

City of Corpus Christi

Padre/Mustang Island

AREA DEVELOPMENT PLAN

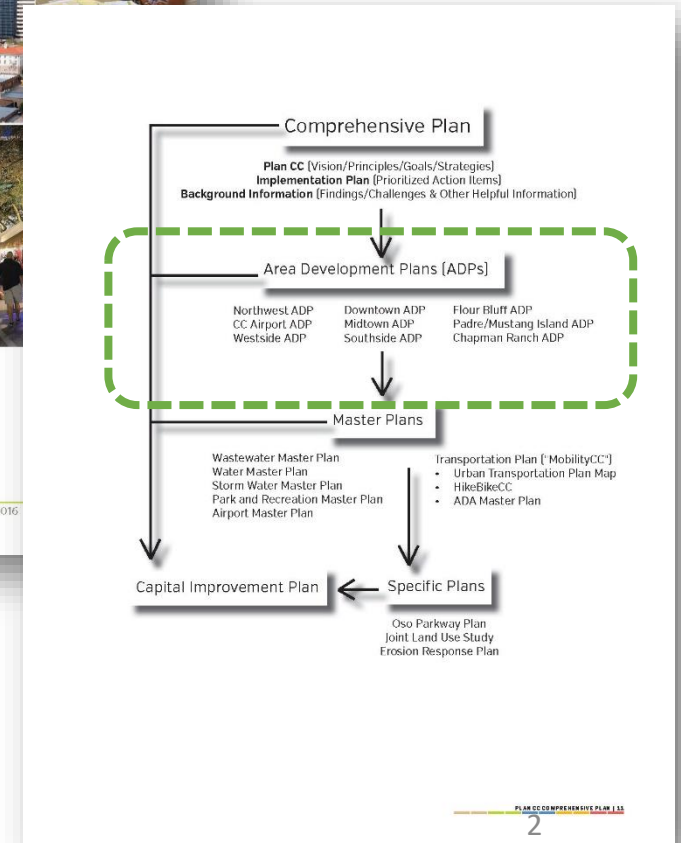
City Council
June 22, 2021



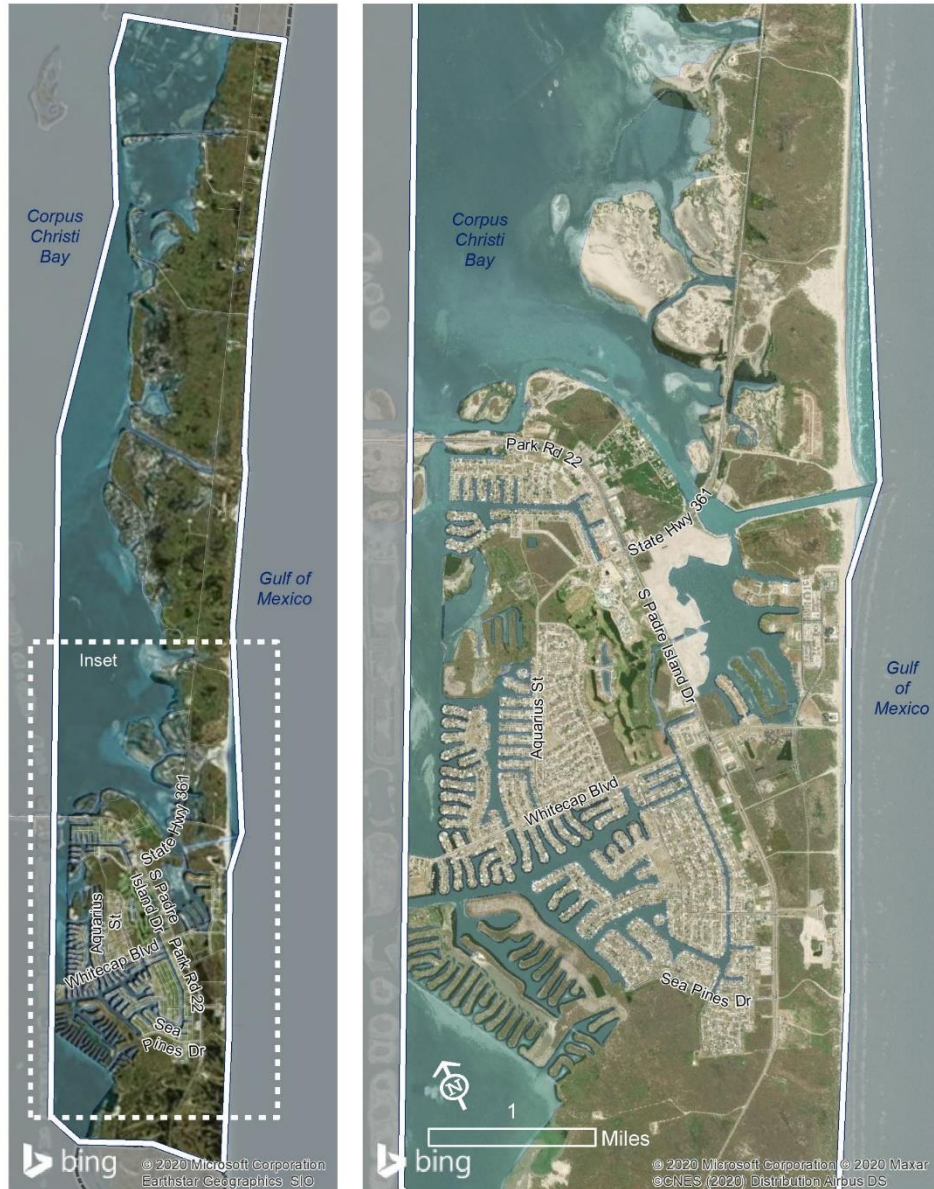
Area Development Plans



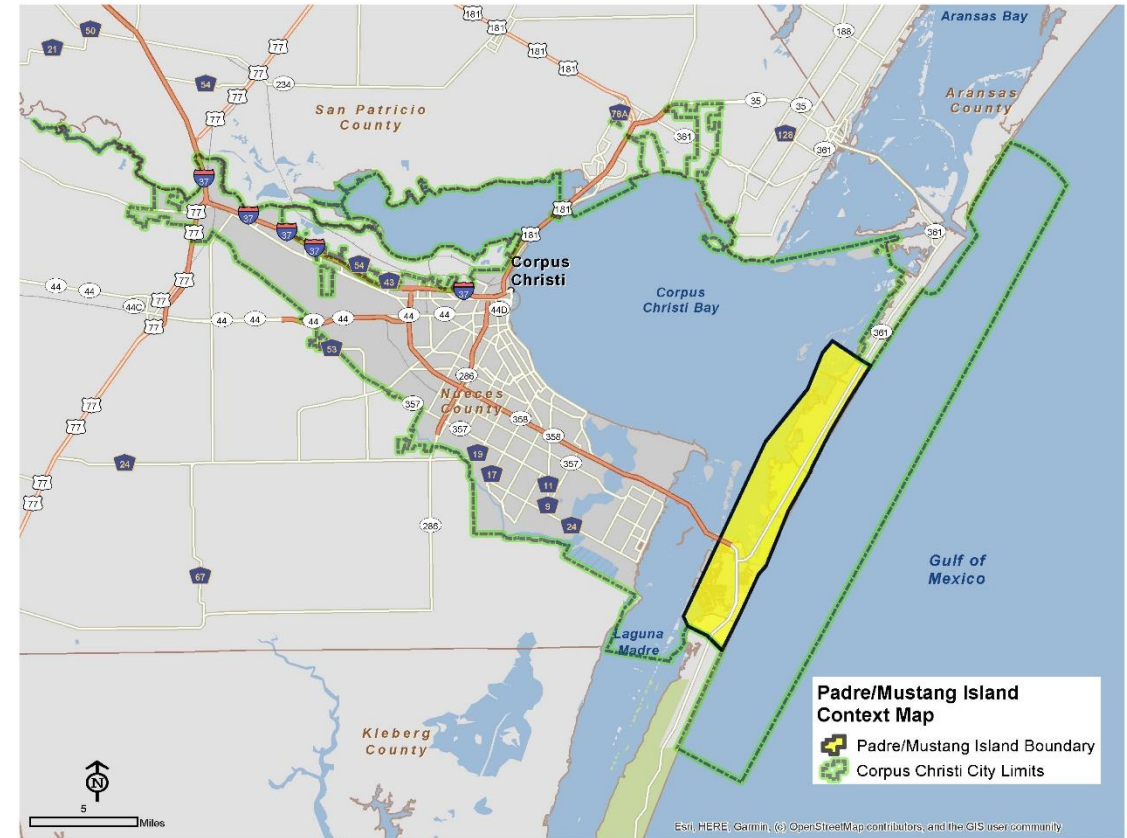
- ❑ Area Development Plans (ADP) are an initiative of the Plan CC Comprehensive Plan
- ❑ An ADP goes into more detail about future development of each area – 9 throughout the city
- ❑ ADPs have been in place for several years and are in the process of being updated



ADP Boundaries



Context Map



Creating an Implementable Plan



Padre/Mustang Island AREA DEVELOPMENT PLAN

INTRODUCTION

ONLINE SURVEY SUMMARY

ABOUT THE SURVEY

Community members had an opportunity to participate in an online survey available from March 12, 2020 to May 11, 2020 to give their feedback on the future of Padre/Mustang Island. This is a snapshot of the results.

518

WHAT IS IMPORTANT TO YOU?

- 1 Environmental Concerns
- 2 Mix of Land Uses
- 3 Utilities
- 4 Social Issues
- 5 Transportation

WHAT IS YOUR VISION FOR THE ISLAND?

"Better entertainment, restaurants and shopping without taking away from the Island Coastal community"

"50/50 split between primary residences and commercial"

"Beautiful and safe beaches and views"

"A balance between a sustainable environment, inviting tourism spot and community engagement."

CITY OF CORPUS CHRISTI (DRAFT)
MARCH 10, 2021



POLICY INITIATIVES AND IMPLEMENTATION

2 ENHANCE PARK AND RECREATION FACILITIES TO PROVIDE VARIOUS ACTIVITIES AND ENTERTAINMENT FOR ALL AGES

VISION THEMES

BLENDED RESIDENTIAL COMMUNITY AND DESTINATION

Encourage tourism and the development of local commercial business environment and sufficiently support the year-round residential community.

VISION

The Island aims to be a premier destination location that seamlessly combines a lively tourism center, commercial and mixed-use development along PR22 to provide needed services and create entertainment opportunities for residents and visitors to the Island. Creating a low-center style destination community center and focus of entertainment activities on the Island, infrastructure such as hotel facilities, creation of a marina, and overall island to better accommodate large events like festivals and tourism visitors to extend their stay on the island without having to use their car. Additionally, using various wayfinding and branding elements could promote its identity.

HOW WE GET THERE

- 2.1. Prioritize full development of existing parks on the Island. These parks include Jackfish, Aquarius, Commodores, Blish, and Douden Parks. The improved parks will be regularly maintained according to the City's Parks Master Plan.
 - 2.1.1. Identify appropriate locations to incorporate or add new park amenities, including walking trails, community gardens, volleyball courts, pickleball courts, tennis courts, splash pads.
 - 2.1.2. Encourage community participation and partnerships to implement the recommendations of the Parks Master Plan Update (underway at time of print).
- 2.2. Improve and maintain the Packery Channel recreational facilities such as roadway access, parking, pavilions, concessions, bathhouses, restrooms, public fishing facilities, beach maintenance, observation areas, nature trails, and street lighting.

PHOTO CAPIONS:
Sandy and Don Bilton Park
Packery Channel Recreational Facilities

CITY OF CORPUS CHRISTI (DRAFT)
MARCH 10, 2021

PUBLIC INVESTMENT INITIATIVES

SHORT-TERM (1-5 YEARS)

#	PROJECT NAME	#	PROJECT NAME
PARK AND TRAIL IMPROVEMENTS			
S1	North Padre Island Beach Facility	S10	Pedestrian and Bike Safety Improvements (North Padre Sea Wall Area)
S2	Douden Park Improvements	S11	Sea Pines Dr. Rehabilitation
S3	Aquarius Park Improvements	S12	Crutcher St. Rehabilitation
S4	Blish Park Park Amenities Improvements & Covered Basketball Court	S13	King Pk. (P. Cl. Rehabilitation)
S5	Packery Channel Dredging & Beach Renourishment	S14	Aquarius St. Rehabilitation (Commodore Dr. to Des Mar's Dr.)
S6	Packery Channel Furniture Harvey Repairs	S15	Aquarius St. Rehabilitation (Topal St. to Whittop Blvd.)
S7	Rogatis	S16	Caravel Dr. Rehabilitation
S8	Packery Channel Monitoring	S17	Verdum Ct. Rehabilitation
S9	Dune and Beach Monitoring	S18	Brewer Ct. Rehabilitation
S10	Riley P. Dog Park (Civic Organization)	S19	Walter Ct. Rehabilitation
STREET IMPROVEMENTS			
S20	Park Row 22 Bridge	S20	Scott Ct. Rehabilitation
S21	JFK Causeway Access Road Improvements (Bond 2019)	S21	Barkley Dr. Rehabilitation
S22	Jackfish Ave. Improvements	S22	Men O Wer Ct. Rehabilitation
S23	PR22 Median Improvements (Compass St.)	S23	Beata Dr. Rehabilitation
S24	PR22 South Access Road Improvements	S24	Years 3-5 BIP**
S25	Encinada Traffic Safety Improvement Project	UTILITY/INFRASTRUCTURE IMPROVEMENTS	
S26	Beach Access Road 2A Design (Bond 2020)	U1	Packery Channel Water Line
S27	Beach Access Road 2A Construction	U2	Sand Dollar Pump Station
S28	Island Mobility Plan for Pedestrian, Bicycle, Golf Cart, and Other Alternative Transportation*	U3	Wheeler Sewer/Treatment Plant Improvements
*Project 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 BIP will be updated and presented to Council for adoption annually. Residents are encouraged to visit https://www.ci.ccs.com/imp for the most current list of projects.			

CITY OF CORPUS CHRISTI (DRAFT)
MARCH 10, 2021

PADRE/MUSTANG ISLAND AREA DEVELOPMENT PLAN (DRAFT)
MARCH 10, 2021

Timeline of Events and Activities



Winter 2020
Project Kick-Off

Summer 2020
Focus Groups

Spring 2021
Community Meeting

Spring 2020
Community Workshop

Fall 2020
Community Meeting

Spring / Summer 2021
Plan Adoption

6 Advisory Committee Meetings Throughout Process

Developing Baseline Analysis

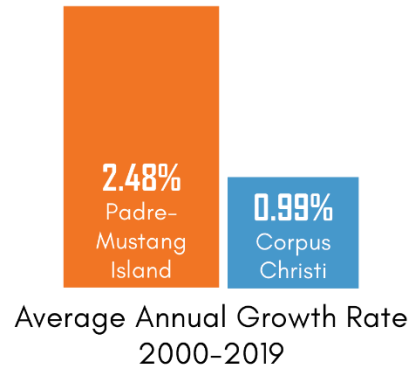
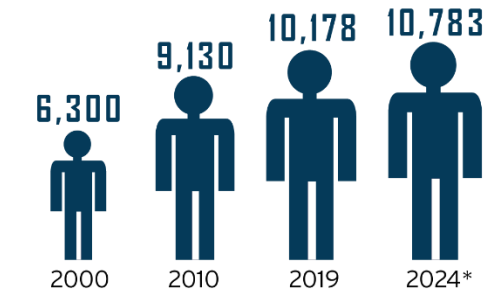
Drafting Plan

Introduction

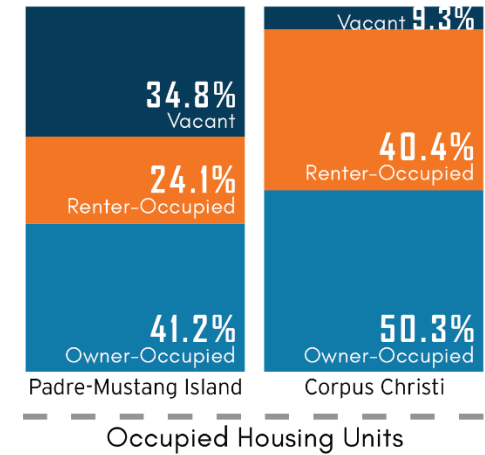
Demographics



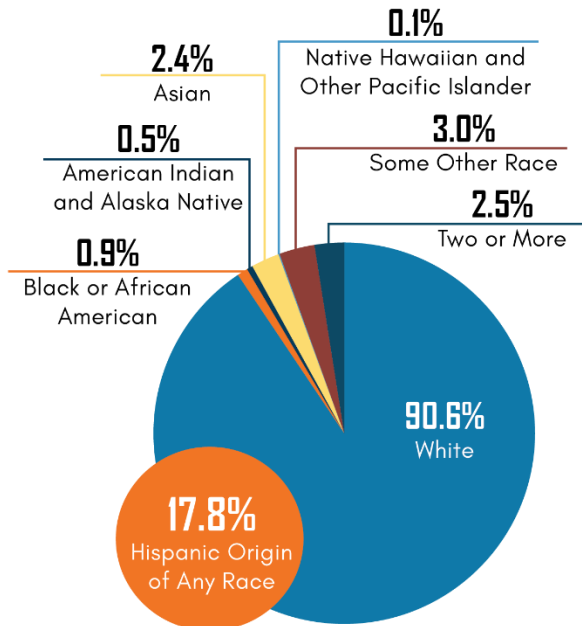
POPULATION¹



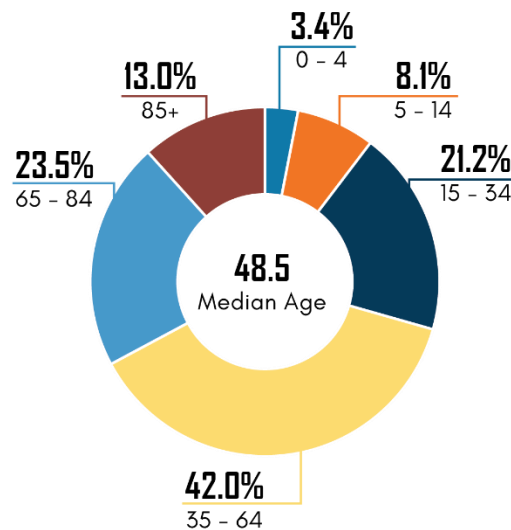
HOUSING (2019)¹



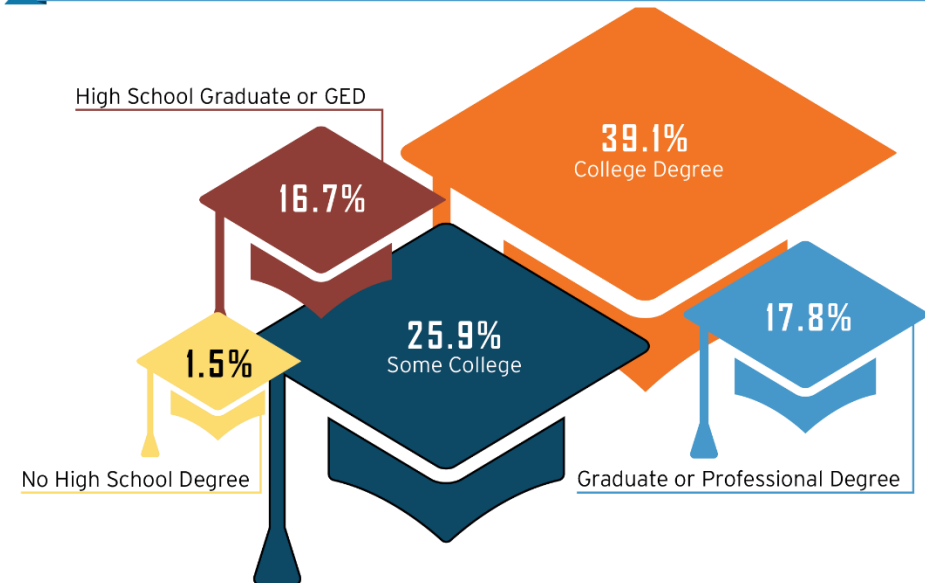
RACE AND ETHNICITY (2019)¹



AGE (2019)¹



EDUCATIONAL ATTAINMENT POPULATION 25+ (2019)¹



¹Source: 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



Online Survey Summary



Spring 2020 Survey
(March 12 – May 11, 2020)

518
Total Respondents

WHAT IS IMPORTANT TO YOU?

- 1 Environmental Concerns
- 2 Mix of Land Uses
- 3 Utilities
- 4 Social Issues
- 5 Transportation

WHAT IS YOUR FAVORITE THING ABOUT PADRE-MUSTANG ISLAND?

80%
Nature, open space and beach areas

WHAT IS YOUR VISION FOR THE ISLAND?

"Better entertainment, restaurants and shopping without taking away from the Island Coastal community"

"50/50 split between primary residences and destination recreation."

"Beautiful and safe beaches and views"

"A balance between a sustainable environment, inviting tourism spot and community engagement."

"Keeping the island clean, peaceful, and prosperous. Encourage small businesses to provide much needed goods and services."

"A safe, family friendly place with open beaches and parks where kids can play."

"A destination for vacationers and locals alike with quality amenities."

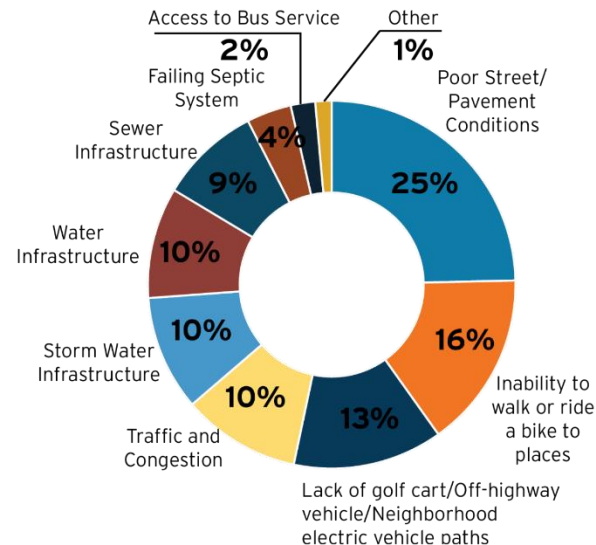
WHAT WOULD YOU CONSIDER THE GREATEST ENVIRONMENTAL ISSUE FACING PADRE-MUSTANG ISLAND?

41%
Hurricanes and Major Storms

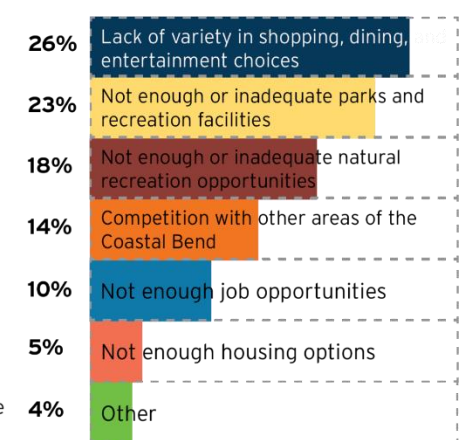
WHAT WOULD YOU CONSIDER THE GREATEST SOCIAL ISSUE FACING PADRE-MUSTANG ISLAND TODAY?

51%
Crime or Perception of Crime

WHAT WOULD YOU CONSIDER THE THREE GREATEST INFRASTRUCTURE ISSUES FACING PADRE-MUSTANG ISLAND TODAY?



WHAT WOULD YOU CONSIDER THE THREE GREATEST LAND USE ISSUES FACING PADRE-MUSTANG ISLAND TODAY?

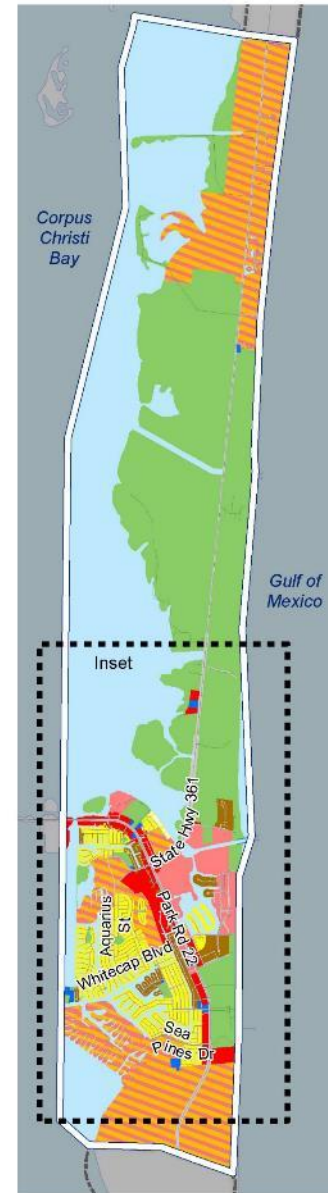


Future Land Use Map

Future Land Use Map



LAND USE	ACRES	%
Mixed-Use	495	2%
Commercial	404	2%
Government	62	0%
Light Industrial	1	0%
Low-Density Residential	15	0%
Medium-Density Residential	877	4%
High-Density Residential	270	1%
Planned Development	3,787	17%
Transportation	821	4%
Permanent Open Space	6,482	30%
Water	8,530	39%
Total	21,744	100%



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.

TRANSPORTATION

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

MIXED-USE AREAS

Mixed-use centers include residential, retail, hotel, and office uses. Mixed-use centers are pedestrian-friendly with buildings oriented towards the street. Residential uses are generally of a higher density, including apartments, condominiums, townhomes, cottage housing, and small-lot single-family residential. The mixture can be vertical, with different uses on different floors of a building, and horizontal, with different uses side by side. Churches, schools and public uses are included in mixed-use areas.

INSTITUTIONAL

Hospitals, colleges, universities, schools, large churches, and similar institutions, whether public or private, are designated as separate land uses because of their campus-like character, which requires special attention to edges and relationships with adjacent areas.

GOVERNMENT

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

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. Designated on Padre and Mustang islands and in the potential annexation areas, planned development areas are expected to require a rezoning tied to a master planning process or an Area Development Plan process.

PERMANENT OPEN SPACE

Parks and playgrounds, recreational fields and facilities, greenways, and other green areas managed for public access and recreation.

Note: For more information about categories included in the Future Land Use Map, please refer to pages 55-57 of Plan CC.

Vision Themes

1. Safe, Family-Friendly Community

Continue to foster safe, family-friendly neighborhoods that provide needed amenities and services for local residents.

KEY ELEMENTS

- Family-Friendly Neighborhood
- Well-Maintained Park Facilities
- Walkable/Bikeable Streets
- Park Amenities like Community Gardens and Playground
- Access to Water Activities
- Golf Cart Paths

COMMUNITY INPUT

The following community input supports the vision theme:

“A great place to live and raise my kids while still being an attraction for recreation and entertainment.”

“A family friendly community where people can enjoy living and feel safe.”

“More things to do, such as shops, places to run, family activities.”

“Encourage small businesses to provide much needed goods and services.”

Vision Themes



2. Blended Residential Community and Destination Location

Encourage tourism and the development of local commercial businesses to build a strong economic environment and sufficiently support the year-round residential community.

KEY ELEMENTS

- Improved PR22 with New Bridge and Golf Cart Path
- Commercial/Mixed-Use Development
- Town Center Style Development
- Marina Development
- Tourist Activities

COMMUNITY INPUT

The following community input supports the vision theme:

“Good restaurants, resort atmosphere, geared to both tourists and residents.”

“To see our community as a great place to live and a great place to visit.”

“More developed with hopefully shops and restaurants along the Canal and lake padre where park road 22 bridge is to be built.”

Vision Themes



3. Environmental Preservation

Capitalize on existing environmental features as assets for the community and ensure the preservation of these areas as the Island continues to develop.

KEY ELEMENTS

- Healthy Dunes
- Beach Activity
- Vehicle Access to the Beach
- Conservation Corridors
- Limited Development

COMMUNITY INPUT

The following community input supports the vision theme:

“A balance between a sustainable environment, inviting tourism spot and community engagement.”

“Preserve natural beauty, avoid overdevelopment.”

“Better entertainment, restaurants and shopping without taking away from the Island Coastal community.”

Vision Themes



Policy Initiatives and Strategic Action Items

Policy Initiatives



POLICY INITIATIVES		VISION THEMES		
		SAFE, FAMILY-FRIENDLY NEIGHBORHOOD	BLENDED RESIDENTIAL COMMUNITY AND DESTINATION LOCATION	ENVIRONMENTAL PRESERVATION
1	Improve traffic flow, Island ingress and egress, safety, and roadway quality.	✓	✓	
2	Enhance park and recreation facilities to provide various activities and entertainment for all ages.	✓	✓	✓
3	Expand tourism on the Island by increasing marketing efforts and providing a variety of events and attractions.	✓	✓	✓
4	Protect and monitor natural resources and assets critical to the health of the barrier island and regional ecosystem.	✓	✓	✓
5	Accommodate safe, efficient movement of pedestrians, bikes, and golf carts throughout the Island.	✓	✓	
6	Support and encourage compatible and context-sensitive development that provides a mix of land uses and respects the environment.	✓	✓	✓

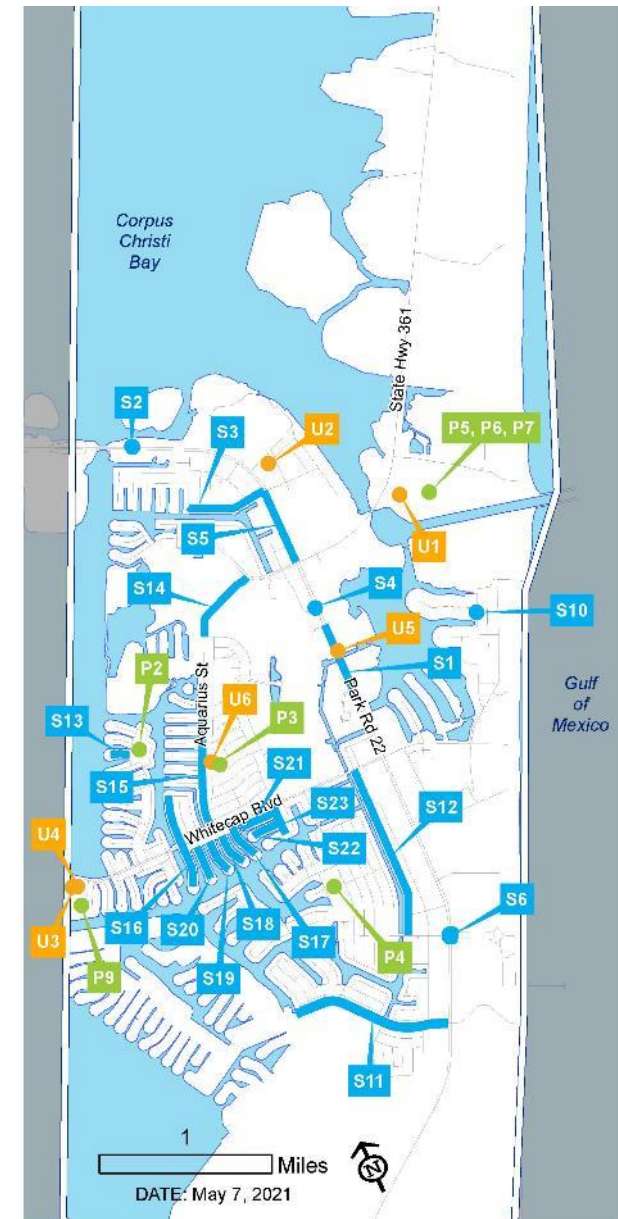
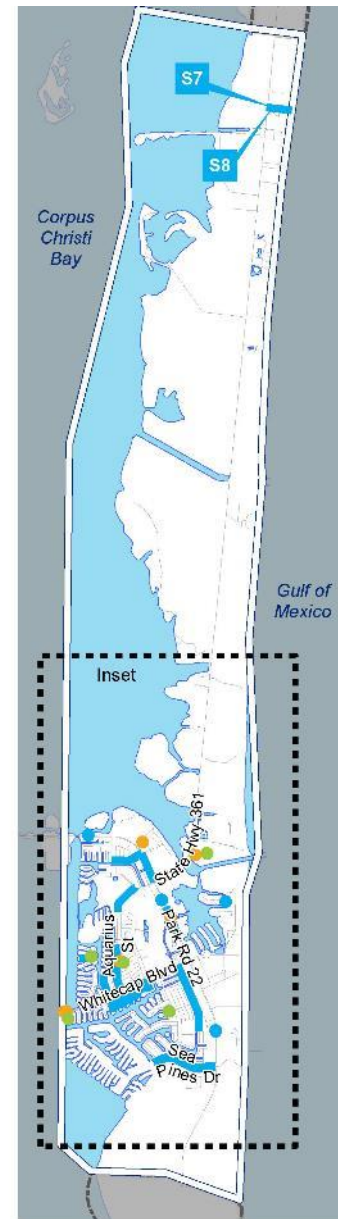
Public Investment Initiatives

Short-Term Projects (1-5 Years)



#	PROJECT NAME
PARK AND TRAIL IMPROVEMENTS	
P1	North Padre Island Beach Facility*
P2	Douden Park Improvements
P3	Aquarius Park Improvements
P4	Billish Park Park Amenity Improvements & Covered Basketball Court
P5	Packery Channel Dredging & Beach Nourishment
P6	Packery Channel Hurricane Harvey Repairs
P7	Packery Channel Monitoring
P8	Dune and Beach Monitoring*
P9	Riley P. Dog Park (Civic Organization)
STREET IMPROVEMENTS	
S1	Park Road 22 Bridge
S2	JFK Causeway Access Road Improvements (Bond 2018)
S3	Jackfish Ave. Improvements
S4	PR22 Median Improvements (Compass St.)
S5	PR22 South Access Road Improvements
S6	Encantada Traffic Safety Improvement Project
S7	Beach Access Road 2A Design (Bond 2020)
S8	Beach Access Road 2A Construction
S9	Island Mobility Plan for Pedestrian, Bicycle, Golf Cart, and Other Alternative Transportation*
S10	Pedestrian and Bike Safety Improvements (North Padre Sea Wall Area)

#	PROJECT NAME
S11	Sea Pines Dr. Rehabilitation
S12	Cruiser St. Rehabilitation
S13	King Phillip Ct. Rehabilitation
S14	Aquarius St. Rehabilitation (Commodores Dr. to Das Marinas Dr.)
S15	Aquarius St. Rehabilitation (Topsail St. to Whitecap Blvd.)
S16	Caravel Dr. Rehabilitation
S17	Yardarm Ct. Rehabilitation
S18	Bowspirit Ct. Rehabilitation
S19	Mutiny Ct. Rehabilitation
S20	Beaufort Ct. Rehabilitation
S21	Blackbeard Dr. Rehabilitation
S22	Man O War Ct. Rehabilitation
S23	Barataria Dr. Rehabilitation
S24	Years 3-5 IMP**
UTILITY/INFRASTRUCTURE IMPROVEMENTS	
U1	Packery Channel Water Line
U2	Sand Dollar Pump Station
U3	Whitecap Wastewater Treatment Plant Improvements
U4	Whitecap Wastewater Treatment Plant, Odor Control, Bulkhead Improvements
U5	Park Road 22 Lift Station
U6	Aquarius Lift Station Repairs
U7	Impact Fee Study - Utility Master Plan Updates (Water, Wastewater, Stormwater, Roads)*



*Project 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.

DATE: May 7, 2021

Mid-Term Projects (6-10 Years)



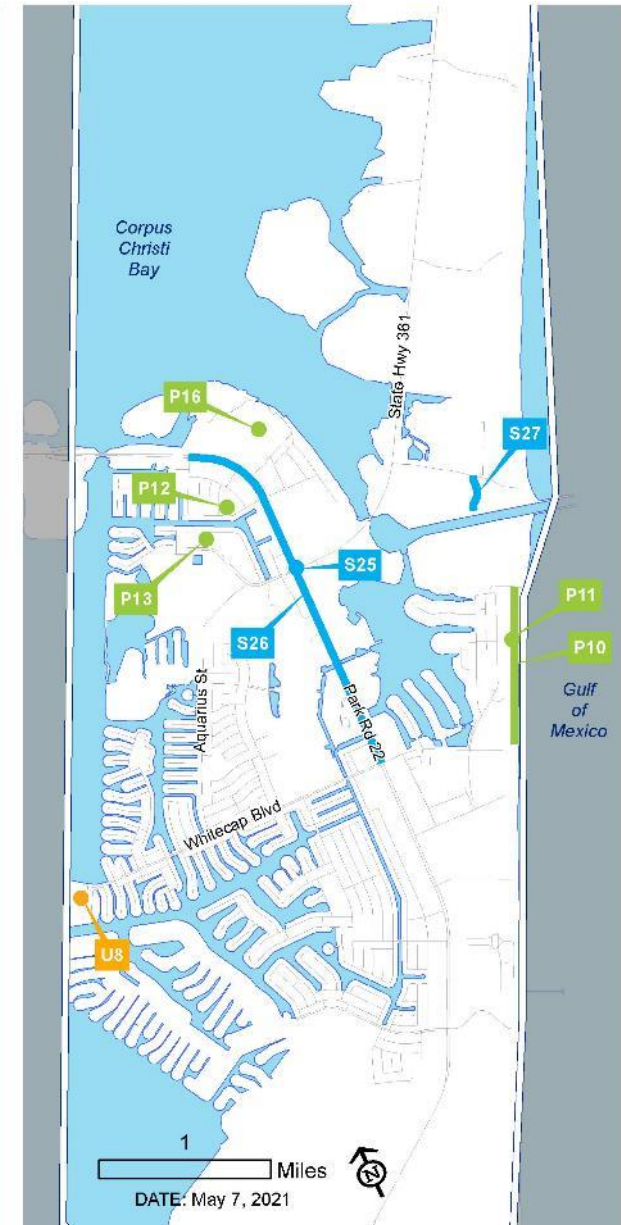
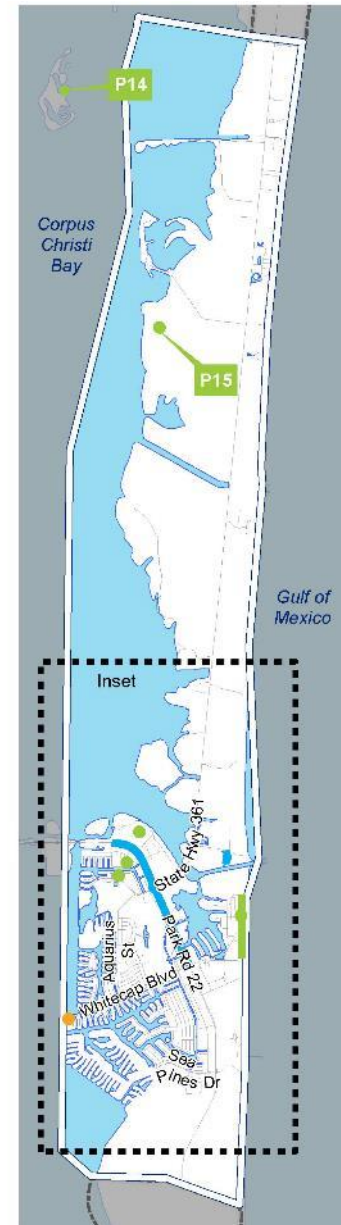
#	PROJECT NAME
PARK AND TRAIL IMPROVEMENTS	
P10	Seawall Repairs, Access Improvements, and Amenities (Private Owner-Funded)
P11	Seawall Parking Lot Pavilion
P12	Ulberg Park Improvements
P13	Commodore Park Improvements
P14	Shamrock Island Restoration (GLO Project)
P15	Mustang Island Bayside Wetlands Restoration (GLO Project)
P16	Packery Channel Nature Park Habitat Restoration (GLO Project)
STREET IMPROVEMENTS	
S25	PR22/SH361 Intersection Improvements Study and Implementation (TxDOT)
S26	PR22 Pedestrian and Access Management Improvements (TxDOT)
S27	Packery Channel Loop Road
S28	Mobility Plan Implementation Phase I*
S29	JFK Causeway Evaluation*
S30	Paper Street Development* (Private Ownership)
UTILITY/INFRASTRUCTURE IMPROVEMENTS	
U8	Whitecap Wastewater Treatment Plant Improvements

*Project Not Mapped

Acronyms

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

TxDOT - Texas Department of Transportation

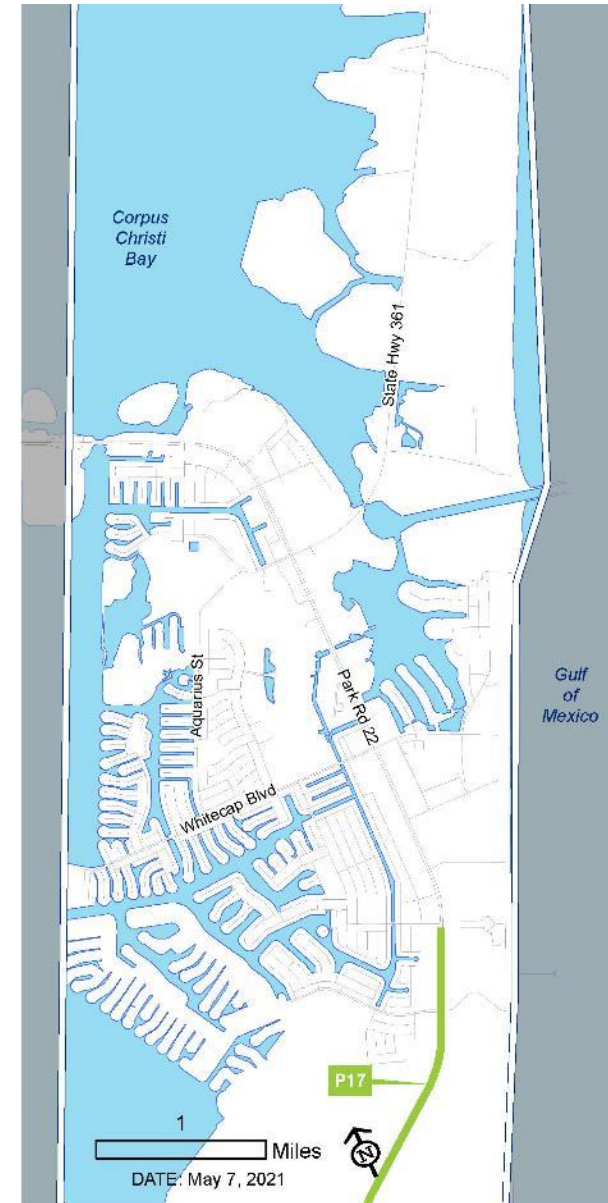
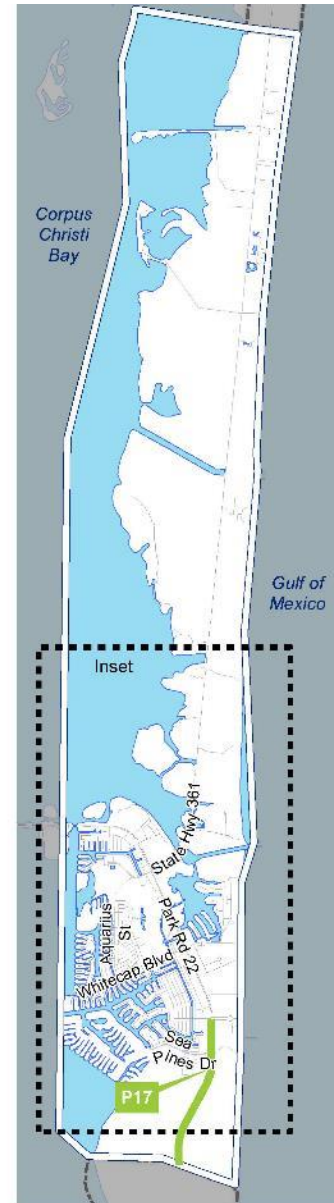


Long-Term Projects (10+ Years)



#	PROJECT NAME
PARK AND TRAIL IMPROVEMENTS	
P17	Bike Path from Balli Park to Padre Island National Seashore
P18	Multi-Purpose Community Meeting Facility*
STREET IMPROVEMENTS	
S31	Mobility Plan Implementation Phase II*

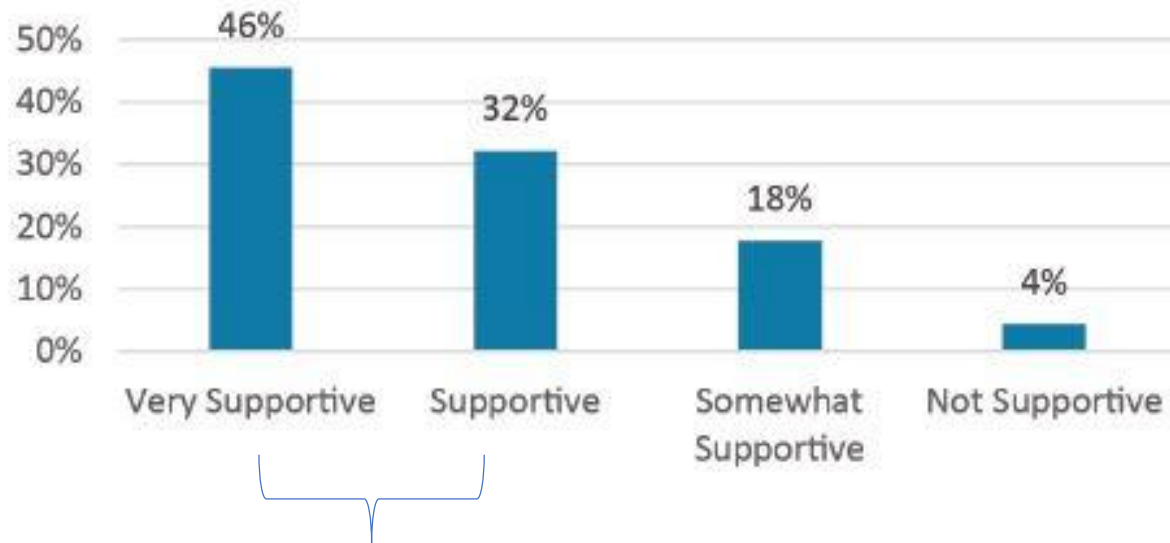
*Project Not Mapped



Online Survey Summary



How much do you support adoption of the Padre/Mustang Island Area Development Plan?



78% of respondents were supportive or very supportive of plan adoption.

Top 5 Ranked Short-Term Projects:

1. (S9) Island Mobility Plan for Pedestrian, Bicycle, Golf Cart, and Other Alternative Transportation = 49 votes
2. (P6) Packery Channel Hurricane Harvey Repairs = 48 votes
3. (P5) Packery Channel Dredging & Beach Nourishment = 46 votes
4. (P4) Billish Park Amenity Improvements & Covered Basketball Court = 34 votes
5. (P1) North Padre Island Beach Facility = 27 votes

Recommendation



Staff, the Island Strategic Action Committee, and Planning Commission recommend plan adoption



www.cctexas.com/island