Ordinance adopting a new Southside Area Development Plan, an element of the Plan CC Comprehensive Plan; rescinding the former Southside Area Development Plan adopted on May 19, 1989; and amending the Plan CC Comprehensive Plan

WHEREAS, the Planning Commission has forwarded to City Council its reports and recommendations concerning the adoption of the Southside Area Development Plan.

WHEREAS, with proper notice to the public, public hearings were held on Wednesday, February 5, 2020, during a meeting of the Planning Commission, and on Tuesday, February 25, 2020, during a meeting of the City Council, in the Council Chambers, at City Hall, in the City of Corpus Christi, during which all interested persons were allowed to appear and be heard;

WHEREAS, City Staff invited the public to workshops and public meetings that were held on January 28, 2019, April 1, 2019, April 2, 2019, April 4, 2019, and December 5, 2019 to give input to help develop a Southside Area Development Plan for Corpus Christi, and to receive public feedback.

WHEREAS, an Advisory Committee provided guidance and assistance throughout the process and staff coordinated with various community agencies.

WHEREAS, the City shall use the Southside Area Development Plan as a guideline for urban growth, implementation of policy initiatives and public investments, and to facilitate other plans that the city considers necessary for systematic growth and development.

WHEREAS, the City Council has determined that these amendments would best serve public health, safety, necessity, convenience, and general welfare of the City of Corpus Christi and its citizens.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF CORPUS CHRISTI, TEXAS:

SECTION 1. That the Southside Area Development Plan, adopted by City Council by Resolution #020678 on May 19, 1989 and amended by City Council Ordinances #022166 on February 28, 1995 and #023938 on February 8, 2000, is hereby rescinded.

SECTION 2. That the Southside Area Development Plan, as shown in Exhibit A, which is attached and incorporated by reference, is adopted as an element of the Plan CC Comprehensive Plan.

SECTION 3. To the extent that the amendment made by this ordinance represents a

deviation from the Comprehensive Plan, the Comprehensive Plan is amended to conform to the amendment made by this ordinance. The Comprehensive Plan, as amended from time to time and except as changed by this ordinance, remains in full force and effect.

SECTION 4. The City Council intends that every section, paragraph, subdivision, clause, phrase, word or provision hereof shall be given full force and effect for its purpose. Therefore, if any section, paragraph, subdivision, clause, phrase, word or provision of this ordinance is held invalid or unconstitutional by final judgment of a court of competent jurisdiction, that judgment shall not affect any other section, paragraph, subdivision, clause, phrase, word or provision of this ordinance.

That the foregoing ordinance was read for the first time and passed to its second reading on this the _____ day of _____, 2020, by the following vote:

Joe McComb	_____	Michael Hunter	_____
Roland Barrera	_____	Ben Molina	_____
Rudy Garza	_____	Everett Roy	_____
Paulette M. Guajardo	_____	Greg Smith	_____
Gil Hernandez	_____		

That the foregoing ordinance was read for the second time and passed finally on this the _____ day of _____, 2020, by the following vote:

Joe McComb	_____	Michael Hunter	_____
Roland Barrera	_____	Ben Molina	_____
Rudy Garza	_____	Everett Roy	_____
Paulette M. Guajardo	_____	Greg Smith	_____
Gil Hernandez	_____		

PASSED AND APPROVED on this the _____ day of _____, 2020.

ATTEST:

_____	_____
Rebecca Huerta	Joe McComb
City Secretary	Mayor

EXHIBIT A

City of Corpus Christi

Southside
Area Development Plan

MARCH 17, 2020

PLAN CC Southside AREA DEVELOPMENT PLAN

ACKNOWLEDEGMENTS

CITY COUNCIL

Joe McComb
Mayor

Rudy Garza Jr.
Council Member At-Large

Paulette M. Guajardo
Council Member At-Large

Michael T. Hunter
Council Member At-Large

Everett Roy
Council Member District 1

Ben Molina
Council Member District 2

Roland Barrera
Council Member District 3

Greg Smith
Council Member District 4

Gil Hernandez
Council Member District 5

PLANNING COMMISSION

Carl E. Crull
Chairman

Jeremy Baugh
Vice Chairman

Marsha Williams
Commission Member

Heidi Hovda
Commission Member

Kamran Zarghouni
Commission Member

Sheldon Schroeder
Commission Member

Michael M. Miller
Commission Member

Daniel M. Dibble
Commission Member

Michael York
Commission Member

Benjamin Polak
Navy Representative

STUDENT ADVISORY COMMITTEE

Ben Bueno
Harold T. Branch Academy

Estevan Gonzalez
London High School

Grace Hartridge
Veterans Memorial High School

Sara Humpal
London High School

Ciara Martinez
Richard King High School

Katie Ngwyen
Collegiate High School

Damian Olvera
Texas A&M Corpus Christi

Natasha Perez
Del Mar College

Emily Salazar
Mary Carroll High School

ADVISORY COMMITTEE

Charles Benavidez
Texas Department of Transportation

Donna Byrom
London Resident

Marco Castillo
Southside Resident

Joseph Cortez
Corpus Christi Association of Realtors

Carl Crull
Planning Commission

Rabbi Ilan Emanuel
Corpus Christi Clergy Alliance

Dr. Mark Escamilla
Del Mar College

Gil Hernandez
Corpus Christi City Council District 5

Dr. Roland Hernandez
Corpus Christi ISD

Casandra Lorentson
Parks and Recreation Advisory Committee

Wayne Lundquist
London Area Landowner

Robert MacDonald
Corpus Christi Metropolitan Planning Organization

Moses Mostaghasi
Coastal Bend Homebuilders Association

Benjamin Polak
Naval Air Station Corpus Christi

Jay Reining
Oso Creek I-Plan Coordination Committee

Kara Rivas
Young Business Professionals of the Coastal Bend

Gordon Robinson
Corpus Christi Regional Transit Authority

Eloy Salazar
United Corpus Christi Chamber of Commerce

Steve Synovitz
Oso Creek I-Plan Coordination Committee

John Tamez
London Area Landowner

Judi Whitis
London ISD

CONSULTANT TEAM

FREESE AND NICHOLS

Freese and Nichols, Inc.
11200 Broadway Street, Offices West
Suite 2320
Pearland, TX 77584

HOLD FOR ORDINANCE

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INTRODUCTION

DEVELOPMENT OF THE PLAN

The Southside Area Development Plan (SADP) is an element of the Plan CC Comprehensive Plan. The SADP is intended to provide an analysis of the Southside Area and create strategic recommendations to guide future development. As the community grows, the City should have plans in place to guide the anticipated growth. By understanding development patterns and the impact it has on the community, the City will be better prepared for the future. This plan serves as a guide for City leadership to make regulatory and policy decisions as well as prioritize infrastructure improvements to increase the quality of life.

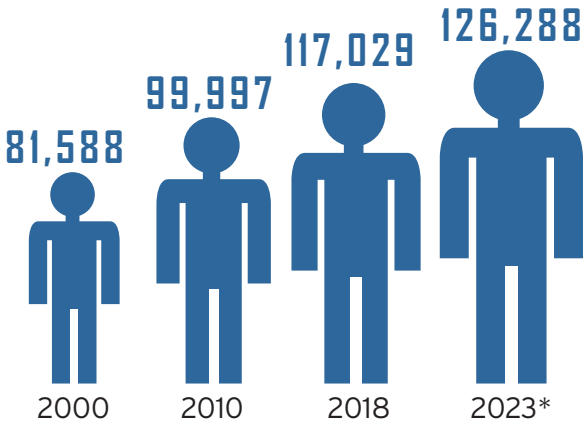
The Southside Area of Corpus Christi is located south of South Padre Island Drive (SPID), east of the Crosstown Expressway, and is bounded by Oso Creek and Bay to the south and east. The Southside is experiencing most of the recent development in the City, and the growth is anticipated to continue.

The SADP was developed through a comprehensive public engagement process that integrated the examination of the existing conditions and the vision of the community.

An Advisory Committee was created to assist in guiding the planning process and provide a representation of the area's residents, business owners, students, and stakeholders. The committee's participation was essential to the development of the final plan. Although the Advisory Committee championed the process, the community was involved throughout the process and participated in multiple engagement events and activities. Residents and stakeholders gave their input regarding the future of the Southside through online surveys and various community engagement events, including a Community Open House and a four-day Community Think Tank. Many of the recommendations identified in this plan are a direct result of the input received, resulting in a community-driven plan.

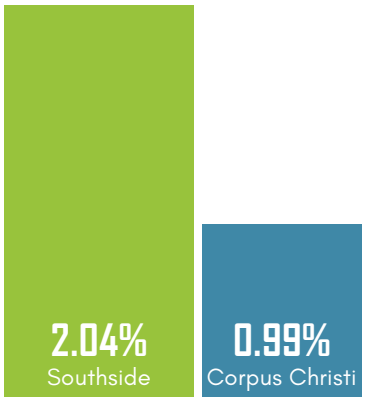
DEMOGRAPHICS

POPULATION[1]



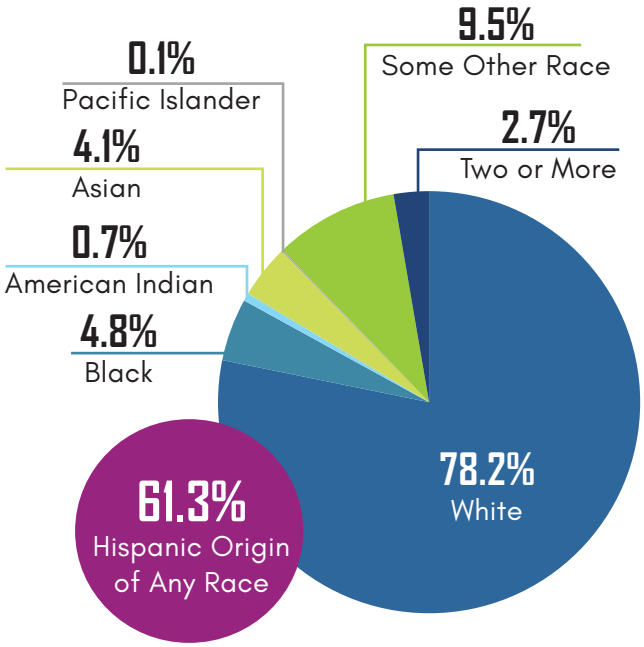
Population Growth by Year

*Projected Population

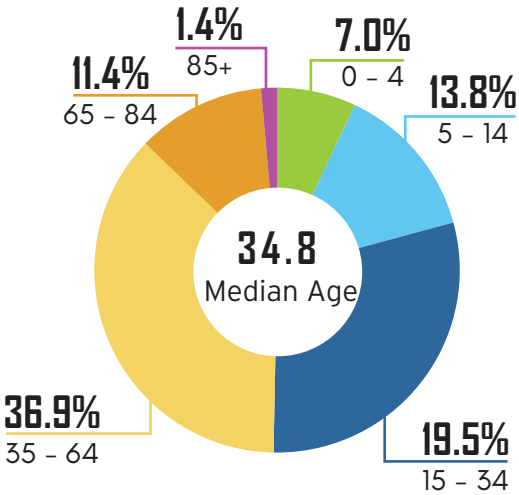


Average Annual Growth Rate
2000-2018

RACE & ETHNICITY (2018)[1]



AGE (2018)[1]

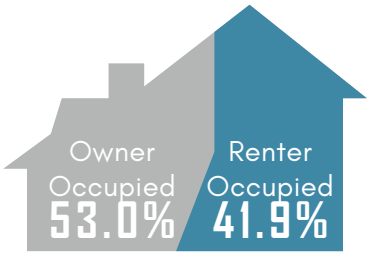


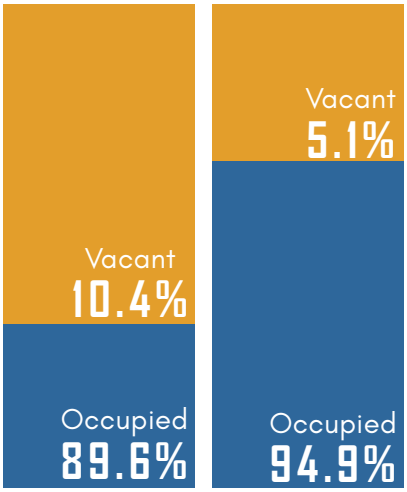
COMMUNITY DEMOGRAPHICS

The snapshot of the current demographics of Southside paints a picture of the level of growth and diversity in the area based on Census data and estimates.

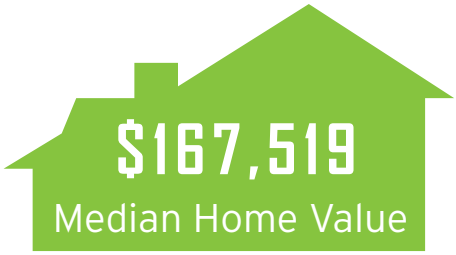
HOUSING (2018)[1]

Average Household Size

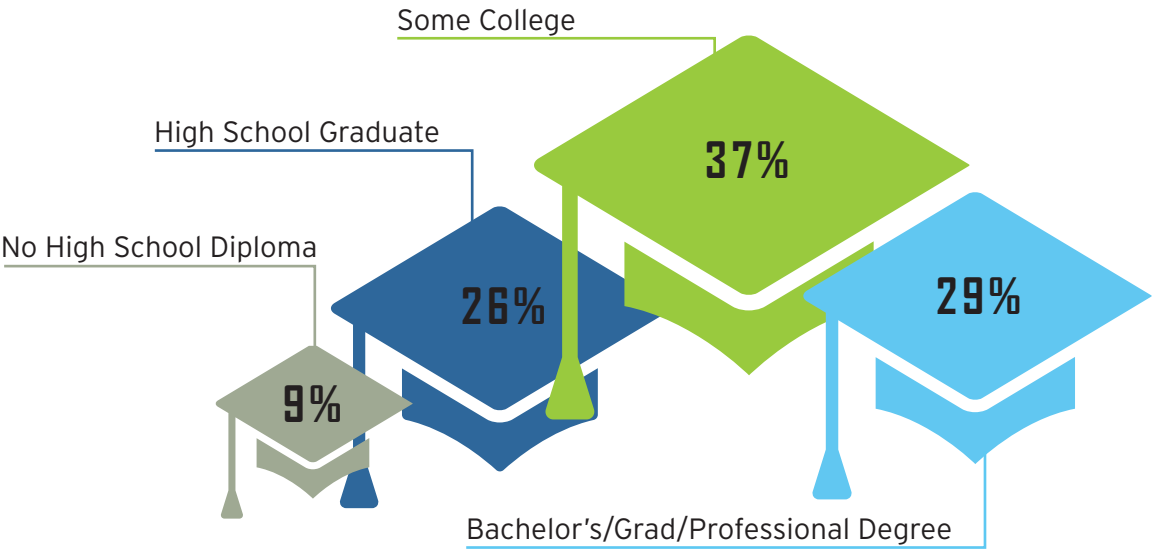




Occupied Housing Units



EDUCATIONAL ATTAINMENT (2018)[1]



[1]Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2018 and 2023.
[2]Source: U.S. Census Bureau, 2013-2017 American Community Survey 5-Year Estimates

ENGAGEMENT PROCESS

Advisory Committee Meeting 1

The Advisory Committee met at the Oso Bay Wetlands Preserve and Learning Center to identify issues and opportunities for the area.

January 11, 2019

Student Advisory Committee Meeting 1

The Student Advisory Committee met to identify issues and opportunities for the area.

January 16, 2019

Student Advisory Committee Meeting 4

The Committee reviewed public input from April 1-4 Community Think Tank and provided feedback.

April 24, 2019

Community Think Tank

The four-day event involved a series of meetings and presentations, input on future land uses, and draft recommendations based on community feedback.

April 1-4, 2019

Advisory Committee Meeting 3

The Advisory Committee met at City Hall to verify the Future Land Use Map, Vision, and Key Elements.

July 12, 2019

Advisory Committee Meeting 4

The Advisory Committee met to review the draft plan and provide feedback before presenting it to the community.

November 1, 2019

MetroQuest Survey Launched

An online survey was available to the public, allowing for input to be received regarding the draft plan.

November 26, 2019 to January 12, 2020

ABOUT THE ADVISORY COMMITTEES

*The Advisory Committees consisted of **31 community representatives** including residents, business owners, students, City Council, the Metropolitan Planning Organization, London and Corpus Christi Independent School Districts, TxDOT, the Regional Transit Authority, environmental stakeholders, Young Business Professionals, Del Mar College, Naval Air Station - Corpus Christi, and Nueces County.*

Online Survey Launched

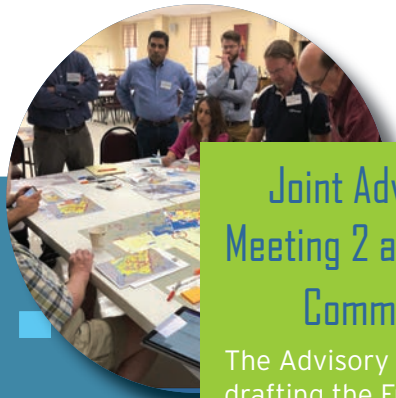
An online survey was available to the public, allowing for input to be received regarding the current conditions and vision for the area.

December 15, 2018 to February 15, 2019

Community Meeting 1

Over 100 people attended the community meeting at Kaffie Middle to learn about the Area Development Plan process and give input related to the area's future growth.

January 28, 2019



Joint Advisory Committee Meeting 2 and Student Advisory Committee Meeting 3

The Advisory Committee met to begin drafting the Future Land Use Map.

March 22, 2019

Student Advisory Committee Meeting 2

The Student Advisory Committee reviewed public input from the January 28 Community Meeting and provided feedback.

February 27, 2019

Community Meeting 2

The draft plan was presented to the community, allowing for feedback from the public in an open house setting.

December 5, 2019

Advisory Committee Meeting 5

The Advisory Committee met to recommend the draft plan move forward to be presented to Planning Commission and City Council.

January 24, 2020

Adoption

March 17, 2020

ONLINE SURVEY RESULTS

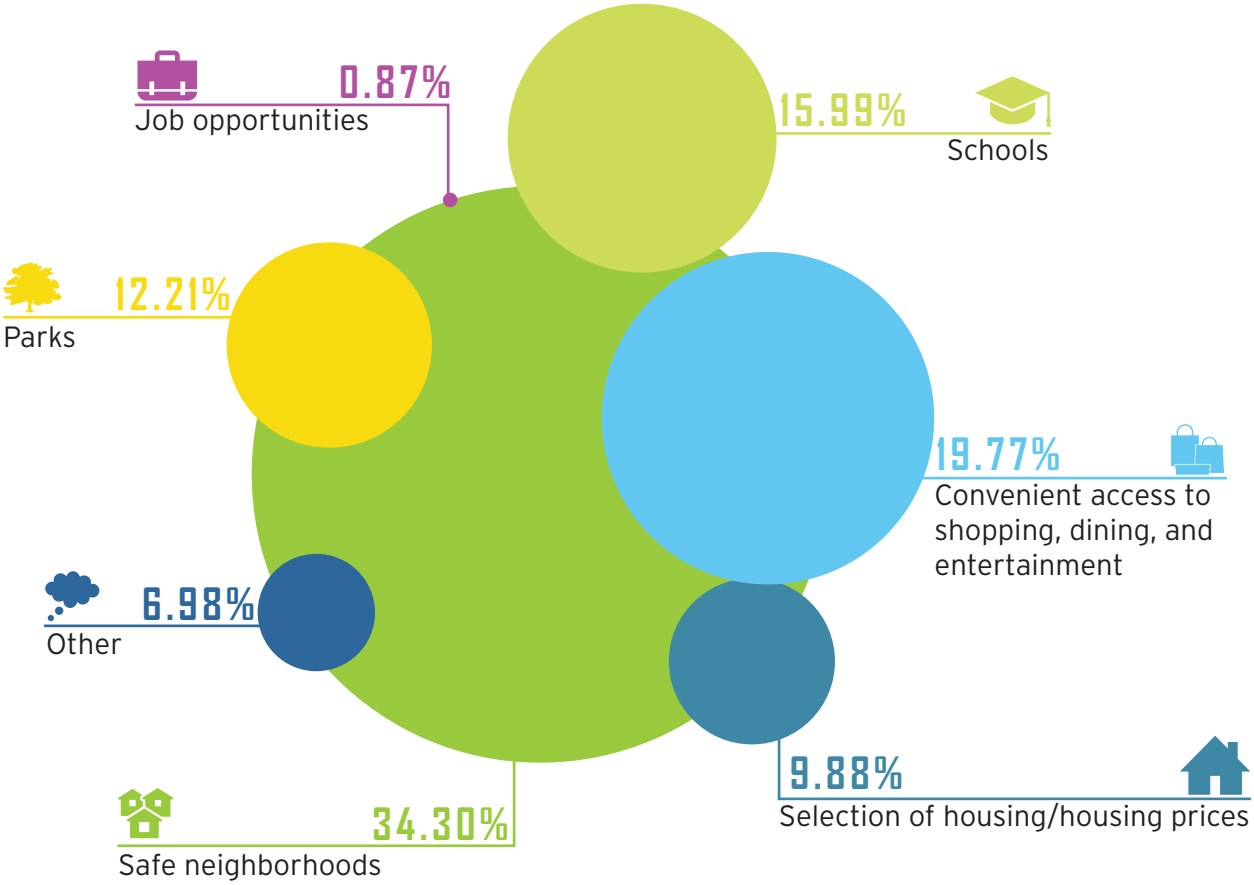
ABOUT THE SURVEY

Community members had an opportunity to participate in an online survey available from December 5th, 2018 to February 15th, 2019 to give their feedback on the future of the Southside. ***389 people responded****. Below is a snapshot of the results.*

389
Total respondents

289
Live in Southside

WHAT IS YOUR FAVORITE THING ABOUT THE SOUTHSIDE AREA?



WHAT'S MISSING IN THE SOUTHSIDE THAT NEEDS TO BE BUILT?

Enhanced parks & trails

Entertainment

Dining

WHAT NEEDS TO BE IMPROVED?

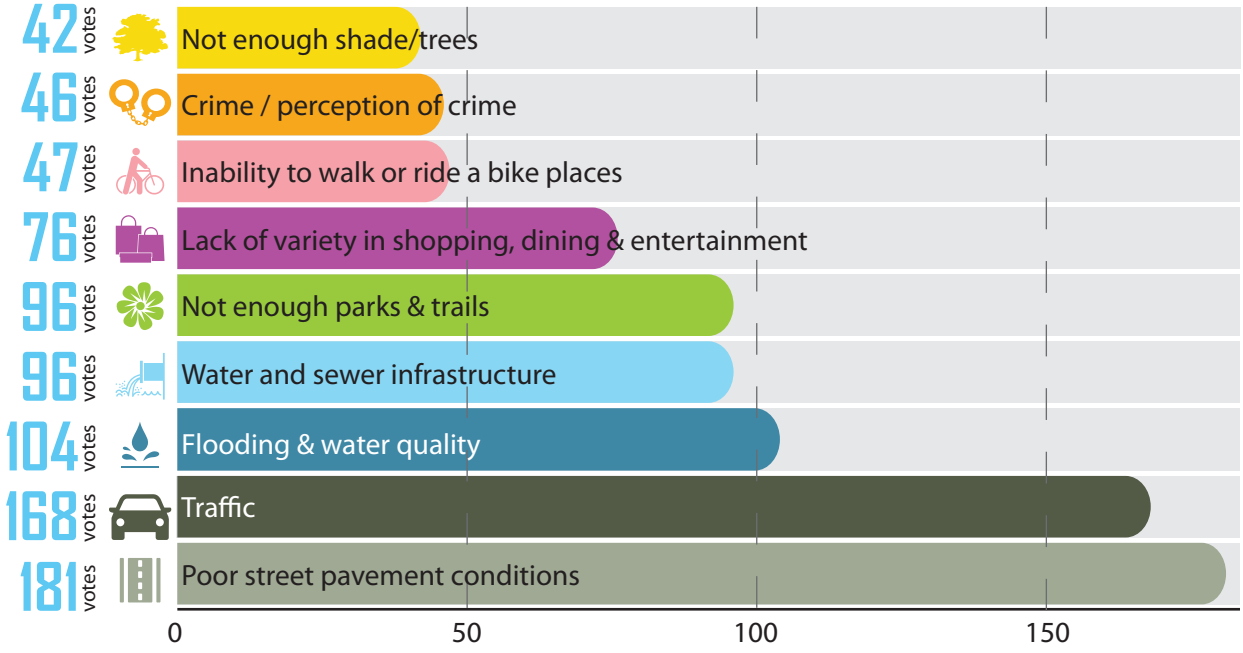
Traffic conditions

WHAT DOES THE SOUTHSIDE LOOK LIKE IN 10-20 YEARS?

"Beautiful community brimming with personality, character and a coastal charm."

"A multi-generational neighborhood integrated with small, locally-owned businesses & shops within walking distance; gardens & more habitat for birds; protection of Oso Creek & Bay; more kayaking, fishing, cycling & other outdoor activities."

WHAT ARE THE GREATEST ISSUES FACING THE SOUTHSIDE TODAY?

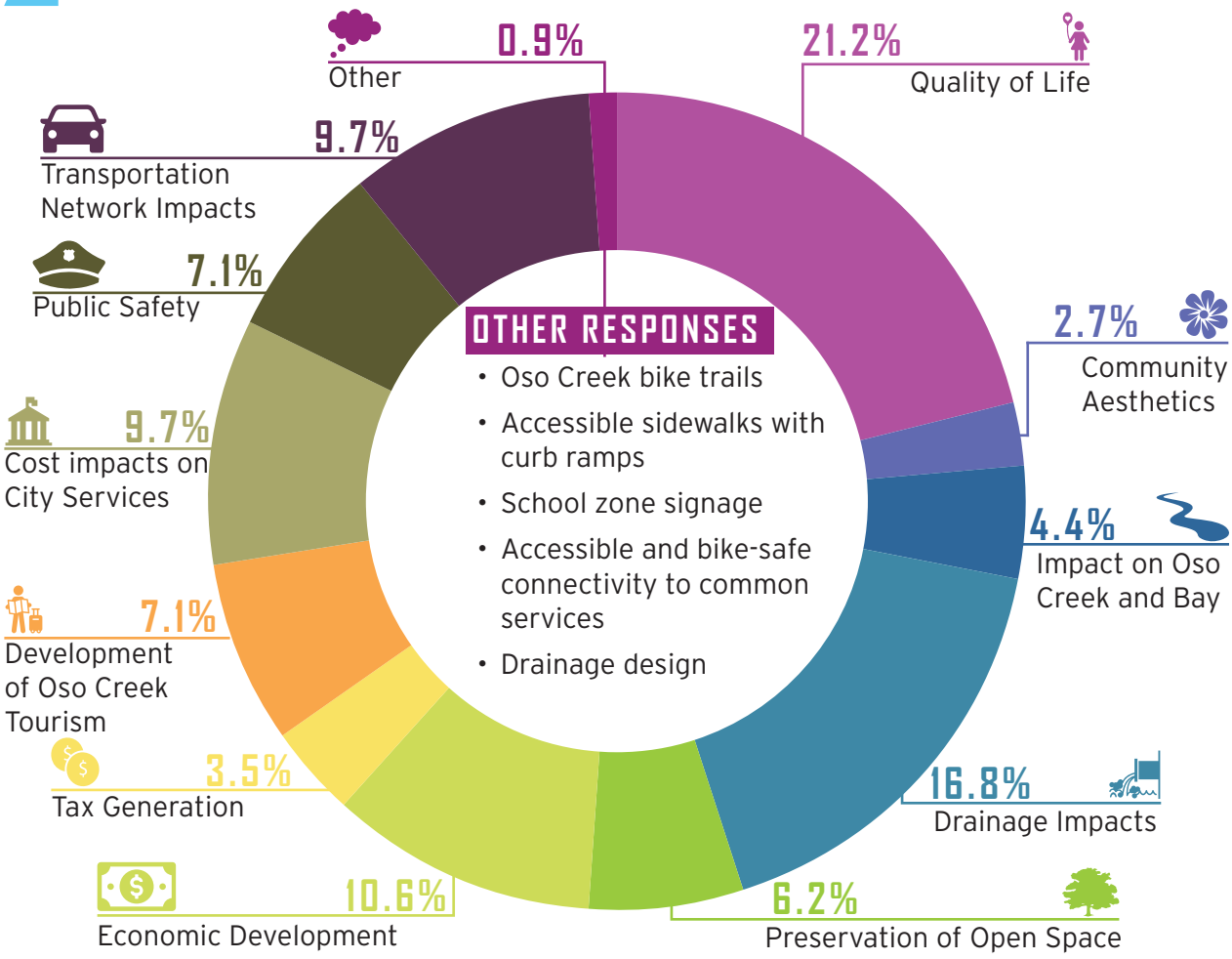


COMMUNITY OPEN HOUSE

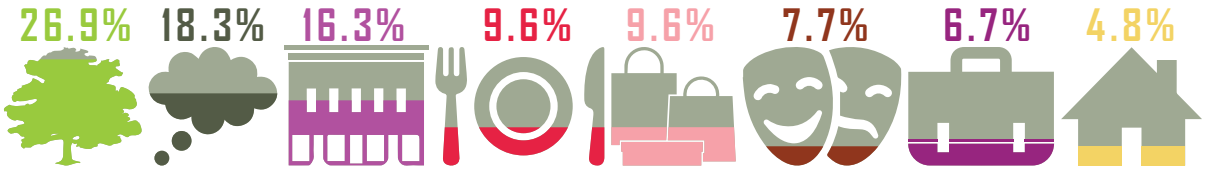
ABOUT THE OPEN HOUSE

A joint Community Meeting and Open House was held at Kaffie Middle School on January 28, 2019. The purpose of the meeting was to educate residents and stakeholders about the Area Development Plan planning process and gather input from attendees about the future of the Southside and London areas. The following is a snapshot of the feedback from the event regarding the Southside Area.

WHAT IS THE MOST IMPORTANT FACTOR WHEN CONSIDERING FUTURE DEVELOPMENT



WHAT IS MISSING MOST IN THE SOUTHSIDE?

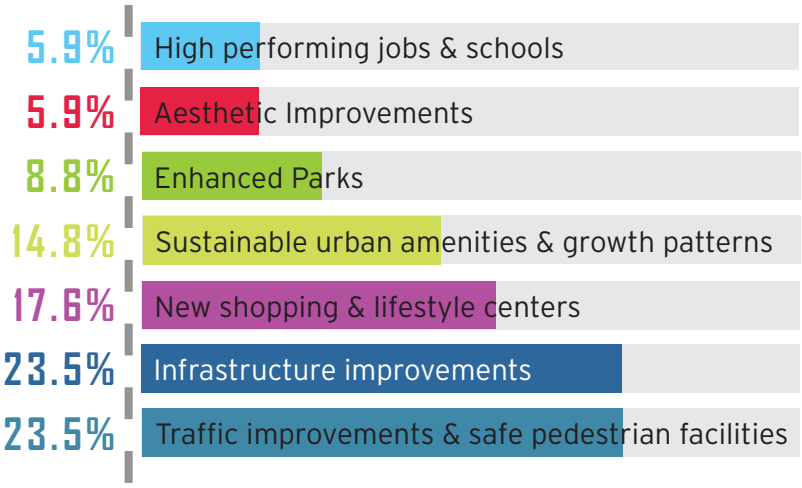


Parks & Trails | Other | Mixed-Use | Restaurants | Shopping | Entertainment | Office | Housing Choices

MY FAVORITE PART ABOUT SOUTHSIDE IS...

Easy access to shopping, dining, & services

HOW CAN WE ENSURE OUR NEIGHBORHOODS THRIVE?



MY VISION FOR SOUTHSIDE IS...

"More walking trails and park connecting commercial and neighborhood areas."

"Sidewalks lined with trees and flowers."

"Diverse in housing, jobs, entertainment, etc. We don't all need or want to live in the same type of homes/neighborhoods."

"Improve traffic visibility when entering main roadways."

"Preserve, protect and enhance Oso Creek."

FUTURE LAND USE MAP

FUTURE LAND USE MAP

ABOUT THE FUTURE LAND USE MAP

The Future Land Use Map serves as a guide for zoning regulations and influences new development and redevelopment within the City. The Future Land Use Map for the City was adopted with Plan CC and has been revised though the SADP based on feedback from the community.

The use of land is a critical ingredient in determining the way people live and work. There are two factors to consider when designating land use, how land is currently being used and potentially could be used in the future. In many cases, the existing active land use on property remains unchanged. For undeveloped property, there are opportunities to shape the way land can be developed in the future. In both cases, the most direct tool cities have to guide the development of land is through zoning. Zoning is the prescribed legal use of a parcel of land based on city regulations. Zoning is, in large part, influenced by the designations identified on the Future Land Use Map.

The Plan CC Comprehensive Plan identified future land uses for the entire city and provided guidelines for development. The Area Development Plan process is intended to go into further detail about land uses and development patterns specific to the Southside planning area. The future land use designations for Southside have been revised to reflect community input, anticipated development, and best practices.

The Southside Future Land Use Map serves as the guide for future zoning and development decisions and provides a foundation to support the vision and recommendations of the plan. This is accomplished by setting a land use framework that influences regulatory mechanisms and policy decisions that shape the built environment. Each of the designations presented on the Southside Future Land Use Map correlates with the designations identified in Plan CC.

FUTURE LAND USE CATEGORIES

AGRICULTURE/RURAL ENTERPRISE

This category includes farms and other enterprises that serve the rural population.

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

COMMERCIAL USES

Commercial land uses include retail, services, hotel, and office uses that are typically open to the public at large. High-density residential uses, such as townhomes, cottage housing, apartments, and condominiums are considered compatible with commercial uses. Other commercial uses, such as wholesale and distribution businesses, are included in the light industry category because they have similar impacts, such as high volumes of trucking. Schools, churches, and neighborhood-serving public uses can be included in commercial land use areas.

INDUSTRIAL USES

Most of the industrial uses within the city limits of Corpus Christi are light industrial; heavy industry is generally located in the industrial districts outside the city limits.

MIXED-USE AREAS

Mixed-use centers include residential, retail, hotel, and office uses. Mixed-use centers are pedestrian-friendly with buildings oriented towards the street. Residential uses are generally of a higher density, including apartments, condominiums, townhomes, cottage housing, and small-lot single-family residential. The mixture can be vertical, with different uses on different floors of a building, and horizontal, with different uses side by side. Churches, schools and public uses are included in mixed-use areas.

INSTITUTIONAL

Hospitals, colleges, universities, schools, large churches, and similar institutions, whether public or private, are designated as separate land uses because of their campus-like character, which requires special attention to edges and relationships with adjacent areas.

TRANSPORTATION

Airports, railroads, highway and interstate rights-of-way.

GOVERNMENT

Government uses include federal, state, county, regional and municipal government facilities and installations, except for government-owned institutions.

PERMANENT OPEN SPACE

Parks and playgrounds, recreational fields and facilities, greenways, and other green areas managed for public access and recreation.

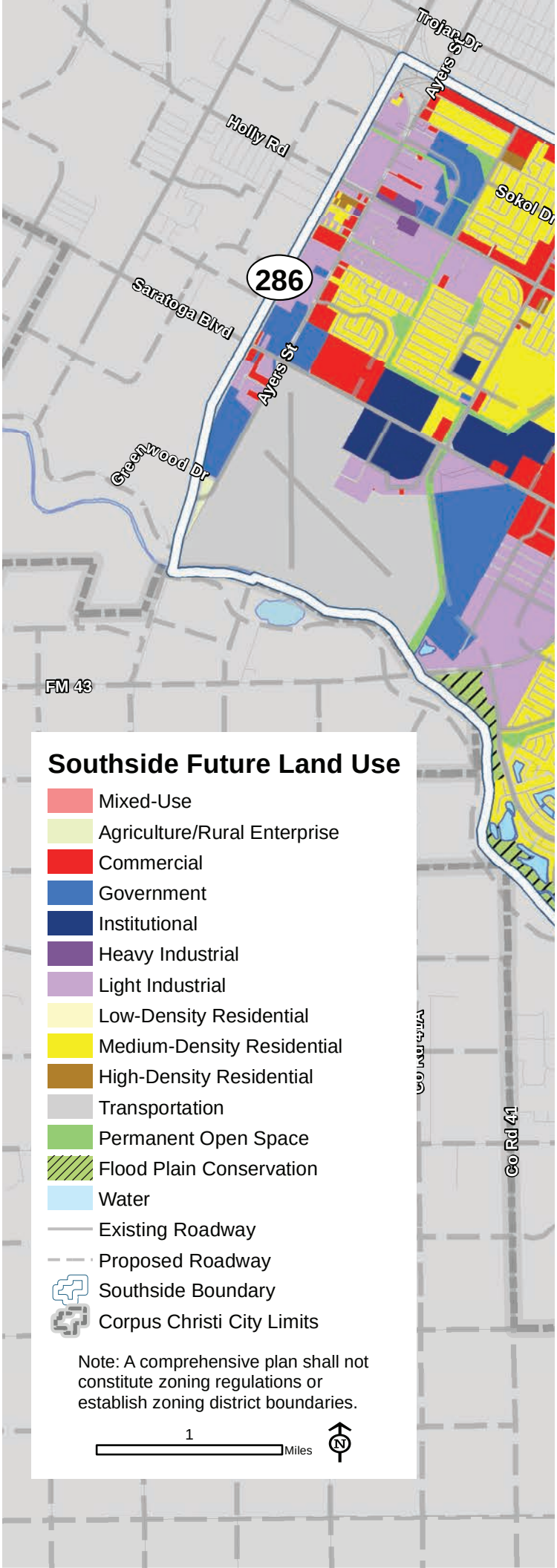
FLOOD PLAIN CONSERVATION

Lands within the 100-year flood plain, preferably preserved for environmental reasons.

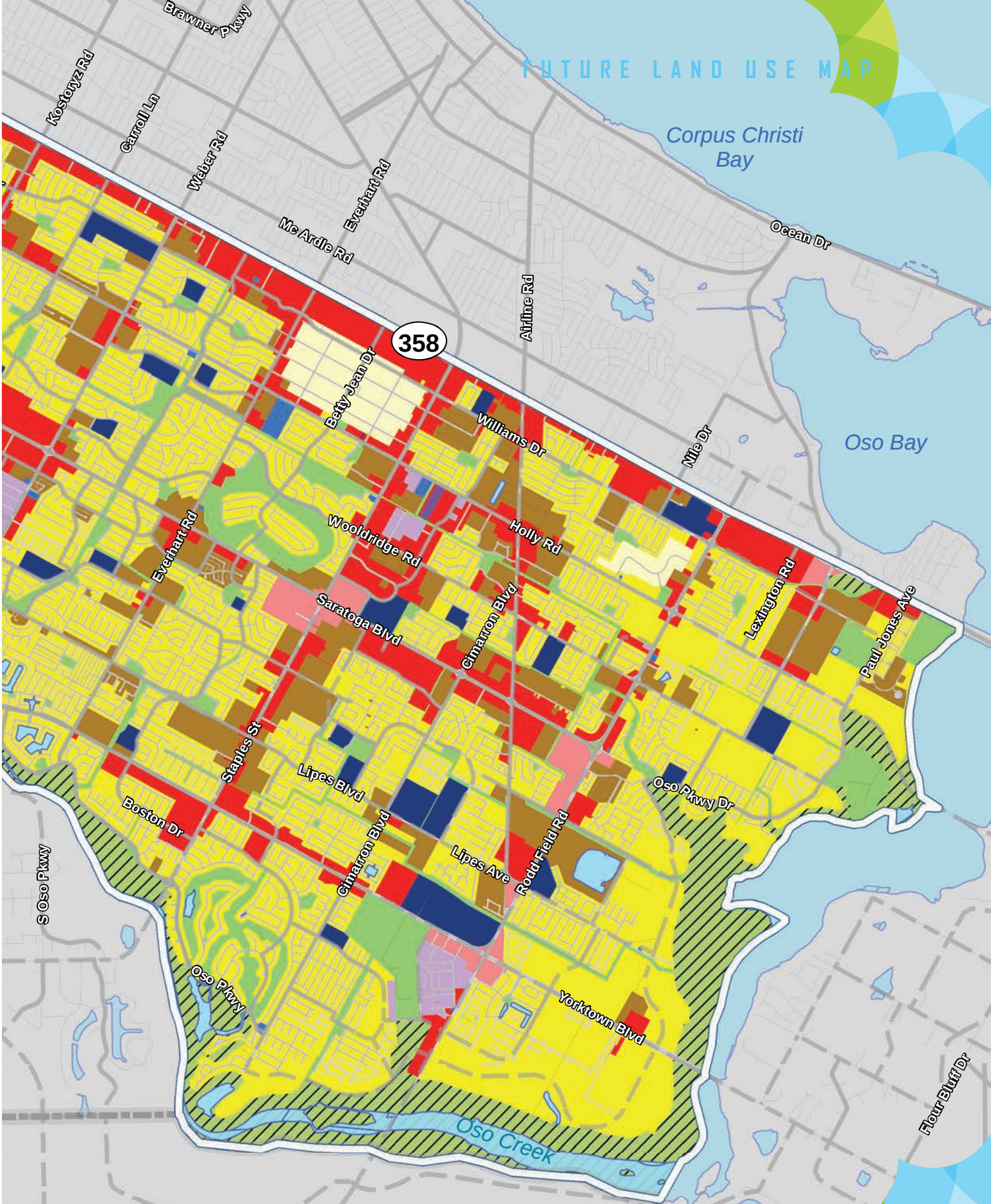
Note: For more information about categories included in the Future Land Use Map, please refer to pages 55-57 of Plan CC.

FUTURE LAND USE MAP

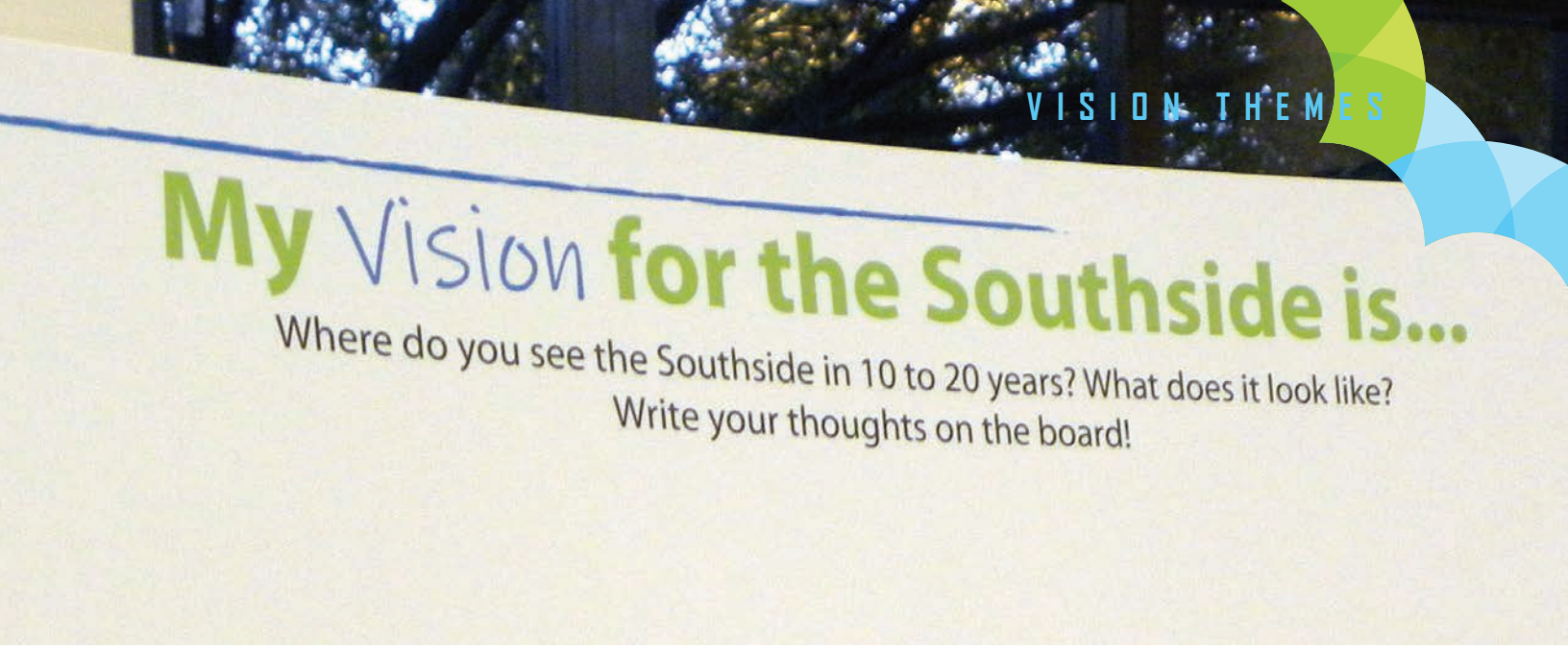
LAND USE	ACRES	PERCENTAGE
Mixed-Use	210	1.3%
Agriculture/ Rural Enterprise	7	0.0%
Commercial	1,968	10.1%
Government	350	1.8%
Institutional	674	3.5%
Heavy Industrial	25	0.1%
Light Industrial	691	3.6%
Low-Density Residential	280	1.4%
Medium-Density Residential	6,997	36.0%
High-Density Residential	1,506	7.8%
Transportation	3,548	18.3%
Permanent Open Space	1,248	6.2%
Flood Plain Conservation	1,716	8.8%
Water	209	1.1%
Total	**19,428**	**100.0%**



FUTURE LAND USE MAP



VISION THEMES



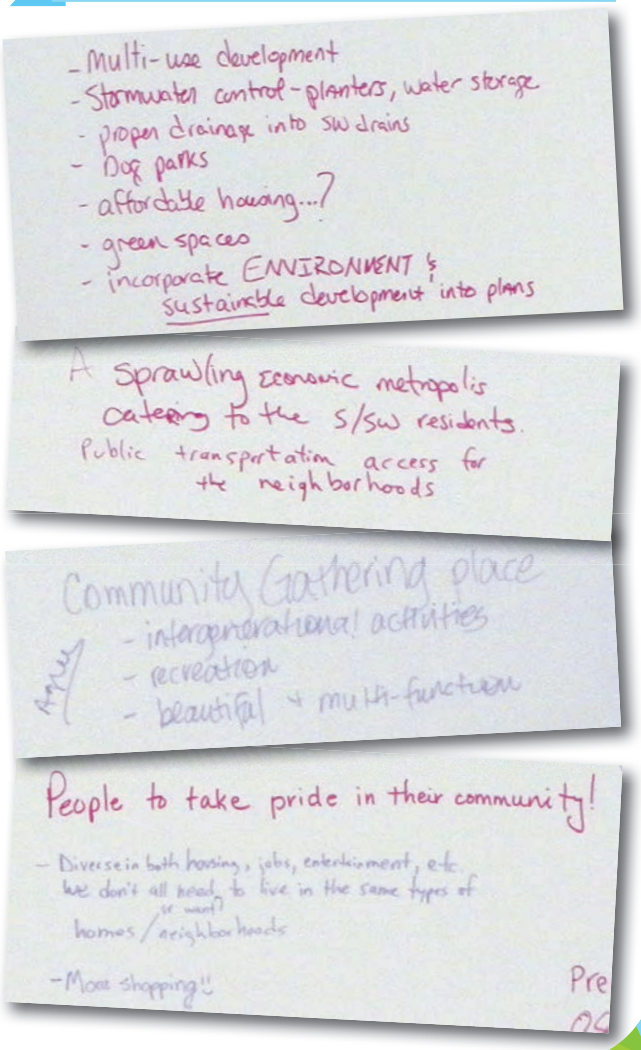
VISION THEMES

Although development is generally impacted by a variety of regulatory factors, market influences, and budgetary availability; a community with a clear vision can better focus the goals for the future. The vision for the community should be a high level overarching idea of the future that maintains a singular path for the future. To achieve that vision, the City must make an effort to direct development and make improvements that align with the vision.

Through the public engagement process, four themes began to emerge related to the residents desires for the future. The following are the vision themes identified:

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

MY VISION IS...



CELEBRATE OUR SAFE, FAMILY-ORIENTED NEIGHBORHOODS

VISION

Southside prides itself on being a welcoming place for families to live and grow. With nearby outdoor amenities and easy access to daily necessities, residents experience a high quality of life. The development of additional family-friendly entertainment to serve multiple generations creates a community that residents can continue to enjoy at any age. The new Del Mar College Southside Campus will create an opportunity for an urban village with a mix of shopping, restaurants, and services in a walkable environment. Southside will continue to be a safe place that attracts new families by ensuring high-quality development, attractive neighborhoods, and efficient development patterns. The vision for Southside is to continue to provide quality goods and services that meet the needs of the community.

KEY ELEMENTS

- Mix of commercial retail, restaurants, and services
- Walkable area that creates a sense of place and destination
- Connection between Bill Witt Park and Del Mar College Southside Campus
- Improved streetscape
- Community gathering space
- Entertainment options

COMMUNITY INPUT

The following community input supports the vision theme:

"Promote multi-use development"

"More walking trails and parks connecting commercial and neighborhood areas"

"Community gathering place"

"Diversity in both housing options, jobs, entertainment, etc."

"More shopping and innovative businesses"

IMPROVE TRANSPORTATION CONDITIONS

VISION

Maintaining a quality transportation network is essential to meet current demands and prepare for the future needs of a growing community. The existing roadway infrastructure must be improved and maintained to support the increasing level of development in the area. The transportation network features a transportation system that considers all users and provides safe, convenient access to jobs, housing opportunities, and regional transportation facilities. The transportation network should be designed to safely and efficiently accommodate transportation options, including pedestrians, cyclists, vehicles, and public transportation. A comprehensive transportation network provides not only different transportation methods but also supports seamless connectivity between modes.

KEY ELEMENTS

- Separated sidewalks and bike lanes
- Wide sidewalks
- Mid-block crossings
- Pedestrian refuge areas
- Xeriscaped median
- Shade trees along roadways
- Masonry residential screening walls
- Commercial landscaping
- Storefronts facing closer to the street

COMMUNITY INPUT

The following community input supports the vision theme:

"Improve traffic and traffic visibility when entering main roadways"

"Sidewalks lined with trees and flowers and better sidewalks near schools"

"Maintenance of streets and trails"

"Improve aesthetics along major corridors"

ENHANCE PARKS AND TRAILS

VISION

Parks and trails contribute to the quality of life by providing opportunities for active and passive recreation. Community parks are important in providing spaces for residents to gather and socialize. Investing in this resource is vital for maintaining a high quality of life. An interconnected trail system supports healthy living and enhances the connectivity of the community. The vision for parks and trails in Southside is to create an integrated system that encourages a healthy lifestyle, promotes arts and culture, and incorporates amenities that help residents utilize the facilities.

KEY ELEMENTS

- Shade Trees
- Shade structures
- Splash pad
- Sports fields
- Benches
- Walking path
- Location along drainage channel

COMMUNITY INPUT

The following community input supports the vision theme:

"Recreational spaces that include green spaces, dog parks, a tennis center, indoor ski slopes, hiking, good water park, intergenerational activities, plants, trees, and vegetables"

"Enhance Bill Witt Park"

"More walking trails and parks connecting commercial and neighborhood areas"

"More parks and trails"

PROMOTE THE OSO CREEK AND BAY AS A COMMUNITY AMENITY

VISION

The vision for Southside is to enhance and capitalize on Oso Creek and Bay as a unique amenity for the City and especially for the Southside area. With easy accessibility to Oso Creek and Bay and opportunities to facilitate outdoor recreation, the Oso Creek and Bay will be a destination for the entire community to use and enjoy. Oso Creek and Bay will receive improvements, including improved water quality, the construction of a continuous trail, educational features, and water access to make this feature inviting and beneficial for all ages. As the Southside continues to grow, special care will be taken to preserve and protect the Oso Creek and Bay from the negative impacts of development. In the future, Oso Bay and Creek will serve as a resource for education, recreation, and overall enhancement of the quality of life for residents.

KEY ELEMENTS

- Kayak launch
- Hike and bike trail
- Pier
- Restored riparian (native vegetation) areas
- Educational signage
- Trail head and access point

COMMUNITY INPUT

The following community input supports the vision theme:

"Preserve, protect, and enhance Oso Creek"

"Maintain Oso riparian areas and incorporate TCEQ's plan for Oso Creek."

"Better walking trails along Oso Creek"

"Add things that will improve quality of life and healthy living."

POLICY INITIATIVES AND IMPLEMENTATION

POLICY INITIATIVES

Seven policy initiatives were established to focus on implementation efforts to achieve the visions described in this plan. Policy initiatives are not exclusive and may further the goal of one or more vision themes. For each policy initiative, strategies are identified to support the implementation of the efforts. These strategies are the actions taken by the City that lead to the successful implementation of the plan.

	POLICY INITIATIVES	VISION THEMES			
		CELEBRATE OUR SAFE, FAMILY-ORIENTED NEIGHBORHOODS	ENHANCE PARKS AND TRAILS	IMPROVE TRANSPORTATION CONDITIONS	PROMOTE THE OSO CREEK AND BAY AS A COMMUNITY AMENITY
1	Create safe, attractive, and efficient transportation corridors.	✓	✓	✓	
2	Improve pedestrian, bicycle, and vehicular connectivity and safety.	✓	✓	✓	
3	Expand and improve infrastructure and city facilities as population and demand for services grow.		✓	✓	✓
4	Utilize the Oso Creek and Bay for sustainable recreation and ecotourism.	✓	✓		✓
5	Promote land development that enhances the character and opportunities in the Southside.	✓			
6	Focus park enhancement efforts on existing park facilities.		✓		
7	Reduce and improve stormwater runoff.				✓

1 CREATE SAFE, ATTRACTIVE, AND EFFICIENT TRANSPORTATION CORRIDORS

HOW WE GET THERE

1.1. Implement xeriscaping and other water-efficient plantings as a low maintenance solution for median plantings and corridor beautification.

1.2. Amend the Unified Development Code (UDC) to require enhanced landscaping and standards for improved aesthetics along major transportation corridors.

   a. Develop a Tree Plantings Policy within the ROW.

1.3. Where conflicts occur, improve vehicular and pedestrian visibility and safety at intersections through redesign, signage, and improved crosswalks.

   a. Explore adding staff for Development Services to inspect new construction for landscaping and potential safety hazards and conflicts.

1.4. Develop or enhance codes to require higher quality and durable residential fences adjacent to major transportation corridors to reduce maintenance and improve aesthetics.

1.5. Increase public education and outreach activities regarding roadway safety and sharing the road with pedestrians and bicyclists.

Example of Median on Yorktown Boulevard

Example of High Quality Residential Fencing

2 IMPROVE PEDESTRIAN, BICYCLE, AND VEHICULAR CONNECTIVITY AND SAFETY

HOW WE GET THERE

2.1. Develop a variety of standardized street designs that accommodate various types of transportation for all street types. (Complete Streets)

2.2. Continue to incorporate bicycle and pedestrian facilities along stormwater drainage channels.

2.3. Create buffer zones to separate pedestrian and bicycle paths from vehicular traffic on major transportation corridors to help protect pedestrians, bicyclists, and motorists.

2.4. Coordinate and partner with the Texas Department of Transportation (TxDOT), Corpus Christi Metropolitan Planning Organization (MPO), and the Corpus Christi Regional Transportation Authority (CCRTA) on major roadway projects to coordinate improvements and increase efficiency in project planning.

2.5. Develop regulations and incentives to connect commercial parking lots of adjacent buildings to reduce traffic congestion and improve safety.

2.6. Explore requiring smaller block sizes and a minimum number of intersections per acre to promote street connectivity and safer speeds in residential neighborhoods.

2.7. Ensure streets, sidewalks, and bike paths connect through and between neighborhoods, and to destinations with improved crosswalks and pedestrian signage.

2.8. Encourage residential street layouts that promote walkability and create ease of access to collector roads.

Schanen Hike/Bike Trail

Sidewalk with Buffer Zone

3 EXPAND AND IMPROVE INFRASTRUCTURE AND CITY FACILITIES AS POPULATION AND DEMAND FOR SERVICES GROW

HOW WE GET THERE

3.1. Ensure adequate utility infrastructure to serve growing development.

a. Monitor the Oso and Greenwood Wastewater Treatment Plants' existing capacity and initiate expansion designs if warranted.

3.2. Plan for expanding police and fire protection services with growing population.

a. Plan for a future full-service Police substation in the Southside area.

b. Ensure adequate tax-base is in place to support police and fire operations.

3.3. Explore the possibility of a shared campus for City services such as a Police substation, a community recreation center, and other City services and amenities.

3.4. Add sweepers for streets and paved hike/bike trails as City operating budget permits.

3.5 Explore enhanced or additional inspection programs.

a. Investigate creating commercial and residential inspection programs to identify leaking or broken wastewater laterals.

b. Enhance functions to the City's existing Cross Connection program.

c. Continue to support the City's efforts to improve grease trap standards and inspections program.

3.6 Research opportunities for wastewater reuse, including possible habitat enhancement programs.

Fire Station 17

Master Channel 29 Storm Water Ditch

4 UTILIZE THE OSO CREEK AND BAY FOR SUSTAINABLE RECREATION AND ECOTOURISM

HOW WE GET THERE

4.1. Create recreational opportunities along Oso Creek and Bay through the development of a network of parks, open space, trails, and access points.

a. Develop a preferred alignment for the Oso hike/bike trail and design standards for the path.

b. Incorporate marked pedestrian crosswalks and bicycle paths at gateways in trail design.

c. Complete Oso Bay Nature Learning Center and Preserve (Phase III).

d. Convert the Oso Bay Railroad Trestle to a Hike and Bike trail connecting to Flour Bluff and amend the Urban Transportation Plan (UTP) to remove the planned arterial.

e. Connect Bill Witt Park to the Oso Creek Trail.

f. Develop a unique logo and design theme to promote and designate the Oso Creek and Bay as a scenic and recreational area.

4.2. Preserve and protect riparian habitat along the Oso Creek and Bay.

a. Identify a specific location to strategically preserve open space and conservation zones along Oso Creek and Bay.

Oso Creek

b. Permit dedication of land and hike/bike trail construction along Oso Creek and Bay to fulfill park dedication requirements.

c. Partner with or create an entity to purchase property along the Oso Creek and Bay for conservation, protection, and trail development.

d. Create an ordinance to prevent mowing within a certain distance of Oso Creek and Bay.

e. Require a site plan review process for all developments within the vicinity of Oso Creek and Bay when a permit is requested.

4.3 Explore possible amendments to the Unified Development Code (UDC) that would preserve riparian corridors and vegetated buffer strips, while establishing setbacks along creeks and drainage channels in the Oso Bay and Creek watershed.

5 PROMOTE LAND DEVELOPMENT THAT ENHANCES THE CHARACTER AND OPPORTUNITIES IN THE SOUTHSIDE

HOW WE GET THERE

5.1. Promote efficient use of real estate where there is a surplus in public right-of-way. (ex. Saratoga Boulevard and Rodd Field Road)

5.2. Explore Business Improvement District Models and business community interest in establishing such districts for enhanced corridor aesthetics, parking coordination, and increased safety and cleaning services.

5.3. Encourage mixed-use development, where appropriate, to increase walkability and create community gathering places.

a. Review and implement desired elements in the recommended updates to the City's Unified Development Code (UDC) as recommended on pages 47 and 48 of the 2019 UDC Evaluation prepared by Kendig Keast Collaborative:

i. Consolidate mixed-use options in the UDC into a single mixed-use zoning district.

ii. Make the mixed-use zoning district a special purpose or base zoning district to eliminate perceptions of additional regulations.

iii. Do not require vertical mixed-use buildings but create incentives such as increased density allowances, reduces parking requirements, reduced outdoor open space requirements, reduce or eliminate indoor open space requirements, allow a higher percentage of the building to be devoted to nonresidential use instead of the current 50 percent maximum limit.

iv. Increase the overall residential density or nonresidential intensity than what is currently permitted in the mixed-use overlay district since it is based on the underlying zoning district.

Example of Horizontal Mixed Use

5.4. Attract diverse, new, commercial development to vacant, non-residential, infill parcels.

a. Work with neighborhoods and districts on targeted Future Land Use Map updates and possible rezoning if desired.

b. Review and implement desired elements in the recommended updates to the City's Unified Development Code (UDC) as recommended on pages 53 through 57 of the 2019 UDC Evaluation prepared by Kendig Keast Collaborative:

i. Create an Established Neighborhood Zoning District.

ii. Develop a Contiguous Infill Lot Bonus.

iii. Apply parking requirement reductions for redevelopment projects.

iv. Make the Cottage Housing Overlay a housing type, rather than an overlay district.

v. Integrate the cluster overlay provisions into the base district as a development type that is either permitted by-right or permitted subject to limitations.

vi. Build more housing types into residential zoning districts.

Vacant Parcels for Future Residential and Commercial Development

Residential Neighborhood - Bordeaux Subdivision

Tree-lined Residential Neighborhood on Yorktown Boulevard

6 FOCUS PARK ENHANCEMENT EFFORTS ON EXISTING PARK FACILITIES

HOW WE GET THERE

6.1 Incorporate park features to support activities for multiple generations.

6.2. Upgrade Bill Witt Park to include better access to amenities, such as a track or loop trail, a water feature, and trail access to Oso Creek.

6.3. Encourage Homeowner Association (HOA)-maintained parks and open space.

6.4 Strategically incorporate park elements that encourage arts and entertainment for residents.

6.5. In the longer-term, establish a community recreation center in the Southside area that includes a community pool.

a. Explore a partnership with Corpus Christi ISD.

Soccer Fields at Bill Witt Park

Various Amenities at Oso Wetlands Preserve

7 REDUCE AND IMPROVE STORM WATER RUNOFF

HOW WE GET THERE

7.1 Incorporate green infrastructure elements in public projects where cost-effective (Low-Impact Development).

7.2 Educate interested stakeholders and the broader public about economic tools for reducing and treating stormwater runoff. (ex. Oso Wetlands Preserve cistern)

a. Continue to offer a rain barrel program.

7.3. Encourage xeriscape gardens requiring little to no irrigation.

a. Educate residents on how xeriscape gardens can reduce runoff of stormwater and irrigation water that carries topsoils, fertilizers, and pesticides into lakes, rivers, and streams while also reducing costs and maintenance requirements for homeowners.

b. Explore incentives for developers to install xeriscape gardens in new developments.

7.4. Develop retention ponds upstream along Oso Creek and drainage channels to capture stormwater to help reduce downstream effects.

a. Investigate the use of parks as stormwater detention/retention facilities.

7.5. Incorporate pocket prairies, where appropriate, along hike and bike trails.

7.6 Promote proper management of pet waste.

a. Provide more pet waste disposal stations at parks and trails.

b. Enhance the City's public information campaign on proper pet waste disposal.

Example of Bioswale

Example of Pocket Prairie

PUBLIC INVESTMENT INITIATIVES

PUBLIC INVESTMENT INITIATIVES

The built environment is the physical interpretation of the vision for the community. The following public investment projects represent improvements that directly support the implementation of the vision and goals. These projects should inform the capital improvement program (CIP) by prioritizing projects identified here for future CIP planning. Some identified projects are currently planned capital improvements by the City. Others are proposed projects for implementation based on feedback from the community. The public investment projects are divided into three time frames:

- Short-Term (Next 5 Years)
- Mid-Term (6-10 Years)
- Long-Term (More Than 10 Years)

Short-term projects can begin soon after adoption. These projects are considered "low hanging fruit." They are more attainable and do not require large amounts of funding. These projects are generally planned CIP projects in the next five years.

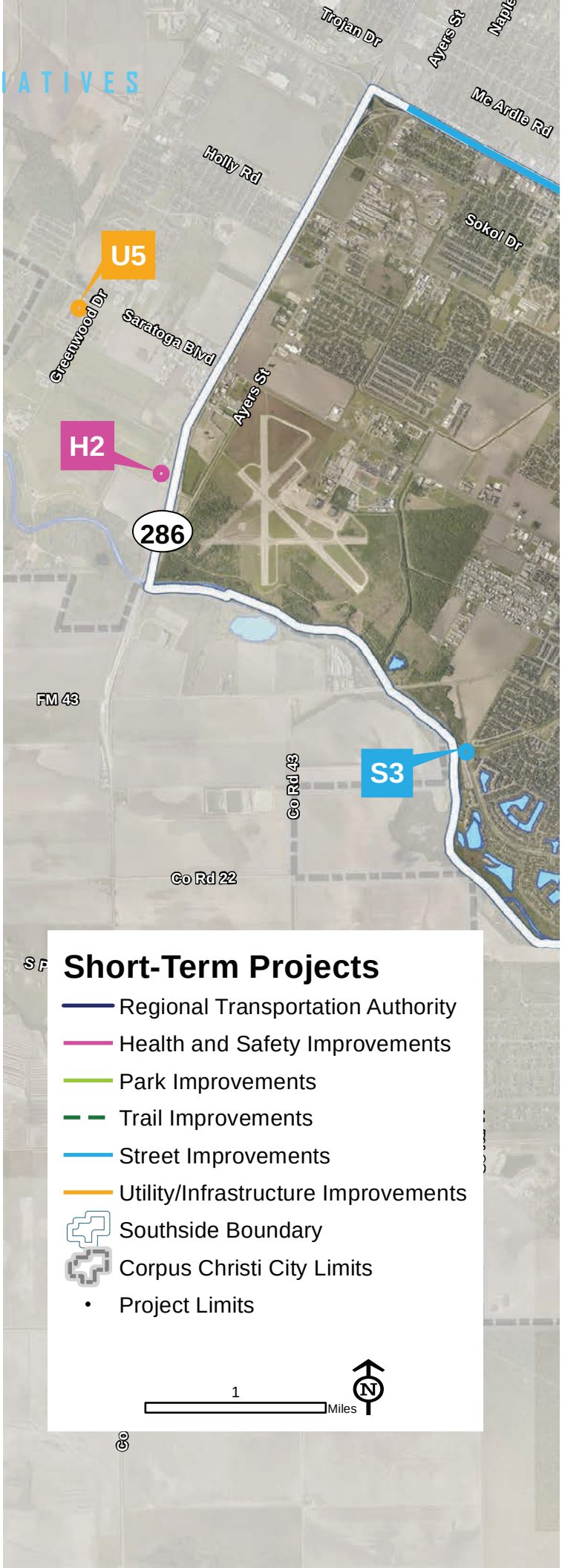
Mid-term projects are not as attainable within the first five years. They require planning or funding to prepare but should be implemented in six to ten years.

Long-term projects may not currently have an anticipated time frame for implementation or may require prerequisite planning before implementation. Long-term projects should be revisited to assess the status of the project and determine if implementation can be accomplished sooner.

SHORT-TERM (1-5 YEARS)

REGIONAL TRANSPORTATION AUTHORITY	
R1	Del Mar Southside Campus Bus Stop
HEALTH AND SAFETY IMPROVEMENTS	
H1	Fire Station #17 - Add Ambulance
H2	J.C. Elliott Landfill Improvements
PARKS AND TRAILS	
P1	Bill Witt Park Master Plan (underway)
P2	Bill Witt Park Improvements (underway)
P3	St. Andrews Neighborhood Park Improvements
P4	Paul Jones Sports Facilities - Drainage Improvements (underway)
P5	Oso Bay Wetlands Preserve Phase III - Administrative Offices Building
P6	Crossgate Trail
P7	Schanen Hike & Bike Trail Phase III (underway)
P8	Oso Creek Trail - Planning*
STREET IMPROVEMENTS	
S1	SH 358 Ramp Construction (TXDOT)
S2	SPID Ramp Reversal (TxDOT)
S3	Pedestrian Connectivity - Extend Sidewalk
S4	Yorktown Boulevard Street Improvements
S5	Rodd Field Road Expansion (underway)
S6	Everhart Road Street Improvements (underway)
S7	Slough Road Street Improvements (underway)
S8	Holly Road Street Improvements (underway)
S9	Lipes Boulevard Street Improvements (underway)
S10	Wooldridge Drive Street Improvements
S11	Rodd Field Road Extension
S12	Holly Road Street Improvements
S13	Safety Steel Drive Extension
S14	Pavo Real Street Connection
S15	Traffic Signal Coordination & Intersection Improvements*
UTILITY/INFRASTRUCTURE	
U1	Storm Water Master Plan*
U2	Yorktown Boulevard Water Line Extension
U3	Williams Lift Station Force Main (Line A)
U4	Oso WWTP Improvements
U5	Greenwood WWTP Improvements

* Projects Not Mapped



Corpus Christi Bay
Brawner Pkwy
Kostoryz Rd
Carroll Ln
Weber Rd
Everhart Rd
Ocean Dr
Airline Rd
Betty Jean Dr
358
Williams Dr
Nile Dr
Wooldridge Rd
Holly Rd
Saratoga Blvd
Cimarron Blvd
Lexington Rd
Paul Jones Ave
Lipes Blvd
Staples St
Boston Dr
Rodd Field Rd
Oso Pkwy Dr
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Oso Pkwy
Yorktown Blvd
Flour Bluff Dr
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S11
S12
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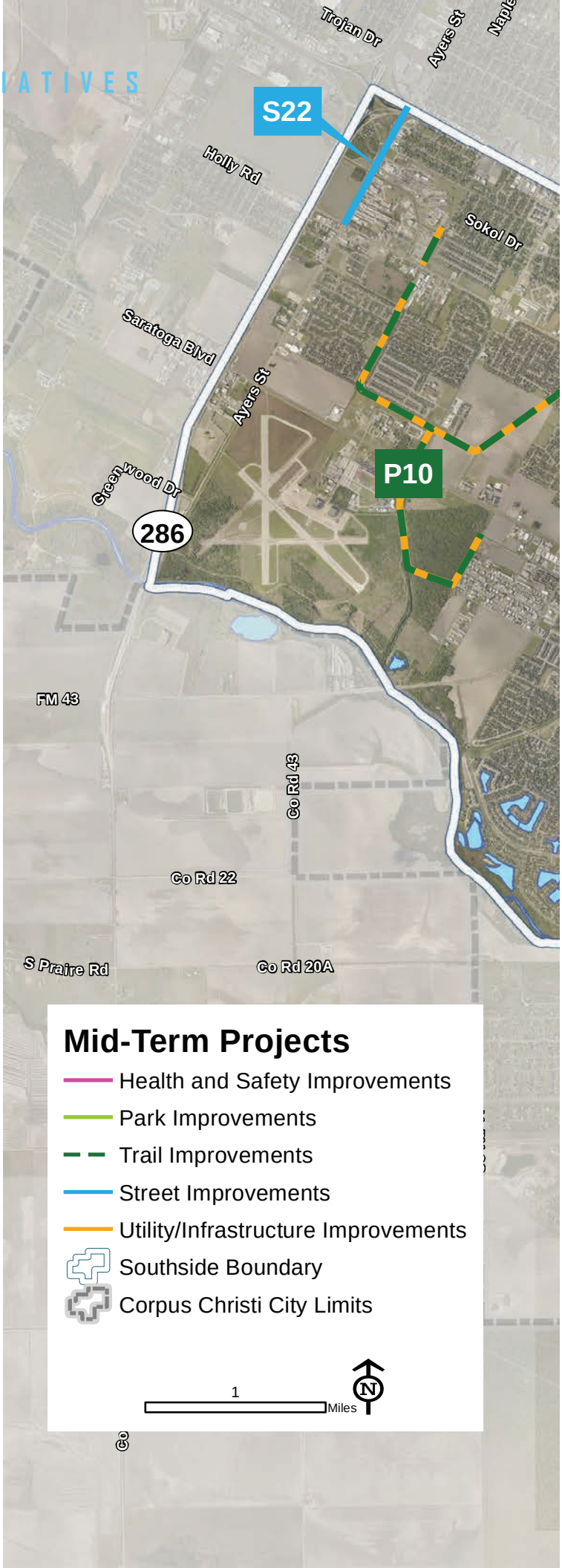
S14
U2
U3
U4
P1 & P2
P3
P4
P5
P6
P7
H1
R1

MID-TERM (5-10 YEARS)

HEALTH AND SAFETY IMPROVEMENTS	
H3	Community Policing Multi-Purpose Facilities - Full Substation* (Location to be Determined)
PARKS AND TRAILS	
P9	Schanen Hike and Bike Trail Phase IV
P10	Drainage Channel Trail Development Program Phase I**
P11	Oso Creek Trail - Phase I**
STREET IMPROVEMENTS	
S16	Wooldridge Drive Street Improvements
S17	Williams Drive Street Construction and Drainage Improvements
S18	Lipes Boulevard Street Improvements
S19	Rodd Field Road Extension
S20	Oso Parkway
S21	Traffic Signal Coordination & Intersection Improvements*
S22	Ayers Street Sidewalk
UTILITY/INFRASTRUCTURE	
U6	Williams Drive Channel Improvements

* Projects Not Mapped

** Oso Creek Trail and Drainage Channel Trail projects are intended to show general location and do not represent final alignment.



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S20
S19
Yorktown Blvd
P11
Caribbean Dr
Flour Bluff Dr
Sendero and Pat
Waldron Rd

LONG-TERM (10+ YEARS)

PARK AND TRAIL IMPROVEMENTS	
P12	Oso Creek Kayak Launch
P13	Oso Bay Railroad Trestle - Hike and Bike Trail
P14	Regional Recreation Center - 25,000 sq. ft.* (including Library and Technology Facilities in Recreation Center)
P15	Drainage Channel Trail Development Program Phase II**
P16	Oso Creek Trail Phase II**
STREET IMPROVEMENTS	
S23	Oso Parkway Bridges*
S24	Paul Jones Avenue Street Improvements
S25	Rodd Field Bridge and Extension
S26	Williams Drive Street Construction and Drainage Improvements (Lexington Rd. to Ennis Joslin Rd.)
S27	Williams Drive Street Construction and Drainage Improvements (Ennis Joslin Rd. to Paul Jones Ave.)
S28	Cimarron Boulevard Street Improvements
S29	Civitan Drive Street Improvements
UTILITY/INFRASTRUCTURE IMPROVEMENTS	
U7	Drainage Channel Excavation - Master Channel 29
U8	Drainage Channel Excavation - Master Channel 31
U9	Reflections Park Drainage Improvements
U10	Schanen Ditch Improvements
U11	Brighton Village Drainage Improvements
U12	Cimarron Drainage Concrete Pilot Channel

* Projects Not Mapped

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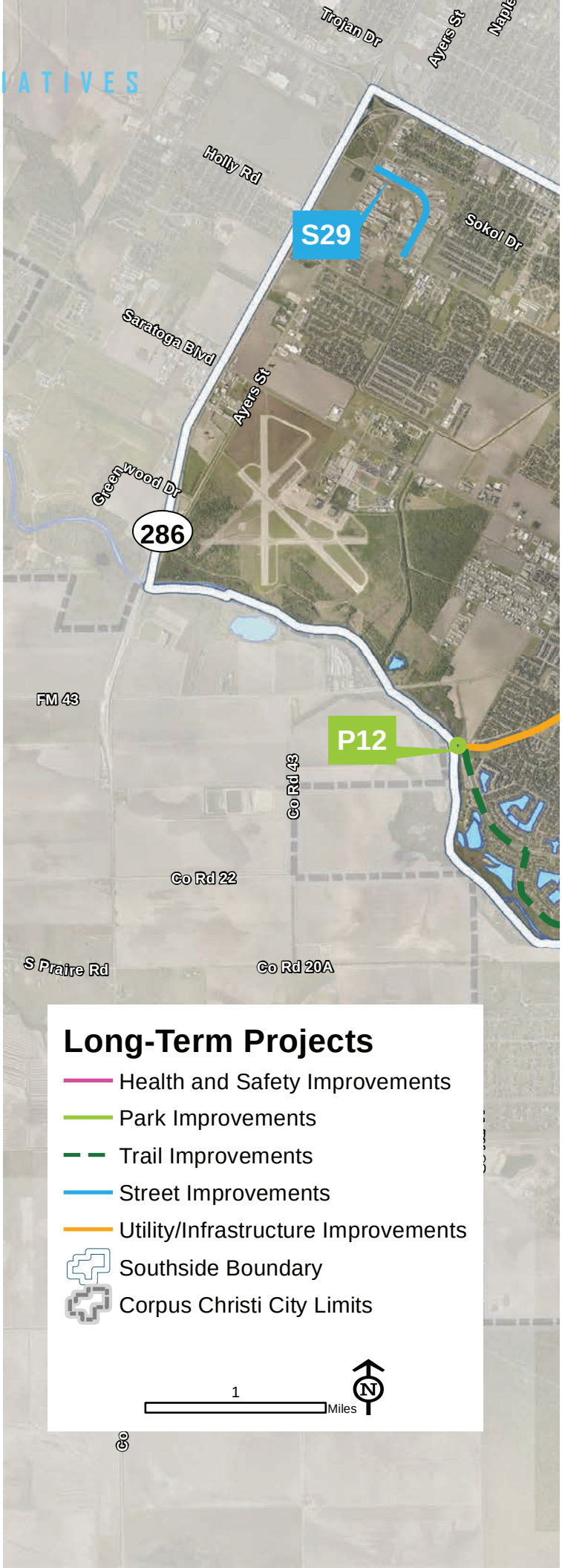

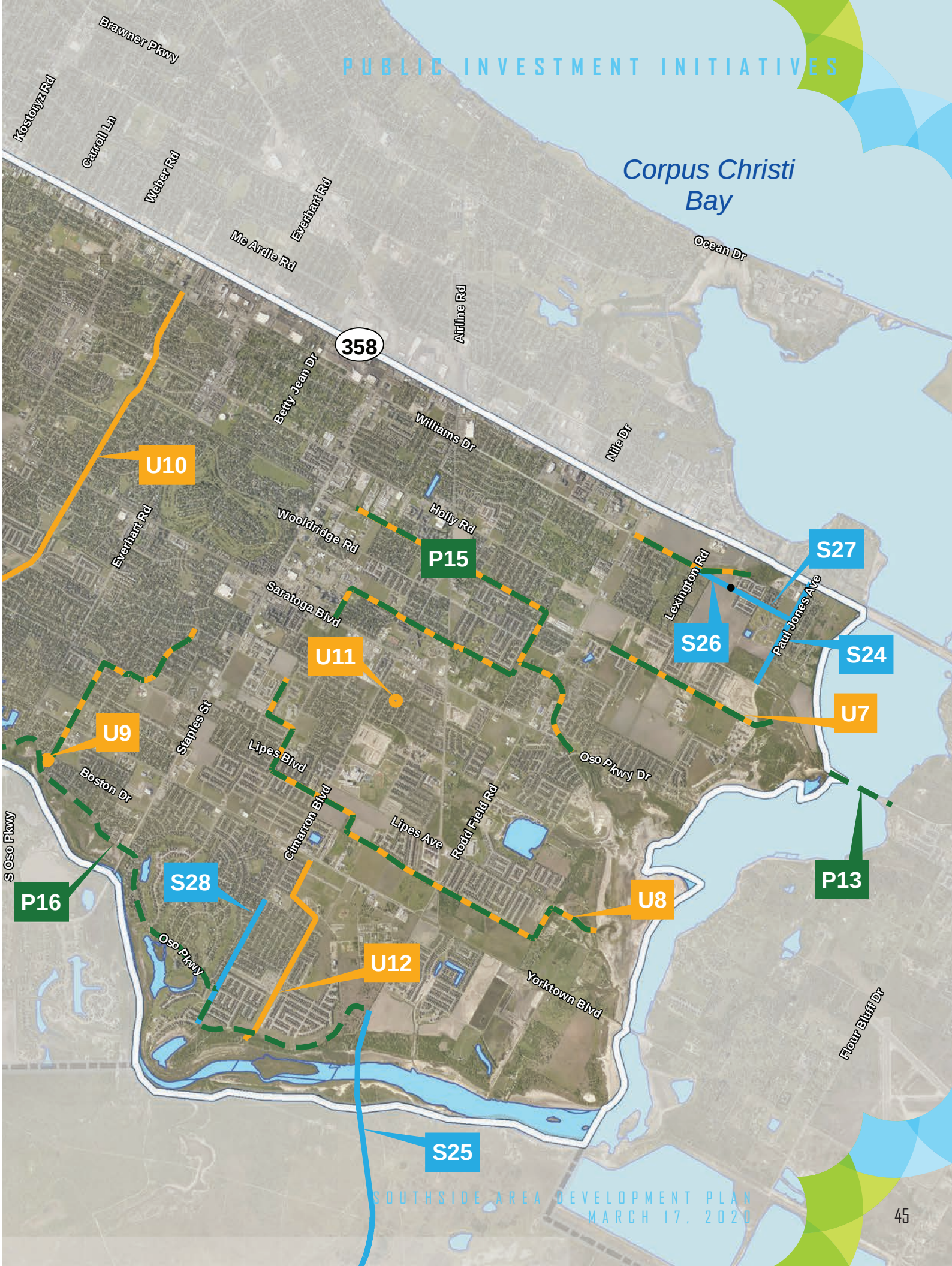
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