

# Sequencing of Area Development Plans



Planning Commission Presentation  
April 19, 2017



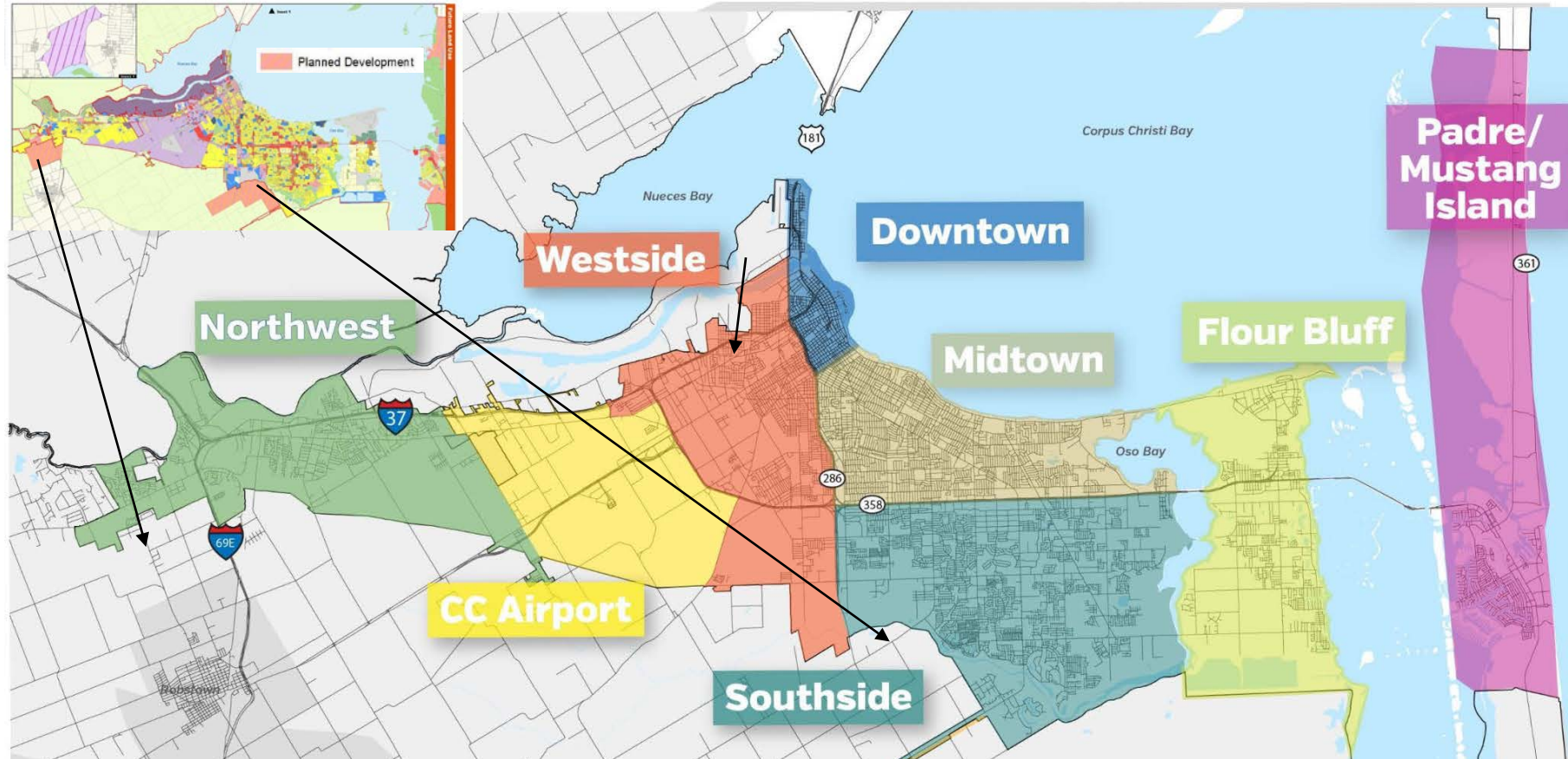
# Planning Districts for ADPs

---

<b>PLAN CC District Name</b>	<b>Previous Planning District Name</b>	<b>Year of Previous Area Development Plan Adoption (Amendments)</b>
1. CC Airport	1. Port/Airport/Violet	1. 1992 (1995)
2. Downtown	2. C.C. Beach & So. Cen./CBD	2. <i>In Progress</i>
3. Flour Bluff	3. Flour Bluff	3. 1993
4. Midtown	4. Southeast	4. 1995
5. Northwest & Northwest OCL	5. Northwest	5. 2001
6. Padre/Mustang Island	6. Mustang-Padre Island	6. 2004 (2017)
7. Southside	7. Southside	7. 1989 (1995, 2000)
8. Southside OCL (London)	8. London	8. 1987
9. Westside	9. Westside	9. 1989 (1995)



# Planning Districts Map





# 2014 Population Estimates

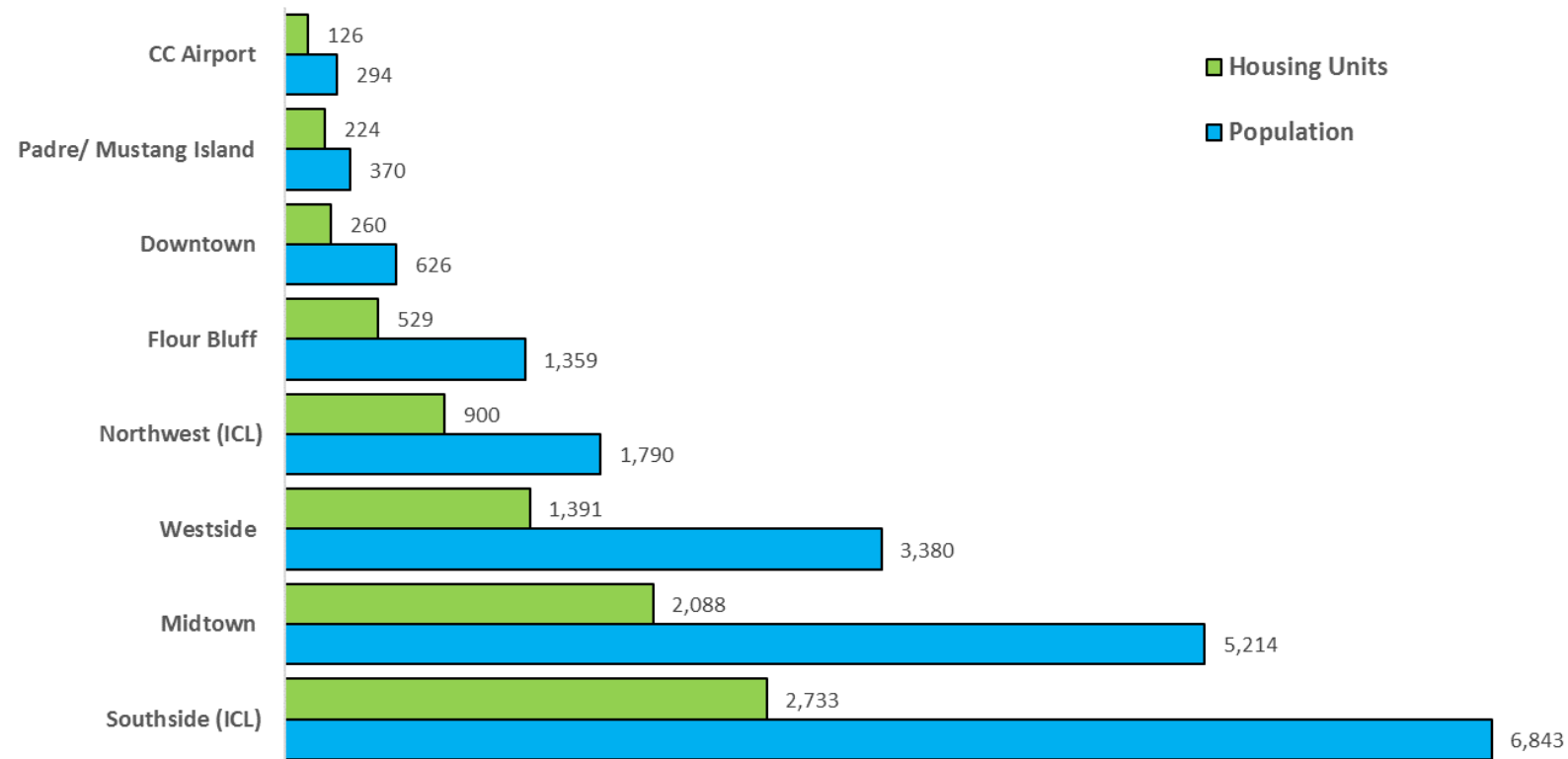
PLAN CC District Name	2014 Population	% of Total Population
Southside (ICL)	108,115	33%
Midtown	90,018	27%
Westside	54,792	17%
Northwest (ICL)	30,189	9%
Flour Bluff	22,876	7%
Downtown	10,761	3%
Padre/ Mustang Island	9,591	3%
CC Airport	3,619	1%
Southside OCL (London)	472	0.1%
Northwest OCL	685	0.2%
<b>Total:</b>	<b>331,118</b>	<b>100%</b>

Sources: 2014 American Community Survey. Corpus Christi Development Services Department, February 2017.



# Population and Housing Growth

Change in Population And Housing Units by Planning District  
2010-2014

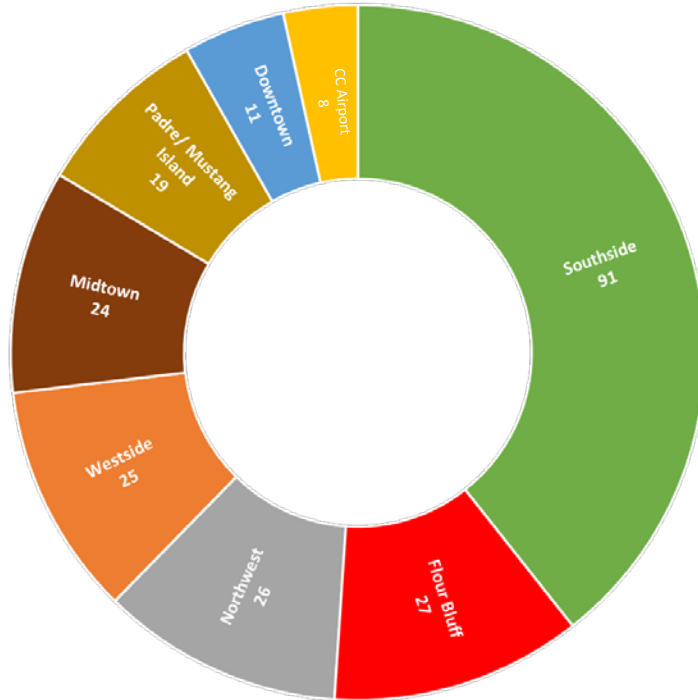


Sources: 2010 Census. 2014 American Community Survey. Corpus Christi Development Services Department, February 2017.

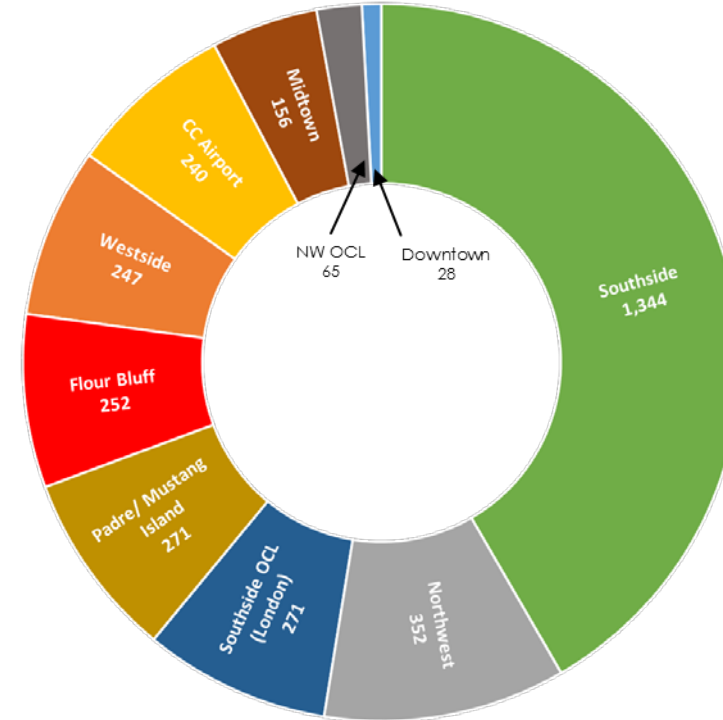


# Zoning and Platting Applications

Zoning Applications January 2012 - March 2016



Total Platted Acreage Recorded January 2012 - March 2016



Note: Projects outside City limits (OCL) do not require zoning applications.  
Sources: Corpus Christi Development Services Department, February 2017.



# Projects Affecting Planning Districts

---

- New Harbor Bridge: **Downtown** and **Westside**
  - TxDOT 286 Extension: **Westside**, **Southside**, and **London (OCL)**
  - Hector P. Garcia Memorial Family Health Center (Memorial Hospital): **Westside**
  - Spohn Shoreline Expansion: **Midtown**
  - Six Points Transportation Improvements: **Midtown**
  - TAMU-CC Momentum Campus: **Midtown**
  - Barisi Village: **Midtown**
  - Del Mar South Campus: **South Side**
  - Park Road 22 Bridge: **Padre Island**
  - Lake Padre Development: **Padre Island**
  - Also Consider if Planning Districts should be evaluated simultaneously
    - ex. **Southside & London**
-



# Staff Work Plan Recommendation

---

- Southside and London ADPs
    - Funds allocated to Southside at time of Plan CC award
    - High growth area
    - Cost savings when background studies conducted concurrently
  - Westside
    - Budget for FY 2017 limited to one additional single ADP
    - Westside has oldest ADP in City limits
    - Revitalization Potential
  - Flour Bluff and Padre Island ADPs
    - Flour Bluff Zoning Cases
    - Active community organizations
    - Padre/Mustang resident and tourism needs
    - Cost savings when background studies conducted concurrently
  - Northwest & Northwest OCL and CC Airport ADPs
  - Midtown
-





# Discussion

---

## Planning Districts

1. CC Airport
2. Downtown
3. Flour Bluff
4. Midtown
5. Northwest & Northwest OCL
6. Padre/Mustang Island
7. Southside
8. Southside OCL (London)
9. Westside