
December 10, 2020
10:00 AM

AGENDA

Plan Process Update	10 Min
2020 Project Update	10 Min
Community Input Summary	10 Min
Draft Vision Themes	20 Min
Draft Policy Initiatives	20 Min
Draft Future Land Use Plan	20 Min
Next Steps	10 Min

» Committee Input About Focus Groups and Community Meeting

Committee Input About Focus Groups and Community Meeting

» A series of Focus Group meetings based on the Vision Theme and Policy Initiative topics will be held in January.
- Do you have suggestions of people who should be invited to the Focus Group meetings?
» We are considering options for how to host community meeting in February.
- One option is to host a website where the public can provide feedback similar to an in-person open house. What is your opinion of holding a 2-week virtual open house?
- Do you have other suggestions for methods hosting a community meeting or getting public feedback?

Westside
AREA DEVELOPMENT PLAN

Draft Vision Themes

Vision themes represent high level long-term goals for what the community wants to be in the future. The following vision theme statements were developed based on feedback from the community.

Consider if these vision theme statements accurately illustrate the vision for the Westside.

1.   Revitalization

Revitalize the community to promote economic development, enhance neighborhoods, and set foundation for future growth.

Relevant Input from Community Survey

» "Restore/Rebuild Older Neighborhoods." (Community Meeting)

» "All the business left Leopard it use to be good. Make Leopard St. great again." (Online Survey)

» "Economic Development" (Online Survey)

» "Would love to see growth in my Neighborhood." (Online Survey)

» "Revitalizing Crosstown will help this area." (Advisory Committee)

» "Fix streets/sidewalks to spur re-investment." (Advisory Committee)

2.   Culture

Build on the history of the Westside's deep-rooted culture.

Relevant Input from Community Survey

» "The historic fabric of the Westside neighborhoods has the tried and true recipe for more walk able communities. Identify and promote the key elements of density and mixed use that have developed in these neighborhoods over the years and feature the successes." (online survey)

» My favorite part of the Westside is… "My Home. My Life.", "Tradition", "Family, Diversity" (Community Meeting)

» "Culturally rich community", "Keep the local character", "Cultural heart of the city" (Advisory Committee)

3.   Health and Safety

Create a safe, family-oriented community that encourages a high quality of life.

Relevant Input from Community Survey

» "Yes, let's get some fun kid stuff out here." (Online Survey)

» "Believe it or not people want to be healthy also, make some nice trail environments with lots of trees so we get quality air and peaceful spots to go with family and pets" (Online Survey)

» "Getting to know fellow neighbors is a great way to build a safe strong neighborhood." (Online Survey)

» "Public Safety" (Community Meeting)

» "Safe walking paths or sidewalks to school" (Community Meeting)

Westside
AREA DEVELOPMENT PLAN

Draft Policy Initiatives

Policy initiatives are the different policies that collectively support achieving the vision. Policy initiatives are not exclusive and may support multiple vision themes. A number of action items will be identified to implement each policy initiative. Below are proposed initiatives based on the feedback received from the community.

Consider if the following policy initiatives meet the needs of the Westside.

1.   Safety

Increase public safety and code enforcement efforts.

2.   Transportation

Improve transportation infrastructure to create a safe environment for all users.

3.   Healthy Living

Improve or expand parks and pedestrian facilities to support a healthy lifestyle.

4.   Housing

Provide a variety of quality, affordable housing options.

5.   Culture and History

Capitalize on and preserve the local history and culture of the Westside.

6.   Land Development/Redevelopment

Encourage new development and redevelopment to build thriving commercial areas and prosperous neighborhoods.

7.   Community Services and Amenities

Expand public services and amenities to serve the community.

8.   Economic Development

Develop an economic development strategy and use tools that attract new businesses and helps existing ones.

Westside
AREA DEVELOPMENT PLAN

Future Land Use Designations

Agriculture/Rural Enterprise

This category includes farms and other enterprises that serve the rural population.

Residential Uses

The predominant residential land use in the City of Corpus Christi is the single-family dwelling at a range of densities. All residential categories also include schools, churches, and neighborhood-serving public uses.

Low-density residential: up to 3 units per acre

Medium-density residential: 4 to 13 units per acre (including two-family dwellings)

High-density residential: more than 13 units per acre

Commercial Uses

Commercial land uses include retail, services, hotel, and office uses that are typically open to the public at large. High-density residential uses, such as townhomes, cottage housing, apartments, and condominiums are considered compatible with commercial uses. Other commercial uses, such as wholesale and distribution businesses, are included in the light industry category because they have similar impacts, such as high volumes of trucking. Schools, churches, and neighborhood-serving public uses can be included in commercial land use areas.

Industrial Uses

Most of the industrial uses within the city limits of Corpus Christi are light industrial; heavy industry is generally located in the industrial districts outside the city limits.

Mixed-Use Areas

Mixed-use centers include residential, retail, hotel, and office uses. Mixed-use centers are pedestrian-friendly with buildings oriented towards the street. Residential uses are generally of a higher density, including apartments, condominiums, townhomes, cottage housing, and small-lot single-family residential. The mixture can be vertical, with different uses on different floors of a building, and horizontal, with different uses side by side. Churches, schools and public uses are included in mixed-use areas.

Institutional

Hospitals, colleges, universities, schools, large churches, and similar institutions, whether public or private, are designated as separate land uses because of their campus-like character, which requires special attention to edges and relationships with adjacent areas.

Government

Government uses include federal, state, county, regional and municipal government facilities and installations, except for government-owned institutions.

Permanent Open Space

Parks and playgrounds, recreational fields and facilities, greenways, and other green areas managed for public access and recreation.

Flood Plain Conservation

Lands within the 100-year flood plain, preferably preserved for environmental reasons.

Transportation

Airports, railroads, highway and interstate rights-of-way.

Draft Future Land Use

Legend:
- Agriculture/Rural Enterprise
- Mixed-Use
- Commercial
- Government
- Institutional
- Heavy Industrial
- Light Industrial
- Low-Density Residential
- Medium-Density Residential
- High-Density Residential
- Permanent Open Space
- Flood Plain Conservation
- Existing Roadway
- Proposed Roadway
- Westside Boundary
- Corpus Christi City Limits

Date: May 8, 2020

Note:
A comprehensive plan shall not constitute zoning regulations or establish zoning district boundaries.

N

1 Miles