

City of Corpus Christi

Westside

AREA DEVELOPMENT PLAN

City Council Public Hearing
December 20, 2022



Agenda

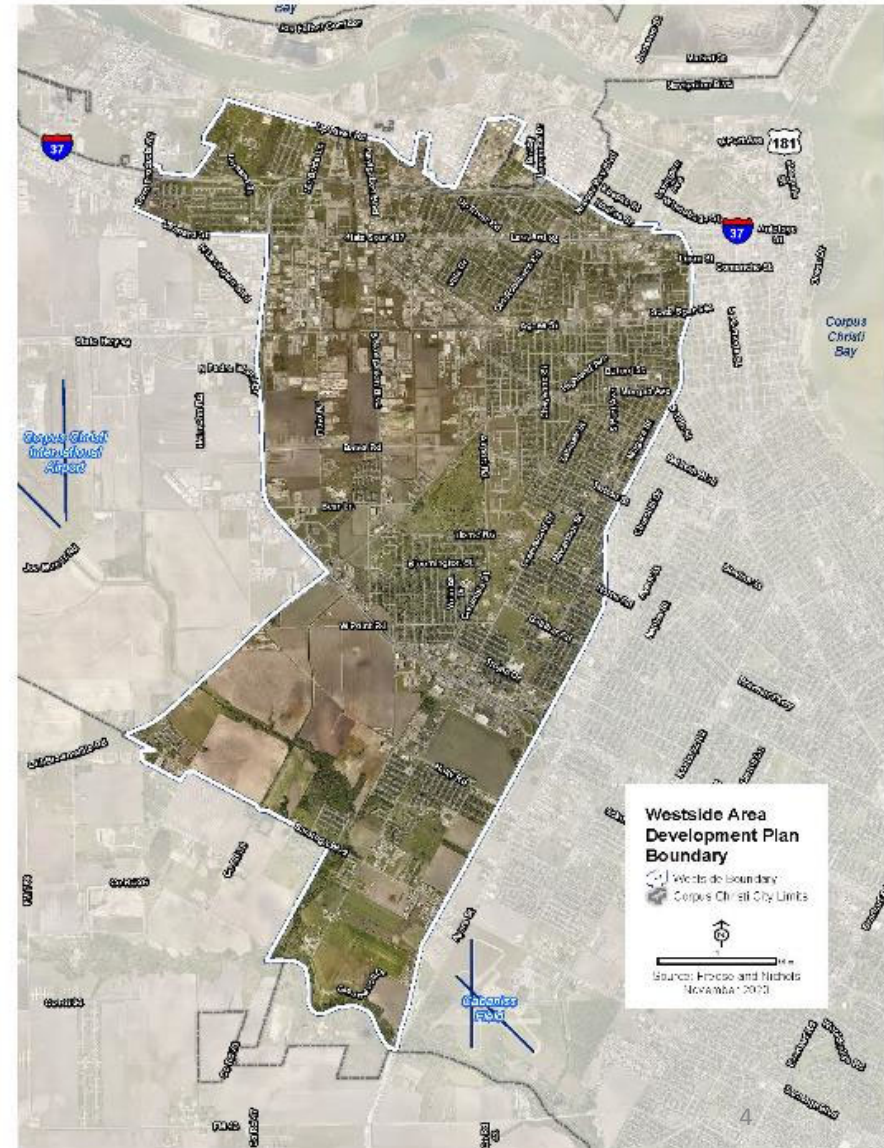
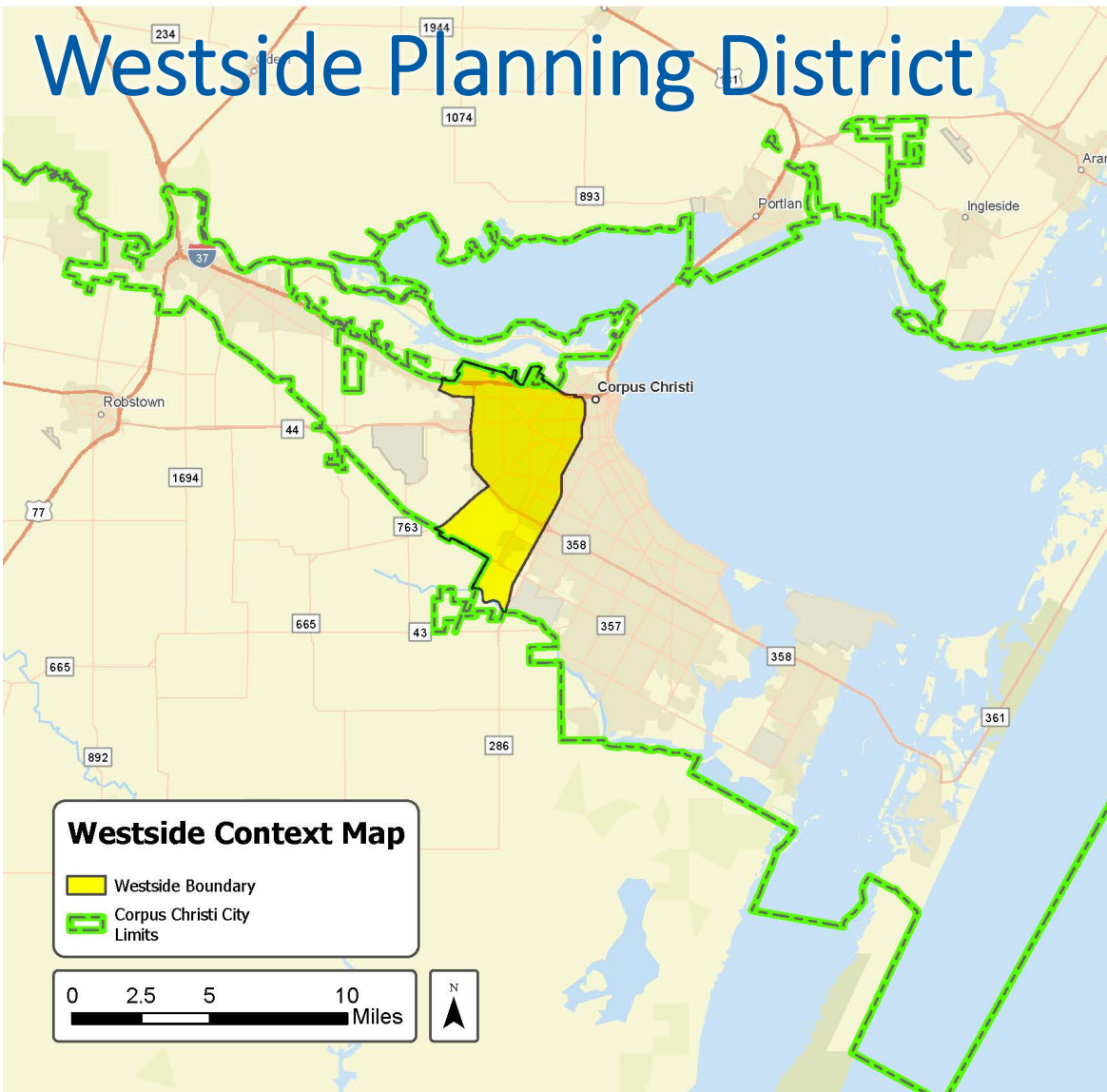


1. Project Overview
2. Engagement Summary
3. Future Land Use Map
4. Vision Themes and Policy Initiatives
5. Public Investment Initiatives



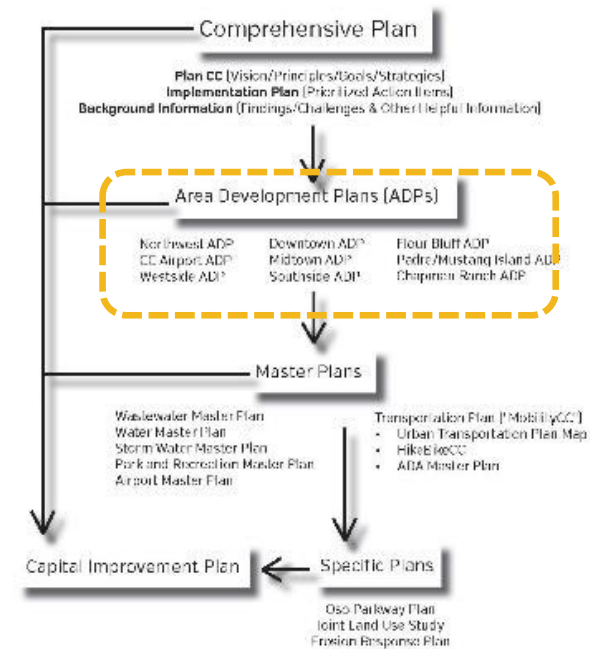
Project Overview

Westside Planning District



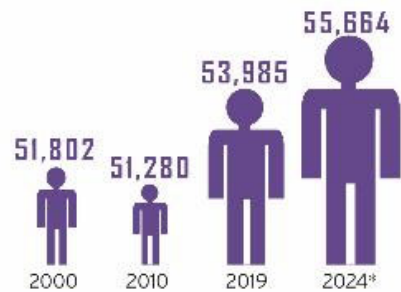
Area Development Plans

- ❑ 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**.

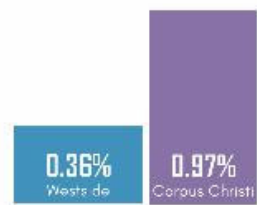


Demographic Highlights

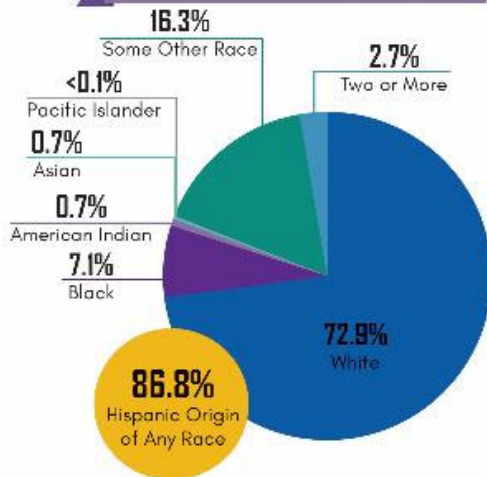
POPULATION



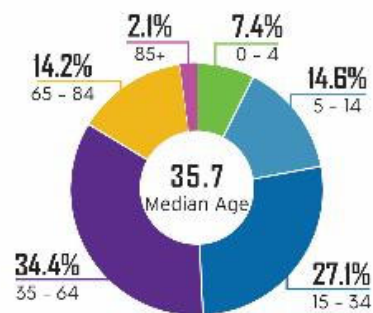
Average Annual Growth Rate
2000–2019



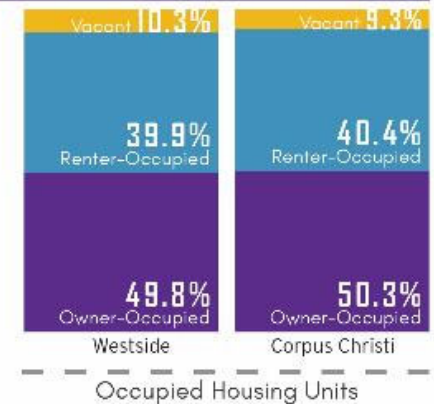
RACE & ETHNICITY (2019)¹



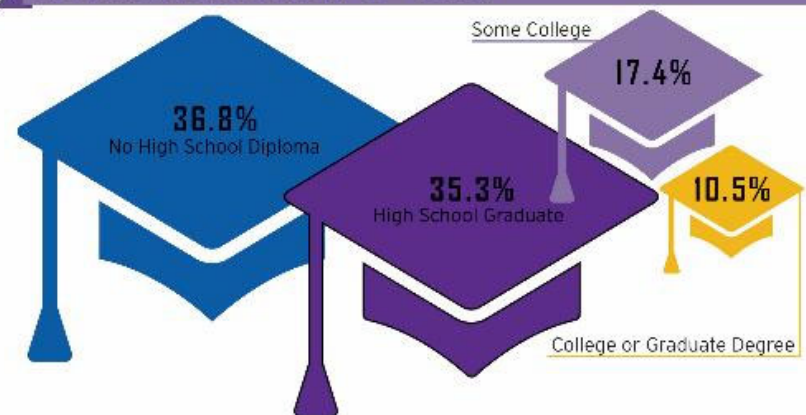
AGE (2019)¹



HOUSING (2019)¹

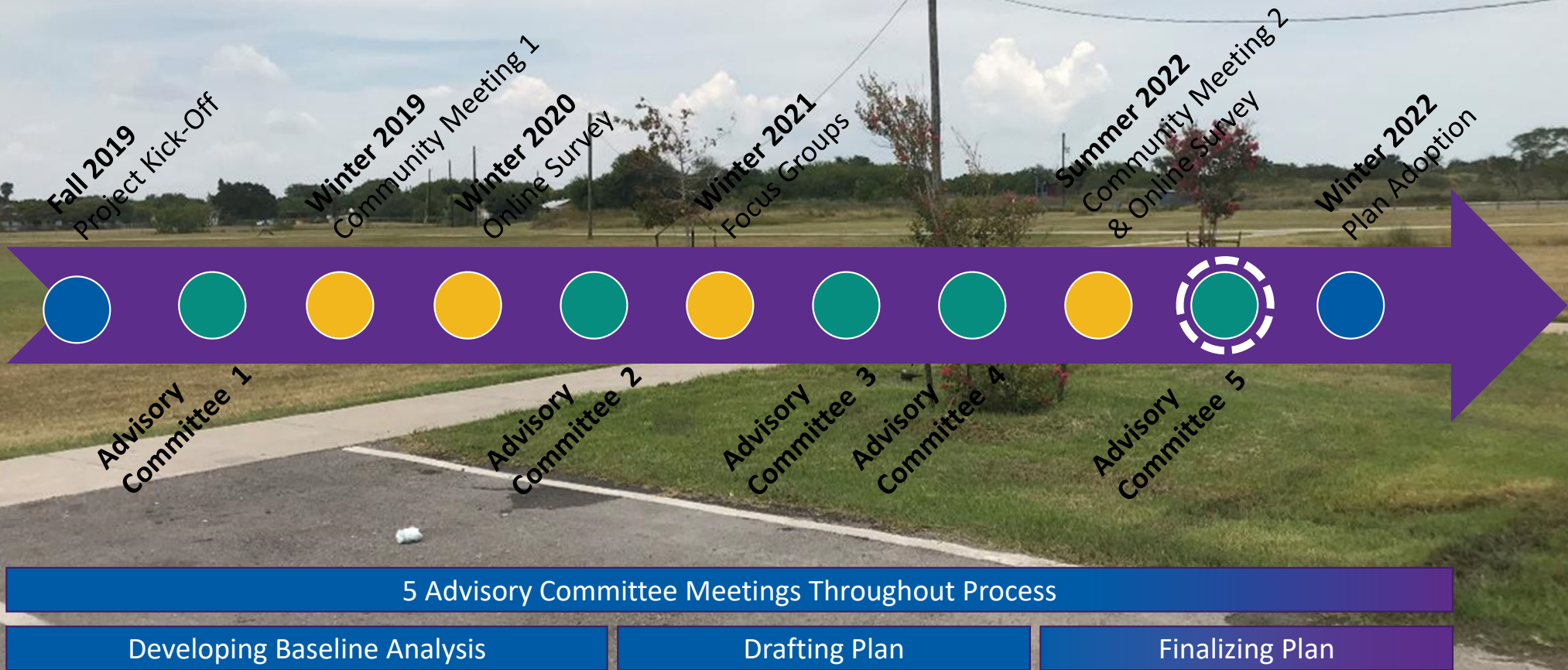


EDUCATIONAL ATTAINMENT 25+ (2019)¹



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

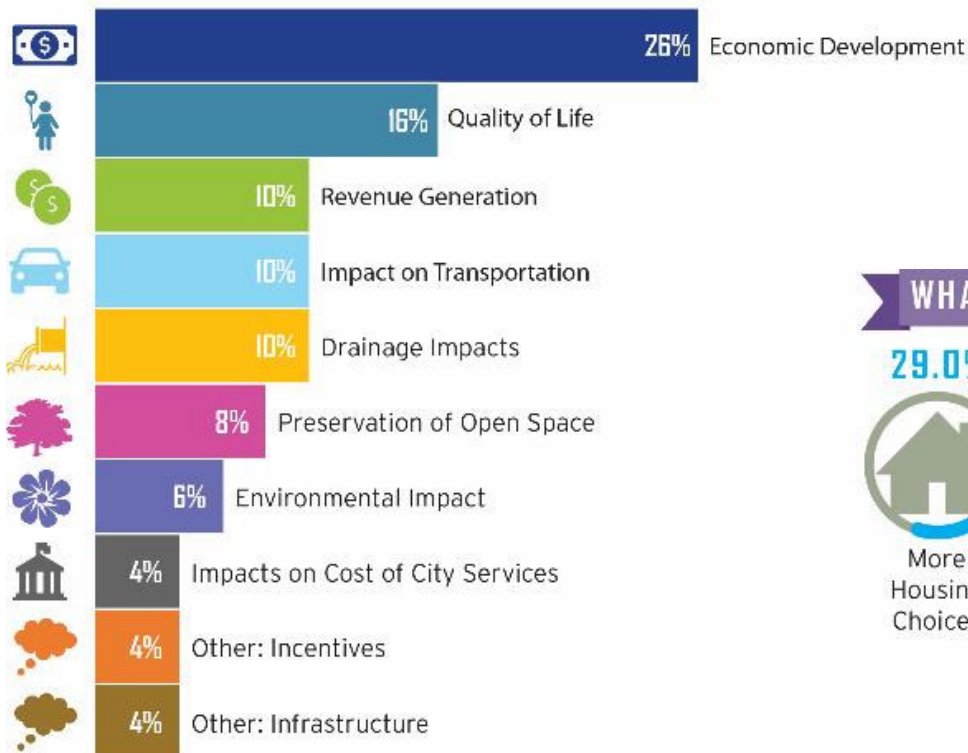
Timeline of Events and Activities



Engagement Summary

1st Open House Summary

WHAT IS THE MOST IMPORTANT FACTOR WHEN CONSIDERING FUTURE IMPROVEMENTS?



WHAT IS MISSING MOST IN THE WESTSIDE?



1st Online Survey Summary

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



326
Participants

76%
Respond That They
Live in the Westside

Rate Your Priorities

Current Amenities and Services



Water Quality
is the most Important Environmental Issue



Project Webpage Guest Book



"Tell us about your priorities for the Westside study area."



"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..."

"...put some **housing for middle-class families**..."

Future Land Use Map

What is Future Land Use Planning?

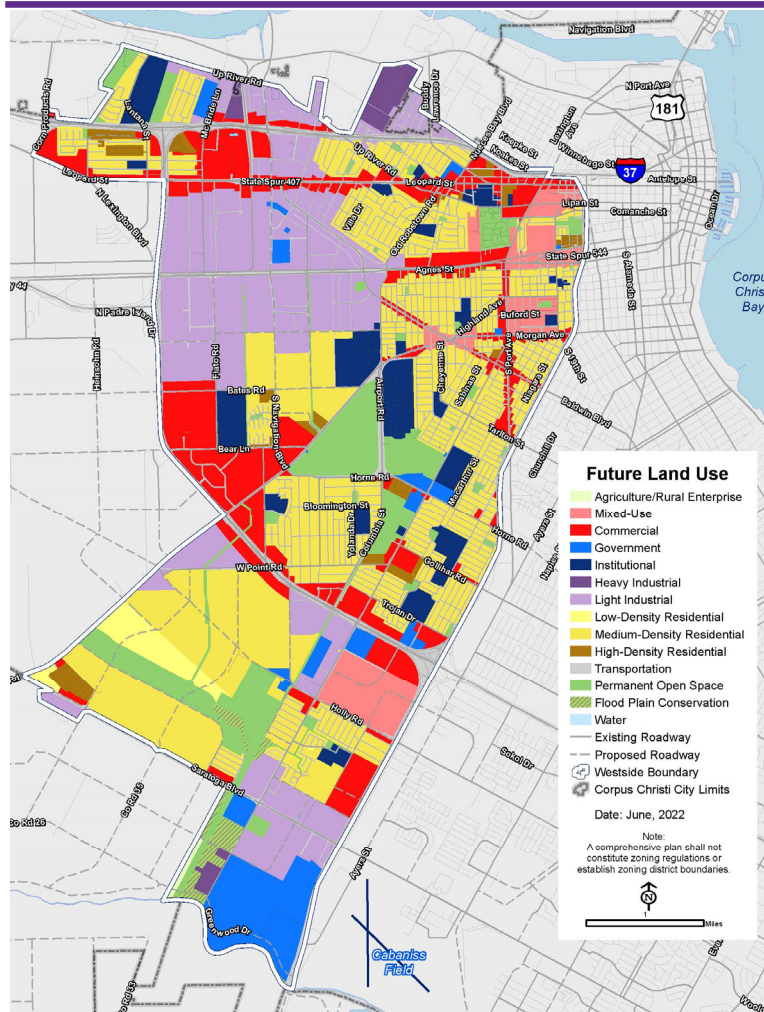
- ❖ It helps us envision how an area can or should develop in the future.
- ❖ Informs rezoning decisions.

Why is this important?

- ❖ Helps to keep development organized
- ❖ Assists with planning for growth



Future Land Use Map (p.17)



73%

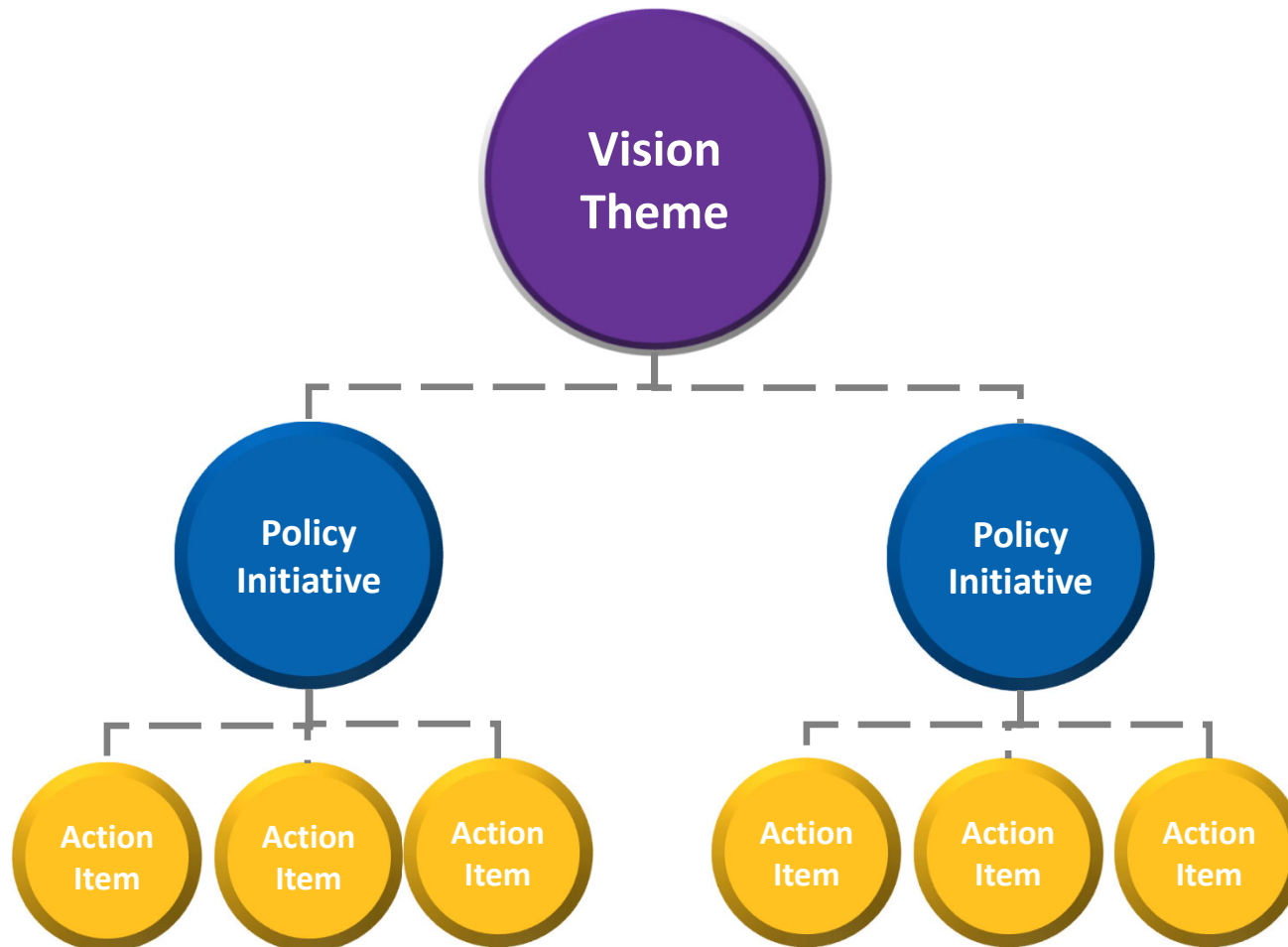
Agree with the Future Land Use Map

“...There should be some **more high-density housing** options too.”

“...The Future Land Use Map needs to **be mindful of historical areas.**”

Vision Themes and Policy Initiatives

How the Plan is Set Up



Vision Themes Changes (p.20)

1. Revitalization

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

87%
Agree



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."

Vision Themes (p.22)

2. Culture

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

79%
Agree



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"

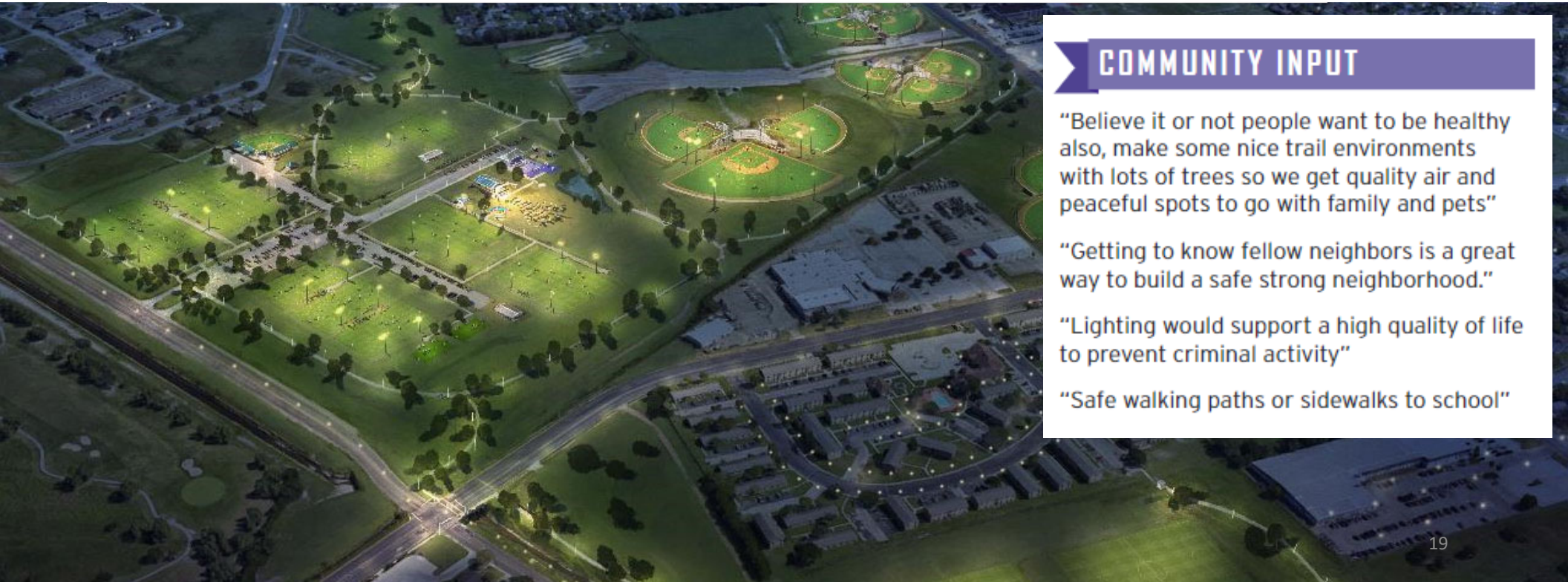
"Protected bike paths and more pedestrian friendly ways to be inclusive of everyone!"

Vision Themes (p.24)

3. Health and Safety

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

85%
Agree



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."

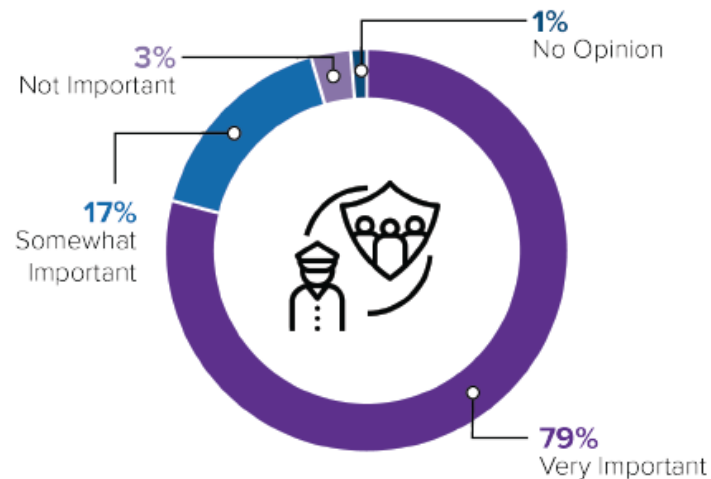
"Lighting would support a high quality of life to prevent criminal activity"

"Safe walking paths or sidewalks to school"

Policy Initiatives and Action Items

1. Safety (p.28)

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



OVERALL,
96% SAY ITS IMPORTANT

TOTAL RESPONSES: 157

*No survey takers selected "Important" as a response

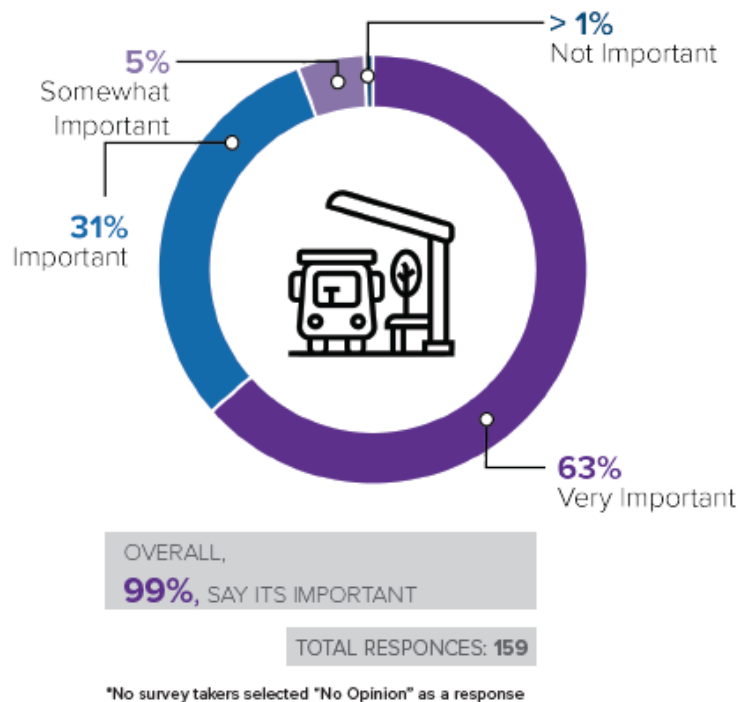
High-Ranking Action Items by Importance

- 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.



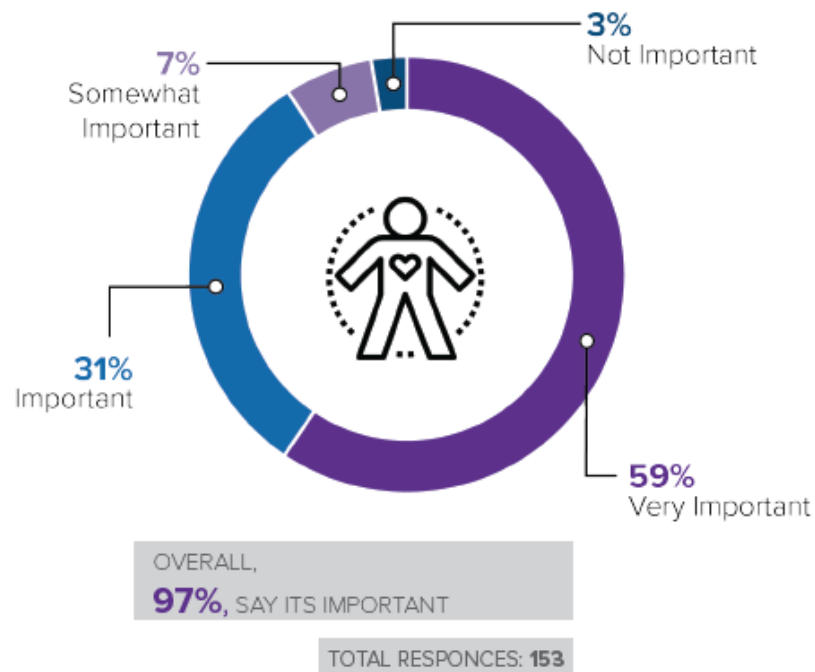
High-Ranking Action Items by Importance

- 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.



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

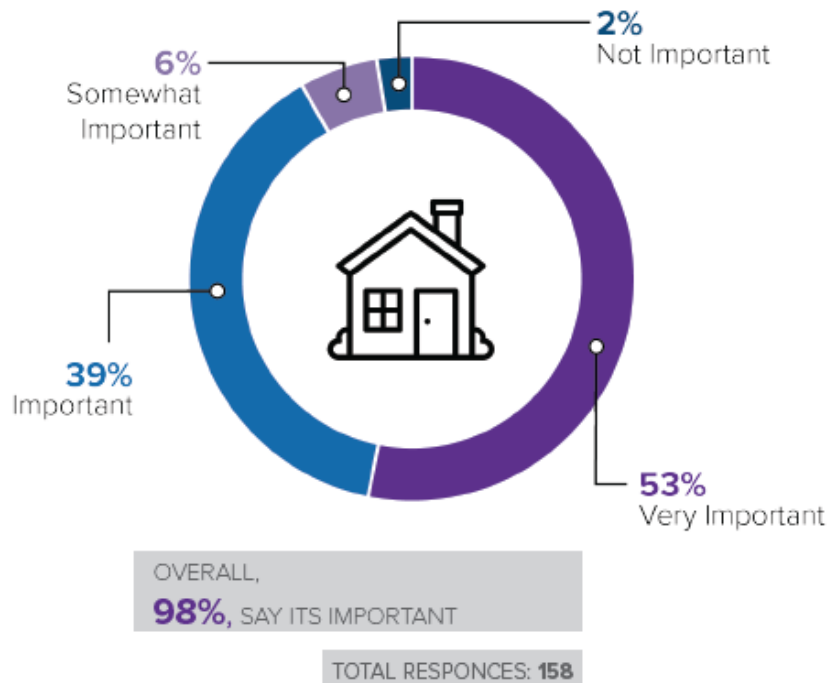
High-Ranking Action Items by Importance

- 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.



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

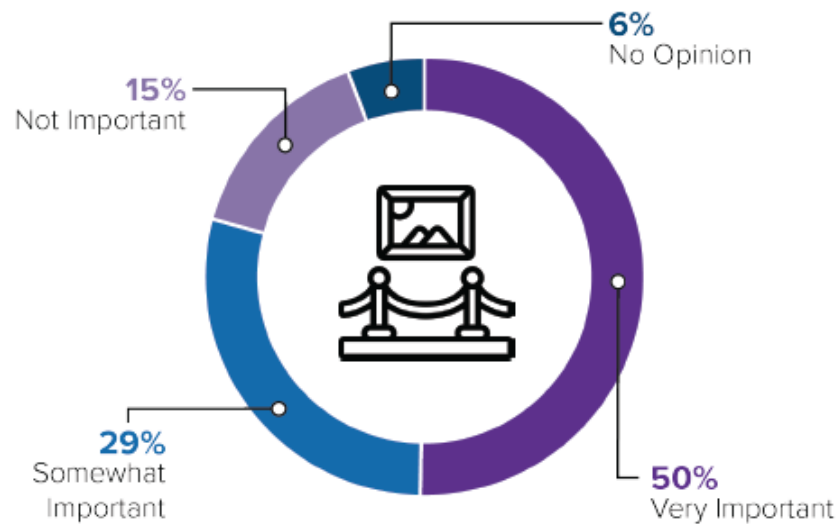
High-Ranking Action Items by Importance

- 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.

Policy Initiatives and Action Items

5. Culture and History

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



*No survey takers selected "Important" as a response

OVERALL,
79% SAY ITS IMPORTANT

TOTAL RESPONSES: 159

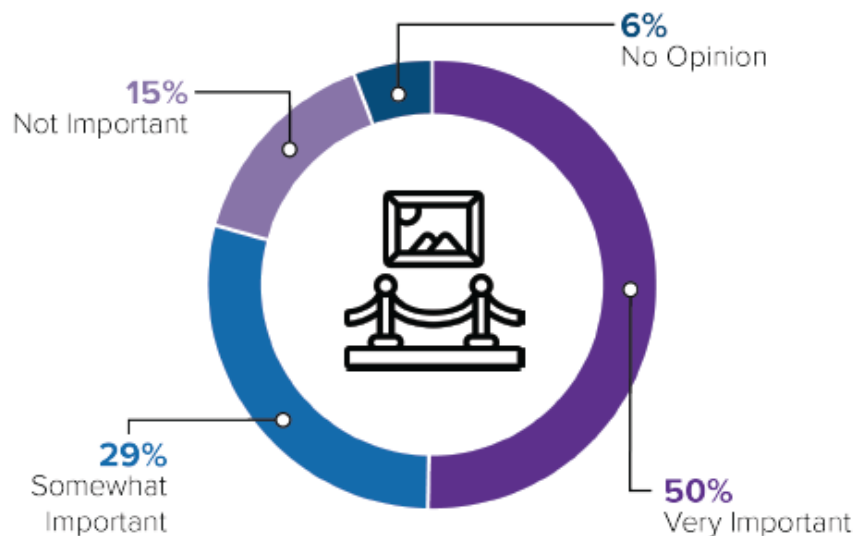
High-Ranking Action Items by Importance

- 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.

Policy Initiatives and Action Items

6. Community Services and Programs

Expand public and private community services and programs.



*No survey takers selected "Important" as a response

OVERALL,
79%, SAY ITS IMPORTANT

TOTAL RESPONSES: 159

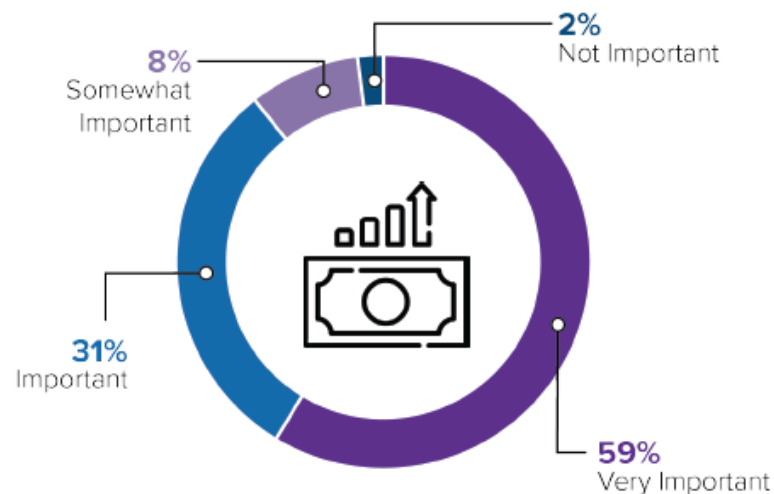
High-Ranking Action Items by Importance

- 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.



OVERALL,
98%, SAY ITS IMPORTANT

TOTAL RESPONSES: 150

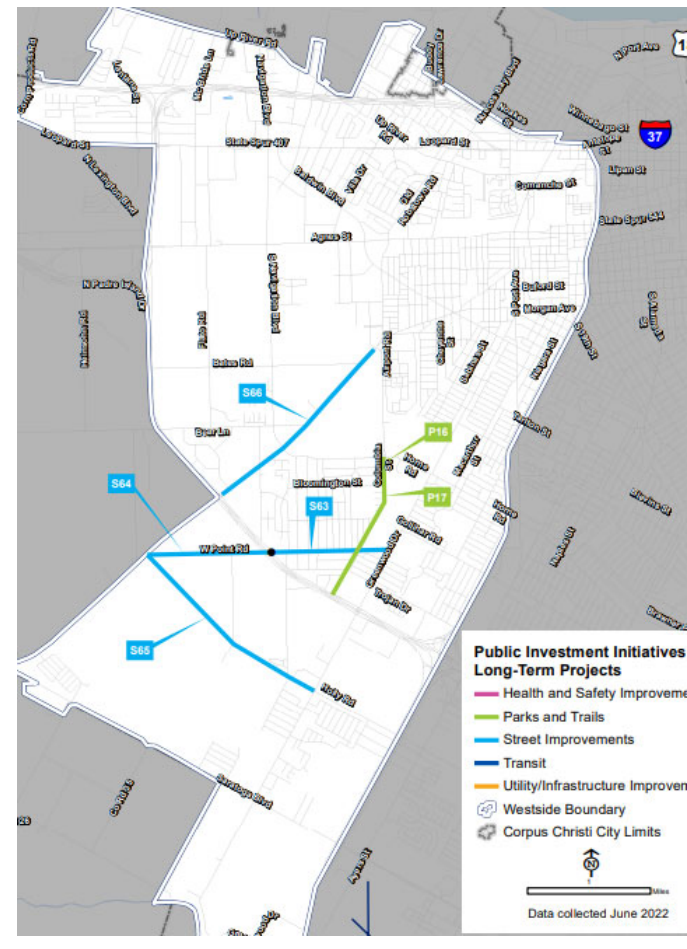
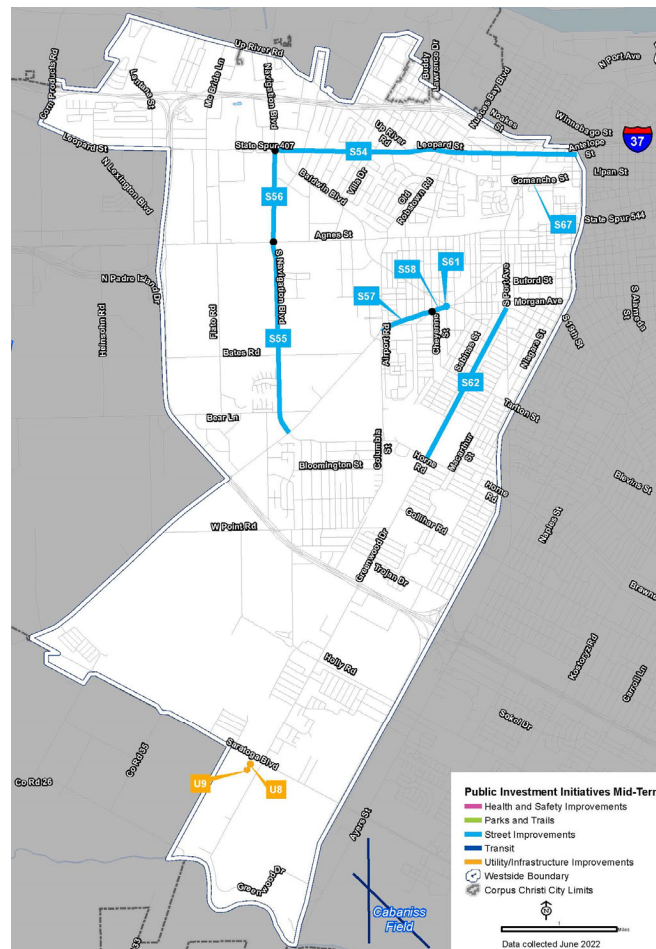
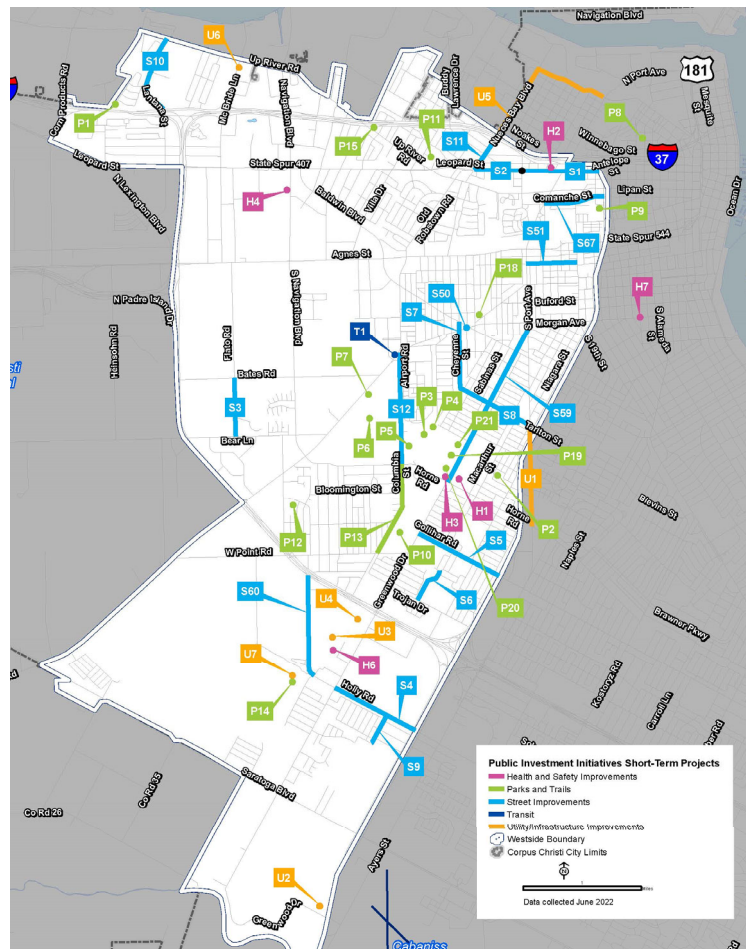
*No survey takers selected "No Opinion" as a response

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)

MID-TERM (6-10 YEARS)

LONG-TERM (10+ YEARS)

Recommendation



- ☐ Staff recommends adoption
- ☐ Project Advisory Committee recommends adoption
- ☐ Planning Commission recommends adoption



Visit the Project Website at
CreatingCC.com/Westside