

City of Corpus Christi

# Westside

## AREA DEVELOPMENT PLAN

Advisory Committee Meeting 2  
December 10, 2020



# Agenda

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1. Plan Process Update
2. 2020 Project Update
3. Community Input Summary
4. Draft Vision Themes
5. Draft Policy Initiatives
6. Draft Future Land Use Plan
7. Next Steps
  - Committee Input about Focus Groups and Community Meeting

# Plan Process Update

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# Project Update



Community Meeting  
December 2019



Advisory Committee Meeting  
November 2019



## Nestside Area Development Plan

### Westside Area Development Plan

WELCOME!

#### We want your input!

The City of Corpus Christi is in the process of updating the Westside Area Development Plan. Please provide your input on priorities that should be included in the document. Help ensure the Westside is a wonderful place to live.

Study Area Map



An area development plan is a key tool in the decision-making within the Westside for the next 20 years.

Online Survey  
February 2020



# Timeline of Events and Activities

**Fall 2019**  
Project  
Kick-Off

**Winter 2020**  
Focus  
Groups

**Summer 2021**  
Community  
Meeting

**Winter 2019**  
Community  
Workshop

**Spring 2021**  
Community  
Meeting

**Summer 2021**  
Plan Adoption

4 Advisory Committee Meetings Throughout Process

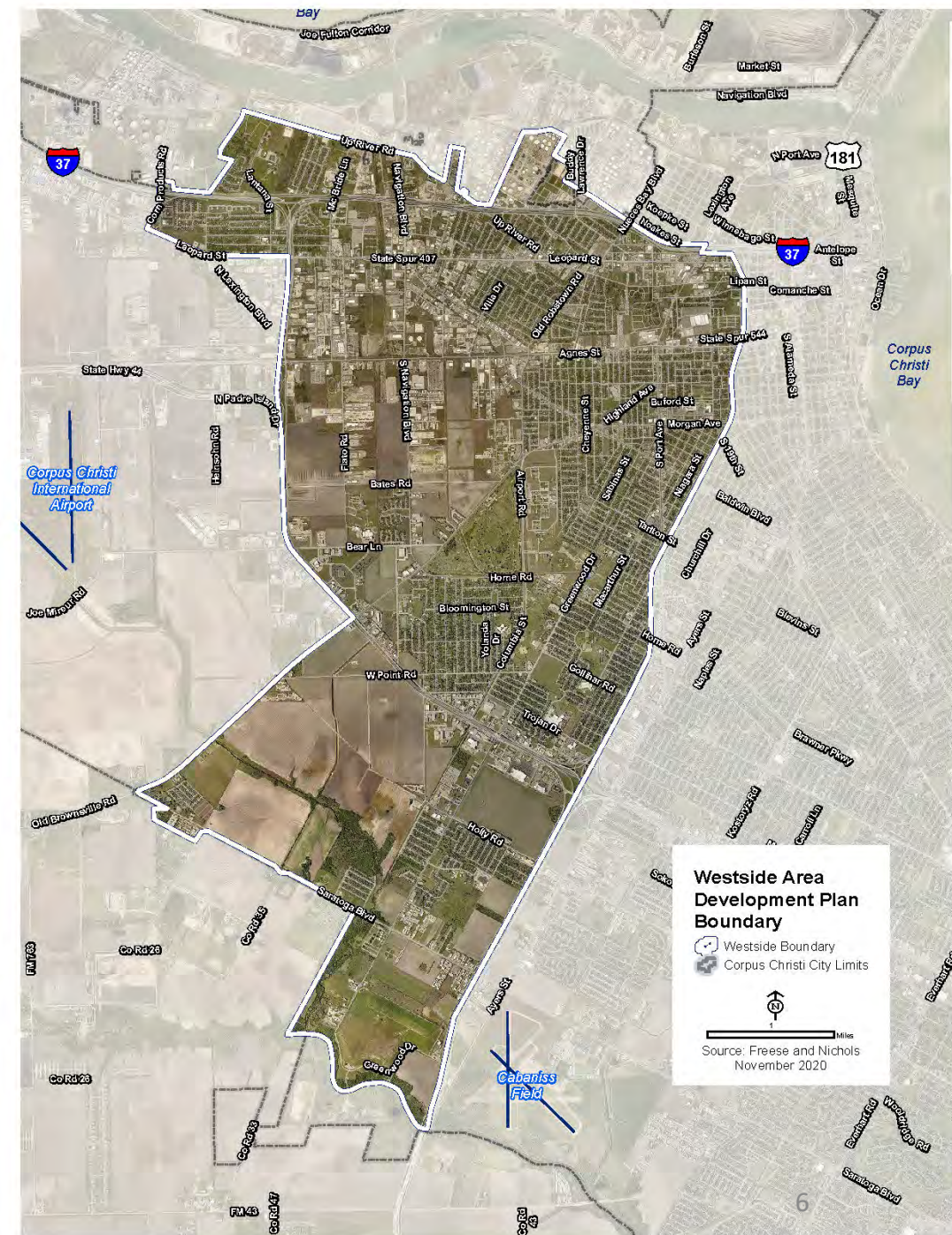
Developing Baseline Analysis

Drafting Plan

Finalizing Plan



# Revised ADP Boundary



# 2020 Project Update

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# 2020 Project Update

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## Westside Area Activity

- TIRZ #5 Created (Proposed housing and commercial uses)
  - Athletic Complex (CC Sharks- Soccer Focused)
  - VA Medical Facility
  - Bond 2020 Program (Airport Road, Flato Road, Temple Park)
  - Drainage Basin
- 
1. Do you know of other projects not listed here happening in the Westside?
  2. What do you think are good projects/changes/developments for the area?



# Community Input Summary

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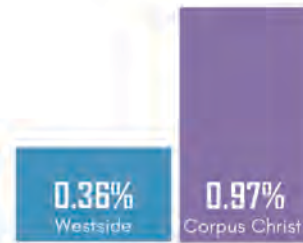
# Demographic Highlights

## POPULATION



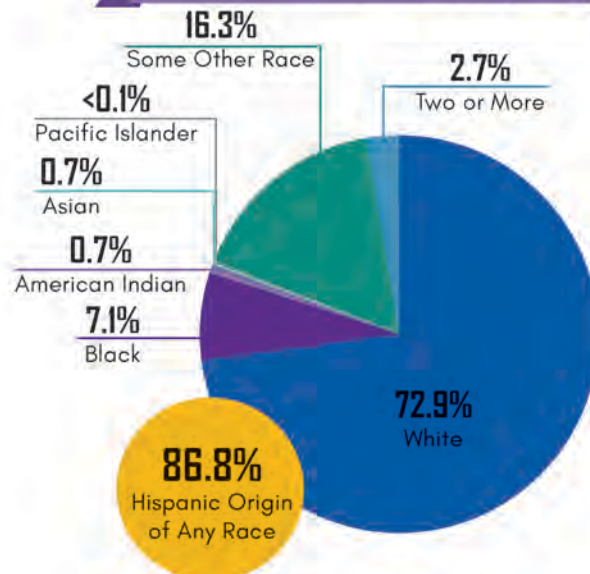
Population Growth by Year

\*Projected Population

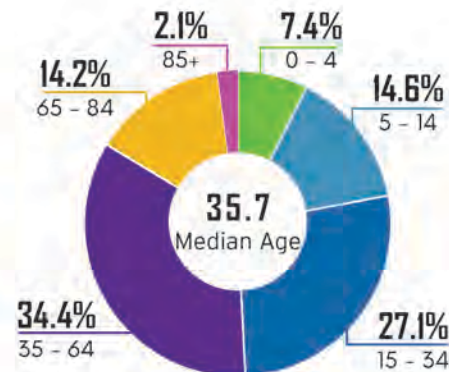


Average Annual Growth Rate  
2000-2019

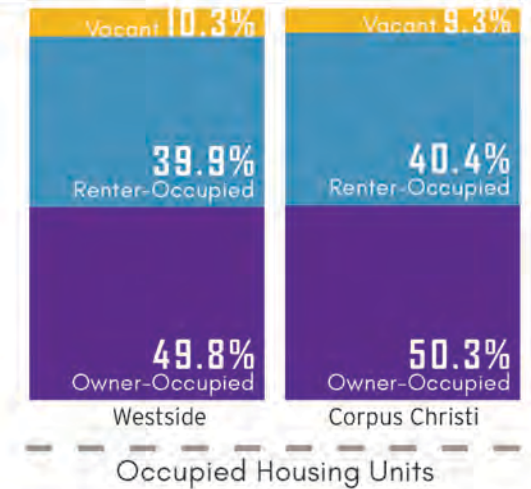
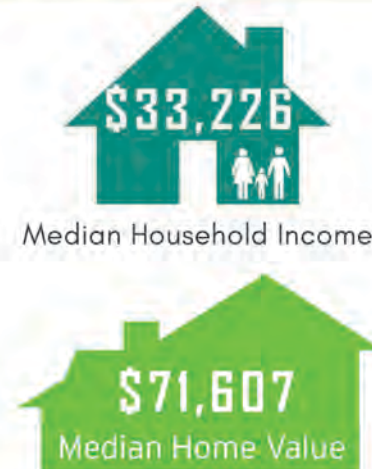
## RACE & ETHNICITY (2019)<sup>1</sup>



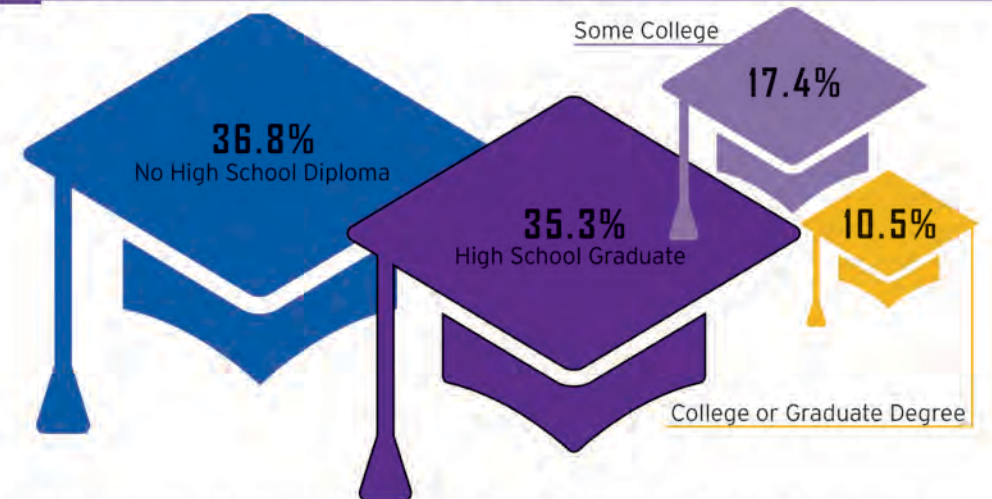
## AGE (2019)<sup>1</sup>



## HOUSING (2019)<sup>1</sup>



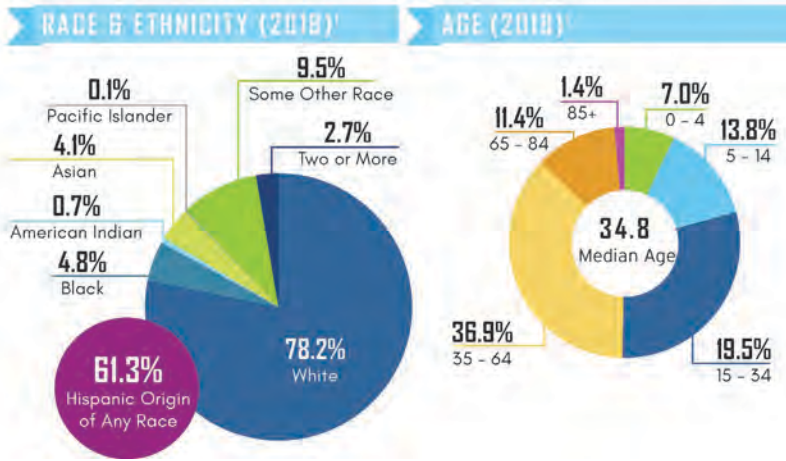
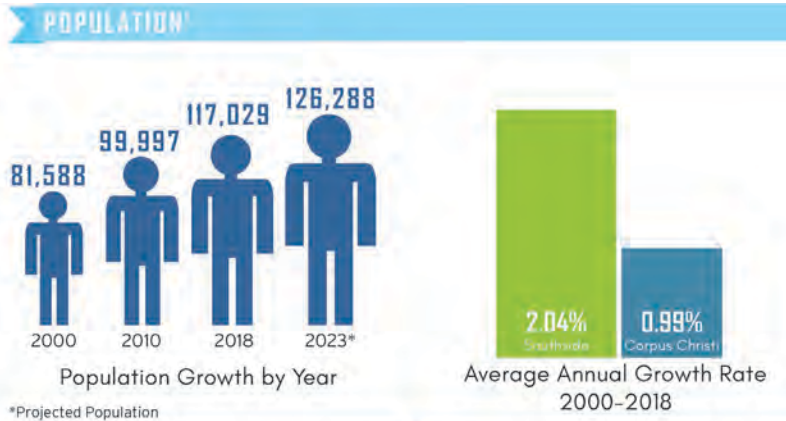
## EDUCATIONAL ATTAINMENT 25+ (2019)<sup>1</sup>



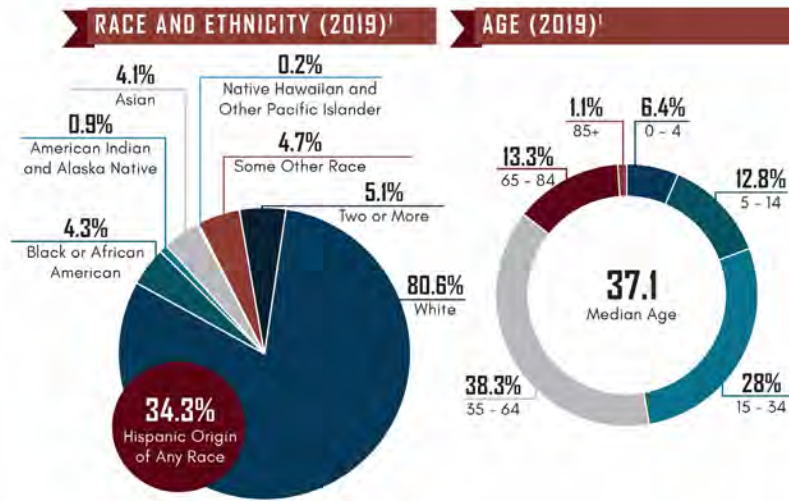
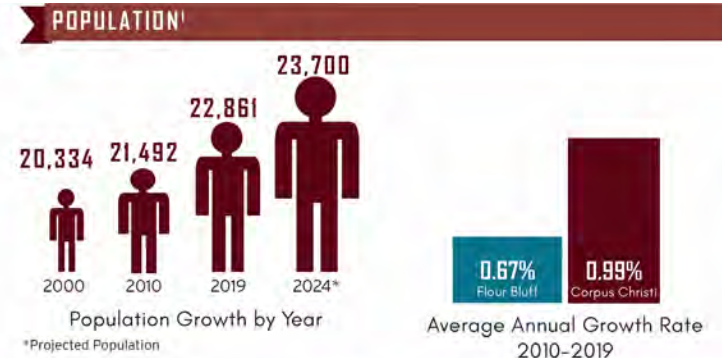
<sup>1</sup>Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2019 and 2024. Esri converted Census 2000 data into 2010 geography.

# Demographic Comparison

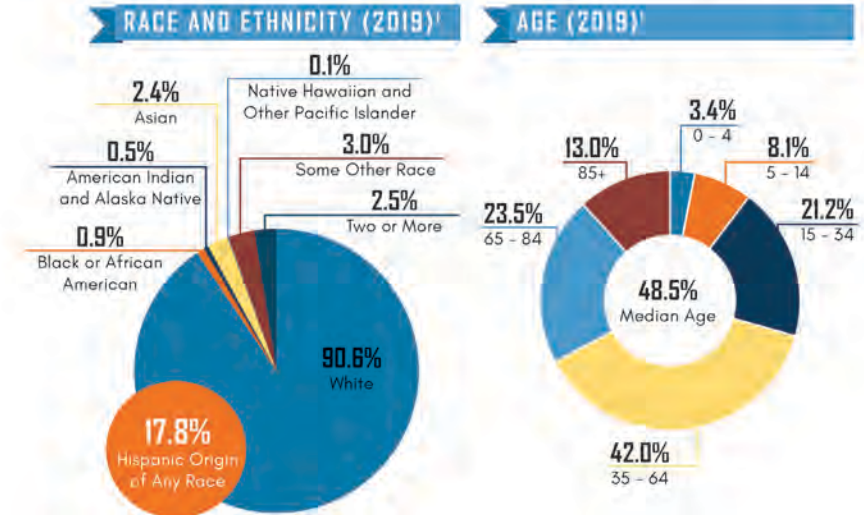
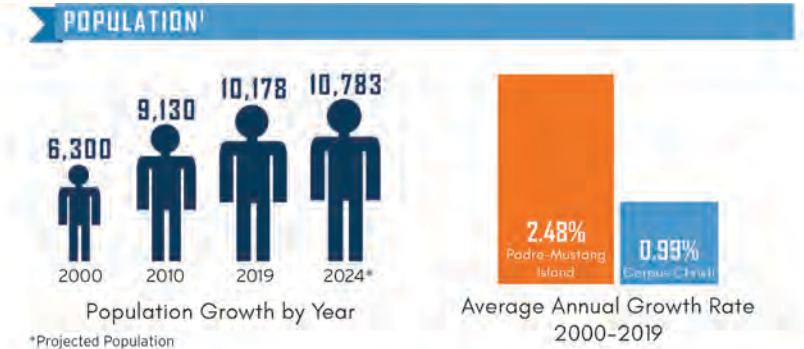
## Southside



## Flour Bluff



## Padre/Mustang Island





# Advisory Committee Meeting Summary



## Opportunities

- Crosstown Revitalization
- Salinas Park Improvements
- Enhanced Code Enforcement
- Incentives for Reinvestment
- Creation of a Business District
- Home Ownership (Financial Security)

## Strengths/Assets

- Good location for affordable housing in relation to transportation and jobs
- Friendly People
- Cultural History
- Industry Hub

## Issues

- Health & Welfare
- Need for Infrastructure Maintenance
- Struggling Businesses

## Threats

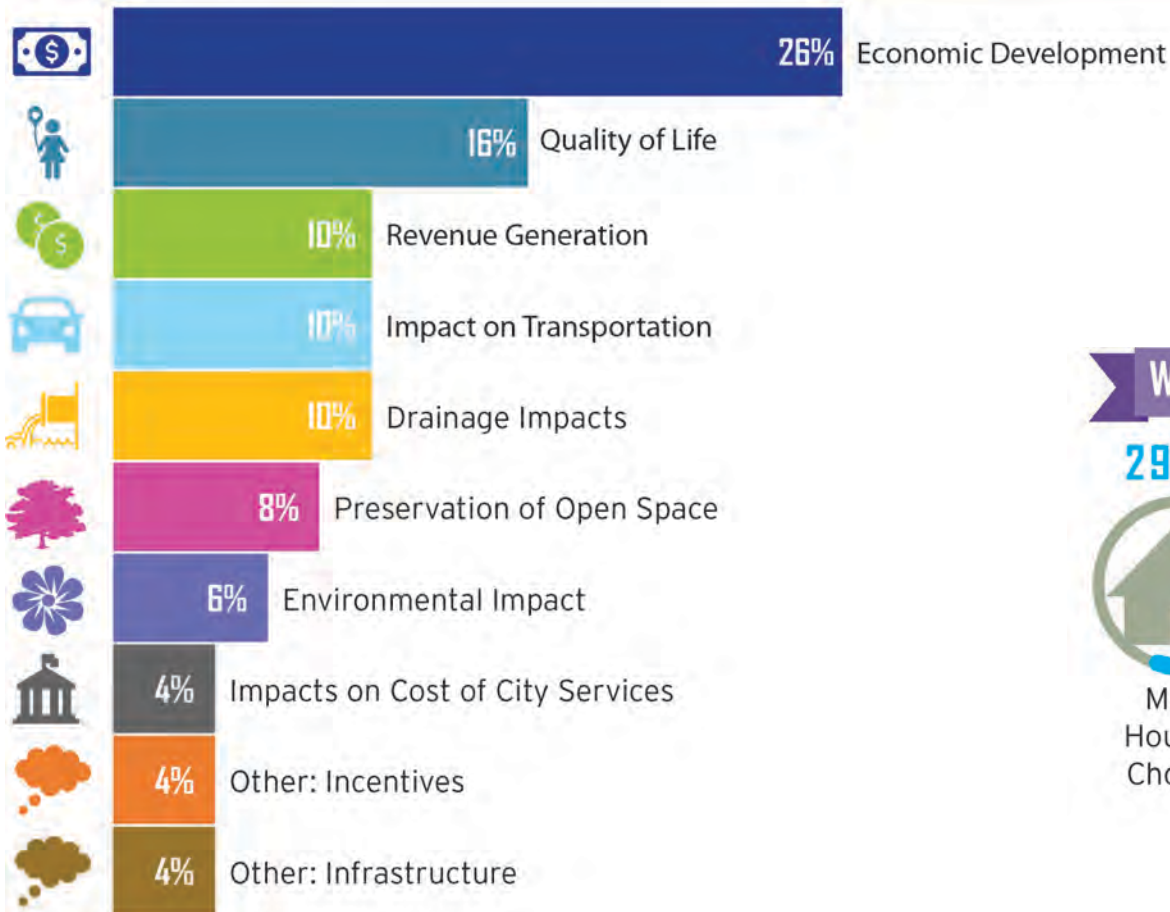
- Crime / Drugs
- People Moving Out
- Homeless

## Vision

- Culturally Rich Community
- Safe Neighborhood
- Thriving, Healthy, Living and Working Community

# Community Open House Summary

## WHAT IS THE MOST IMPORTANT FACTOR WHEN CONSIDERING FUTURE IMPROVEMENTS?



## MY FAVORITE PART OF THE WESTSIDE IS...



## WHAT TYPE OF HOUSING IS NEEDED MOST?



## WHAT IS MISSING MOST IN THE WESTSIDE?

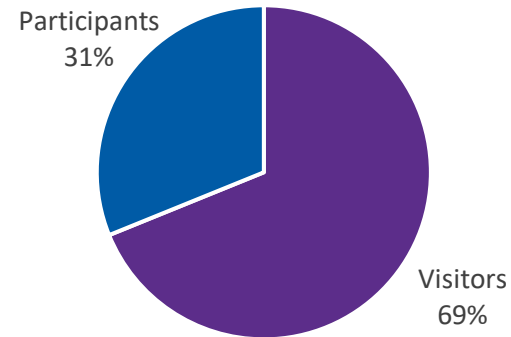


# Online Survey Summary

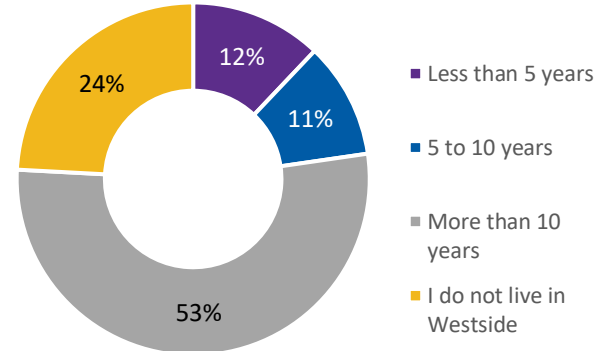
326

Participants

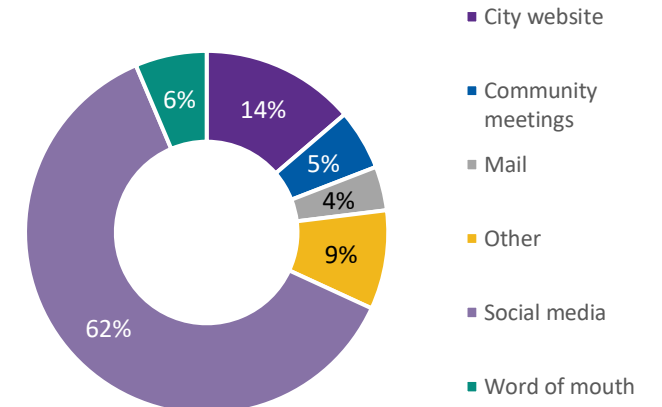
Survey Participation



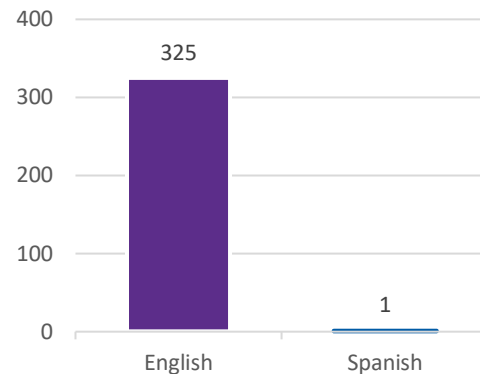
How long have you lived in Westside?



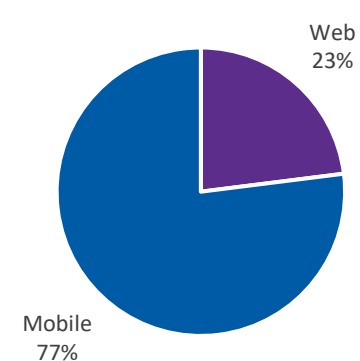
How did you hear about the survey?



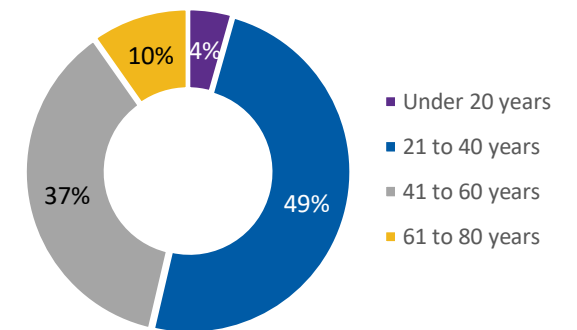
Survey Participation by Language



Survey Participation by Platform Type



What is your age range?





# Online Survey Summary

What are your top priorities regarding the quality of life in the Westside?



## Rate Your Priorities

Current Amenities and Services



Improving Existing  
**Parks** is the MOST needed  
Recreational Improvement



**Water Quality**  
is the most Important  
Environmental Issue



**Single Family Homes**  
are the most needed



Biggest  
Transportation  
Challenge is  
**Public  
Transportation**

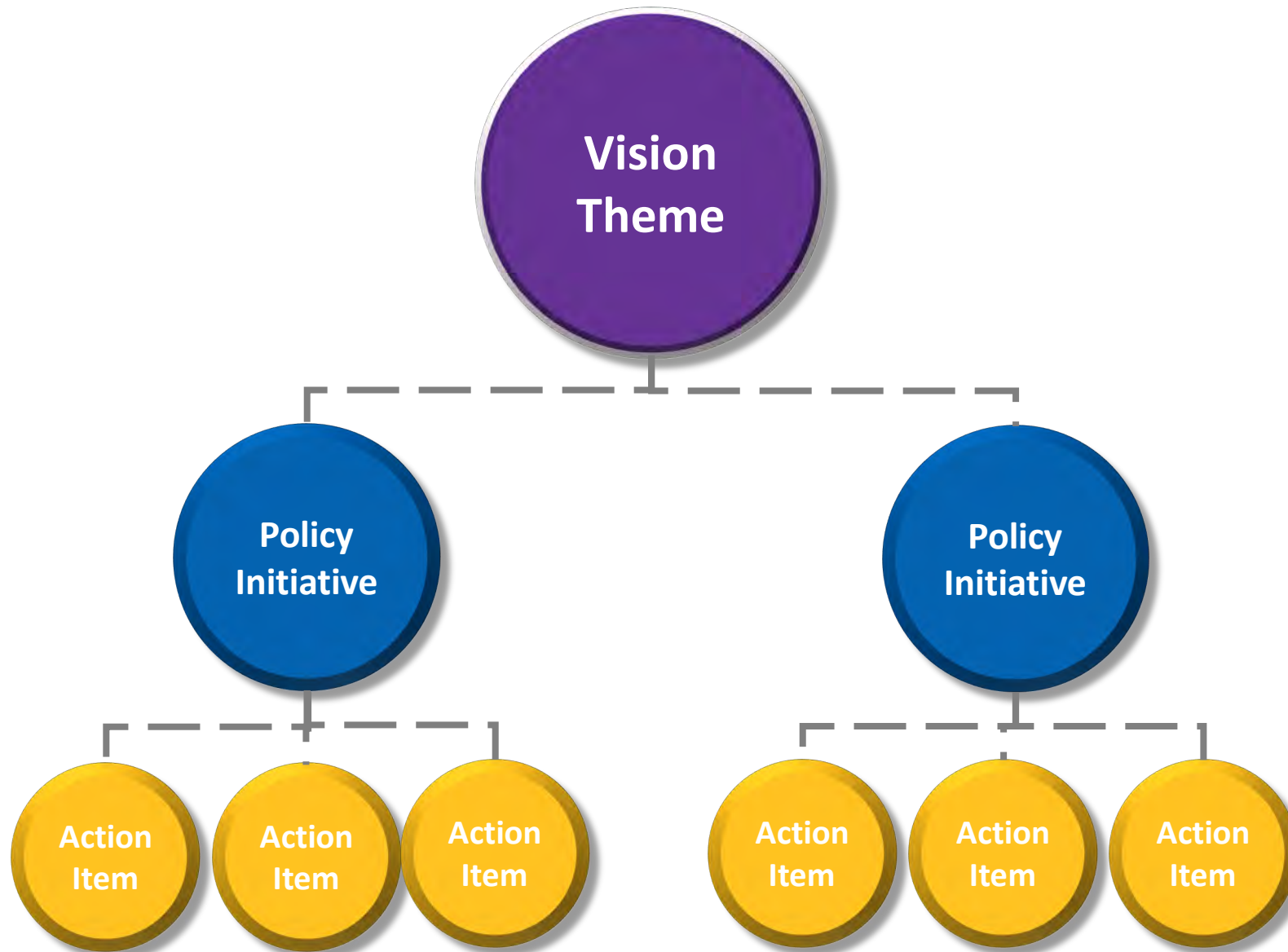


**Family-Friendly Amenities**  
are the MOST Needed  
Entertainment Options

# Draft Vision Themes

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# Implementation of Vision Themes





# Examples of Vision Renderings





# Draft Vision Themes

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## 1. Revitalization

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

## 2. Culture

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

## 3. Health and Safety

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

# Draft Vision Themes

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## 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 walkable 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)

# Draft Policy Initiatives

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# Draft Policy Initiatives

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## **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.



# Draft Policy Initiatives

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## **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.

# Vision Themes and Policy Initiatives

DRAFT POLICY INITIATIVE TOPICS		DRAFT VISION THEME TOPICS		
		Revitalization	Culture	Health and Safety
1	Safety			✓
2	Transportation	✓		✓
3	Healthy Living		✓	✓
4	Housing	✓		
5	Culture and History		✓	✓
6	Land Development/Redevelopment	✓	✓	
7	Community Services and Amenities		✓	✓
8	Economic Development	✓		

# Draft Future Land Use Map

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# What is Future Land Use Planning?

Future land use planning is the identification of land uses for certain areas within the city. Each land use designation envisions how property could potentially be developed in the future.

## Why is this important?

- ❖ Helps to keep development organized
- ❖ Assists with annual budgeting
- ❖ Allows for sustainable growth








# Future Land Use Categories

## 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.

## TRANSPORTATION

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

## GOVERNMENT

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

## PERMANENT OPEN SPACE

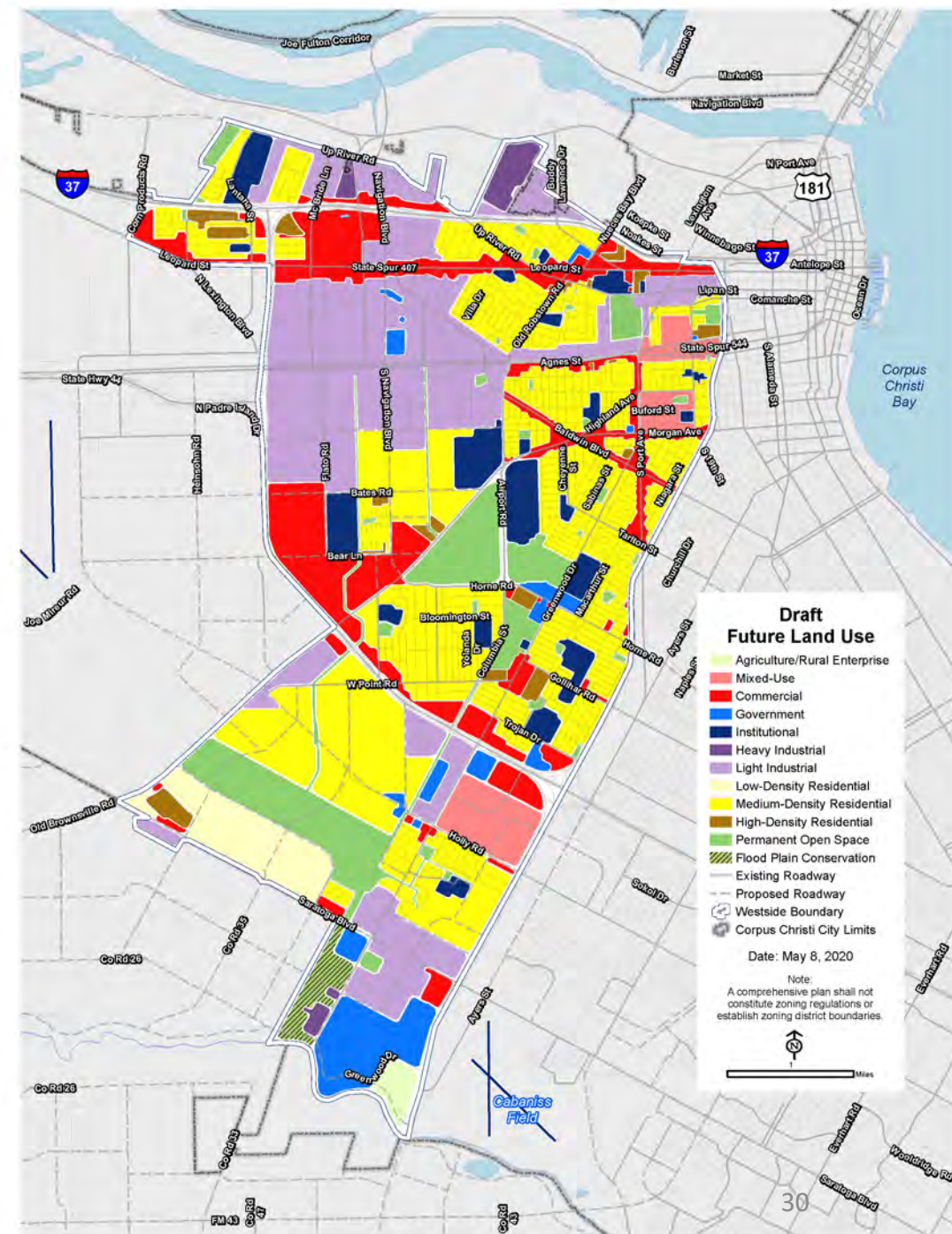
Parks and playgrounds, recreational fields and facilities, greenways, and other green areas managed for public access and recreation.

## FLOOD PLAIN CONSERVATION

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



# Draft Future Land Use



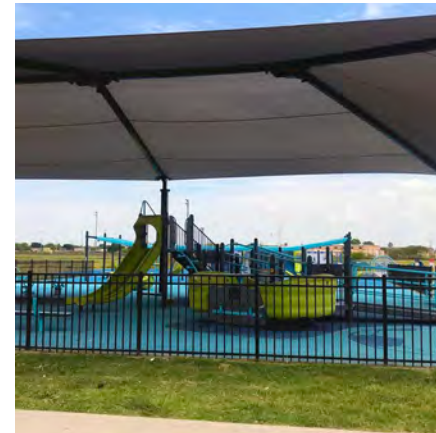
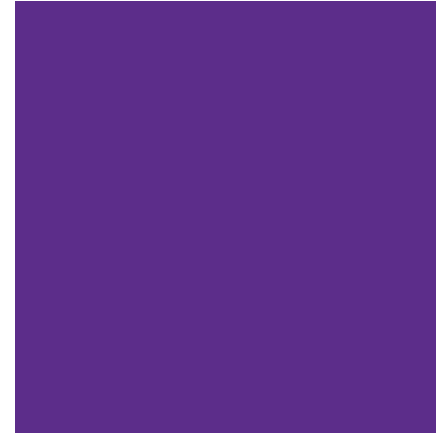


# Next Steps

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# Next Steps

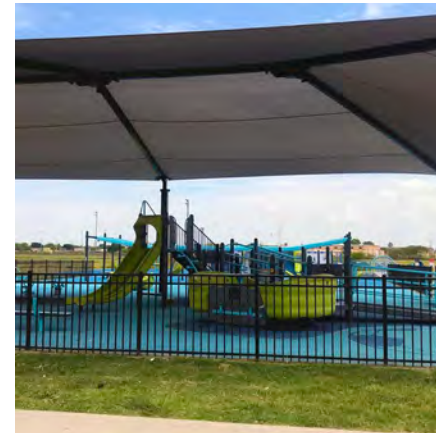
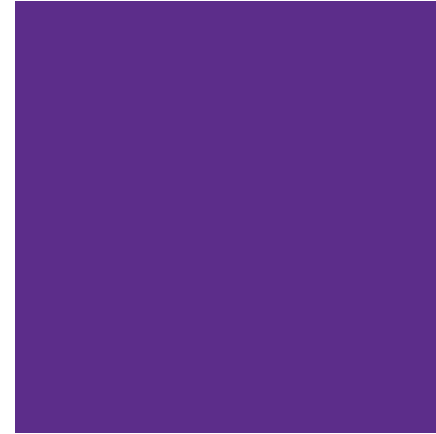
- ❑ Next Committee Meeting in **January 2021**
  - Review the Draft Materials presented today.
  - At the next meeting, we will conduct a workshop to discuss changes to these materials.
  - Let us know your thoughts. You don't have to wait till the next meeting to provide us with feedback.



[www.cctexas.com/westside](http://www.cctexas.com/westside)

# Next Steps

- ☐ Next Committee Meeting in **January 2021**
- ☐ Focus Groups **January 2021**
  - Do you have suggestions of people who should be invited to these meetings?
- ☐ Community Meeting **February 2021**
  - What is your opinion of holding a 2-week virtual open house? Suggestions for other engagement methods?
- ☐ Fine Tune Vision Themes and Policy Initiatives
- ☐ Identify Action Items and Public Investment Initiatives



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