

# LAND USE, GROWTH AND DEVELOPMENT

The way a city uses its available land, where and how it grows and the type of development it attracts and welcomes determines the appearance and character of a community.

The term “smart growth” refers to development that serves the economy, community and environment. According to the U.S. Environmental Protection Agency, smart growth can result in healthy communities, strong neighborhoods, and economic development and jobs.

- The Corpus Christi MSA encompasses 1,779.33 square miles with a population density of 233.7 people per square mile.
- Nueces County consists of 835.82 square miles of land and 330.60 square miles of water and has a population density of 375.3 people per square mile.
- San Patricio County consists of 691.65 square miles of land and 15.41 square miles of water and has a population density of 97.1.

## EXISTING CORPUS CHRISTI LAND USE

	Square Miles*		Total
	Inside City Limits	Outside City Limits	
Low Density Residential	23.51	2.14	25.64
Medium Density Residential	2.88	0.01	2.89
High Density Residential	.20	1.00	0.20
Mobile Home	1.23	0.31	1.55
Professional Office	0.65	0.01	0.65
Commercial	5.03	0.35	5.39
Light Industrial	3.58	5.56	9.14
Heavy Industrial	1.47	5.62	7.09
Public Semi-Public	17.10	0.67	17.76
Drainage Corridor	1.40	0.30	1.70
Park	13.27	17.64	30.91
Wetland	2.14	0.44	2.58
Water	353.81	252.70	606.51
Conservation/Preservation	0.23	0.00	0.23
Subtotal	426.49	285.75	712.24
Vacant	77.80	381.99	459.79
<b>Total</b>	<b>504.29</b>	<b>667.74</b>	<b>1,172.03</b>

\* Figures are approximate.

Source: City of Corpus Christi

# LAND USE

- Growth in Corpus Christi is guided by the city's Comprehensive Plan, which is designed to promote orderly growth, economic development and achieve the city's vision for the future.
- The City of Corpus Christi uses the area within the city limits and the area within five miles of the city limits when planning future growth.
- Between 2007 and 2017, the population in the Corpus Christi MSA is expected to grow by 4%, while the number of households is expected to grow by 4.3%
- Net assessed taxable property values in Corpus Christi rose each year between 1995 and 2006.
- Between 2000 and 2006, net assessed taxable property values in Corpus Christi rose an average of 6.78% per year.
- As Naval Station Ingleside transitions from military to municipal use, the impact on the San Patricio area will be significant.
- Multifamily building permits in the Corpus Christi MSA reached their highest level in a decade in 2006. The number declined by more than 90% in 2007 due to market and economic conditions.
- Between 1990 and 2000, most Census tracts on the north and west sides of Corpus Christi experienced population declines, while the Southside areas and the islands grew. Between 2003 and 2006, the trend appears to have continued in Corpus Christi, with older areas receiving fewer home loans and newer areas seeing more building permits.
- Fast-growing areas in terms of residential and commercial development Corpus Christi include:
  - Saratoga Boulevard between Airline and Weber roads
  - Staples Street from Saratoga Boulevard to Yorktown Boulevard
  - South Padre Island Drive near Airline Road
  - Downtown Corpus Christi
  - Padre and Mustang islands and
  - Five Points.
- Potential areas of future development include:
  - the Memorial Coliseum site,
  - the proposed 1,100-acre La Quinta Trade Gateway Terminal east of Northshore Country Club in San Patricio County,
  - the abandoned Naval Station Ingleside and
  - areas outside the Corpus Christi city limit.
- The Corpus Christi area offers the following incentives to industrial/commercial growth:
  - Renewal Community Status: A designation by HUD that provides federal tax reductions for job creation, retention and investment.
  - City Industrial Districts: Properties in these districts pay a reduced rate in lieu of taxes.
  - Enterprise Zones: Companies may receive refunds of sales tax paid based on level of proposed investment and jobs retain or created.
  - Foreign Trade Zone 122: Encompassing 24,000 acres, this is one of the largest free trade zones in that nation.
  - Property Tax Phase-Ins/Abatements: The maximum abatement is 100% for 10 years.
  - Freeport Exemption: Property tax exemptions on certain business inventory items.

- Corpus Christi 4(A) Fund Performance-Based Grants: Incentives that may include grants, loan participation/guarantees, direct low-interest loans, rent subsidies, relocation and moving expense reimbursements and job training grant/loans
- Chapter 380 Economic Development Program: Economic incentives provided by the City of Corpus Christi.

## Questions We Need to Consider

1. How should growth in the Coastal Bend be managed?
2. How should the community deal with geographic shifts in population? Can continued growth in current “hot spots” be sustained with existing and planned infrastructure?
3. How can the Coastal Bend maximize the facilities from Naval Station Ingleside?

## Sources:

*City of Corpus Christi*

*Corpus Christi Caller-Times*

*Corpus Christi Regional Economic Development Corporation*