



AGENDA MEMORANDUM

Public Hearing/First Reading for the City Council meeting of June 22, 2021
Second Reading Ordinance for the City Council meeting of June 29, 2021

DATE: June 2, 2021
TO: Peter Zaroni, City Manager
FROM: Dan McGinn, AICP, Director of Planning and Environmental
DanielMc@cctexas.com
361-826-7011

Public Hearing on the Padre/Mustang Island Area Development Plan

CAPTION:

An Ordinance adopting a new Padre/Mustang Island Area Development Plan, an element of the Plan CC Comprehensive Plan; rescinding the former Mustang/Padre Island Area Development Plan adopted on January 31, 2017; and amending the Plan CC Comprehensive Plan.

SUMMARY:

The Padre/Mustang Island Area Development Plan (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 Padre/Mustang Island area of the community, which was adopted in 2017.

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 Padre/Mustang Island area.

Padre/Mustang Island Area Development Plan (ADP) Content:

The major goals, policies, and implementation elements of the Padre/Mustang Island ADP address the following:

Introduction

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

Future Land Use Map

The Padre/Mustang Island 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, Family-Friendly Community
- Blended Residential Community and Destination Location
- Environmental Preservation

Policy Initiatives and Implementation

- Improve traffic flow, Island ingress and egress, safety, and roadway quality
- Enhance park and recreation facilities to provide various activities and entertainment for all ages
- Expand tourism on the Island by increasing marketing efforts and providing a variety of events and attractions
- Protect and monitor natural resources and assets critical to the health of the barrier island and regional ecosystem
- Accommodate safe, efficient movement of pedestrians, bikes, and golf carts throughout the Island
- Support and encourage compatible and context-sensitive development that provides a mix of land uses and respects the environment

Public Investment Initiatives

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

Public Engagement:

To develop the Padre/Mustang Island ADP, the planning team gathered public input during online community meetings held March 26, 2020, October 1, 2020, and March 25, 2021, and during online surveys and virtual open house forums held March 12 through May 11, 2020, October 1 through October 15, 2020, and March 22 through April 11, 2021.

In addition, the Island Strategic Actions Committee (ISAC) 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 Island Strategic Action Committee, and Planning Commission recommend adoption of the Padre/Mustang Island Area Development Plan.

LIST OF SUPPORTING DOCUMENTS:

Ordinance

Exhibit A - May 12, 2021 Draft Padre/Mustang Island Area Development Plan

Island ADP Background Document

Island ADP Online Open House Survey

Presentation