



**AGENDA MEMORANDUM**  
Planning Commission Public Hearing of November 16, 2022

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**DATE:** November 8, 2022

**TO:** Al Raymond, Director of Development Services

**FROM:** Dan McGinn, AICP, Director of Planning  
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Westside Area Development Plan
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**CAPTION:**

Public Hearing for the adoption of a new Westside Area Development Plan, an element of the Plan CC Comprehensive Plan, rescinding the former Westside Area Development Plan adopted by ordinance #22166; and amending the Plan CC Comprehensive Plan.

**SUMMARY:**

The Westside Area Development Plan (Plan) is an element of the City's Comprehensive Plan, designed to provide guidance and direction for the future of this 22-square-mile planning district, which includes the urban neighborhoods located west of the Crosstown Expressway (SH 286) and generally between Interstate 37 to the north and the Oso Creek to the south. This Plan contains vision themes, policy initiatives, action items, public investment initiatives, and a future land use map. It will replace the previous Westside Area Development Plan, which was originally approved in 1989. Staff recommends the adoption of this Plan.

**BACKGROUND AND FINDINGS:**

The City of Corpus Christi engaged the Freese and Nichols planning consultant team to evaluate current conditions, future opportunities, and develop a city plan that will direct public investment, guide future development, and create positive momentum in the Westside planning district.

**The following content is included in the Westside Area Development Plan:**

Introduction

- Development of the Plan
- Demographics
- Public Engagement Process
- Online Survey Summary

### Future Land Use Map

The Future Land Use Map serves as a guide to future zoning and development decisions and provides a foundation to support the vision and recommendations of the plan.

### Vision Themes

Three vision themes lay the foundation for the Plan and describe a collective community vision for the future of the Westside planning district. The three vision theme topics are:

- Revitalization
- Culture
- Health and Safety

### Policy Initiatives and Implementation

The Plan contains seven policy initiatives that serve to organize the action items around a common goal that would help the City achieve the community vision. The seven policy initiatives are:

1. Enhance the overall sense of safety through improved programming and environmental design.
2. Improve transportation and drainage infrastructure to create a safe environment for all road users and mitigate impacts on the community from flooding.
3. Improve or expand facilities and programming to support a healthy lifestyle.
4. Support a variety of housing options and affordability levels to encourage homeownership and sustain the existing housing stock.
5. Preserve, promote, and celebrate the local history and culture of the Westside.
6. Expand public and private community services and programs.
7. Foster an environment for economic development that attracts new businesses, increases employment and revitalizes or enhances existing commercial and industrial areas.

### Public Investment Initiatives

The Plan contains short-, mid-, and long-term public investment initiatives which incorporate the City's Capital Improvement Program and new projects identified through this planning process.

### **PUBLIC ENGAGEMENT:**

To develop the Plan, the planning team gathered public input in the following ways:

- Two public meetings/open houses
- Two surveys
- Four focus group meetings
- The creation of an advisory committee with five meetings held
- The creation of a project website with project materials and a guestbook for feedback

### **RECOMMENDATION:**

Staff and the project's Advisory Committee recommend the adoption of the Westside Area Development Plan.

### **LIST OF SUPPORTING DOCUMENTS:**

Draft Westside Area Development Plan (version date October 28, 2022)  
Survey Summary (Summer 2022 Engagement)  
Background Report  
PowerPoint Presentation