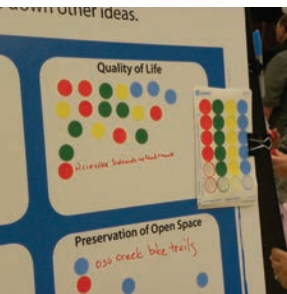


City of Corpus Christi

# London

## Area Development Plan



MARCH 17, 2020



London  
AREA DEVELOPMENT PLAN

# ACKNOWLEDGEMENTS

## 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

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**Jeremy Baugh**

Vice Chairman

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**Benjamin Polak**

Navy Representative

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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, Inc.**

11200 Broadway Street, Offices West  
Suite 2320  
Pearland, TX 77584



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**Ordinance adopting a new London Area Development Plan, an element of the Plan CC Comprehensive Plan; rescinding the former London Area Development Plan adopted on August 17, 1987; 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 London 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 London 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 London 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 London Area Development Plan, adopted by City Council Ordinance #19975 on August 17, 1987, is hereby rescinded.

**SECTION 2.** That the London 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

032048

SCANNED



amended from time to time and except as changed by this ordinance, remains in full force and effect.

**SECTION 5.** 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 25<sup>th</sup> day of February, 2020, by the following vote:

Joe McComb	<u>Aye</u>	Michael Hunter	<u>Aye</u>
Roland Barrera	<u>Absent</u>	Ben Molina	<u>Aye</u>
Rudy Garza	<u>Aye</u>	Everett Roy	<u>Aye</u>
Paulette M. Guajardo	<u>Aye</u>	Greg Smith	<u>Aye</u>
Gil Hernandez	<u>Aye</u>		

That the foregoing ordinance was read for the second time and passed finally on this the 17<sup>th</sup> day of March, 2020, by the following vote:

Joe McComb	<u>Aye</u>	Michael Hunter	<u>Aye</u>
Roland Barrera	<u>Aye</u>	Ben Molina	<u>Aye</u>
Rudy Garza	<u>Aye</u>	Everett Roy	<u>Aye</u>
Paulette M. Guajardo	<u>Aye</u>	Greg Smith	<u>Aye</u>
Gil Hernandez	<u>Aye</u>		

PASSED AND APPROVED on this the 17<sup>th</sup> day of March, 2020.

ATTEST:

Rebecca Huerta  
Rebecca Huerta  
City Secretary

Joe McComb  
Joe McComb  
Mayor

032048





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# **INTRODUCTION**



## DEVELOPMENT OF THE PLAN

The London Area Development Plan (LADP) is an element of the Plan CC Comprehensive Plan. The LADP is intended to provide an analysis of the London Area and create strategic recommendations to guide future development. With anticipated growth in the London Area, the City should be prepared to balance the needs of existing and new development. New construction in the London Area occurring both inside and outside of city limits will have an impact on other areas of the City. The plan includes new future land uses for the area, a vision of the future based on public input, specific actions to achieve the vision, and infrastructure initiatives for the implementation of the plan. This plan will serve as a guide for City leadership to make educated regulatory and policy decisions. This plan will also help prioritize infrastructure improvements to increase the quality of life for the community and ensure sustainable growth.

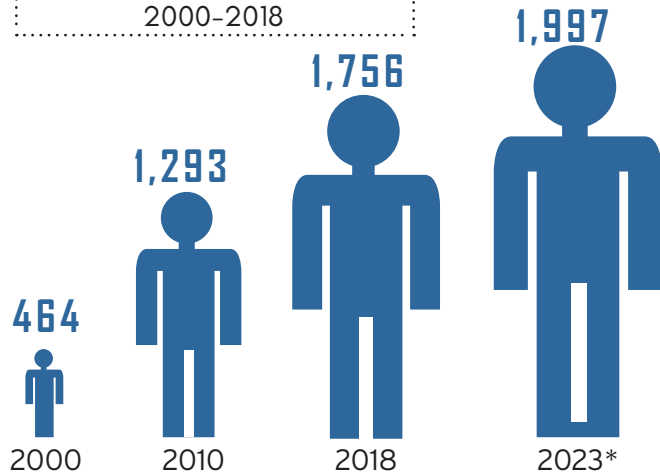
The London Area is primarily located outside of Corpus Christi city limits south of Oso Creek with some areas within the city limits. The area extends south to County Road 18 and west to County Road 51. Development in the London Area is mostly undeveloped with some residential subdivisions.

The LADP was created 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 London 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.

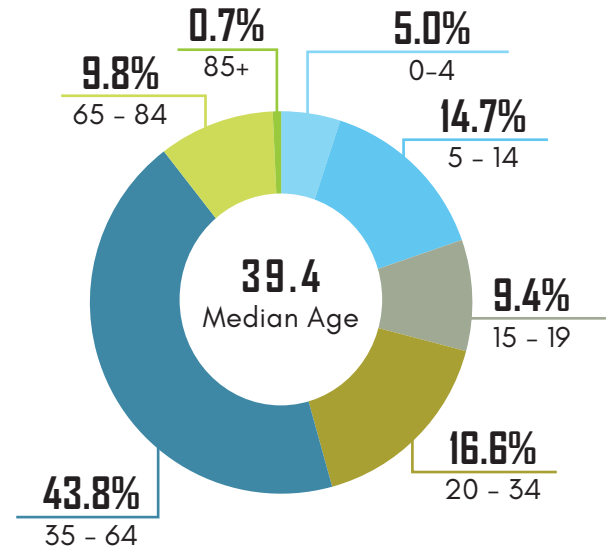
# DEMOGRAPHICS

## POPULATION<sup>1</sup>

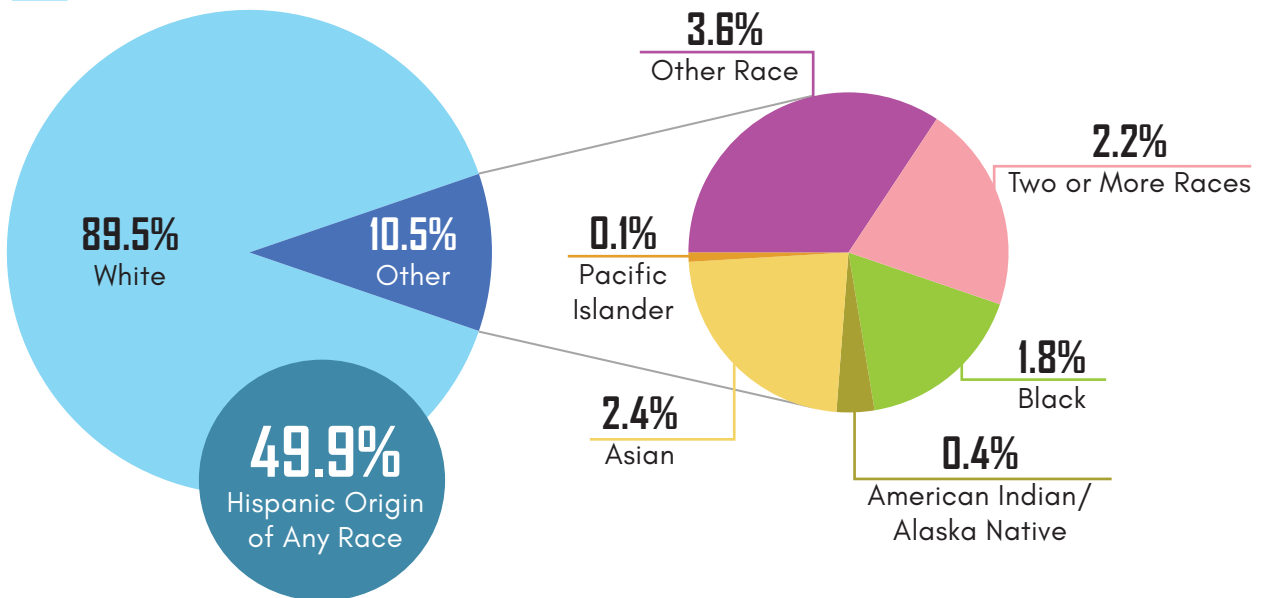


\*Projected Population

## AGE (2018)<sup>1</sup>



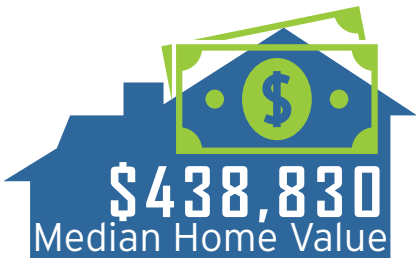
## RACE AND ETHNICITY (2018)<sup>1</sup>



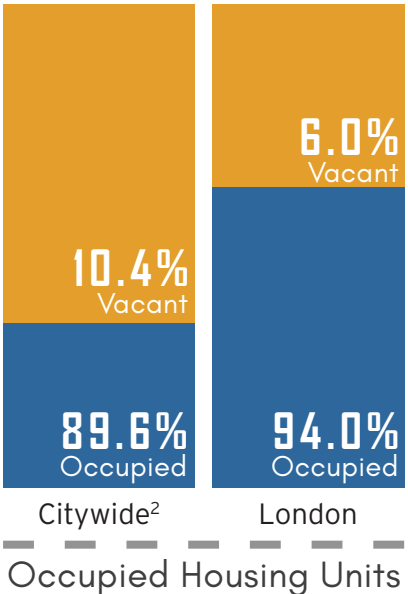
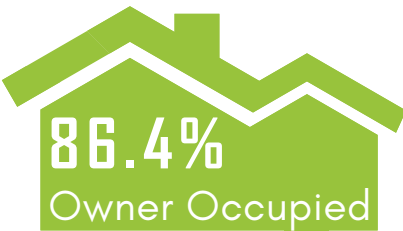
# COMMUNITY DEMOGRAPHICS

The current demographics of the London Area provide a baseline for growth and diversity in the area based on Census data and estimates.

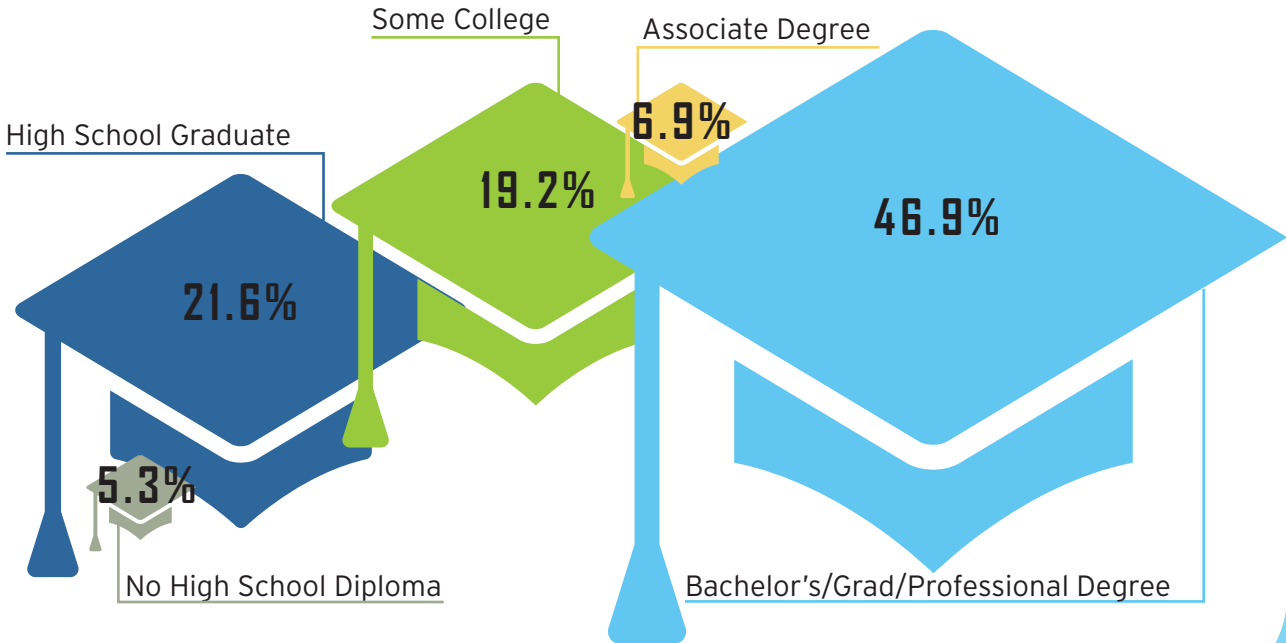
## HOUSING (2018)<sup>1</sup>



Average Household Size



## EDUCATIONAL ATTAINMENT (2018)<sup>1</sup>



<sup>1</sup>Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2018 and 2023.

<sup>2</sup>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 I

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



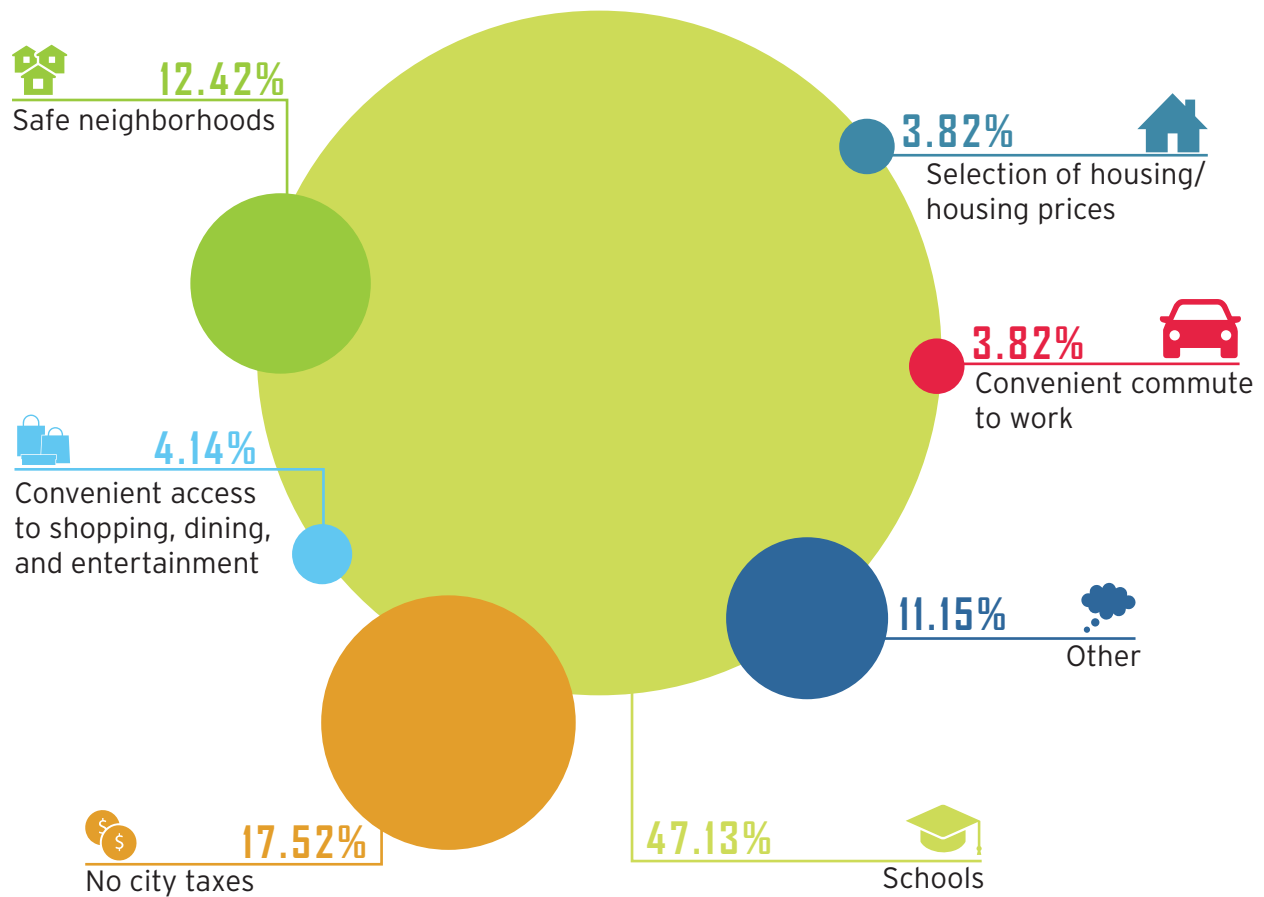
# ONLINE SURVEY RESULTS

## 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 London Area. **365 people responded.** Below is a snapshot of the results.



## WHAT IS YOUR FAVORITE THING ABOUT THE LONDON AREA?

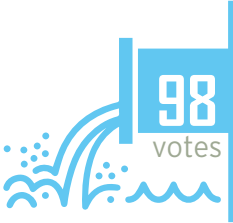




### WHAT ARE THE TOP THREE ISSUES LONDON IS FACING TODAY?



Lack of variety in shopping, dining & entertainment

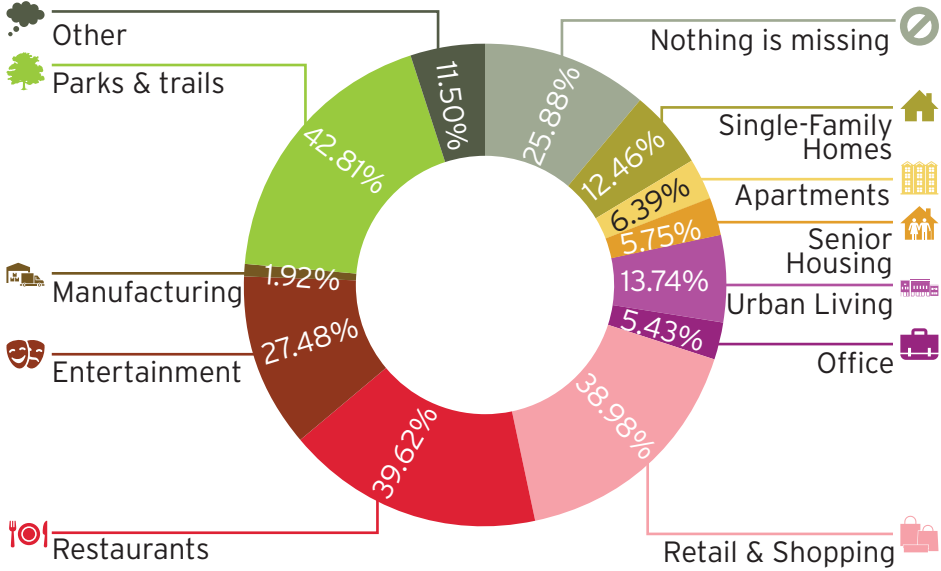


Water and sewer infrastructure



Flooding & water quality

### WHAT'S MISSING IN LONDON?



### WHAT DOES THE LONDON AREA LOOK LIKE IN 10-20 YEARS?

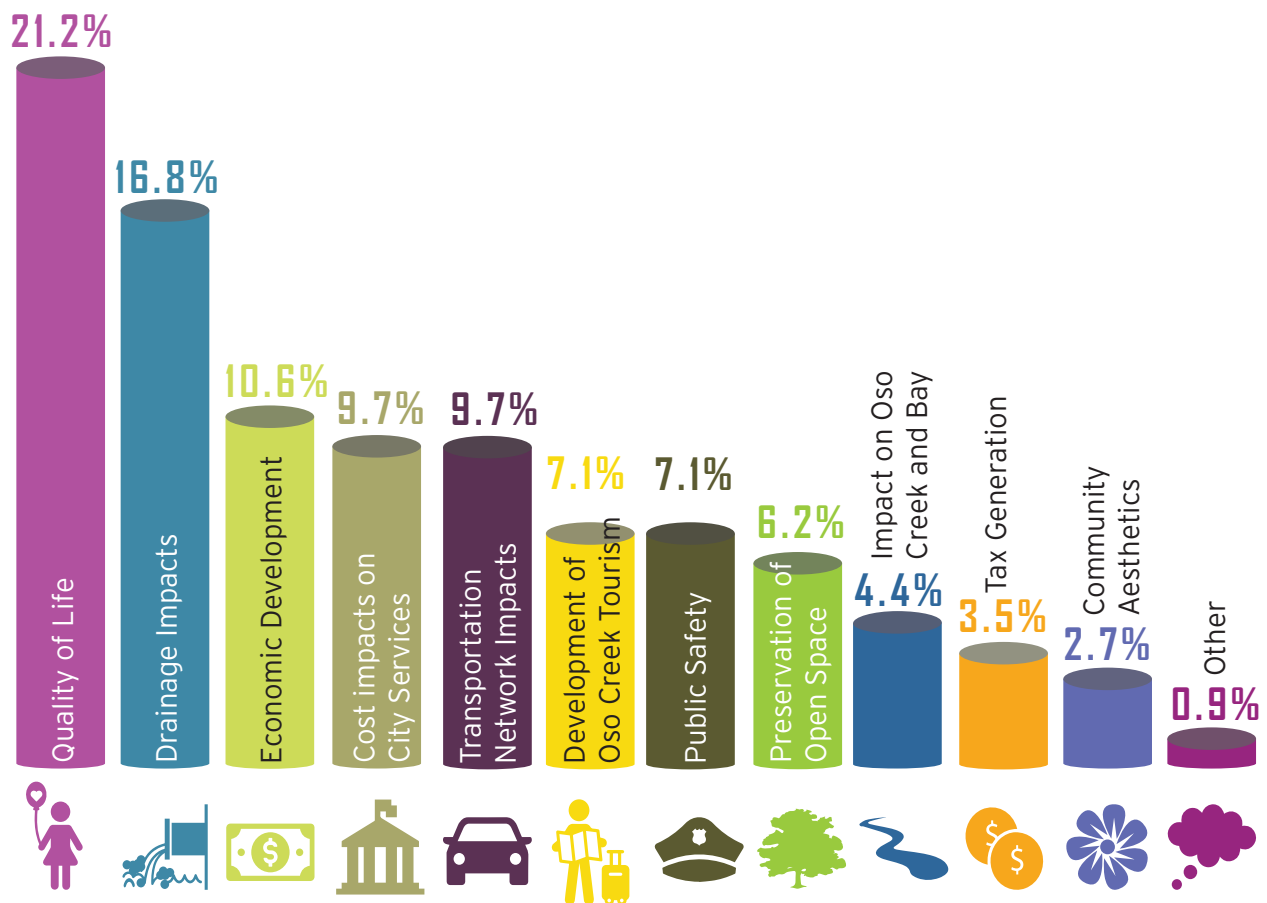
- “ A planned, **aesthetically pleasing** growth corridor with continued high **quality school system** and increased options for medium to high value single family residences with **large lots**, interspersed with **quality retail and entertainment** offerings that would attract highly qualified business and industry leaders. ”
- “ It’s an **upscale area** with **large lots** and an **amazing small school district**. ”
- “ Integrated neighborhoods, with **small retail businesses**, **safe streets** for autos, pedestrians, and cyclists, and plenty of parks, **protected natural areas**, and **public spaces** for play and events. ”
- “ A development that contributes **positive improvements** to the overall **cleanliness & usability of the Oso Creek** and watershed. ”

# COMMUNITY OPEN HOUSE

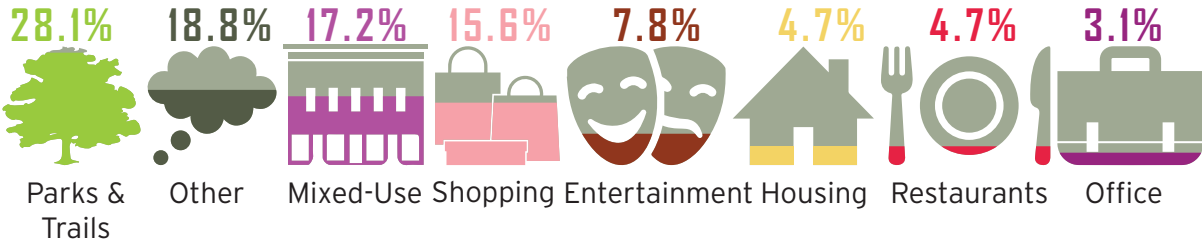
## ABOUT THE OPEN HOUSE

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 London Area.

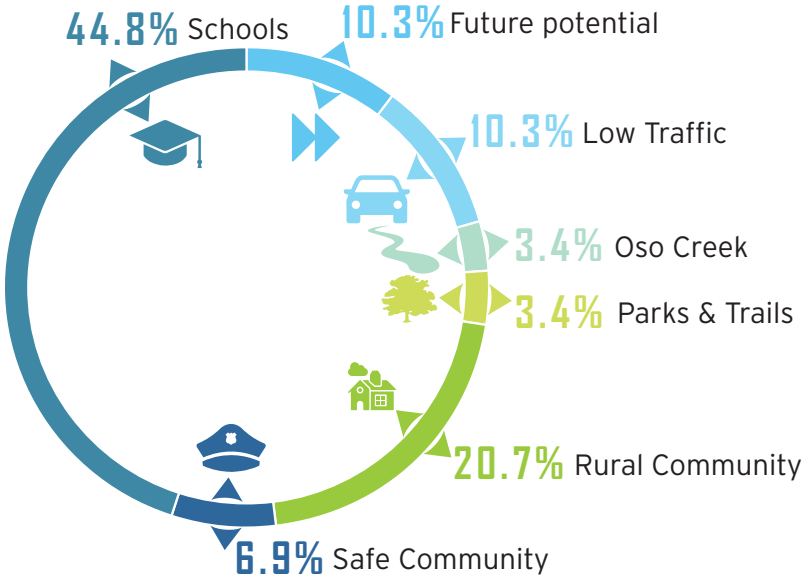
## WHAT IS THE MOST IMPORTANT FACTOR WHEN CONSIDERING FUTURE DEVELOPMENT



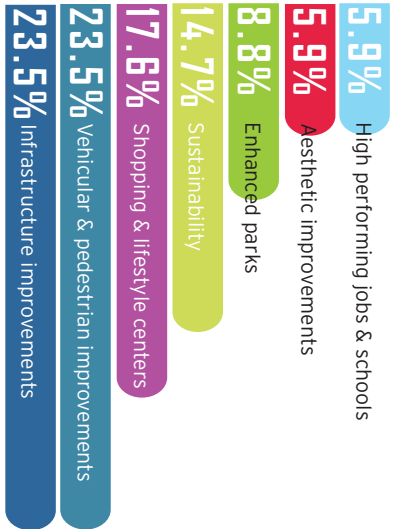
**WHAT IS MISSING MOST IN LONDON?**



**MY FAVORITE PART ABOUT LONDON IS...**



**TO THRIVE, AREAS NEED...**



**MY VISION FOR LONDON IS...**

- // London ISD with multiple campuses. //
- // Urban village. //
- // Improved drainage. //
- // Development with accessible sidewalk connectivity to parks, schools, etc. //
- // Access for recreation and nature. //
- // Develop or improve roads. //
- // Master planned community. //
- // Oso Creek preservation. //



**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 in the city limits. In the extraterritorial jurisdiction (ETJ), the Future Land Use Map helps plan for future development and infrastructure. The Future Land Use Map for the City was adopted with Plan CC and has been revised through the LADP based on feedback from the community.*

The most direct tool cities have to guide the development in city limits is through zoning. Zoning is the prescribed legal use of a parcel of land based on city regulations. Although zoning is influenced by the designations identified on the Future Land Use Map, zoning only applies to areas located within city limits. Most of the London Area is located in the ETJ. While there is no zoning in the ETJ, the future land use designations can help influence development patterns.

The Plan CC Comprehensive Plan identified future land uses for the entire city and planning areas to provide guidelines for development. The Area Development Plan process is intended to go into further

detail about land uses and development patterns specific to the London planning area. Through this process, the future land use designations for the London Area have been revised to reflect community input, anticipated development, and best practices.

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

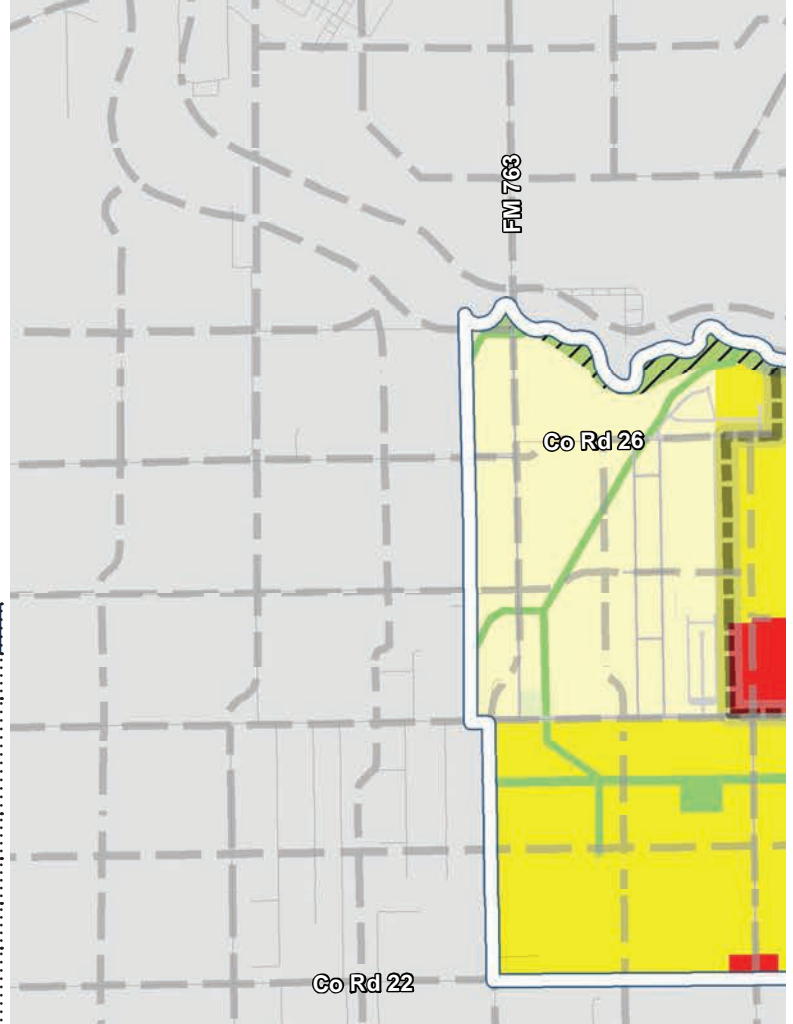
## FLOOD PLAIN CONSERVATION

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

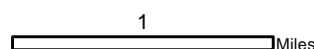
LAND USE	ACRES	PERCENTAGE
Mixed-Use	776	6.2%
Agriculture/ Rural Enterprise	5	0.0%
Commercial	1,015	8.1%
Government	323	2.6%
Institutional	135	1.1%
Low-Density Residential	1,783	14.2%
Medium- Density Residential	6,317	50.3%
Transportation	535	4.3%
Permanent Open Space	650	5.2%
Flood Plain Conservation	984	7.8%
Water	48	0.4%
<b>Total</b>	<b>12,571</b>	<b>100.0%</b>



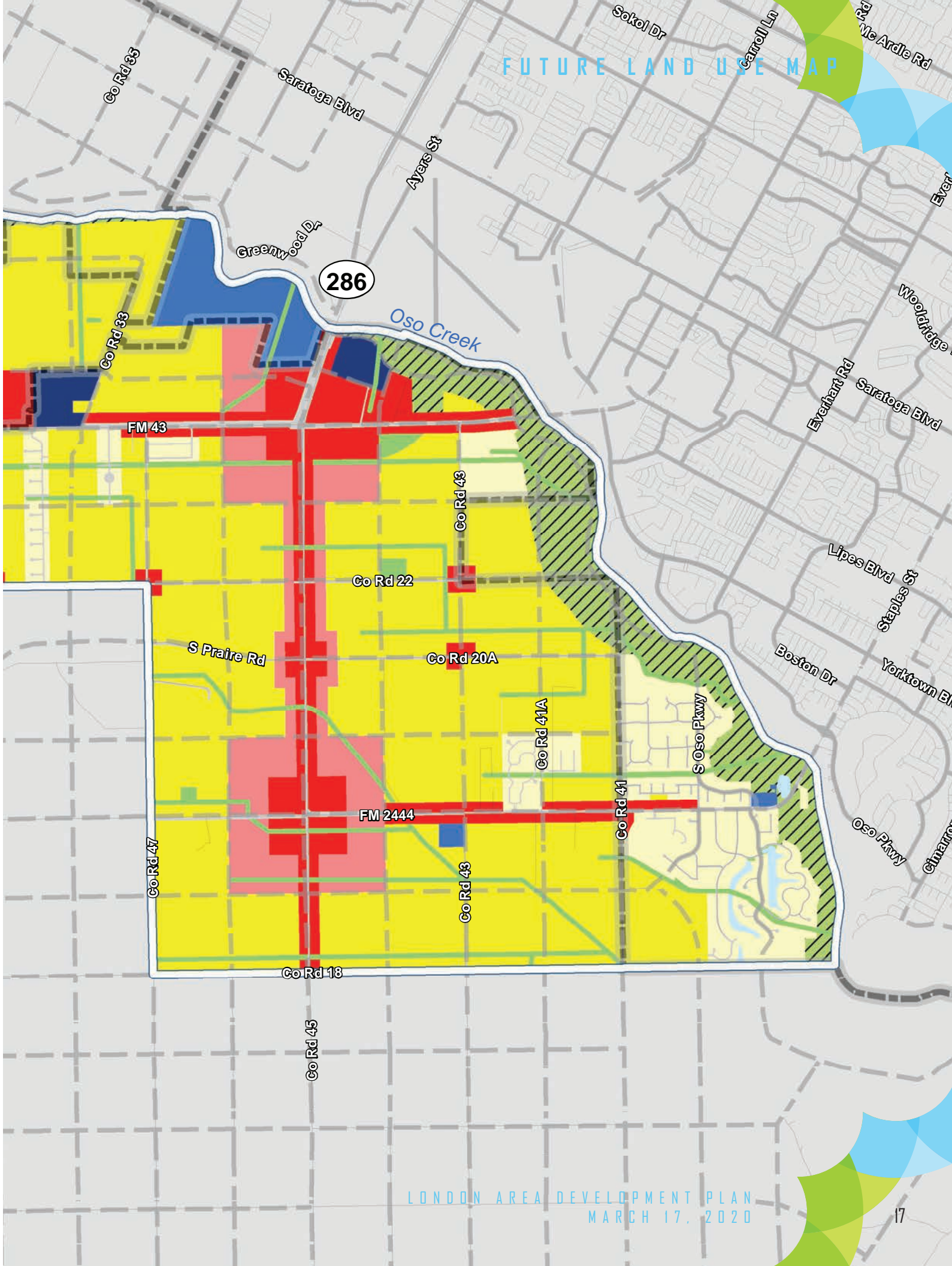
## London Future Land Use

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

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

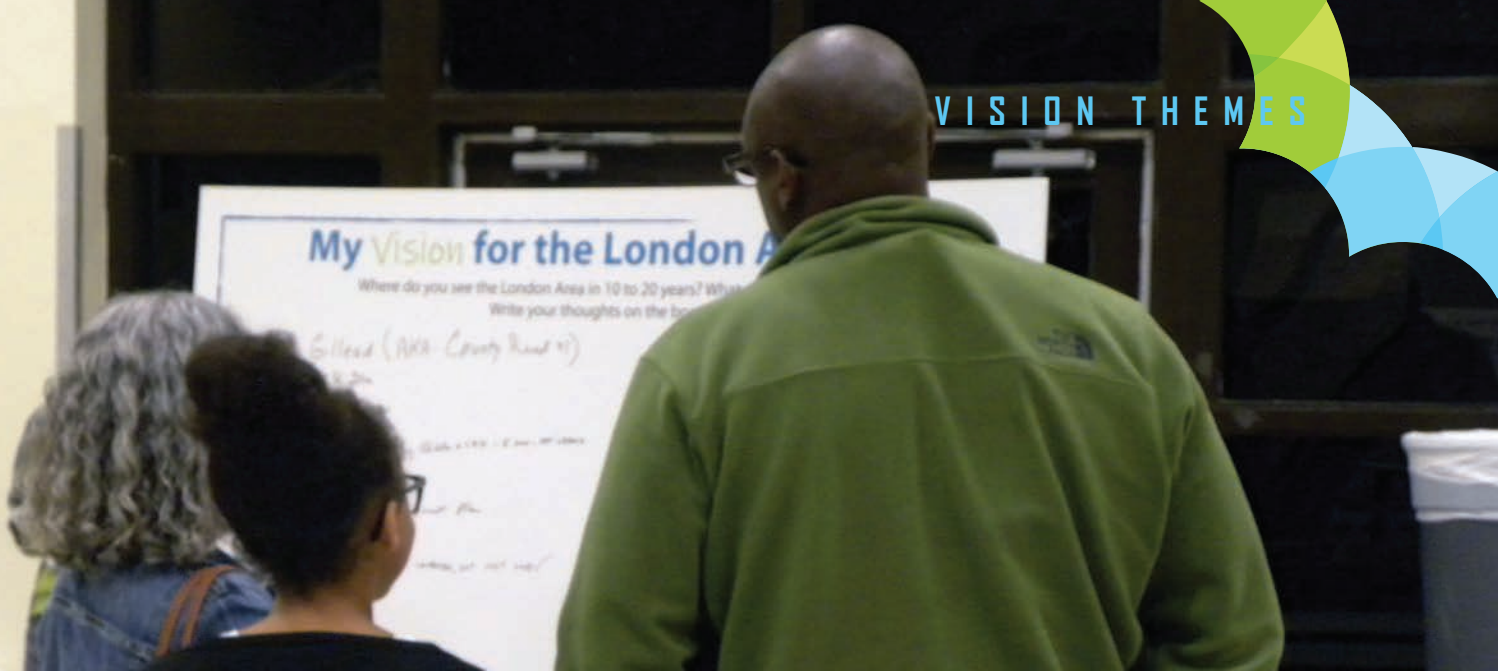








**VISION THEMES**



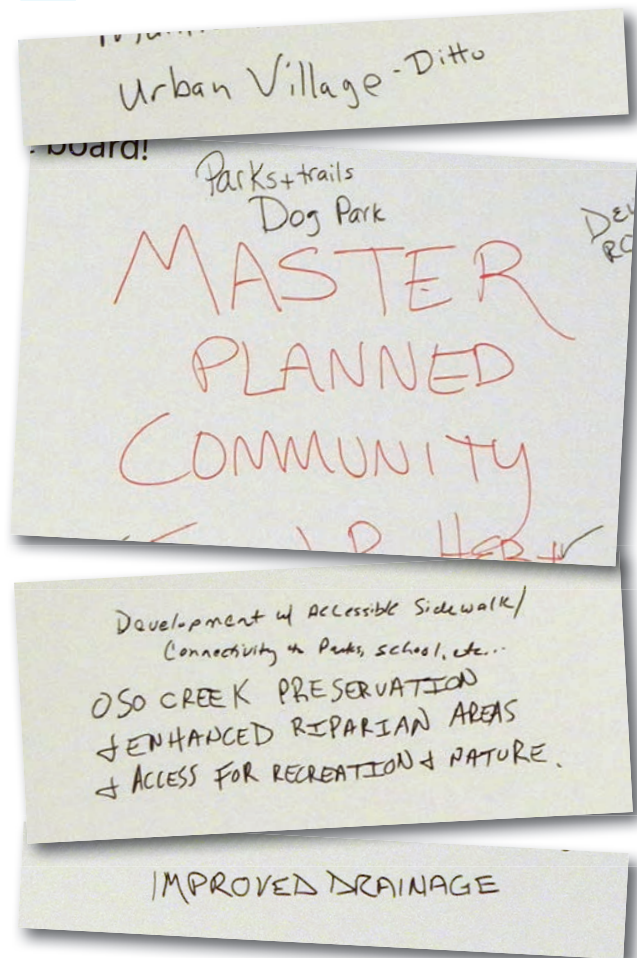
## VISION THEMES

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 Community Character**
- **Promote Sustainable Growth**
- **Promote the Oso Creek and Bay as a Community Amenity**

### MY VISION IS...





## CELEBRATE OUR COMMUNITY CHARACTER

### VISION

The London Area has been characterized by having a tight-knit community character that features large residential lots, low levels of development, and open spaces. Those living in the London Area seek an area that does not have the hustle and bustle of the City. As anticipated growth occurs, it is essential to ensure that the sense of community in the London Area is maintained and enhanced. By encouraging low- and medium-density residential and commercial development, incorporating unique design elements into the streetscape, and integrating public trails, open spaces, and gathering areas throughout the London Area, existing neighborhoods will blend seamlessly with future development.



## KEY ELEMENTS

- Low- and medium-density residential development
- Preserved open space along Oso Creek
- Low-density commercial development
- Storm water drainage infrastructure

## COMMUNITY INPUT

The following community input supports the vision theme:

- "Connectivity to parks, schools, etc."
- "Developed or improved roads"
- "Rural community"
- "Large lots and homes"
- "Master planned community"



## PROMOTE SUSTAINABLE GROWTH

### VISION

Growth and development can be signs of a healthy community. The speed of growth must not exceed the capacity of the City to provide necessary services and overwhelm the natural environment. Development in the London Area should occur intentionally and sustainably while following planned infrastructure and maintaining the desired low- to medium-density of the area. Utilize planned infrastructure to create public spaces and amenities for the community. Ensure that new development is built in concert with the environment to preserve the natural landscape and protect adequate drainage areas and create a sustainable community.



## KEY ELEMENTS

- Drainage channel for new development
- Trail located along drainage channel
- Pocket prairie
- Trail amenities
- Workout equipment
- Benches
- Educational signage

## COMMUNITY INPUT

The following community input supports the vision theme:

- "Access for nature recreation"
- "Parks and trails"
- "Improved drainage"
- "Drainage design"



## PROMOTE THE OSO CREEK AND BAY AS A COMMUNITY AMENITY

### VISION

Oso Creek and Bay are a unique amenity for the City and especially for the London area. With easy accessibility and opportunities to facilitate outdoor recreation, the Oso Creek and Bay could be a unique destination for the entire community. Improvements to Oso Creek and Bay, including improved water quality, the construction of a continuous trail, educational features, and water access, will make this feature inviting to all ages. As London 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:

"Access for nature recreation"

"Oso Creek preservation and enhanced riparian areas"

"Better walking trails along Oso Creek"

"Oso Creek kayak access and bike trail"



**POLICY  
INITIATIVES AND  
IMPLEMENTATION**



# POLICY INITIATIVES

To achieve the vision for the London Area, five policy initiatives were established that are related to different aspects of development. 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 COMMUNITY CHARACTER	PROMOTE SUSTAINABLE GROWTH	PROMOTE THE OSO CREEK AND BAY AS A COMMUNITY AMENITY
1 Expand and improve infrastructure and city facilities.		✓	✓
2 Promote land development that enhances the character and opportunities in London.	✓	✓	✓
3 Provide outdoor recreation amenities.	✓	✓	✓
4 Utilize the Oso Creek and Bay for sustainable recreation and ecotourism.	✓	✓	✓
5 Reduce and improve stormwater runoff.		✓	✓

# 1

## EXPAND AND IMPROVE INFRASTRUCTURE AND CITY FACILITIES

### HOW WE GET THERE

- 1.1. Coordinate with Nueces County to encourage roadway standards and designs that promote the safe and efficient movement of vehicles, bicycles, and pedestrians.
- 1.2. Ensure adequate utility infrastructure to serve growing development
  - a. Monitor the Greenwood Wastewater Treatment Plant's existing capacity and initiate expansion designs if warranted.
- 1.3. Develop Master Wastewater, and Drainage Plans to encourage orderly growth and minimize the effects of future flooding.
- 1.4. Plan for expanding police and fire protection services with growing city limits and population.
  - a. Identify appropriate sites for future Fire Stations and Police Substations and obtain property either through purchase or donation.
  - b. Ensure adequate tax-base is in place to support police and fire operations.
- 1.5. Investigate the possibility of constructing a FEMA dome in the London Area in partnership with London ISD.



Example of Protected Bike Lane



Wastewater Treatment Plant

## 2

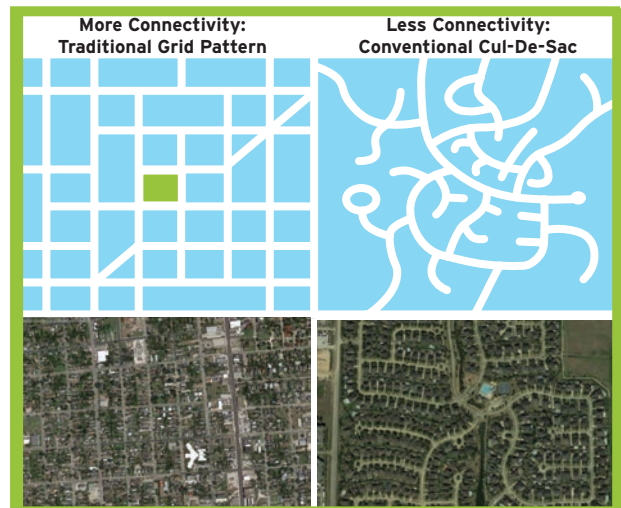
## PROMOTE LAND DEVELOPMENT THAT ENHANCES THE CHARACTER AND OPPORTUNITIES IN LONDON

## HOW WE GET THERE

- 2.1. Establish community nodes that reflect London's character to serve as community gathering places.
- 2.2. Promote new commercial, retail, and residential development while maintaining a tight-knit community character.
- 2.3. Encourage the development of small commercial nodes throughout the London Area to help reduce vehicular trips and to provide convenience to its residents.
- 2.4. Encourage residential street layouts that promote walkability and create ease of access to collector roads.
- 2.5. Encourage compatible and appropriate land uses for long-term and sustainable growth patterns.
- 2.6. Encourage low-impact land uses along Oso Creek and flood zones.
- 2.7. Incorporate green spaces and trails into master-planned residential developments that provide connectivity throughout the London Area.



Example of Public Space with Character Enhancements



Example Neighborhood Layouts

# 3

## PROVIDE OUTDOOR RECREATION AMENITIES

### HOW WE GET THERE

- 3.1. Develop park and trail facilities.
- 3.2. Encourage pedestrian and bicycle facilities that are naturally aligned with drainage channels, floodways, and future stormwater drainage infrastructure.
- 3.3. Incorporate recreation features to support activities for multiple generations.
- 3.4. Strategically incorporate park elements that encourage arts and entertainment for residents.



Schanen Hike/Bike Trail



Example of Pocket Park with Art and Recreational Amenities

## 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. Incorporated marked pedestrian crosswalks and bicycle paths at gateways in trail design.
  - c. 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 specific locations to strategically preserve open space and conservation zones along Oso Creek and Bay.
  - 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.
- 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.
- 4.4. Create an ordinance to prevent mowing within a certain distance of Oso Creek and Bay.



Oso Creek

## 5

## REDUCE AND IMPROVE STORM WATER RUNOFF

## HOW WE GET THERE

- 5.1. Incorporate green infrastructure elements in public projects where cost-effective. (Low-Impact Development)
- 5.2. Educate interested stakeholders and the broader public about economic tools for reducing and treating stormwater runoff.
  - a. Continue to offer a rain barrel program.
- 5.3. 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.
- 5.4. Incorporate pocket prairies, where appropriate, along hike and bike trails.
- 5.5. 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.
- 5.6. 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.
- 5.7. Work with partner organizations, such as Texas A&M AgriLife Extension, to pursue grants that would offer free or low-cost On-Site Sewer Facilities (OSSF) evaluations and assist property owners with addressing identified OSSF issues.



Oso Wetlands Preserve Rainwater Cistern







**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.

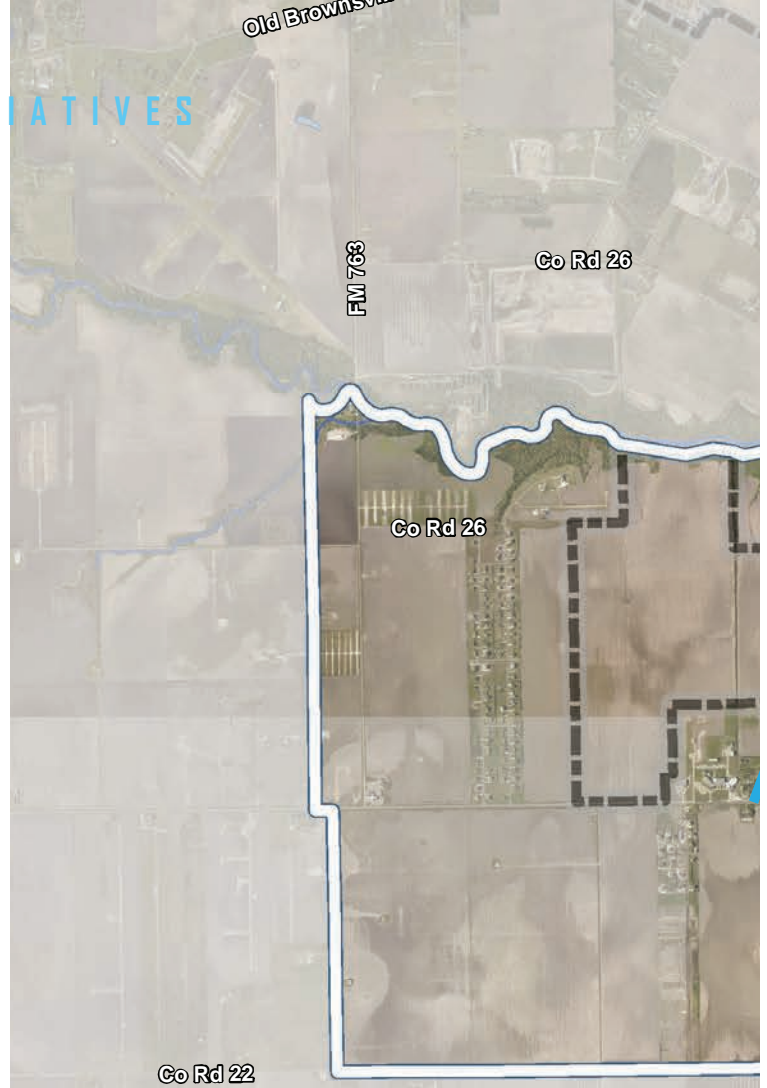
Mid-term projects are not as attainable within the first five years. They require planning or funding to prepare but should be implemented in six to ten years.

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)

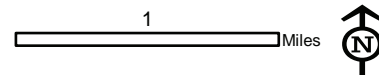
PARKS AND TRAILS	
P1	Greenbelt/Storm Water Master Plan*
STREET IMPROVEMENTS	
S1	FM 2444 - Construct 5 Lane Curb and Gutter Roadway (TxDOT)
S2	South Oso Parkway Street Improvements
S3	County Road 33 Street Improvements
UTILITY/INFRASTRUCTURE	
U1	SH 286 Water Line Replacement
U2	Greenwood Wastewater Treatment Plant Improvements

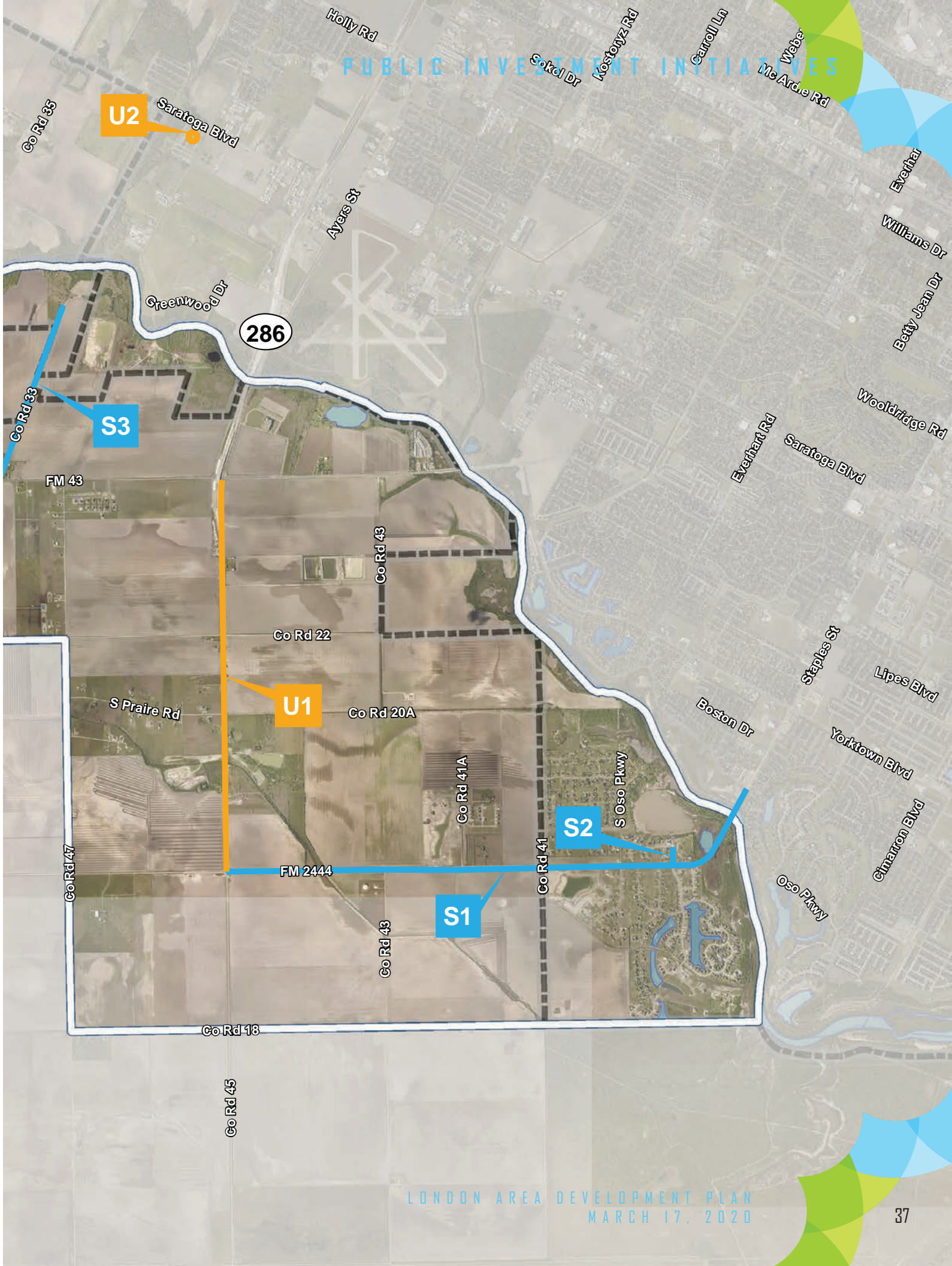
\* Projects Not Mapped



### Short-Term Projects

- Health and Safety Improvements
- Park Improvements
- - - Trail Improvements
- Street Improvements
- Utility/Infrastructure Improvements
-  London Boundary
-  Corpus Christi City Limits



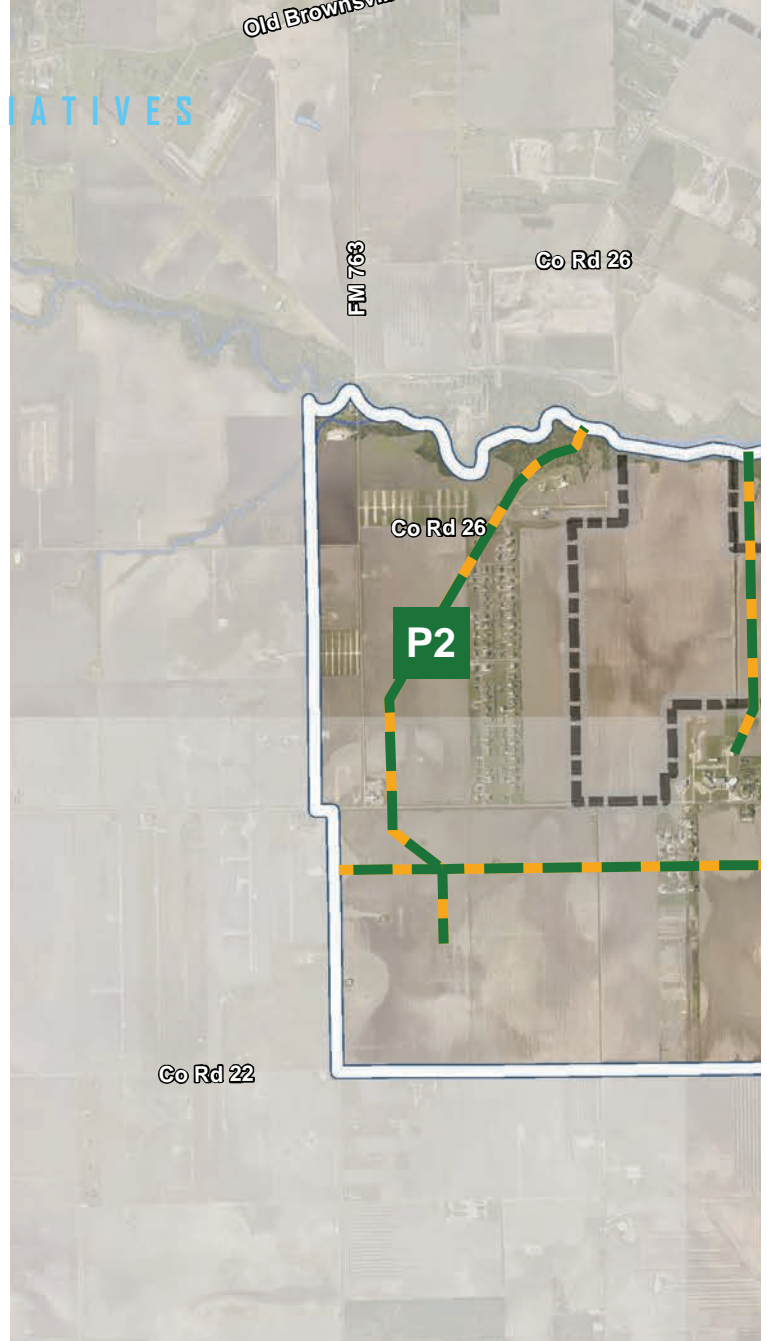


## MID-TERM (5-10 YEARS)

HEALTH AND SAFETY	
H1	Fire Station #19 - Building and Ambulance* (Vicinity of SH 286 and FM 43)
PARKS AND TRAILS	
P2	Drainage Channel Trail Development Phase I**
P3	Oso Creek Trail Phase I**
P4	Oso Creek Trail Phase II**
STREET IMPROVEMENTS	
S4	Crosstown Extension to FM 2444 (TxDOT)

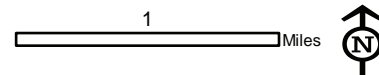
\* Projects Not Mapped

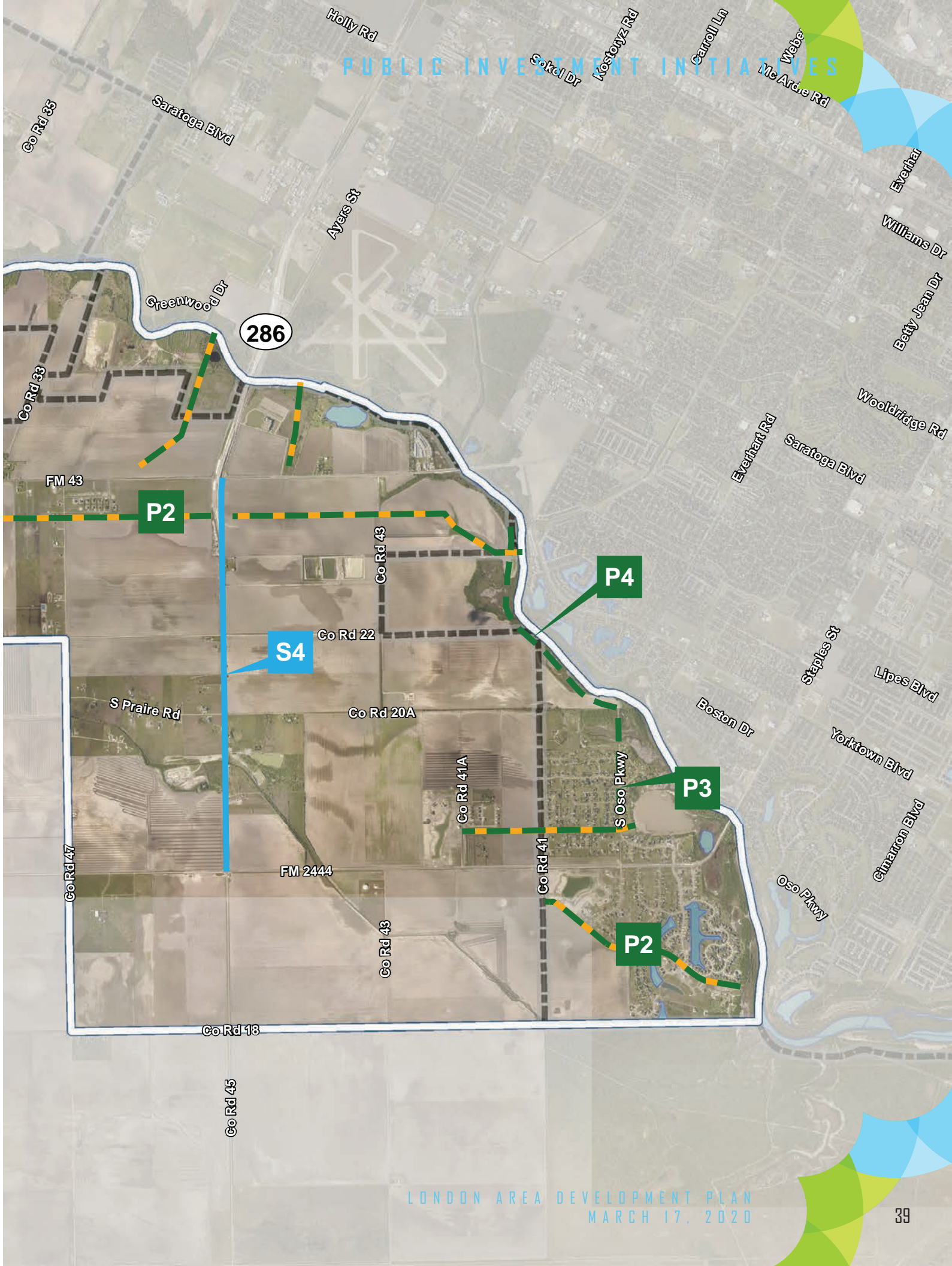
\*\* Oso Creek Trail and Drainage Channel Trail projects are intended to show general location and do not represent final alignment.



### Mid-Term Projects

- Health and Safety Improvements
- Parks Improvements
- - - Trail Improvements
- Street Improvements
- Utility/Infrastructure Improvements
-  London Boundary
-  Corpus Christi City Limits



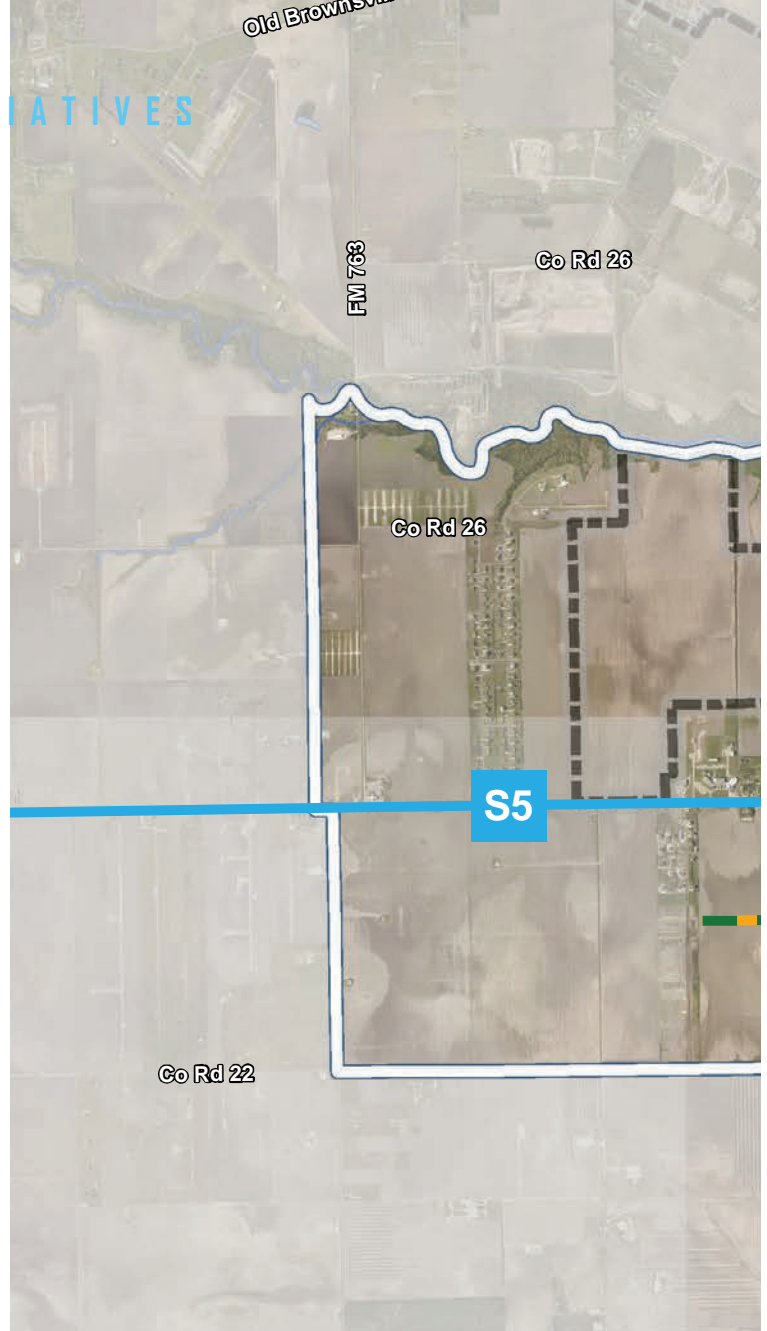


## LONG-TERM (10+ YEARS)

HEALTH AND SAFETY	
H2	Fire Station #19 - New Fire Truck and Ladder Truck* (Vicinity of SH 286 and FM 43)
H3	Fire Station #20 - New Fire Station* (Vicinity of SH 286 and FM 2444)
PARKS AND TRAILS	
P5	Oso Creek Trail Phase III**
P6	Drainage Channel Trail Development Phase II**
STREET IMPROVEMENTS	
S5	FM 43 Street Improvements (TxDOT)

\* Projects Not Mapped

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



### Long-Term Projects

- Health and Safety Improvements
- Parks Improvements
- - - Trail Improvements
- Street Improvements
- Utility/Infrastructure Improvements
-  London Boundary
-  Corpus Christi City Limits

1 Miles





