

City of Corpus Christi

# Flour Bluff

## AREA DEVELOPMENT PLAN

### Online Community Meeting 3

### Online Open House Results Summary

April 11, 2021



### Welcome to the Flour Bluff Area Development Plan Online Open House!

#### We Want Your Input!

Answer the survey questions to give us your thoughts on the Draft Plan.

If you are having trouble viewing the questions, [click here to take the online survey.](#)

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# Flour Bluff

## AREA DEVELOPMENT PLAN

### About the Online Open House

An online open house was developed to give the community the opportunity to review the March 19, 2021 draft of the Flour Bluff Area Development Plan and provide feedback. It included links to view the draft plan and a survey to provide feedback on each of the plan elements. The online open house was available to the community from March 22, 2021 to April 11, 2021.

This document provides a summary of the feedback received through the online open house. When reviewing the survey results, please note that participants are not required to answer every question, and some questions require multiple responses. The total number of responses may appear less or more than the total number of participants.

### Screenshot of the Online Open House

Home Get In Touch

## Welcome to the Flour Bluff Area Development Plan Online Open House!

### We Want Your Input!

Answer the survey questions to give us your thoughts on the Draft Plan.

If you are having trouble viewing the questions, [click here to take the online survey.](#)

### Flour Bluff Draft Area Development Plan

The City of Corpus Christi is updating the Flour Bluff Area Development Plan. We want your input on the draft plan for Flour Bluff. Please review the Draft Flour Bluff Area Development Plan and provide feedback by responding to this short survey.

Feedback on the draft plan elements can be submitted until the end of the day on **April 11th, 2021**. For more information about this plan, visit the official project website at <https://www.cctexas.com/flourbluff>.

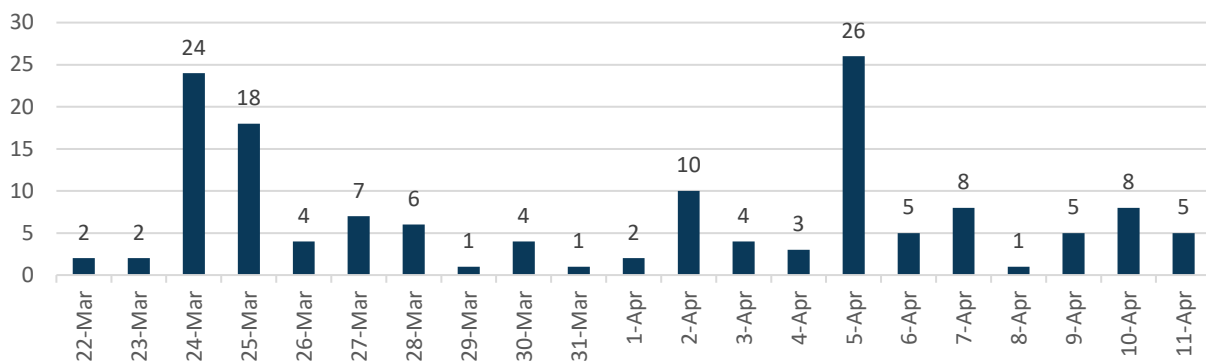
## Survey Traffic

### Survey Participation by Date

The survey was launched March 22, 2021 and closed April 11, 2021.

Date	Participants
22-Mar-2021	2
23-Mar-2021	2
24-Mar-2021	24
25-Mar-2021	18
26-Mar-2021	4
27-Mar-2021	7
28-Mar-2021	6
29-Mar-2021	1
30-Mar-2021	4
31-Mar-2021	1
1-Apr-2021	2
2-Apr-2021	10
3-Apr-2021	4
4-Apr-2021	3
5-Apr-2021	26
6-Apr-2021	5
7-Apr-2021	8
8-Apr-2021	1
9-Apr-2021	5
10-Apr-2021	8
11-Apr-2021	5
<b>Total</b>	<b>146</b>

Survey Participation by Date

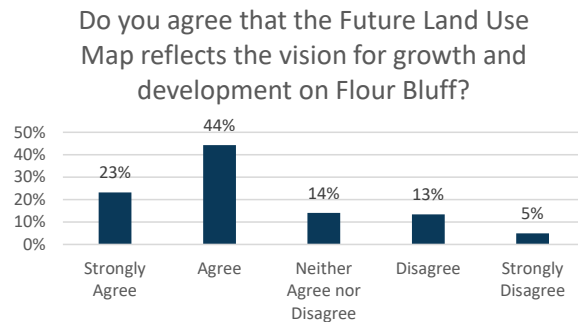


## Future Land Use

The Future Land Use Map serves as a guide for zoning decisions and influences new development and redevelopment within the City. Please review the Flour Bluff Future Land Use Map then answer the following questions.

### Do you agree that the Future Land Use Map reflects the vision for growth and development on Flour Bluff?

Response	Count	Percent
Strongly Agree	33	23%
Agree	63	44%
Neither Agree nor Disagree	20	14%
Disagree	19	13%
Strongly Disagree	7	5%
<b>Total</b>	<b>142</b>	<b>100%</b>



### Do you have additional comments regarding the Future Land Use Map?

#	Feedback
1	Need to reduce the amount of medium and high density housing. Increase low density.
2	The neighborhoods next to the base in the Dewitt neighborhood and surrounding ones need sidewalks. We have a bunch of kids and elderly around here constantly dogging cars because we have no sidewalks.
3	FB needs a south most access across ranch land to the west (London area) to US Highway 77 and to the east across the Laguna Madre to North Padre Island. This would be in addition to Yorktown Blvd crossing the Cayo del Oso. Bridges from the extension of Flour Bluff Dr, Laguna Shores Dr and Waldron Rd to the south to cross the Barney Davis Power Plant cooling ponds would become an economic engine along the new access of London/North Padre Island connecting boulevard. This would also serve as a secondary escape route for FB and North Padre Island. Also explore a cross agreement between the US Navy and small commercial aviation (joint use) of Waldron Field.
4	I understand that we need not encroach on the NAS however it is unfair to expect all of the affordable housing units in the north bluff will be eliminated. That is a whole lot of green north of SPID. That is a high concentration of mobile and manufactured homes and does not seem like something that can or will be accomplished and if so, where will all of the lower class people have to live? The city does not allow developers to develop manufactured home subdivisions or at least they haven't over the past twenty years.
5	Developers are pushing into the agricultural/rural areas throughout Flour Bluff many of which are now labeled low density on this map. This will have a moderate impact on wildlife diversity. Additionally, the sewer infrastructure is non-existent in these areas and should be considered as a requirement for altering the land use by the city at the cost of associated developers.

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#	Feedback
6	More permanent open spaces would be beneficial for flood control , preserve wildlife habitat and provide for limited outdoor recreation activities.
7	Need to convert more medium density housing to low density housing.
8	Stop building OMG you money people are destroying the land and community and environment, can't you money crabbing people see this.
9	No
10	5% of permanent open space is not enough for a well rounded community. Not everyone is capable of going to the beach or go fishing for an outdoor experience. There needs to be more green space. Green space is not wasted space! Emphasis should be given to exceeding expectations and have a more rounded community, rather than have a third of the acreage devoted to residential and the rest to building something that not everyone can appreciate and little to nothing of getting outside space. Green space is a cheap improvement to the Flour Bluff community!
11	Future Land Use, we must continue to keep the small town feel in Flour Bluff and not overcrowd our small town.
12	I would love to see the continued street improvements as well as improvements to the areas already in existence. I am concerned about high density housing on Laguna Shores Dr.
13	Why had this taken 40 years to start?
14	Disagree with low density only area behind the commercial properties on Flour Bluff Dr close to SPID. That property should be allowed to be high density to increase property tax revenues
15	The amount of Low density near SPID is not the best use and restricts the city's potential tax revenues. Multifamily apartments would be a better use for the property.
16	I live in a mobile home park on the base side of flour bluff, how will this plan affect the residents if(when) the park sells? We will need to pay the expenses of moving homes and finding land for those throws of homes. What's the plan for the homeowners in mobile home parks who own the homes and not the land?
17	Disagree with the addition of residential land use.
18	In order to grow we need money. Where is the money going to come from? Also Flour Bluff needs more business land on North side of Flour Bluff Dr. In order to generate more money.
19	The need for higher density land use is apparent with the lack of available land for development.
20	We need parks and Splash pad for wide range of age groups. We need a sidewalk on Waldron road from Flour Bluff Drive to Mediterranean. It is so unsafe having no sidewalks.
21	Hard to tell where things are with not enough names of streets
22	Using Laguna shores without a bulkhead is futile. The area around the water treatment plant should be light residential.
23	Just one thing. Yes things are growing but council has to remember we do still live here not tourists.
24	We would like to see more residential usage of the available land.
25	Flour bluff struggles with drainage. Not much is being kept for flood plain. Look at city records to see how many houses and streets are affected by flooding.

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#	Feedback
26	I feel like Yorktown is going to become much more important in the future and so should have more multi family or job land uses.
27	Infrastructure towards electric towards Waldron and Yorktown would be great. It takes forever for the power to be restored.
28	I just hope we will be especially cautious regarding mobile homes not in mobile home parks. They create a problem in property values and the rise of abandoned properties, which become problem properties.
29	We need to allow golf carts/side by side usage on streets. Waldron speed can be lowered to accommodate.

## Vision Themes

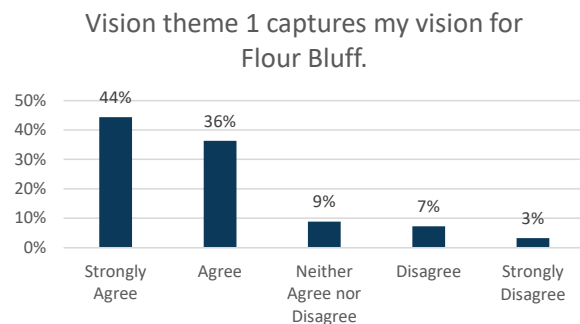
Through the public engagement process, three vision themes emerged related to residents’ desires for the future of Flour Bluff. Please review each of the Vision Themes then answer the following questions.

### Vision Theme 1

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

#### Vision theme 1 captures my vision for Flour Bluff.

Response	Count	%
Strongly Agree	55	44%
Agree	45	36%
Neither Agree nor Disagree	11	9%
Disagree	9	7%
Strongly Disagree	4	3%
<b>Total</b>	<b>124</b>	<b>100%</b>



#### Do you have additional comments regarding Vision Theme 1?

#	Feedback
1	Some side walks are needed and bike lanes.
2	NO
3	The need for more commercial spaces
4	Sidewalks and bike lanes are sorely needed. Very few streets have them. I am saddened every time I see children walking in the ditches to avoid traffic.
5	Add green to the vision since we have so much natural wetlands and environmentally conscience residents. For example, "Create safe and healthy neighborhoods that keep the community strong, connected, and green."
6	Looks interesting and very green...nothing that is a reality for the future or nor current conditions? Where does this vision come from?
7	No
8	We live in a new development in the FB and we are new to CC. Our neighborhood is very quiet BUT, Flour Bluff has a bad reputation, anytime I tell someone I live in FB they look at me and ask why we moved there.
9	No bike lane. In the city its against the law to ride a bike on the sidewalk. Just make a massive sidewalk.

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#	Feedback
10	While I live here my children transfer into their old school district because the neighborhood just isn't comparable to the old one. I would also like to see less transients, it makes it very nervous to trust my children anywhere when there's so many. A quick trip to the dollar tree and you see at least 1 outburst or get approach. Or NAS-CC could force us out since we are on the base side and if I don't find a place suitable for my mobile home from the park I live in I guess I'd be taking a survey later on another part of the area.
11	Would like public park improvements
12	More patrolling to keep bums out of this area
13	During the late Spring, Summer, and Fall, it's really too hot to be outside.
14	We need parks and Splash pad for wide range of age groups. We need a sidewalk on Waldron road from Flour Bluff Drive to Mediterranean. It is so unsafe having no sidewalks
15	It would be nice but I think our biggest problem with this picture is when school traffic before and after school looks nothing like this.
16	Just got to make it easier for pick up and drop off kids
17	It is going to be hard to have a "safe" and "healthy" community when there are so many homeless people all around.
18	Society is changing with less stores to shop in and more working from home. Good communities to live in is most important.
19	Is there a plan for other intersections in addition to just the one only?
20	Better lighting in neighborhoods. It's dangerous driving at night.
21	This would only work if something is done about vagrants and homeless population. Nobody wants to be out on a family stroll and run into Ralph, or any other unsafe vagrants.
22	Need to have wider roads and sidewalks with bike area as pictured all the way down Flour Bluff Dr, Waldron, and Laguna as well as Yorktown
23	Golf carts need to be added to picture

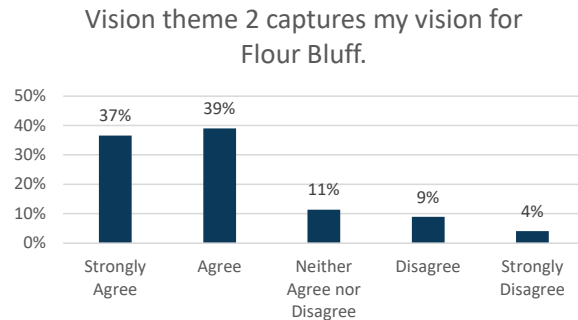


## Vision Theme 2

Support our local businesses so they can thrive.

### Vision theme 2 captures my vision for the Flour Bluff.

Response	Count	%
Strongly Agree	45	37%
Agree	48	39%
Neither Agree nor Disagree	14	11%
Disagree	11	9%
Strongly Disagree	5	4%
<b>Total</b>	<b>123</b>	<b>100%</b>



### Do you have additional comments regarding Vision Theme 2?

#	Feedback
1	Need to do something with abandoned businesses. Knock them down.
2	No
3	Keep new business on the main corridor off SPID.
4	yes to emphasis 'local businesses'
5	Save for the Flour Bluff sign, that is pretty much what it looks like now? Support the local businesses sounds great...I'm sure HEB and Walmart get the vast majority of the local monies spent How does that change, why would you want to from a Corpus Christi as a whole vision, what would it take from everyone living in the Bluff to spend the majority of their money strictly in the Bluff, when does this need to occur and what if it doesn't happen???
6	No
7	We need more variety of restaurants and shops. When you turn onto Waldron from SPID it looks like a run down part of town that you wouldn't want to live near.
8	While keeping the small town feel.
9	I support cleaning up the eyesore unappealing business fronts
10	I would love to see more local businesses in flour bluff.
11	More patrolling to keep loiterers away from this area.
12	Why is the North side of F.B dark? The North side of F.B is important too.
13	We did not need a Sherwin Williams. FB needs better choices for dining out and shopping.
14	I do support our local if possible
15	Attracting and supporting proper local businesses that lift and improve the overall community. Not smoke shops, pawn shops, and other trashy businesses (with property filled with debris, old boats, vehicles, etc).
16	The main roads need to be narrower because self driving cars don't need lanes as wide as we have, and we don't need as many lanes. More trees and solar panels

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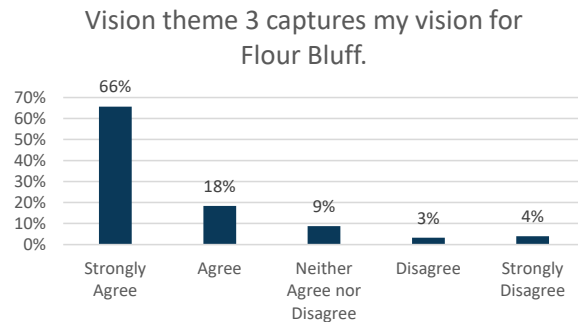
#	Feedback
17	Love it. But. Nothing will beautify the Bluff until the issue of vagrants staggering around this area is stopped. They are not homeless! They are drunks, druggies and thieves.
18	Offer incentives like the downtown area in CC for local businesses to thrive.
19	I would like to see more community pride types if signage. For example, the pillars at the Waldron Road and SPID underpass could be painted maroon and white and say Flour Bluff and depict a Hornet, the FBISD mascot. This would be similar to what TAMUCC has done at Nile and SPID. Also, it would be great to have "Home of the Flour Bluff Hornets" painted on the water tower. Our school has been in existence since 1892, so we're just a little bit proud...just a little bit.
20	Support local businesses and limit the same type of businesses from opening, we don't need ANY more storage units!!!

## Vision Theme 3

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

### Vision theme 3 captures my vision for the Flour Bluff.

Response	Count	%
Strongly Agree	82	66%
Agree	23	18%
Neither Agree nor Disagree	11	9%
Disagree	4	3%
Strongly Disagree	5	4%
<b>Total</b>	<b>125</b>	<b>100%</b>



### Do you have additional comments regarding Vision Theme 3?

#	Feedback
1	We already do a great job on this in the bluff. We don't have a lot of problems with trash in the laguna and there is lots of places to fish and enjoy a sunset. Access to these could be made easier but I think we take care of the laguna pretty well over here.
2	No
3	The Laguna Madre could be a huge tourist draw for bird watching if only it was more accessible with parking and viewing areas on Laguna Shores Drive.
4	You are doing the total opposite of protecting the habitat and you don't care whatsoever, you are only interested in making your pockets bigger. shame on you
5	The City should do everything in its power and then some to ensure the upper Laguna Madre and Corpus Christi Bay is protected to beyond EPA standards. Corpus Christi should be setting an example on how to protect the environment. It's not hard...just takes a commitment to excellence - for once in the City's life!
6	In vision theme #3 I don't see a raised portion of the walkway that would allow motorboats to navigate from one side of the walkway to the other.
7	The City needs to own Redhead Pond. TPWD has not maintained this wildlife management area and it is not accessible to the public
8	Great 40 years ago even better now
9	This vision also needs credit as an economic development vision, because it will be a boon to tourism and real estate.
10	Love the walking path, park and joining of the 2 parks.
11	I come from a very active outdoor community and I would like to see those things offered in Flour Bluff as well. Unless I'm forced to different parts of the coastal bend because the land I rent for my mobile home gets sold and I no longer can place a mobile in the bluff because I can't find suitable land with a mobile on it to move or that's been there less than 12 months per "grandfather" guidelines then I guess I wouldn't benefit would I?
12	I agree with all of these visions, and I think we can have it all, in balance.

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#	Feedback
13	Better patrolling to make sure homeless don't take over these areas.
14	Unless this walkway is really tall it will block small boats from key fishing points. Also the tides and white capping will destroy it.
15	Make the Oso area more aesthetically pleasing, add sidewalks and walking bridge so people can safely visit the area.
16	We need to protect the night resting sites of the Sandhill Cranes in the Oso.
17	Protect it in a manner that still allows us to go see and enjoy it
18	Realistically I don't think people will actually swim in the Oso. We would be better served to have a couple of fishing piers instead. The turn around is always flooded with people fishing off the bank.
19	Yes, for protecting and improving amenities for our Laguna Madre related assets. The proposed bridge over the Oso seems like an extremely low priority relative to all of the other things that our community should be focusing its limited resources on. How many people are going to spend their recreational time enjoying time on the Oso that is a dark brown mucky body of water that smells?
20	This trestle is a road to nowhere and may never be a reality. Parker Park should have been highlighted in this plan. It a historical landmark.
21	What makes for good habitat isn't always what attracts the tourists. Balancing that is tricky, especially if you are trying to provide enough cushion for the habitat to be able to absorb major damage from a hurricane or two.
22	Beautiful
23	This rendering is beautiful and captures a dream so many of us have had for the Oso trestle bridge. We have a very active group working with the city to get grants to get this project started.
24	The pedestrian bridge will be amazing! Please make sure that there is enough area for fishing spots that do not obstruct the walking/bike area.
25	The bridge pedestrian project will be amazing! Please make sure that you give enough space for fishing areas as it will be a high demand.
26	Allowing golf carts

## Policy Initiatives and Strategic Action Items

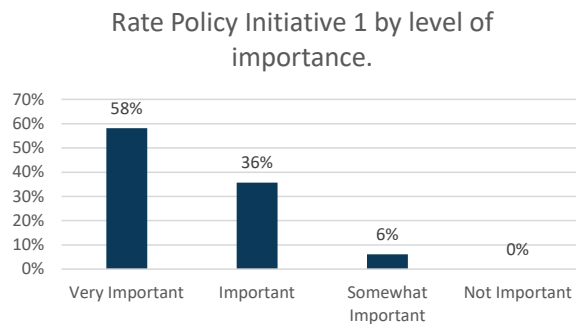
To implement the community’s vision, the plan includes four policy initiatives and detailed action items identified by residents during the community engagement process. Please review the Policy Initiatives and Strategic Action Items then answer the following questions.

### Policy Initiative 1

Provide stormwater management solutions to help flood-prone areas and enhance natural recreation assets.

#### Rate Policy Initiative 1 by level of importance.

Response	Count	%
Very Important	57	58%
Important	35	36%
Somewhat Important	6	6%
Not Important	0	0%
<b>Total</b>	<b>98</b>	<b>100%</b>



#### Are any action items missing from Policy Initiative 1?

#	Feedback
1	Keeping trash out of bay by stormwater drains
2	Storm water management is huge issue here in the bluff especially on laguna shores. I'd rather see that be the major concentration over worrying about the environment. Why spend millions making it "eco friendly" when all people want is so there houses and roads don't flood.
3	No
4	Voluntary compliance rarely work, but mandatory actions often do...this is too important of an issue not to take seriously.
5	No
6	Hopefully the city will make FB a place CC residence want to live.
7	Is this a joke, should of happened in 1960
8	There are many low lying streets and areas in F.B that need attention. Some of the most important are along Laguna Shores. A bulkhead needs to be built along the Laguna Madre to insure no flooding along Laguna Shores or around the sewer treatment plant, park, and pier.
9	Ive been in my home over 25yrs and waldron never flooded until the street was lowered and redone now it floods everytime it rains. The problem was made worse
10	Making the stormwater and other related systems be able to withstand a strong storm, because we know we will get at least one hitting us in the next 10 years. Make them strong enough.
11	I don't know if it's feasible, but enhancement of Mud Bridge to accommodate safe fishing spots would be good.

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### Are there action items in Policy Initiative 1 that are most important to pursue?

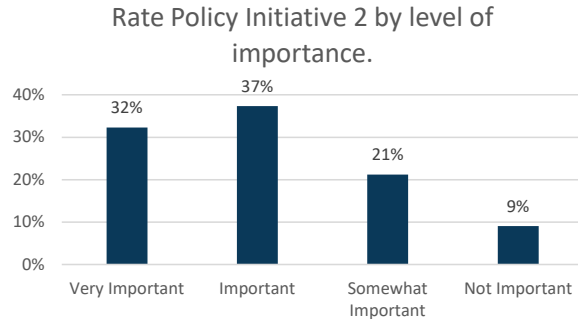
#	Feedback
1	Flooding
2	Stop the flooding over everything else.
3	The drainage plan is most important to me.
4	Flooding
5	Wastewater and stormwater management are very important to improve and appropriately maintain in the future.
6	limit non-porous ground cover
7	No
8	1.5 "...work with Federal and State agencies to use, where feasible and environmentally beneficial..." these folks have the expertise and the authority to ensure compliance and a positive outcome.
9	Create hike and bike pathway throughout Flour Bluff and connect over Oso Bay through Holly Road
10	There are a lot of street improvements already in place however, Mediterranean and Caribbean are being heavily utilized now that Laguna Shores is finally getting an upgrade. I believe those streets need to be replace before the 5-10 year look ahead.
11	Sidewalk not ditches
12	Development of the rail trestle. This would be great for real estate, business, recreation, and tourism! Many birds with one stone.
13	If you build fancy drainage system please maintain them
14	Yes a bulkhead.
15	Flooding problems.
16	Not letting people rebuild in areas that we know will get major floods. Duh.
17	1.6.2
18	The Oso hike and bike trail is one that has garnered lots of support from individuals, businesses, schools, environmental groups, and governmental agencies. It was in the 1992 FBADP, but no one moved on it. It could be the one project that puts Flour Bluff on the great spots to visit map.

## Policy Initiative 2

Create equitable opportunities for all Flour Bluff residents.

### Rate Policy Initiative 2 by level of importance.

Response	Count	%
Very Important	32	32%
Important	37	37%
Somewhat Important	21	21%
Not Important	9	9%
<b>Total</b>	<b>99</b>	<b>100%</b>



### Are any action items missing from Policy Initiative 2?

#	Feedback
1	The main problem when it comes to this is not lack of housing for the homeless, it's lack of mental health services. If you work or live in the bluff you realize most of these homeless have serious mental health problems. They need to be transferred to a place that can help them and not just left on the streets for us to have to deal with. Building cheap housing won't fix this and neither will be adding to Timmons ministries. All that does is attract more of them over here.
2	Way too vague. Not actionable.
3	There is always going to be those that live on the edges of society, try to help those you can but it is too great of a problem to fix. Do what you can to address these issues but you can not win every battle.
4	No
5	There good and bad, the bad wanna stay that way. Even if help is given.
6	The homeless want to be homeless. There are several HUD housing apartment complexes in F.B. Timon Ministries also helps the homeless with a free meal everyday. Quit giving out so much free stuff and the homeless will find somewhere else to go. Quit catering to the homeless.
7	Programs to incentivize local real estate investors/flippers to create affordable housing.
8	How much more diverse can the bluff get in housing? One street is low income and the one next to it is affluent and adjacent to that street is an RV park.
9	Address homelessness. It is as bad as it has ever been.
10	Opportunities can't be equitable. Equity in is judged by OUTCOMES and very specifically means that opportunities are not equitable so that the disadvantaged end up with equal results.
11	This is the top reason preventing certain businesses from coming to the area is the homelessness issue. It is very important to develop this so they have a place to go and businesses feel safe opening.
12	Tired of all the vagrants in fb. When parker park was resin I tried to take my child but too many vagrants having around sleeping on the nice new benches
13	Golf carts

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### Are there action items in Policy Initiative 2 that are most important to pursue?

#	Feedback
1	Deal with the mental issues of the homeless before you waste money building more low income housing that you have to stay poor to afford.
2	Attention to families and children should come first. The vast majority of us are a product of our upbringing. Do what we can for those that will accept it and use it to improve their situation but you have to limit the time and resources to those goals that are achievable.
3	No
4	This is a combination of 2 and 3, but I don't see it listed anywhere to create a bicycle/wheelchair/pedestrian bridge over SPID. I see people running or cycling across SPID between Waldron and Flour Bluff Drive way too often. They're coming from the low socioeconomic areas on the north side of the highway to the businesses on the south side. It's so dangerous. I-37 has a pedestrian bridge, and SPID could truly use one here.
5	Move the Homeless out.
6	No
7	Keeping vagrants away. They can quickly grow in numbers and I must say theft has decreased with the added police cruisers.
8	Real, swear to god, equitable outcomes.
9	2.4
10	Housing that is affordable for young families and the working poor.

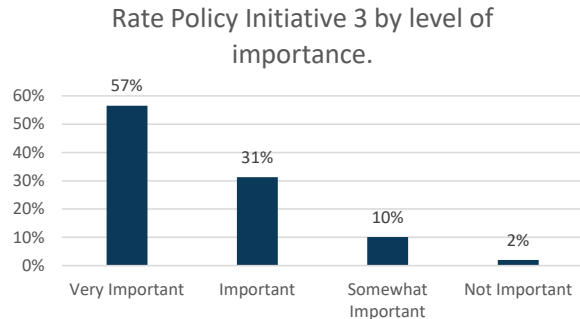


## Policy Initiative 3

Improve roadway conditions and connect the community through alternative transportation options.

### Rate Policy Initiative 3 by level of importance.

Response	Count	%
Very Important	56	57%
Important	31	31%
Somewhat Important	10	10%
Not Important	2	2%
<b>Total</b>	<b>99</b>	<b>100%</b>



### Are any action items missing from Policy Initiative 3?

#	Feedback
1	Speed bumps or more police patrol to stop speeders
2	Fix the roads. Overpriced fancy public transportation never get used. There is no need for it.
3	More bike path for foot traffic
4	Yes!!! We need sidewalks in the neighborhoods outside of the base in the Dewitt neighborhood and surrounding areas. We have a bunch of families with kids over here as well as wheel chair bound people. We need sidewalks so the kids and elderly aren't dodging cars.
5	A circulating bus route from SPID down Flour Bluff Dr to Yorktown, back up Waldron Rd to SPID -- or somehow that makes sense.
6	All NEW construction should have sidewalks of sufficient width. Not the old style ones that barely can two people walk.
7	The use of new public transportation methods will be very costly and will not be used enough to justify the cost. Keep the roads in good condition.
8	No
9	Throw Graham Rd. in there as well as it relates to the sidewalk connections.
10	This is a combination of 2 and 3, but I don't see it listed anywhere to create a bicycle/wheelchair/pedestrian bridge over SPID. I see people running or cycling across SPID between Waldron and Flour Bluff Drive way too often. They're coming from the low socioeconomic areas on the north side of the highway to the businesses on the south side. It's so dangerous. I-37 has a pedestrian bridge, and SPID could truly use one here.
11	The concrete side walks from Don Patricio to SPID are great and need to be extended at least to Purdue Rd.
12	So t just stop with Flour Bluff fix the pot holes and streets in all of Corpus particularly Holly Between Ayers and Greenwood those poor people ruin, absolutely ruin their cars getting out of their neighborhood and home.
13	Please add a sidewalk to the block of Graham road where Parker Pool is, for more accessibility to the pool and playground.
14	Yes.
15	Need to figure our the school traffic problems

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#	Feedback
16	Make our roads safe for bicyclists. The steep ditches and no shoulders mean that bicyclists must use a lane of traffic with no option to get out of the way of speeding cars. It is terribly dangerous to ride a bike in Flour Bluff-like on Flour Bluff drive between Glenoak and Yorktown
17	It isn't about how fast we can move, it's how long it takes to get where we're going. If we don't need to go to the mainland for things then we meet that goal easier.
18	Allowing golf carts

### Are there action items in Policy Initiative 3 that are most important to pursue?

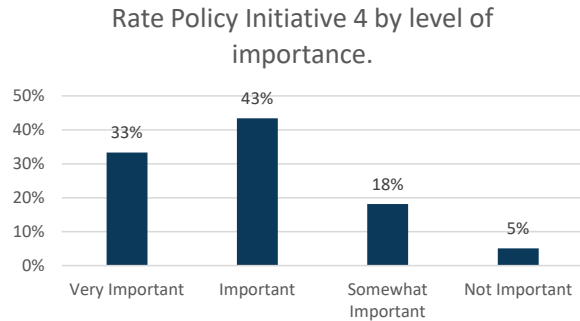
#	Feedback
1	Everyone needs sidewalks, not just the nice looking neighborhoods that make y'all feel nice.
2	Fixing roads throughout Flour Bluff. Quality control to improve completed work by contractors.
3	Connect Flour Bluff Drive to Waldron to Laguna Shores Road as well as it relates to a sidewalk/ bike/hike system.
4	No
5	Alternative transportation is better roads that 2 cars can pass at same time.
6	No
7	The streets off Yorktown are terrible. Clearview, Lynda Lee, Jamaica, Sweet Bay, Alisa Ann and more are pure potholes that the city puts asphalt in and 3 months later they are potholes again.
8	Safe side walks and bicycle paths to the ISD from all points of Flour Bluff
9	Getting paper streets developed will open up opportunities to make a more connected community as well as affordable housing opportunities on land that can't currently be developed because of a lack of access. These items should be moved to short term.
10	SIDEWALKS AND BIKE TRAILS! cant get anywhere from Yorktown bc there arent sidewalks or safe bike paths. What kind of city doesnt put sidewalks in?
11	Expansion and improvement of Yorktown from the Mud Bridge to Waldron. This is not only a critical safety issue, but also needed for an improved evacuation means for Flour Bluff residents.
12	A transportation system that doesn't freaking kill people. How is it ok that so many people die just trying to go some place? Why, if you kill someone with a car is it an accident, but if you do it, literally any other way, it's manslaughter?
13	3.7
14	3.7 should be at the top.

## Policy Initiative 4

Foster Flour Bluff community pride.

### Rate Policy Initiative 4 by level of importance.

Response	Count	%
Very Important	33	33%
Important	43	43%
Somewhat Important	18	18%
Not Important	5	5%
<b>Total</b>	<b>99</b>	<b>100%</b>



### Are any action items missing from Policy Initiative 4?

#	Feedback
1	Waste of money when many streets in flour bluff still do not have sidewalks. Let's concentrate on stuff that will actually help and not just put paint on a turd.
2	Clean up and beautify NAS it is embarrassing that the approach to the base is an eyesore for those that come from out of state to the base and the RV park at the end of Skipper St.
3	No
4	The city needs to enforce the code restrictions already in place and make residents clean up their yards.
5	A Litter Critter in the right location would be nice.
6	Paint the water tower with to promote and show flour bluff pride.
7	I would love to see a farmers market to allow local businesses the opportunity to get their names out there. I'd rather buy local
8	I would love to see Parker Pool more recognized as a resource for teaching Flour Bluff kids to swim, an essential life skill for any kids growing up surrounded by water.
9	No
10	Creating a "city center" where local retail and food industries bring the community together. Something along the lines of the Pearl in San Antonio.
11	More trees and distributed electrical generation.
12	Kiosks with historical information could be added to parks. Flour Bluff has a rich history, one that has created a Flour Bluff attitude among those past and present who have lived and attended school here.
13	Golf carts

# Flour Bluff

## AREA DEVELOPMENT PLAN

### Are there action items in Policy Initiative 4 that are most important to pursue?

#	Feedback
1	Zero. It's money better spent on sidewalks.
2	No
3	No
4	Parker Park was once a great place to play tennis in the Spring. The pool was a great place for the kids to get cool. The Ethel Eyerly senior center is very nice. Flour Bluff is the gateway to the island. I have always said the roadways need to be improved and more lighting also.
5	Underground electric and better parks/playgrounds. Putting in another skate park? Why? That only hits a minimal portion of the population. Give all kids of all ages something they can enjoy. My kids aren't skaters. They want playgrounds and fitness playgrounds. Take a look at the park in Rockport. It's fantastic.
6	Tree City USA!
7	4.7.3 and 4.7.4

## General

**Do you have additional comments about the Policy Initiatives and Action Items?**

#	Feedback
1	Need ordinances to prevent junk, old cars and general poor yard maintenance.
2	Sidewalks in the poorer neighborhoods and not just the others.
3	Connect, green up, spruce up, repair infrastructure and protect the environment would be the best things for the Flour Bluff community.
4	I can't wait to see what the City has done to Laguna Shores. Hopefully with the upgrades to Laguna Shores it will get rid of the Sargassum smells
5	No
6	Monument street structures are not necessary. Keep the RV areas on the beach.
7	Paper streets need to be moved to the short term goals list. The development of these streets will foster a boom in available and affordable housing for the area.
8	I'll believe all this when I see it. I know FB drive will get redone in 6 months with crappy patchwork and unlevel pavement. Hire people that make flat roads that dont have to be redone every 6 months.
9	Where is the enforcement of land use plans? What percent of rezonings get approved? It feels like is should be very few, like 25%, but when I look it seems like 99%.

## Public Investment Initiatives

Public investment projects support the implementation of the Flour Bluff community’s vision and goals. 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 timeframes:

- » Short-Term (Next 5 Years)
- » Mid-Term (6-10 Years)
- » Long-Term (More Than 10 Years)

Please review the Public Investment Initiatives then answer the following questions.

### Short-Term

Select the top 5 short-term projects in ranking order from 1 to 5, with 1 being the highest priority.

#	Project Name	1st	2nd	3rd	4th	5th	Total	Percent
P5	Oso Bay Trestle Bridge Hike & Bike Design	17	6	10	4	6	43	11%
P6	Oso Bay Hike & Bike Trail Phase 1	7	15	4	6	6	38	10%
P3	Parker Park Covered Basketball Court & Improvements	8	2	6	3	5	24	6%
P4	Wranosky Park Skatepark Improvements	3	6	5	3	5	22	6%
S6	Glenoak Drive Reconstruction + Bike Mobility (Flour Bluff Dr. to Waldron Rd.)	4	5	5	4	3	21	6%
P1	Dimmit Pier Improvements	0	1	5	4	6	16	4%
S9	Yorktown Mud Bridge Evaluation	4	3	1	4	3	15	4%
U7	Glenoak Stormwater Improvements	2	3	3	3	3	14	4%
S2	Laguna Shores Phase 2 (Hustlin' Hornet Dr. to Caribbean Dr.)	1	6	4	2	1	14	4%
P8	Laguna Shores Living Shoreline	1	3	4	2	4	14	4%
S1	Laguna Shores Phase 1 (SPID to Graham Rd.)	5	3	2	2	1	13	3%
S4	Waldron Road Improvements (SPID to Purdue Rd.)	3	3	3	3	1	13	3%
P7	Red Head Pond Wetlands Enhancement	2	2	2	5	2	13	3%
U5	Laguna Madre Wastewater Treatment Plant Improvements	4	0	3	4	1	12	3%
P2	Retta Park Improvements	3	2	2	5	0	12	3%

# Flour Bluff

## AREA DEVELOPMENT PLAN

#	Project Name	1st	2nd	3rd	4th	5th	Total	Percent
S7	Flour Bluff Dr. (Don Patricio Rd. to Glenoak Dr.)	1	3	2	1	5	12	3%
S5	Waldron Road Improvements (Purdue Rd. to Glenoak Dr.)	2	3	3	2	1	11	3%
U2	Elevated Water Storage Tank	2	2	2	2	3	11	3%
U6	Lift Station Repairs (Waldron, Purdue, Laguna Shores, Jester)	3	0	2	1	3	9	2%
S3	Laguna Shores Phase 3 (Mediterranean Dr. to Wyndale St.)	1	1	2	5	0	9	2%
U3	Flour Bluff Dr. Water Line (complete)	1	2	1	1	3	8	2%
S8	Caribbean Dr. Reconstruction. (Waldron Rd. to Laguna Shores Dr.)	1	1	2	1	2	7	2%
U8	Don Patricio Drainage Study	1	0	1	0	4	6	2%
U1	Naval Base Utility Line Improvements	0	1	0	2	2	5	1%
S13	Don Patricio Rehabilitation	2	0	1	0	0	3	1%
U4	Laguna Shores Road Force Main Replacement (complete)	1	0	1	1	0	3	1%
S10	Hustlin Hornet Rehabilitation	1	1	0	0	0	2	1%
S15	Laguna Estates Subdivision Street Rehabilitation	0	1	0	0	1	2	1%
S12	Micah St. Rehabilitation	0	1	0	0	0	1	0%
S11	Saxony Dr. Rehabilitation	0	0	0	1	0	1	0%
S14	Seafoam Dr.	0	0	0	1	0	1	0%
S16	Years 3-5 IMP	0	0	0	0	0	0	0%
	<b>Total</b>	<b>80</b>	<b>76</b>	<b>76</b>	<b>72</b>	<b>71</b>	<b>375</b>	<b>100%</b>

# Flour Bluff

## AREA DEVELOPMENT PLAN

### Are any projects missing from the short-term projects list?

#	Feedback
1	You need bike lanes and sidewalks
2	Yes. Sidewalks in the Dewitt and surrounding neighborhoods. We have lots of families with kids and disabled elderly that are in wheel chairs. This needs to be a priority.
3	Caribbean Rd. repair from Waldron to Roscher, Ramfield Rd widening and repair from Waldron to Roscher.
4	Waldron Park is much more enjoyable to families than Retta Park. Waldon Park has much more to offer and should be on this list.
5	S21, S22, S23, and S26 from the mid-term should be accelerated.
6	Sidewalks/Bike Paths completely along Flour Bluff drive. All the way to Yorktown.
7	A LOT
8	Mediterranean needs to be moved up on the list of projects! The Laguna Shores project is already underway. Why is it listed again?
9	Graham road desperately needs to be fixed. The police use it as well as many residents and it's a Segway to the main roads.
10	Yes, finish the 2020 bond for curbs, gutters and sidewalks, from Jester, to Skipper, includes, Valerie, Marzbacker, and Carletta.
11	Paper Streets development
12	Don't see fixing from Caribbean to Yorktown or any of Yorktown
13	Comprehensive life cycle evaluation of infrastructure investment needs in Flour Bluff. Making the schools better. While the teaching and buildings are the ISD, the streets and adjacent facilities can make a big difference. The library, adjacent parks, and streets and sidewalks should be a short term priority.
14	Glen Oak, from Waldron to Debra. Need sidewalk for kids walking to/from school
15	We would love to see some benches between the play structures at Parker Park. There is only two benches and both are not close enough for multiple families to be able to sit and watch their children play and be close to them in case something were to happen.
16	There needs to be a sidewalk between Caribbean Dr. and Mediterranean St. People have to walk on stickers, in dirt or on the street itself. Needed pretty bad for kids going to school.



# Flour Bluff

## AREA DEVELOPMENT PLAN

### Should any proposed short-term projects move to a different timeframe? (ex. mid- or long-term)

#	Feedback
1	Infrastructure should come first...the city is already in trouble over wastewater discharge, the roads are a disgrace...and everything else city should be mid-term...there should be very few long term projects unless that is how funding works out (if seeking significant external funding).
2	Almost everything was at least a 3.
3	No
4	Any new park/trail should be delayed until current parks and trails are improved
5	Yes, all park improvements.
6	Expedite Mud Bridge expansion evaluation so it can dovetail with a Yorktown expansion plan.
7	Mud bridge to 1-5 years.
8	Trestle bridge hike and bike design.
9	The Oso trestle bridge project should be moved into the 1-5 year range.

### Do you have additional comments regarding the proposed short-term projects?

#	Feedback
1	Dimmit pier is a waste of money they tear it up all the time. During the day the park is used by people having sex, drug deals and to dump animals. The police need to patrol the park more often.
2	The Oso Bay trestle bridge will be a huge benefit for real estate and development as well as recreation - I am glad to see it on the short-term list!
3	No
4	There is so much potential and interest in expanding the Wranosky skatepark. It's is always busy but cannot safely accommodate more that 2-3 skaters at a time. Flour Bluff should have a full sized skatepark including pools and bowls for different ability levels from beginner to expert. A well designed skatepark will not only provide a safe place for local Flour Bluff kids to skate but would also attract visitors from across the state.
5	Ranking these, without the benefit/cost analysis and total project cost of each, with available funding, is futile and leads only to conflict between neighbor factions.
6	Parker Park should really be done nicely with sand volleyball, more play areas, expanding the skate park at wranosky. We have a great park and need to improve it a lot. Corpus really lacks in neighborhood parks areas compared to other cities so this is a big place to really do well.

## Mid-Term

Select the top 3 mid-term projects in ranking order from 1 to 3, with 1 being the highest priority.

#	Project Name	1st	2nd	3rd	Total	Percent
P12	Oso Bay Trestle Bridge Construction	18	4	4	26	12%
S26	Flour Bluff Dr. Improvements + Bike Mobility (Glenoak Dr. to Yorktown Blvd.)	8	6	10	24	11%
S22	Yorktown Blvd. (Mud Bridge to Flour Bluff Dr.)	5	11	7	23	11%
S23	Yorktown Blvd. (Flour Bluff Dr. to Waldron Rd.)	4	8	10	22	10%
P10	Ethel Eyerly Senior Center Improvements	11	2	5	18	8%
S21	Yorktown Blvd Mud Bridge	8	7	3	18	8%
U9	Laguna Madre Wastewater Treatment Plant Improvements	5	5	8	18	8%
P9	Non-motorized boat launches	3	5	8	16	7%
P11	Laguna Madre / Dimmit Pier Trails Design	3	7	2	12	6%
S27	Graham Rd. Improvements + Bike Mobility	4	4	3	11	5%
S24	Yorktown Blvd. (Waldron Rd. to Laguna Shores Dr.)	4	2	4	10	5%
S25	Waldron Rd. Improvements (Caribbean Dr. to Yorktown Blvd.)	1	5	2	8	4%
S17	Paper Streets - (Don Patricio Rd. to Division Rd.)	1	0	2	3	1%
S20	Mediterranean Dr. Improvements	0	1	2	3	1%
S18	Dove Lane Paper Street	1	1	0	2	1%
S28	Meeks Road Reconstruction (IMP-Eligible project)	0	0	1	1	0%
S19	Division Rd. Improvements	0	0	0	0	0%
<b>Total</b>		<b>76</b>	<b>68</b>	<b>71</b>	<b>215</b>	<b>100%</b>

Are any projects missing from the mid-term projects list?

#	Feedback
1	A LOT
2	Making the Bluff more storm resistant and survivable. A long term funding program so we can see all of the projects get built. Otherwise these are just a dream. Educating everyone what things cost to build and maintain should be taught in the schools and brought home to the parents.

# Flour Bluff

## AREA DEVELOPMENT PLAN

### Should any proposed mid-term projects move to a different timeframe? (ex. short- or long-term)

#	Feedback
1	The water treatment improvements should be moved up to short term. The bluff always has it the worst when it comes to water boils.
2	S21, S22, S23, and S26 from the mid-term should be accelerated.
3	They all should be short term!
4	Move S27 to short.
5	No
6	Yes, all paper street developments should be moved to short term.
7	We need sidewalks and bike paths from glenoak-waldron and glenoak-FB drive to yorktown and all of laguna shores YESTERYEAR!
8	Making the schools better. While the teaching and buildings are the ISD, the streets and adjacent facilities can make a big difference. The library, adjacent parks, and streets and sidewalks should be a short term priority.
9	S17 should be moved to the bottom. It will be very difficult to pull off. Plus, the Don Patricio area can not handle any more subdivisions until the drainage issues are fixed.

### Do you have additional comments regarding the proposed mid-term projects?

#	Feedback
1	The parks should all have circular walking paths and shade cover.
2	Bike trails are a waste of money, they aren't used in town, this isn't a cycling city.
3	No
4	In order to put trails by the Dimmit fishing pier you will need a bulkhead as during a hurricane (Hanna and Harvey) the area floods. The current rebuild of the pier should have been made of concrete!
5	The city should not be responsible for funding the improvements to "paper streets". The owners of this properties acquired those properties in their current conditions and therefore paid a commensurate price for those. The owners can't expect the city to now foot the bill to fund the subpar conditions of those streets, etc.....the owners bought those with their eyes wide open.
6	I feel like not all the short term projects will get done even in the midterm so these are really just to pacify the loud complainers.

## Long-Term

Select the 1 project you believe is the highest priority.

#	Project Name	1st	2nd	3rd	Total	Percent
P15	Laguna Shores Hike & Bike Trail	22	19	9	50	24%
P16	Drainage Channel Hike & Bike Trail (Glenoak Dr. to Laguna Shores)	12	10	12	34	17%
P13	Dimmit Park Trail System	12	7	9	28	14%
P14	Laguna Madre Living Shoreline (GLO project)	8	9	9	26	13%
P17	Drainage Channel Hike & Bike Trail (Parker Park to Laguna Shores)	3	9	12	24	12%
S29	Debra Ln. / Jamaica St.- Street, Stormwater, & Pedestrian Improvements + Extension	9	3	10	22	11%
S30	Division Rd. Improvements + Bike Mobility	6	10	6	22	11%
<b>Total</b>		<b>72</b>	<b>67</b>	<b>67</b>	<b>206</b>	<b>100%</b>

Are any projects missing from the long-term projects list?

#	Feedback
1	shame on you people
2	Making the schools better. While the teaching and buildings are the ISD, the streets and adjacent facilities can make a big difference. The library, adjacent parks, and streets and sidewalks should be a short term priority.

Should any proposed long-term projects move to a different timeframe? (ex. short- or mid-term)

#	Feedback
1	No
2	Yes the pedestrian and storm drainage improvements for Wagner Lee to Holland drive should be in phase #1.
3	Sidewalks, pedestrian paths and bike trails need to be short term.
4	The living shoreline should be short term
5	S29

Do you have additional comments regarding the proposed long-term projects?

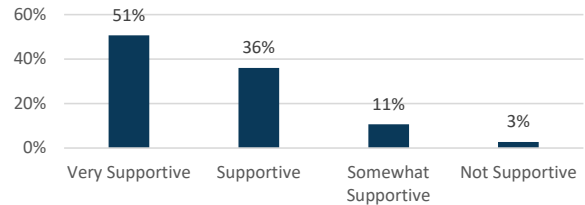
#	Feedback
1	No
2	Who is funding this?
3	It doesn't seem like any of the foreseeable changes in our society are being planned for.

## General

### How much do you support adoption of the Flour Bluff Area Development Plan?

Response	Count	%
Very Supportive	38	51%
Supportive	27	36%
Somewhat Supportive	8	11%
Not Supportive	2	3%
<b>Total</b>	<b>75</b>	<b>100%</b>

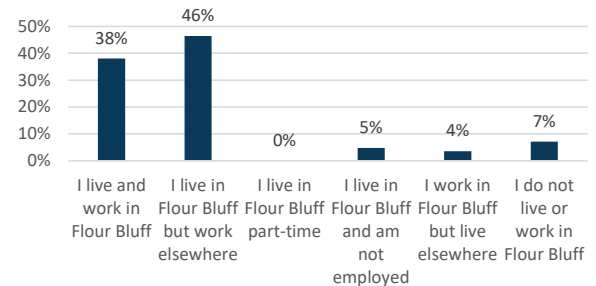
### How much do you support adoption of the Flour Bluff Area Development Plan?



### Which best describes you? (Optional)

Response	Count	%
I live and work in Flour Bluff	32	38%
I live in Flour Bluff but work elsewhere	39	46%
I live in Flour Bluff part-time	0	0%
I live in Flour Bluff and am not employed	4	5%
I work in Flour Bluff but live elsewhere	3	4%
I do not live or work in Flour Bluff	6	7%
<b>Total</b>	<b>84</b>	<b>100%</b>

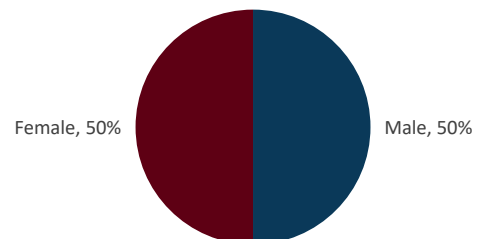
### Which best describes you? (Optional)



### What is your gender? (Optional)

Response	Count	%
Male	41	50%
Female	41	50%
<b>Total</b>	<b>82</b>	<b>100%</b>

### What is your gender? (Optional)

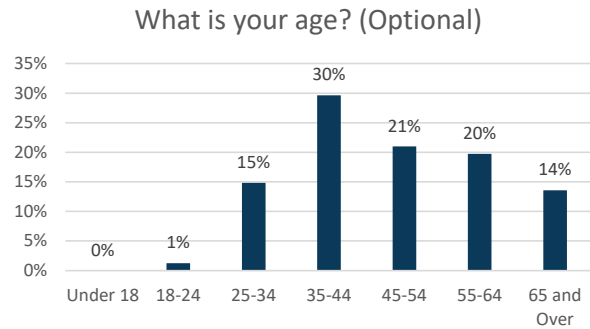


# Flour Bluff

## AREA DEVELOPMENT PLAN

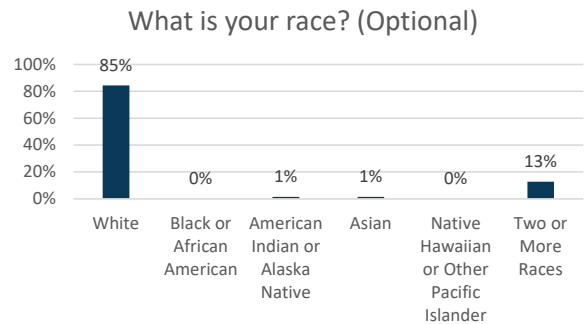
### What is your age? (Optional)

Response	Count	%
Under 18	0	0%
18-24	1	1%
25-34	12	15%
35-44	24	30%
45-54	17	21%
55-64	16	20%
65 and Over	11	14%
<b>Total</b>	<b>81</b>	<b>100%</b>



### What is your race? (Optional)

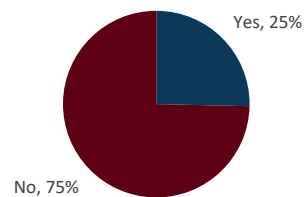
Response	Count	%
White	60	85%
Black or African American	0	0%
American Indian or Alaska Native	1	1%
Asian	1	1%
Native Hawaiian or Other Pacific Islander	0	0%
Two or More Races	9	13%
<b>Total</b>	<b>71</b>	<b>100%</b>



### Are you of Hispanic or Latino Origin? (Optional)

Response	Count	%
Yes	18	25%
No	53	75%
<b>Total</b>	<b>71</b>	<b>100%</b>

### Are you of Hispanic or Latino Origin? (Optional)



# Flour Bluff

## AREA DEVELOPMENT PLAN

### Do you have any other thoughts or comments you want to share about the Flour Bluff Area Development Plan?

#	Feedback
1	We need to clean up the neighborhood. Closed businesses and residents yards.
2	Recreational use of cannabis
3	Sidewalks have to be the priority in the bluff before we do much else. We have people constantly walking in the streets over here because they have no where else to go. This is dangerous for children as well as the elderly trying to get to bus stops.
4	FB, in the north/south direction, is a dead-end community. It needs north/south recreational landmarks and commercial destinations with good roads that go "places." There's much more to be said about this futuristic idea!
5	Please address the growing homeless population in Flour Bluff
6	Do not procrastinate...get it done!
7	No
8	It's very important we do not overcrowd our town. As we develop, let's keep the country rural area feel in our town.
9	I believe Flour Bluff is an up and coming area. The citizens that live there need to be responsible for the upkeep of their yards. I would like to see monitoring of Laguna Shores road once completed. IT seems to be a dumping ground for tires, couches, and junk.
10	I fully support making Flour Bluff a place to be proud to call home I just hope when NAS-CC takes the mobile home park I love and live in there's consideration for the people who own homes that will have to make arrangements to move those homes and purchase land.
11	More street lights in residential neighborhoods (Vialoux Dr)
12	No
13	Very excited about this plan and looking forward to seeing it implemented
14	PLEASE put this web page on TV. I was unaware of this and so were several of my friends. The 5 P.M. news would be great! Even the 12:00 news would be fine. I have lived in F.B for 40 years.
15	Paper street development needs to be a much higher priority.
16	Sidewalks sidewalks sidewalks. All-age playgrounds please. I hope the bidder that is agreed upon does quality work and not some half-*** job making the neighborhood a mess and needing to be redone over and over.
17	Having to take and pick up from the schools, a plan needs to be figured out to help with traffic. Going from high school to Purdue it takes 30 minutes.
18	Just remember we still live here don't raise the property taxes for all this
19	This should be revisited regularly, and used in the schools.
20	Repair Don Patricio between Flour Bluff Dr. & Waldron. Add street lights all the way down Flour Bluff Dr.
21	Finish the projects before I have grandkids so they can enjoy visiting their grandparents.
22	These are all good ideas, but Flour Bluff will continue to be unsafe at parks, etc..... with current homeless population.

# Flour Bluff

## AREA DEVELOPMENT PLAN

#	Feedback
23	Flour Bluff is a community ready to happen. The citizens are biting at the bit to see it become the best it can be.
24	We need to have a dedicated mowing, edging and weed-eating team that also cleans up litter. We need to mow all fields down to prevent homeless encampments. We need to get the homeless off the streets.

### Online Open House Comments

Participants were asked to share any additional thoughts or input on the online open house website. The following is the feedback received.

#	Feedback
1	What happen to those of us who only in the last couple of years bought a brand new house in this Aviation zone?? All this stuff about improving the bluff I was excited about but now it appears I'm going to be kicked out? Is the government going to buy this land? I bought this as an invest since the property values are on good climb. Now your taking my investment? (03/25/2021)
2	Making a groove in gutters will not improve flooding. (03/25/2021)
3	Corpus Christi needs to offer multi-family housing in Flour Bluff targeted to Navy personnel. The Navy is moving from on-base quarters to off-base housing in the private sector. NAS CC will undoubtedly be considered in the future for base realignment/base closings, and lack of good, close housing for its personnel could put the base on the chopping block. (04/02/2021)
4	Focus on the needs for Navy personnel assigned to NAS CC. (04/02/2021)
5	Adequate housing in FB for Navy personnel is top priority to ensure viability of NAS CC when base realignment/base closure measures are taken under consideration. (04/02/2021)
6	Please make street repairs a priority as well as installing sidewalks. (04/03/2021)
7	The picture is beautiful, but, having lived in Flour bluff for OVER 40 years, I believe it is "a Pipe-Dreams Christi treats Flour Bluff like an UNWANTED Step Child. (04/05/2021)
8	I would love to see the tennis courts at Parker Park resurfaced. On a summer night especially the courts will fill up quickly with seasoned players and lots of beginners. You will see Church groups out there with a group of young people learning to play. The structure is already there it needs repairs! Please consider this in addition to your basketball court work. I honestly see more tennis players out there than basketball players. [Personal Information Redacted] (04/07/2021)
9	Do not start any project you can not finish. Corpus has been the same for 30 years. I came back to care for my Mom and it is worst than when I left. Streets are so messed up, downtown has no businesses like in other cities have developed apartments with shops that people would be able to stroll and enjoy music as well. It's like city leaders have not gone to other cities to see how they have evolved. The bay front should be filled with restaurants and music venues. It's like the only attraction is Selena statue, cemetery and the beach. There are no fancy resort type hotels in Corpus. I could go on and on. Oh and let's not forget there are no police patrolling neighborhoods like when I was a kid, the police officer who patrolled our neighborhood knew all of my 8 siblings. There are drug dealers almost at every corner!!!! (04/10/2021)