



AGENDA MEMORANDUM

Public Hearing/First Reading for the City Council meeting of June 15, 2021
Second Reading Ordinance for the City Council meeting of June 22, 2021

DATE: May 20, 2021
TO: Peter Zaroni, City Manager
FROM: Dan McGinn, AICP, Director of Planning and Environmental Services
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Public Hearing on the Flour Bluff Area Development Plan

CAPTION:

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.

SUMMARY:

The Flour Bluff ADP is an element of the City's Comprehensive Plan, designed to provide guidance and direction for the future development of this area. This planning effort will replace the previous ADP for the Flour Bluff area of the community, which was adopted in 1993.

BACKGROUND AND FINDINGS:

The City of Corpus Christi engaged the Freese and Nichols planning consultant team to evaluate current conditions, future opportunities, and identify a path forward that will direct public investment and facilitate future development in the Flour Bluff area.

Flour Bluff Area Development Plan (ADP) Content:

The major goals, policies, and implementation elements of the Flour Bluff ADP address the following:

Introduction

- Development of the Plan
- Demographics
- Engagement Process
- Online Survey Summary

Future Land Use Map

The Flour Bluff Future Land Use Map serves as a guide to future zoning and development decisions and provides a foundation to support the vision and recommendations of the plan.

Vision Themes

- Safe and Healthy Community
- Strong Local Economy
- Protect Natural Resources

Policy Initiatives and Implementation

- Provide stormwater management solutions to help flood-prone areas and enhance natural recreation assets.
- Create equitable opportunities for all Flour Bluff residents.
- Improve roadway conditions and connect the community through alternative transportation options.
- Foster Flour Bluff community pride.

Public Investment Initiatives

- Short-term (1-5 years)
- Mid-term (6 -10 years)
- Long-term (More than 10 years)

Public Engagement:

To develop the Flour Bluff ADP, the planning team gathered public input during online community meetings held March 25, 2020, October 7, 2020, and March 24, 2021, and during online surveys and virtual open house forums held March 12 through May 11, 2020, October 7 through October 21, 2020, and March 22 through April 11, 2021.

In addition, an Advisory Committee met throughout the planning initiative to provide guidance on both the process and content of the document. Five focus group meetings were also held in August of 2020 to gather area stakeholder and expert feedback on topics impacting the community and the plan.

ALTERNATIVES:

The planning process incorporated an iterative review process with the community to identify and assess alternatives. Staff believes this document represents the best alternative, developed in partnership with the public.

FISCAL IMPACT:

Adoption of the plan itself does not have a financial impact. While the plan presents public investment initiatives, City staff and Council would review and approve future actions with financial obligations needed to implement this plan.

Funding Detail:

Fund: N/A
Organization/Activity: N/A
Mission Element: N/A
Project # (CIP Only): N/A
Account: N/A

RECOMMENDATION:

Staff, the Flour Bluff ADP Advisory Committee, and Planning Commission recommend adoption of the Flour Bluff Area Development Plan.

LIST OF SUPPORTING DOCUMENTS:

Ordinance

April 16, 2021 Draft Flour Bluff Area Development Plan

April 16, 2021 Draft Flour Bluff Future Land Use Map

March 22-April 11, 2021 Flour Bluff ADP Online Open House Summary

March 18, 2021 Flour Bluff ADP Background Report

PowerPoint Presentation