



**AGENDA MEMORANDUM**  
Planning Commission Meeting of February 5, 2020

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**DATE:** January 28, 2020

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

**FROM:** Daniel McGinn, AICP, Director of Planning & ESI  
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Southside Area Development Plan
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**CAPTION:**

Ordinance adopting a new Southside Area Development Plan, an element of the City of Corpus Christi Comprehensive Plan, rescinding the former plan adopted by City Council ordinance #020678, and establishing the City of Corpus Christi's development objectives, policy initiatives and implementation plans, and public investment initiatives for the Southside area.

**SUMMARY:**

The Southside Area Development Plan (ADP) is an element of the City's Comprehensive Plan, designed to provide guidance and direction for the future development of this area. This planning effort will replace the previous ADP for the Southside area of the community, which was adopted in 1989 and amended in 1995 and 2000.

**BACKGROUND AND FINDINGS:**

The City engaged the Freese and Nichols consultant team to evaluate current conditions, future opportunities, and identify a path forward that will direct public investment and facilitate future development in the Southside area.

**Southside ADP Content:**

The major goals, policies, and implementation elements of the Southside ADP address the following:

**Introduction**

- Development of the Plan
- Demographics
- Engagement Process
- Online Survey Results
- Community Open House

**Future Land Use Map**

The Southside 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

- Celebrate Our Safe, Family-Oriented Neighborhoods
- Improve Transportation Conditions
- Enhance Parks and Trails
- Promote the Oso Creek and Bay as a Community Amenity

### Policy Initiatives and Implementation

- Create safe, attractive, and efficient transportation corridors.
- Improve pedestrian, bicycle, and vehicular connectivity and safety.
- Expand and improve infrastructure and city facilities as population and demand for services grow.
- Utilize Oso Creek and Bay for sustainable recreation and ecotourism.
- Promote land development that enhances the character and opportunities in the Southside.
- Focus park enhancement efforts on existing park facilities.
- Reduce and Improve stormwater runoff.

### Public Investment Initiatives

- Short-term (next 5 years)
- Mid-term (6-10 years)
- Long-term (More than 10 years)

### **Public Engagement:**

To develop the Southside ADP, the planning team gathered public input during community meetings and open houses on January 28 and April 1 through 4, 2019, as well as from an online survey instrument. In addition, an Advisory Committee and Student Advisory Committee provided guidance on the process and content of the documents throughout. Staff also briefed Planning Commission on March 20, 2019 and December 18, 2019.

The planning team released public review drafts of the Southside Area Development Plan and hosted a Community Meeting and Open House on December 5, 2019. In addition, an online survey gathered community feedback on the draft documents.

### **Document Updates:**

The current Southside ADP was developed through an iterative process with the Advisory Committee and the public. Previous drafts of the Southside ADP were released on October 29, 2019 and November 18, 2019. The current document incorporates Advisory Committee, Planning Commission, and public input provided to the planning team.

Since the December 18, 2019 Briefing to Planning Commission, the draft Southside ADP was revised to include the following elements:

- addition of future land use category definitions;
- change future land use designation of parcel in northeast corner of study area from mixed-use to permanent open space;
- addition of traffic signal coordination and intersection improvements to the short- and mid-term Public Investment Initiatives;
- addition of Ayers Street sidewalks between Holly Road and South Padre Island Drive to the mid-term Public Investment Initiatives;
- and other minor editorial revisions.

### **ALTERNATIVES:**

Staff believes that the current draft reflects broad community consensus due to the robust public engagement and document revision process incorporated into this planning initiative. No other

alternatives were considered.

**FINANCIAL IMPACT:**

There is no financial impact associated with this item.

**RECOMMENDATION:**

Staff recommends adoption of the Southside Area Development Plan

**LIST OF SUPPORTING DOCUMENTS**

Ordinance

January 28, 2020 Draft Southside Area Development Plan

January 23, 2020 Southside MetroQuest Survey Summary

PowerPoint