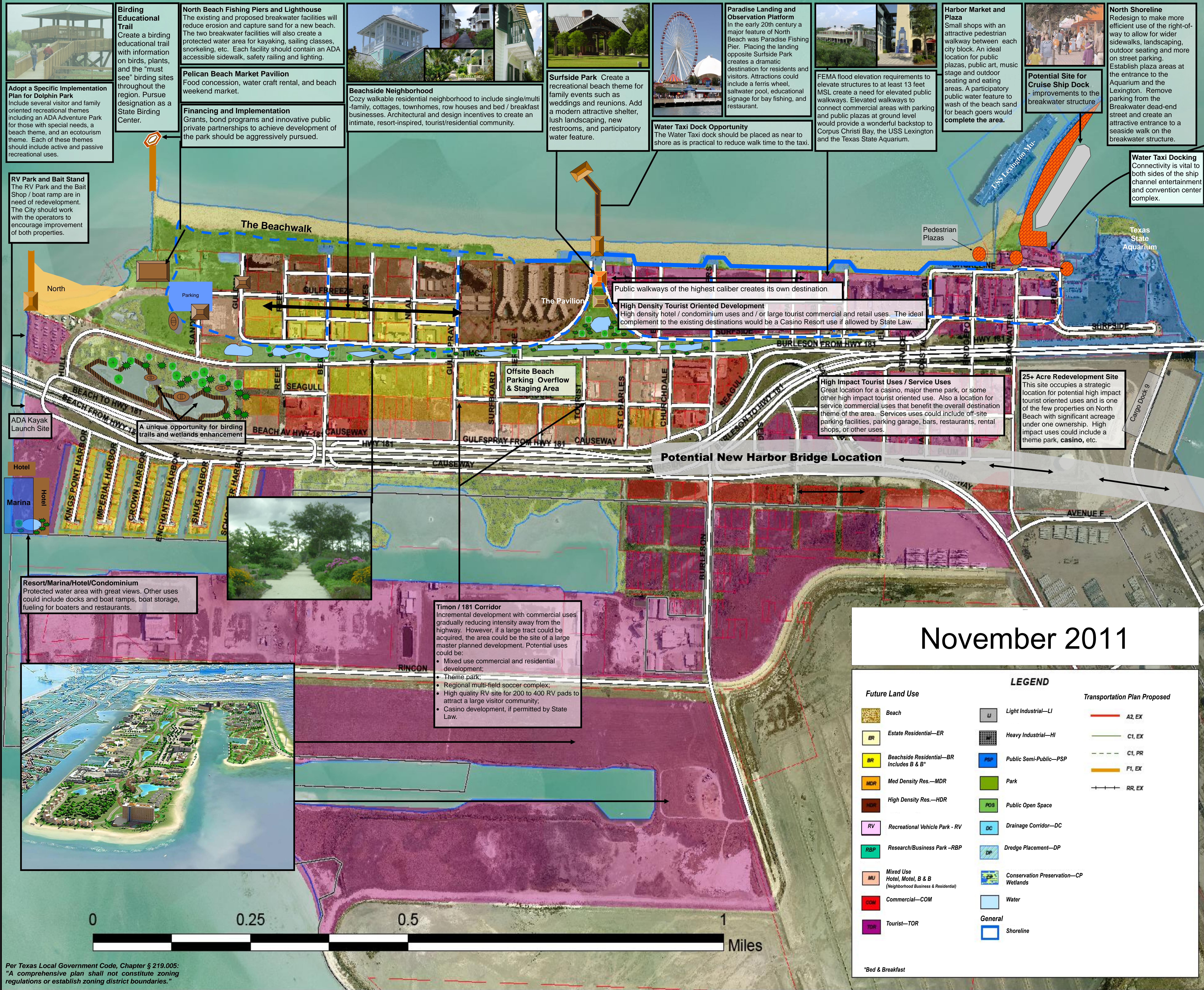


# North Beach Development Plan



**Adopt a Specific Implementation Plan for Dolphin Park**  
 Include several visitor and family oriented recreational themes including an ADA Adventure Park for those with special needs, a beach theme, and an ecotourism theme. Each of these themes should include active and passive recreational uses.

**RV Park and Bait Stand**  
 The RV Park and the Bait Shop / boat ramp are in need of redevelopment. The City should work with the operators to encourage improvement of both properties.

**Birding Educational Trail**  
 Create a birding educational trail with information on birds, plants, and the "must see" birding sites throughout the region. Pursue designation as a State Birding Center.

**North Beach Fishing Piers and Lighthouse**  
 The existing and proposed breakwater facilities will reduce erosion and capture sand for a new beach. The two breakwater facilities will also create a protected water area for kayaking, sailing classes, snorkeling, etc. Each facility should contain an ADA accessible sidewalk, safety railing and lighting.

**Pelican Beach Market Pavilion**  
 Food concession, water craft rental, and beach weekend market.

**Financing and Implementation**  
 Grants, bond programs and innovative public private partnerships to achieve development of the park should be aggressively pursued.

**Beachside Neighborhood**  
 Cozy walkable residential neighborhood to include single/multi-family, cottages, townhomes, row houses and bed / breakfast businesses. Architectural and design incentives to create an intimate, resort-inspired, tourist/residential community.

**Surfside Park** Create a recreational beach theme for family events such as weddings and reunions. Add a modern attractive shelter, lush landscaping, new restrooms, and participatory water feature.

**Paradise Landing and Observation Platform**  
 In the early 20th century a major feature of North Beach was Paradise Fishing Pier. Placing the landing opposite Surfside Park creates a dramatic destination for residents and visitors. Attractions could include a ferris wheel, saltwater pool, educational signage for bay fishing, and restaurant.

**Water Taxi Dock Opportunity**  
 The Water Taxi dock should be placed as near to shore as is practical to reduce walk time to the taxi.

**FEMA flood elevation requirements** to elevate structures to at least 13 feet MSL create a need for elevated public walkways. Elevated walkways to connect commercial areas with parking and public plazas at ground level would provide a wonderful backdrop to Corpus Christi Bay, the USS Lexington and the Texas State Aquarium.

**Harbor Market and Plaza**  
 Small shops with an attractive pedestrian walkway between each city block. An ideal location for public plazas, public art, music stage and outdoor seating and eating areas. A participatory public water feature to wash of the beach sand for beach goers would complete the area.

**Potential Site for Cruise Ship Dock** - improvements to the breakwater structure

**North Shoreline**  
 Redesign to make more efficient use of the right-of-way to allow for wider sidewalks, landscaping, outdoor seating and more on street parking. Establish plaza areas at the entrance to the Aquarium and the Lexington. Remove parking from the Breakwater dead-end street and create an attractive entrance to a seaside walk on the breakwater structure.

**Water Taxi Docking**  
 Connectivity is vital to both sides of the ship channel entertainment and convention center complex.

**ADA Kayak Launch Site**

**Hotel**  
**Marina**

**Resort/Marina/Hotel/Condominium**  
 Protected water area with great views. Other uses could include docks and boat ramps, boat storage, fueling for boaters and restaurants.

A unique opportunity for birding trails and wetlands enhancement

**Offsite Beach Parking Overflow & Staging Area**

**High Density Tourist Oriented Development**  
 High density hotel / condominium uses and / or large tourist commercial and retail uses. The ideal complement to the existing destinations would be a Casino Resort use if allowed by State Law.

**High Impact Tourist Uses / Service Uses**  
 Great location for a casino, major theme park, or some other high impact tourist oriented use. Also a location for service commercial uses that benefit the overall destination theme of the area. Services uses could include off-site parking facilities, parking garage, bars, restaurants, rental shops, or other uses.

**25+ Acre Redevelopment Site**  
 This site occupies a strategic location for potential high impact tourist oriented uses and is one of the few properties on North Beach with significant acreage under one ownership. High impact uses could include a theme park, casino, etc.

**Timon / 181 Corridor**  
 Incremental development with commercial uses gradually reducing intensity away from the highway. However, if a large tract could be acquired, the area could be the site of a large master planned development. Potential uses could be:  
 • Mixed use commercial and residential development;  
 • Theme park;  
 • Regional multi-field soccer complex;  
 • High quality RV site for 200 to 400 RV pads to attract a large visitor community;  
 • Casino development, if permitted by State Law.

November 2011

Future Land Use		LEGEND		Transportation Plan Proposed	
	Beach		Light Industrial—LI		A2, EX
	Estate Residential—ER		Heavy Industrial—HI		C1, EX
	Beachside Residential—BR Includes B & B*		Public Semi-Public—PSP		C1, PR
	Med Density Res.—MDR		Park		FI, EX
	High Density Res.—HDR		Public Open Space		RR, EX
	Recreational Vehicle Park - RV		Drainage Corridor—DC		
	Research/Business Park —RBP		Dredge Placement—DP		
	Mixed Use Hotel, Motel, B & B (Neighborhood Business & Residential)		Conservation Preservation—CP Wetlands		
	Commercial—COM		Water		
	Tourist—TOR		Shoreline		

Per Texas Local Government Code, Chapter § 219.005:  
 "A comprehensive plan shall not constitute zoning regulations or establish zoning district boundaries."