

City of Corpus Christi

Westside

Area Development Plan



BACKGROUND DOCUMENT

DECEMBER 3, 2020



Westside
AREA DEVELOPMENT PLAN

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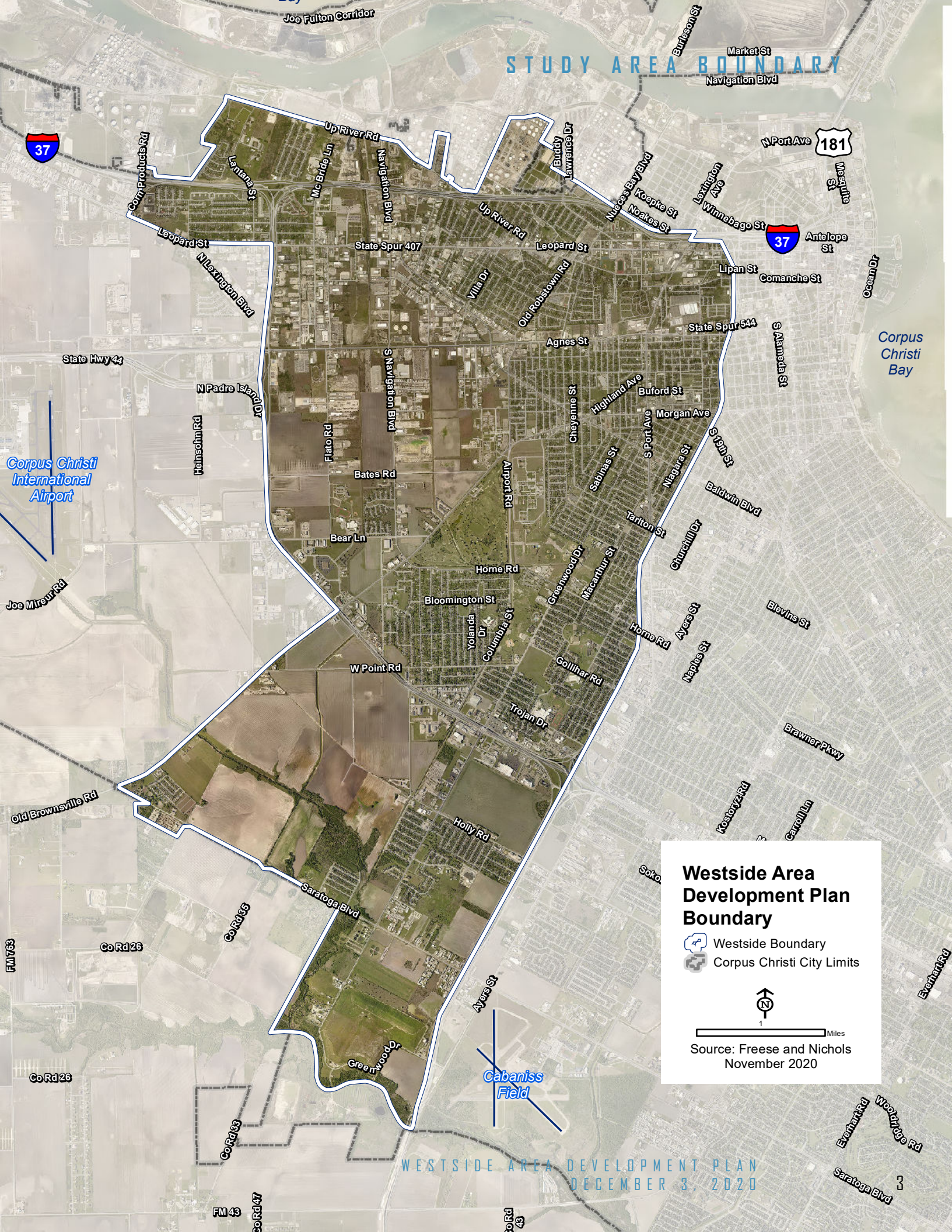
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STUDY AREA BOUNDARY



STUDY AREA BOUNDARY

STUDY AREA BOUNDARY



STUDY AREA BOUNDARY

Westside Area Development Plan Boundary

-  Westside Boundary
-  Corpus Christi City Limits



1 Miles

Source: Freese and Nichols
November 2020

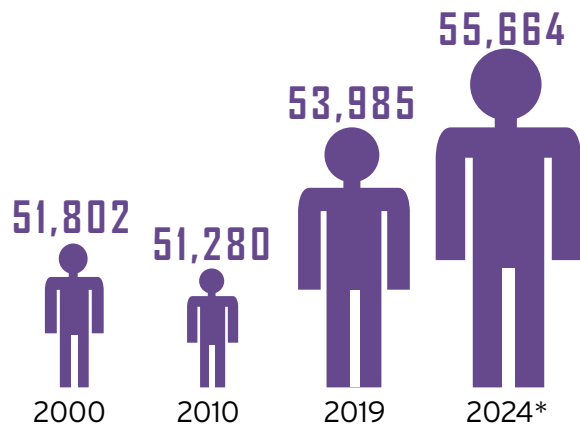
WESTSIDE AREA DEVELOPMENT PLAN
DECEMBER 3, 2020

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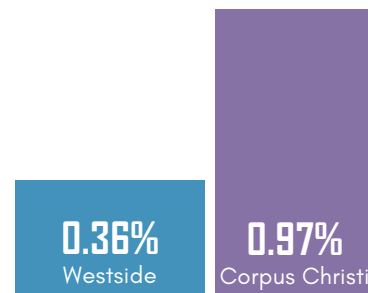
DEMOGRAPHICS

DEMOGRAPHICS

POPULATION

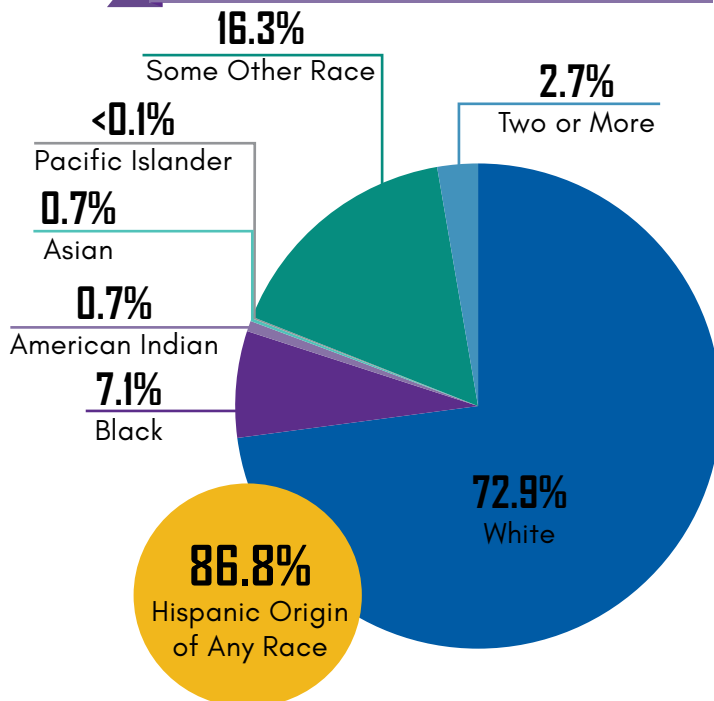


*Projected Population

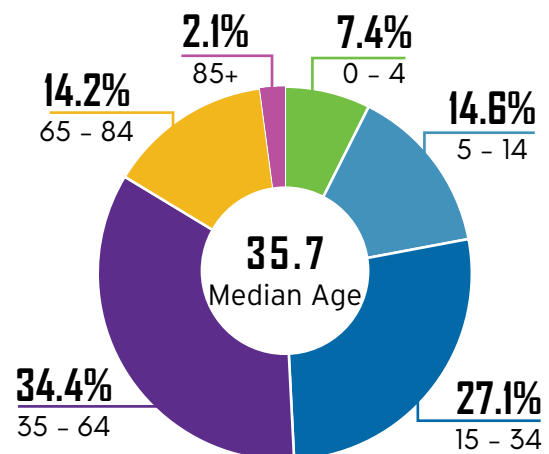


Average Annual Growth Rate 2000-2019

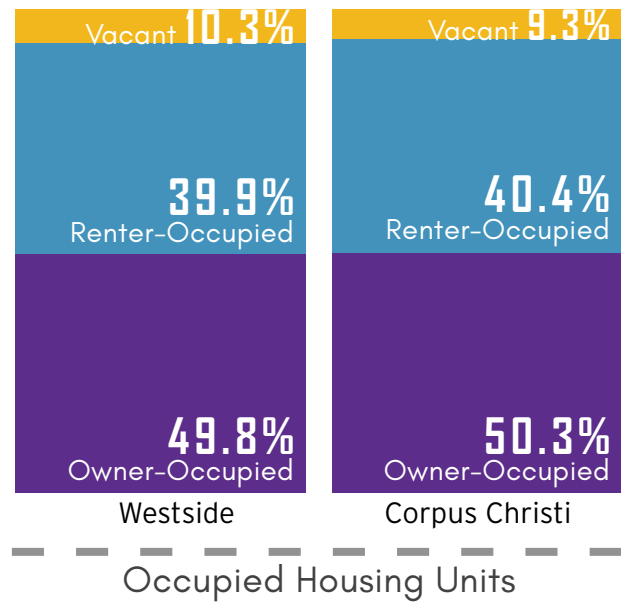
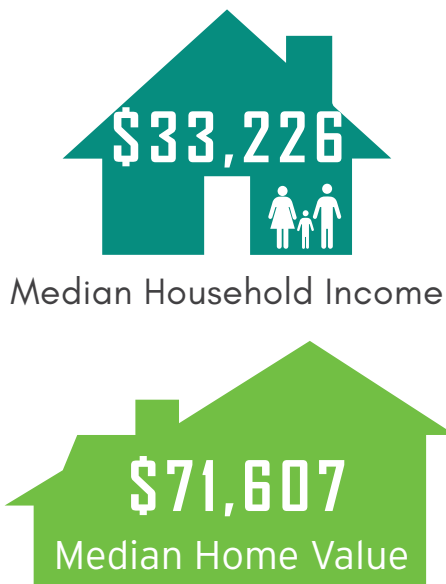
RACE & ETHNICITY (2019)¹



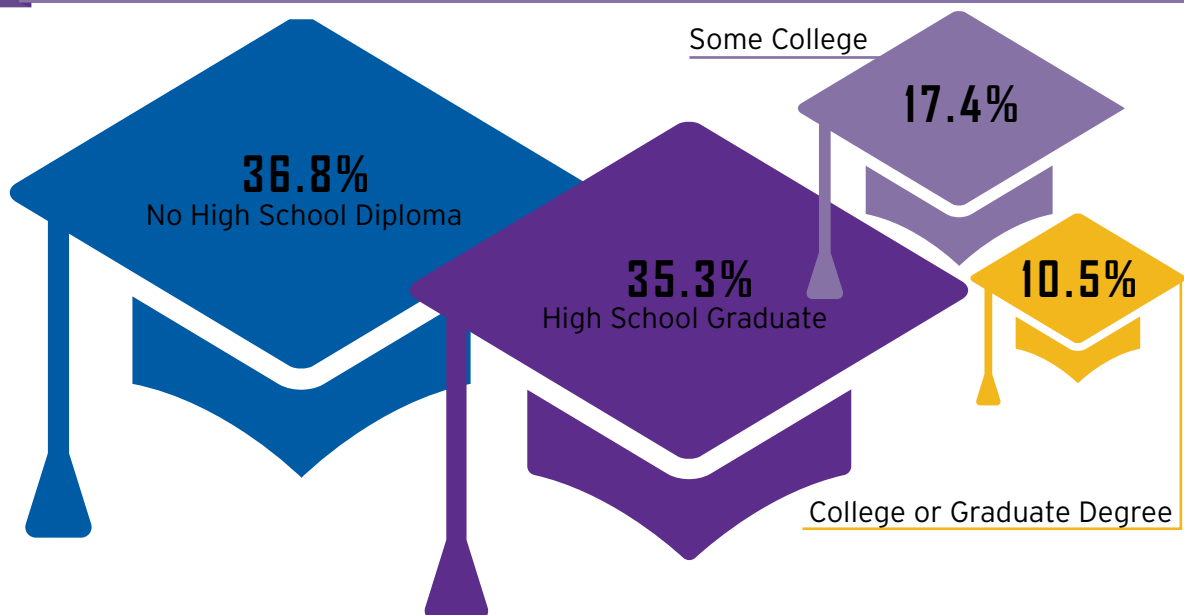
AGE (2019)¹



HOUSING (2019)¹



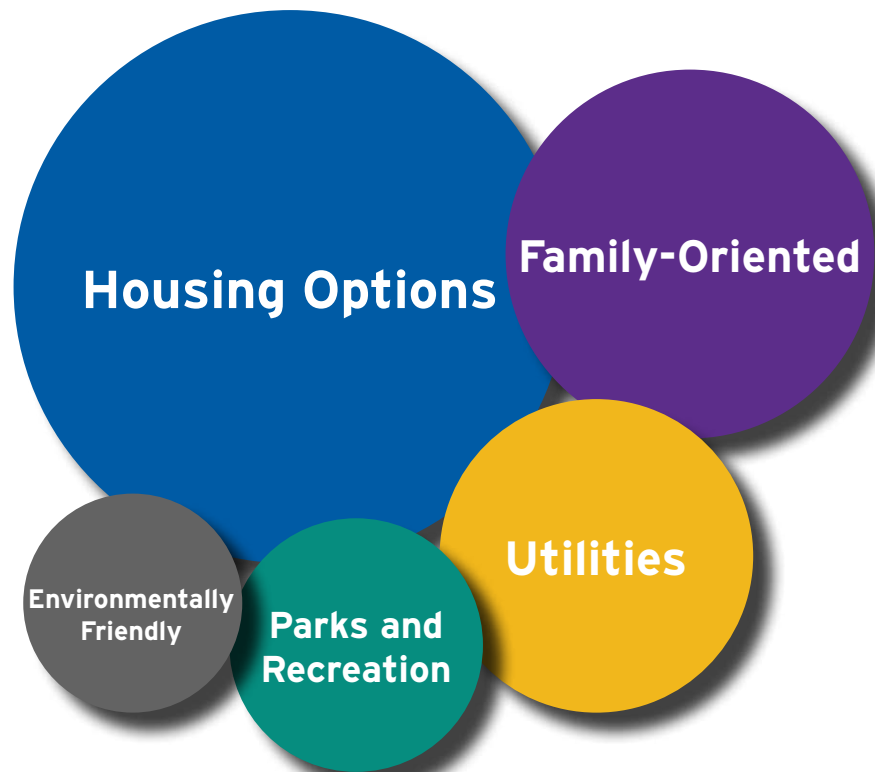
EDUCATIONAL ATTAINMENT 25+ (2019)¹



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

ONLINE SURVEY SUMMARY

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



Opportunities and Issues

Opportunities

- Salinas Park Improvements
- Build on Previous Improvements
- Buffering Between Industrial and Residential
- New Commercial and Entertainment
- Commercial and Residential Revitalization

Issues

- Crime
- Flooding
- Poor Streets and Sidewalks
- Abandoned Homes

Rate Your Priorities
(Highest Average Rating from Public Responses)

Current Amenities and Services



Public Services

Highest Average Rating

Commercial Services

Lowest Average Rating



Water Quality

Most Important
Environmental Issue



Family-Friendly Amenities

Most Needed
Entertainment Option



Single Family Homes

Most Needed Housing
Option



Biggest
Transportation
Challenge

**Public
Transportation**

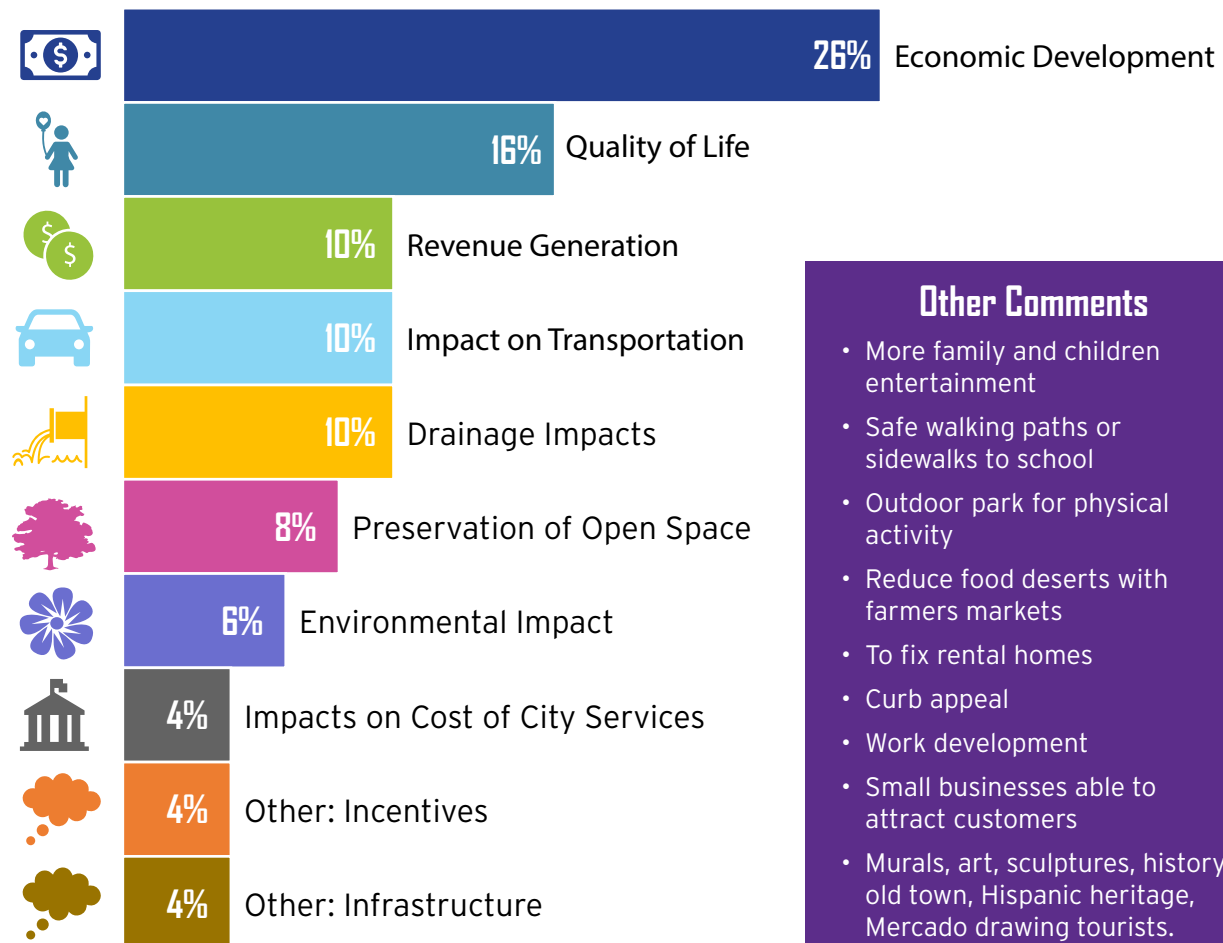


Improving Existing Parks

Most Needed Recreational
Improvement

COMMUNITY OPEN HOUSE SUMMARY

WHAT IS THE MOST IMPORTANT FACTOR WHEN CONSIDERING FUTURE IMPROVEMENTS?



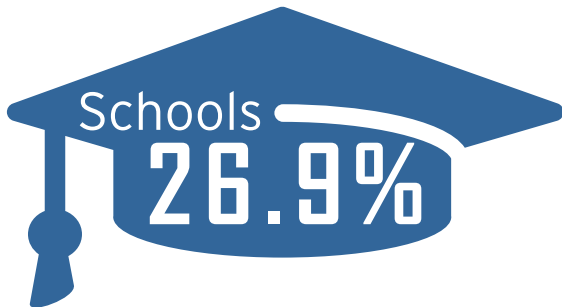
Other Comments

- More family and children entertainment
- Safe walking paths or sidewalks to school
- Outdoor park for physical activity
- Reduce food deserts with farmers markets
- To fix rental homes
- Curb appeal
- Work development
- Small businesses able to attract customers
- Murals, art, sculptures, history-old town, Hispanic heritage, Mercado drawing tourists.

MY VISION FOR THE WESTSIDE IS...

- “Restore/Rebuild Older Neighborhoods”
- “Clean up the Commercial Facilities. Hold the owners accountable.”
- “More Housing”
- “More Nature Parks/ Modern Playgrounds”
- “Curb Appeal”
- “More Community Centers”
- “Business Development”

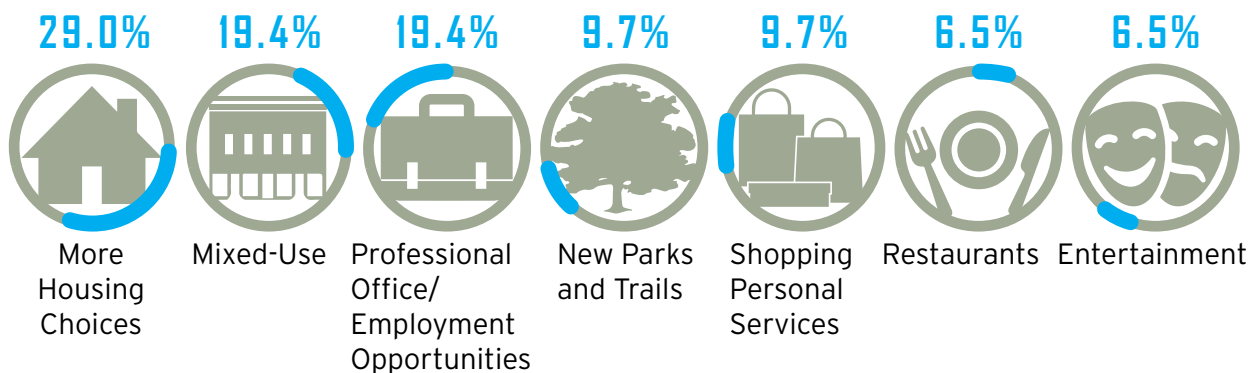
MY FAVORITE PART OF THE WESTSIDE IS...



WHAT TYPE OF HOUSING IS NEEDED MOST?



WHAT IS MISSING MOST IN THE WESTSIDE?



BUSINESS ANALYST: EXECUTIVE SUMMARY



Executive Summary

WestsideBoundary
Area: 21.26 square miles

Prepared by Esri

Population

2000 Population	51,802
2010 Population	51,280
2019 Population	53,985
2024 Population	55,664
2000-2010 Annual Rate	-0.10%
2010-2019 Annual Rate	0.56%
2019-2024 Annual Rate	0.61%
2019 Male Population	49.0%
2019 Female Population	51.0%
2019 Median Age	35.7

In the identified area, the current year population is 53,985. In 2010, the Census count in the area was 51,280. The rate of change since 2010 was 0.56% annually. The five-year projection for the population in the area is 55,664 representing a change of 0.61% annually from 2019 to 2024. Currently, the population is 49.0% male and 51.0% female.

Median Age

The median age in this area is 35.7, compared to U.S. median age of 38.5.

Race and Ethnicity

2019 White Alone	72.9%
2019 Black Alone	7.1%
2019 American Indian/Alaska Native Alone	0.7%
2019 Asian Alone	0.2%
2019 Pacific Islander Alone	0.0%
2019 Other Race	16.3%
2019 Two or More Races	2.7%
2019 Hispanic Origin (Any Race)	86.8%

Persons of Hispanic origin represent 86.8% of the population in the identified area compared to 18.6% of the U.S. population. Persons of Hispanic Origin may be of any race. The Diversity Index, which measures the probability that two people from the same area will be from different race/ethnic groups, is 58.7 in the identified area, compared to 64.8 for the U.S. as a whole.

Households

2019 Wealth Index	34
2000 Households	15,930
2010 Households	17,016
2019 Total Households	17,863
2024 Total Households	18,419
2000-2010 Annual Rate	0.66%
2010-2019 Annual Rate	0.53%
2019-2024 Annual Rate	0.61%
2019 Average Household Size	2.97

The household count in this area has changed from 17,016 in 2010 to 17,863 in the current year, a change of 0.53% annually. The five-year projection of households is 18,419, a change of 0.61% annually from the current year total. Average household size is currently 2.97, compared to 2.97 in the year 2010. The number of families in the current year is 12,765 in the specified area.

Data Note: Income is expressed in current dollars. Housing Affordability Index and Percent of Income for Mortgage calculations are only available for areas with 50 or more owner-occupied housing units.

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

February 07, 2020



Executive Summary

WestsideBoundary
Area: 21.26 square miles

Prepared by Esri

Mortgage Income	
2019 Percent of Income for Mortgage	10.5%
Median Household Income	
2019 Median Household Income	\$33,226
2024 Median Household Income	\$37,225
2019-2024 Annual Rate	2.30%
Average Household Income	
2019 Average Household Income	\$43,325
2024 Average Household Income	\$49,285
2019-2024 Annual Rate	2.61%
Per Capita Income	
2019 Per Capita Income	\$14,490
2024 Per Capita Income	\$16,472
2019-2024 Annual Rate	2.60%
Households by Income	
Current median household income is \$33,226 in the area, compared to \$60,548 for all U.S. households. Median household income is projected to be \$37,225 in five years, compared to \$69,180 for all U.S. households	
Current average household income is \$43,325 in this area, compared to \$87,398 for all U.S. households. Average household income is projected to be \$49,285 in five years, compared to \$99,638 for all U.S. households	
Current per capita income is \$14,490 in the area, compared to the U.S. per capita income of \$33,028. The per capita income is projected to be \$16,472 in five years, compared to \$36,530 for all U.S. households	
Housing	
2019 Housing Affordability Index	194
2000 Total Housing Units	17,511
2000 Owner Occupied Housing Units	10,039
2000 Renter Occupied Housing Units	5,891
2000 Vacant Housing Units	1,581
2010 Total Housing Units	19,048
2010 Owner Occupied Housing Units	10,206
2010 Renter Occupied Housing Units	6,810
2010 Vacant Housing Units	2,032
2019 Total Housing Units	19,906
2019 Owner Occupied Housing Units	9,917
2019 Renter Occupied Housing Units	7,946
2019 Vacant Housing Units	2,043
2024 Total Housing Units	20,465
2024 Owner Occupied Housing Units	10,139
2024 Renter Occupied Housing Units	8,280
2024 Vacant Housing Units	2,046

Currently, 49.8% of the 19,906 housing units in the area are owner occupied; 39.9%, renter occupied; and 10.3% are vacant. Currently, in the U.S., 56.4% of the housing units in the area are owner occupied; 32.4% are renter occupied; and 11.2% are vacant. In 2010, there were 19,048 housing units in the area - 53.6% owner occupied, 35.8% renter occupied, and 10.7% vacant. The annual rate of change in housing units since 2010 is 1.98%. Median home value in the area is \$71,607, compared to a median home value of \$234,154 for the U.S. In five years, median value is projected to change by 1.34% annually to \$76,534.

Data Note: Income is expressed in current dollars. Housing Affordability Index and Percent of Income for Mortgage calculations are only available for areas with 50 or more owner-occupied housing units.















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

February 07, 2020

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TRANSPORTATION

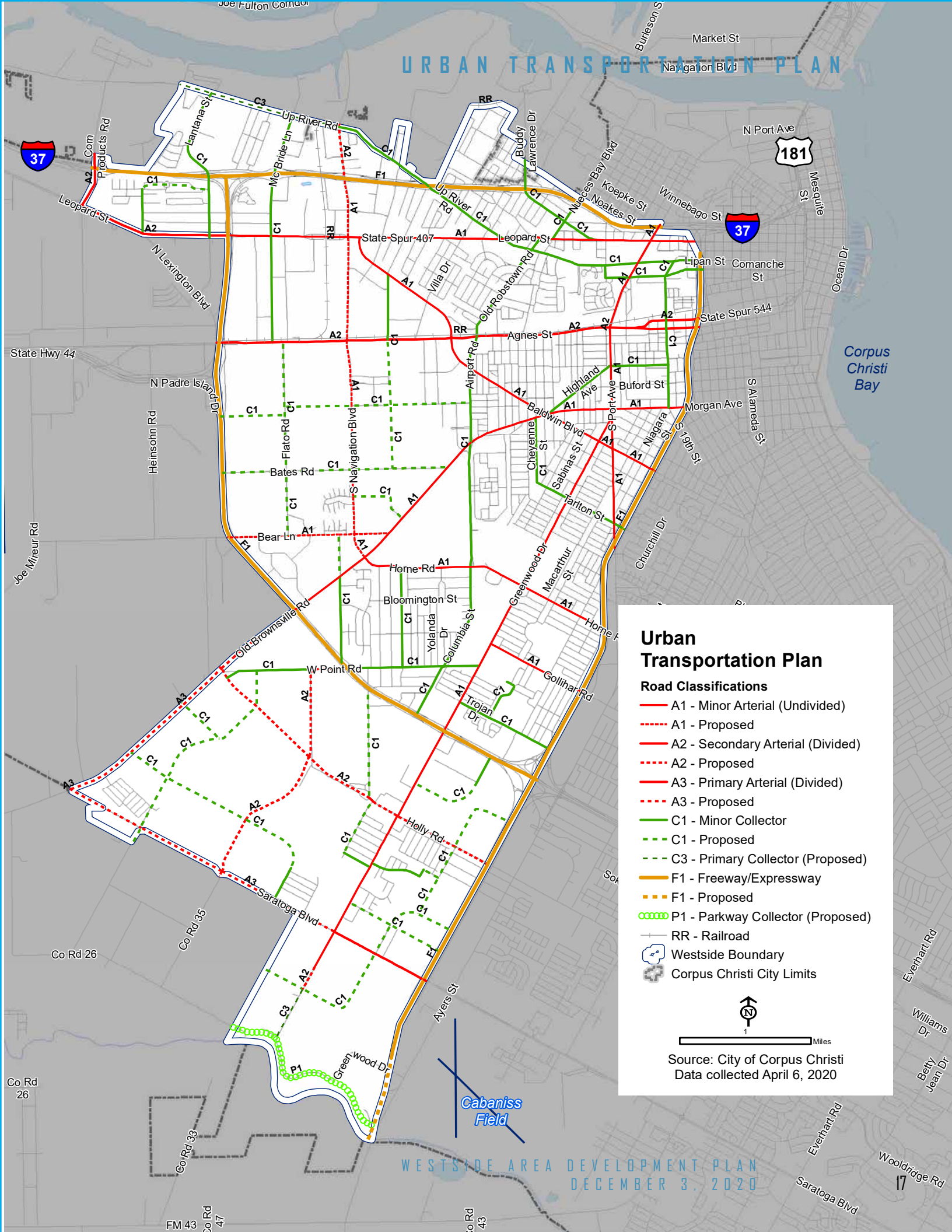
URBAN TRANSPORTATION PLAN

EX	PR	ROADWAY CLASSIFICATIONS		EXISTING (MILES)	PROPOSED (MILES)
		A1	Minor Arterial (Undivided)	20.0	4.1
		A2	Secondary Arterial (Divided)	5.8	5.7
		A3	Primary Arterial (Divided)	0.8	4.5
		C1	Minor Collector	21.4	17.2
		C3	Primary Collector	0.0	1.2
		F1	Freeway/Expressway	16.8	0.7
		P1	Parkway Collector	0.0	1.5
		RR	Railroad	5.4	0.0
Total				70.0	34.9

EX - Existing

PR - Proposed

URBAN TRANSPORTATION PLAN



Urban Transportation Plan

Road Classifications

- A1 - Minor Arterial (Undivided)
- - - A1 - Proposed
- A2 - Secondary Arterial (Divided)
- - - A2 - Proposed
- A3 - Primary Arterial (Divided)
- - - A3 - Proposed
- C1 - Minor Collector
- - - C1 - Proposed
- - - C3 - Primary Collector (Proposed)
- F1 - Freeway/Expressway
- - - F1 - Proposed
- - - P1 - Parkway Collector (Proposed)
- RR - Railroad
- Westside Boundary
- Corpus Christi City Limits



1 Miles

Source: City of Corpus Christi
Data collected April 6, 2020

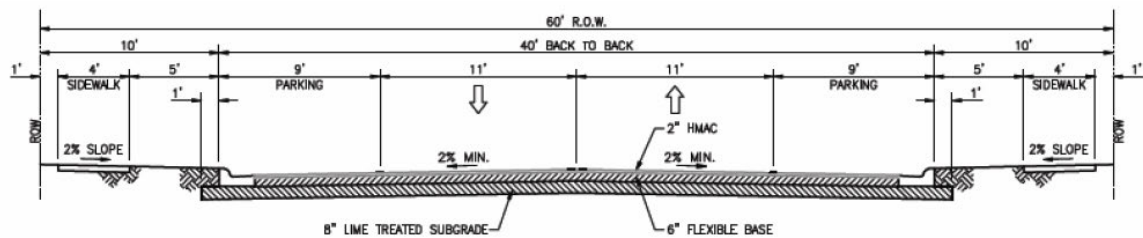
ROADWAY DESCRIPTIONS

The following are descriptions for each roadway type identified on the map. For full details of each roadway type, see the Urban Transportation Plan Design Criteria Manual.

C1 - Minor Residential Collector

The Minor Residential Collector is the lowest order collector and provides for internal neighborhood circulation as well as property access. This type of collector should not connect parallel arterial streets but may connect with arterial streets which are perpendicular to one another. This is the most common type of Collector Street and it will circulate traffic within a neighborhood, moving it from a higher order arterial street to a local access street. This street class is not intended to be continuous for more than one mile. Off-sets, or "T" intersections, are appropriate for this class of street in order to prevent short cuts through neighborhoods. This street type may serve low density housing to medium density multifamily housing, elementary schools or other uses with similar traffic generating characteristics.

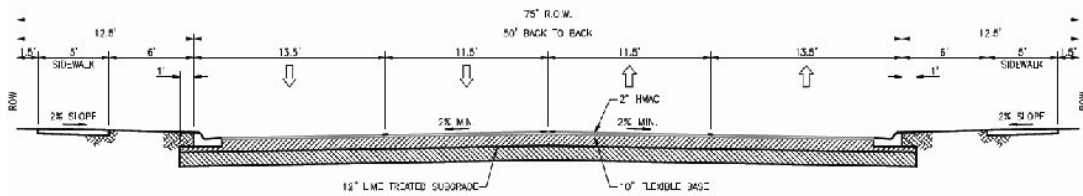
C1 Street Section



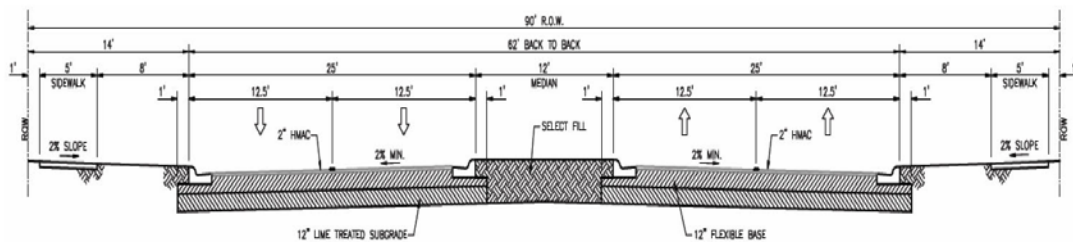
C3 - Primary Collector

The Primary Collector provides access to commercial developments and several neighborhoods and should intersect with two or more parallel arterial streets. The primary collector can augment the freeway or arterial system where high-density development generates significant amounts of traffic. The Primary Collector may be used to support the freeway system by paralleling the freeway and providing a relief route for traffic from high density uses next to the freeway. The Primary Collector is expected to support heavy delivery vehicle traffic and is constructed to a higher, more durable standard than the Secondary or Minor Collector Streets. Primary Collector Streets serve medium to high density housing, high schools, public facilities and business uses.

C3A Street Section

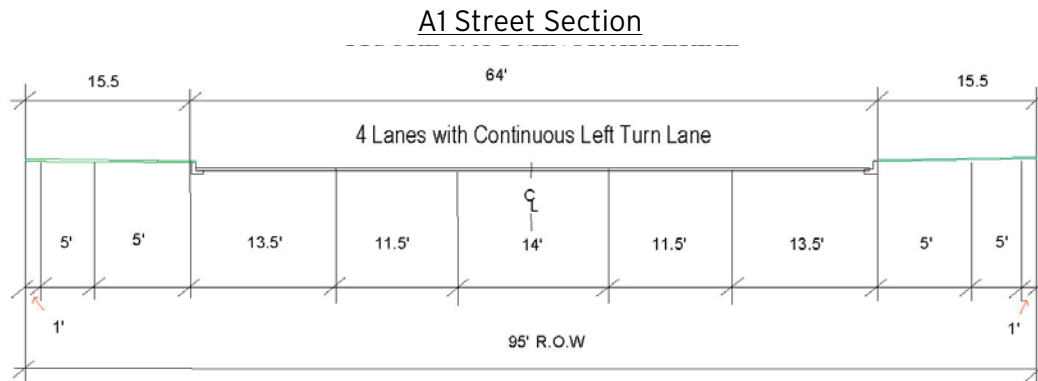


C3B Street Section



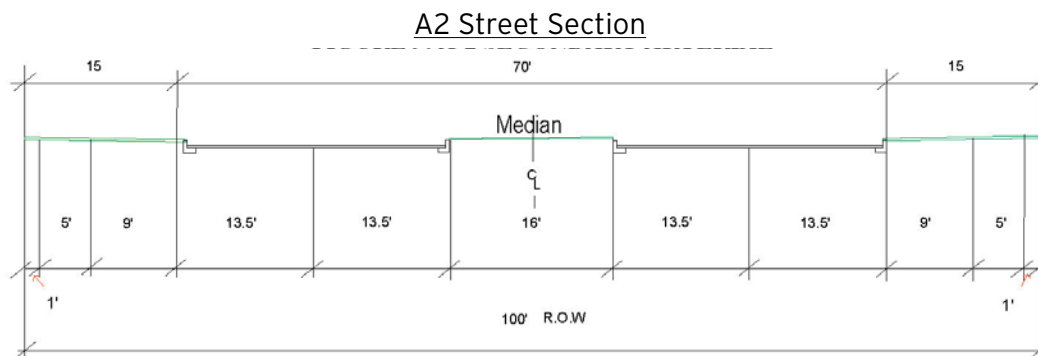
A1 - Minor Arterial Streets

The Minor Arterial provides for citywide and inter neighborhood traffic mobility but functions at a lower level than the Secondary Arterial. The primary emphasis is on traffic movement with more emphasis on land access than the Secondary Arterial.



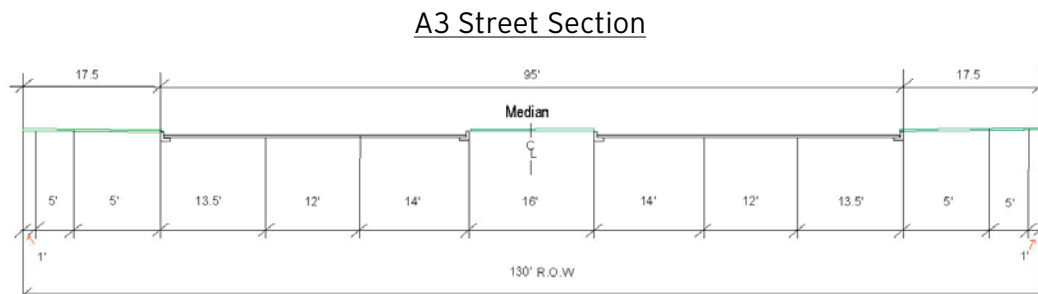
A2 - Secondary Arterial Streets

Secondary arterials are commonly located along neighborhood borders and collect traffic from residential areas and channel vehicles to the primary arterial system. The primary emphasis is on traffic movement rather than on land access.



A3 - Primary Arterial Streets

A roadway that augments the freeway system and serves major through movements of traffic between important centers of activity, major traffic generators, and with a substantial portion of trips entering and leaving the area. Service to abutting land is subordinate to the function of moving through traffic.

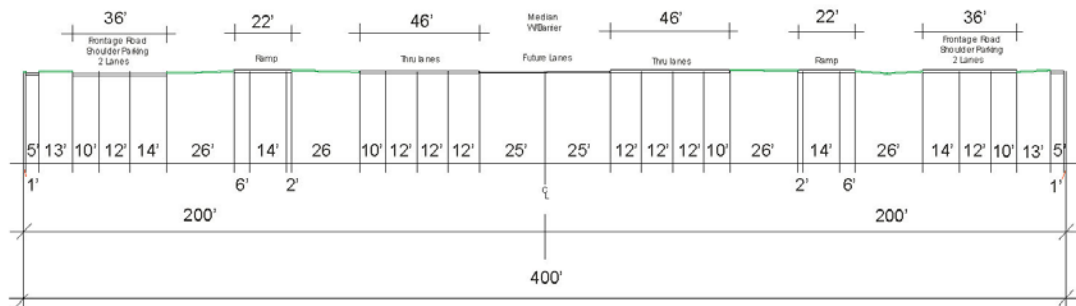


F1 - Freeways / Expressways

The main function of freeways and expressways is to carry traffic within the community and between major activity centers of the region. Freeways and expressways are used for longer urban trips and carry a higher proportion of the total area traffic on less mileage. Expressways and Freeways are ordinarily designed and constructed by the Texas Department of Transportation (TxDOT).

The freeway and expressway system carries most of the traffic entering and leaving the urban area, as well as most of the through traffic movement bypassing the central City. Freeways are characterized by having at-grade intersections and may serve high-density residential, retail, service, and industrial uses. When these streets have grade separated interchanges, they may be identified as "expressways."

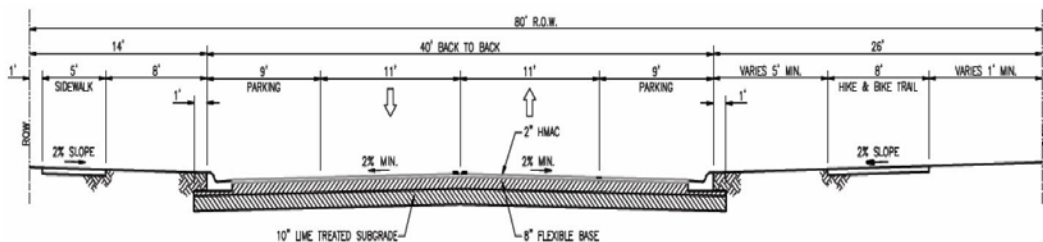
F1 Street Section









P1 - Parkway Collector

Parkways take advantage of natural or manmade scenic views or areas. Parkways will contain hike and bike trails on the scenic side of the street.

P1 Street Section



BIKE MOBILITY PLAN

BIKE TRAIL TYPE		MILES
	Bike Boulevard	7.2
	Buffered Bike Lane	1.1
	1-way Cycle Track (both sides)	14.2
	2-way Cycle Track (one side)	0.8
	Multi-use Sidepath (one side)	1.0
	Off-Road Multi-use Trail	8.6
Total		32.9

BIKE FACILITY DESCRIPTIONS

Bike Boulevard

Bicycle Boulevards are typically local or neighborhood streets that prioritize travel by bicycle. Bicycle Boulevards encourage low motor vehicle speeds, which discourages through traffic, and include safe crossings at busy streets, thus providing a low stress experience for cyclists.

Buffered Bike Lane

Buffered bicycle lanes designate a portion of a roadway for exclusive use by bicycles (by way of striping, signage, and pavement markings) that is separated from the vehicular travel lane or from parked cars by a striped buffer space (typically 2-5 feet in width).

1-way Cycle Track (both sides)

A one-way cycle track is a bikeway provided on both sides of the street that is physically separated from the vehicular travel lanes that provides exclusive use by bicycles in the direction of motor vehicle travel. Separated bikeways may be placed at either street level, at sidewalk level, or at an intermediate level; the preferred placement in the Corpus Christi

metro area is at sidewalk level adjacent to or in close proximity to the sidewalk.

2-way Cycle Track (one side)

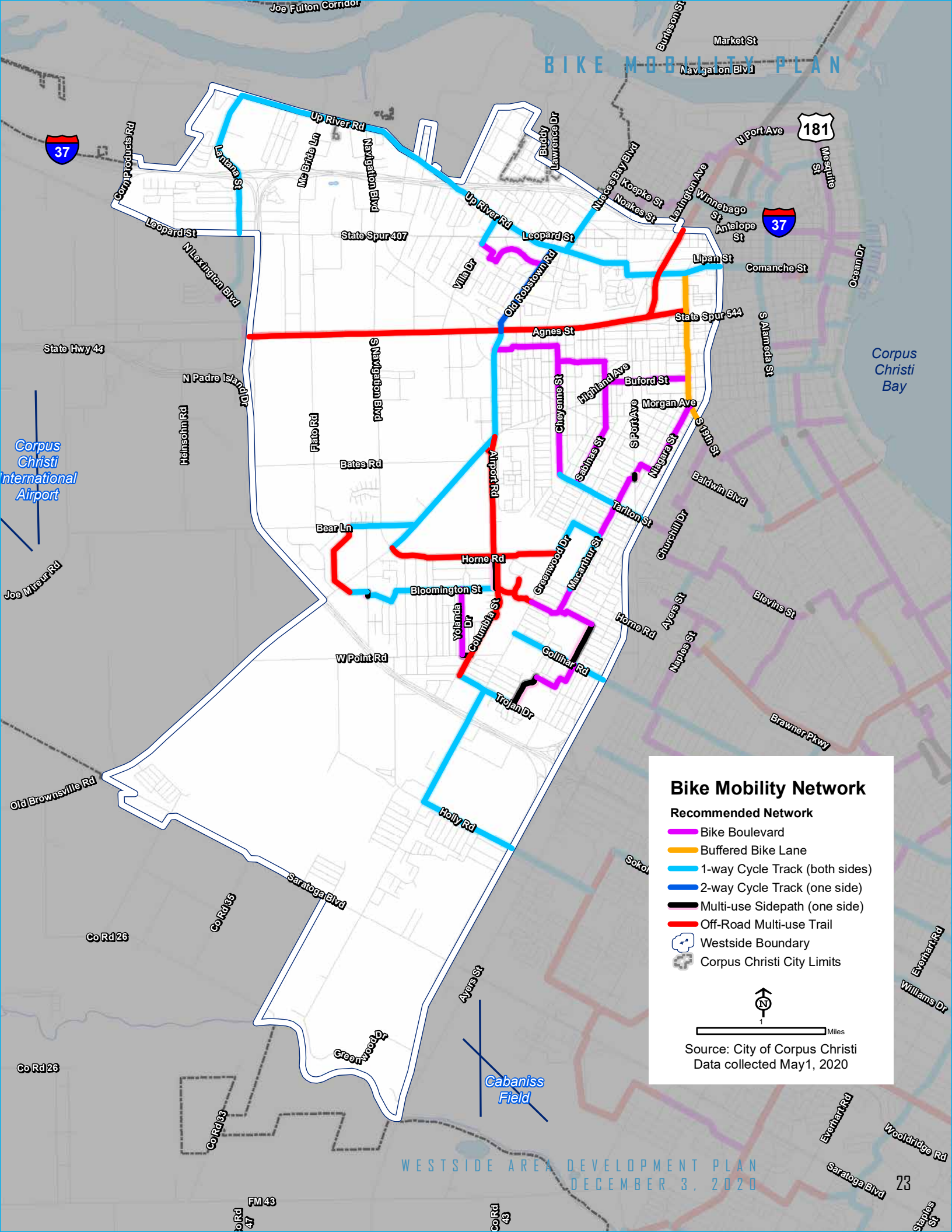
A two-way cycle track is a bikeway is similar to the design of a one-way cycle track, but provides use by bicycles both in the direction of motor vehicle travel and contraflow from vehicular travel.

Multi-use Sidepath (one side)

A shared-use sidepath, located on one side of the street (adjacent and parallel to a street), that accommodates two-way non-motorized traffic. Shared use paths are not dedicated bicycle facilities and thus also serve pedestrians, inline skaters, wheelchair users, joggers, and other non-motorized users.

Off-Road Multi-use Trail

A path, typically found along greenways, waterways, active or abandoned railways, and utility easements, within a right-of-way that is independent and physically separated from motor vehicle traffic by an open space or barrier. Multi-use paths are not dedicated bicycle facilities and thus also serve pedestrians, inline skaters, wheelchair users, joggers, and other non-motorized users.



BIKE MOBILITY PLAN

Bike Mobility Network

Recommended Network

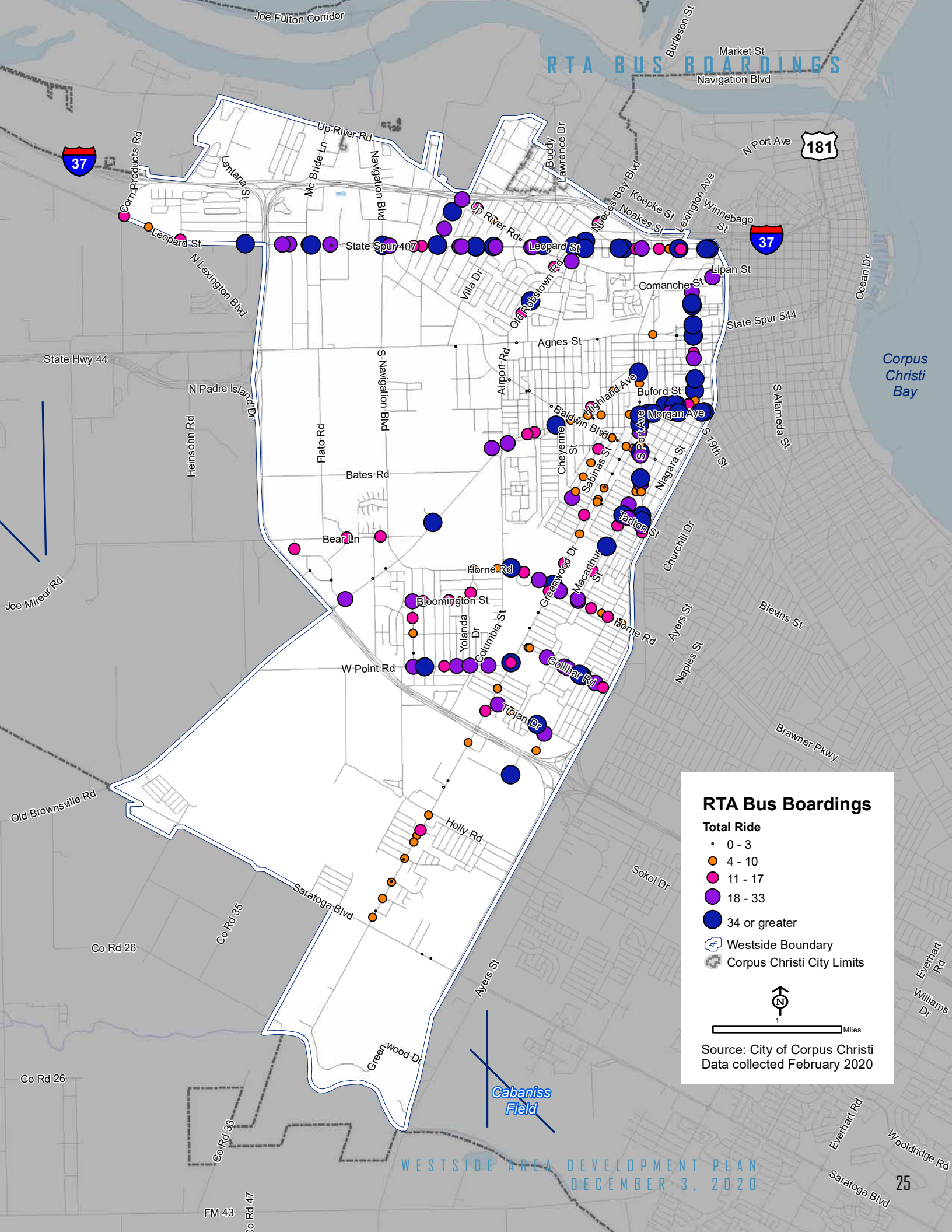
- Bike Boulevard
- Buffered Bike Lane
- 1-way Cycle Track (both sides)
- 2-way Cycle Track (one side)
- Multi-use Sidepath (one side)
- Off-Road Multi-use Trail
- Westside Boundary
- Corpus Christi City Limits



1 Miles

Source: City of Corpus Christi
Data collected May 1, 2020

RTA BUS BOARDINGS



RTA Bus Boardings

Total Ride

- 0 - 3
- 4 - 10
- 11 - 17
- 18 - 33
- 34 or greater

Westside Boundary

Corpus Christi City Limits



1 Miles

Source: City of Corpus Christi
Data collected February 2020

TRAFFIC CRASH DATA

CRASH LEVEL DESCRIPTIONS

Suspected Serious Injury

Any injury, other than a fatal injury, which prevents the injured person from walking, driving or normally continuing the activities he was capable of performing before the injury occurred.

Non-Incapacitating Injury

Any injury, other than a fatal or an incapacitating injury, which is evident to observers at the scene of the crash in which the injury occurred.

Possible Injury

Any injury reported or claimed which is not a fatal, incapacitating or non-incapacitating injury.

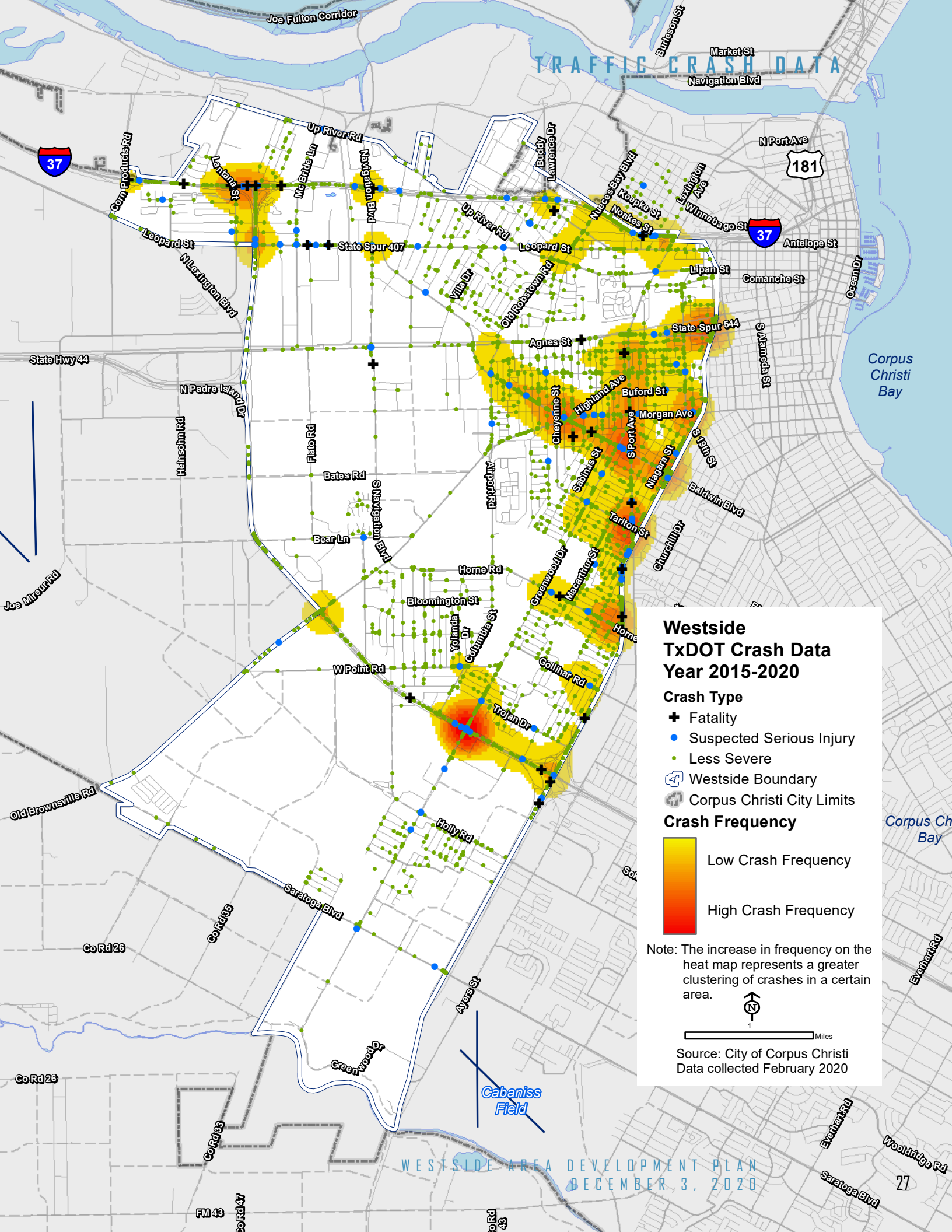
Killed (Fatality)

Any injury sustained in a motor vehicle traffic crash that results in death within thirty days of the motor vehicle traffic crash.

CRASH SEVERITY LEVEL	2015	2016	2017	2018	2019	2020*
99 - UNKNOWN	0	0	0	0	0	0
A - SUSPECTED SERIOUS INJURY	23	34	30	30	34	15
B - NON-INCAPACITATING INJURY	142	154	123	100	111	9
C - POSSIBLE INJURY	199	308	334	363	333	65
K - KILLED	5	16	10	6	4	5
N - NOT INJURED	0	0	0	0	0	0
Total	369	512	497	499	482	94

*Data as of February 2020

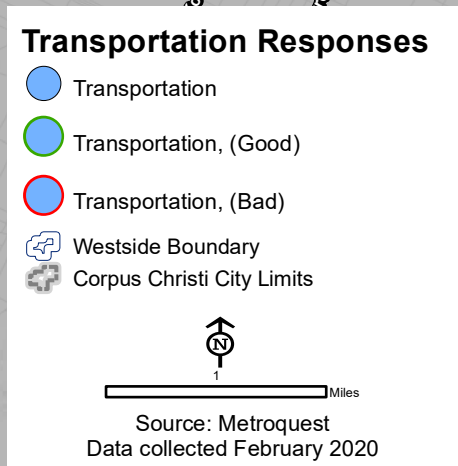
Each dot on the map represents a crash or incident.



PUBLIC INPUT: TRANSPORTATION ISSUES

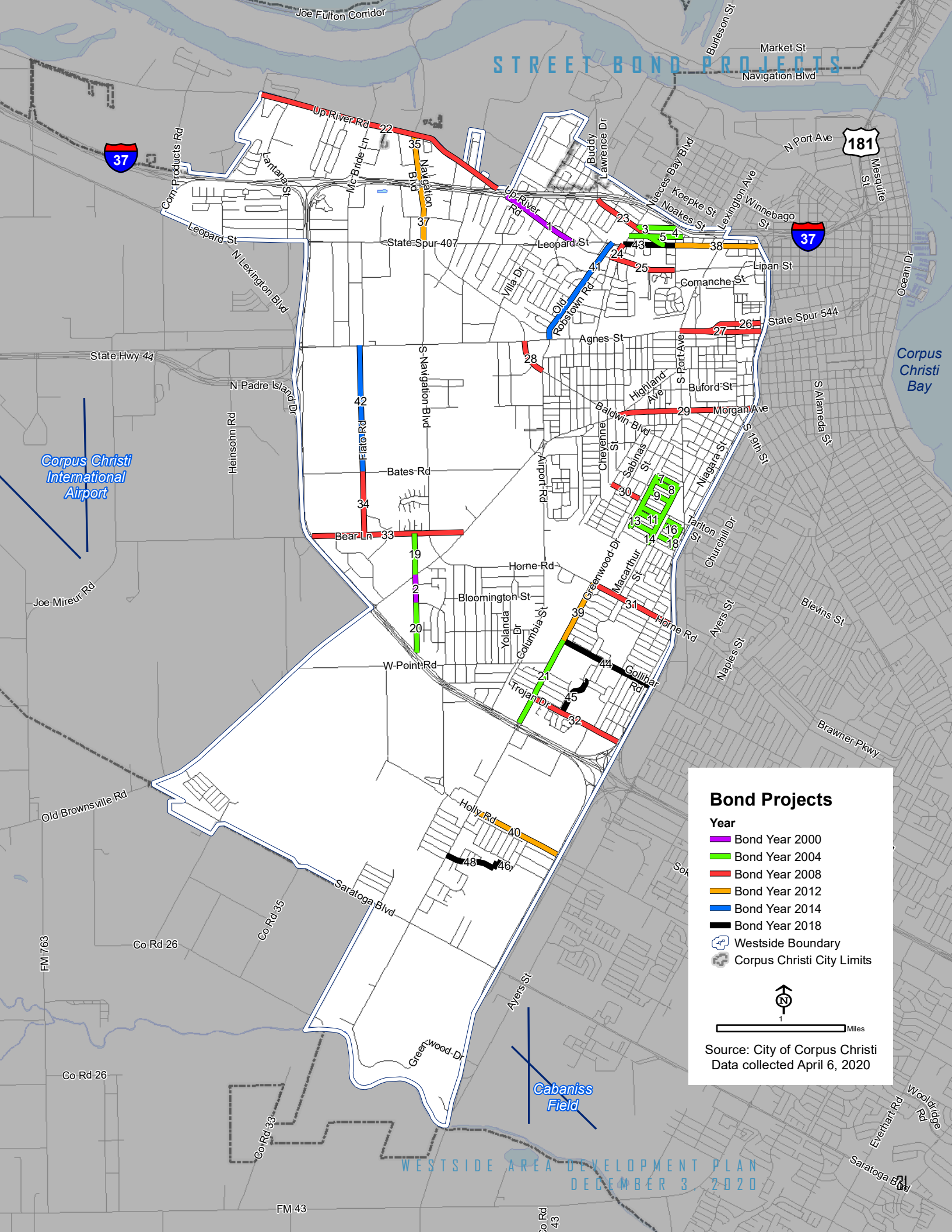
The map shows the location of transportation as identified by the public input received through the online survey. Each marker on the map represents the location of a good example or an issue related to transportation.

For details regarding the comments related to each data point, see the Online Survey Summary (February 3, 2020).



STREET BOND PROJECTS

STREET BOND PROJECTS



STREET BOND PROJECTS

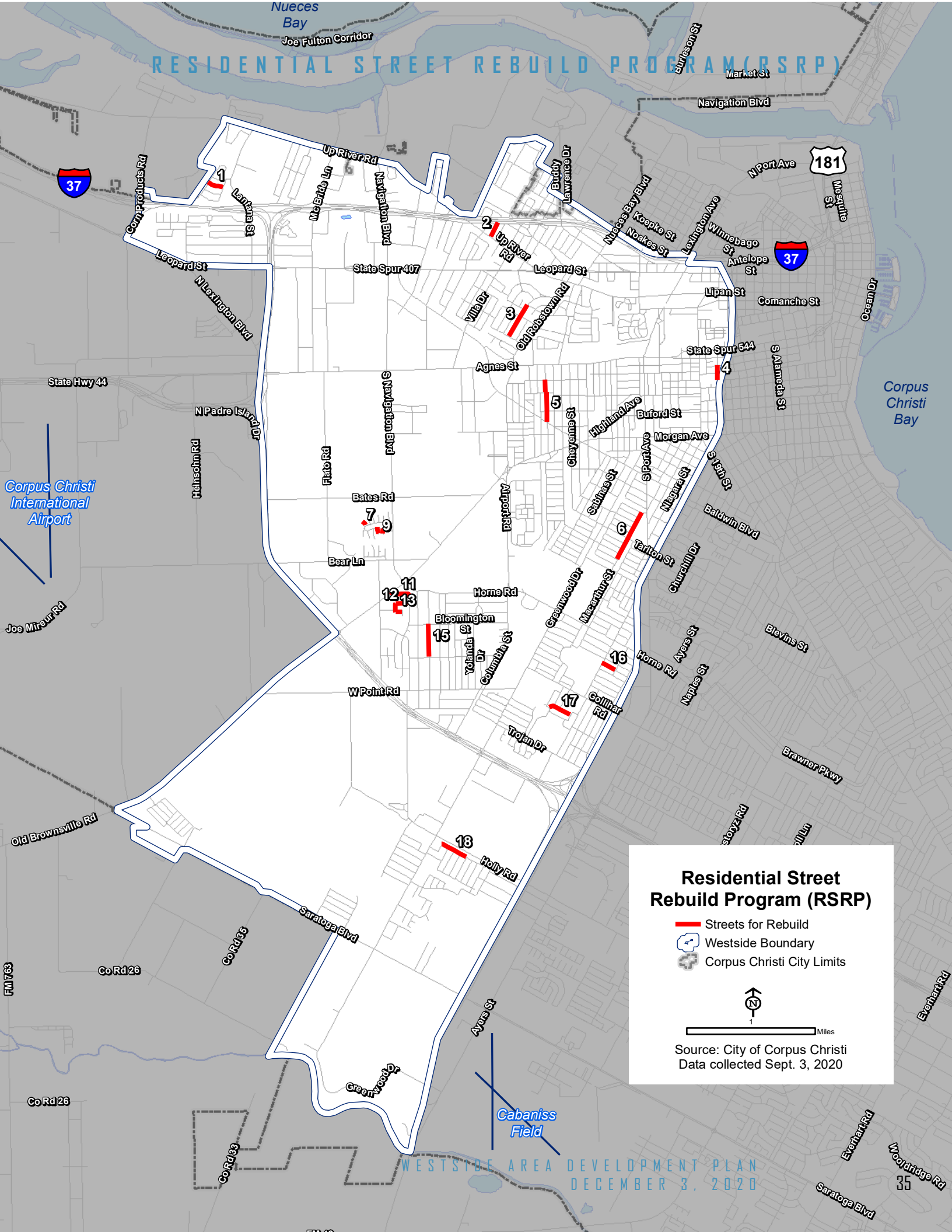
#	YR	STREET	FROM	TO	FT	WORKTYPE	STATUS
1	2000	UP RIVER RD	ST SPUR 407	IH 37	3,401	OVERLAY	COMPLETE
2	2000	CLIFF MAUS DR	OLD BROWNSVILLE	ROCKFORD	1,152	RECONSTRUCTION	COMPLETE
3	2004	BUFFALO ST	BUDDY LAWRENCE	PALM	1,577	RECONSTRUCTION	COMPLETE
4	2004	PALM DR	ANTELOPE	EXPRESSWAY	367	RECONSTRUCTION	COMPLETE
5	2004	ANTELOPE ST	NUECES BAY	STILLMAN	2,219	RECONSTRUCTION	COMPLETE
6	2004	BUDDY LAWRENCE DR	ANTELOPE	LEOPARD ST	768	RECONSTRUCTION	COMPLETE
7	2004	NIMITZ ST	EISENHOWER	MAC ARTHUR	956	RECONSTRUCTION	COMPLETE
8	2004	HALSEY ST	MAC ARTHUR	EISENHOWER	950	RECONSTRUCTION	COMPLETE
9	2004	MONTGOMERY ST	MAC ARTHUR	EISENHOWER	952	RECONSTRUCTION	COMPLETE
10	2004	GUADALUPE ST	EISENHOWER	MAC ARTHUR	949	RECONSTRUCTION	COMPLETE
11	2004	NOGALES ST	EISENHOWER	MAC ARTHUR	950	RECONSTRUCTION	COMPLETE
12	2004	PRESA ST	MAC ARTHUR	EISENHOWER	950	RECONSTRUCTION	COMPLETE
13	2004	EISENHOWER ST	BOLIVAR	NIMITZ	2,365	RECONSTRUCTION	COMPLETE
14	2004	MAC ARTHUR ST	BELTON	NIMITZ	2,680	RECONSTRUCTION	COMPLETE
15	2004	GUADALUPE ST	SARITA	NIAGARA ST	639	RECONSTRUCTION	COMPLETE
16	2004	NOGALES ST	SARITA	NIAGARA	655	RECONSTRUCTION	COMPLETE
17	2004	PRESA ST	SARITA	S PORT A	852	RECONSTRUCTION	COMPLETE
18	2004	NIAGARA ST	BOLIVAR	GUADALUPE	965	RECONSTRUCTION	COMPLETE
19	2004	CLIFF MAUS DR	BEAR LANE	OLD BROWNSVILLE	1,683	RECONSTRUCTION	COMPLETE
20	2004	CLIFF MAUS DR	SH 358	ROCKFORD	2,060	RECONSTRUCTION	COMPLETE
21	2004	GREENWOOD DR	GOLLIHAR	PADRE ISLAND DR	3,845	RECONSTRUCTION	COMPLETE
22	2008	UP RIVER RD	IH 37	DUNN-MEANY	10,626	RECONSTRUCTION	COMPLETE
23	2008	BUDDY LAWRENCE DR	ANTELOPE	IH 37	2,590	RECONSTRUCTION	COMPLETE

STREET BOND PROJECTS

#	YR	STREET	FROM	TO	FT	WORKTYPE	STATUS
24	2008	NUECES BAY BLVD	ST SPUR 407	LIPAN	687	OVERLAY	COMPLETE
25	2008	UP RIVER RD	FAIRVIEW	PALM	2,748	OVERLAY	COMPLETE
26	2008	LAREDO ST	SPUR 544	SIXTEENTH	2,392	OVERLAY	COMPLETE
27	2008	AGNES ST	N PORT	SIXTEENTH	3,333	OVERLAY	COMPLETE
28	2008	BALDWIN BLVD	AGNES ST	AIRPORT RD.	1,510	OVERLAY	COMPLETE
29	2008	MORGAN AVE	BALDWIN	DAVID	5,452	OVERLAY	COMPLETE
30	2008	TARLTON ST	GREENWOOD	WASHINGTON	1,270	OVERLAY	COMPLETE
31	2008	HORNE RD	DAVID	GREENWOOD	3,579	OVERLAY	COMPLETE
32	2008	TROJAN DR	SH 286	GREENWOOD	3,927	OVERLAY	COMPLETE
33	2008	BEAR LN	N PADRE ISLAND	OLD BROWNSVILLE	6,230	RECONSTRUCTION	COMPLETE
34	2008	FLATO RD	BATES RD.	BEAR LANE	2,603	OVERLAY	COMPLETE
35	2012	NAVIGATION BLVD	UP RIVER	IH 37	1,903		COMPLETE
37	2012	NAVIGATION BLVD	LEOPARD (HWY 9)	IH 37	2,239		COMPLETE
38	2012	LEOPARD ST	CULBERSON	PALM DR.	3,406		DESIGN
39	2012	GREENWOOD DR	HORNE	GOLLIHAR	2,641		COMPLETE
40	2012	HOLLY RD	SH 286 W.	GREENWOOD	3,946		DESIGN
41	2014	OLD ROBSTOWN RD	LEOPARD ST	AGNES	4,804	RECONSTRUCTION	CONSTRUCTION - DELAY
42	2014	FLATO RD	HWY.44	BATES RD.	5,201	RECONSTRUCTION	CONSTRUCTION
43	2018	LEOPARD ST	NUECES BAY	PALM	2,122	RECONSTRUCTION	DESIGN
44	2018	GOLLIHAR RD	SH 286	GREENWOOD	3,994	RECONSTRUCTION	DESIGN
45	2018	CASTENON ST	DELGADO	TROJAN	1,747	RECONSTRUCTION	DESIGN
46	2018	DORADO ST	HACALA	MARTIN	673	RECONSTRUCTION	DESIGN
47	2018	HACALA ST	DORADO	FRIO	315	RECONSTRUCTION	DESIGN
48	2018	FRIO ST	HACALA	GREENWOOD	2,048	RECONSTRUCTION	IN PROGRESS

RESIDENTIAL STREET REBUILD PROGRAM(RSRP)

#	STREET	FROM	TO	LENGTH (FT)	WIDTH (FT)	NOTES
1	SAN SABA DR	CONCHO	COMAL	662	24	PLANNED
2	S COUNTRY CLUB PL	UP RIVER RD	INTERSTATE 37	642	20	PLANNED
3	BARTLETT DR	SAXET	KREJCI LN	229	24	PLANNED
4	SEVENTEENTH ST	SH 286	MARGUERITE	302	18	PLANNED
5	SHAWNEE ST	BALDWIN ST	LOU ST	462	24	PLANNED
6	MAC ARTHUR ST	NIMITZ	PRESA	238	24	PLANNED
7	GREEN ACRE DR	GREEN TREE	DEAD END	200	24	PLANNED
9	GREEN LEAF DR	GREEN TREE	DEAD END E	290	24	PLANNED
10	GREENLANE DR	GREEN TREE	DEAD END E	200	24	PLANNED
11	GOLDEN GATE DR CIR	OLD BROWNSVILLE	DEAD END S	406	24	PLANNED
12	RIVERTON DR	DRYER CIR	ARCHDALE	275	24	PLANNED
13	DRYER CIR	RIVERTON	LANGTON AVE	331	24	PLANNED
14	LANGTON AVE	DARCEY DR	DRYER CIR	259	24	PLANNED
15	BARRERA DR	BLOOMINGTON	VILLAREAL	1,358	24	PLANNED
16	HARVARD ST	PRESCOTT	VITEMB	619	24	PLANNED
17	DELGADO ST	CASTENON	SALAZAR	258	24	PLANNED
18	EL MONTE ST	PAMONA	VICTOR LARA ORTEGON	283	24	PLANNED

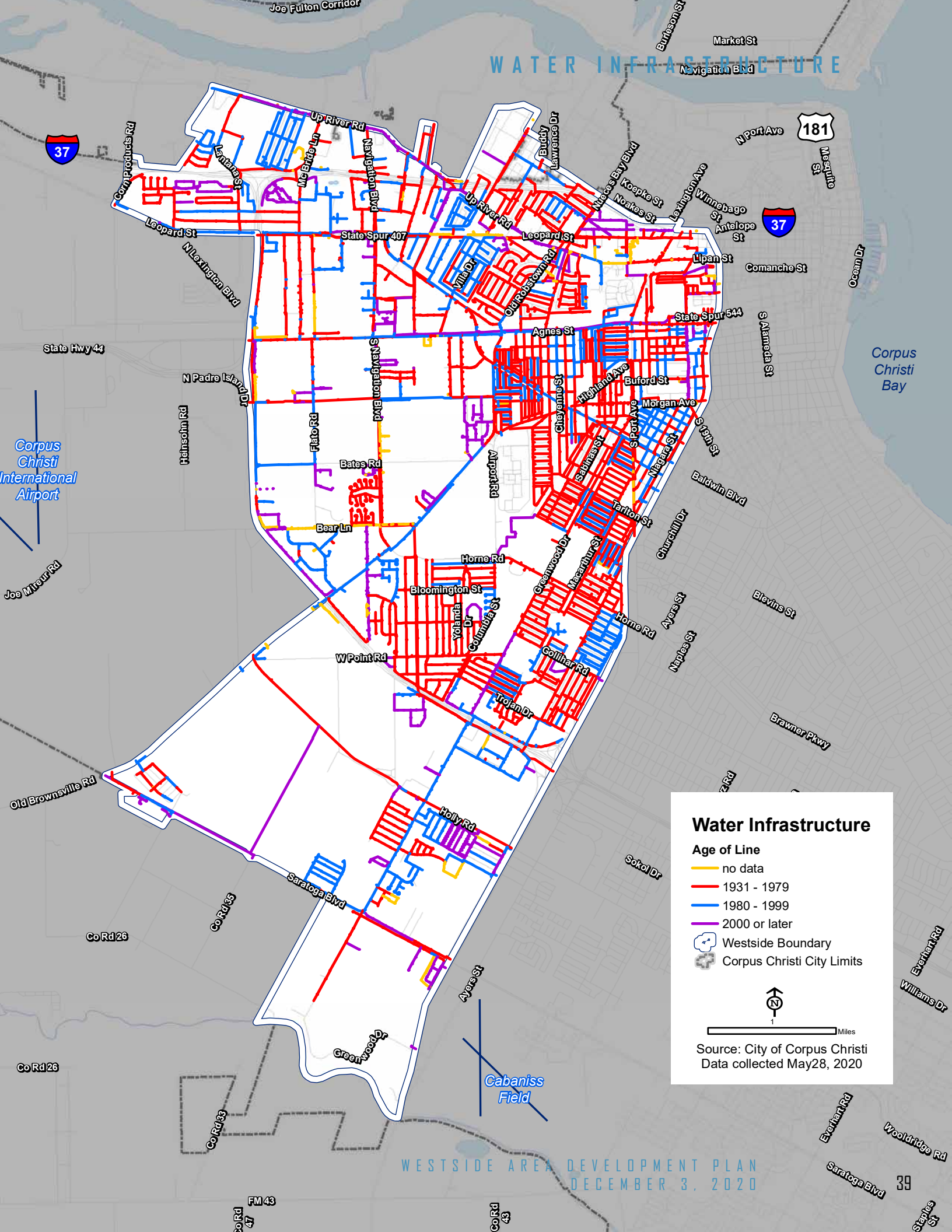


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UTILITIES

WATER INFRASTRUCTURE

DECADE	MILES OF LINE
1930's	0.24
1940's	1.06
1950's	39.07
1960's	19.92
1970's	97.56
1980's	32.11
1990's	42.69
2000's	27.92
2010's	8.17
no data	8.03
Total	276.77



Water Infrastructure

Age of Line

- no data
- 1931 - 1979
- 1980 - 1999
- 2000 or later

Westside Boundary

Corpus Christi City Limits



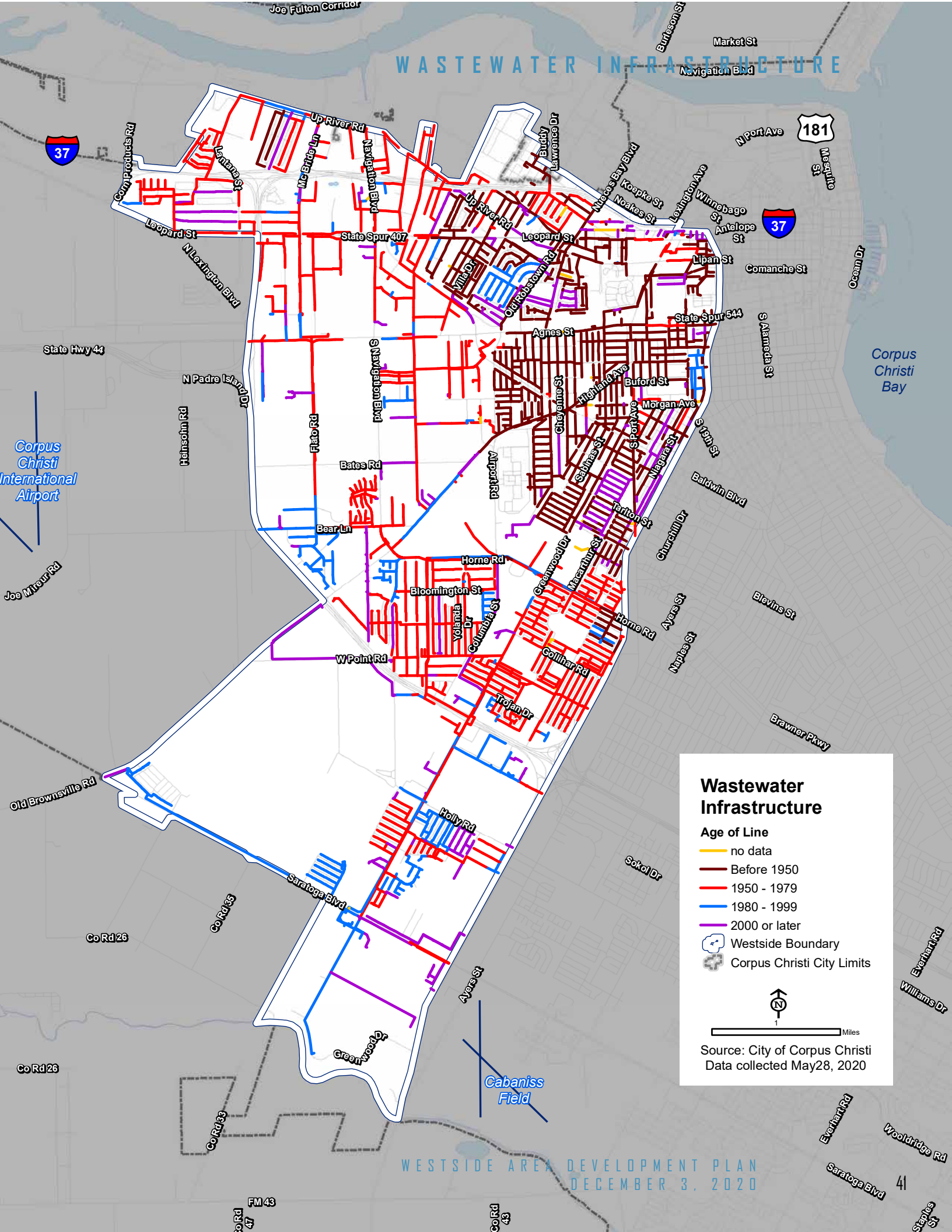
1 Miles

Source: City of Corpus Christi
Data collected May 28, 2020

WASTEWATER INFRASTRUCTURE

DECADE	MILES OF LINE
1890's	0.31
1900's	0.98
1910's	0.94
1920's	7.39
1930's	2.83
1940's	52.02
1950's	30.11
1960's	40.55
1970's	13.93
1980's	17.54
1990's	9.40
2000's	15.28
2010's	14.08
no data	1.04
Total	206.41

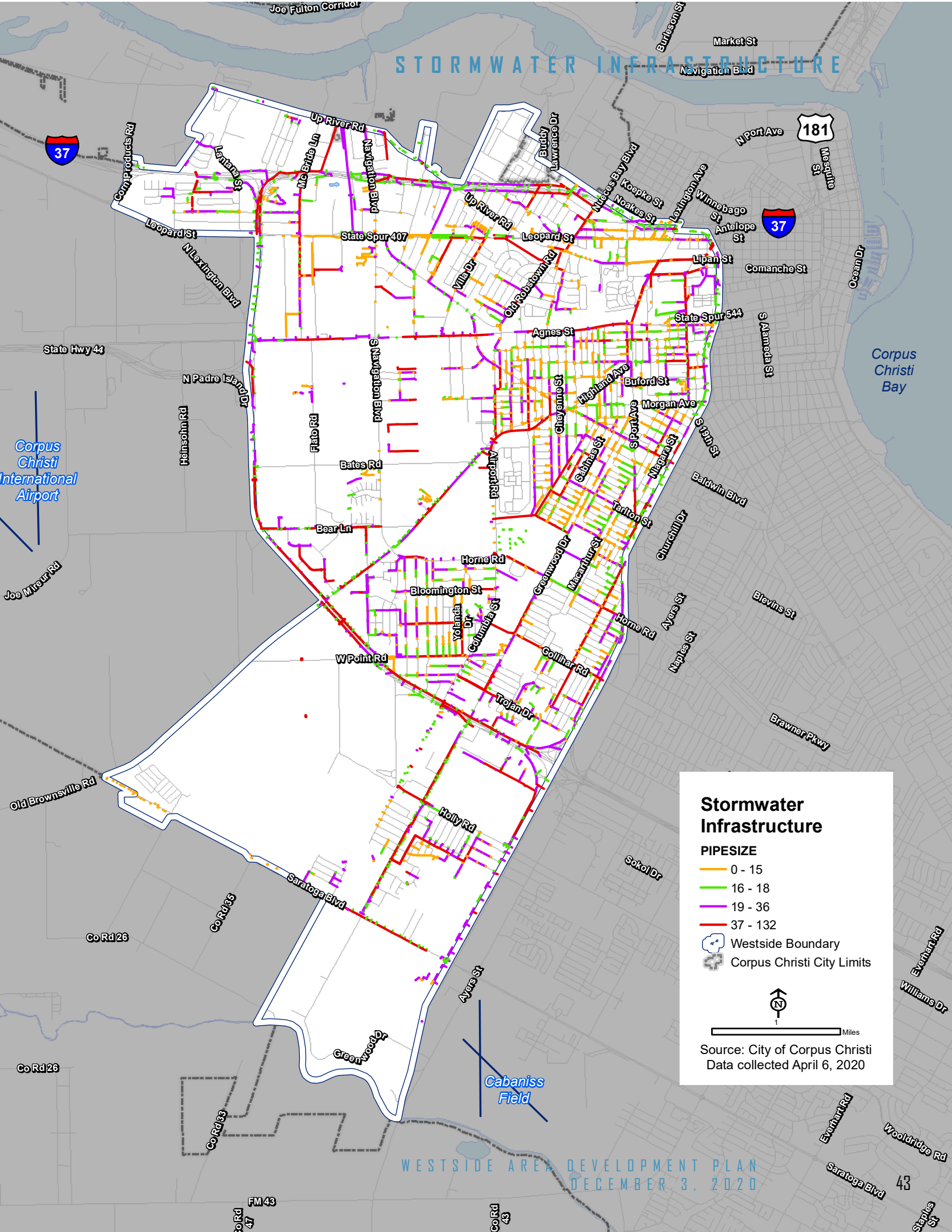
WASTEWATER INFRASTRUCTURE



STORMWATER INFRASTRUCTURE

PIPE SIZE (INCHES)	MILES OF LINE
0	0.76
6	0.11
8	0.15
10	0.10
11	0.01
12	1.23
15	0.01
15	25.93
16	0.03
18	29.27
20	0.18
21	5.76
24	15.48
26	0.17
27	4.11
28	0.09
30	10.24
31	0.05
32	0.02
33	1.84
36	10.57


PIPE SIZE (INCHES)	MILES OF LINE
39	0.20
42	8.42
45	0.19
48	6.88
50	0.03
54	4.93
57	0.04
60	6.13
66	1.71
72	2.78
75	0.09
78	0.65
84	1.35
87	0.05
90	0.12
92	0.07
96	2.49
99	0.12
108	0.95
111	0.10
120	0.45
132	0.21
Total	144.06





Stormwater Infrastructure

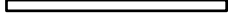
PIPE SIZE

- 0 - 15
- 16 - 18
- 19 - 36
- 37 - 132

 Westside Boundary

 Corpus Christi City Limits



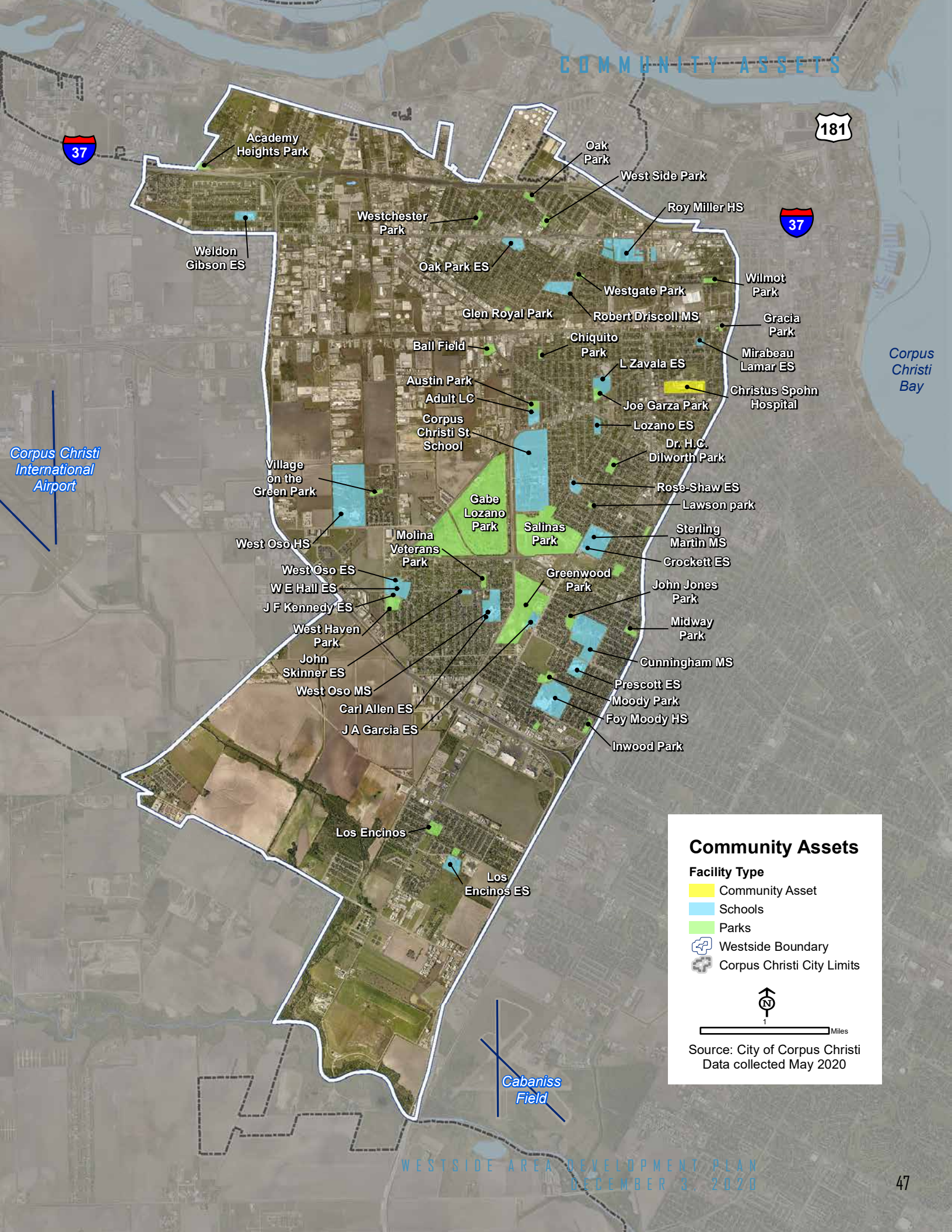
 Miles

Source: City of Corpus Christi
Data collected April 6, 2020

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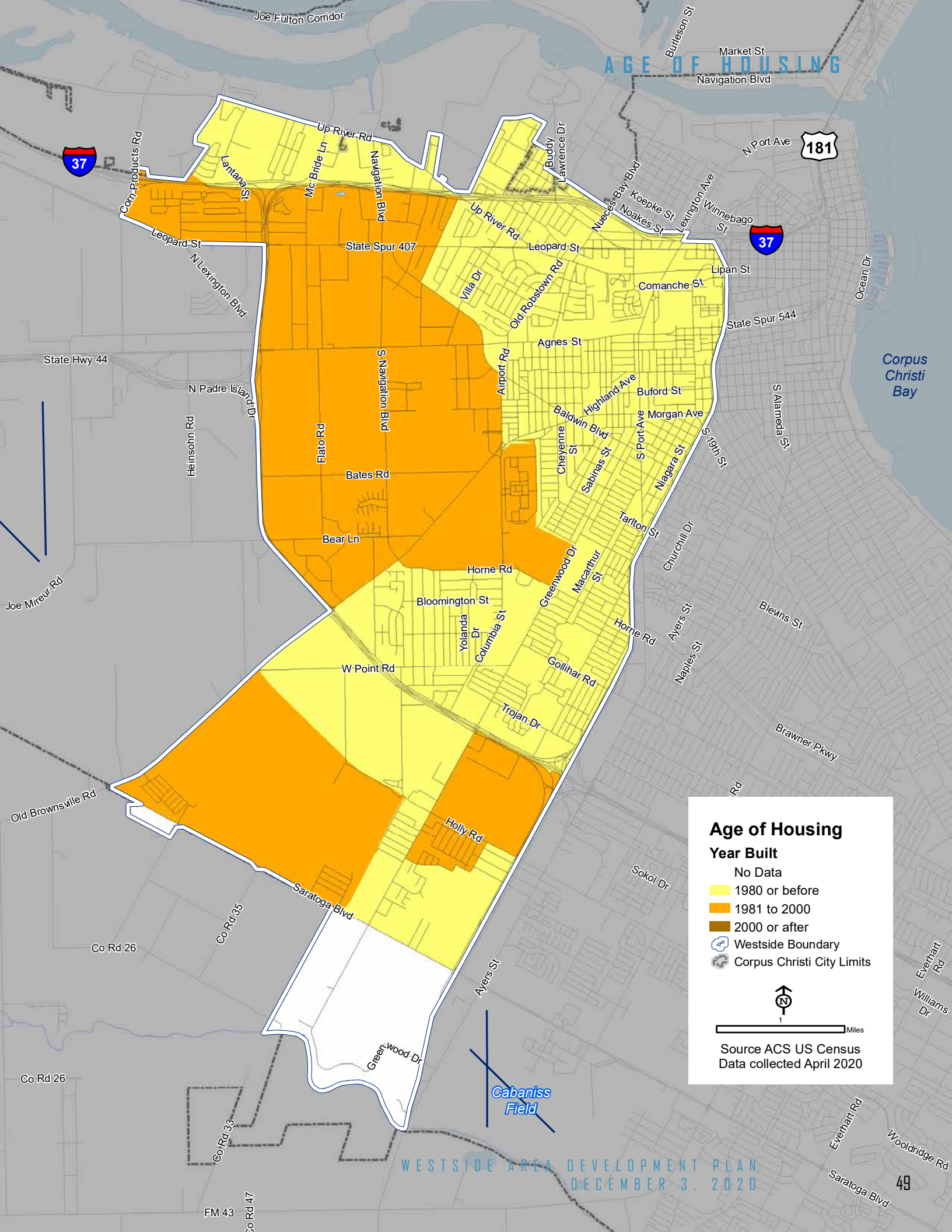
NEIGHBORHOOD CONDITIONS

COMMUNITY ASSETS



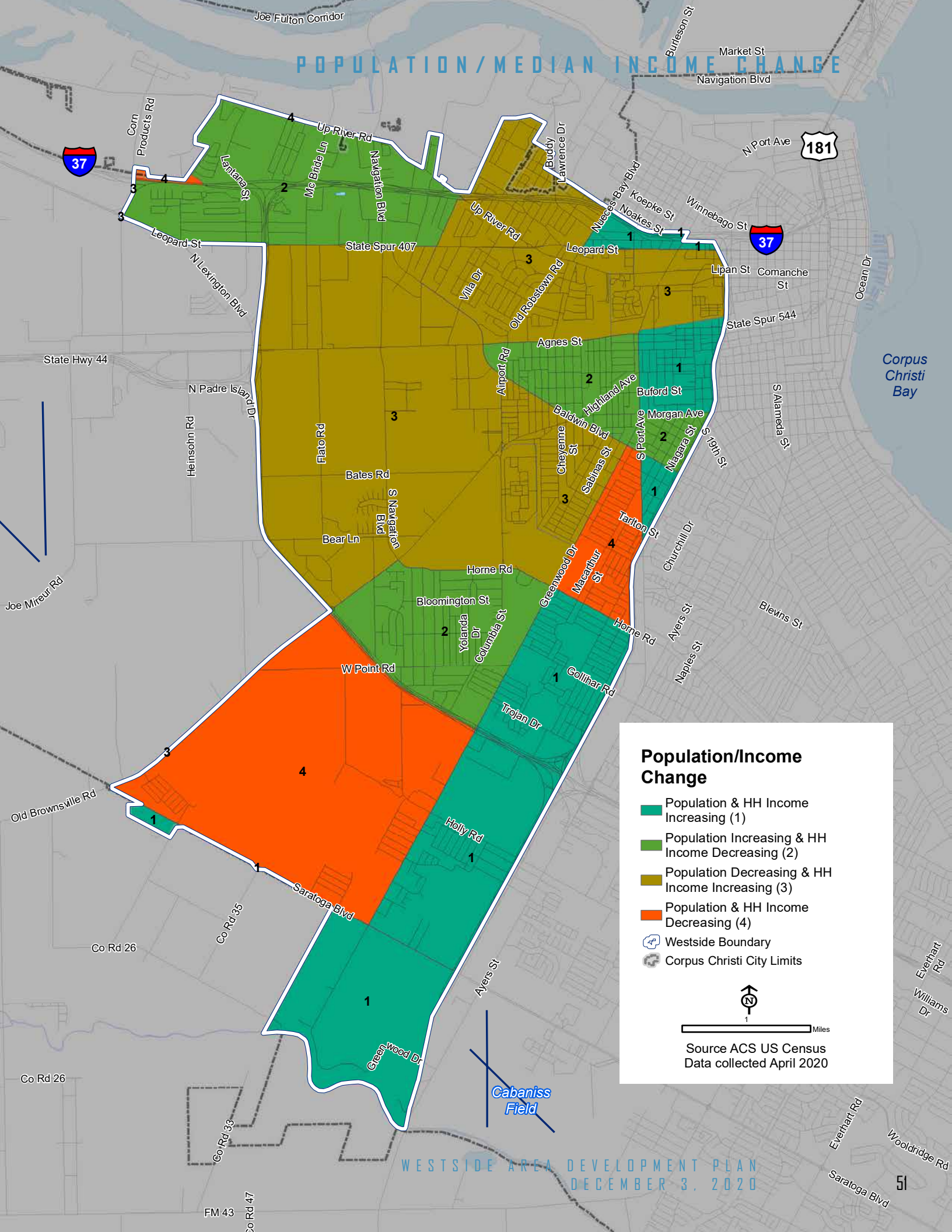
AGE OF HOUSING

YEAR STRUCTURE BUILT	NUMBER OF UNITS
1980 or before	18,403
1981 to 2000	2,748
2000 or later	0
No Data	0
Total	21,151



POPULATION/MEDIAN INCOME CHANGE

POPULATION/MEDIAN INCOME CHANGE



Population/Income Change

- Population & HH Income Increasing (1)
- Population Increasing & HH Income Decreasing (2)
- Population Decreasing & HH Income Increasing (3)
- Population & HH Income Decreasing (4)
- Westside Boundary
- Corpus Christi City Limits



1 Miles

Source ACS US Census
Data collected April 2020

POPULATION / MEDIAN INCOME CHANGE

CENSUS TRACT	POPULATION CHANGE			
	2010	2017	CHANGE	PERCENT CHANGE
Census Tract 63	2,756	2,473	-283.00	-11%
Census Tract 64	2,276	2,915	639.00	22%
Census Tract 17.01	6,246	6,449	203.00	3%
Census Tract 8	4,956	3,804	-1152.00	-30%
Census Tract 6	7,336	6,993	-343.00	-5%
Census Tract 7	4,185	5,391	1206.00	22%
Census Tract 35	2,276	2,220	-56.00	-3%
Census Tract 17.02	2,112	1,699	-413.00	-24%
Census Tract 54.06	2,633	3,436	803.00	23%
Census Tract 5	1,074	2,033	959.00	47%
Census Tract 9	3,772	4,489	717.00	16%
Census Tract 10	3,097	4,149	1052.00	25%
Census Tract 11	1,929	1,875	-54.00	-3%
Census Tract 15	4,229	4,288	59.00	1%
Census Tract 13	3,849	4,323	474.00	11%
Census Tract 16.01	4,760	4,646	-114.00	-2%
Census Tract 16.02	4,097	3,795	-302.00	-8%
Census Tract 18.01	5,516	6,348	832.00	13%
Census Tract 18.02	2,306	2,477	171.00	7%

POPULATION / MEDIAN INCOME CHANGE

MEDIAN HOUSEHOLD INCOME CHANGE				
CENSUS TRACT	2010	2017	CHANGE	PERCENT CHANGE
Census Tract 63	\$30,441	\$31,793	\$1,352	4%
Census Tract 64	\$13,532	\$25,516	\$11,984	47%
Census Tract 17.01	\$34,821	\$35,785	\$964	3%
Census Tract 8	\$25,754	\$42,054	\$16,300	39%
Census Tract 6	\$22,819	\$47,440	\$24,621	52%
Census Tract 7	\$30,213	\$31,530	\$1,317	4%
Census Tract 35	\$37,333	\$56,369	\$19,036	34%
Census Tract 17.02	\$41,442	\$34,250	-\$7,192	-21%
Census Tract 54.06	\$61,761	\$99,946	\$38,185	38%
Census Tract 5	\$22,647	\$31,667	\$9,020	28%
Census Tract 9	\$27,757	\$28,076	\$319	1%
Census Tract 10	\$21,783	\$25,389	\$3,606	14%
Census Tract 11	\$13,542	\$19,886	\$6,344	32%
Census Tract 15	\$15,530	\$21,552	\$6,022	28%
Census Tract 13	\$29,321	\$26,680	-\$2,641	-10%
Census Tract 16.01	\$26,389	\$31,938	\$5,549	17%
Census Tract 16.02	\$33,061	\$33,219	\$158	0%
Census Tract 18.01	\$22,753	\$38,878	\$16,125	41%
Census Tract 18.02	\$39,611	\$51,218	\$11,607	23%

PROPERTY VALUES

DEFINITIONS OF VALUES

Appraised Value - The appraised value is generally the market value of a property with certain exceptions based on generally excepted appraisal methods.

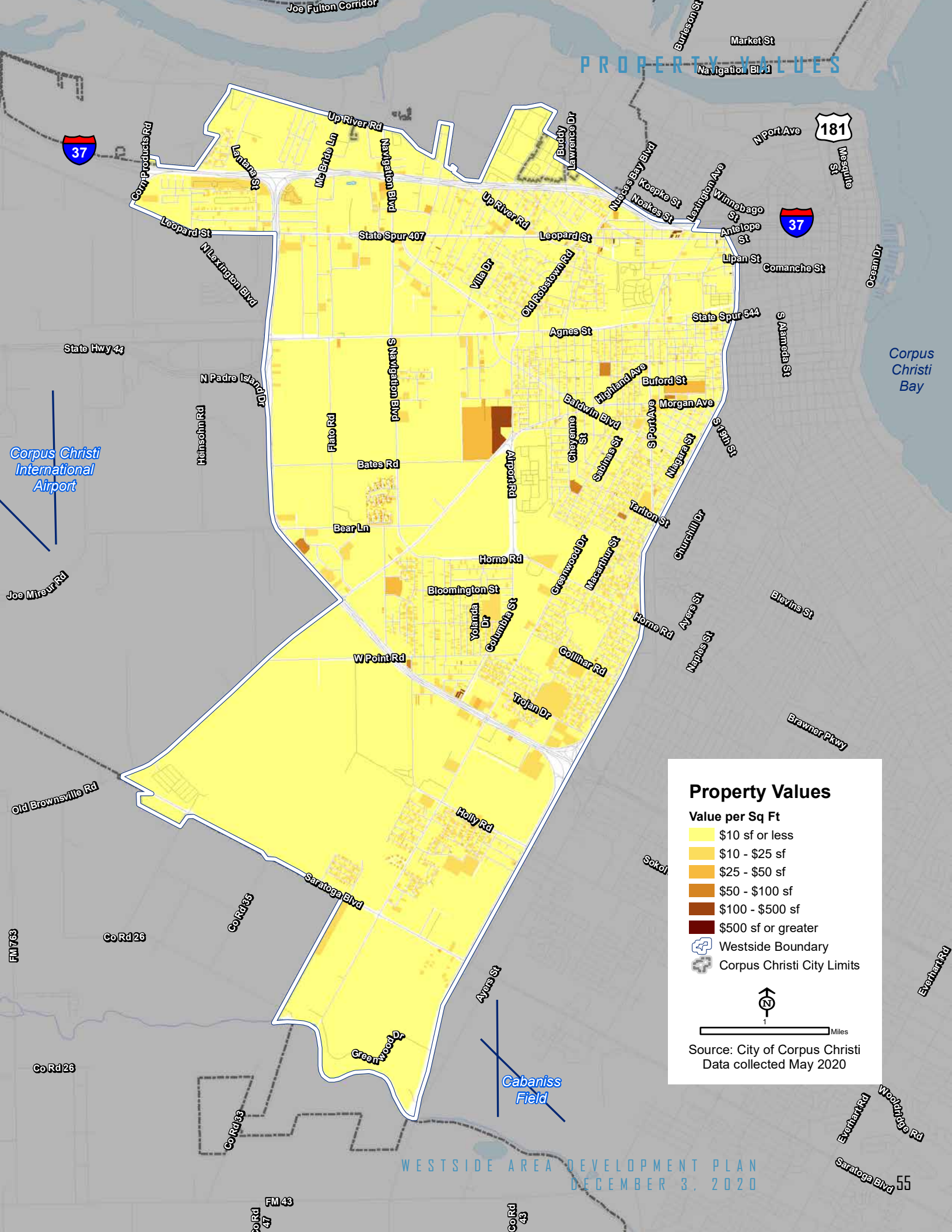
Market Value - The price at which a property would transfer for cash or its equivalent under prevailing market conditions if exposed for sale in the open market with a reasonable time, both parties know of all possible uses and defects with the property and neither party is in a position to take advantage of the exigencies of the other.

Assessed Value - The amount determined by multiplying the appraised value by the applicable assessment ratio.

Taxable Value - The amount determined by deducting from assessed value the amount of any applicable partial exemption.

APPRAISED VALUE PER SQ.FT.	TOTAL UNITS	MARKET VALUE*	ASSESSED VALUE*	TAXABLE VALUE*
\$10 or Less	3,782	\$573,201,790	\$563,423,755	\$573,201,790
\$10 - \$25	14,744	\$1,740,881,122	\$1,662,529,914	\$1,677,502,812
\$25 - \$50	57	\$218,068,143	\$218,025,081	\$218,068,143
\$50 - \$100	305	\$213,573,384	\$212,121,912	\$213,573,384
\$100 - \$500	73	\$72,246,798	\$72,184,694	\$72,246,798
\$500 or Greater	5	\$3,833,093	\$3,833,093	\$3,833,093
Total	18,966	\$2,821,804,330	\$2,732,118,449	\$2,758,426,020

*2019 property values



PROPERTY VALUES

Property Values

Value per Sq Ft

- \$10 sf or less
- \$10 - \$25 sf
- \$25 - \$50 sf
- \$50 - \$100 sf
- \$100 - \$500 sf
- \$500 sf or greater

Westside Boundary

Corpus Christi City Limits



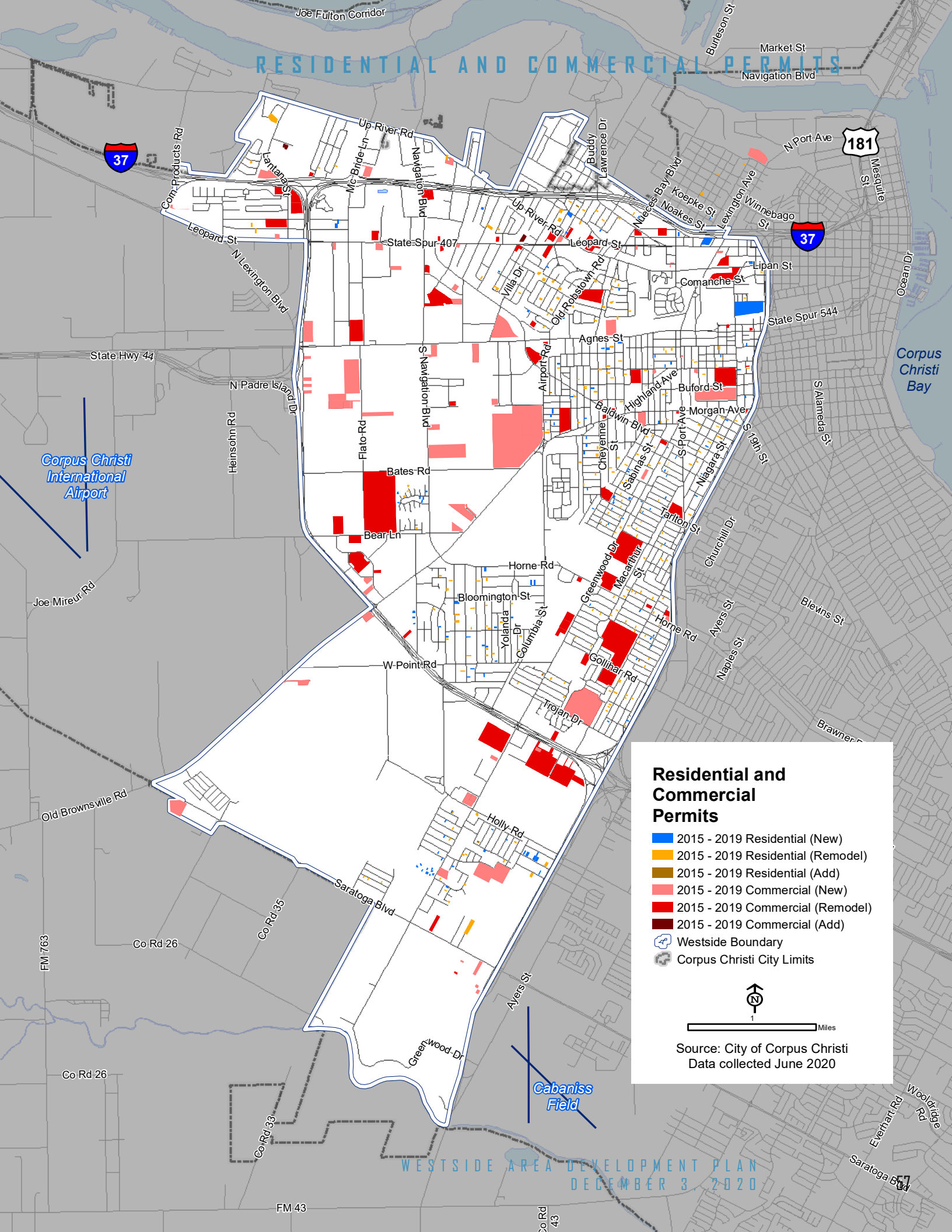
1 Miles

Source: City of Corpus Christi
Data collected May 2020

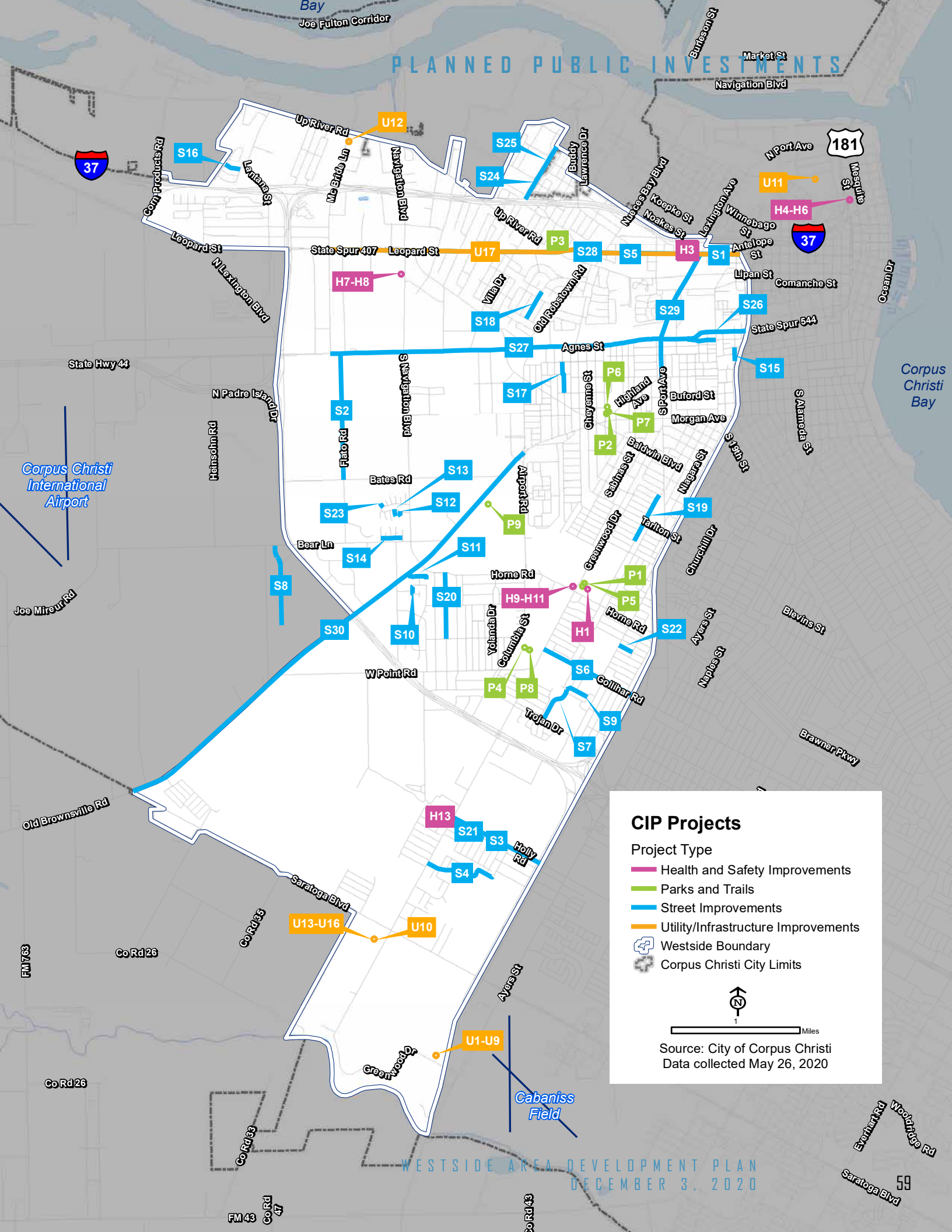
RESIDENTIAL AND COMMERCIAL PERMITS

PERMIT TYPE	2015	2016	2017	2018	2019
Residential Permits	49	91	116	88	131
New	37	18	53	18	71
Remodel	0	73	63	70	54
Addition	12	0	0	0	6
Commercial Permits	6	56	81	65	102
New	5	22	27	18	39
Remodel	0	34	42	42	54
Addition	1	0	12	5	9
Total	55	147	197	153	233

*The report includes permits with estimated construction value of \$3,500 or greater.



PLANNED PUBLIC INVESTMENTS



PLANNED PUBLIC INVESTMENTS

CIP Projects

Project Type

- Health and Safety Improvements
- Parks and Trails
- Street Improvements
- Utility/Infrastructure Improvements
- Westside Boundary
- Corpus Christi City Limits



1 Miles

Source: City of Corpus Christi
Data collected May 26, 2020

WESTSIDE AREA DEVELOPMENT PLAN
DECEMBER 3, 2020

PLANNED PUBLIC INVESTMENTS

#	DESCRIPTION	LENGTH OF PROJECT (FEET)	FUNDING SOURCE	ESTIMATED YEAR START
P1	Greenwood Senior Center	---	G.O. Bond 2018	2020/2020
P2	Joe Garza Recreation Center	---	G.O. Bond 2018	2020/2020
P3	Oak Park Recreation Center	---	G.O. Bond 2018	2020/2020
P4	Greenwood Sports Center	---	G.O. Bond 2018	2020/2021
P5	Greenwood Senior Center PH 2	---	Future Bond Election	2021/2021
P6	Zavala Senior Center	---	Future Bond Election	2021/2021
P7	J.Garza Recreation Ctr PH 2	---	Future Bond Election	2021/2021
P8	Greenwood Sports Complex PH 2	---	Future Bond Election	2021/2021
P9	Golf Courses Improvements	---	None	2024/2029
H1	Public Health Building Improvements	---	G.O. Bond 2018	2020/2021
H2	Fire HQ- Frost Bank bldg -Elevator Rehab	---	G.O. Bond 2018	2019/2020
H3	Fire Headquarters &EOC	---	G.O. Bond 2018	2019/2021
H4	Fire St.1 Roof Replacement	---	G.O. Bond 2018	2019/2020
H5	Fire St.1 Improvements & upgrades	---	G.O. Bond 2018	2020
H6	Fire St.1 Emergency Generator	---	G.O. Bond 2018	2019/2020
H7	Fire St.9 Emergency Generator /HVAC upgrades	---	G.O. Bond 2018	2019/2020
H8	Driveway and Apparatus Bay 8,9,10,12	---	G.O. Bond 2018	2019/2020
H9	Fire St.10 Roof Rehab & Engine Bay	---	G.O. Bond 2018	2019/2020
H10	Driveway and Apparatus Bay 8,9,10,12	---	G.O. Bond 2018	2019/2020
H11	Fire Station #10 Demo and Replacement	---	None	2022/2023
H12	Fire Department Warehouse	---	G.O. Bond Prior and G.O. Bond 2018	2019/2020
H13	Fire Dpt Warehouse ADA Bathroom Improvements	---	None	2022/2023
S1	Leopard St (Crosstown Expressway to Palm Dr)	3,443	G.O. Bond 2012 and Revenue Bonds	2018/2019
S2	Flato Road (Agnes St to Bates Rd)	5,175	G.O. Bond 2014 and Revenue Bonds	2018/2019
S3	Holly Road (Ctwn Freeway to Greenwood)	4,063	G.O. Bond 2012, 2014 and prior, Revenue Bonds, and TxDOT	2018/2020

PLANNED PUBLIC INVESTMENTS

#	DESCRIPTION	LENGTH OF PROJECT (FEET)	FUNDING SOURCE	ESTIMATED YEAR START
S4	Frio St /Hacala St/ Dorado St Corridor	3,000	G.O. Bond 2018 and prior, Revenue Bonds	2019/2020
S5	Leopard St (Palm Dr to Nueces Bay Blvd)	2,132	G.O. Bond 2018, Revenue Bonds	2020
S6	Gollihar Rd (Crosstown Expwy to Greenwood)	4,068	G.O. Bond 2018 and prior, Revenue Bonds	2019/2020
S7	Castenon St (Trojan Dr to Delgado St)	1,731	G.O. Bond 2018 & Prior, Revenue Bonds	2019/2020
S8	Junior Beck Dr (Bear Ln to Dead End)	3,332	G.O. Bond 2018 & Prior, Revenue Bonds	2019/2020
S9	Delgado St (Castenon to Salazar)	957	G.O. Bond 2018, Revenue Bonds	2020
S10	Dryer Circle (Riverton to Langton Ave)	351	G.O. Bond 2018, Revenue Bonds	2020
S11	Golden Gate Circle (Old Brownsville to Dead End)	904	G.O. Bond 2018, Revenue Bonds	2020
S12	Green Lane Dr (Green Tree to Dead End)	213	G.O. Bond 2018, Revenue Bonds	2020
S13	Geen Leaf Dr (Green Tree to Dead End)	303	G.O. Bond 2018, Revenue Bonds	2020
S14	Green Park Dr (Green Point to Green Gate)	889	G.O. Bond 2018, Revenue Bonds	2020
S15	17th St (Crosstown Expressway to Marguerite)	565	Residential Street (Property Tax), Revenue Bonds	2020
S16	San Saba Dr (Concho to Comal)	654	Residential Street (Property Tax), Revenue Bonds	2020
S17	Shawnee St (Chippewa St to Lou St)	1324	Residential Street (Property Tax), Revenue Bonds	2020
S18	Bartlett Dr (Wilson to Saxet S)	1286	Residential Street (Property Tax), Revenue Bonds	2020

PLANNED PUBLIC INVESTMENTS

#	DESCRIPTION	LENGTH OF PROJECT (FEET)	FUNDING SOURCE	ESTIMATED YEAR START
S19	MacArthur St (Nimitz to Presa)	2157	Residential Street (Property Tax), Revenue Bonds	2020
S20	Barrera Dr (Bloomington to Villareal)	2742	Residential Street (Property Tax), Revenue Bonds	2020
S21	El Monte St (Pamona to Victor L Ortego)	1119	Residential Street (Property Tax), Revenue Bonds	2020
S22	Harvard St (Prescott to Vitemb)	620	Residential Street (Property Tax), Revenue Bonds	2020
S23	Green Acre Dr (Green Tree to Dead End)	195	Residential Street (Property Tax), Revenue Bonds	2020
S24	Poth Lane Sidewalk Improvements Phase 1	1434	Grant - Other, Storm Water - Streets	2019
S25	Poth Lane Sidewalk Improvements Phase 2	1084	Grant - Other, Revenue Bonds	2019
S26	Laredo St	2472	None	2022/2023
S27	Agnes Street (19th-McBride)	15,922	None	2022/2023
S28	Leopard Street (McBride)	1,6931	None	2022/2023
S29	Port Avenue (Ruth- Leopard St)	5,427	None	2022/2023
S30	Old Brownsville Road (Saratoga Blvd)	21,410	None	2022/2023
U1	Solid Waste Technical Support	----	Certification of Obligation	2018/2021
U2	Cefe' Valenzuela Landfill Liquids Mgmt System	----	Certification of Obligation	2018/2020
U3	Cefe' Valenzuela Landfill Disposal Cells Cover	----	Certification of Obligation	2018/2020
U4	Cefe Valenzuela Gas Collection & Control System	----	Certification of Obligation	2018/2021
U5	Valenzuela Landfill 3C Disposal Cell Development	----	Certification of Obligation	2018/2020

PLANNED PUBLIC INVESTMENTS

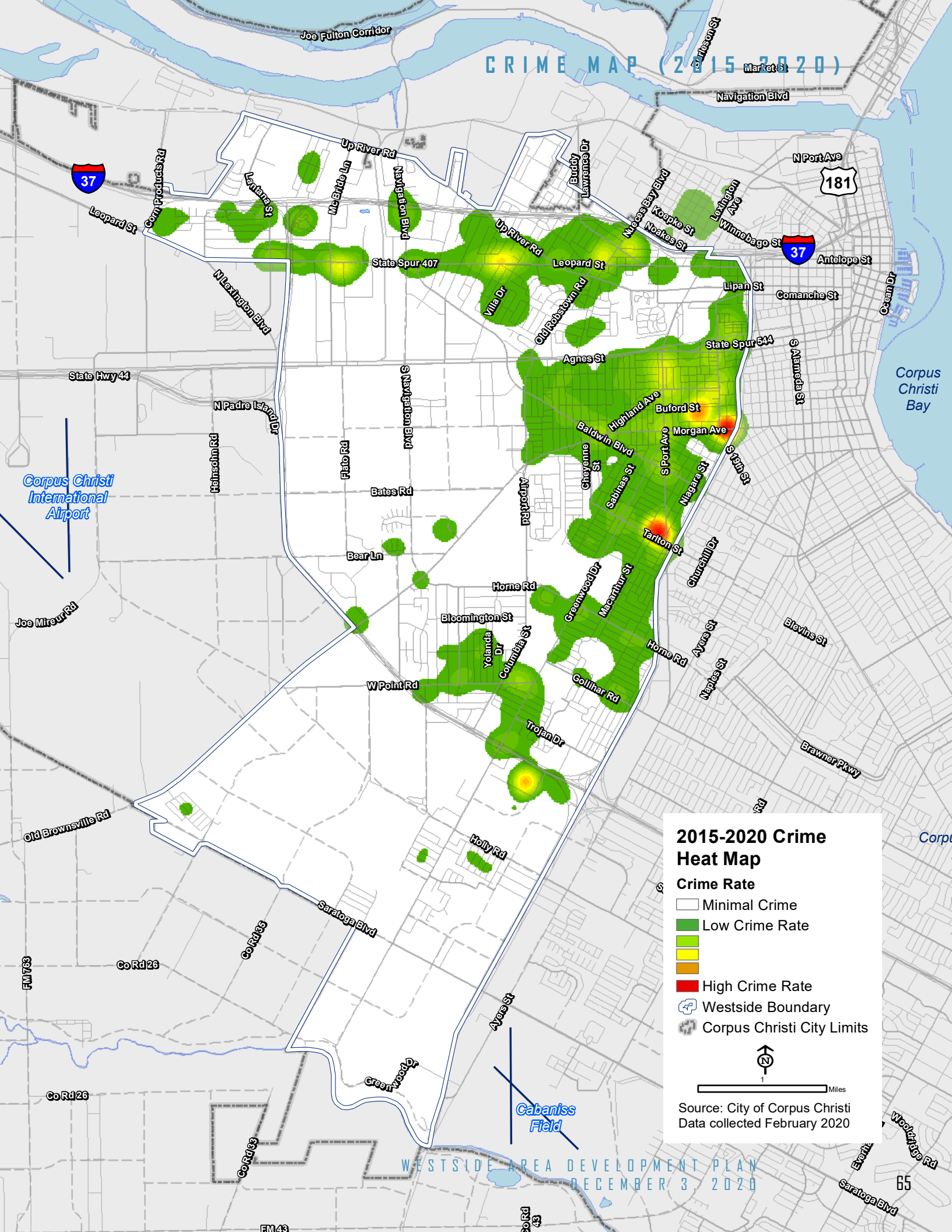
#	DESCRIPTION	LENGTH OF PROJECT (FEET)	FUNDING SOURCE	ESTIMATED YEAR START
U6	Solid Waste Drainage Lifecycle Improvement	----	Certification of Obligation	2020/2020
U7	Cefe F. Valenzuela Landfill Road Improvements	----	Certification of Obligation	2020/2022
U8	Erosion Control Lifecycle Improvements	----	Certification of Obligation	2020/2020
U9	Valenzuela Landfill Sector 2C Cell Development	----	Certification of Obligation	2020/2021
U10	Greenwood WWTP Electrical Improvements-UV Sym	----	PAYGO, Revenue Bonds	2018/2021
U11	Old Broadway Wastewater Plant Decommission	----	PAYGO, Revenue Bonds	2018/2021
U12	McBride Lift Station & Force Main Improvements	----	PAYGO, Revenue Bonds	2018/2020
U13	Greenwood Headworks & Grit Removal Rehabilitation	----	Revenue Bonds	2018/2021
U14	Greenwood WWTP Process Upgrade	----	PAYGO, Revenue Bonds	2018/2022
U15	Greenwood WWTP Flood Mitigation	----	PAYGO, Revenue Bonds	2019/2022
U16	Greenwood WWTP Process Upgrade (DAF and Odor Control)	----	None	2022/2023
U17	Greenwood Flow Diversion to New Broadway WWTP	16,931	PAYGO, Revenue Bonds	2019/2022

CRIME MAP (2015-2020)

CATEGORY	2015	2016	2017	2018	2019	2020*
AGGRAVATED ASSAULT	354	381	438	442	433	67
ARSON	27	21	25	35	29	7
BURGLARY	513	560	557	482	488	68
HOMICIDE	5	12	6	9	14	1
LARCENY	1,674	1,761	1,710	1,715	1,509	257
MOTOR VEHICLE THEFT	126	178	190	198	194	32
OTHER CATEGORY	7,476	8,191	7,630	6,890	7,093	1,049
ROBBERY	114	132	148	128	168	27
SEXUAL ASSAULT	104	97	98	117	106	18
Total	10,393	11,333	10,802	10,016	10,034	1,526

*Data as of February 2020

CRIME MAP (2015-2020)

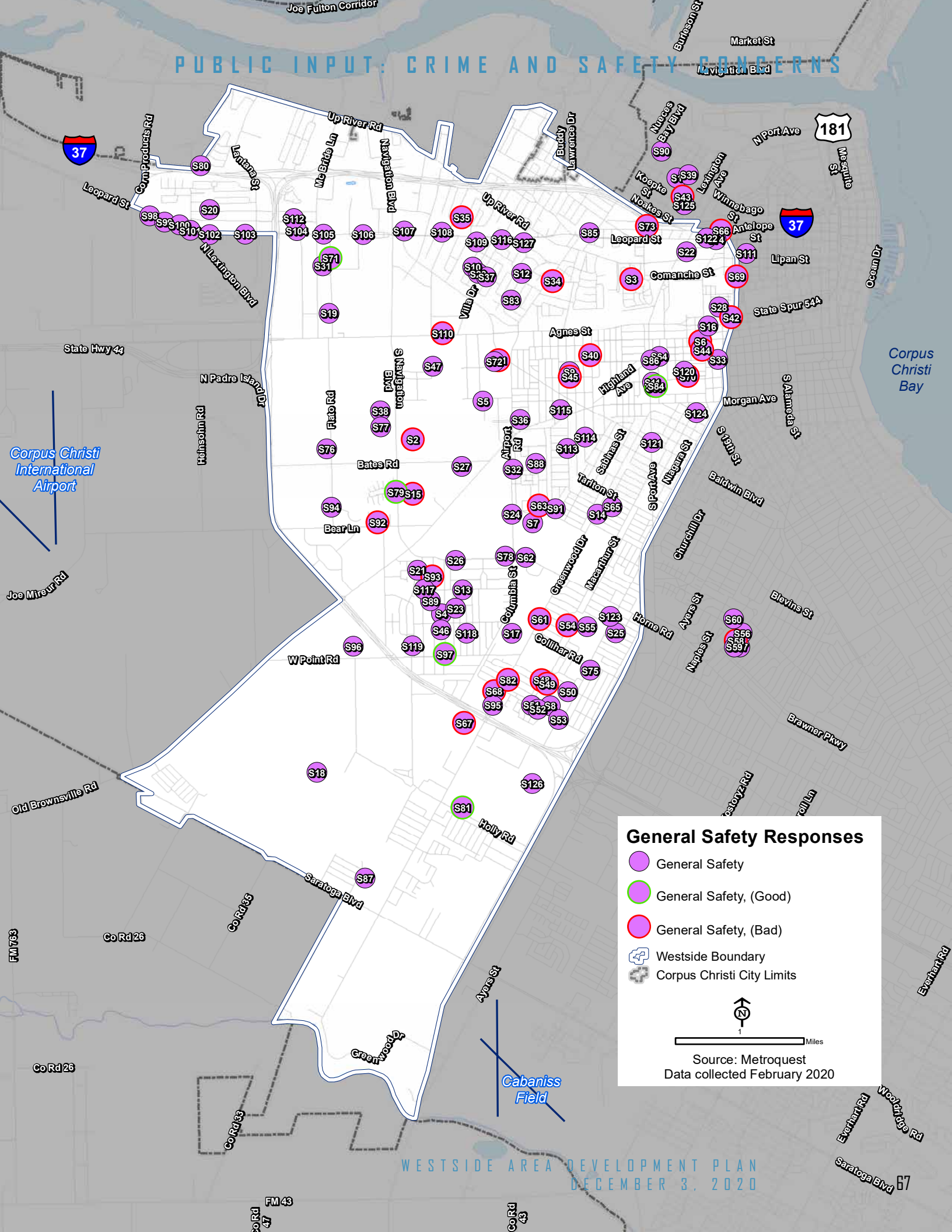


PUBLIC INPUT: CRIME AND SAFETY CONCERNS

The map shows the location of crime and safety concerns as identified by the public input received through the online survey. Each marker on the map represents the location of a good example or an issue related to crime and safety.

For details regarding the comments related to each data point, see the Online Survey Summary (February 3, 2020).

PUBLIC INPUT: CRIME AND SAFETY CONCERNS



General Safety Responses

- General Safety
- General Safety, (Good)
- General Safety, (Bad)
- Westside Boundary
- Corpus Christi City Limits

1 Miles

Source: Metroquest
Data collected February 2020

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ENVIRONMENTAL CONDITIONS

PRELIMINARY FIRM

FEMA FLOOD ZONE DESIGNATIONS

Velocity Zone

Areas along coasts subject to a 1% or greater annual chance of flooding in any given year that include additional hazards associated with velocity wave action.

1% Annual Chance (100 Year)





Areas subject to a 1% or greater annual chance of flooding in any given year.

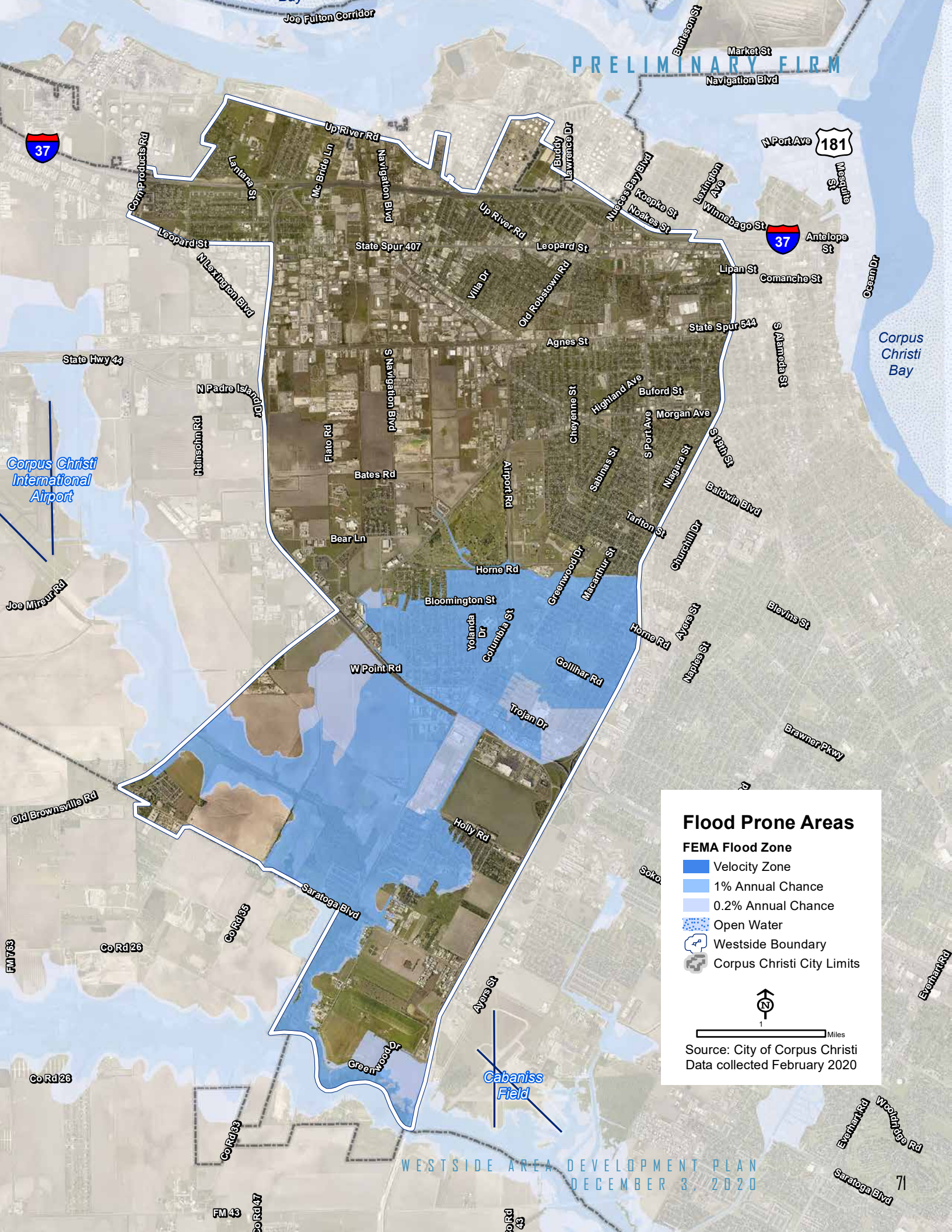
0.2% Annual Chance (500 year)

Areas subject to a 0.2% or greater annual chance of flooding in any given year.

Minimal Flood Hazard

Areas of minimal flood hazard from the principal source of flood in the area and determined to be outside the 1% and 0.2% annual chance floodplain.

DESIGNATION	ACRES	PERCENTAGE	STRUCTURES
 Velocity Zone	-0	0%	0
 1% Annual Chance	2,861	22%	4,361
 0.2% Annual Chance	671	5%	551
 Minimal Flood Hazard	9,430	73%	
Total	12,962	100%	4,912



PRELIMINARY FIRM

Flood Prone Areas

FEMA Flood Zone

Velocity Zone

1% Annual Chance

0.2% Annual Chance

Open Water

Westside Boundary

Corpus Christi City Limits



1 Miles

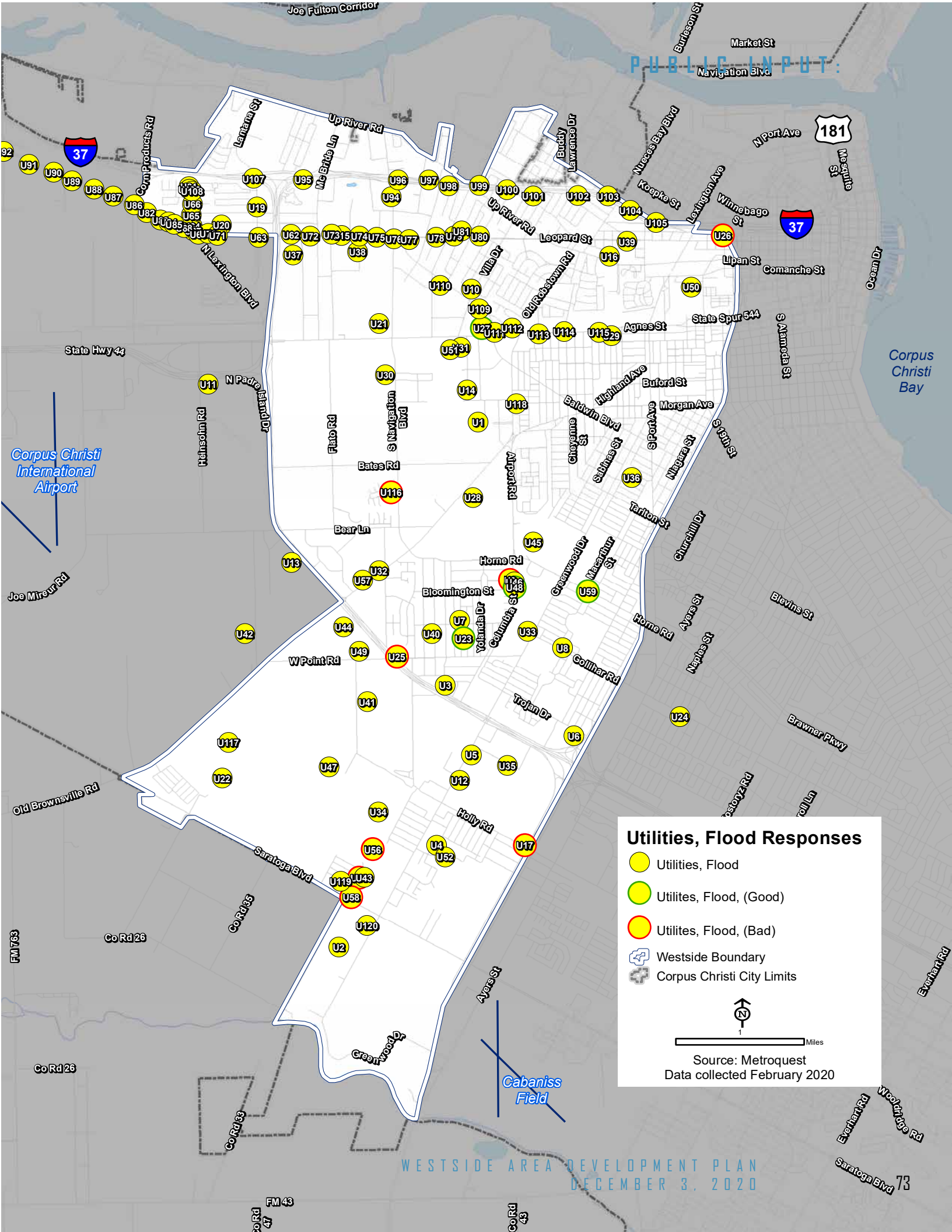
Source: City of Corpus Christi
Data collected February 2020

WESTSIDE AREA DEVELOPMENT PLAN
DECEMBER 3, 2020






PUBLIC INPUT: UTILITIES AND FLOODING

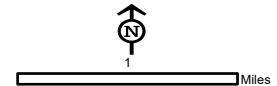
The map shows the location of utility and flooding concerns as identified by the public input received through the online survey. Each marker on the map represents the location of a good example or an issue related to utilities or flooding.

For details regarding the comments related to each data point, see the Online Survey Summary (February 3, 2020).



Utilities, Flood Responses

-  Utilities, Flood
-  Utilites, Flood, (Good)
-  Utilites, Flood, (Bad)
-  Westside Boundary
-  Corpus Christi City Limits



Source: Metroquest
Data collected February 2020

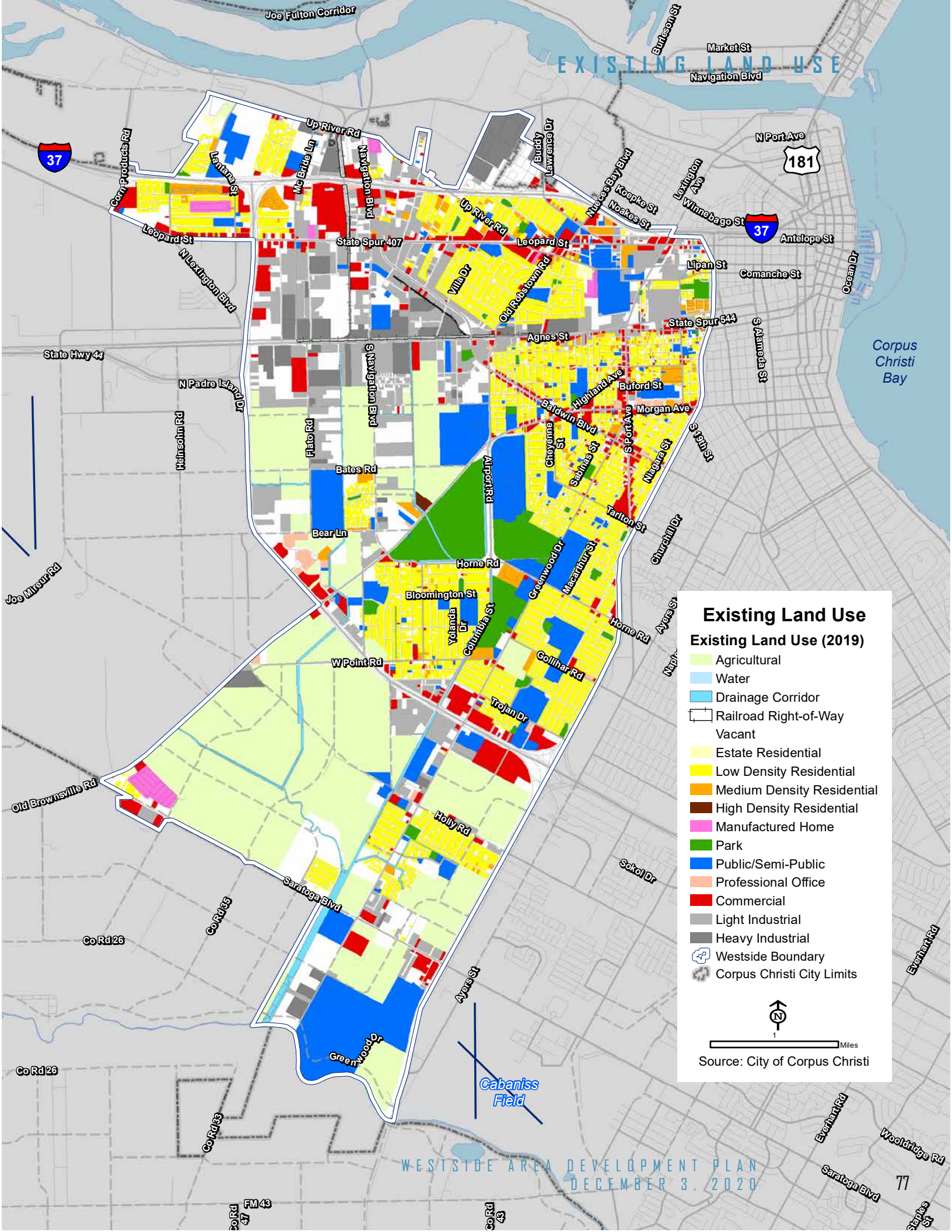
PUBLIC INPUT:

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LAND USE

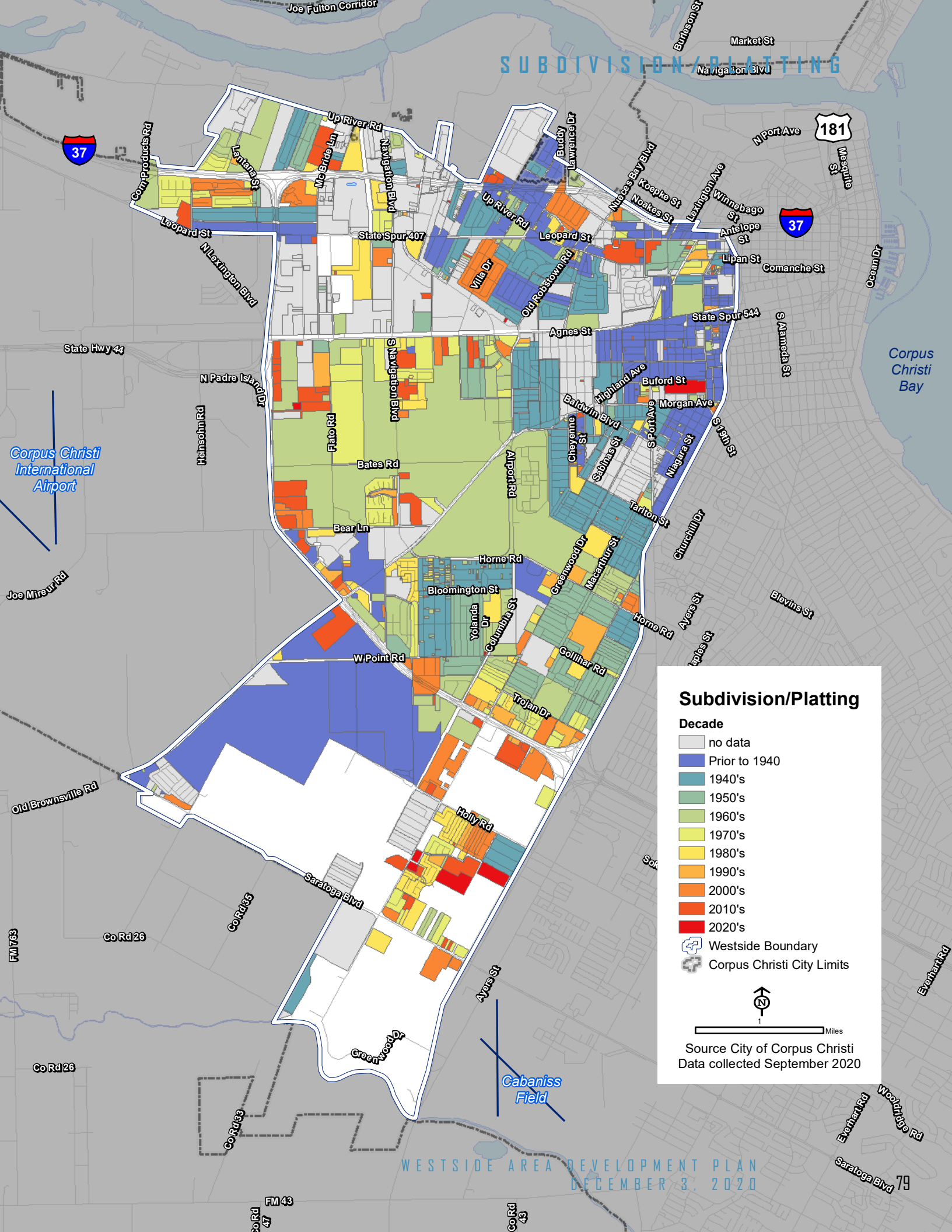
EXISTING LAND USE

LAND USE	ACRES	PERCENTAGE
Agriculture	2,751.9	21%
Estate Residential	20.2	<1%
Low-Density Residential	2,019.4	16%
Medium-Density Residential	230.8	2%
High-Density Residential	6.9	<1%
Manufactured Housing	83.6	1%
Park	450.7	3%
Public/Semi-Public	1,289.9	10%
Professional Office	60.7	<1%
Commercial	731.1	6%
Light Industrial	1,156.5	9%
Heavy Industrial	439.4	3%
Drainage Corridor	185.6	1%
Right-of Way	2,043.8	16%
Railroad Right-of-Way	43.7	<1%
Vacant	1,442.7	11%
Water	5.3	<1%
Total	12,962.3	100%



SUBDIVISION / PLATTING

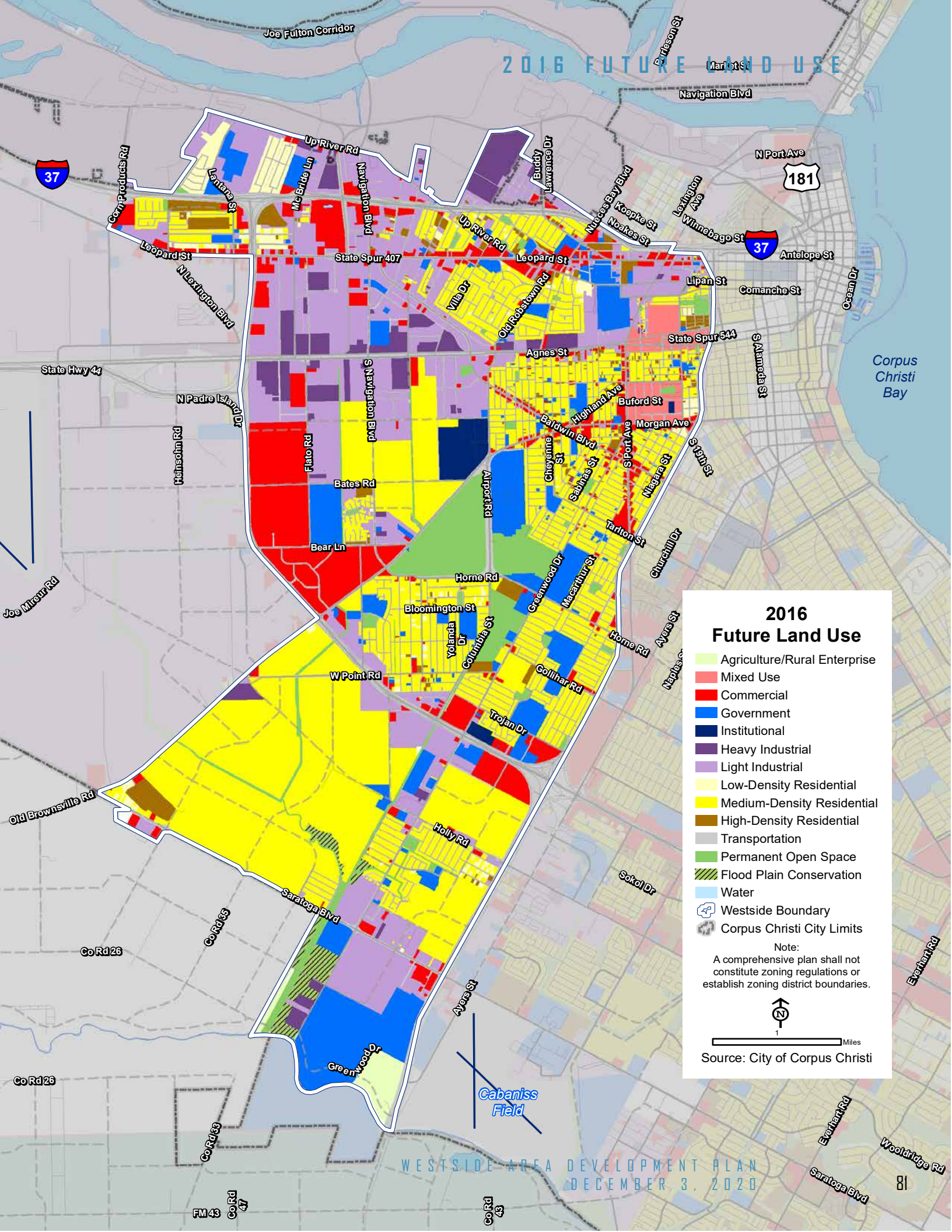
DECADE	ACRES
Prior to 1940	1,953
1940's	1,174
1950's	610
1960's	2,099
1970's	653
1980's	476
1990's	225
2000's	525
2010's	408
2020's	66
no data	2,228
Total	10,418



2016 FUTURE LAND USE

LAND USE	ACRES	PERCENTAGE
Agriculture/Rural Enterprise	98.3	1%
Mixed-Use	144.2	1%
Commercial	1,158.0	9%
Government	1,159.6	9%
Institutional	116.8	1%
Heavy Industrial	460.8	4%
Light Industrial	2,161.9	17%
Low-Density Residential	214.2	2%
Medium-Density Residential	4,349.5	34%
High-Density Residential	252.0	2%
Transportation	2,084.8	16%
Permanent Open Space	624.5	5%
Flood Plain Conservation	110.0	1%
Water	5.5	<1%
Vacant	22.4	<1%
Total	12,962.3	100.0%

2016 FUTURE LAND USE



2016 Future Land Use

- Agriculture/Rural Enterprise
- Mixed Use
- Commercial
- Government
- Institutional
- Heavy Industrial
- Light Industrial
- Low-Density Residential
- Medium-Density Residential
- High-Density Residential
- Transportation
- Permanent Open Space
- Flood Plain Conservation
- Water
- Westside Boundary
- Corpus Christi City Limits

Note:
A comprehensive plan shall not constitute zoning regulations or establish zoning district boundaries.



1 Miles

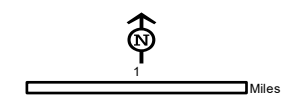
Source: City of Corpus Christi

APPROVED ZONING CASES (2015-2020)

Zoning Cases in the past 5 years



Corpus Christi City Limits



Source: City of Corpus Christi
May 2020

APPROVED ZONING CASES (2015-2020)

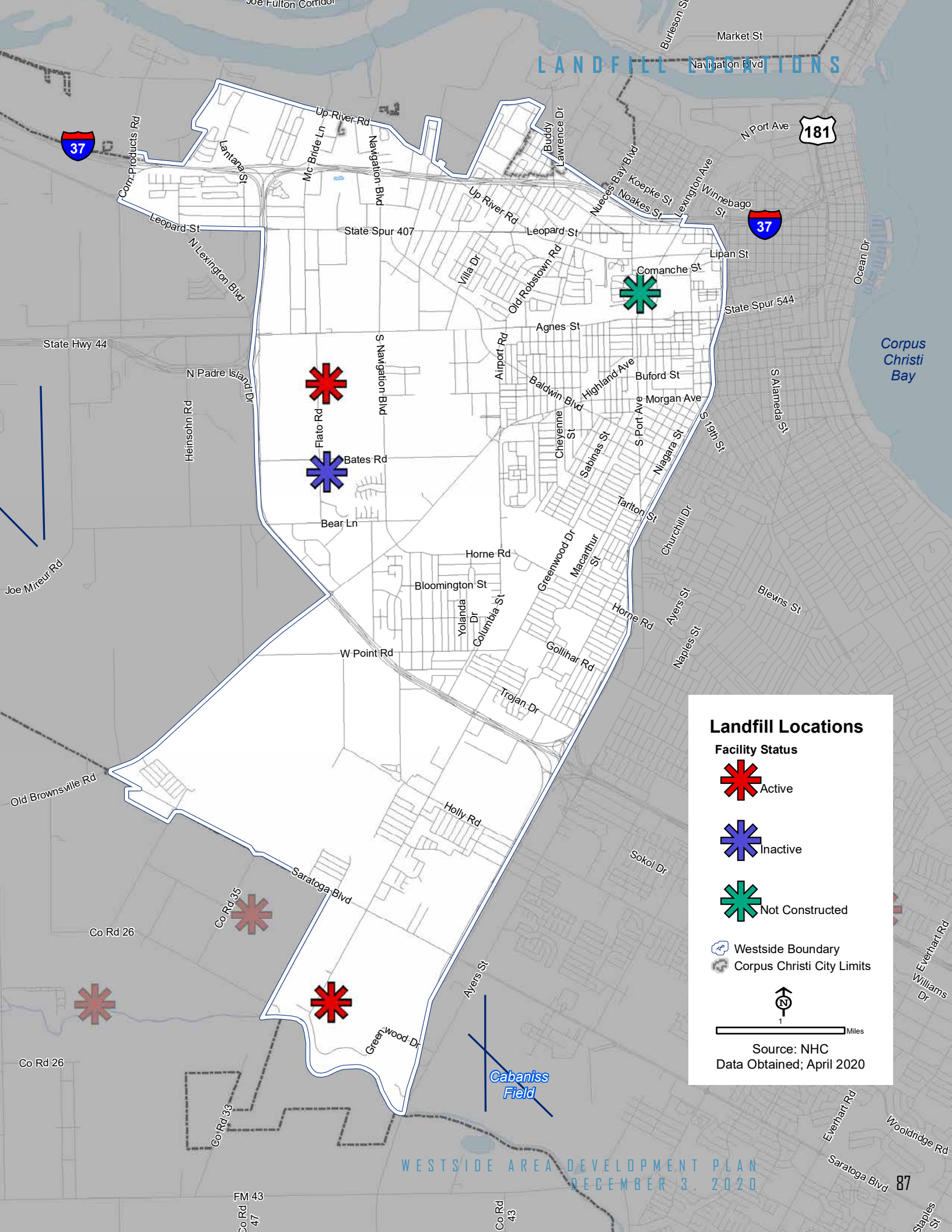
ZONING DISTRICT DEFINITIONS	ZONING DISTRICT DEFINITIONS
FR Farm Rural	CG-2 General Commercial
RE Residential Estate	CI Intensive Commercial
RS-6 Single-Family 6	BP Business Park
RS-4.5 Single-Family 4.5	CC Commercial Compatible
RS-TF Two-Family	IC Industrial Compatible
RM-1 Multifamily 1	IL Light Industrial
RM-3 Multifamily 3	IH Heavy Industrial
CN-1 Neighborhood Commercial	RV Recreational Vehicle Park
ON Office	SP Special Permit
CG-1 General Commercial (Limited)	

DATE APPROVED	CASE NUMBER	ZONING CHANGE
5/26/2015	0415-06	IL to IL/SP
6/23/2015	0515-04	RS-6 to ON
7/21/2015	0615-02	IL to IL/SP
7/21/2015	0615-06	RS-6 to RM-1
8/18/2015	0615-04	CI to CI/SP
9/8/2015	0715-04	CG-2 to IL
10/20/2015	0815-05	IL to IL/SP
10/27/2015	0815-04	RMH to RV
11/17/2015	0915-08	FR to IH
1/19/2016	1215-04	IH to RE
2/16/2016	0116-01	IL to CG-2
2/16/2016	0116-02	IH to RS-4.5
4/19/2016	0216-02	CN-1 to RS-6
5/24/2016	0416-03	RS-6, ON, & RM-1 to IL
7/19/2016	0616-02	CN-1 to CG-2
9/27/2016	0816-01	RS-6 to CN-1

APPROVED ZONING CASES (2015-2020)

DATE APPROVED	CASE NUMBER	ZONING CHANGE
4/18/2017	0317-01	IL to CG-2
6/18/2017	0517-03	CG-1 to IH
7/11/2017	0517-01	CG-2 & RM-3 to IL & CG-2
7/11/2017	0517-02	RM-3 to CG-2
9/26/2017	0717-02	RS-6 to IL
12/12/2017	1017-03	CN-1 to CN-1/SP
6/26/2018	0418-02	CG-2 to IL/SP
8/21/2018	0718-01	RS-6 to RM-1
9/11/2018	1117-01	IL to IL/SP
9/25/2018	0818-01	RS-6 to ON
1/22/2019	1018-05	IH to RS-4.5
2/19/2019	1118-02	RS-6 to CN-1, ON, & CC
2/19/2019	0119-01	IL to CG-2
4/16/2019	0319-01	FR & RS-6 to IC & IL
5/21/2019	0419-02	OCL to RS-4.5
6/11/2019	0419-01	CG-2 to CG-2/SP
7/30/2019	0519-03	CN-1 to RS-6
9/10/2019	0719-01	CG-2 to IL/SP
9/10/2019	0719-04	IL to RM-3
12/10/2019	1019-08	RS-4.5 and CN-1
1/21/2020	1019-07	IL/HC to IL - Denied
1/21/2020	1119-05	RS-6 to RS-TF
2/11/2020	1019-01	RS-6 to CI
2/18/2020	1219-02	RS-6 to RM-1
3/17/2020	0120-01	RS-6 to CN-1
3/17/2020	0120-03	IL and RS-6 to CG-2
3/31/2020	0220-01	RM-3 and CG-2 to IL

LANDFILL LOCATIONS



LANDFILL LOCATIONS

Landfill Locations

Facility Status



Active



Inactive



Not Constructed



Westside Boundary



Corpus Christi City Limits



1

Miles

Source: NHC
Data Obtained; April 2020

BUSINESS ANALYST: RETAIL MARKETPLACE PROFILE

BUSINESS ANALYST: RETAIL MARKETPLACE PROFILE



Retail Marketplace Profile

WestsideBoundary
Area: 21.26 square miles

Prepared by Esri

Summary Demographics						
2019 Population						53,985
2019 Households						17,863
2019 Median Disposable Income						\$28,653
2019 Per Capita Income						\$14,490
2017 Industry Summary	NAICS	Demand (Retail Potential)	Supply (Retail Sales)	Retail Gap	Leakage/Surplus Factor	Number of Businesses
Total Retail Trade and Food & Drink	44-45,722	\$379,721,175	\$628,808,468	-\$249,087,293	-24.7	326
Total Retail Trade	44-45	\$343,397,069	\$550,380,965	-\$206,983,896	-23.2	232
Total Food & Drink	722	\$36,324,106	\$78,427,502	-\$42,103,396	-36.7	94
2017 Industry Group	NAICS	Demand (Retail Potential)	Supply (Retail Sales)	Retail Gap	Leakage/Surplus Factor	Number of Businesses
Motor Vehicle & Parts Dealers	441	\$75,142,187	\$118,815,548	-\$43,673,361	-22.5	56
Automobile Dealers	4411	\$60,944,440	\$65,638,736	-\$4,694,296	-3.7	25
Other Motor Vehicle Dealers	4412	\$7,739,078	\$24,017,795	-\$16,278,717	-51.3	9
Auto Parts, Accessories & Tire Stores	4413	\$6,458,669	\$29,159,016	-\$22,700,347	-63.7	22
Furniture & Home Furnishings Stores	442	\$11,421,133	\$15,465,292	-\$4,044,159	-15.0	9
Furniture Stores	4421	\$6,844,799	\$12,153,652	-\$5,308,853	-27.9	4
Home Furnishings Stores	4422	\$4,576,334	\$3,311,640	\$1,264,694	16.0	5
Electronics & Appliance Stores	443	\$12,006,709	\$5,280,676	\$6,726,033	38.9	7
Bldg Materials, Garden Equip. & Supply Stores	444	\$20,883,690	\$76,340,953	-\$55,457,263	-57.0	26
Bldg Material & Supplies Dealers	4441	\$19,798,795	\$75,513,832	-\$55,715,037	-58.5	22
Lawn & Garden Equip & Supply Stores	4442	\$1,084,894	\$827,121	\$257,773	13.5	4
Food & Beverage Stores	445	\$63,967,488	\$143,507,495	-\$79,540,007	-38.3	48
Grocery Stores	4451	\$58,368,290	\$132,811,812	-\$74,443,522	-38.9	37
Specialty Food Stores	4452	\$2,750,341	\$5,384,668	-\$2,634,327	-32.4	8
Beer, Wine & Liquor Stores	4453	\$2,848,856	\$5,311,015	-\$2,462,159	-30.2	3
Health & Personal Care Stores	446,4461	\$19,783,035	\$20,944,330	-\$1,161,295	-2.9	10
Gasoline Stations	447,4471	\$36,641,961	\$51,168,562	-\$14,526,601	-16.5	20
Clothing & Clothing Accessories Stores	448	\$14,842,332	\$3,933,851	\$10,908,481	58.1	7
Clothing Stores	4481	\$10,020,411	\$2,636,114	\$7,384,297	58.3	4
Shoe Stores	4482	\$2,226,268	\$389,598	\$1,836,670	70.2	1
Jewelry, Luggage & Leather Goods Stores	4483	\$2,595,653	\$908,140	\$1,687,513	48.2	2
Sporting Goods, Hobby, Book & Music Stores	451	\$11,343,937	\$7,861,030	\$3,482,907	18.1	9
Sporting Goods/Hobby/Musical Instr Stores	4511	\$10,114,241	\$7,849,679	\$2,264,562	12.6	9
Book, Periodical & Music Stores	4512	\$1,229,696	\$0	\$1,229,696	100.0	0
General Merchandise Stores	452	\$59,409,422	\$69,131,079	-\$9,721,657	-7.6	21
Department Stores Excluding Leased Depts.	4521	\$40,665,085	\$46,746,216	-\$6,081,131	-7.0	4
Other General Merchandise Stores	4529	\$18,744,337	\$22,384,862	-\$3,640,525	-8.9	17
Miscellaneous Store Retailers	453	\$12,999,966	\$23,269,356	-\$10,269,390	-28.3	14
Florists	4531	\$461,527	\$0	\$461,527	100.0	0
Office Supplies, Stationery & Gift Stores	4532	\$2,804,803	\$4,529,301	-\$1,724,498	-23.5	4
Used Merchandise Stores	4533	\$2,153,154	\$16,912,038	-\$14,758,884	-77.4	6
Other Miscellaneous Store Retailers	4539	\$7,580,481	\$1,773,135	\$5,807,346	62.1	4
Nonstore Retailers	454	\$4,955,209	\$14,662,793	-\$9,707,584	-49.5	4
Electronic Shopping & Mail-Order Houses	4541	\$3,682,205	\$0	\$3,682,205	100.0	0
Vending Machine Operators	4542	\$321,297	\$13,207,887	-\$12,886,590	-95.3	1
Direct Selling Establishments	4543	\$951,708	\$1,454,906	-\$503,198	-20.9	3
Food Services & Drinking Places	722	\$36,324,106	\$78,427,502	-\$42,103,396	-36.7	94
Special Food Services	7223	\$408,975	\$698,272	-\$289,297	-26.1	3
Drinking Places - Alcoholic Beverages	7224	\$1,189,146	\$1,145,188	\$43,958	1.9	4
Restaurants/Other Eating Places	7225	\$34,725,985	\$76,584,043	-\$41,858,058	-37.6	88

Data Note: Supply (retail sales) estimates sales to consumers by establishments. Sales to businesses are excluded. Demand (retail potential) estimates the expected amount spent by consumers at retail establishments. Supply and demand estimates are in current dollars. The Leakage/Surplus Factor presents a snapshot of retail opportunity. This is a measure of the relationship between supply and demand that ranges from +100 (total leakage) to -100 (total surplus). A positive value represents 'leakage' of retail opportunity outside the trade area. A negative value represents a surplus of retail sales, a market where customers are drawn in from outside the trade area. The Retail Gap represents the difference between Retail Potential and Retail Sales. Esri uses the North American Industry Classification System (NAICS) to classify businesses by their primary type of economic activity. Retail establishments are classified into 27 industry groups in the Retail Trade sector, as well as four industry groups within the Food Services & Drinking Establishments subsector. For more information on the Retail Marketplace data, please click the link below to view the Methodology Statement. <http://www.esri.com/library/whitepapers/pdfs/esri-data-retail-marketplace.pdf>

Source: Esri and Infogroup. Esri 2019 Updated Demographics. Esri 2017 Retail Marketplace. Copyright 2019 Esri. Copyright 2017 Infogroup, Inc. All rights reserved.

November 19, 2019

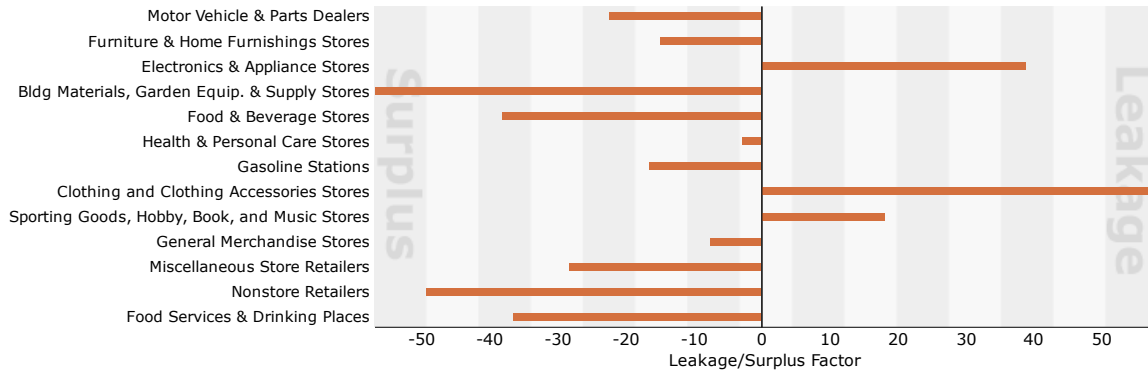


Retail Marketplace Profile

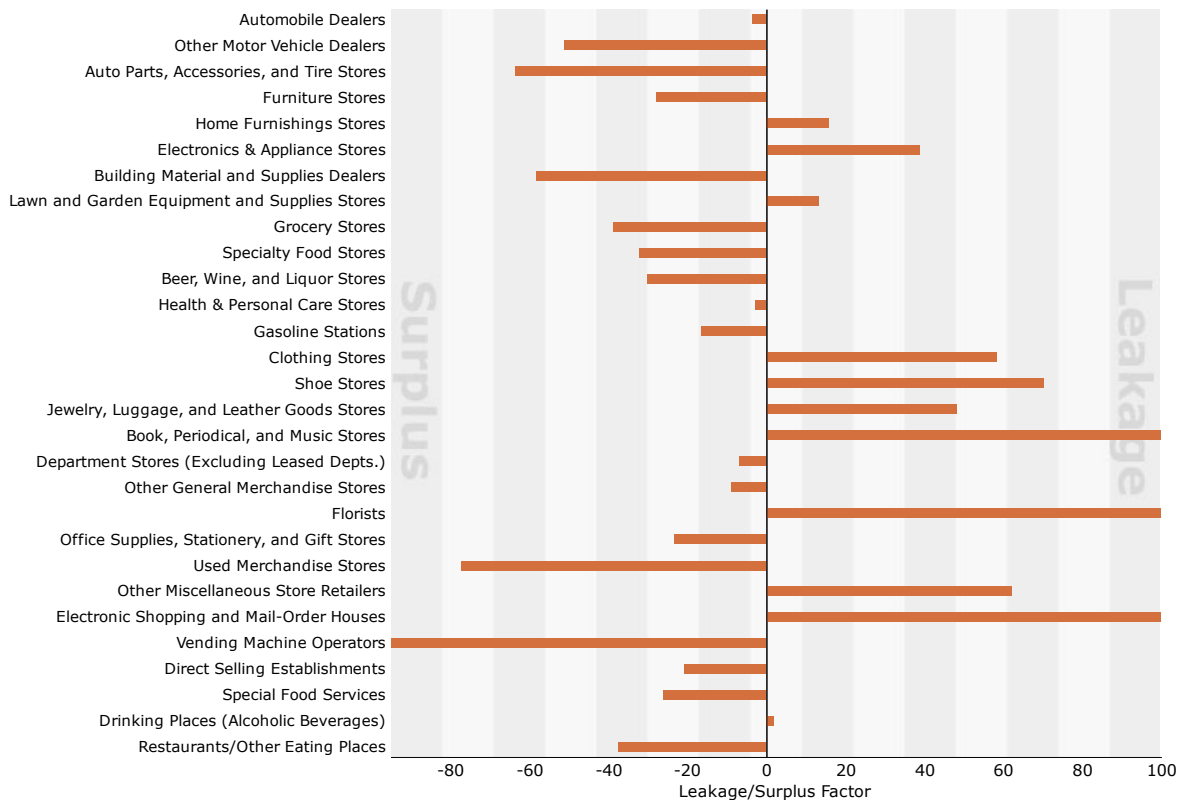
WestsideBoundary
Area: 21.26 square miles

Prepared by Esri

2017 Leakage/Surplus Factor by Industry Subsector



2017 Leakage/Surplus Factor by Industry Group



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November 19, 2019