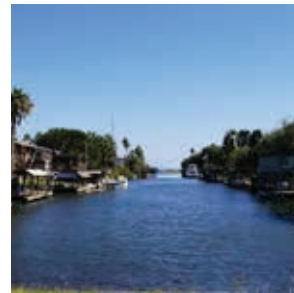
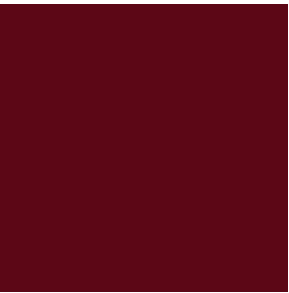


City of Corpus Christi

# Flour Bluff

## Area Development Plan



JUNE 22, 2021



**Flour Bluff**  
AREA DEVELOPMENT PLAN



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# ACKNOWLEDGMENTS

## CITY COUNCIL

**Paulette M. Guajardo**

Mayor

**Michael T. Hunter**

Council Member At-Large

**John Martinez**

Council Member At-Large

**Mike Pulsey**

Council Member At-Large

**Billy A. Lerma**

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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City Manager

**Steve Viera**

Assistant City Manager

**Dan McGinn**

Director of Planning

**Keren Costanzo**

Economic Development Manager

**Leane Heldenfels**

City Planner

**Avery Oltmans**

City Planner

## PLANNING COMMISSION

**Jeremy Baugh**

Chair

**Daniel Dibble**

Vice Chair

**Cynthia Garza**

Commission Member

**Javier Gonzalez**

Commission Member

**Brian Mandel**

Commission Member

**Michael Miller**

Commission Member

**Benjamin Polak (Ex-officio)**

Navy Representative

**Sheldon Schroeder**

Commission Member

**Michael York**

Commission Member

**Kamran Zarghouni**

Commission Member

## ADVISORY COMMITTEE

**Flo East**

Parks and Recreation Advisory Committee

**Mary Flores**

Resident

**Justin Green**

Resident

**Chad Huckabee**

Audubon Outdoor Club of Corpus Christi

**Michael Miller**

Planning Commissioner

**Michael Morgan**

Flour Bluff Business Association

**Benjamin Polak**

Naval Air Station Community Planning Liaison Officer

**Chief Robert Rocha**

City of Corpus Christi Fire Department

**Cliff Schlabach**

Surfrider Foundation - Texas Coastal Bend Chapter

**Chief Dale Scott**

Emergency Services District 2

**Greg Smith**

Council Member District 4

**Velma Soliz-Garcia**

Superintendent, Flour Bluff ISD

**Shirley Thornton**

Flour Bluff Citizen's Council

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**Craig Casper**

Corpus Christi Metropolitan Planning Organization (MPO)

**Tommy Kurtz**

Corpus Christi Regional Economic Development Corporation (CCREDC)

**Robert MacDonald**

Corpus Christi Metropolitan Planning Organization (MPO)

**Gordon Robinson**

Corpus Christi Regional Transportation Authority (CCRTA)

## CONSULTANT TEAM



**Freese and Nichols, Inc.**

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

**Ordinance adopting a new Flour Bluff Area Development Plan, an element of the Plan CC Comprehensive Plan; rescinding the former Flour Bluff Area Development Plan adopted on September 14, 1993; 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 Flour Bluff Area Development Plan;

**WHEREAS**, with proper notice to the public, public hearings were held during a meeting of the Planning Commission and during a meeting of the City Council, during which all interested persons were allowed to give testimony and present written evidence;

**WHEREAS**, City Staff invited the public to online Community Meetings and online Community Surveys and Open House Forums to give input to help develop a Flour Bluff 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 Flour Bluff 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; and

**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.** The Flour Bluff Area Development Plan, adopted by City Council ordinance #21746 on September 14, 1993 is hereby rescinded.

**SECTION 2.** The Flour Bluff 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 (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.

**SECTION 5.** This ordinance takes effect after final passage on second reading.

That the foregoing ordinance was read for the first time and passed to its second reading on this the 15<sup>th</sup> day of June, 2021, by the following vote:

Paulette M. Guajardo	<u>Aye</u>	John Martinez	<u>Aye</u>
Roland Barrera	<u>Aye</u>	Ben Molina	<u>Aye</u>
Gil Hernandez	<u>Aye</u>	Mike Pusley	<u>Aye</u>
Michael Hunter	<u>Aye</u>	Greg Smith	<u>Aye</u>
Billy Lerma	<u>Aye</u>		

That the foregoing ordinance was read for the second time and passed finally on this the 22<sup>nd</sup> day of June, 2021, by the following vote:

Paulette M. Guajardo	<u>Aye</u>	John Martinez	<u>Aye</u>
Roland Barrera	<u>Aye</u>	Ben Molina	<u>Aye</u>
Gil Hernandez	<u>Aye</u>	Mike Pusley	<u>Aye</u>
Michael Hunter	<u>Aye</u>	Greg Smith	<u>absent</u>
Billy Lerma	<u>Aye</u>		

PASSED AND APPROVED on this the 22<sup>nd</sup> day of June, 2021.

ATTEST:

Rebecca Huerta  
Rebecca Huerta  
City Secretary

Paulette M. Guajardo  
Paulette M. Guajardo  
Mayor

032473

032473





# TABLE OF CONTENTS

2	INTRODUCTION
10	FUTURE LAND USE MAP
16	VISION THEMES
24	POLICY INITIATIVES AND IMPLEMENTATION
36	PUBLIC INVESTMENT INITIATIVES



# INTRODUCTION



## DEVELOPMENT OF THE PLAN

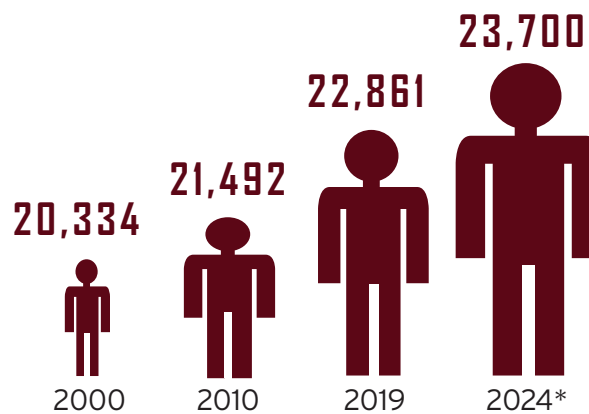
The Flour Bluff Area Development Plan (ADP) is an element of the Plan CC Comprehensive Plan. The ADP is intended to provide an analysis of the Flour Bluff area and create strategic recommendations to guide future development. As the community grows, the City should have plans in place to guide the anticipated 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 Flour Bluff area of Corpus Christi is located west of Padre and Mustang Islands and east of the Southside bounded by Oso Bay to the west and Laguna Madre to the east. South Padre Island Drive (SPID), bisects the community, and the Naval Air Station - Corpus Christi and Waldron Field.

The ADP 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, 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 Flour Bluff through online surveys and various community engagement events, including an Online Community Meeting. Many of the recommendations identified in this plan are a direct product of the input received, resulting in a community-driven plan.

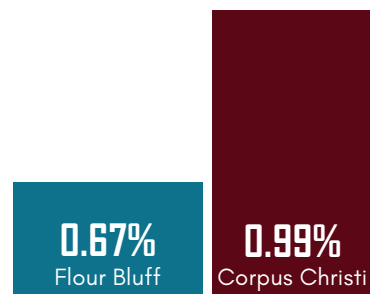
# DEMOGRAPHICS

## POPULATION<sup>1</sup>



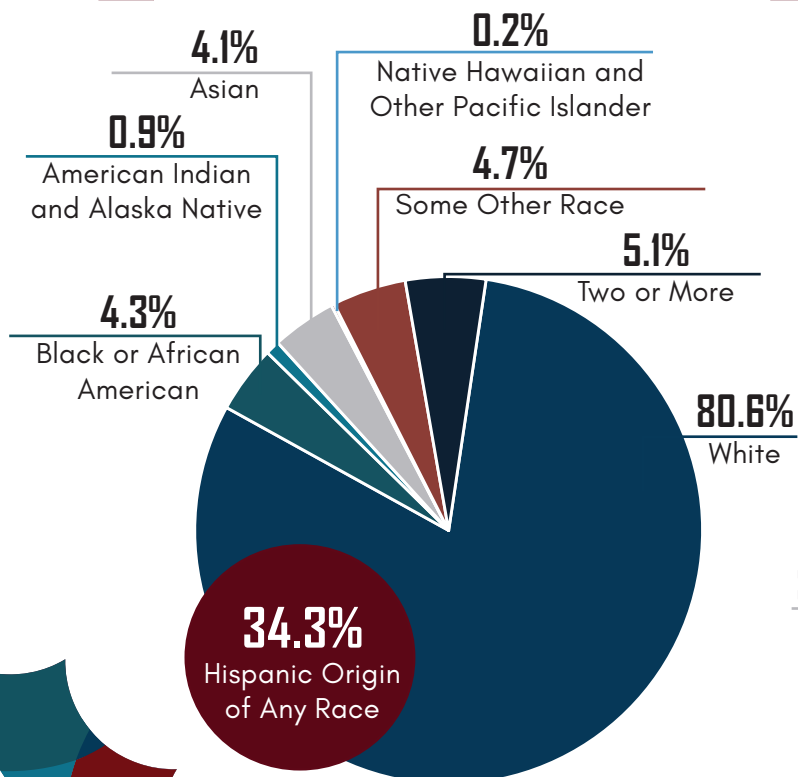
Population Growth by Year

\*Projected Population

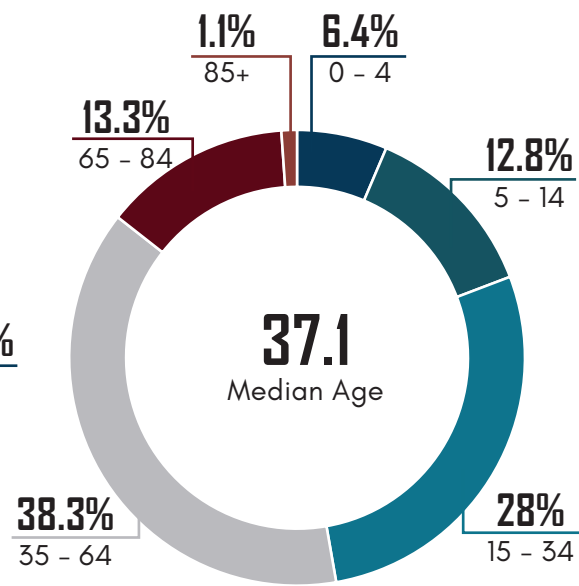


Average Annual Growth Rate 2010-2019

## RACE AND ETHNICITY (2019)<sup>1</sup>



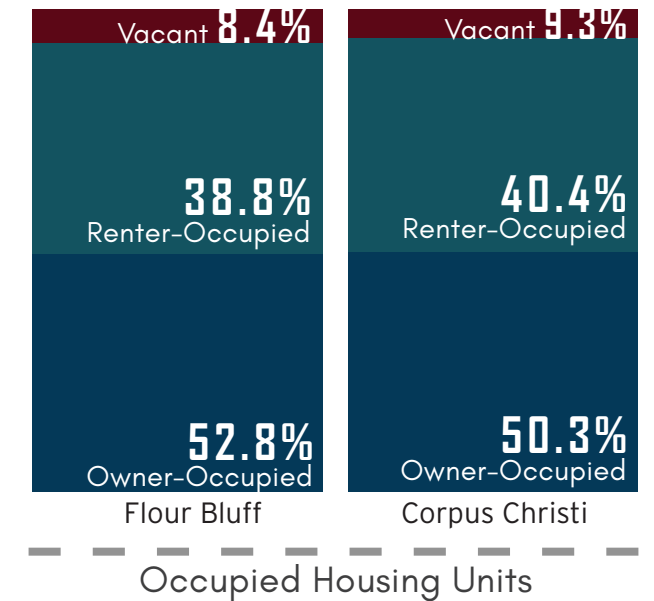
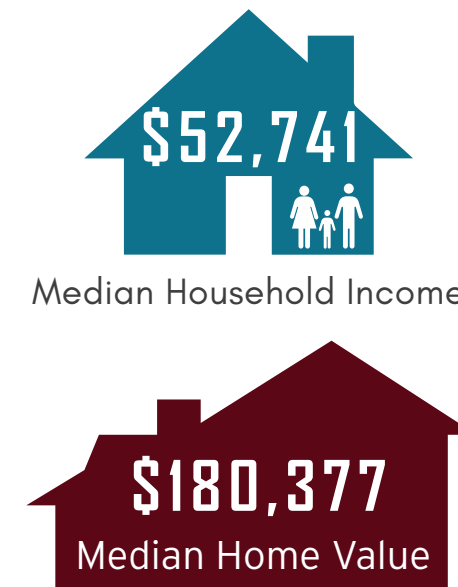
## AGE (2019)<sup>1</sup>



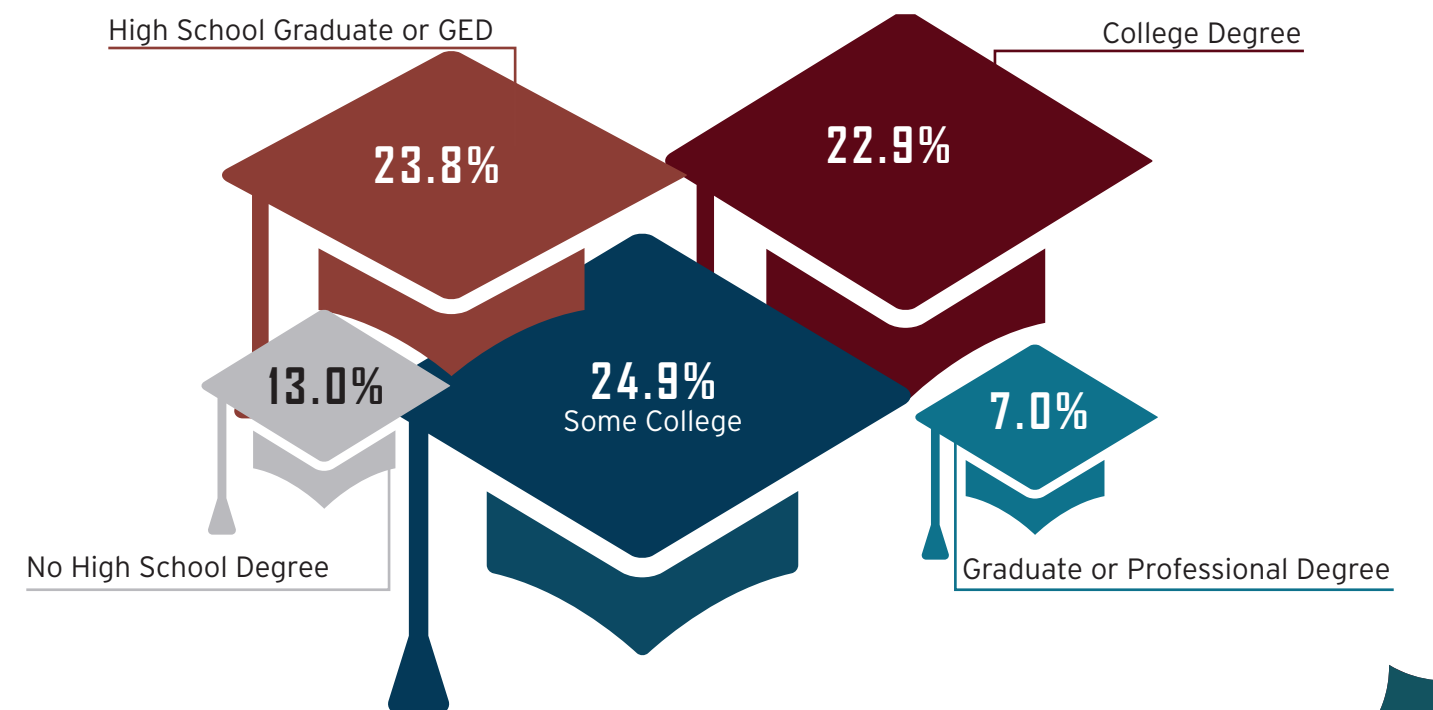
## COMMUNITY DEMOGRAPHICS

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

### HOUSING (2019)<sup>1</sup>



### EDUCATIONAL ATTAINMENT POPULATION 25+ (2019)<sup>1</sup>



<sup>1</sup>Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2019 and 2024. Esri converted Census 2000 data into 2010 geography.

# ENGAGEMENT PROCESS

**ABOUT THE ADVISORY COMMITTEE**

The Advisory Committee consisted of **13 community representatives** including residents, business owners, City Council, the Flour Bluff Independent School District, Planning Commission, Fire Department, environmental stakeholders, young business professionals, Naval Air Station - Corpus Christi, and Nueces County.

## Advisory Committee Meeting 1

The Advisory Committee met at the Ethel Eyerly Senior Center to identify issues and opportunities for the area.

March 2, 2020

## MetroQuest 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.

March 12, 2020 to May 11, 2020

## Online Community Meeting 1

Participants joined the live presentation for the first Online Community Meeting to learn about the Area Development Plan process and give input related to the Flour Bluff's future growth.

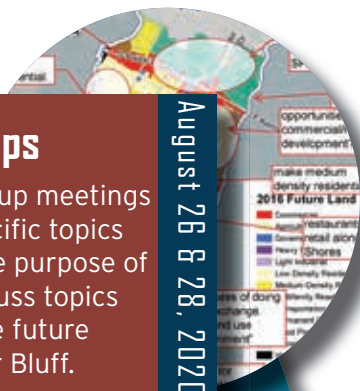
March 25, 2020



## Focus Groups

A series of five focus group meetings were held to discuss specific topics related to Flour Bluff. The purpose of the meetings was to discuss topics that are significant to the future development of the Flour Bluff.

August 26 & 28, 2020



## Advisory Committee Meeting 3

The Advisory Committee met to review draft renderings, action items, and projects.

December 7, 2020

## Online Open House 1

The Online Open House was available for the community to provide feedback on the draft vision themes, policy initiatives, and future land use plan.

October 7, 2020 to October 21, 2020



## Online Community Meeting 2

A live online presentation was given to the community to provide the draft vision themes, policy initiatives, and future land use plan. The meeting was broadcast on Facebook Live. A recording of the presentation was available on the project website following the meeting.

October 7, 2020



## Advisory Committee Meeting 2

The Committee members participated in a workshop to discuss the draft vision themes, policy initiatives, and potential changes to the future land use plan.

August 31, 2020



## Advisory Committee Meeting 4

The Advisory Committee met to review the draft Area Development Plan.

March 1, 2021

## Flour Bluff AREA DEVELOPMENT PLAN

Online Community Meeting #3 March 24, 2021



## Online Community Meeting 3

A live online presentation was given to the community to provide the draft plan. The meeting was broadcast on Facebook Live. A recording of the presentation was available following the meeting.

March 24, 2021

## Online Open House 2

The Online Open House was available for the community to provide feedback on the draft plan.

March 22, 2021 to April 11, 2021



## Advisory Committee Meeting 5

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

April 5, 2021



## Adoption

June 22, 2021





# ONLINE SURVEY SUMMARY

## ABOUT THE SURVEY

Community members had an opportunity to participate in an online survey available from March 12th, 2020 to May 11th, 2020 to give their feedback on the future of the Flour Bluff. Below is a snapshot of the results.

**464**  
Total Respondents

## WHAT IS IMPORTANT TO YOU?



## WHAT IS YOUR FAVORITE THING ABOUT FLOUR BLUFF?



## WHAT IS YOUR VISION FOR FLOUR BLUFF?

"My vision for Flour Bluff is that we become a family-friendly community that offers something for the residents and those who visit our community."

"To be a collaborative community that values sustainability "

"Clean, safe beach-side community"

"Be known as a premier safe residential area that allows plentiful access to waterways and abundant recreational parks and trails to enjoy wooded areas."

"Safe, diverse & relaxed community to raise families with pride in our community spirit and beautiful environment. "

"That there be a wide variety of accessible recreational activities "

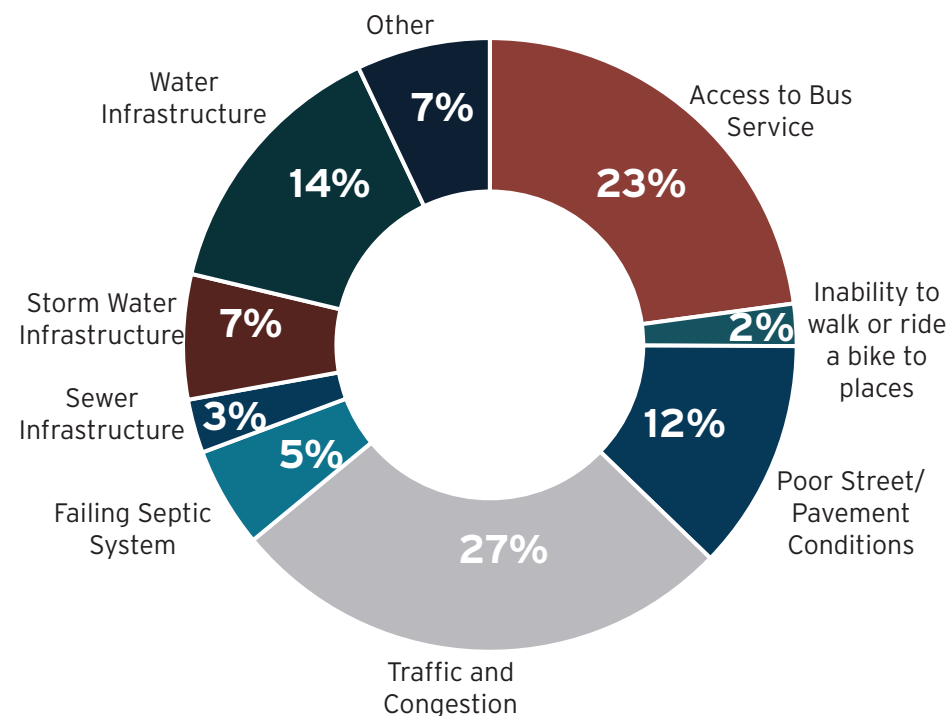
## WHAT WOULD YOU CONSIDER THE GREATEST ENVIRONMENTAL ISSUE FACING FLOUR BLUFF?



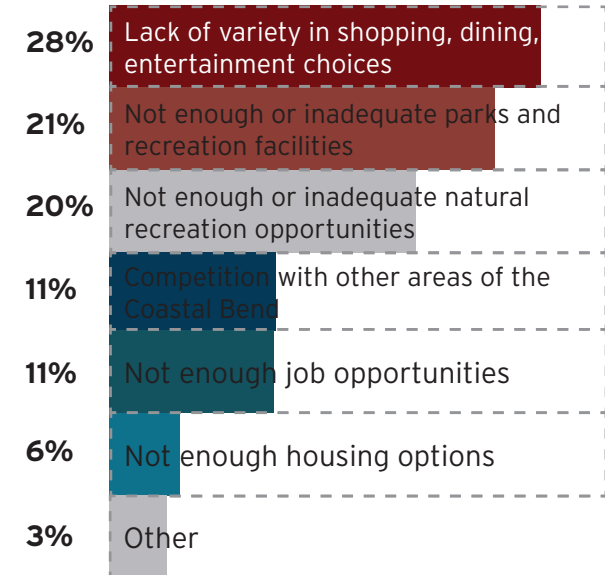
## WHAT WOULD YOU CONSIDER THE GREATEST SOCIAL ISSUE FACING FLOUR BLUFF TODAY?



## WHAT WOULD YOU CONSIDER THE THREE GREATEST INFRASTRUCTURE ISSUES FACING FLOUR BLUFF TODAY?



## WHAT WOULD YOU CONSIDER THE THREE GREATEST LAND USE ISSUES FACING FLOUR BLUFF TODAY?



# 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 through the ADP 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 (adopted 2016) 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 Flour Bluff planning area. The future land use designations for Flour Bluff have been revised to reflect community input, anticipated development, and best practices.

The Flour Bluff 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 Flour Bluff 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.

## GOVERNMENT

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

## TRANSITIONAL AVIATION SPECIAL DISTRICT

The Transition Aviation Special District is a district for transition from residential to nonresidential uses, but for a different reason. NAS-CC and the City prepared and adopted a Joint Land Use Study (JLUS) in 2013 that called for land use changes to ensure compatibility with military and civilian aviation. For NAS-CC, this means avoiding residential land uses and other concentrations of people between the military installation and South Padre Island Drive. Implementing this recommendation of the JLUS is particularly important for NAS-CC, one of the most important employers in Corpus Christi.

## 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.

## TRANSPORTATION

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

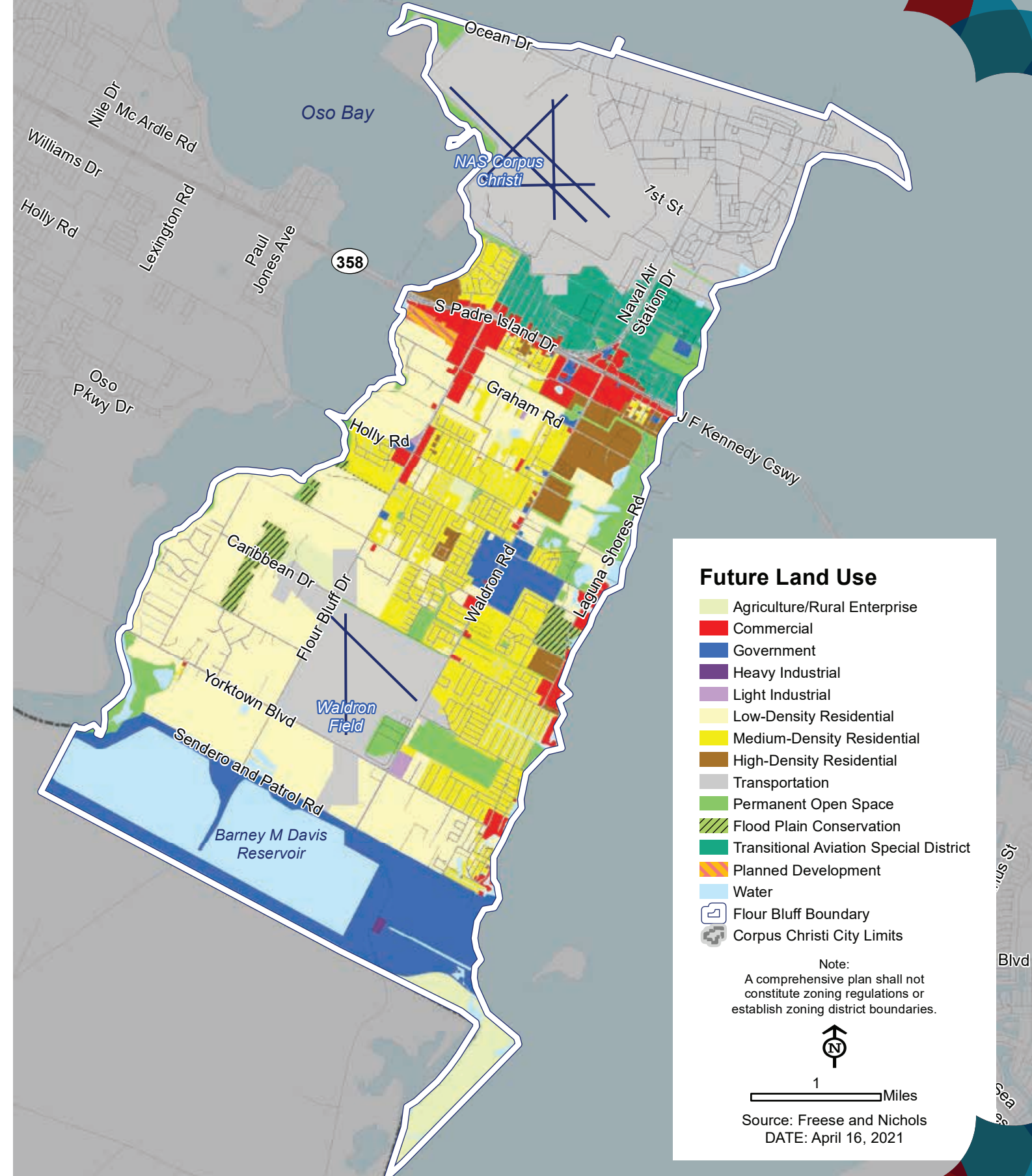
## PLANNED DEVELOPMENT

Planned development areas are lands that are currently undeveloped or underutilized but may be suitable in the future for a variety of uses, taking into account environmental and other constraints. Planned development areas are expected to require a rezoning tied to a master planning process or an Area Development Plan process.

*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
Agriculture/Rural Enterprise	339	3%
Commercial	386	3%
Government	1,073	8%
Heavy Industrial	5	0%
Light Industrial	18	0%
Low-Density Residential	2,649	20%
Medium-Density Residential	1,338	10%
High-Density Residential	310	2%
Transportation	4,413	34%
Permanent Open Space	652	5%
Planned Development	31	0%
Transition Aviation Special District	445	3%
Flood Plain Conservation	136	1%
Water	1,312	10%
<b>Total</b>	<b>13,107</b>	<b>100.0%</b>







# VISION THEMES

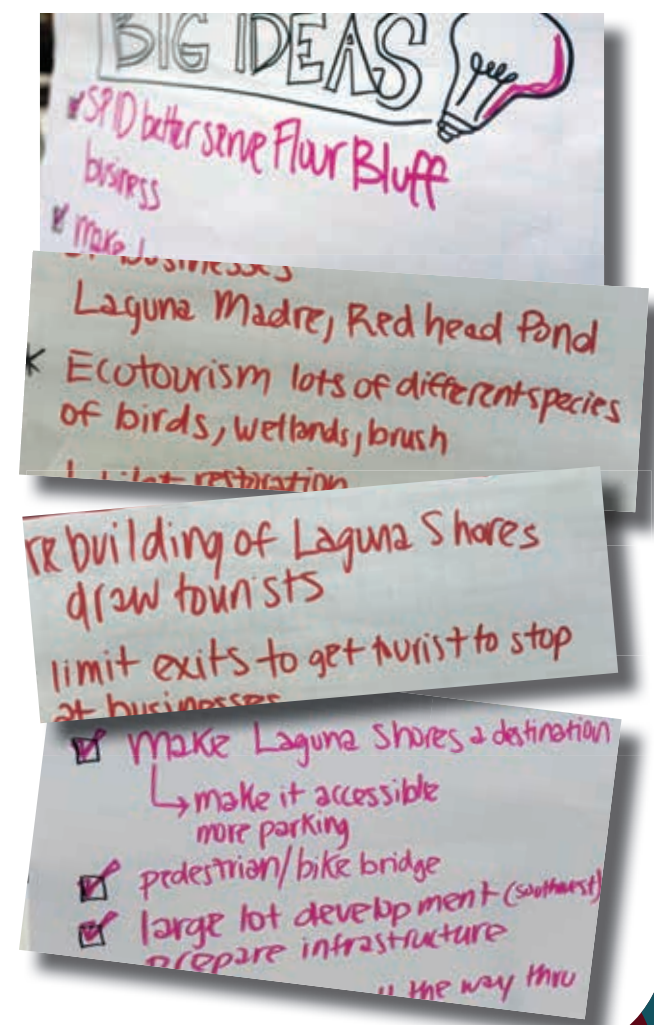
## VISION THEMES

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, three vision themes emerged related to the residents' desires for the future. The following are the vision themes identified:

- **Safe and Healthy Community**
  - » Create safe and healthy neighborhoods that keep the community strong and connected.
- **Strong Local Economy**
  - » Support our local businesses so they can thrive.
- **Protect Natural Resources**
  - » Protect habitat and wildlife to improve environmental quality of the Laguna Madre and Oso Bay.

### MY VISION IS...







## SAFE AND HEALTHY COMMUNITY

Create safe and healthy neighborhoods that keep the community strong and connected.

### VISION

Flour Bluff's pedestrian-friendly streets connect all modes of transportation to the amenities in the community. Flour Bluff 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 connected bike lanes and sidewalk network accommodate safe, efficient movement of pedestrians, bikes, and vehicles throughout Flour Bluff. The vision for Flour Bluff is to continue to provide safe routes to schools. The development of additional transit, walking, and biking facilities creates a community that residents can comfortably move around at any age and access shopping, restaurants, and services. Flour Bluff will continue to be a safe place that attracts new families by ensuring high-quality development, attractive neighborhoods, and efficient development patterns.

### KEY ELEMENTS

- Schools
- Crosswalks
- Walkable area that creates a sense of place and destination
- Pedestrians walking on the sidewalk and using the crosswalk
- Biking on the one-way cycle track

### COMMUNITY INPUT

The following community input supports the vision theme:

"A family friendly neighborhood with safe and quality amenities."

"Walking trail or fishing piers would bring value to the community and make it walkable. Bring up the overall health of the population."

"Safe, diverse & relaxed community to raise families with pride in our community spirit and beautiful environment."

"To have more hiking and bike trails and to better streets in the future."





## STRONG LOCAL ECONOMY

Support our local businesses so they can thrive.

### VISION

Flour Bluff's vision is to continue to provide quality goods and services that meet the community's needs. Flour Bluff prides itself on welcoming new businesses and supporting existing businesses with vital infrastructure and locations that attract quality businesses and visitors. Residents can find everything they need in Flour Bluff with outdoor amenities and easy access to daily necessities contributing to 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 beautification along major streets enhances Flour Bluff's safe atmosphere that attracts new families, high-quality development, attractive neighborhoods, and efficient development patterns.

### KEY ELEMENTS

- Mix of commercial retail, restaurants, and services
- Gateway features
- Signage
- Revitalized commercial buildings
- Landscaping in medians
- Improved streetscape
- Community gathering space

### COMMUNITY INPUT

The following community input supports the vision theme:

"A clean community with more opportunities for dining, shopping, and parks."

"A community where I can shop, dine, and be entertained. I would like it to be a community that shows its pride to the rest of the city and where others would like to come and enjoy and evening."

"See Flour Bluff grow and thrive with families, community involvement and activities."





## PROTECT NATURAL RESOURCES

Protect habitat and wildlife to improve environmental quality of the Laguna Madre and Oso Bay.

### VISION

Flour Bluff is located in the Coastal Bay ecosystem. The peninsula is surrounded by Oso Bay, Cayo del Oso, and Laguna Madre. This environment provides plenty of opportunities for environmental preservation and recreation. Residents and visitors enjoy fishing, birding, biking, and kayaking in Flour Bluff. They value their connection with nature and want to protect the environment for future generations. The Hike and Bike bridge that crosses the Oso Bay and connects to the Oso Bay Wetlands Preserve is a highlight of the community that attracts cyclists, birders, and more. Implementing educational and monitoring programs will support the on-going maintenance and enhancement of preservation and conservation areas in Flour Bluff.

### KEY ELEMENTS

- Birding
- Biking
- Kayaking
- Trails
- Native flora and fauna

### COMMUNITY INPUT

The following community input supports the vision theme:

“A collaborative community that values sustainability.”

“I would love an Oso Bay type park with trails in the area. It would be awesome one day to be able to walk or ride bikes along shoreline safely, with a view of the water.”

“A destination for birding, wildlife and fishing using our natural resources. Proud residents where our families will want to stay for generations to come.”





# POLICY INITIATIVES AND IMPLEMENTATION

## POLICY INITIATIVES

Four 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		
	SAFE AND HEALTHY COMMUNITY	STRONG LOCAL ECONOMY	PROTECT NATURAL RESOURCES
1 Provide stormwater management solutions to help flood-prone areas.	✓		✓
2 Create equitable opportunities for all Flour Bluff residents.	✓	✓	
3 Improve roadway conditions and connect the community through alternative transportation options.	✓		
4 Foster Flour Bluff community pride.	✓	✓	✓

1

PROVIDE STORMWATER MANAGEMENT SOLUTIONS TO HELP FLOOD-PRONE AREAS AND ENHANCE NATURAL RECREATION ASSETS

HOW WE GET THERE

- 1.1. Where drainage channels are installed, encourage a swale design rather than the traditional “v” type ditch. Swale design drainage channels allows park-like amenities, attractive pocket prairies, sidewalks/bike paths, while providing flood protection and wildlife habitat opportunities. Natural ground cover rather than concrete liners is preferred for this reason.
- 1.2. In partnership with the Public Works Stormwater Department, investigate opportunities to reduce peak stormwater flows and localized flooding, that also enhance local landscaping aesthetics, such as rain gardens, bioswales, as well as increased use of rain barrels for rainwater capture and landscape irrigation.
- 1.3. Promote community engagement in the Parks Master Plan update and explore opportunities to install stormwater detention, retention, and/or rain gardens and bioswales that enhance the park amenities.



Example of Bioswale Drainage



Example of Drainage Facilities Used for Trail Connection - Schanen Hike/Bike Trail

- 1.4. Explore opportunities to appropriately replenish natural wetlands and ponds with redirected stormwater, such as Red Head Pond, ensuring water quality remains balanced for the continued health of the entire local ecosystem.
- 1.5. The City will work with Federal and State agencies to use, where feasible and environmentally beneficial, natural, or man-made wetlands as stormwater retention facilities to prevent shoreline erosion while promoting habitat and recreation amenities.
- 1.6. Partner with area universities, community and environmental organizations, as well as local, regional, state, and national agencies to develop and execute a natural resources management plan for Flour Bluff, including:
  - 1.6.1. Identification and monitoring of remaining suitable habitat locations for species of conservation concern, such as remnant Live Oak - Redbay woodlands;
  - 1.6.2. Establishment of a monitoring program for tidal flooding and shoreline erosion along the Laguna Madre and Oso Bay;
  - 1.6.3. Development of nature-based solutions that provide erosion control, habitat restoration and protection projects, and low-impact recreation opportunities, along with adaptive management strategies;
  - 1.6.4. Collaboration on grant funding and other opportunities, such as conservation easements, to implement projects.



Current View of Laguna Shores Rd. Facing North



Red Head Pond

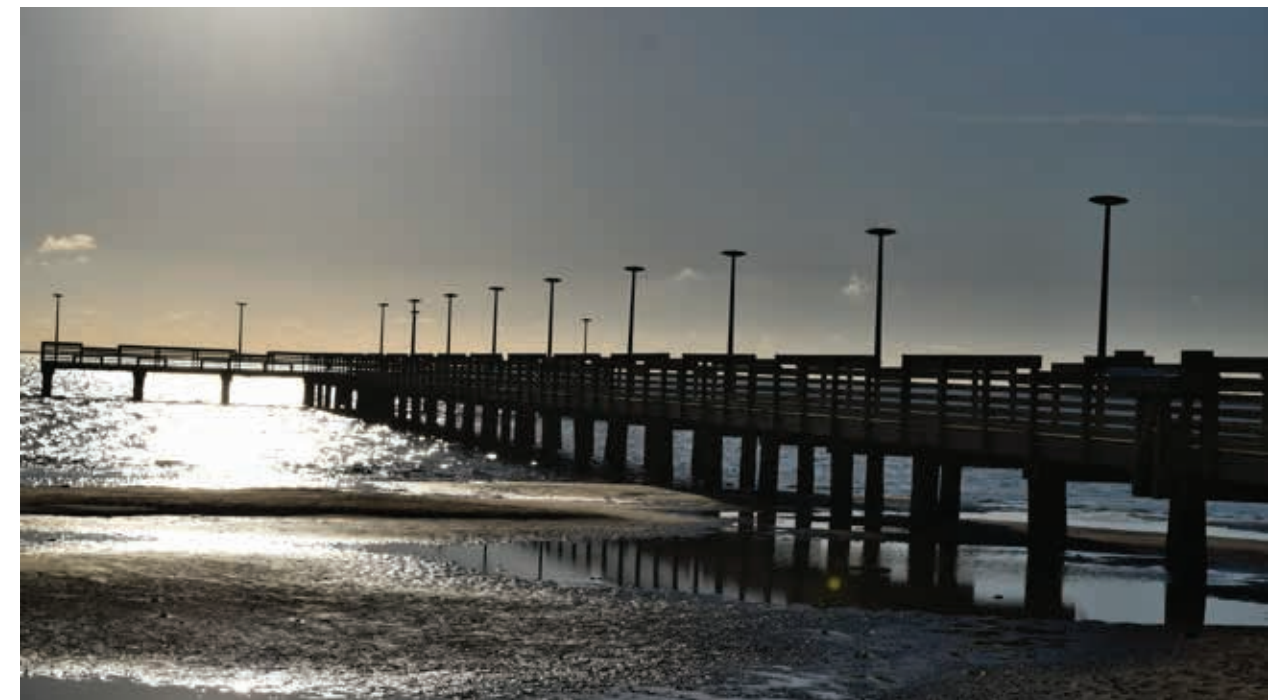


- 1.7. Work with partner agencies to enhance publicly-owned lands, such as the City property surrounding Dimmit Pier and the County-owned Held Tract south of Naval Air Station for habitat and natural recreation opportunities where appropriate and compatible with adjacent uses.
- 1.8. Develop an invasive species management plan to protect at risk habitats.
- 1.9. Develop a program to educate residents about the benefits and services the urban forest provides, and encourage tree preservation and planting activities on public and private lands.
  - 1.9.1. Work with other public, environmental, and community organizations to identify and prioritize preservation of remnant native groves, such as Live Oak - Redbay woodlands, that provide habitat to resident and migratory wildlife.
- 1.10. Create recreational opportunities along Laguna Madre and Oso Bay by developing a network of parks, open space, trails, and public access points.
  - 1.10.1. Construct a hike and Bike trail connection to the Oso Bay Wetlands Preserve across the Oso Bay and along the abandoned railroad trestle.
  - 1.10.2. Promote public access points to launch non-motorized watercraft along the Laguna Madre and Oso Bay.
- 1.11. Consider developing a voluntary property acquisition program for purchasing properties that owners would like to divest from. Prioritize properties that are not suitable for, or are difficult to develop due to flooding risks, or have value for flood control, erosion prevention, and/or wildlife habitat projects. Pursue funding opportunities and partnerships to fund maintenance and operation costs through various state, federal, and non-governmental agencies.



Example of Potential Recreational Opportunities at Dimmit Pier

- 1.12. Explore the use of effluent from the Laguna Shores Wastewater Treatment Plant to create a managed wetlands area that provides additional water filtration, wildlife habitat, and natural recreation opportunities.
- 1.13. 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 Laguna Shores watersheds.
- 1.14. Explore opportunities for reclaiming oil fields and associated roads and pads for conversion to nature parks and public access points to Laguna Madre.
- 1.15. Work with residents to develop a Stormwater Management Plan improve drainage in all Flour Bluff neighborhoods.
- 1.16. Require connection to City sanitary sewer when and if such service is available. When service is not available, allow on-site disposal technologies that offer the best protection to the natural environment and meet TCEQ requirements.
  - 1.16.1. Work with programs such as Texas A&M Agrilife Extension to offer free voluntary on-site septic system inspections.
  - 1.16.2. Investigate opportunities to connect residential units currently using on-site septic systems to city sanitary sewer infrastructure where city facilities are nearby and financially feasible.



View of Laguna Madre from Dimmit Pier

# 2

## CREATE EQUITABLE OPPORTUNITIES FOR ALL FLOUR BLUFF RESIDENTS

### HOW WE GET THERE

- 2.1. The City's Homeless Services and Workforce Housing Division will continue to coordinate with the Flour Bluff Citizens Council, non-profit organizations, local churches, and other partner organizations on efforts that improve conditions for those experiencing homelessness to achieve the goals of coordinated entry, family reunification, housing, and jobs, as well as reduce the impacts of homelessness on neighborhoods.
- 2.2. Develop a housing strategy that addresses the community's diverse housing needs, such as starter homes, programs to assist and promote rehabilitation of existing housing stock, attainable housing for lower-income working families, and housing that allows residents to age in place.
- 2.3. Collaborate with local and regional leaders such as the Coastal Bend Business and Innovation Center, the Corpus Christi Regional Economic Development Center, the Del Mar Small Business Development Center, and Flour Bluff business and community organizations to provide small business, entrepreneurship, finance, and similar workshop opportunities to encourage local business investment and growth in Flour Bluff.
- 2.4. Promote the development of reliable electrical as well as broadband fiberoptic and 5G communication networks to attract new businesses and remote office-less workers, as well as to encourage existing businesses to expand their operations while remaining in Flour Bluff.
- 2.5. Promote organizations that work to serve the youth in the area, especially at-risk kids.



Housing Authority Thanksgiving Home

# 3

## IMPROVE ROADWAY CONDITIONS AND CONNECT THE COMMUNITY THROUGH ALTERNATIVE TRANSPORTATION OPTIONS

### HOW WE GET THERE

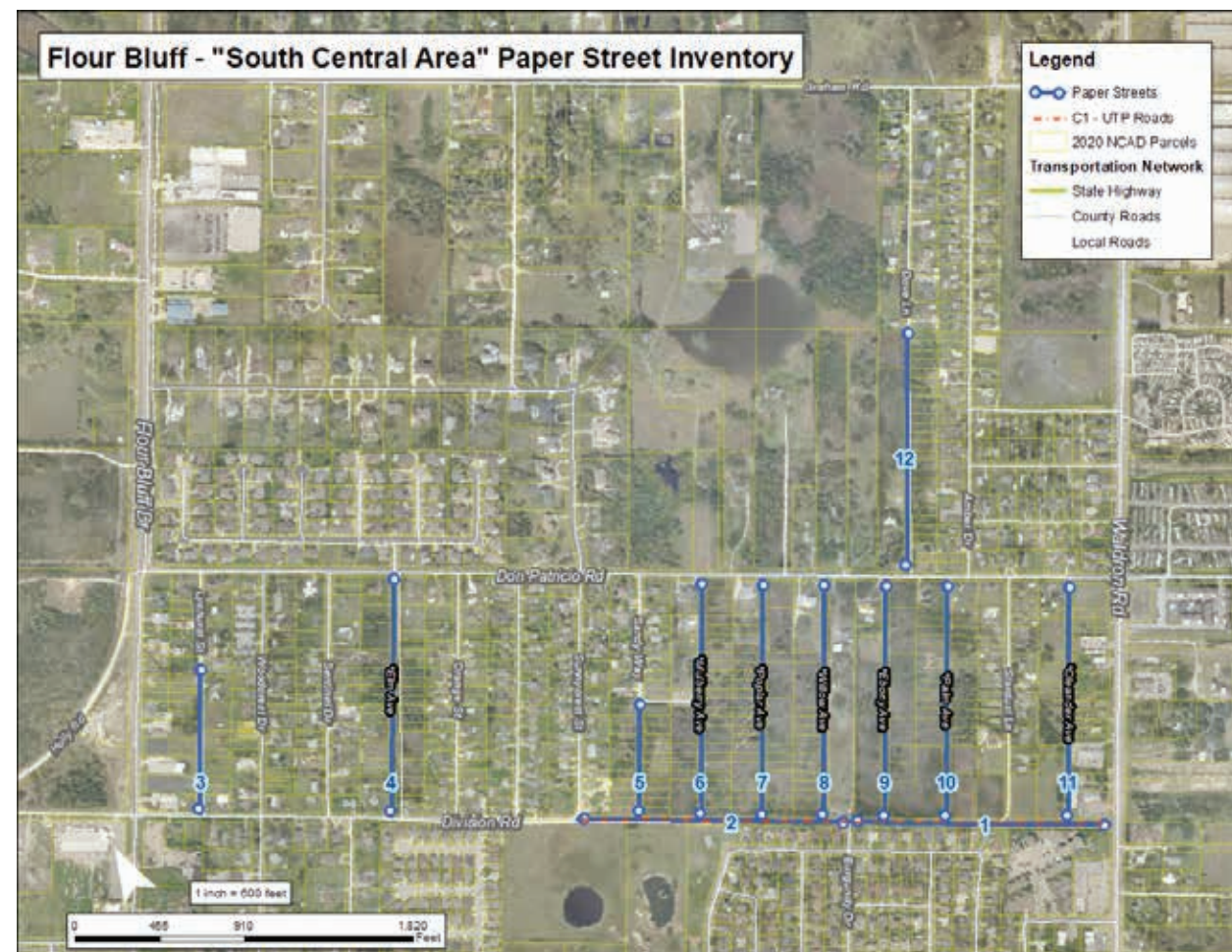
- 3.1. Coordinate with the Corpus Christi Regional Transportation Authority (RTA) to develop flexible mobility services to meet diverse travel needs and increase access to major destinations. Investment in sidewalk and street pavement improvements would be required along key streets such as Flour Bluff Drive.
- 3.2. Utilize drainage channel and utility easement facilities for trail connections to neighborhoods and schools, parks, recreation centers, and other public places, per the adopted Bicycle Mobility Plan.
- 3.3. Coordinate with the Corpus Christi Metropolitan Planning Organization (MPO) to update the Urban Transportation Plan based on traffic demand modeling.
- 3.4. Partner with the MPO and Naval Air Station to explore program requirements and associated funding availability by classifying Waldron Road as a "strategic highway network" facility as part of the Defense Access Road program with the Department of Defense.



Existing Sidewalk along Flour Bluff Drive



- 3.5. Collaborate with property owners to explore opportunities and tools to privately finance construction of paper streets in Flour Bluff.
- 3.6. To assure adequate circulation and egress in times of emergency, prioritize the extension of Debra/Jamaica Street as a north/south collector north of Mediterranean to serve as a relief route to Laguna Shores Road.
- 3.7. Improve connectivity through Flour Bluff by extending the sidewalk network through east-west connections between Flour Bluff Drive and Waldron Road. Prioritize sidewalk improvements along Glenoak Drive and Purdue Road to create safe routes for students walking to school.



South Central Area Paper Street Inventory

# 4 FOSTER FLOUR BLUFF COMMUNITY PRIDE

## HOW WE GET THERE

- 4.1. Enhance Flour Bluff gateways with monument signs, branding elements, and enhanced landscaping using native vegetation to give a sense of place and local identity.
  - 4.1.1. Utilize City-owned property along SPID for a landscaped gateway/mini-park at the entrances to Flour Bluff. Incorporate major landscaping, statuary, and lighting into the design of primary gateways to create a distinct and memorable entryway.
  - 4.1.2. Coordinate with TxDOT to develop a landscaping plan for gateway areas that use native plants. All improvements within the TxDOT right-of-way will require a maintenance agreement and identification of funding for ongoing maintenance.
  - 4.1.3. Incorporate monumentation, landscaping, wayfinding, and branding elements on street signs and other public infrastructure to designate the entry to minor gateways and throughout the area, creating a



Existing Flour Bluff Gateway Signage



Example of Minor Gateway Signage with Landscaping



sense of place. Possible branding locations could include the Laguna Madre shoreline area, commercial business corridors, NAS Drive, or along Waldron Road adjacent to the Flour Bluff ISD campuses. All improvements to public facilities and rights-of-way will require maintenance agreements and identification of funding source/s.

- 4.1.4. Coordinate with Visit Corpus Christi to develop a branding campaign that aligns with the overall city wayfinding master plan currently in development.
- 4.1.5. Explore placing electric and communication utilities underground in key locations.
- 4.2. Promote and grow the annual Flour Fest as a key local event to connect neighbors and market Flour Bluff's unique offerings throughout the Coastal Bend.
- 4.3. Work with Visit Corpus Christi to promote eco-tourism opportunities in Flour Bluff, including fishing, birding, and kayaking.
- 4.4. Support expanded and additional recreation vehicle area to serve tourists. Rezoning of proposed commercial and/or multi-family land use near SPID and adjacent to the Laguna Madre for recreational vehicle usage should be encouraged. Zoning this area for recreation vehicles (RV) would take advantage of the natural resource of the Laguna Madre, excellent access to SPID, and would meet community objectives to minimize the potential for property losses in flood-prone areas.

- 4.5. Designation of water view turn-a-rounds are intended to maintain and enhance existing public access to the Oso Bay and the Laguna Madre. These areas provide opportunities to view the natural beauty of the Oso Bay and the Laguna Madre and the hundreds of bird species that inhabit/or migrate through the area.
- 4.6. Encourage community participation in the ongoing Parks Master Plan update to identify and build support for improvements to City Parks and Recreation facilities in Flour Bluff.
  - 4.6.1. Explore and prioritize additional amenities at Parker Park such as a covered basketball court, a sand volleyball area, expanded pavilion, and shade structures.
  - 4.6.2. Collaborate with skate park users to improve skateboarding amenities at Wranosky Park.
  - 4.6.3. Improve the Ethel Eyerly Senior Center.
- 4.7. Pursue a multi-pronged approach to neighborhood and commercial revitalization efforts, such as:
  - 4.7.1. Promote National Night Out events to build neighborhood relationships and police-community partnerships;
  - 4.7.2. Volunteer cleanup events and community organization participation in programs such as Adopt-A-Street or Beach;
  - 4.7.3. Proactive code enforcement efforts;
  - 4.7.4. Promotion of solid waste programs such as litter critter and super bag for brush and bulky items;

- 4.7.5. Home rehabilitation volunteer programs like Rebuilding Together and City-administered home repair grant and loan programs; and
- 4.7.6. Explore creating a community volunteer program to aid residents that would like to replace lawns with native plants and trees and prioritize households that would benefit the most from low-maintenance landscaping.
- 4.8. Develop a program to install street lighting on Flour Bluff where current conditions are not meeting the City lighting standards for the distance between light poles. Ensure lighting standards reduce light pollution to maintain dark skies for wildlife such as resident and migrating birds.
- 4.9. To increase building use and service to residents the City will pursue a joint use agreement with Flour Bluff Independent School District (FBISD) for recreation and park facilities.
- 4.10. Encourage development that is compatible with the Naval Air Station and Waldron Field by maintaining land use designations consistent with the Air Installation Compatible Use Zone (AICUZ). Continue coordination with NAS-CC regarding AICUZ updates and modifications.
- 4.11. Encourage large lot development in the southwest quadrant consistent with the existing development trend in the area and to preserve the area's environmental qualities. The southwest quadrant is bounded by the Oso Bay, Purdue Road, Flour Bluff Drive, and the Barney Davis Power Plant.

- 4.12. Encourage opportunities for mixed commercial and residential uses when compatible with adjacent uses.



Naval Air Station Corpus Christi Historic Marker



Wranosky Park





# 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.

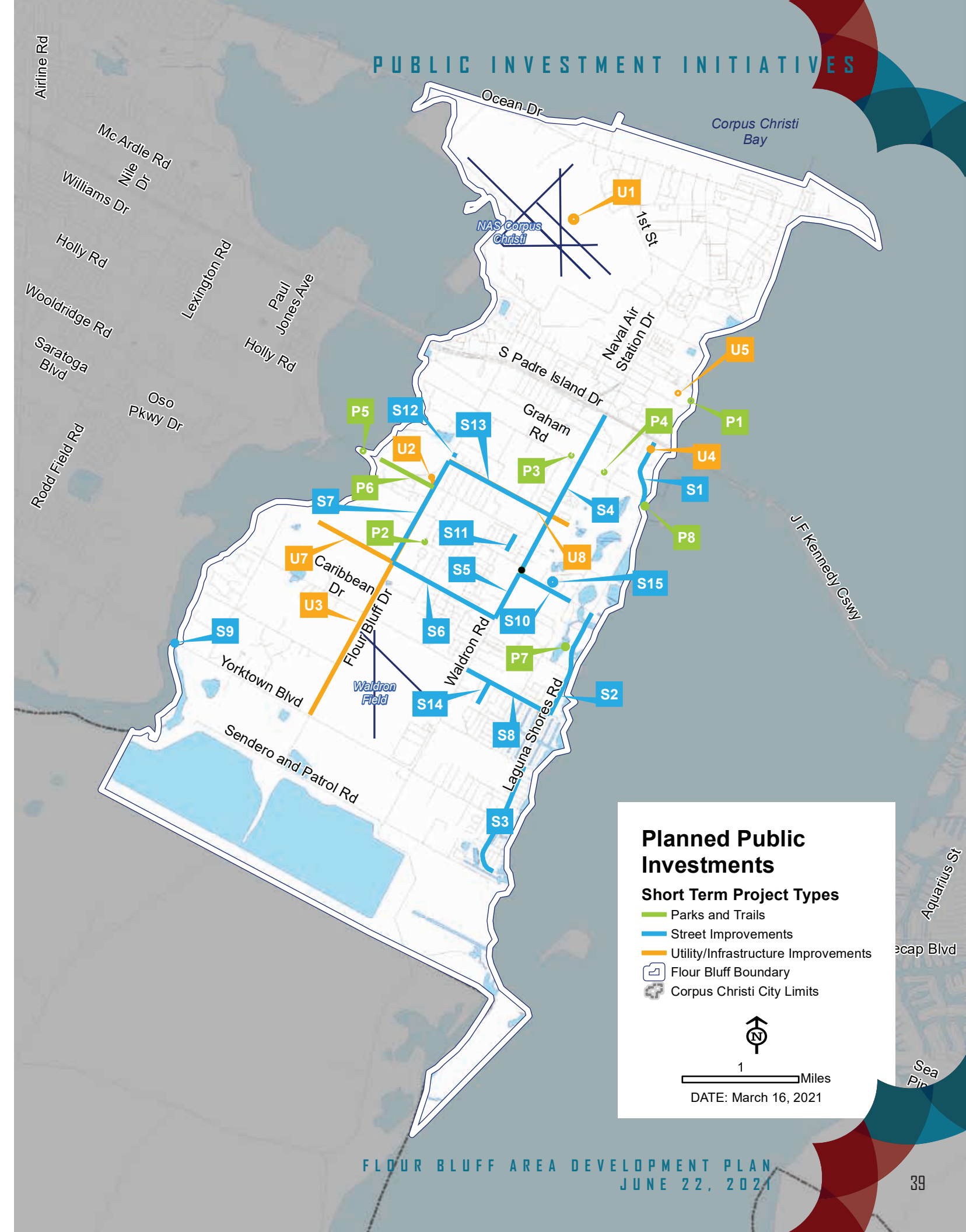
Long-term projects may not currently have an anticipated time frame for implementation or may require prerequisite planning before implementation. Long-term projects should be revisited to assess the status of the project and determine if implementation can be accomplished sooner.

## SHORT-TERM (1-5 YEARS)

#	PROJECT NAME	#	PROJECT NAME
<b>PARKS AND TRAILS</b>			
P1	Dimmit Pier Improvements	S7	Flour Bluff Dr. (Don Patricio Rd. to Glenoak Dr.)
P2	Retta Park Improvements	S8	Caribbean Dr. Reconstruction. (Waldron Rd. to Laguna Shores Dr.)
P3	Parker Park Covered Basketball Court & Improvements	S9	Yorktown Mud Bridge Evaluation
P4	Wranosky Park Skatepark Improvements	S10	Hustlin Hornet Rehabilitation
P5	Oso Bay Trestle Bridge Hike & Bike Design	S11	Saxony Dr. Rehabilitation
P6	Oso Bay Hike & Bike Trail Phase 1	S12	Micah St. Rehabilitation
P7	Red Head Pond Wetlands Enhancement	S13	Don Patricio Rehabilitation
P8	Laguna Shores Living Shoreline	S14	Seafoam Dr.
<b>STREET IMPROVEMENTS</b>			
S1	Laguna Shores Phase 1 (SPID to Graham Rd.)	S15	Laguna Estates Subdivision Street Rehabilitation
S2	Laguna Shores Phase 2 (Hustlin' Hornet Dr. to Caribbean Dr.)	S16	Years 3-5 IMP**
S3	Laguna Shores Phase 3 (Mediterranean Dr. to Wyndale St.)	<b>UTILITY/INFRASTRUCTURE</b>	
S4	Waldron Road Improvements (SPID to Purdue Rd.)	U1	Naval Base Utility Line Improvements
S5	Waldron Road Improvements (Purdue Rd. to Glenoak Dr.)	U2	Elevated Water Storage Tank
S6	Glenoak Drive Reconstruction + Bike Mobility (Flour Bluff Dr. to Waldron Rd.)	U3	Flour Bluff Dr. Water line (complete)
		U4	Laguna Shores Road Force Main Replacement (complete)
		U5	Laguna Madre Wastewater Treatment Plant Improvements
		U6	Lift Station Repairs* (Waldron, Purdue, Laguna Shores, Jester)
		U7	Glenoak Stormwater Improvements
		U8	Don Patricio Drainage Study

\*Projects Not Mapped

\*\*The first two years of the Infrastructure Management Plan (IMP) are considered to be complete in the planning process, while the subsequent three-years are considered to be on a rolling list that is utilized for planning purposes. The IMP will be updated and presented to Council for adoption annually. Residents are encouraged to visit <https://www.cctexas.com/imp> for the most current list of projects.



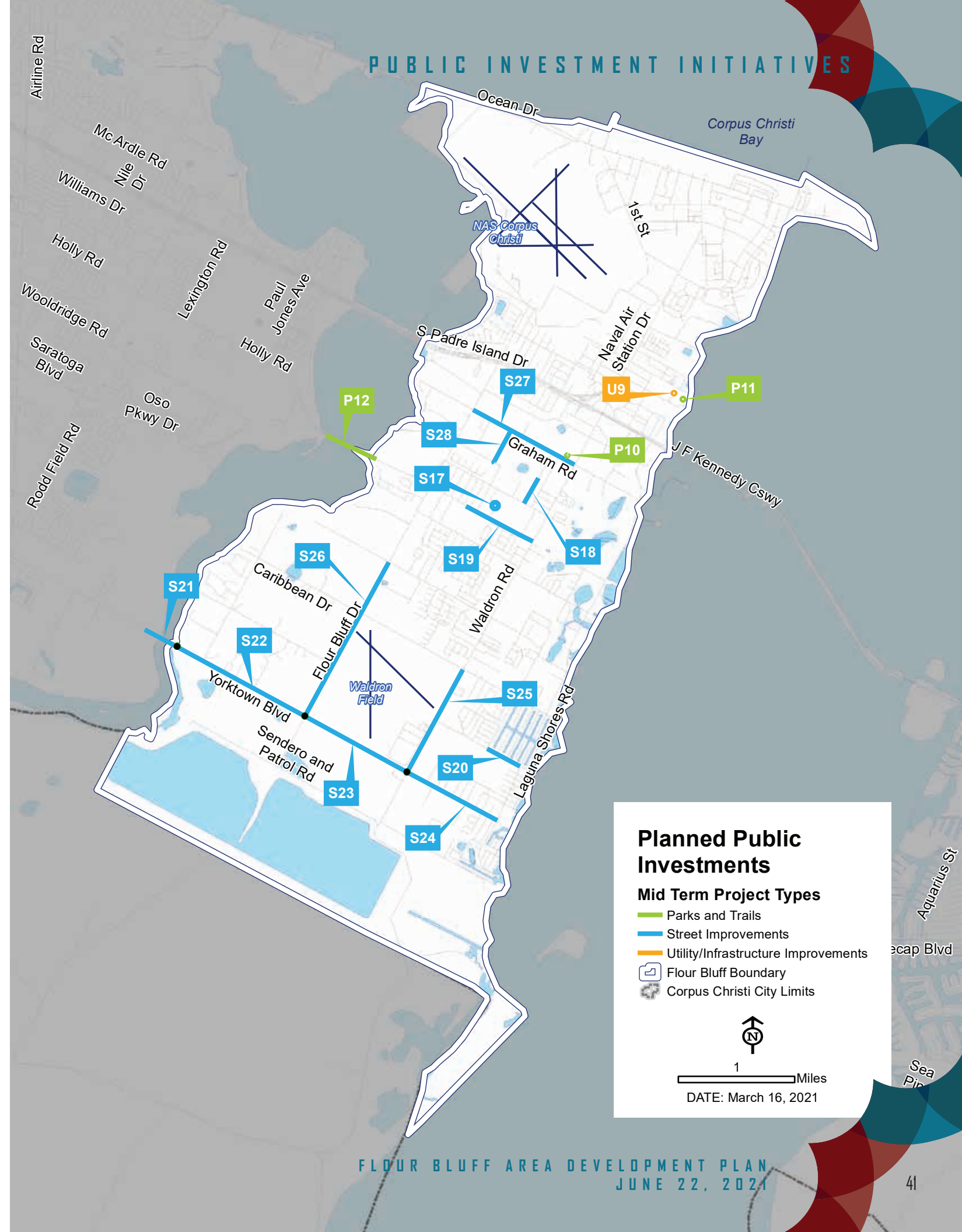


MID-TERM (6-10 YEARS)

#	PROJECT NAME
<b>PARKS AND TRAILS</b>	
P9	Non-Motorized Boat Launches*
P10	Ethel Eyerly Senior Center Improvements
P11	Laguna Madre / Dimmit Pier Trails Design
P12	Oso Bay Trestle Bridge Construction
<b>STREET IMPROVEMENTS</b>	
S17	Paper Streets (Don Patricio Rd. to Division Rd.)
S18	Dove Lane Paper Street
S19	Division Rd. Improvements
S20	Mediterranean Dr. Improvements
S21	Yorktown Blvd Mud Bridge
S22	Yorktown Blvd. (Mud Bridge to Flour Bluff Dr.)
S23	Yorktown Blvd. (Flour Bluff Dr. to Waldron Rd.)
S24	Yorktown Blvd. (Waldron Rd. to Laguna Shores Dr.)
S25	Waldron Rd. Improvements (Caribbean Dr. to Yorktown Blvd.)
S26	Flour Bluff Dr. Improvements + Bike Mobility (Glenoak Dr. to Yorktown Blvd.)
S27	Graham Rd. Improvements + Bike Mobility
S28	Meeks Road Reconstruction (IMP-Eligible project)

#	PROJECT NAME
U9	Laguna Madre Wastewater Treatment Plant Improvements

\*Projects Not Mapped



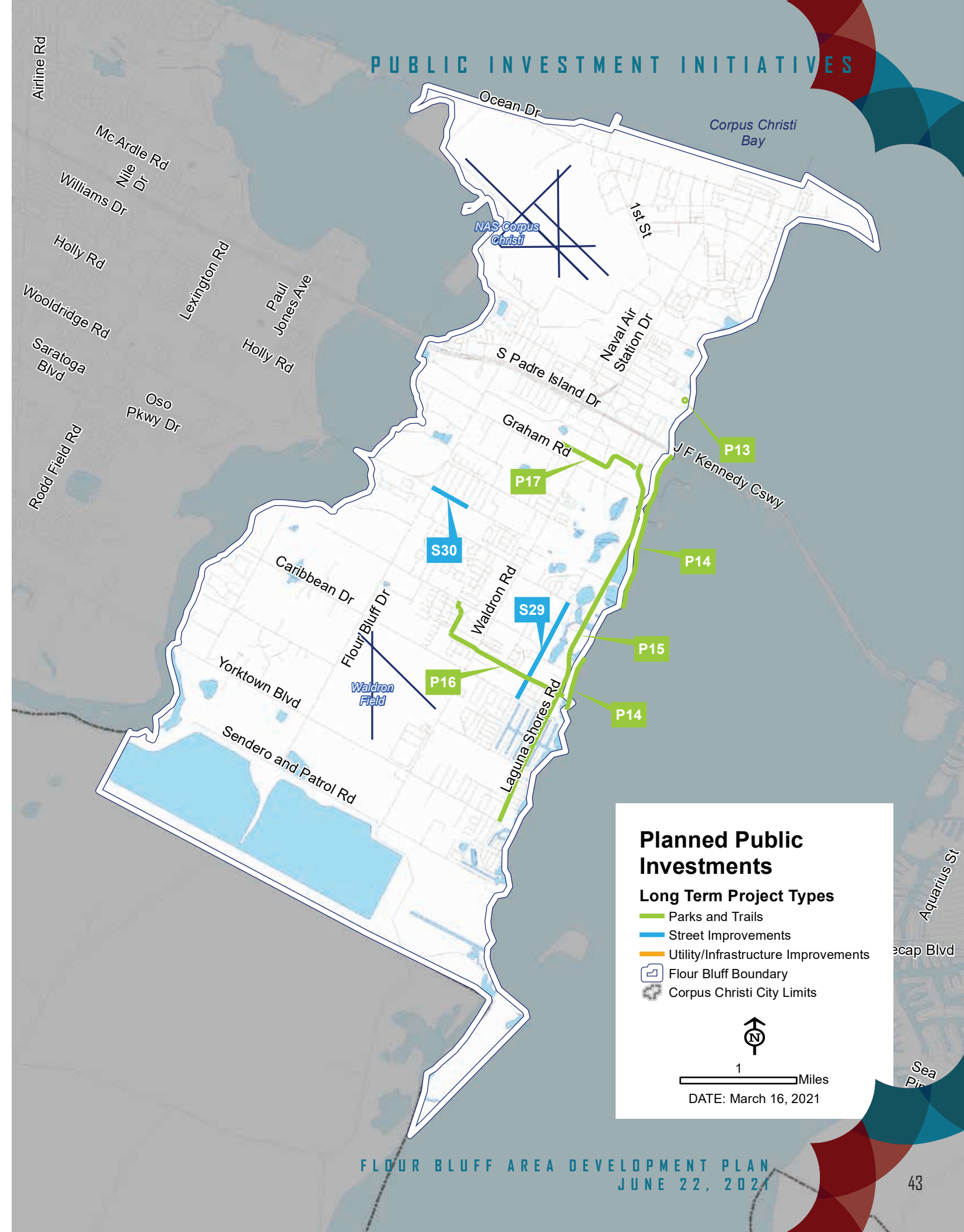
## LONG-TERM (10+ YEARS)

#	PROJECT NAME
<b>PARKS AND TRAILS</b>	
P13	Dimmit Park Trail System
P14	Laguna Madre Living Shoreline (GLO Project)
P15	Laguna Shores Hike & Bike Trail
P16	Drainage Channel Hike & Bike Trail (Glenoak Dr. to Laguna Madre)
P17	Drainage Channel Hike & Bike Trail (Parker Park to Laguna Madre)
<b>STREET IMPROVEMENTS</b>	
S29	Debra Ln. / Jamaica St.- Street, Stormwater, & Pedestrian Improvements + Extension
S30	Division Rd. Improvements + Bike Mobility

\*Projects Not Mapped

### Acronyms

GLO - General Land Office (Projects are from the Texas Coastal Resiliency Plan)



**Planned Public Investments**

**Long Term Project Types**

- Parks and Trails
- Street Improvements
- Utility/Infrastructure Improvements
- Flour Bluff Boundary
- Corpus Christi City Limits

1 Miles  
DATE: March 16, 2021