

City of Corpus Christi

Westside

AREA DEVELOPMENT PLAN

Advisory Committee Meeting 3
February 10, 2021



Agenda



1. Focus Group Summary
2. Draft Vision Themes
3. Draft Policy Initiatives
4. Draft Future Land Use Plan
5. Action Items and Public Investment Initiatives
Discussion
6. Next Steps

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

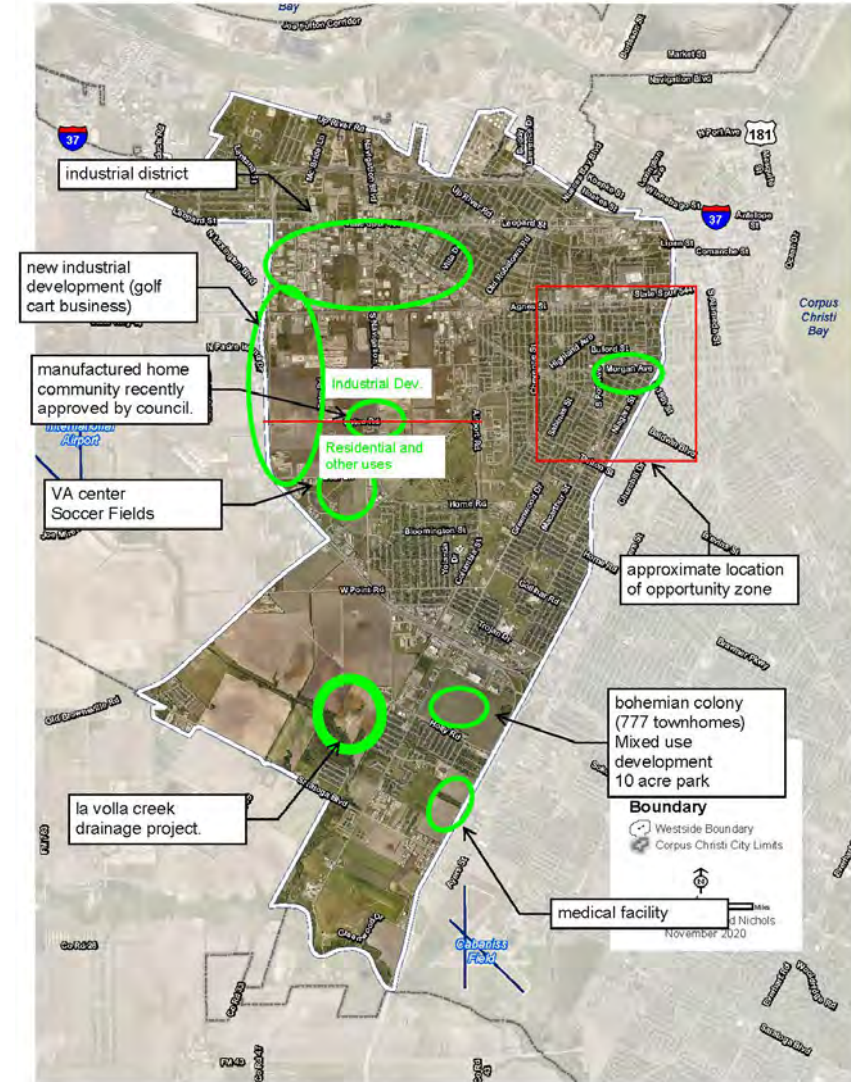
Drafting Plan

Finalizing Plan

Focus Group Summary

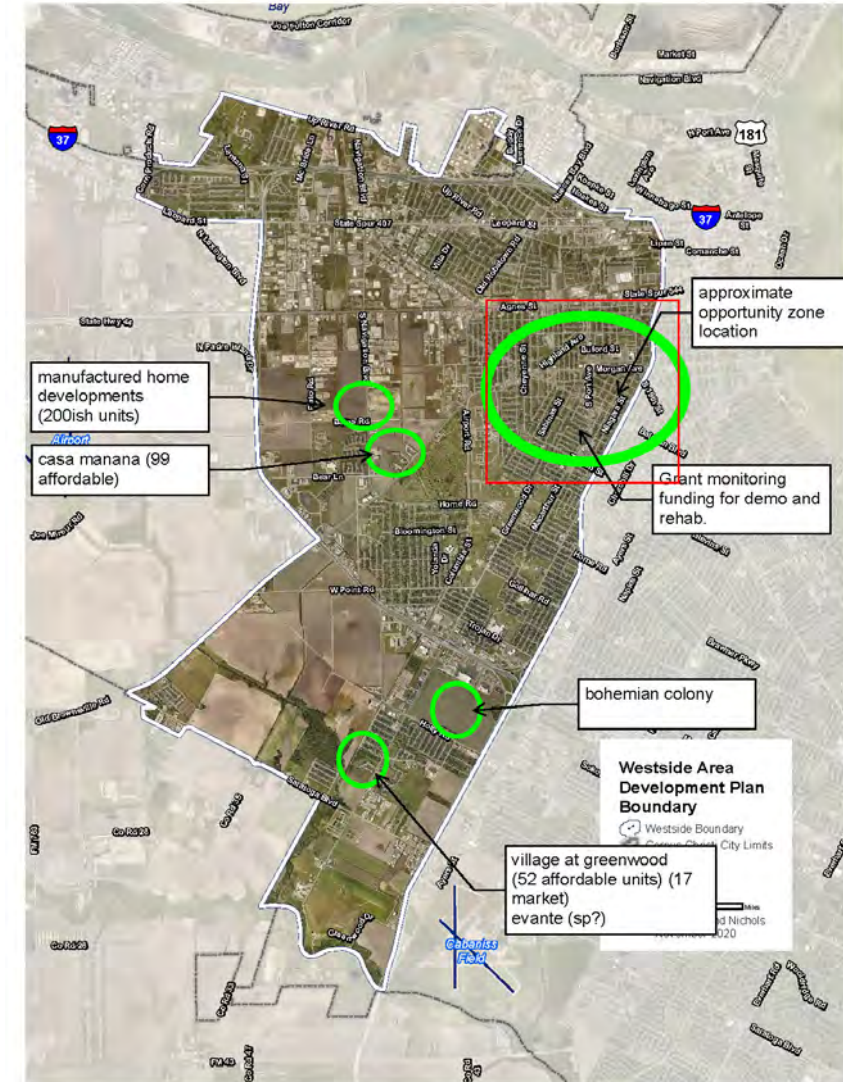
Development, Redevelopment, and Economic Development Focus Group

- ❑ Affordable housing is and issue.
- ❑ Manufactured Housing provides and opportunity for affordable housing in the area.
- ❑ Corridor from Morgan Ave. to the Hospital District in downtown needs attention.
- ❑ Focus on small manufacturing. (Flex space approximately 10,000-30,000 sq. ft.)
- ❑ Designation of an industrial district could generate synergy.
- ❑ Consider including buffers between residential and industrial.
- ❑ Other Improvement ideas include:
 - Improvements to lighting
 - Improved landscaping
 - Gateways to enhance the area
 - Park Improvements



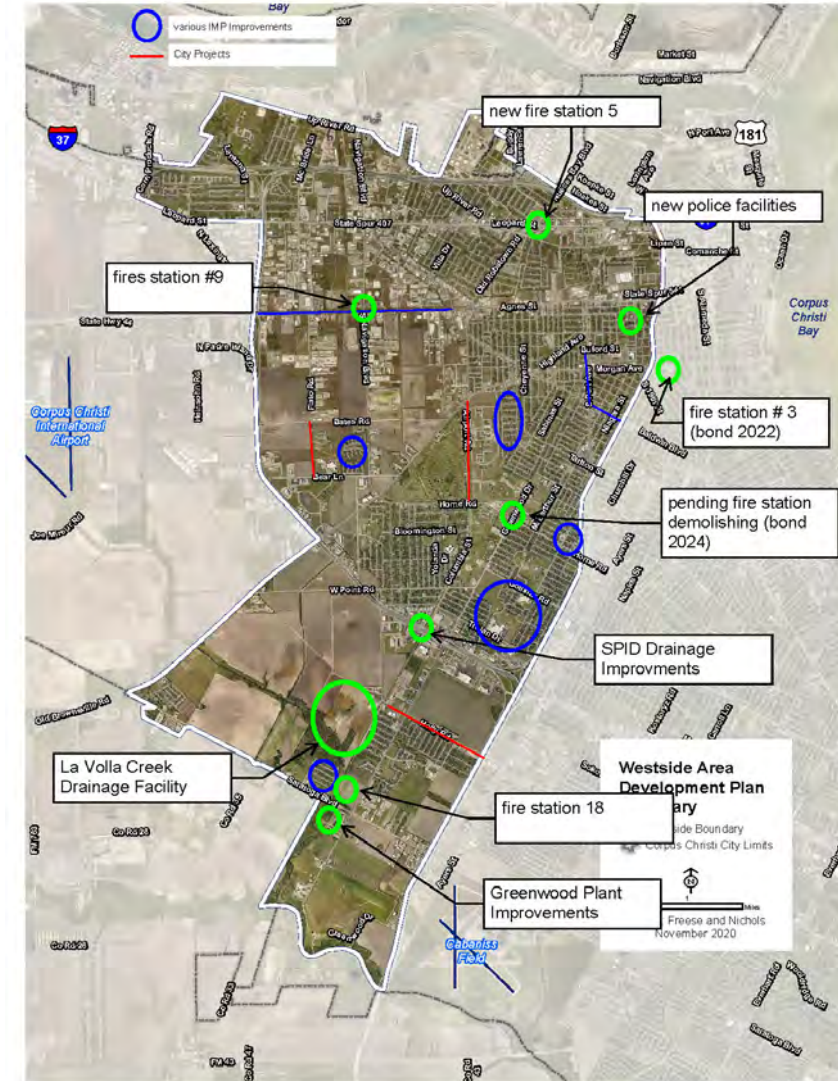
Housing and Community Services Focus Group

- ☐ There is new housing development coming to the area.
- ☐ Promote Single Family infill development.
- ☐ Grant Monitoring Department has funding from HUD for demolition or reconstruction of homes and minor home repair program.
- ☐ Opportunity zones are worth exploring as a tool. There may need to be education component for developers. Funds can be used to up to 50% of housing cost.
- ☐ There are many vacant lots available to build on in this area, but those lots are hard to get a hold of. The City should consider identify lots available for private developers.
- ☐ Consider ADUs for a solution to address the homeless issue.
- ☐ Many great community services in the Westside.
- ☐ The Garcia Center has been crucial when it comes to providing programing for the community during the pandemic. They offer a wide variety of services for the community and should be capitalized on as an asset for the community.



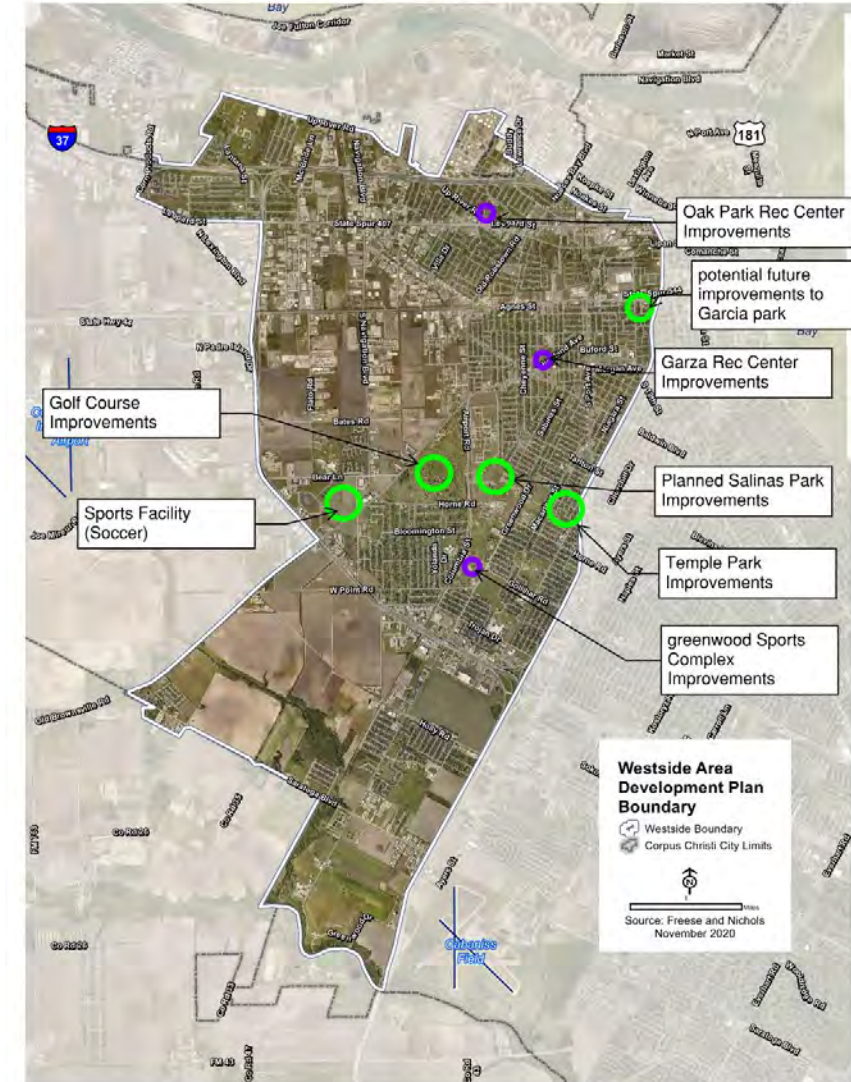
Transportation and Public Safety Focus Group

- ❑ There is not a lot of automobile ownership in this area. It has been a good area for to invest in transit.
- ❑ There is a need for a network for cycling for those who don't have vehicles.
- ❑ When looking at transportation issues, don't just look at traffic. Also, look at equity.
- ❑ Consider a complete streets approach.
- ❑ Improve trail connections at Morgan Ave. and Baldwin Blvd. and to neighborhoods between Leopard St. and Agnes St.
- ❑ One way to address the safety issues in this area is crime prevention through environmental design.
- ❑ There are plans for several new fire stations and fire station upgrades in the area.
- ❑ The City is investing in the Westside with public safety facilities. Police and Fire are firmly committed to being a partner in the community and we intend to stay here.



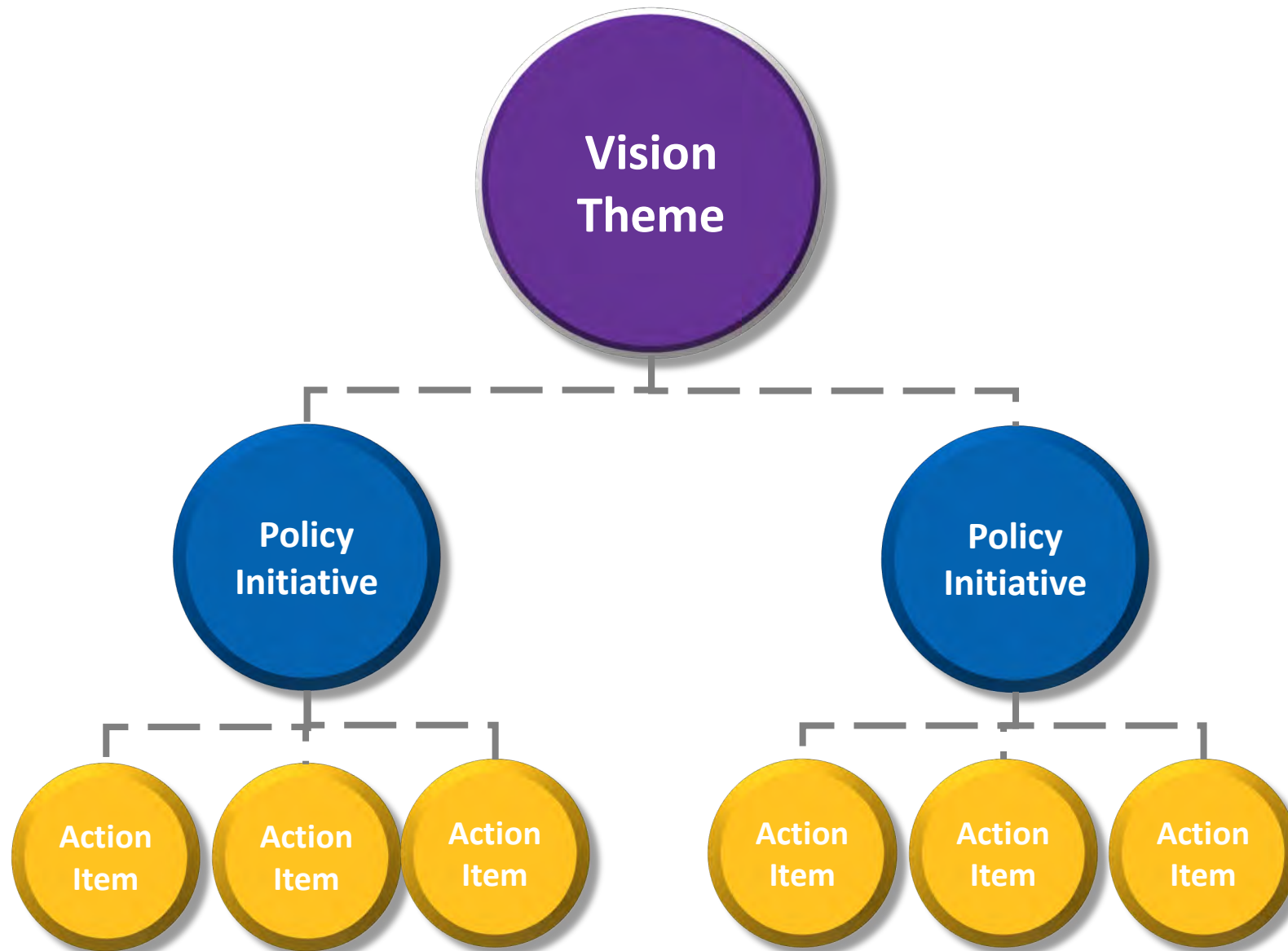
History, Culture, and Healthy Living Focus Group

- ☐ The Westside has changed in many ways over the years. Yet, culture remains the same it's about family and unity.
- ☐ Joe Garza Recreation Center or Salinas Park may serve as a cultural center for the Community.
- ☐ The Garcia Center has always been a valuable resource for the Westside.
- ☐ Create space for people to sell their craft, food, etc. on the weekends.
- ☐ The Hazlewood Act is an opportunity to provide school funding for military families.
- ☐ Westside needs an infrastructure like the Downtown Management District.
- ☐ Create a brand for the Westside of town that list businesses, resources, and has a slogan.
- ☐ We need an amphitheater where the movie nights and concerts can be hosted.
- ☐ Bring arts to the community.



Draft Vision Themes

Implementation of Vision Themes



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	✓		

Questions to Answer

1. Do you agree with this Vision Theme or Policy Initiative?
2. Is there anything you would change?
3. What imagery represents the Vision Theme?

Examples of Vision Renderings



Draft Vision Themes



1. Revitalization

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

Questions

1. Do you agree with this Vision Theme?
2. Is there anything you would change?
3. What imagery represents this Vision Theme?

Draft Vision Themes



2. Culture

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

Questions

1. Do you agree with this Vision Theme?
2. Is there anything you would change?
3. What imagery represents this Vision Theme?

3. Health and Safety

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

Questions

1. Do you agree with this Vision Theme?
2. Is there anything you would change?
3. What imagery represents this Vision Theme?

Draft Policy Initiatives

Draft Policy Initiatives



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



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.

Draft Policy Initiatives

1. Safety

Increase public safety and code enforcement efforts.

Questions

1. Do you agree with this Policy Initiative?
2. Is there anything you would change?

Policy Initiatives

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 Policy Initiatives

2. Transportation

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

Questions

1. Do you agree with this Policy Initiative?
2. Is there anything you would change?

Policy Initiatives

1. Safety
2. **Transportation**
3. Healthy Living
4. Housing
5. Culture and History
6. Land Development/
Redevelopment
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Draft Policy Initiatives

3. Healthy Living

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

Questions

1. Do you agree with this Policy Initiative?
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Policy Initiatives

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 Policy Initiatives

4. Housing

Provide a variety of quality, affordable housing options.

Questions

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Policy Initiatives

1. Safety
2. Transportation
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4. Housing
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Draft Policy Initiatives

5. Culture and History

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

Questions

1. Do you agree with this Policy Initiative?
2. Is there anything you would change?

Policy Initiatives

1. Safety
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Draft Policy Initiatives

6. Land Development/Redevelopment

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

Questions

1. Do you agree with this Policy Initiative?
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Policy Initiatives

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Draft Policy Initiatives

7. Community Services and Amenities

Expand public services and amenities to serve the community.

Questions

1. Do you agree with this Policy Initiative?
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Policy Initiatives

1. Safety
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Draft Policy Initiatives

8. Economic Development

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

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Policy Initiatives

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Draft Future Land Use Map

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.

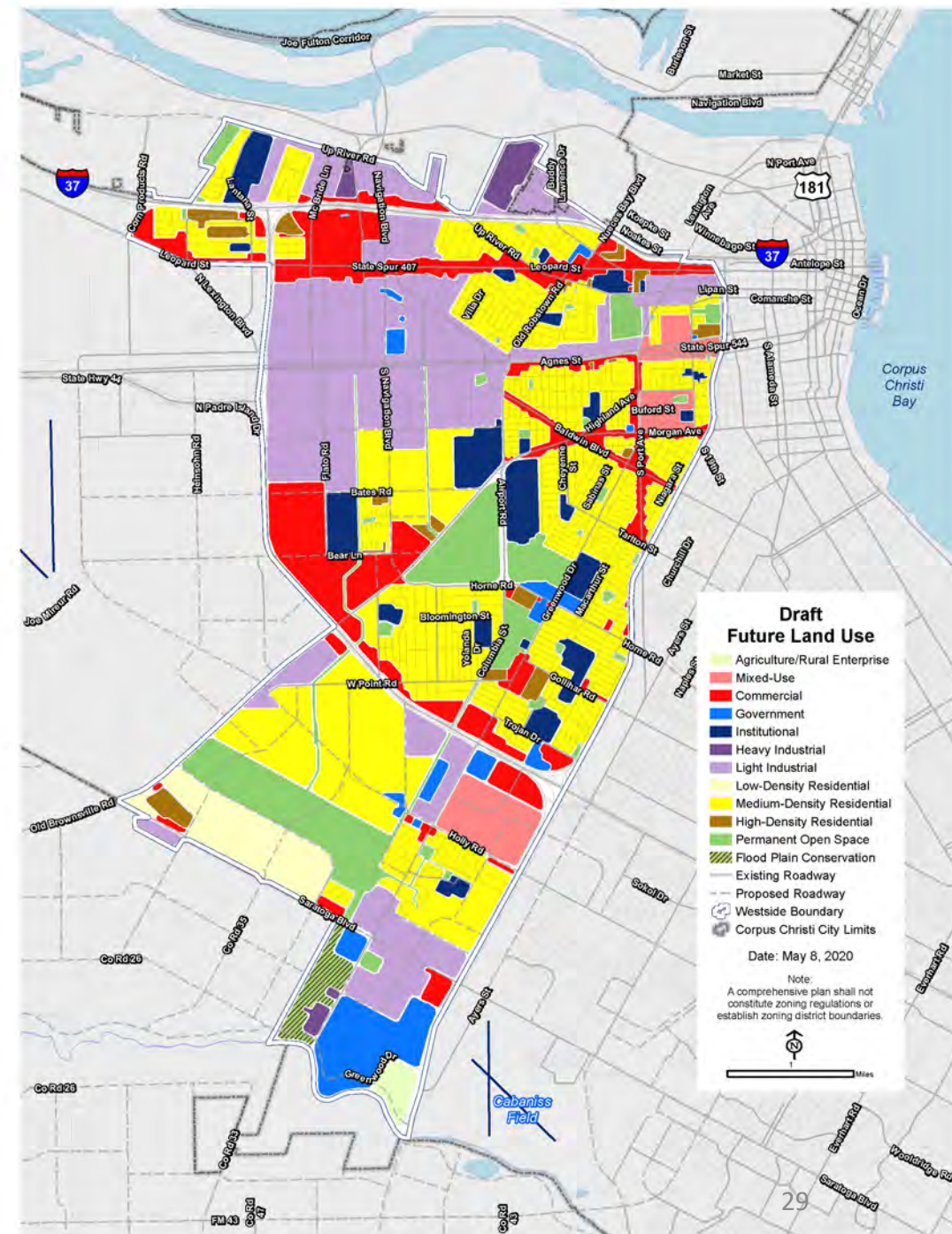
PERMANENT OPEN SPACE

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



Action Items and Public Investment Initiatives Discussion

Example Action Items from Focus Groups

- Identify specific funding opportunities related to the Opportunity Zones.
- Continue to implement the private sector infill home development.
- Encourage the development of flex space in the industrial district.
- Define an area in Westside as an industrial district.
- Update the Urban Transportation Plan map and future Land Use Map to connect land uses with the transportation plan.
- Implementation of on-demand transit option. (Coordinate with RTA)
- Develop a brand identity for the Westside.

Questions

1. What other actions or programs should be included in the plan?

Public Investment Initiatives



Example Public Investment Initiatives from Focus Groups

- Identify locations for lighting improvements.
- Identify locations for gateway enhancements.
- Conduct park improvements at various parks.
- Identify drainage areas to incorporate future trails.
- Improve the Pedestrian crossing near Oak Park. (Current Project)
- Widen right-of-way at Baldwin Blvd. and Morgan Ave. to provide more space for business activity.
- La Volla Creek Drainage Improvement. (Current Project)
- Identify locations for mid-block crossings.

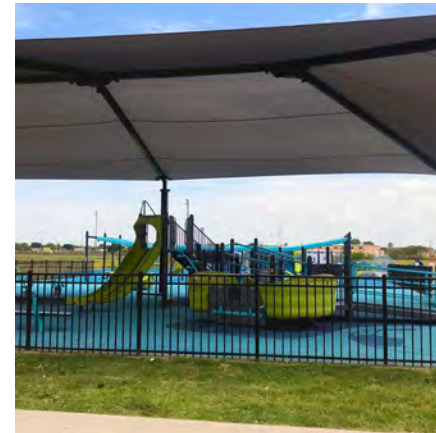
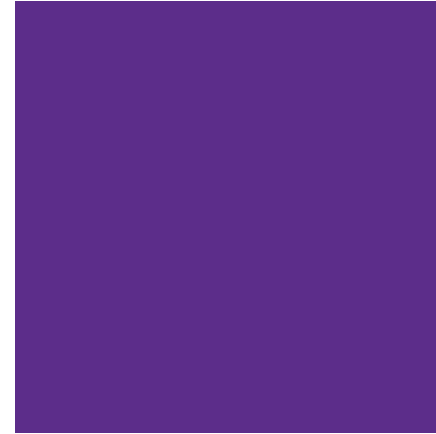
Questions

1. What other projects should be included in the plan?

Next Steps

Next Steps

- ☐ Develop Complete list of Action Items and Public Investment Initiatives.
- ☐ Begin Drafting Report
- ☐ Community Meeting **Spring**
- ☐ Next Committee Meeting in **Spring**



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