City of Corpus Christi

Westside

AREA DEVELOPMENT PLAN

Planning Commission Public Hearing
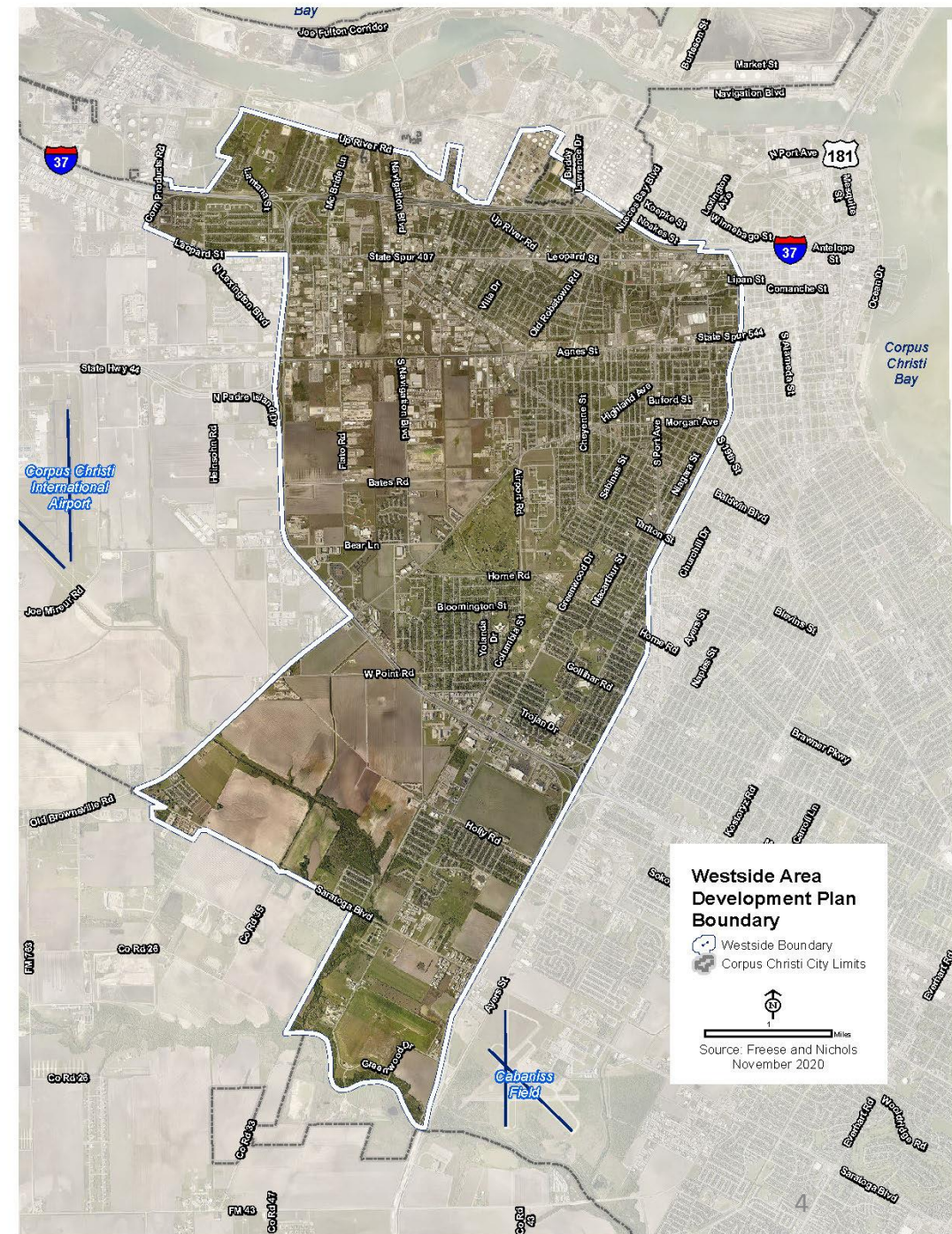**November 16, 2022**

Agenda

1. Project Overview

2. Engagement Summary

3. Future Land Use Map

4. Vision Themes and Policy Initiatives

5. Public Investment Initiatives
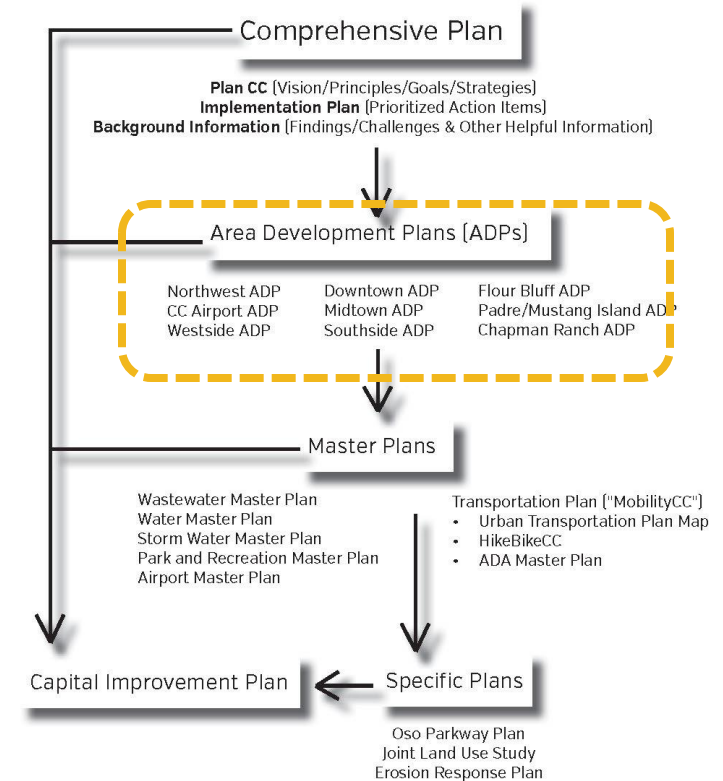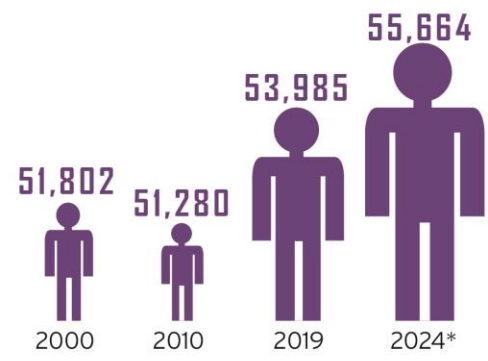
Project Overview

Westside ADP Boundary

Westside Area Development Plan Boundary

Westside Boundary
Corpus Christi City Limits

Source: Freese and Nichols
November 2020

Area Development Plans

❑ Area Development Plans (ADP) are plans for the City's **nine (9) Planning Districts.**

❑ An ADP is similar in content to the City Comprehensive Plan but goes into **more detail** specific to the planning district.

❑ The City Planning Department has been working to **update the ADPs** since 2018. Several, including Westside, had not been updated **since the late 1980s.**
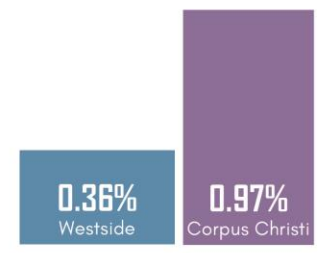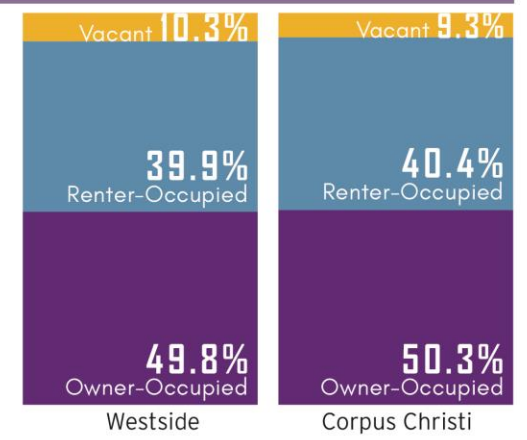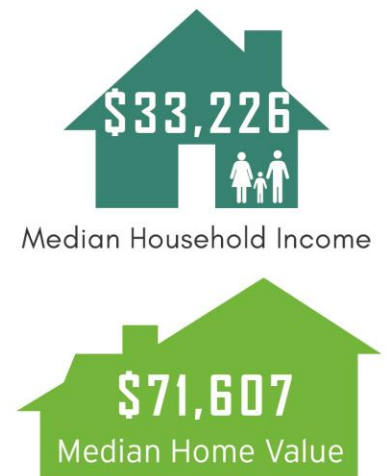

Comprehensive Plan

Plan CC (Vision/Principles/Goals/Strategies)
Implementation Plan (Prioritized Action Items)
Background Information (Findings/Challenges & Other Helpful Information)

Area Development Plans (ADPs)

Northwest ADP   Downtown ADP   Flour Bluff ADP
CC Airport ADP   Midtown ADP   Padre/Mustang Island ADP
Westside ADP   Southside ADP   Chapman Ranch ADP

Master Plans

Wastewater Master Plan   Transportation Plan ("MobilityCC")
Water Master Plan   • Urban Transportation Plan Map
Storm Water Master Plan   • HikeBikeCC
Park and Recreation Master Plan   • ADA Master Plan
Airport Master Plan

Capital Improvement Plan ← Specific Plans

Oso Parkway Plan
Joint Land Use Study
Erosion Response Plan

PLAN CC COMPREHENSIVE PLAN | 11

Demographic Highlights

POPULATION

Population Growth by Year
- 2000: 51,802
- 2010: 51,280
- 2019: 53,985
- 2024*: 55,664

*Projected Population

Average Annual Growth Rate 2000–2019
- Westside: 0.36%
- Corpus Christi: 0.97%

HOUSING (2019)[1]

$33,226 — Median Household Income

$71,607 — Median Home Value

Occupied Housing Units

Westside:
- Vacant 10.3%
- Renter-Occupied 39.9%
- Owner-Occupied 49.8%

Corpus Christi:
- Vacant 9.3%
- Renter-Occupied 40.4%
- Owner-Occupied 50.3%

RACE & ETHNICITY (2019)[1]

- Some Other Race: 16.3%
- Two or More: 2.7%
- Pacific Islander: <0.1%
- Asian: 0.7%
- American Indian: 0.7%
- Black: 7.1%
- White: 72.9%
- Hispanic Origin of Any Race: 86.8%

AGE (2019)[1]

35.7 Median Age
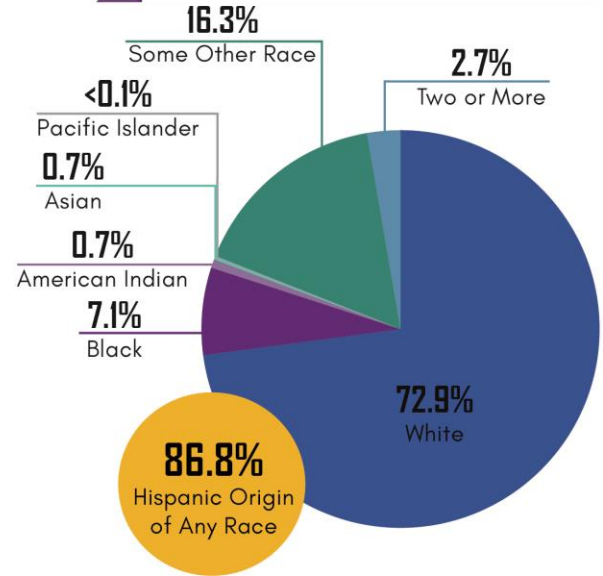
- 0 – 4: 7.4%
- 5 – 14: 14.6%
- 15 – 34: 27.1%
- 35 – 64: 34.4%
- 65 – 84: 14.2%
- 85+: 2.1%
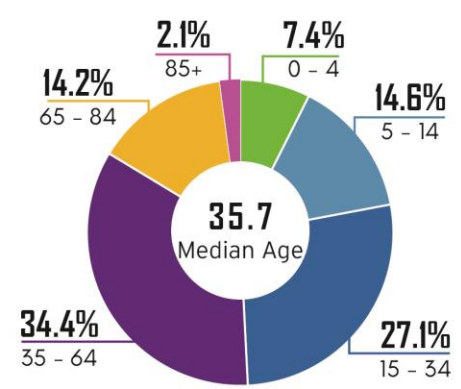
EDUCATIONAL ATTAINMENT 25+ (2019)[1]

- No High School Diploma: 36.8%
- High School Graduate: 35.3%
- Some College: 17.4%
- College or Graduate Degree: 10.5%
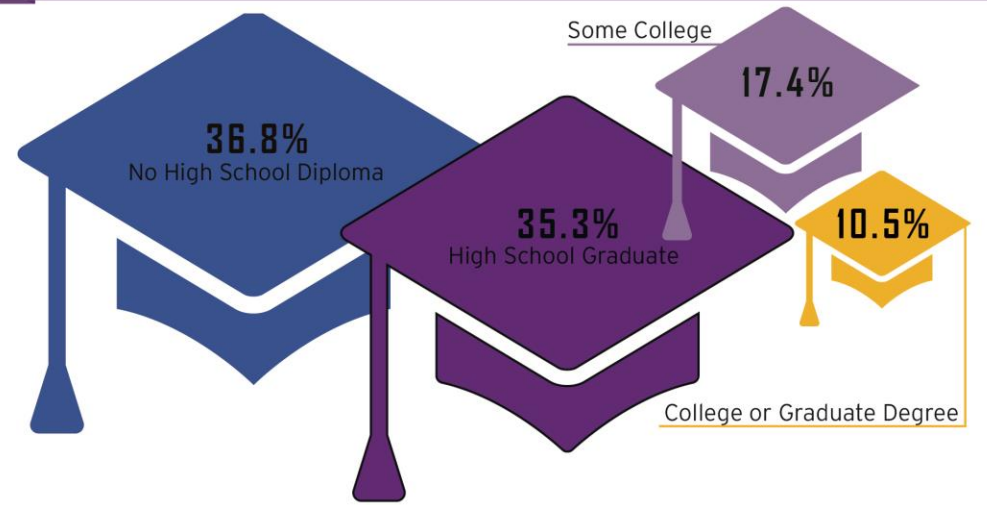
[1]Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2019 and 2024. Esri converted Census 2000 data into 2010 geography.

Timeline of Events and Activities

Fall 2019 Project Kick-Off

Winter 2019 Community Meeting 1

Winter 2020 Online Survey

Winter 2021 Focus Groups

Summer 2022 Community Meeting 2 & Online Survey

Winter 2022 Plan Adoption

Advisory Committee 1

Advisory Committee 2

Advisory Committee 3

Advisory Committee 4

Advisory Committee 5
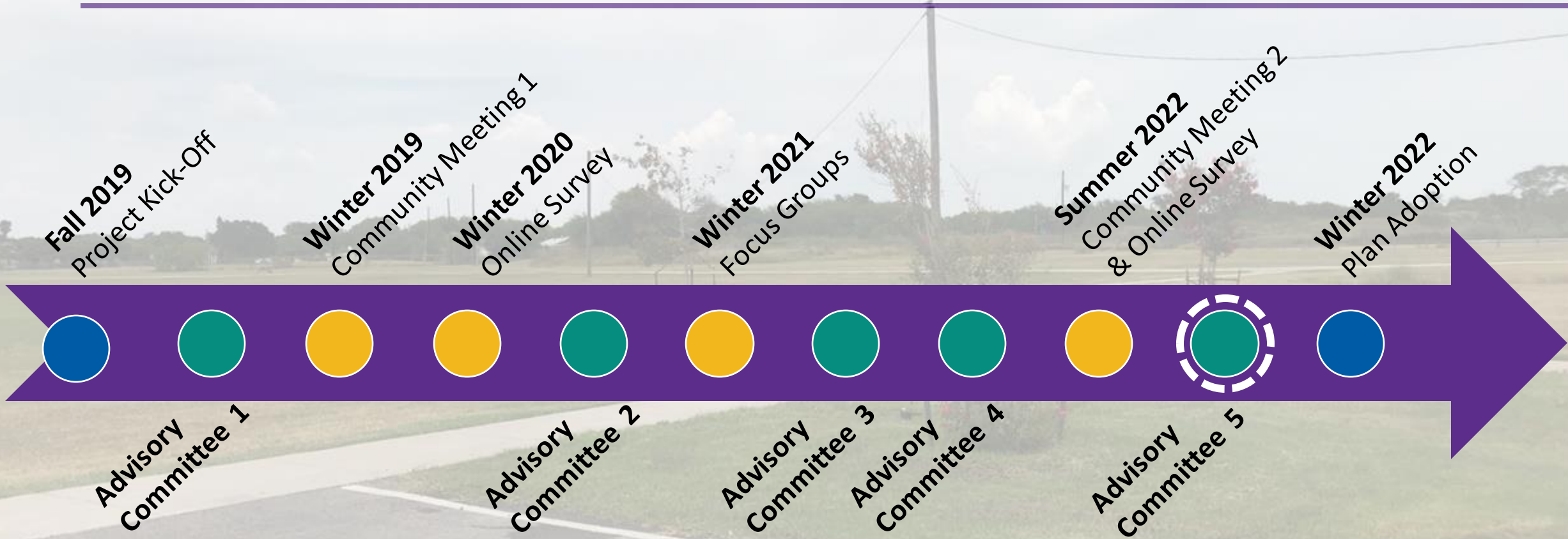
5 Advisory Committee Meetings Throughout Process

Developing Baseline Analysis

Drafting Plan

Finalizing Plan
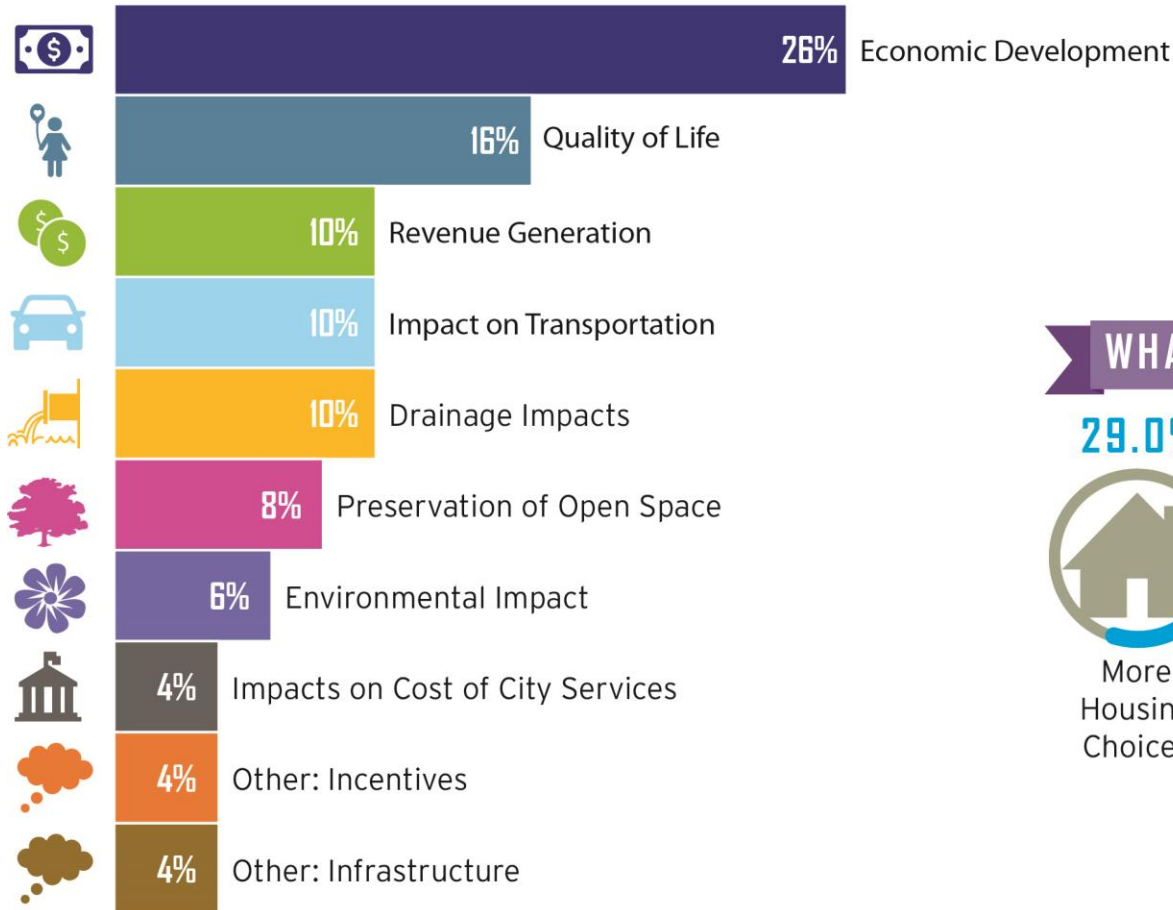
Engagement Summary

1st Open House Summary

WHAT IS THE MOST IMPORTANT FACTOR WHEN CONSIDERING FUTURE IMPROVEMENTS?

- 26% Economic Development
- 16% Quality of Life
- 10% Revenue Generation
- 10% Impact on Transportation
- 10% Drainage Impacts
- 8% Preservation of Open Space
- 6% Environmental Impact
- 4% Impacts on Cost of City Services
- 4% Other: Incentives
- 4% Other: Infrastructure

WHAT IS MISSING MOST IN THE WESTSIDE?

29.0%	19.4%	19.4%	9.7%	9.7%	6.5%	6.5%
More Housing Choices	Mixed-Use	Professional Office/ Employment Opportunities	New Parks and Trails	Shopping Personal Services	Restaurants	Entertainment

1st Online Survey Summary

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

Housing Options

Family-Oriented

Utilities

Environmentally Friendly

Parks and Recreation

326 Participants

76% Respond That They Live in the Westside

Rate Your Priorities

Current Amenities and Services

Public Services Highest Rated

Water Quality is the most Important Environmental Issue

Improving Existing Parks is the MOST needed Recreational Improvement

Single Family Homes are the most needed

Biggest Transportation Challenge is **Public Transportation**

Family-Friendly Amenities are the MOST Needed Entertainment Options

2ⁿᵈ Online Survey Summary

SURVEY DATES:
JUNE 23 - JULY 18, 2022

180
Participants

43%
Respond That They
Live in the Westside

30%
Respond That They
Live & Work in the
Westside

Project Webpage Guest Book

44 Comments Left

Recreational Facilities (18)

Address Safety Issues (14)

Economic Stimulation (10)

Code Enforcement (7)

Street / Infrastructure Repairs (6)

Cultural & Social / Community Facilities (5)

Equitable Housing (5)

Sidewalks / Bike Infrastructure (5)

"More **playgrounds for children** as toddler ages. **More green areas, exercise areas**. Street repairs. **Homeless problems** need to be solved."

"More strict **code enforcement** in the area..."

"We need to bring **more businesses** to the Westside. We have **a lot of land** that can be developed for businesses. We have also slowly **lost schools** such as Cunningham Middle School and Garcia Elementary."

"...**clean** the area of drug-related activity and then put some **housing for middle-class families**..."

Future Land Use Map

What is Future Land Use Planning?

❖ It helps us envision how an area can or should develop in the future.

❖ Informs rezoning decisions.

Why is this important?

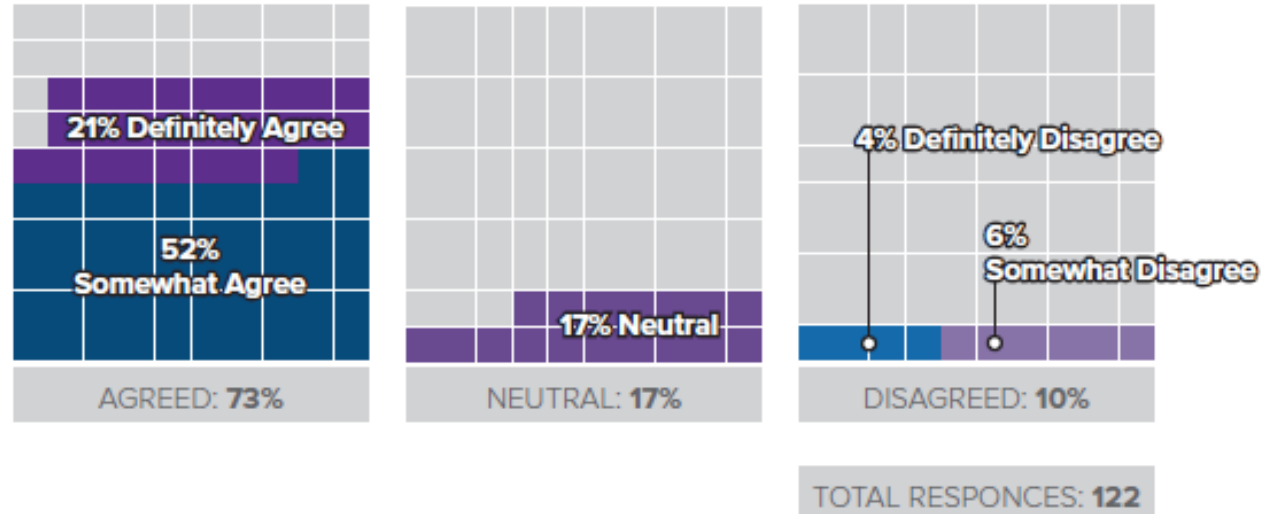❖ Helps to keep development organized

❖ Assists with planning for growth
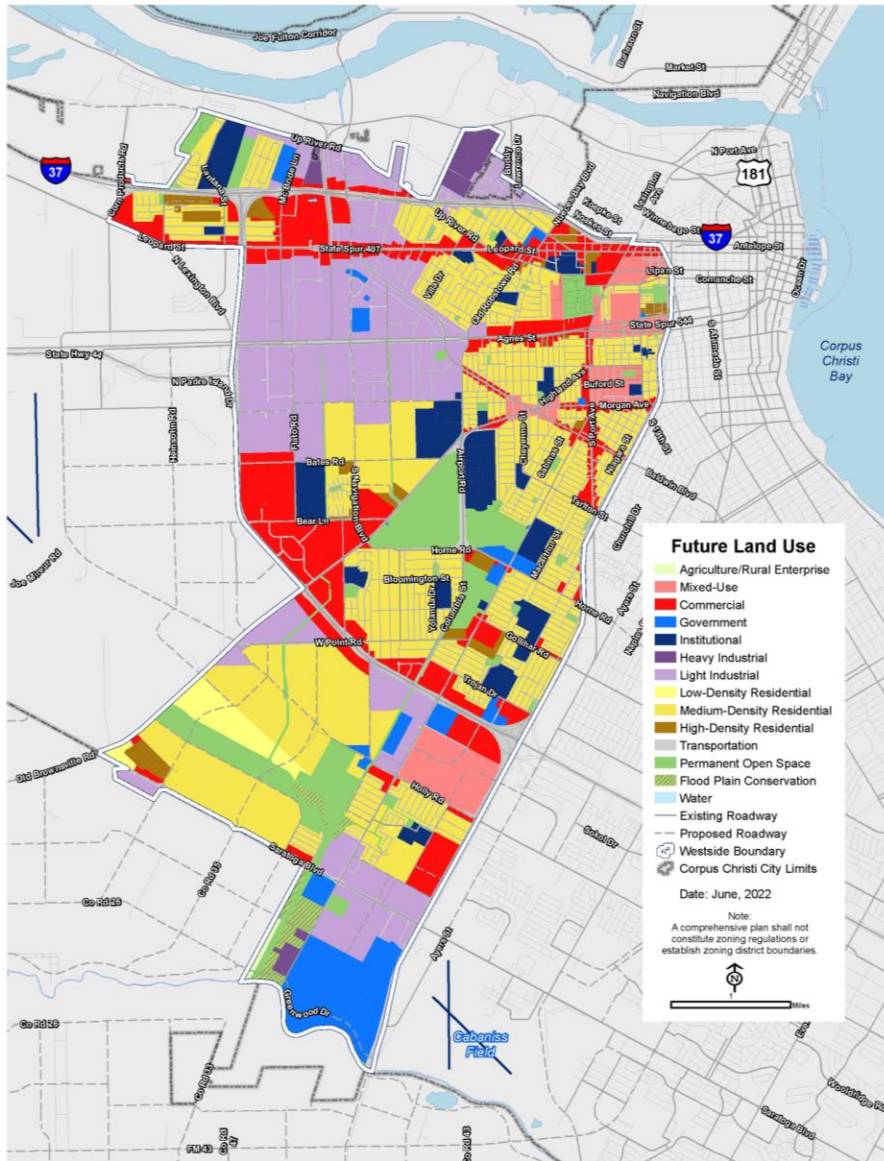
SUPPORT FOR THE FUTURE LAND USE MAP

Do you agree or disagree with the Future Land Use Map?

21% Definitely Agree

52% Somewhat Agree

17% Neutral

4% Definitely Disagree

6% Somewhat Disagree

AGREED: **73%**

NEUTRAL: **17%**

DISAGREED: **10%**

TOTAL RESPONCES: **122**

"This would not help **create a walkable community** or community at all. There should be some **more high-density housing** options too."

"...My business brings in many people from out of town who would enjoy seeing the historic side of our neighborhood improved. Mixed Use zoning would be best for these areas and especially for my business, which has been around since 1933. The Future Land Use Map needs to **be mindful of historical areas**."
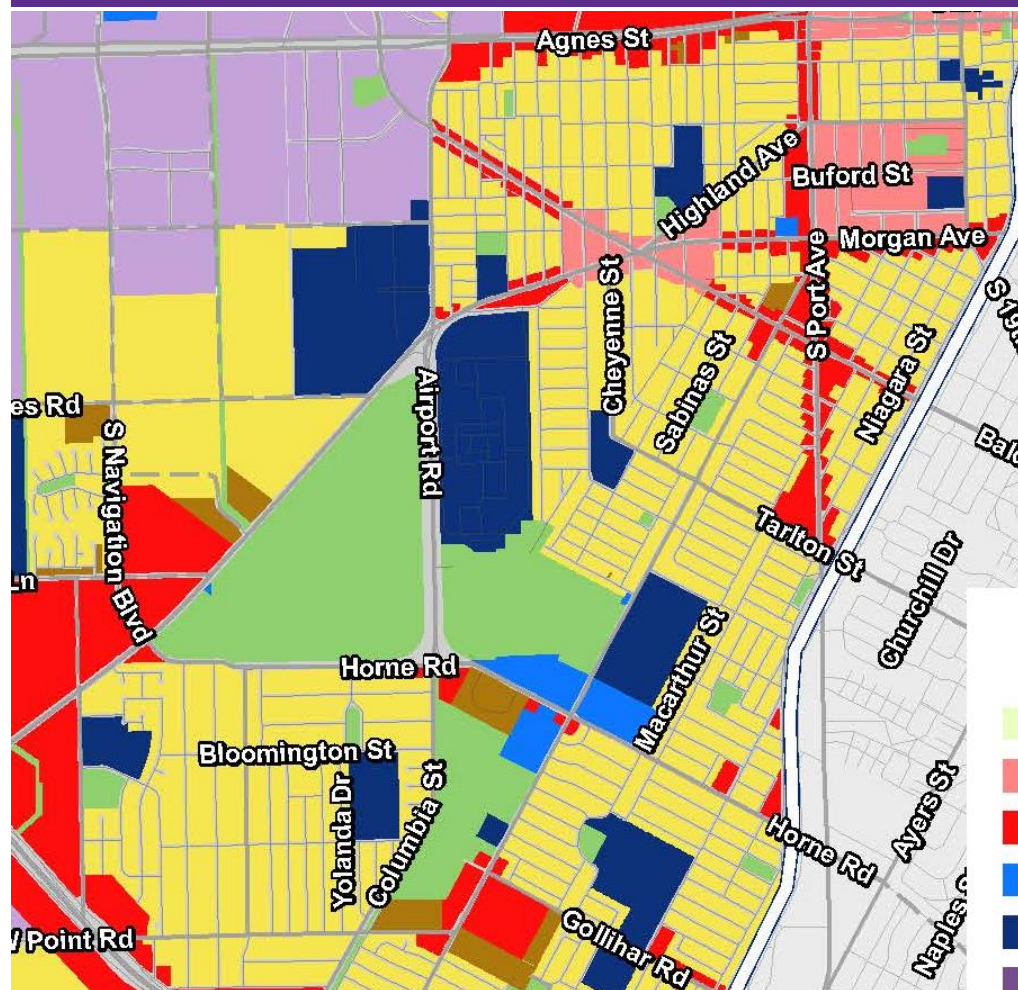
RESIDENTIAL USES *

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

* Where deemed compatible with residential uses and typically at intersections, continue to allow neighborhood retail and personal services in residential areas. Doing so will enable residents without vehicles or the ability to drive to more easily reach services by walking, biking or using wheelchairs.

Vision Themes and Policy Initiatives
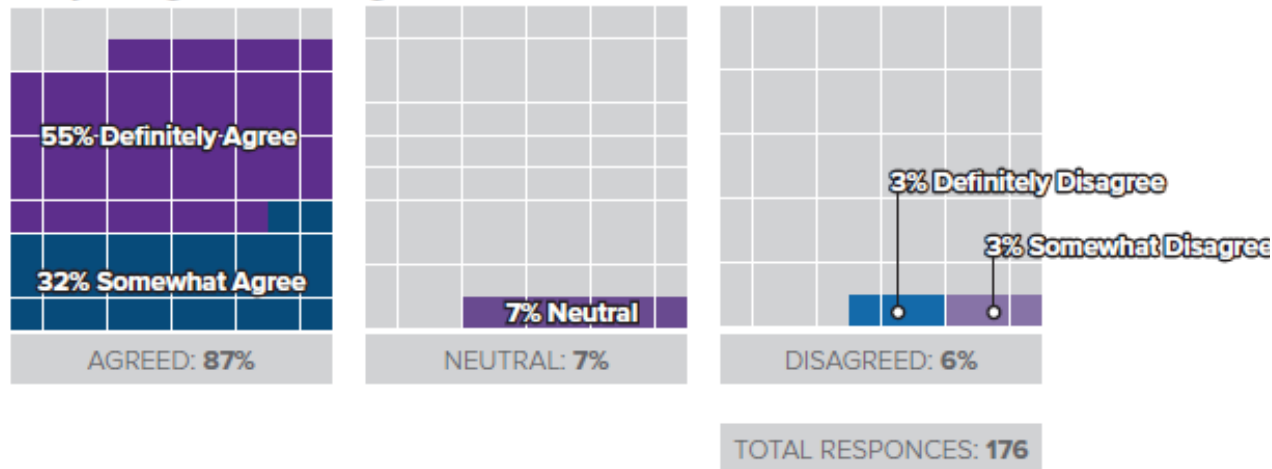
How the Plan is Set Up
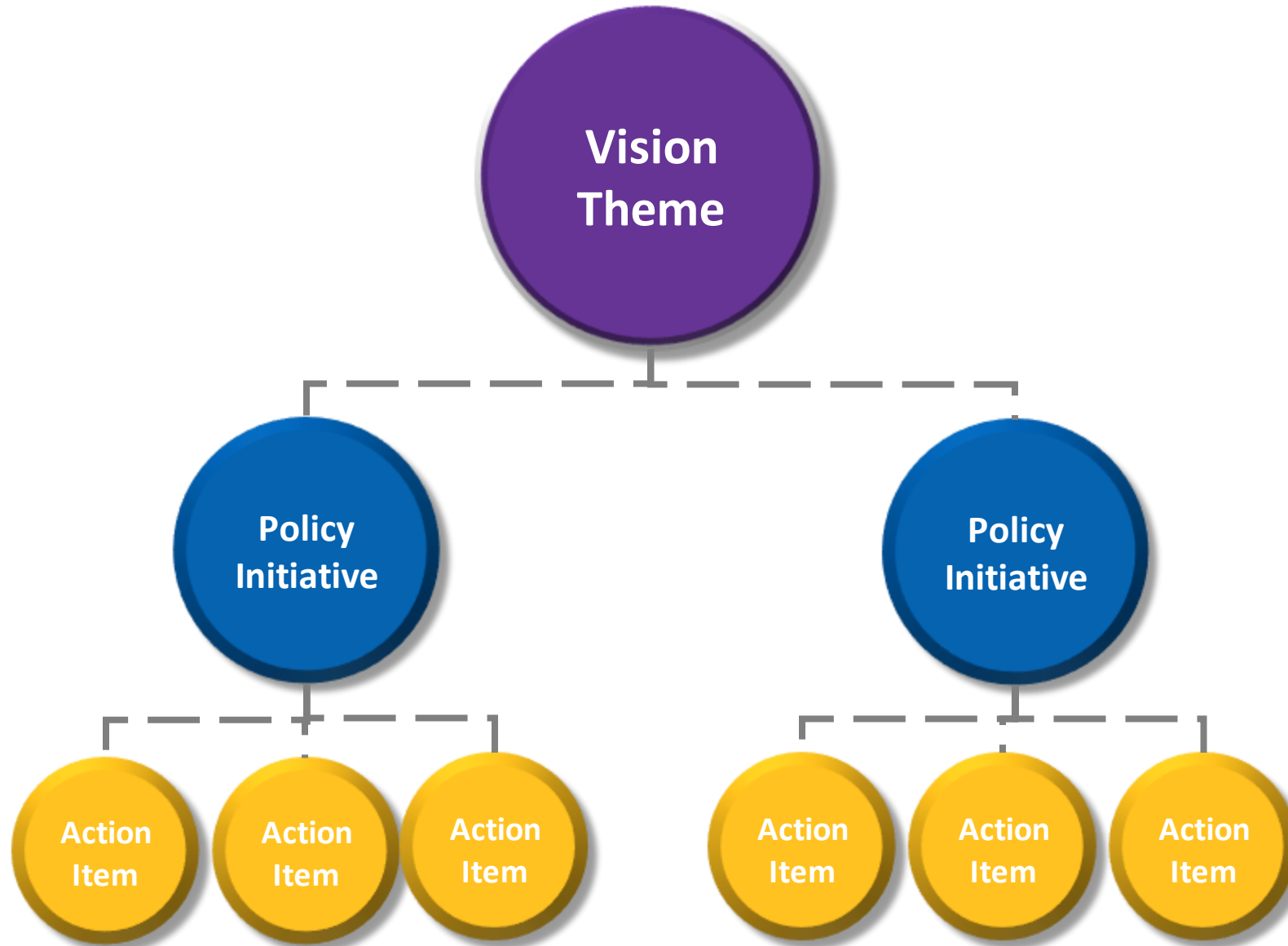
1. Revitalization

West side neighborhoods are invigorated by economic development, preserved and enhanced neighborhoods, and access to job training and educational opportunities.

Vision Themes Comments

1. Revitalization

Do you agree or disagree with the vision statement?

55% Definitely Agree
32% Somewhat Agree
AGREED: **87%**

7% Neutral
NEUTRAL: **7%**

3% Definitely Disagree
3% Somewhat Disagree
DISAGREED: **6%**

TOTAL RESPONCES: **176**

COMMUNITY INPUT

"Restore/Rebuild Older Neighborhoods."

"All the business left Leopard. It use to be good. Make Leopard St. great again."

"There should be protected bicycle lanes along each major corridor..."

"Would love to see growth in my Neighborhood."

"Revitalization can't come at the price of affordability."

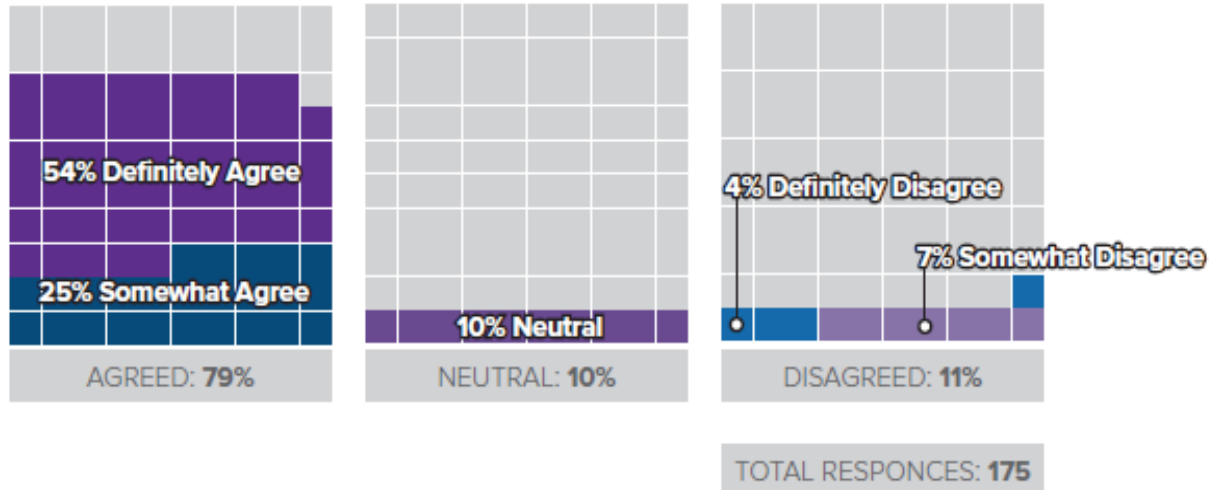"Fix streets/sidewalks to spur re-investment."

2. Culture

The City celebrates the heritage of west side neighborhoods by building on their deep-rooted culture.

Vision Themes Comments

2. Culture

Do you agree or disagree with the vision statement?

54% Definitely Agree

25% Somewhat Agree

AGREED: 79%

10% Neutral

NEUTRAL: 10%

4% Definitely Disagree

7% Somewhat Disagree

DISAGREED: 11%

TOTAL RESPONCES: 175

COMMUNITY INPUT

"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."

My favorite part of the Westside is... "My Home. My Life.", "Tradition", "Family, Diversity"

"Culturally rich community", "Keep the local character", "Cultural heart of the city"

"Protected bike paths and more pedestrian friendly ways to be inclusive of everyone!"
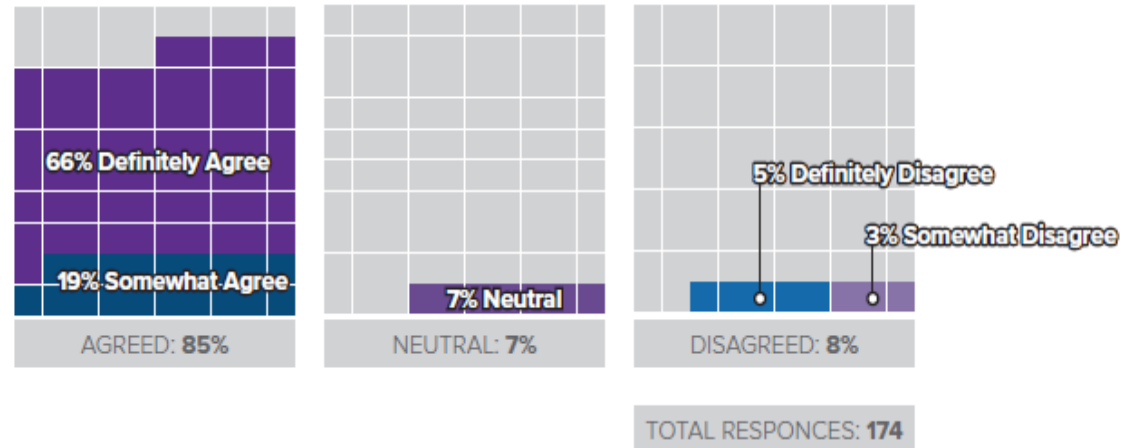
3. Health and Safety

West side neighborhoods are safe, family-oriented communities that support a high quality of life.

Vision Themes Comments

3. Health and Safety

Do you agree or disagree with the vision statement?

66% Definitely Agree

19% Somewhat Agree

AGREED: 85%

7% Neutral

NEUTRAL: 7%

5% Definitely Disagree

3% Somewhat Disagree

DISAGREED: 8%

TOTAL RESPONCES: 174

COMMUNITY INPUT

"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"

"Getting to know fellow neighbors is a great way to build a safe strong neighborhood."

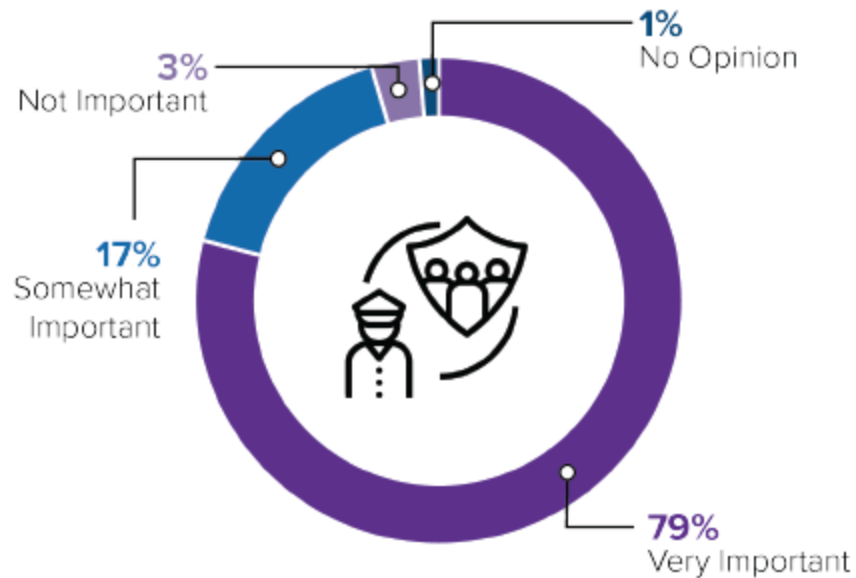"Lighting would support a high quality of life to prevent criminal activity"

"Safe walking paths or sidewalks to school"

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Policy Initiatives and Action Items

1.   Safety (p.28)

Enhance the overall sense of safety through improved programming and environmental design.

1%
No Opinion

3%
Not Important

17%
Somewhat Important

79%
Very Important

OVERALL,
96%, SAY ITS IMPORTANT

TOTAL RESPONCES: **157**

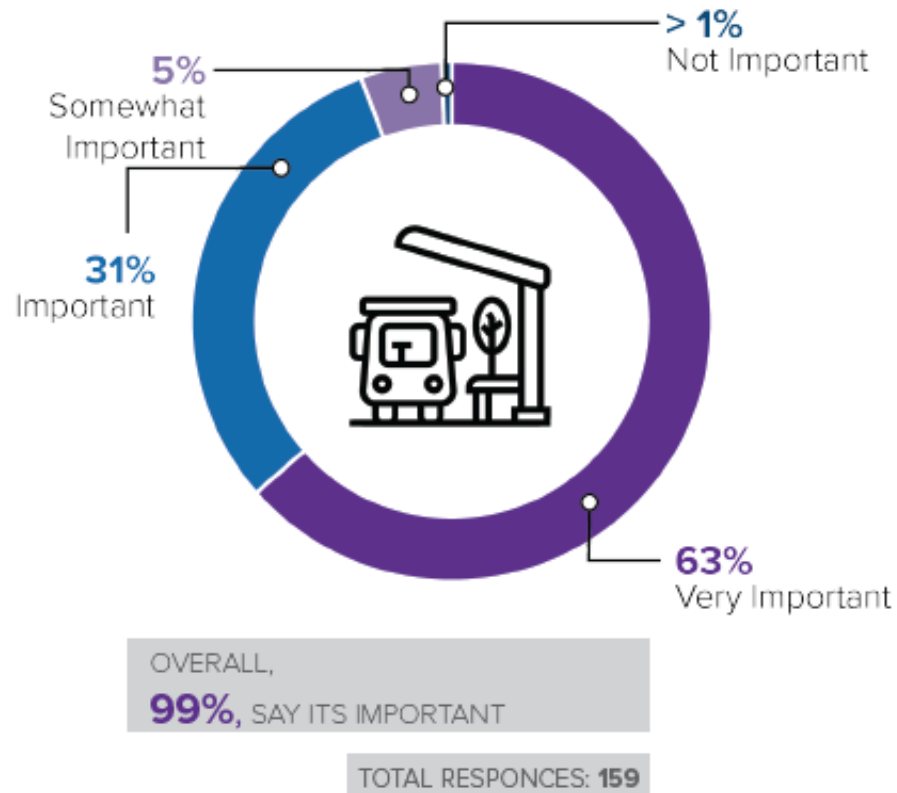*No survey takers selected "Important" as a response

High-Ranking Action Items by Importance

95% Increase **lighting** for safety

94% Implement **Crime Prevention** Through Environmental Design

92% Support programs to assist with **home repair**

91% Support neighborhood **cleanup events**

90% Buy and prepare **abandoned properties** for redevelopment

Policy Initiatives and Action Items

2. Transportation and Drainage (p.31)

Improve transportation and drainage infrastructure to create a safe environment for all road users and mitigate impacts on the community from flooding.

> 1% Not Important
5% Somewhat Important
31% Important
63% Very Important

OVERALL, **99%**, SAY ITS IMPORTANT

TOTAL RESPONCES: **159**
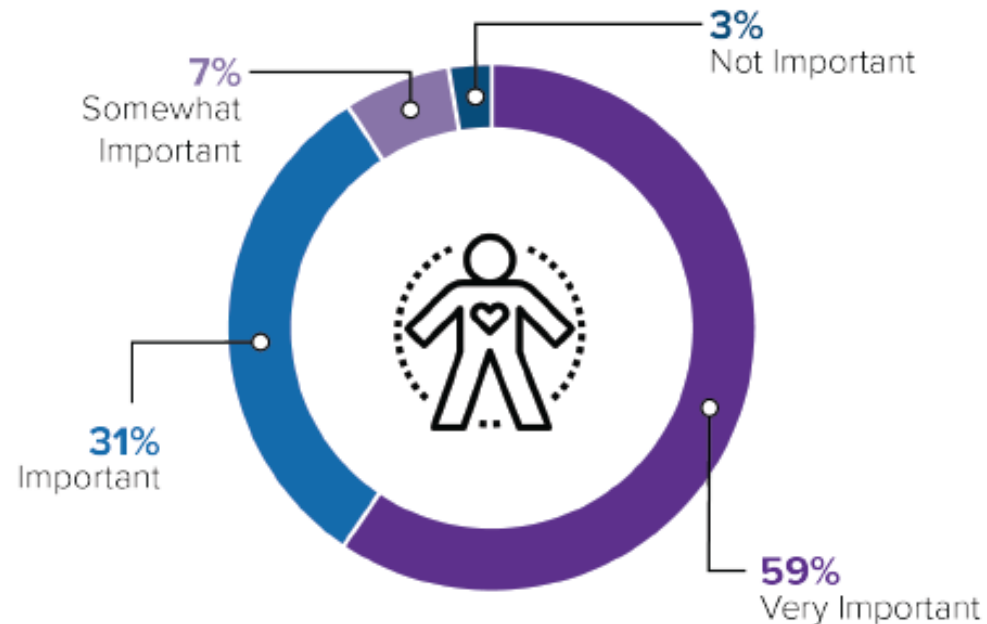
*No survey takers selected "No Opinion" as a response

High-Ranking Action Items by Importance

95% Keep **drainage ditches** free of trash.

93% Create **safe transportation facilities** for all users - bikes, pedestrians, bus riders, and motorized vehicles.

90% Ensure public infrastructure and facility projects of all types — like parks, libraries, and street projects — include improvements to **increase storm water capacity.**

89% Develop the **La Volla Creek** Regional Detention Pond to reduce flooding in Las Colonias and Molina neighborhoods and include park-like features

89% Ensure that priority streets are in the City's Infrastructure Management Plan (**IMP**).

Policy Initiatives and Action Items

3. Healthy Living (p.34)

Improve or expand facilities and programming to support a healthy lifestyle.

3% Not Important

7% Somewhat Important

31% Important

59% Very Important

OVERALL, **97%**, SAY ITS IMPORTANT

TOTAL RESPONCES: **153**

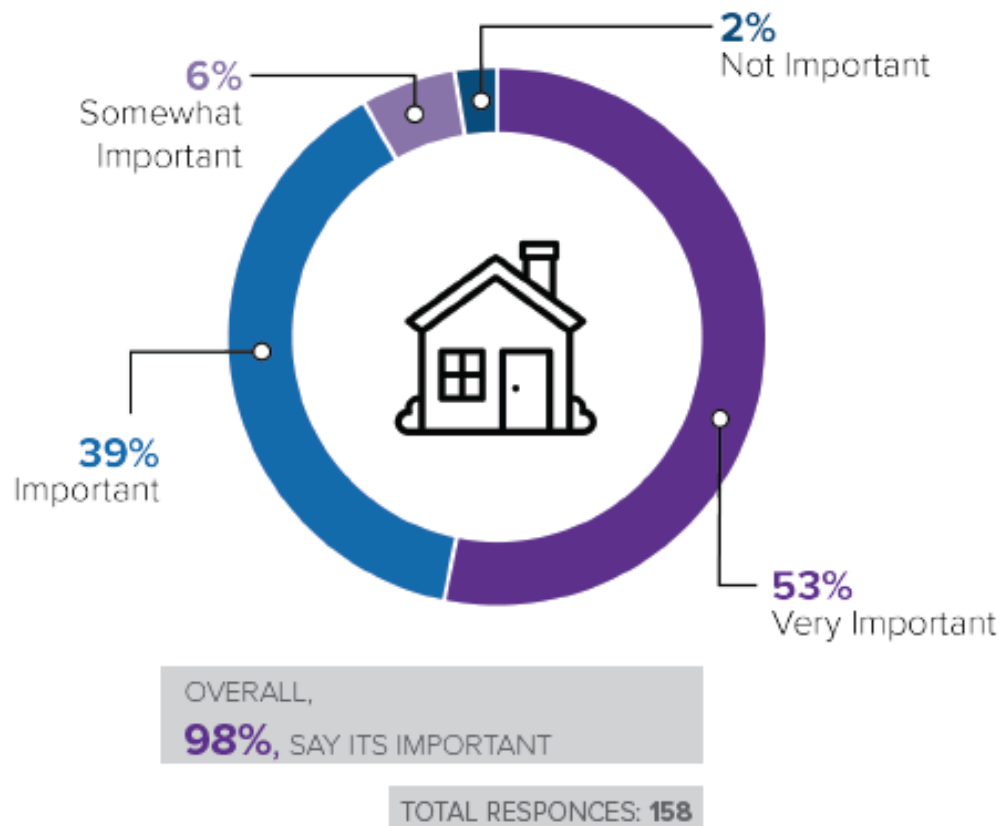*No survey takers selected "No Opinion" as a response

High-Ranking Action Items by Importance

93% Pursue programs that **help kids walk/bike** to school safely

92% Improve **pedestrian connectivity** between neighborhoods, stores, services, and parks.

91% Help ensure residents have access to fresh and **affordable food**.

90% Expand **bike/pedestrian infrastructure** for those who cannot drive

90% Improve **access to healthcare** and social services

Policy Initiatives and Action Items

4. Housing and Neighborhoods (p.37)

Support a variety of housing options and affordability levels to encourage homeownership and sustain the existing housing stock.

2%
Not Important

6%
Somewhat Important

39%
Important

53%
Very Important

OVERALL, **98%**, SAY ITS IMPORTANT

TOTAL RESPONCES: **158**

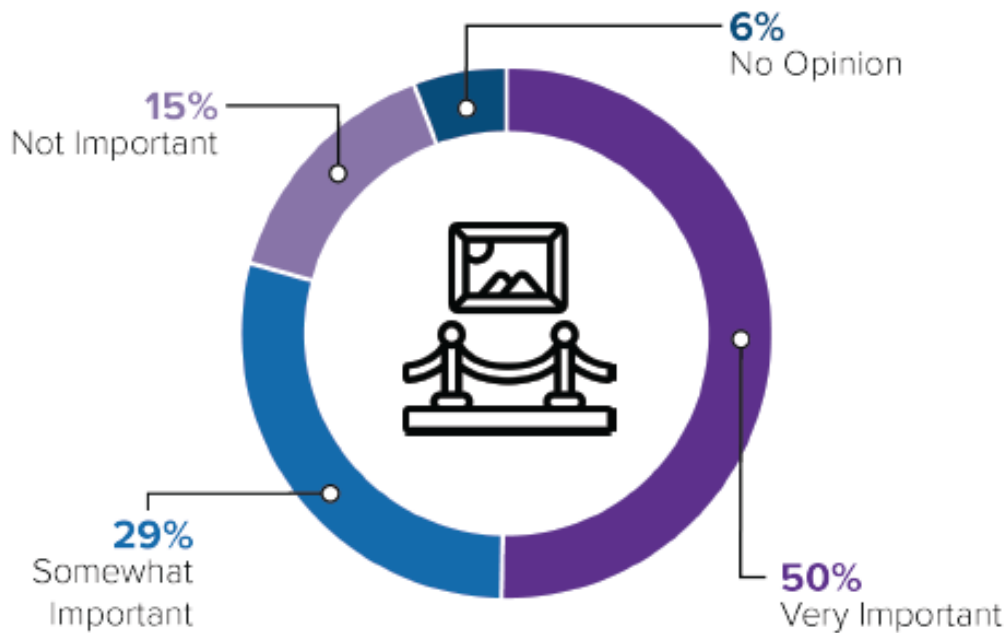*No survey takers selected "No Opinion" as a response

High-Ranking Action Items by Importance

91% **Update codes** to allow more housing types like backyard apartments or new houses in Manufactured Home or Office zoning districts.

86% Support building new homes in existing neighborhoods (**infill**).

86% Improve **drainage** in neighborhoods such as through projects that **reduce run-off** and upsizing deficient storm pipes

85% Implement neighborhood **improvement projects**

84% Protect neighborhoods from **incompatible** commercial or industrial **development**.

84% Incentivize the **rehabilitation** of houses in historic neighborhoods.

5. Culture and History

Preserve, promote, and celebrate the local history and culture of the Westside.

6%
No Opinion

15%
Not Important

50%
Very Important

29%
Somewhat Important

*No survey takers selected "Important" as a response

OVERALL,
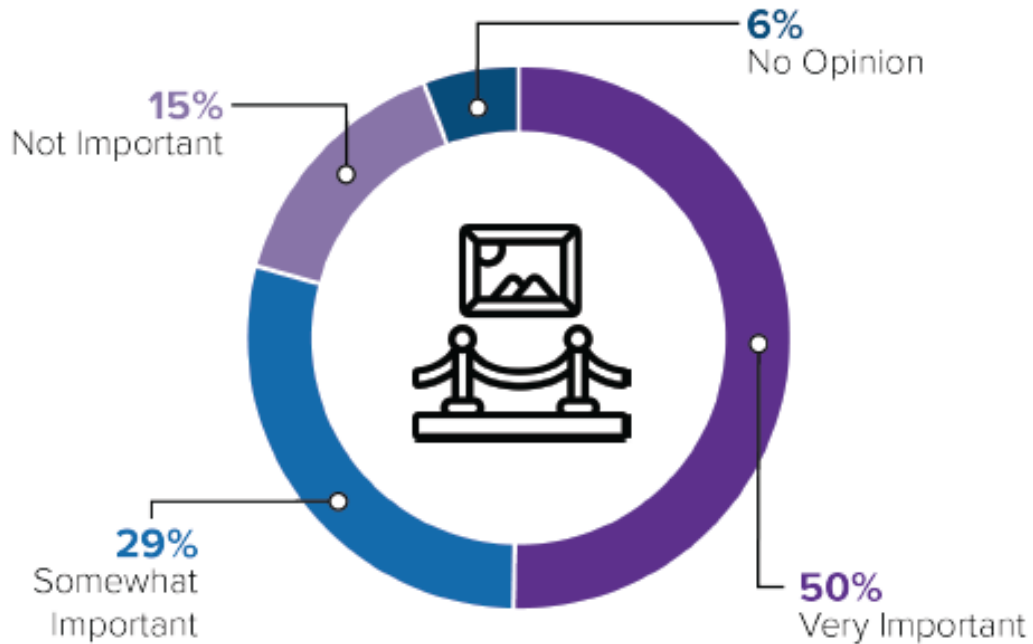**79%**, SAY ITS IMPORTANT

TOTAL RESPONCES: **159**

High-Ranking Action Items by Importance

83% Hold **cultural events** that celebrate the community's heritage in a west side location.

83% Support the physical and **programmatic growth** of the Antonio E. Garcia Arts and Education Center

83% Increase exposure to the **arts**.

80% Identify, preserve, and build upon the city's **historic** west side neighborhoods.

6. Community Services and Programs

Expand public and private community services and programs.

6%
No Opinion

15%
Not Important

29%
Somewhat
Important

50%
Very Important

*No survey takers selected "Important" as a response

OVERALL,
79%, SAY ITS IMPORTANT
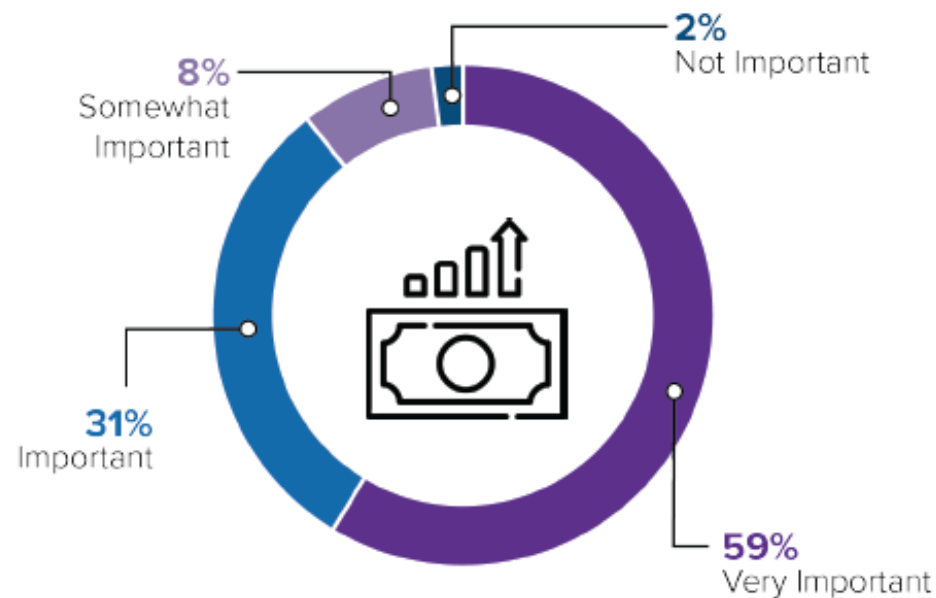
TOTAL RESPONCES: **159**

High-Ranking Action Items by Importance

94% Increase **access to youth programs** through schools and non-profits.

90% Continue programs that improve conditions for those experiencing **homelessness**.

87% Partner with local churches, non-profits and leaders to **promote community services/** resources.

Policy Initiatives and Action Items

7. Economic Development

Foster an environment for economic development that attracts new businesses, increases employment, and revitalizes or enhances existing commercial and industrial areas.

2% Not Important

8% Somewhat Important

31% Important

59% Very Important

OVERALL, **98%**, SAY ITS IMPORTANT

TOTAL RESPONCES: **150**

*No survey takers selected "No Opinion" as a response

High-Ranking Action Items by Importance

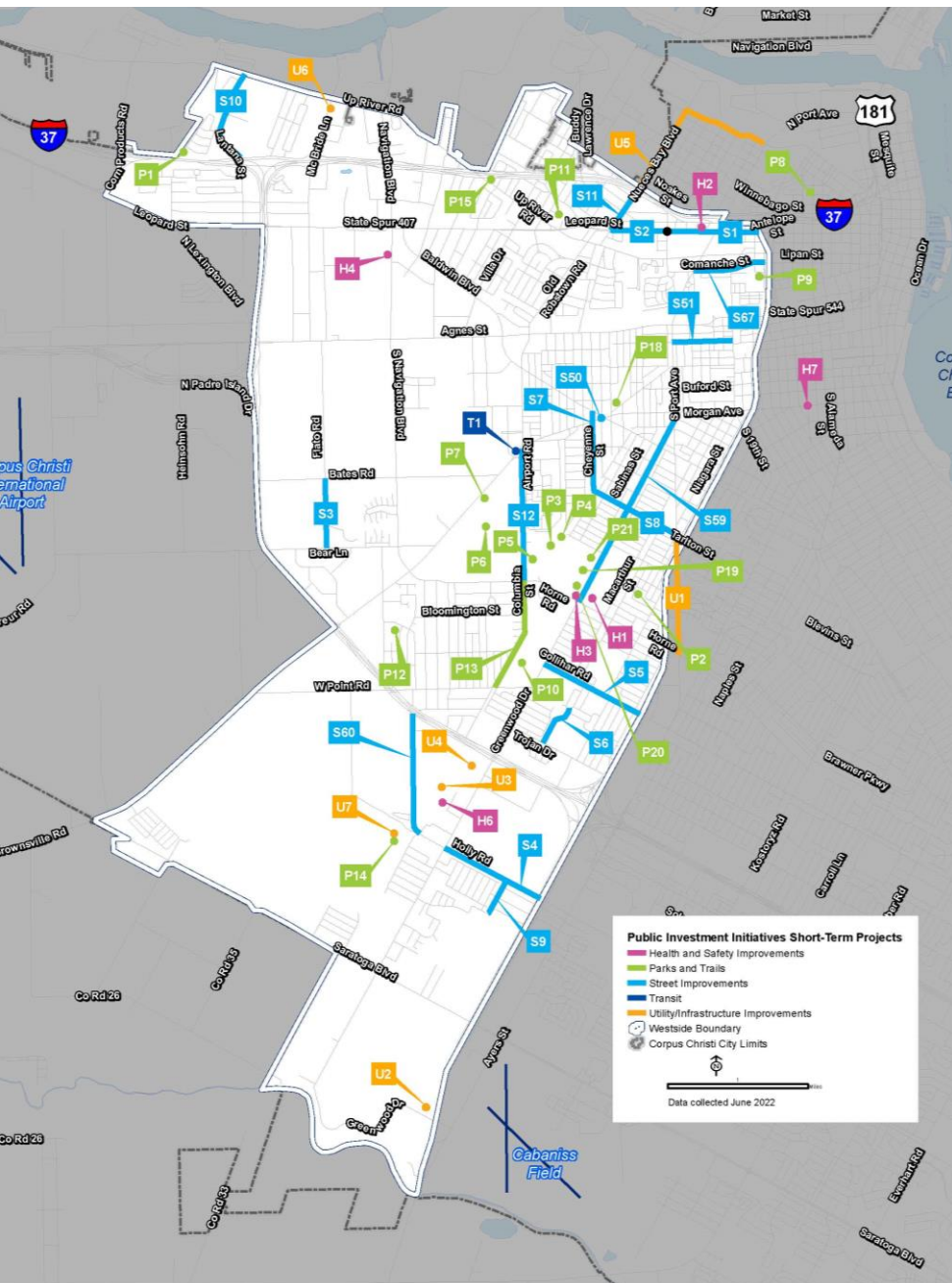**89%** Attract and **incentivize investment** and job creation in the west side area.

85% **Expand water and wastewater** infrastructure to undeveloped areas of the westside district

82% Support **public markets** and along accessible routes.

80% Help provide resources to **small businesses**.

# Public Investment Initiatives

Public Investment Initiatives

SHORT-TERM (1-5 YEARS)

#	PROJECT NAME
	TRANSIT IMPROVEMENTS
T1	FY24 Westside Station near Del Mar College West Campus
	HEALTH AND SAFETY IMPROVEMENTS
H1	Public Health Department Building Improvements
H2	Former Frost Bank Renovations for Development Services, Fire Headquarters & Emergency Operations Center
H3	Fire Station #10 Demolition and Replacement
H4	Fire Station #9 Demolition and Replacement
H6	Police Property Warehouse Renovation
H7	Fire Station #3 Demolition and Replacement
	PARK AND TRAIL IMPROVEMENTS
P1	Academy Park (District 1 Parks)
P2	Temple Park (District 2 Parks)
P3	Salinas Park (District 3 Parks)
P4	Salinas Park Neighborhood Connections
P5	Salinas Park Sports Field Lighting
P6	Gabe Lozano Golf Course
P7	Gabe Lozano Golf Course Club House Improvements
P8	Harbor Bridge Parks Mitigation
P9	Ben Garza Park (Harbor Bridge Mitigation & Support Projects)
P10	Sports Field Improvements (Greenwood Park)
P11	Oak Park Recreation Center
P12	Westhaven Park Improvements
P13	Dr. Hector P. Garcia Hike and Bike Trail Along Ditch
P14	La Volla Creek Detention Pond Recreational Amenities
P15	Oak Park Entrance Enhancement on I-37
P18	Joe Garza Rec Center/Zavala Senior Center Multi-Generational Facility
P19	Universal League Field Improvements
P20	Westside Pony Field Improvements

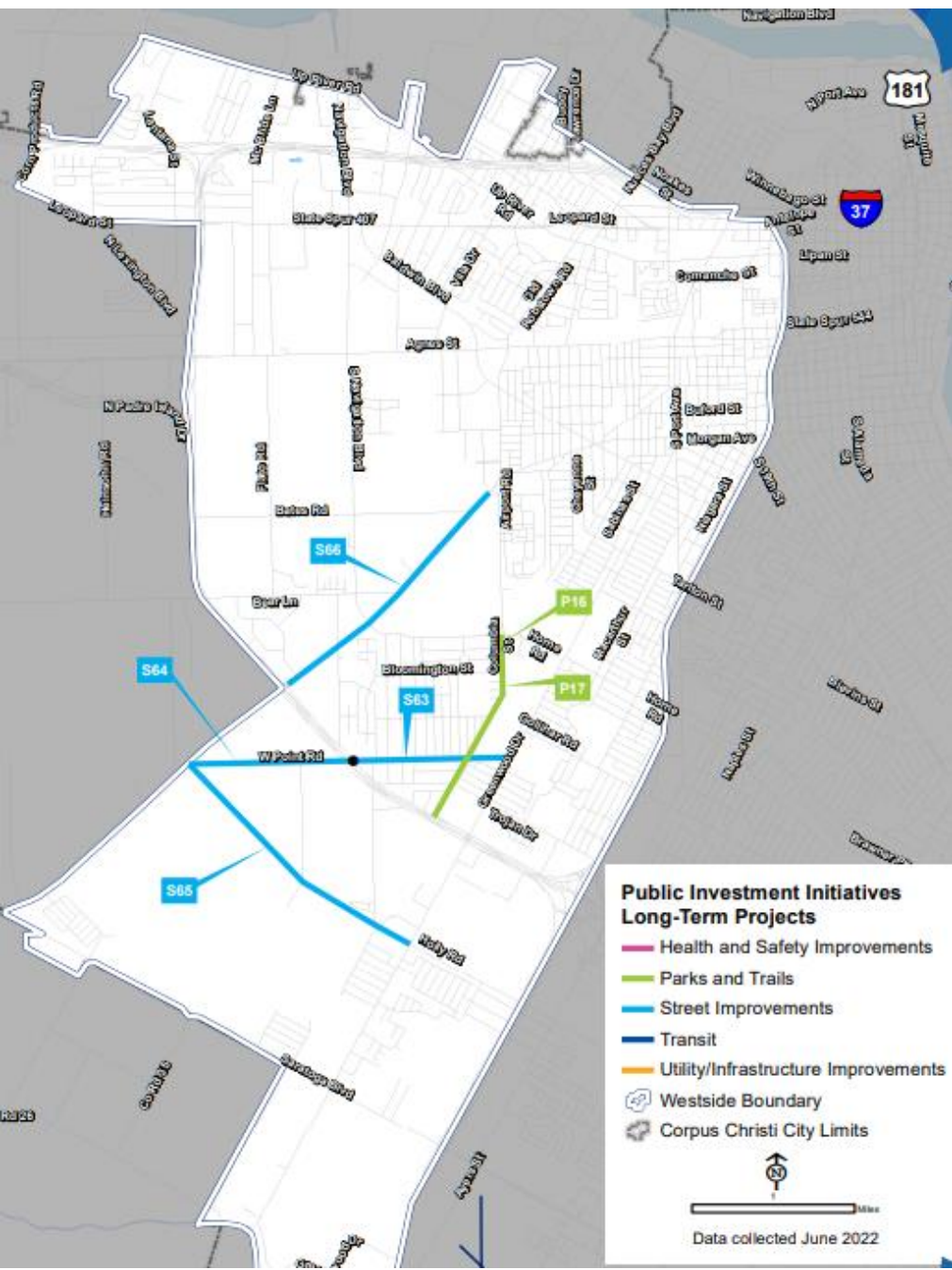| #	PROJECT NAME
P21	Sparkling City Field Improvements
	STREET IMPROVEMENTS
S1	Leopard Street (Crosstown Expwy. to Palm Dr.)
S2	Leopard Street (Palm Dr. to Nueces Bay Blvd.)
S3	Flato Road (Bates Road to Bear Ln.)
S4	Holly Road (Crosstown Expwy. to Greenwood Dr.)
S5	Gollihar Road (Crosstown Expwy. to Greenwood Dr.)
S6	Castenon Street (Trojan Dr. to Delgado St.)
S7	Cheyenne Street (Baldwin Blvd. to Tarlton St.)
S8	Tarlton Street (Port Ave. to Cheyenne St.)
S9	Martin Street (Holly Rd. to Dorado St.)
S10	Lantana Street (IH 37 to Up River Rd.)
S11	Nueces Bay Boulevard (Leopard St. to IH 37)
S12	Airport Road (Morgan Ave. to Horne Rd.)
S50	Baldwin/Morgan Intersection Evaluation
S51	Mary Street Crime Prevention Evaluation
S52	Street Lighting Assessment*
S59	Greenwood Drive Preliminary Design (Port Ave. to Horne Rd.)
S60	Bush Street (S. Padre Island Dr. to Holly Rd.)
S67	Lipan Street Sidewalk and Traffic Improvements
	UTILITY/INFRASTRUCTURE IMPROVEMENTS
U1	Port Avenue Water Line Replacement
U2	JC Elliott Landfill & Transfer Station Improvements
U3	Drainage Culvert Improvements for Molina
U4	Greenwood Wastewater Treatment Plant Improvements
U5	Nueces Bay Blvd & Poth Lane - Water line
U6	McBride Lift Station and Force Main Improvements
U7	La Volla Creek Regional Detention Pond

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Public Investment Initiatives
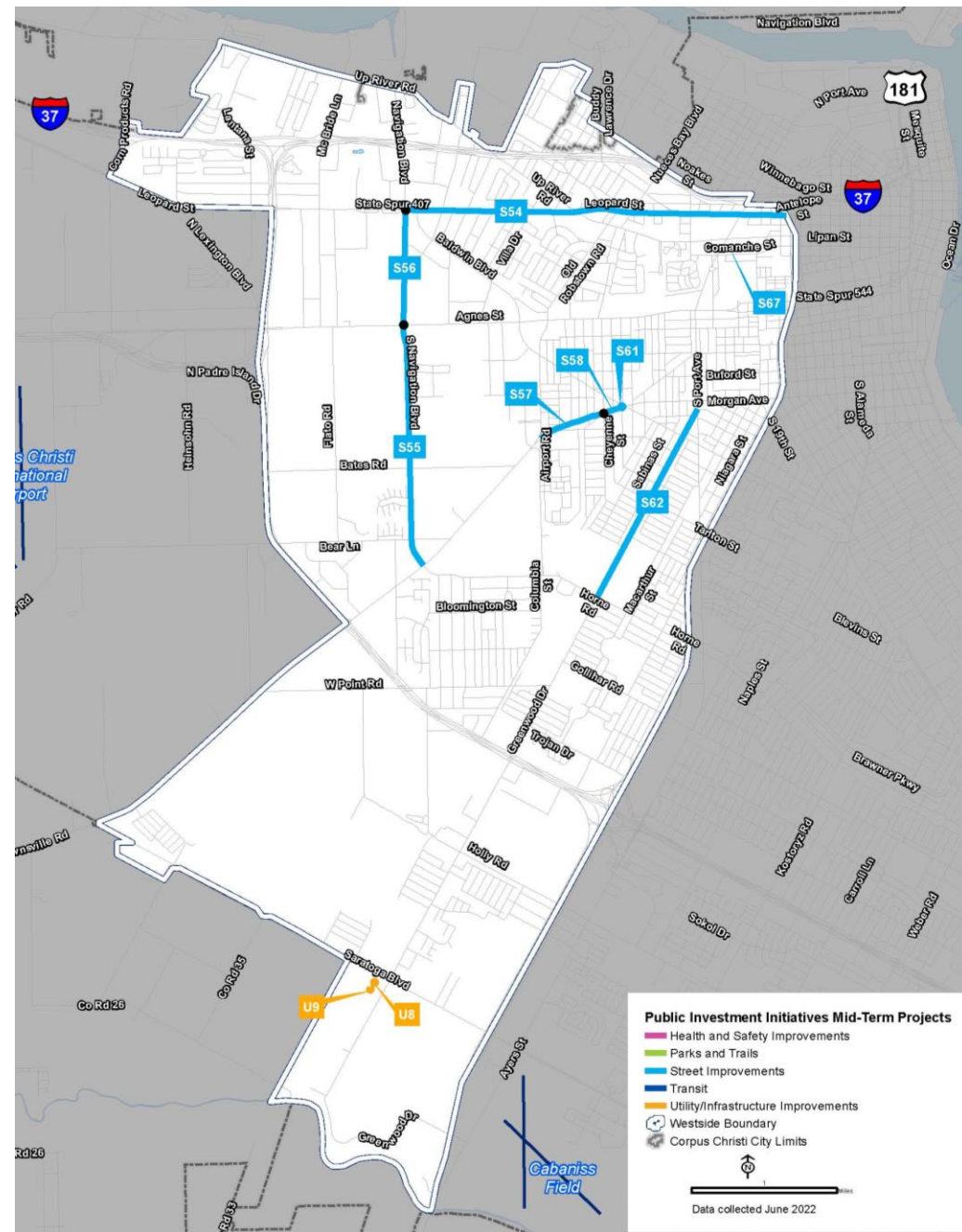
MID-TERM (6-10 YEARS)

#	PROJECT NAME
	TRANSIT IMPROVEMENTS
T2	Add Bus Service to Salinas Park*
	STREET IMPROVEMENTS
S54	Leopard Street N & S (Navigation Blvd. to SPID)
S55	Navigation Boulevard (Old Brownsville to Agnes St.)
S56	Navigation Boulevard (Agnes St. to Leopard St.)
S57	Morgan Avenue (Virginia Ave. to Airport Rd.)
S58	Morgan Ave (Baldwin Blvd. to Virginia Ave.)
S61	Morgan Ave./Baldwin Ave. Intersection Reconstruction
S62	Greenwood Dr. Reconstruction (Port Ave. to Horne Rd.)
	UTILITY/INFRASTRUCTURE IMPROVEMENTS
U8	Greenwood Wastewater Treatment Plan Process Upgrade (DAF and Odor Control)
U9	Greenwood Wastewater Treatment Plant Expansion

*Project Not Mapped

Public Investment Initiatives

Public Investment Initiatives Long-Term Projects
- —— Health and Safety Improvements
- —— Parks and Trails
- —— Street Improvements
- —— Transit
- —— Utility/Infrastructure Improvements
- 🅟 Westside Boundary
- ⌂ Corpus Christi City Limits

Data collected June 2022

LONG-TERM (10+ YEARS)

#	PROJECT NAME
PARK AND TRAIL IMPROVEMENTS	
P16	Purchase Property at Southeast Corner of Horne Rd. and Columbia St. to Improve Park Access
P17	Upgrade Columbia Ditch in Park Areas to Grass-lined & Reconstruct Pedestrian Bridges
STREET IMPROVEMENTS	
S63	West Point Road (Greenwood to S. Padre Island Dr.)
S64	West Point Road (S. Padre Island Dr. to Old Brownsville Rd.)
S65	Holly Road Extension (Greenwood Dr. to Old Brownsville Rd.)
S66	Feasibility Study for Old Brownsville Rd. (SPID to Airport Rd.)
UTILITY/INFRASTRUCTURE IMPROVEMENTS	
U10	Develop and Install a Solar Array to Benefit the Community and Counter Rising Energy Costs*

*Project Not Mapped

Recommendation

- Staff recommends adoption
- Project Advisory Committee recommends adoption

Next Steps

- Receive Planning Commission's Recommendation
- City Council Public Hearing for adoption

Visit the Project Website at
CreatingCC.com/Westside