City of Corpus Christi

Flour Bluff
Area Development Plan

BACKGROUND DOCUMENT

MARCH 18, 2021

Flour Bluff
AREA DEVELOPMENT PLAN

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STUDY AREA BOUNDARY

STUDY AREA BOUNDARY


Corpus Christi Bay
Oso Bay
Ocean Dr
Airline Rd
Mc Ardle Rd
Nile Dr
Williams Dr
Holly Rd
Lexington Rd
Paul Jones Ave
Wooldridge Rd
Saratoga Blvd
Oso Pkwy Dr
Rodd Field Rd
358
NAS Corpus Christi
1st St
Naval Air Station Dr
S Padre Island Dr
Graham Rd
J F Kennedy Cswy
Caribbean Dr
Flour Bluff Dr
Waldron Rd
Waldron Field
Yorktown Blvd
Sendero and Patrol Rd
Laguna Shores Rd
Barney M Davis Reservoir
Study Area
Flour Bluff Boundary
Corpus Christi City Limits
N
1
Miles

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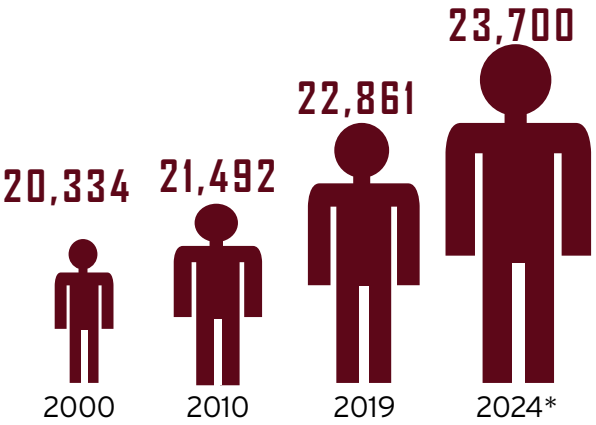
DEMOGRAPHICS

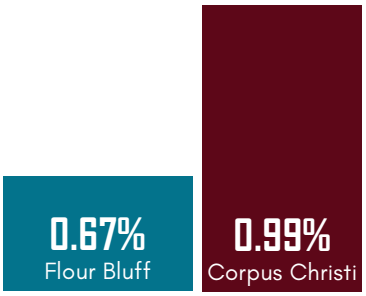
DEMOGRAPHICS

POPULATION[1]



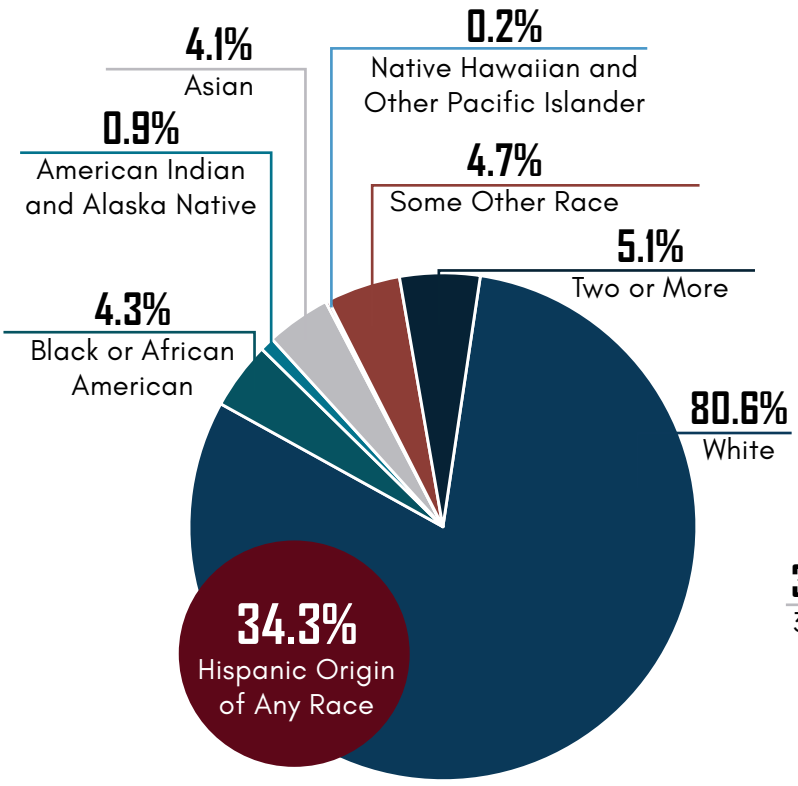
Population Growth by Year

*Projected Population

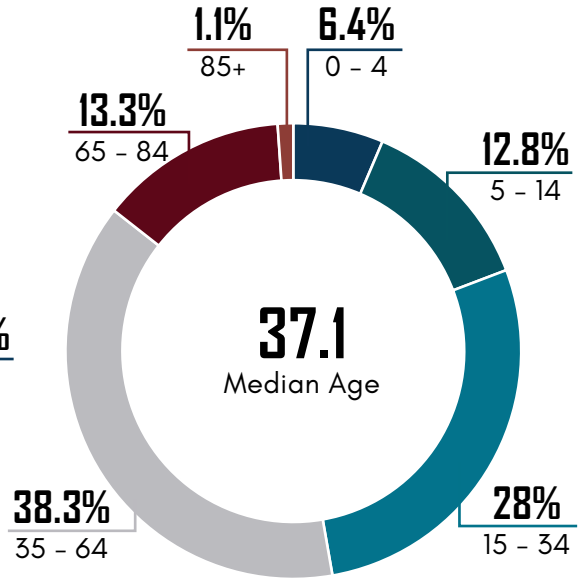


Average Annual Growth Rate
2010-2019

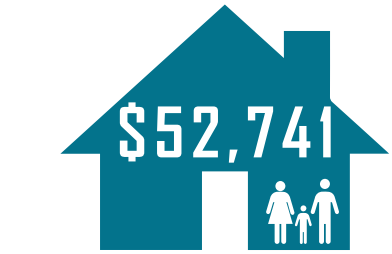
RACE AND ETHNICITY (2019)[1]



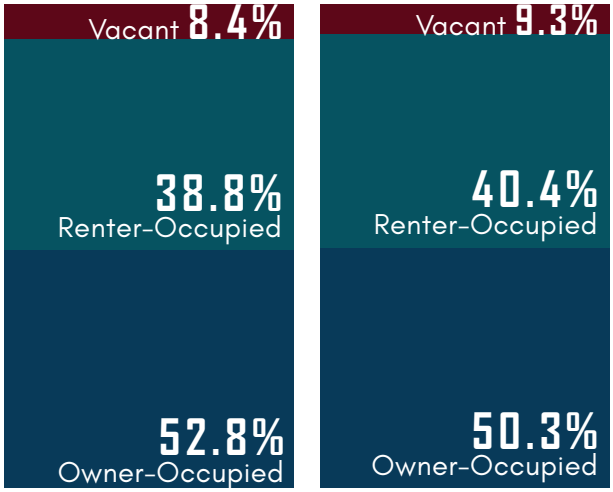
AGE (2019)[1]



HOUSING (2019)[1]

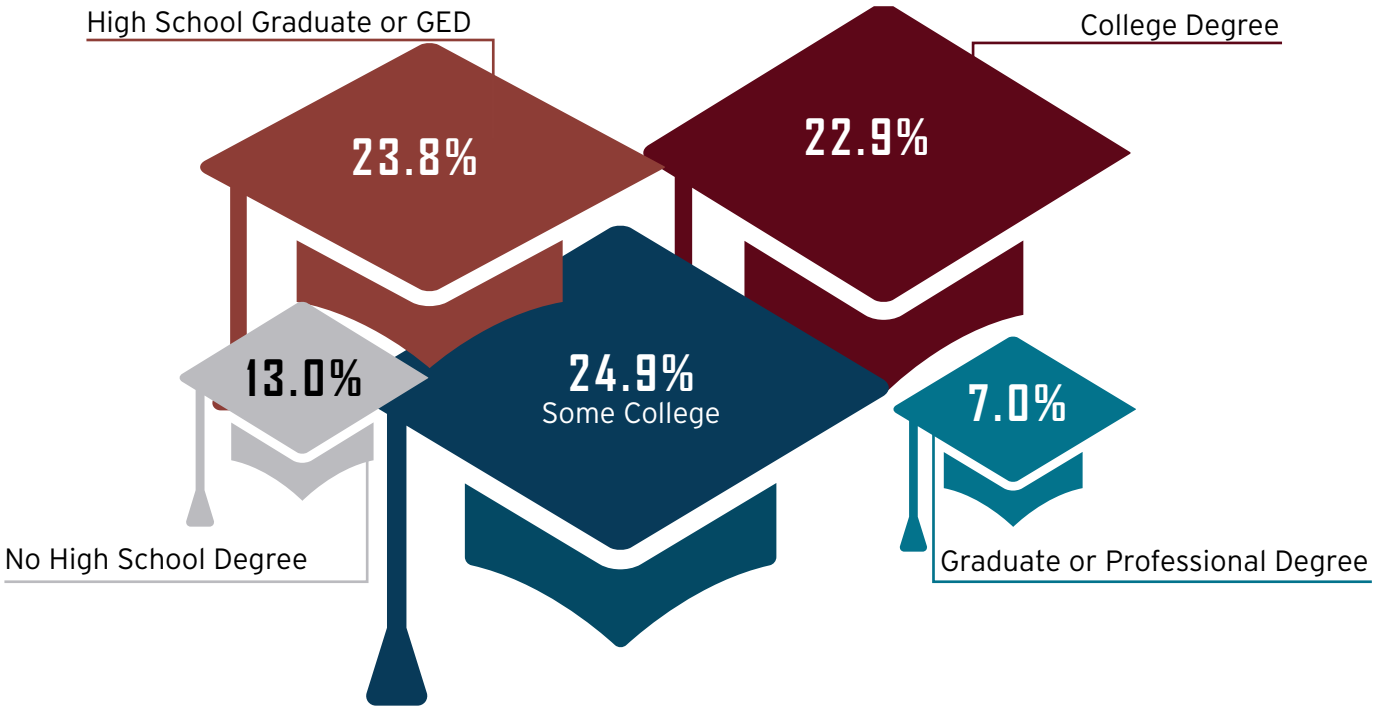


Median Household Income



Occupied Housing Units

EDUCATIONAL ATTAINMENT POPULATION 25+ (2019)[1]



[1]Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2019 and 2024. Esri converted Census 2000 data into 2010 geography.

SURVEY SUMMARY

WHAT IS IMPORTANT TO YOU?

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

WHAT IS YOUR FAVORITE THING ABOUT FLOUR BLUFF?

47%

Schools

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."

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

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

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

41%

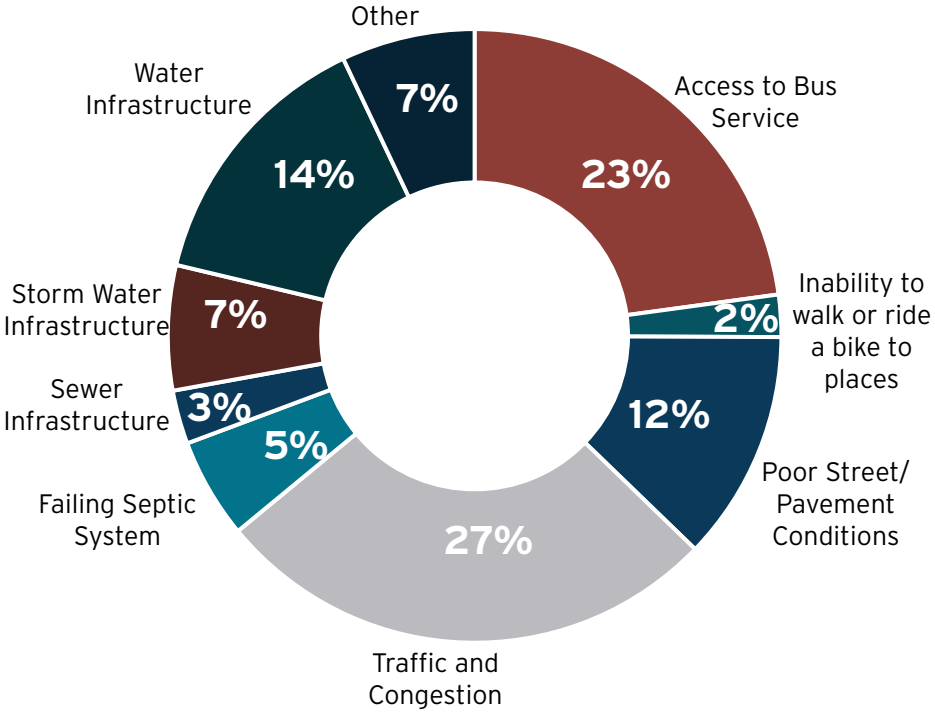
Flooding

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

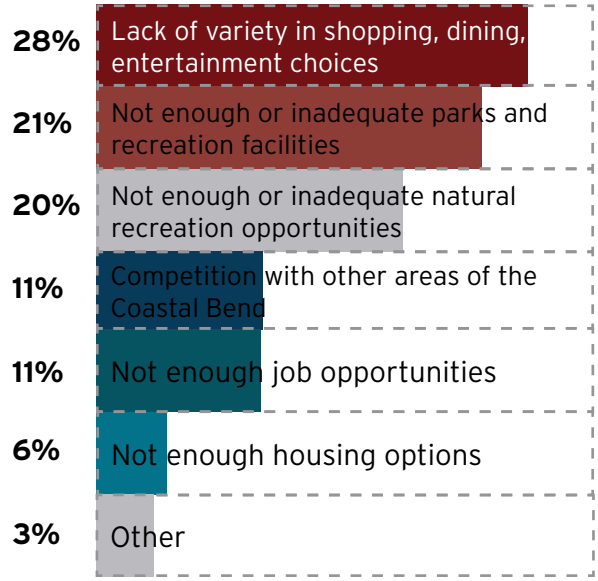
69%

Homelessness

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?



BUSINESS ANALYST: FLOUR BLUFF EXECUTIVE SUMMARY

Executive Summary

Flour Bluff
Area: 20.49 square miles

Prepared by Esri

Population	
2000 Population	20,334
2010 Population	21,492
2019 Population	22,861
2024 Population	23,700
2000-2010 Annual Rate	0.56%
2010-2019 Annual Rate	0.67%
2019-2024 Annual Rate	0.72%
2019 Male Population	49.7%
2019 Female Population	50.3%
2019 Median Age	37.1

In the identified area, the current year population is 22,861. In 2010, the Census count in the area was 21,492. The rate of change since 2010 was 0.67% annually. The five-year projection for the population in the area is 23,700 representing a change of 0.72% annually from 2019 to 2024. Currently, the population is 49.7% male and 50.3% female.

Median Age

The median age in this area is 37.1, compared to U.S. median age of 38.5.

Race and Ethnicity	
2019 White Alone	80.6%
2019 Black Alone	4.3%
2019 American Indian/Alaska Native Alone	0.9%
2019 Asian Alone	4.1%
2019 Pacific Islander Alone	0.2%
2019 Other Race	4.7%
2019 Two or More Races	5.1%
2019 Hispanic Origin (Any Race)	34.3%

Persons of Hispanic origin represent 34.3% of the population in the identified area compared to 18.6% of the U.S. population. Persons of Hispanic Origin may be of any race. The Diversity Index, which measures the probability that two people from the same area will be from different race/ethnic groups, is 64.1 in the identified area, compared to 64.8 for the U.S. as a whole.

Households	
2019 Wealth Index	70
2000 Households	7,214
2010 Households	8,087
2019 Total Households	8,572
2024 Total Households	8,874
2000-2010 Annual Rate	1.15%
2010-2019 Annual Rate	0.63%
2019-2024 Annual Rate	0.69%
2019 Average Household Size	2.65

The household count in this area has changed from 8,087 in 2010 to 8,572 in the current year, a change of 0.63% annually. The five-year projection of households is 8,874, a change of 0.69% annually from the current year total. Average household size is currently 2.65, compared to 2.64 in the year 2010. The number of families in the current year is 5,896 in the specified area.

Data Note: Income is expressed in current dollars. Housing Affordability Index and Percent of Income for Mortgage calculations are only available for areas with 50 or more owner-occupied housing units.
Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2019 and 2024. Esri converted Census 2000 data into 2010 geography.

February 18, 2020

Executive Summary

Flour Bluff
Area: 20.49 square miles

Prepared by Esri

Mortgage Income	
2019 Percent of Income for Mortgage	16.7%
Median Household Income	
2019 Median Household Income	$52,741
2024 Median Household Income	$59,289
2019-2024 Annual Rate	2.37%
Average Household Income	
2019 Average Household Income	$71,207
2024 Average Household Income	$82,608
2019-2024 Annual Rate	3.01%
Per Capita Income	
2019 Per Capita Income	$26,729
2024 Per Capita Income	$30,958
2019-2024 Annual Rate	2.98%

Households by Income

Current median household income is $52,741 in the area, compared to $60,548 for all U.S. households. Median household income is projected to be $59,289 in five years, compared to $69,180 for all U.S. households

Current average household income is $71,207 in this area, compared to $87,398 for all U.S. households. Average household income is projected to be $82,608 in five years, compared to $99,638 for all U.S. households

Current per capita income is $26,729 in the area, compared to the U.S. per capita income of $33,028. The per capita income is projected to be $30,958 in five years, compared to $36,530 for all U.S. households

Housing	
2019 Housing Affordability Index	123
2000 Total Housing Units	8,065
2000 Owner Occupied Housing Units	4,216
2000 Renter Occupied Housing Units	2,998
2000 Vacant Housing Units	851
2010 Total Housing Units	8,940
2010 Owner Occupied Housing Units	4,897
2010 Renter Occupied Housing Units	3,190
2010 Vacant Housing Units	853
2019 Total Housing Units	9,359
2019 Owner Occupied Housing Units	4,939
2019 Renter Occupied Housing Units	3,633
2019 Vacant Housing Units	787
2024 Total Housing Units	9,652
2024 Owner Occupied Housing Units	5,109
2024 Renter Occupied Housing Units	3,764
2024 Vacant Housing Units	778

Currently, 52.8% of the 9,359 housing units in the area are owner occupied; 38.8%, renter occupied; and 8.4% are vacant. Currently, in the U.S., 56.4% of the housing units in the area are owner occupied; 32.4% are renter occupied; and 11.2% are vacant. In 2010, there were 8,940 housing units in the area - 54.8% owner occupied, 35.7% renter occupied, and 9.5% vacant. The annual rate of change in housing units since 2010 is 2.06%. Median home value in the area is $180,377, compared to a median home value of $234,154 for the U.S. In five years, median value is projected to change by 3.75% annually to $216,864.

Data Note: Income is expressed in current dollars. Housing Affordability Index and Percent of Income for Mortgage calculations are only available for areas with 50 or more owner-occupied housing units.
Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2019 and 2024. Esri converted Census 2000 data into 2010 geography.

February 18, 2020

BUSINESS ANALYST: CITY OF CORPUS CHRISTI EXECUTIVE SUMMARY

Executive Summary

Corpus Christi City, TX
Corpus Christi City, TX (4817000)
Geography: Place

Prepared by Esri

	Corpus Christ...
Population	
2000 Population	277,326
2010 Population	304,875
2019 Population	334,834
2024 Population	350,689
2000-2010 Annual Rate	0.95%
2010-2019 Annual Rate	1.02%
2019-2024 Annual Rate	0.93%
2019 Male Population	49.1%
2019 Female Population	50.9%
2019 Median Age	36.3

In the identified area, the current year population is 334,834. In 2010, the Census count in the area was 304,875. The rate of change since 2010 was 1.02% annually. The five-year projection for the population in the area is 350,689 representing a change of 0.93% annually from 2019 to 2024. Currently, the population is 49.1% male and 50.9% female.

Median Age

The median age in this area is 36.3, compared to U.S. median age of 38.5.

Race and Ethnicity	
2019 White Alone	79.3%
2019 Black Alone	4.3%
2019 American Indian/Alaska Native Alone	0.7%
2019 Asian Alone	2.3%
2019 Pacific Islander Alone	0.1%
2019 Other Race	10.5%
2019 Two or More Races	2.8%
2019 Hispanic Origin (Any Race)	63.8%

Persons of Hispanic origin represent 63.8% of the population in the identified area compared to 18.6% of the U.S. population. Persons of Hispanic Origin may be of any race. The Diversity Index, which measures the probability that two people from the same area will be from different race/ethnic groups, is 66.1 in the identified area, compared to 64.8 for the U.S. as a whole.

Households	
2019 Wealth Index	81
2000 Households	98,782
2010 Households	112,671
2019 Total Households	123,286
2024 Total Households	129,124
2000-2010 Annual Rate	1.32%
2010-2019 Annual Rate	0.98%
2019-2024 Annual Rate	0.93%
2019 Average Household Size	2.66

The household count in this area has changed from 112,671 in 2010 to 123,286 in the current year, a change of 0.98% annually. The five-year projection of households is 129,124, a change of 0.93% annually from the current year total. Average household size is currently 2.66, compared to 2.66 in the year 2010. The number of families in the current year is 83,038 in the specified area.

Data Note: Income is expressed in current dollars. Housing Affordability Index and Percent of Income for Mortgage calculations are only available for areas with 50 or more owner-occupied housing units.
Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2019 and 2024. Esri converted Census 2000 data into 2010 geography.

March 26, 2020

esri

Executive Summary

Corpus Christi City, TX
Corpus Christi City, TX (4817000)
Geography: Place

Prepared by Esri

	Corpus Christ...
Mortgage Income	
2019 Percent of Income for Mortgage	14.4%
Median Household Income	
2019 Median Household Income	$53,614
2024 Median Household Income	$60,050
2019-2024 Annual Rate	2.29%
Average Household Income	
2019 Average Household Income	$76,645
2024 Average Household Income	$87,431
2019-2024 Annual Rate	2.67%
Per Capita Income	
2019 Per Capita Income	$28,312
2024 Per Capita Income	$32,282
2019-2024 Annual Rate	2.66%
Households by Income	

Current median household income is $53,614 in the area, compared to $60,548 for all U.S. households. Median household income is projected to be $60,050 in five years, compared to $69,180 for all U.S. households

Current average household income is $76,645 in this area, compared to $87,398 for all U.S. households. Average household income is projected to be $87,431 in five years, compared to $99,638 for all U.S. households

Current per capita income is $28,312 in the area, compared to the U.S. per capita income of $33,028. The per capita income is projected to be $32,282 in five years, compared to $36,530 for all U.S. households

Housing	
2019 Housing Affordability Index	144
2000 Total Housing Units	108,023
2000 Owner Occupied Housing Units	58,921
2000 Renter Occupied Housing Units	39,861
2000 Vacant Housing Units	9,241
2010 Total Housing Units	125,320
2010 Owner Occupied Housing Units	66,742
2010 Renter Occupied Housing Units	45,929
2010 Vacant Housing Units	12,649
2019 Total Housing Units	135,929
2019 Owner Occupied Housing Units	68,315
2019 Renter Occupied Housing Units	54,972
2019 Vacant Housing Units	12,643
2024 Total Housing Units	141,917
2024 Owner Occupied Housing Units	71,518
2024 Renter Occupied Housing Units	57,605
2024 Vacant Housing Units	12,793

Currently, 50.3% of the 135,929 housing units in the area are owner occupied; 40.4%, renter occupied; and 9.3% are vacant. Currently, in the U.S., 56.4% of the housing units in the area are owner occupied; 32.4% are renter occupied; and 11.2% are vacant. In 2010, there were 125,320 housing units in the area - 53.3% owner occupied, 36.6% renter occupied, and 10.1% vacant. The annual rate of change in housing units since 2010 is 3.68%. Median home value in the area is $158,052, compared to a median home value of $234,154 for the U.S. In five years, median value is projected to change by 2.44% annually to $178,321.

Data Note: Income is expressed in current dollars. Housing Affordability Index and Percent of Income for Mortgage calculations are only available for areas with 50 or more owner-occupied housing units.
Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2019 and 2024. Esri converted Census 2000 data into 2010 geography.

March 26, 2020

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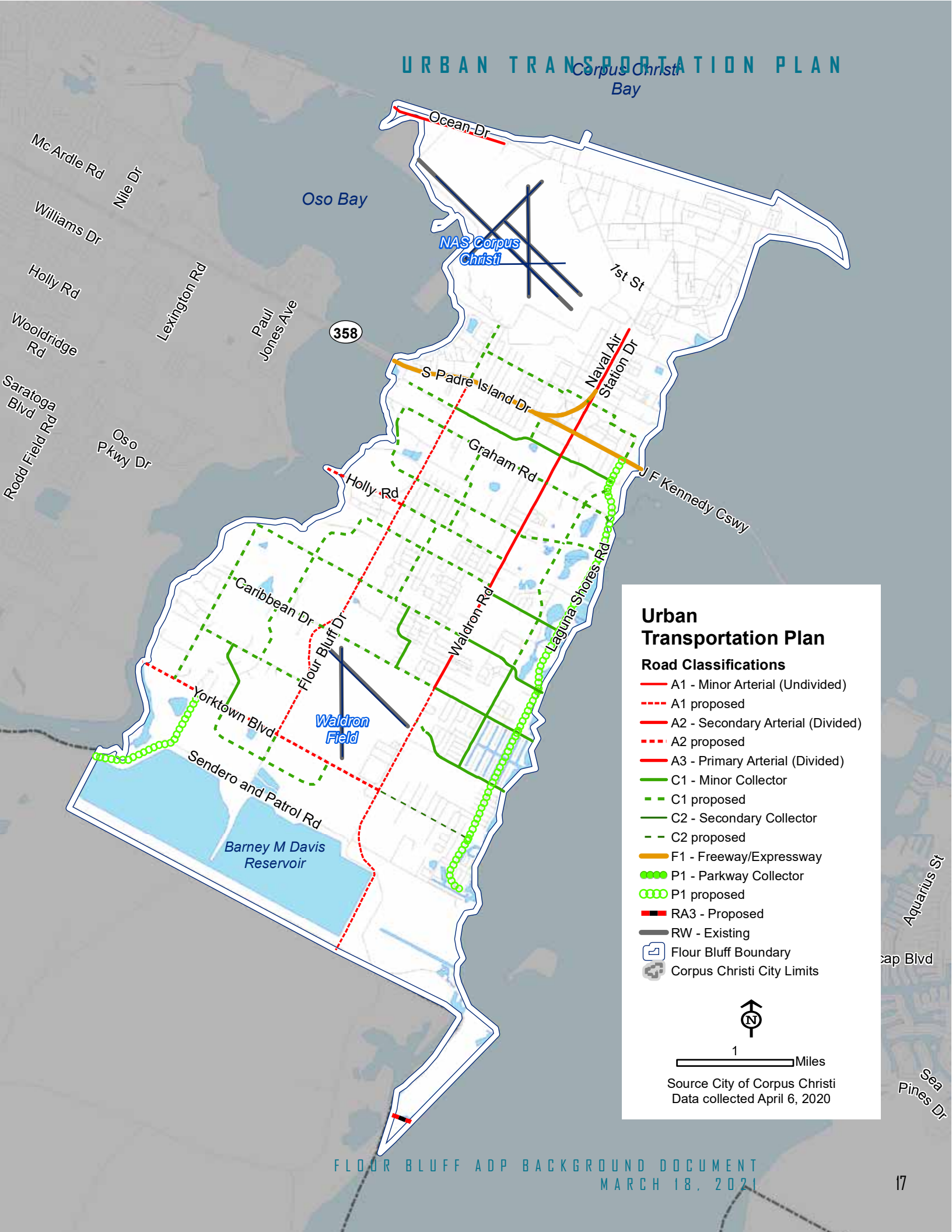
TRANSPORTATION

URBAN TRANSPORTATION PLAN

ROADWAY CLASSIFICATIONS			EXISTING (MILES)	PROPOSED (MILES)
	EX	A1, Minor Arterial (Undivided)	0.0	6.1
	PR			
	EX	A2, Secondary Arterial (Divided)	3.9	3.0
	PR			
	EX	A3, Primary Arterial (Divided)	0.6	0.0
	EX	C1, Minor Collector	7.2	23.0
	PR			
	EX	C2, Secondary Collector	0.0	0.9
	PR			
	EX	F1, Freeway/Expressway	2.9	0.0
	EX	P1, Parkway Collector	0.0	5.3
	PR			
	EX	Right-of-way	6.5	0.0
	PR	RA3, Primary Rural Arterial (Divided)	0.0	0.2
		Total	**21.2**	**38.5**

EX - Existing
PR - Proposed



Urban Transportation Plan

Road Classifications

- A1 - Minor Arterial (Undivided)
- A1 proposed
- A2 - Secondary Arterial (Divided)
- A2 proposed
- A3 - Primary Arterial (Divided)
- C1 - Minor Collector
- C1 proposed
- C2 - Secondary Collector
- C2 proposed
- F1 - Freeway/Expressway
- P1 - Parkway Collector
- P1 proposed
- RA3 - Proposed
- RW - Existing
- Flour Bluff Boundary
- Corpus Christi City Limits

N

1 Miles

Source City of Corpus Christi
Data collected April 6, 2020

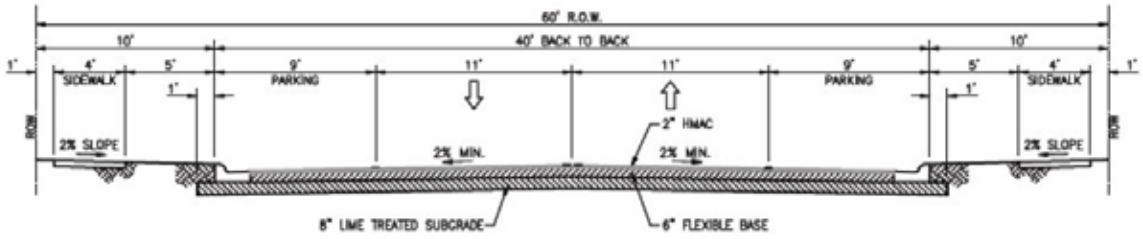
ROADWAY DESCRIPTIONS

The following are descriptions for each roadway type identified on the map. For full details of each roadway type, see the Urban Transportation Plan Design Criteria Manual.

C1 - Minor Residential Collector

The Minor Residential Collector is the lowest order collector and provides for internal neighborhood circulation as well as property access. This type of collector should not connect parallel arterial streets but may connect with arterial streets which are perpendicular to one another. This is the most common type of Collector Street and it will circulate traffic within a neighborhood, moving it from a higher order arterial street to a local access street. This street class is not intended to be continuous for more than one mile. Off-sets, or "'T'" intersections, are appropriate for this class of street in order to prevent short cuts through neighborhoods. This street type may serve low density housing to medium density multifamily housing, elementary schools or other uses with similar traffic generating characteristics.

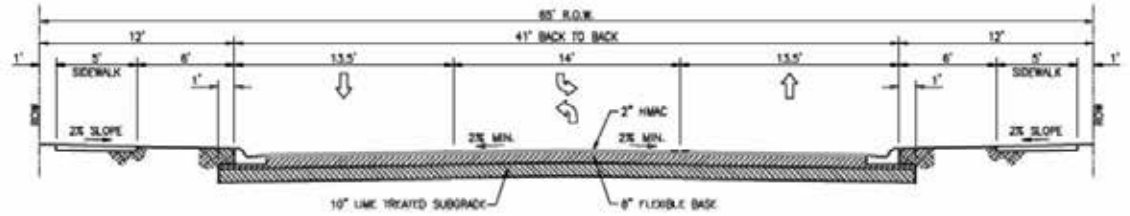
C1 Street Section



C2 - Secondary Collector

The Secondary Collector will be used to upgrade an existing Minor Collector Street where traffic generation has exceeded existing street capacity or in undeveloped areas where the density of development may not warrant a higher street classification. The Secondary Collectors may service low density residential uses, medium density residential uses, elementary and middle schools, low intensity business uses or other uses with similar traffic generating characteristics. The Secondary Collector may be used as a loop collector between perpendicular arterials to serve high density commercial corners. The loop collector can serve as a boundary between commercial and residential uses and provide convenient circulation to and from residential areas served by high density commercial nodes at arterial intersections.

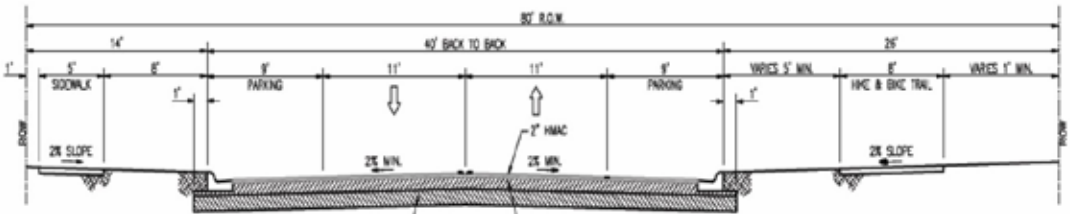
C2 Street Section



P1 - Parkway

Parkways take advantage of natural or man-made scenic views or areas. Parkways will contain wide hike and bike trails on the scenic side of the street.

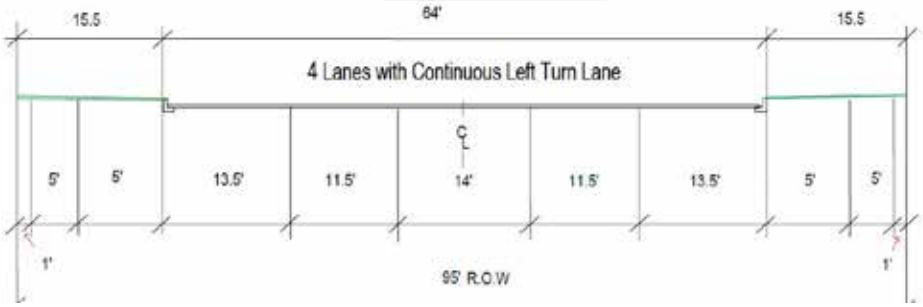
P1 Street Section



A1 - Minor Arterial Streets

The Minor Arterial provides for City-wide and inter-neighborhood traffic mobility but functions at a lower level then the Secondary Arterial. The primary emphasis is on traffic movement with more emphasis on land access than the Secondary Arterial.

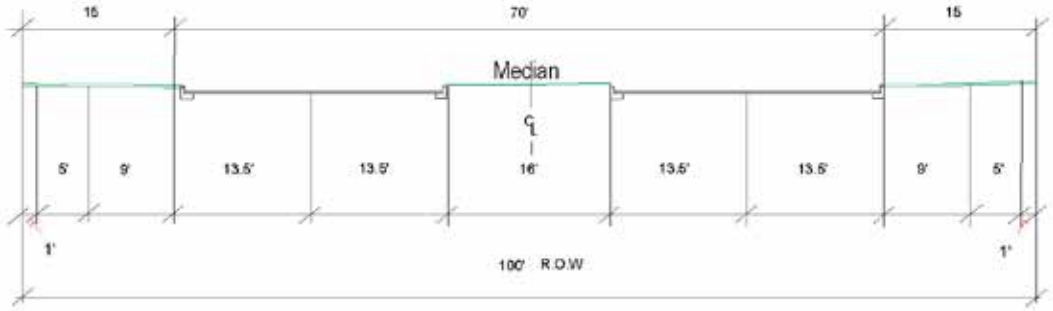
A1 Street Section



A2 - Secondary Arterial Streets

Secondary arterials are commonly located along neighborhood borders and collect traffic from residential areas and channel vehicles to the primary arterial system. The primary emphasis is on traffic movement rather than on land access.

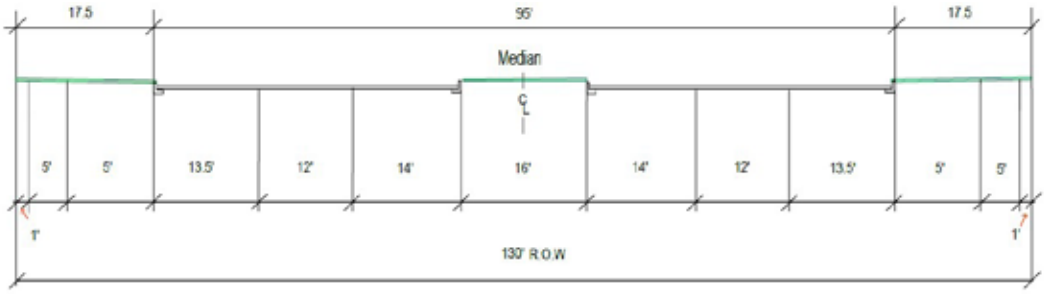
A2 Street Section



A3 - Primary Arterial Streets

The primary arterial street system connects with the freeway system to accommodate trips of moderate length with a lower level of travel mobility and a higher level of land access. The primary arterial street system distributes traffic to geographic areas and serves major commercial and industrial districts. Such facilities may carry local bus routes and provide inter-community continuity, but should not penetrate identifiable neighborhoods.

A3 Street Section



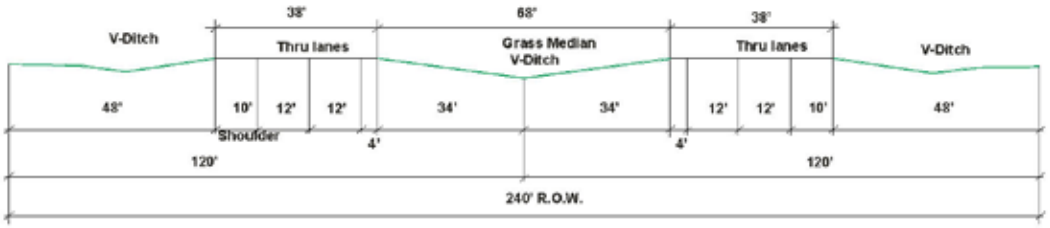
Right-of-way

Right-of-way (ROW) refers to the width of land necessary to construct roadways, medians, parking lanes, sidewalks, roadway drainage, and utilities. The expanding use of public rights-of-way by utilities and telecommunication networks places greater demands on public spaces. Most ROW is dedicated during final subdivision platting. If the roadway is a border street, each adjacent owner is expected to dedicate a maximum of one-half of the required ROW. An additional ROW may be required at major intersections and interchanges for turning lanes. The amount and location of rights-of-way required are reflective of the specific roadway, the volume of traffic, and the Urban Transportation Plan.

RA3 - Primary Rural Arterial

The primary arterial street system connects with the freeway system to accommodate trips of moderate length with a lower level of travel mobility and a higher level of land access. The primary arterial street system distributes traffic to geographic areas and serves major commercial and industrial districts. Such facilities may carry local bus routes and provide inter-community continuity, but should not penetrate identifiable neighborhoods.

RA3 Street Section

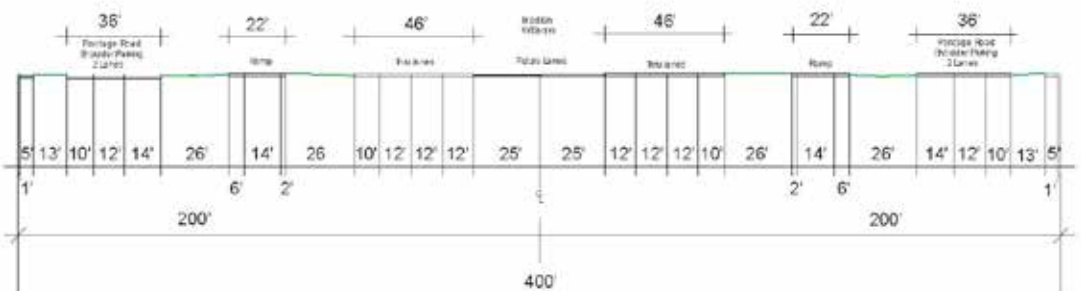


F1 - Freeways / Expressways

The main function of freeways and expressways is to carry traffic within the community and between major activity centers of the region. Freeways and expressways are used for longer urban trips and carry a higher proportion of the total area traffic on less mileage. Expressways and Freeways are ordinarily designed and constructed by the Texas Department of Transportation (TxDOT).

The freeway and expressway system carries most of the traffic entering and leaving the urban area, as well as most of the through traffic movement bypassing the central City. Freeways are characterized by having at-grade intersections and may serve high-density residential, retail, service, and industrial uses. When these streets have grade separated interchanges, they may be identified as "expressways."

F1 Street Section



BIKE MOBILITY PLAN

BIKE TRAIL TYPE	MILES
Bike Boulevard	9.1
Buffered Bike Lane	0.0
1-way Cycle Track (both sides)	17.7
2-way Cycle Track (one side)	0.8
Multi-use Sidepath (one side)	0.0
Off-Road Multi-use Trail	3.2
Corridor Study	4.5
Total	**34.6**

Bike Boulevard
Bicycle Boulevards are typically local or neighborhood streets that prioritize travel by bicycle. Bicycle Boulevards encourage low motor vehicle speeds, which discourages through traffic, and include safe crossings at busy streets, thus providing a low stress experience for cyclists.

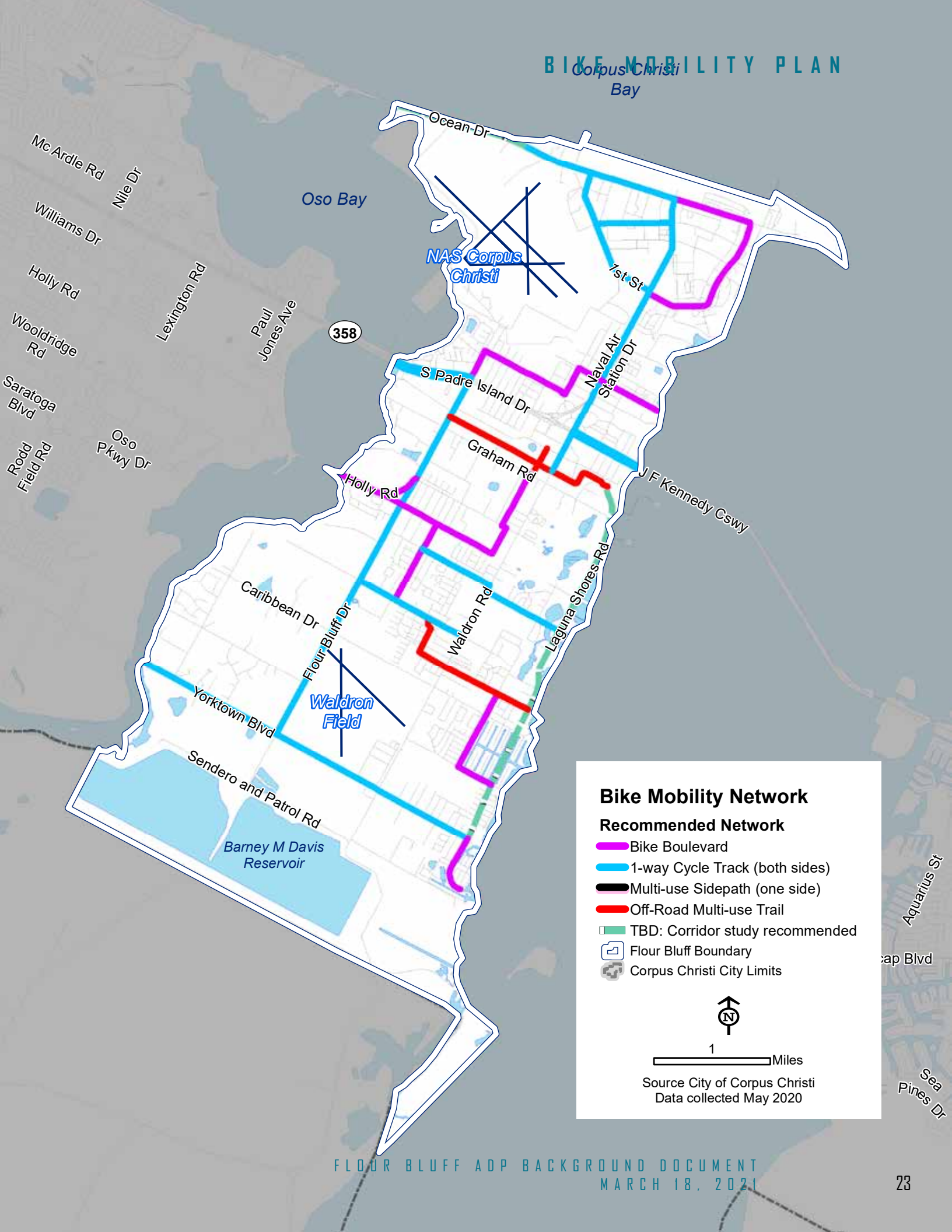
Buffered Bike Lane
Buffered bicycle lanes designate a portion of a roadway for exclusive use by bicycles (by way of striping, signage, and pavement markings) that is separated from the vehicular travel lane or from parked cars by a striped buffer space (typically 2-5 feet in width).

1-way Cycle Track (both sides)
A one-way cycle track is a bikeway provided on both sides of the street that is physically separated from the vehicular travel lanes that provides exclusive use by bicycles in the direction of motor vehicle travel. Separated bikeways may be placed at either street level, at sidewalk level, or at an intermediate level; the preferred placement in the Corpus Christi metro area is at sidewalk level adjacent to or in close proximity to the sidewalk.

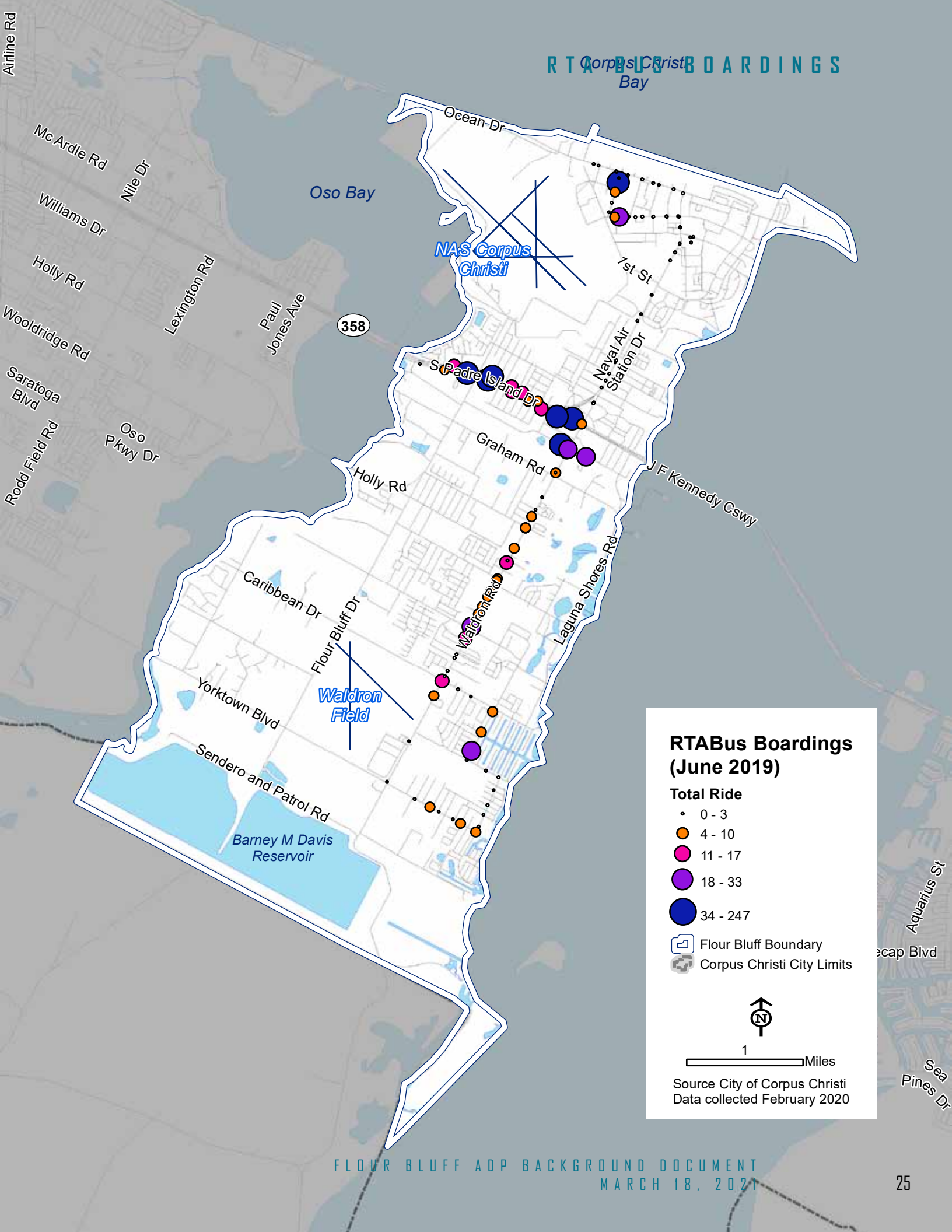
Multi-use Sidepath (one side)
A shared-use sidepath, located on one side of the street (adjacent and parallel to a street), that accommodates two-way non-motorized traffic. Shared use paths are not dedicated bicycle facilities and thus also serve pedestrians, inline skaters, wheelchair users, joggers, and other non-motorized users.

Off-Road Multi-use Trail
A path, typically found along greenways, waterways, active or abandoned railways, and utility easements, within a right-of-way that is independent and physically separated from motor vehicle traffic by an open space or barrier. Multi-use paths are not dedicated bicycle facilities and thus also serve pedestrians, inline skaters, wheelchair users, joggers, and other non-motorized users.

Corridor Study Recommended
A future study is recommended for the corridor to identify and evaluate specific bicycle infrastructure treatments to capitalize on the unique corridor.


Corpus Christi Bay
Oso Bay
Ocean Dr
Mc Ardle Rd
Nile Dr
Williams Dr
Holly Rd
Lexington Rd
Paul Jones Ave
358
Wooldridge Rd
Saratoga Blvd
Rodd Field Rd
Oso Pkwy Dr
NAS Corpus Christi
1st St
Naval Air Station Dr
S Padre Island Dr
Graham Rd
Holly Rd
J F Kennedy Cswy
Laguna Shores Rd
Waldron Rd
Caribbean Dr
Flour Bluff Dr
Waldron Field
Yorktown Blvd
Sendero and Patrol Rd
Barney M Davis Reservoir
Aquarius St
Sea Pines Dr
Bike Mobility Network
Recommended Network
Bike Boulevard
1-way Cycle Track (both sides)
Multi-use Sidepath (one side)
Off-Road Multi-use Trail
TBD: Corridor study recommended
Flour Bluff Boundary
Corpus Christi City Limits
N
1
Miles
Source City of Corpus Christi
Data collected May 2020

RTA BUS BOARDINGS



RTABus Boardings (June 2019)

Total Ride

- 0 - 3
- 4 - 10
- 11 - 17
- 18 - 33
- 34 - 247

Flour Bluff Boundary
Corpus Christi City Limits

N

1 Miles

Source City of Corpus Christi
Data collected February 2020

RTA BUS BOARDINGS

ROUTE	STOP ID	STOP NAME	ON	OFF	TOTAL RIDES
5, 50, 51, 53	2237	1828 Bldg @ Ocean & Midway NS	0	0	0
4	664	2017 Waldron Las Palmas Apts.	3	0	3
4	628	2042 Waldron (Waldron Rd Baptist Church)	5	2	7
4	632	2606 Waldron (FB Technology Ctr)	1	3	4
4	655	3605 Waldron	0	1	1
4	648	3828 Laguna Shores @ Trailer Prk.	1	1	2
3, 4, 29, 65	1157	9301 SPID	0	2	2
3	1371	Ave D @ 4th Street	0	0	0
3, 50, 51, 53	607	Ave D @ 4th Street	0	19	19
3	1368	Ave D @ 5th	0	0	0
3	610	Ave D @ 5th	0	1	1
3	608	Ave D @ Bldg 250	0	0	0
3	1370	Ave D @ Bldg 98	0	0	0
3, 50, 51, 53	1372	Ave D @ Crecy	0	9	9
3	611	Ave D @ Lexington	0	0	0
3	1367	Ave D @ Lexington	0	0	0
3	1369	Ave D @ Midway	0	0	0
3	1253	Ave E @ Hospital entrance	0	0	0
3	596	Ave E @ Hospital Exit	0	0	0
4	129	Caribbean @ Waldron	6	8	14
4	637	Carribean @ Coral Reef	0	1	1
4	638	Carribean @ Meadowridge	0	1	1
3, 4, 29, 65	2114	Compton @ Waldron	142	102	244

ROUTE	STOP ID	STOP NAME	ON	OFF	TOTAL RIDES
3, 5, 50, 51, 53, 83	2147	Crecy @ Bldg 8 CCAD East	34	22	56
3	1365	Crecy @ Building 10	0	0	0
3	605	Crecy @ Defense Logistics (MB)	0	0	0
3	606	Crecy @ DLA Building 1846	2	0	2
4	641	Jamaica @ Antares	13	5	18
4	639	Jamaica @ Caribbean	4	1	5
4	640	Jamaica @ Cartagena	6	3	9
4	642	Jamaica @ Mediterranean	1	2	3
4	2115	Knickerbocker @ Flour Bluff HEB	14	8	22
4	646	Laguna Shore @ Las Palmas	1	1	2
4	645	Laguna Shores @ Courtland	0	0	0
4	647	Laguna Shores @ Seaside	0	2	2
3, 50, 51, 53	590	Lexington @ Armed Forces Reserve Cn	0	1	1
3	612	Lexington @ Ave E	0	0	0
3, 50, 51, 53	597	Lexington @ Ave E Commissary	1	1	2
3, 50, 51, 53	592	Lexington @ Catholic Chapel	1	0	1
3, 50, 51, 53	598	Lexington @ Ocean Drive	0	0	0
3	591	Lexington @ Protestant Church	0	0	0
3, 50, 51, 53	613	Lexington @ Protestant Church	0	0	0
3, 50, 51, 53	589	Lexington @ Southgate	0	0	0
4	644	Mediterranean @ Laguna Shores	2	0	2

RTA BUS BOARDINGS

ROUTE	STOP ID	STOP NAME	ON	OFF	TOTAL RIDES
4	643	Mediterranean @ Tahiti	0	1	1
3, 5	1366	NAS Bldg 8 West	7	3	10
3	584	NAS Drive @ Jester	0	1	1
3	619	NAS Drive @ Scotland	0	0	0
3	585	NAS Drive @ Skipper	0	0	0
3	618	NAS Drive @ Skipper	0	1	1
3	581	NAS Drive @ Webb	0	0	0
3	594	NASHospital	0	1	1
3, 5	1377	NAS Northgate A Ocean & Crecy NS	0	2	2
3, 5	1362	NAS Northgate @ Ocean & 2nd Street FS	2	0	2
3	615	NAS @ Southgate NS	0	0	0
3, 5	1364	Ocean @ Crecy NS	0	0	0
3, 5	1375	Ocean @ Hanger 42	0	0	0
3	602	Ocean @ Hanger 43	0	0	0
3, 50, 51, 53	601	Ocean @ Hanger 44 (4th)	0	0	0
3, 50, 51, 53	600	Ocean @ Hanger 45 (midway)	0	1	1
3, 50, 51, 53	599	Ocean @ Hanger 47 (5th)	0	0	0
3, 4, 29, 65	1162	SPID @ Barton	6	5	11
3, 4, 29, 65	1172	SPID @ Bullfinch FS	7	5	12
4, 29	1166	SPID @ Fawn NS	36	19	55
3, 4, 29, 65	1160	SPID @ Flour Bluff Drive (FS)	23	20	43
3, 4, 29, 65	1170	SPID @ McIver NS	8	6	14

ROUTE	STOP ID	STOP NAME	ON	OFF	TOTAL RIDES
3, 4, 29, 65	1163	SPID @ Oberste	2	3	5
3, 4, 29, 65	1158	SPID @ Padre Motel	1	9	10
3, 4, 29, 65	1164	SPID @ Stone	12	4	16
3, 4, 29, 65	1168	SPID @ Stone FS	4	5	9
3, 4, 29, 65	1165	SPID @ Sunburst NS	29	39	68
3, 4, 29, 65	1169	SPID @ Talmadge NS	11	5	16
3, 4, 29, 65	1159	SPID @ Walmart	18	51	69
3, 4, 29, 65	2050	SPID @ Weaver NS	38	40	78
4	634	Waldron @ Airdome	1	4	5
4	635	Waldron @ Bel Air	0	0	0
4	666	Waldron @ Blossom	2	0	2
4	131	Waldron @ Caribbean	2	0	2
4	663	Waldron @ Castle Park	2	10	12
4	629	Waldron @ Castle Park	3	0	3
4	622	Waldron @ Compton	11	0	11
4	627	Waldron @ Don Patricio	1	3	4
4	665	Waldron @ Don Patricio	3	4	7
4	631	Waldron @ FBHS Stadium	4	4	8
4	661	Waldron @ FB Special Ed Bldg	2	2	4
4	626	Waldron @ Fire Station #13	3	5	8
4	633	Waldron @ Glen Oak	13	8	21
4	659	Waldron @ Glenoak (FS)	4	1	5
4	658	Waldron @ Glenoak (NS)-Airdome	12	3	15

RTA BUS BOARDINGS

ROUTE	STOP ID	STOP NAME	ON	OFF	TOTAL RIDES
4	667	Waldron @ Graham	0	7	7
4	623	Waldron @ Graham (NS)	2	1	3
4	660	Waldron @ HS Gym	1	4	5
4	657	Waldron @ Kaipo	0	0	0
4	2205	Waldron @ Knickerbocker NS	2	25	27
3	580	Waldron @ Lakeside	0	0	0
3	620	Waldron @ Lakeside	0	2	2
4	656	Waldron @ N Bayberry	2	2	4
4	662	Waldron @ Purdue	0	5	5
4	630	Waldron @ Purdue	7	2	9
4	636	Waldron @ Sandy Oaks	0	0	0
3	621	Waldron @ SPID	0	0	0
3	579	Waldron @ SPID	3	1	4
4	625	Waldron @ St Peters by the Sea	1	0	1
4	654	Waldron @ Yorktown	1	0	1
4	650	Yorktown @ Alisa Ann	2	0	2
4	130	Yorktown @ Laguna Shores	3	2	5
4	652	Yorktown @ Lynda lee	1	3	4
4	653	Yorktown @ Matteson	0	0	0
4	651	Yorktown @ Sweet Bay NS	3	0	3
4	649	Yorktown @ Wagner Lee	4	6	10

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TRAFFIC CRASH DATA

CRASH LEVEL DESCRIPTIONS

Suspected Serious Injury
Any injury, other than a fatal injury, which prevents the injured person from walking, driving or normally continuing the activities he was capable of performing before the injury occurred.

Non-Incapacitating Injury
Any injury, other than a fatal or an incapacitating injury, which is evident to observers at the scene of the crash in which the injury occurred.

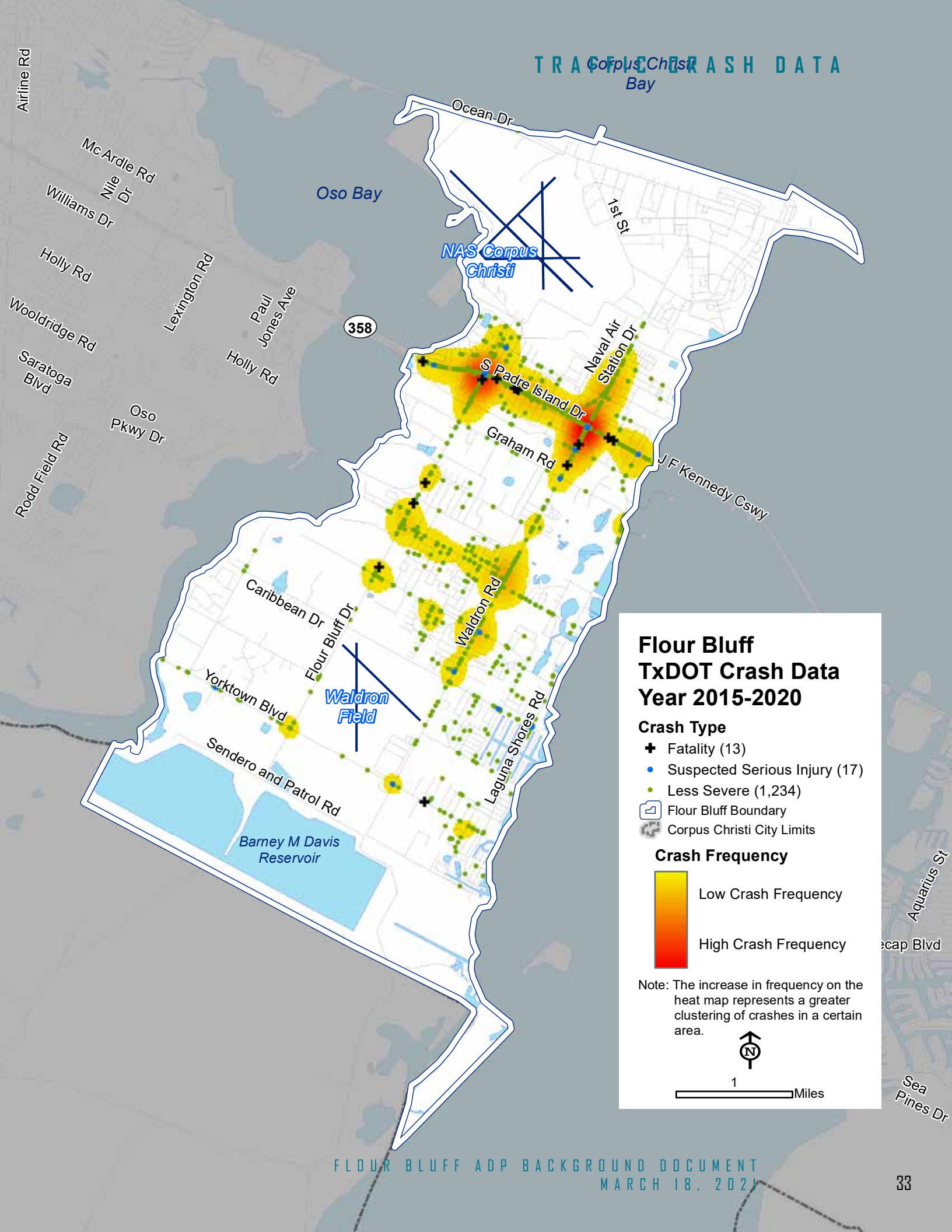
Possible Injury
Any injury reported or claimed which is not a fatal, incapacitating or non-incapacitating injury.

Killed (Fatality)
Any injury sustained in a motor vehicle traffic crash that results in death within thirty days of the motor vehicle traffic crash.

CRASH SEVERITY	2015	2016	2017	2018	2019	2020*
99 - UNKNOWN	0	0	0	0	0	0
A - SUSPECTED SERIOUS INJURY	6	5	9	3	7	0
B - NON-INCAPACITATING INJURY	33	26	25	27	19	5
C - POSSIBLE INJURY	26	70	39	35	58	13
K - KILLED	0	3	2	5	2	1
N - NOT INJURED	0	0	0	0	0	0
Total	65	104	75	70	86	19

*Data as of February 2020

Each dot on the map represents a crash or incident.

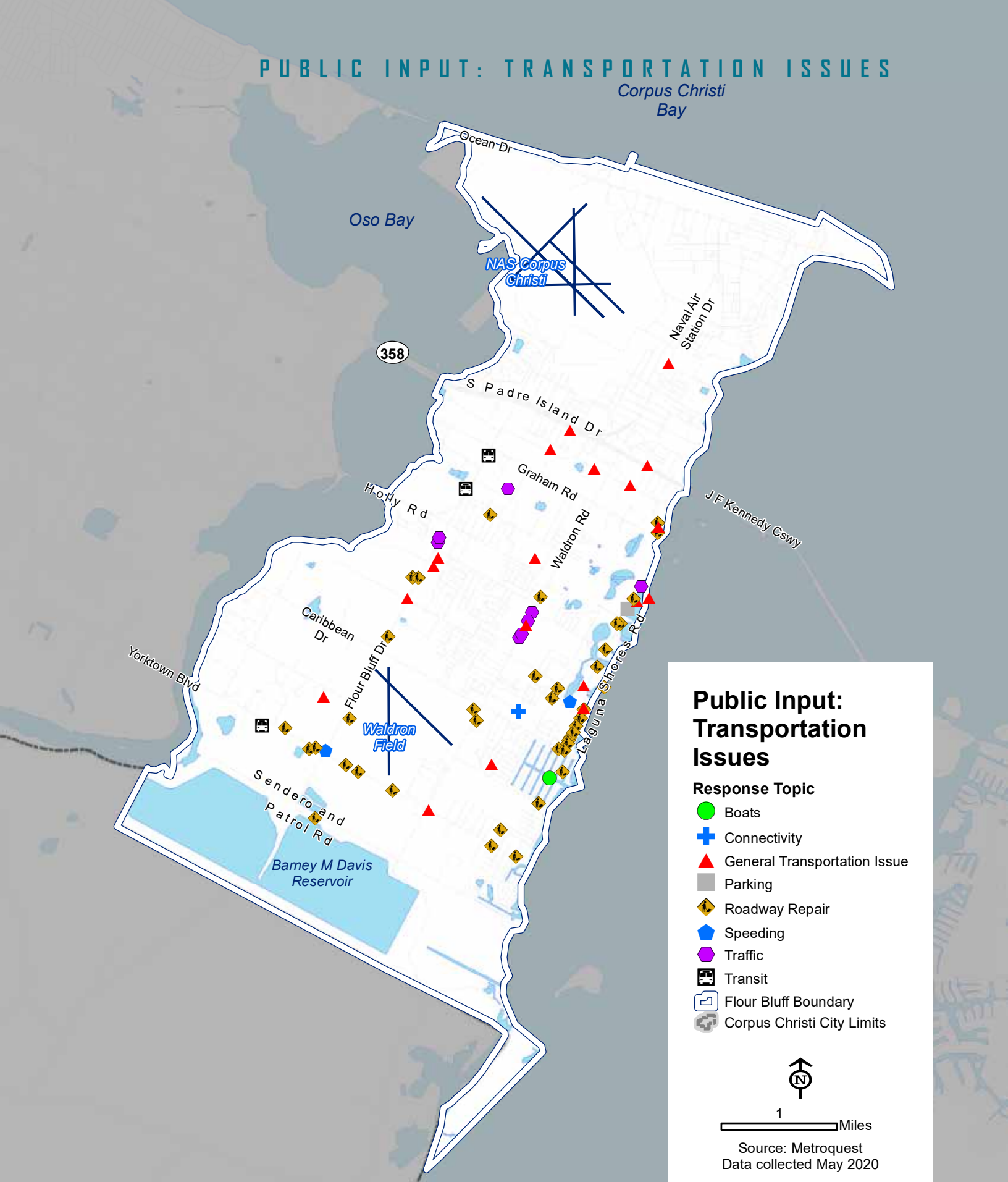

Flour Bluff
TxDOT Crash Data
Year 2015-2020
Crash Type
Fatality (13)
Suspected Serious Injury (17)
Less Severe (1,234)
Flour Bluff Boundary
Corpus Christi City Limits
Crash Frequency
Low Crash Frequency
High Crash Frequency
Note: The increase in frequency on the heat map represents a greater clustering of crashes in a certain area.
N
1
Miles
Corpus Christi Bay
Oso Bay
Barney M Davis Reservoir
NAS Corpus Christi
Waldron Field
Ocean Dr
1st St
Naval Air Station Dr
S Padre Island Dr
Graham Rd
J F Kennedy Cswy
Waldron Rd
Flour Bluff Dr
Caribbean Dr
Yorktown Blvd
Sendero and Patrol Rd
Laguna Shores Rd
Airline Rd
Mc Ardle Rd
Nile Dr
Williams Dr
Holly Rd
Lexington Rd
Paul Jones Ave
358
Wooldridge Rd
Saratoga Blvd
Oso Pkwy Dr
Rodd Field Rd
Aquarius St
Sea Pines Dr

PUBLIC INPUT: TRANSPORTATION ISSUES

The map shows the location of transportation related issues as identified by the public input received through the online survey. Each marker on the map represents a location where a transportation issue has been identified.

For details regarding the comments related to each data point, see Online Survey 1 Summary.

CATEGORY	COUNT	%
Roadway Repair	40	54%
General Transportation Issue	18	24%
Traffic	8	11%
Transit	3	4%
Speeding	2	3%
Boats	1	1%
Connectivity	1	1%
Parking	1	1%
Total	**74**	**100%**

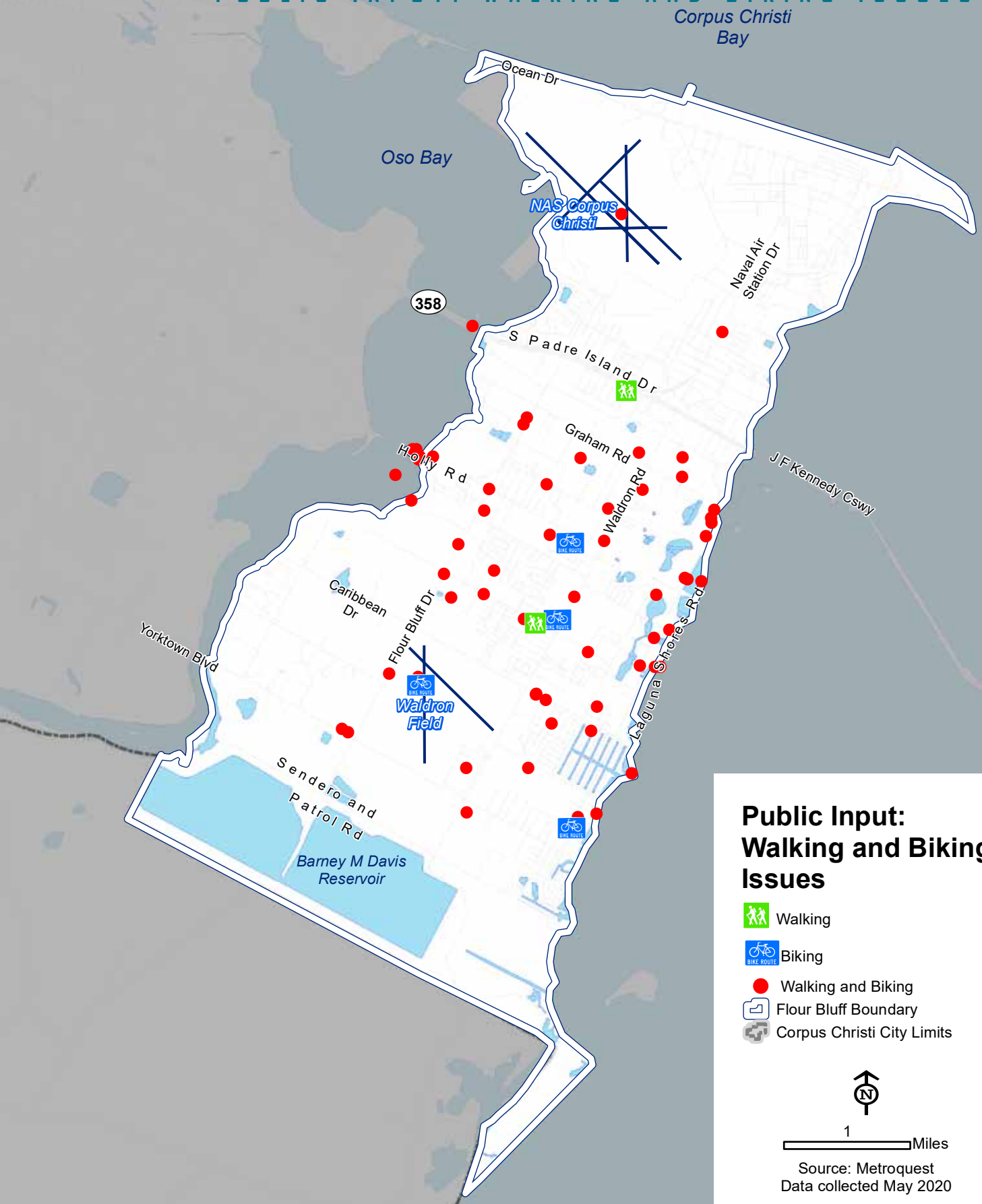

Corpus Christi Bay
Ocean Dr
Oso Bay
NAS Corpus Christi
Naval Air Station Dr
358
S Padre Island Dr
Graham Rd
Holly Rd
Waldron Rd
JF Kennedy Cswy
Caribbean Dr
Flour Bluff Dr
Yorktown Blvd
Laguna Shores Rd
Waldron Field
Sendero and Patrol Rd
Barney M Davis Reservoir
Public Input: Transportation Issues
Response Topic
Boats
Connectivity
General Transportation Issue
Parking
Roadway Repair
Speeding
Traffic
Transit
Flour Bluff Boundary
Corpus Christi City Limits
N
1
Miles
Source: Metroquest
Data collected May 2020

PUBLIC INPUT: WALKING AND BIKING ISSUES

The map shows the location of walking and biking related issues as identified by the public input received through the online survey. Each marker on the map represents a location where a walking or biking issue has been identified.

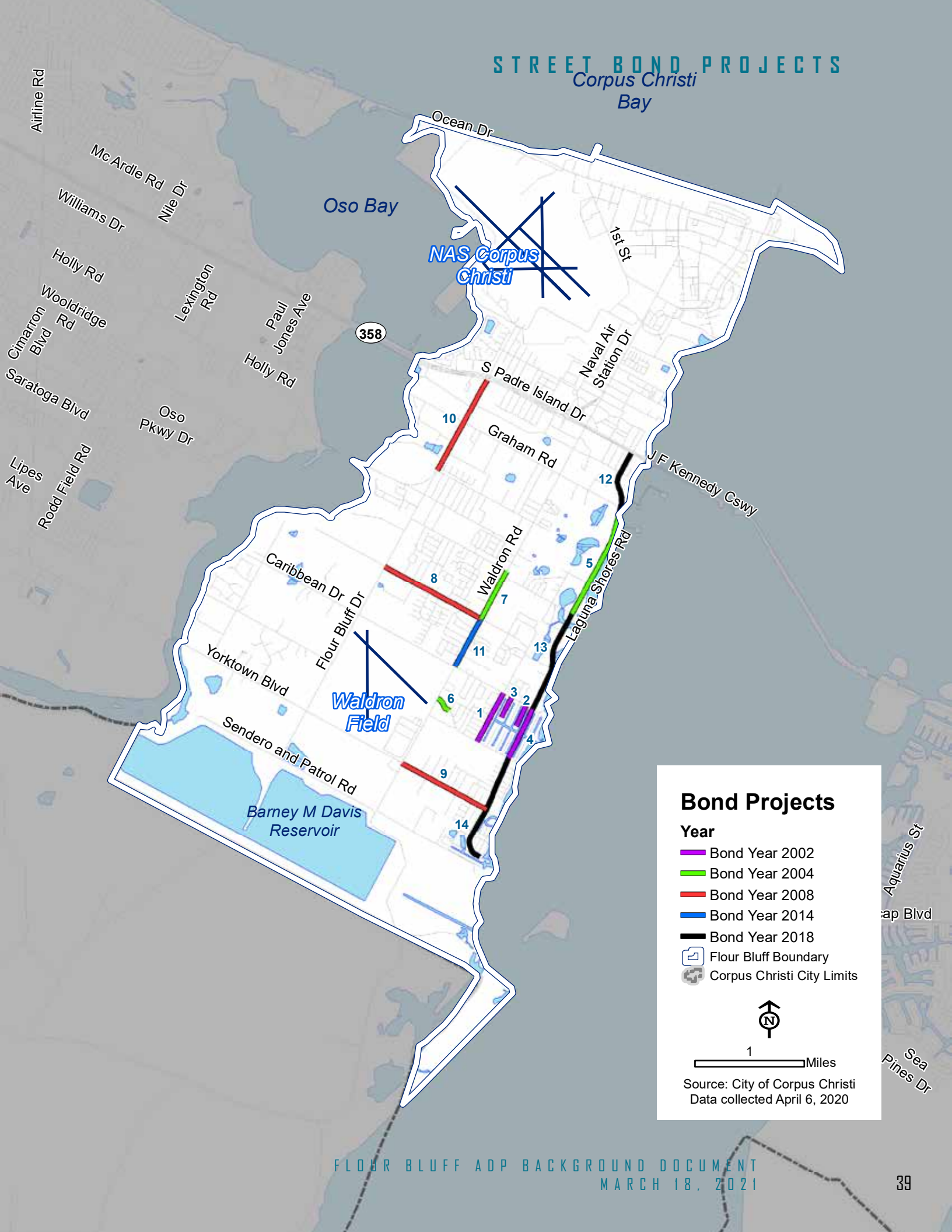
For details regarding the comments related to each data point, see Online Survey 1 Summary.

CATEGORY	INPUTS	%
Walking and Biking	118	95%
Biking	4	3%
Walking	2	2%
Total	**124**	**100%**


Corpus Christi Bay
Ocean Dr
Oso Bay
NAS Corpus Christi
Naval Air Station Dr
358
S Padre Island Dr
Graham Rd
Holly Rd
Waldron Rd
J F Kennedy Cswy
Caribbean Dr
Flour Bluff Dr
Yorktown Blvd
Waldron Field
Laguna Shores Rd
Sendero and Patrol Rd
Barney M Davis Reservoir
Public Input: Walking and Biking Issues
Walking
Biking
Walking and Biking
Flour Bluff Boundary
Corpus Christi City Limits
N
1
Miles
Source: Metroquest
Data collected May 2020

STREET BOND PROJECTS

#	YR	STREET	FROM	TO	FT	WORK TYPE	STATUS
1	2002	JAMAICA DR	MEDITERRANEAN	CARIBBEAN	2,634	RECONSTRUCTION	COMPLETE
2	2002	CATCAY DR	CARIBBEAN	DEAD END	1,099	RECONSTRUCTION	COMPLETE
3	2002	AZORES DR	CARIBBEAN	DEAD END S	1,066	RECONSTRUCTION	COMPLETE
4	2002	LAGUNA SHORES RD	CARIBBEAN	MEDITERRANEAN	2,638	RECONSTRUCTION	COMPLETE
5	2004	LAGUNA SHORES RD	GRAHAM	PURDUE-HUSTLIN' HORNET	5,286	RECONSTRUCTION	COMPLETE
6	2004	MEDITERRANEAN DR	WALDRON	OTRANTO	860	RECONSTRUCTION	COMPLETE
7	2004	WALDRON RD	PURDUE	GLENOAK	2,642	RECONSTRUCTION	COMPLETE
8	2008	GLENOAK RD	FLOUR BLUFF DR.	WALDRON RD	5,289	OVERLAY	COMPLETE
9	2008	YORKTOWN BLVD	WALDRON RD	LAGUNA SHORE RD	4,640	OVERLAY	COMPLETE
10	2008	FLOUR BLUFF DR	DON PATRICIO	PADRE ISLAND DR	4,989	RECONSTRUCTION	COMPLETE
11	2014	WALDRON RD	GLEN OAK	CARIBBEAN	2,632	RECONSTRUCTION	COMPLETE
12	2018	LAGUNA SHORES DR	PADRE ISLAND DR	GRAHAM	3,199	RECONSTRUCTION	DESIGN
13	2018	LAGUNA SHORES RD	PURDUE-HUSTLIN' HORNET	CARIBBEAN	5,039	RECONSTRUCTION	DESIGN
14	2018	LAGUNA SHORES RD	MEDITERRANEAN	WYNDALE	5,425	RECONSTRUCTION	DESIGN


Corpus Christi Bay
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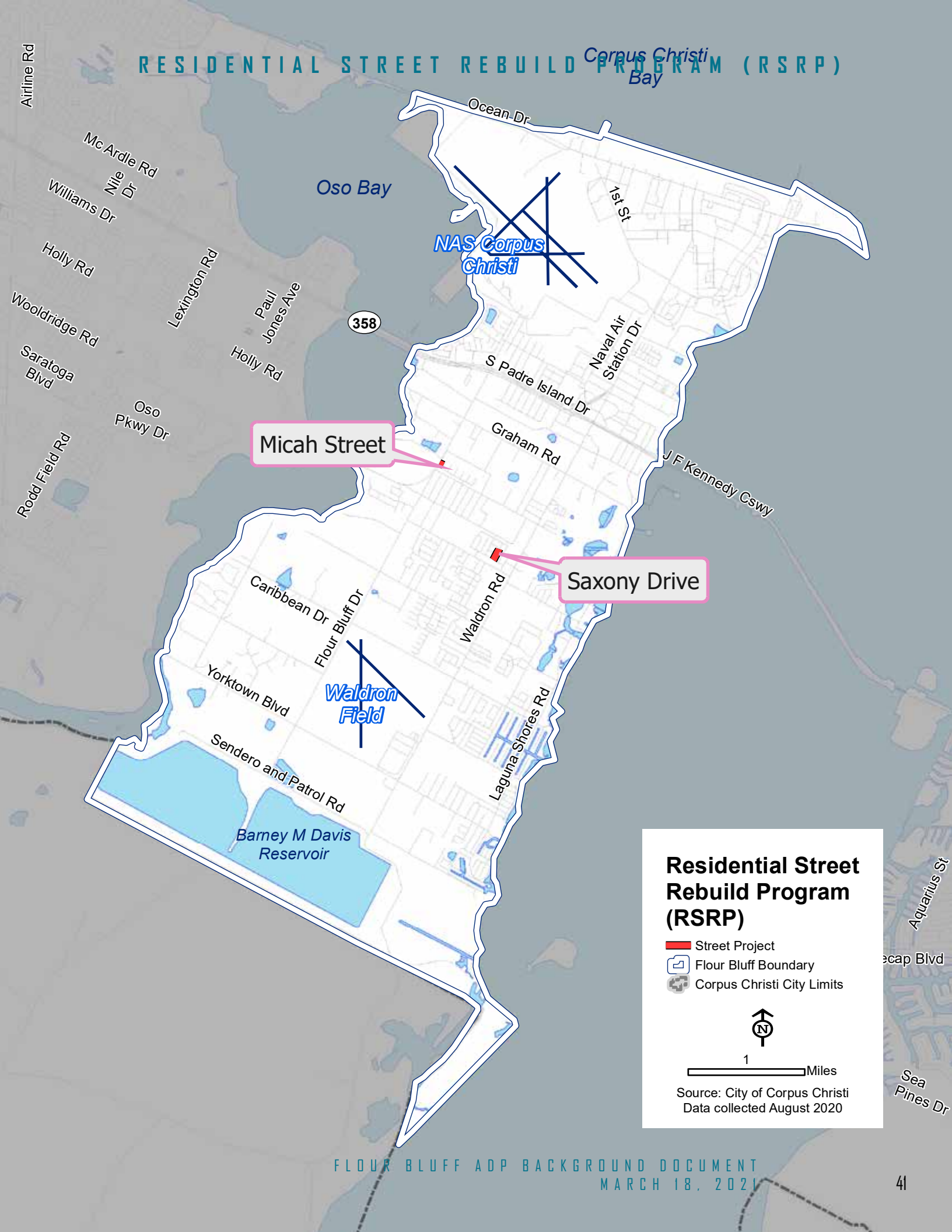
Waldron Rd
Caribbean Dr
Flour Bluff Dr
Yorktown Blvd
Waldron Field
Sendero and Patrol Rd
Barney M Davis Reservoir
Aquarius St
Sea Pines Dr
10
12
5
8
7
11
13
6
3
2
1
4
9
14
Bond Projects
Year
Bond Year 2002
Bond Year 2004
Bond Year 2008
Bond Year 2014
Bond Year 2018
Flour Bluff Boundary
Corpus Christi City Limits
N
1
Miles
Source: City of Corpus Christi
Data collected April 6, 2020

RESIDENTIAL STREET REBUILD PROGRAM (RSRP)

STREET	FROM	TO	BUILD TYPE	STATUS
Micah Street	FLOUR BLUFF DR.	ISAIAH CT.	Rehabilitation	Council Approved
Saxony Drive	ORLEANS DR	BRISTON ST.	Reconstruction	Council Approved



Residential Street Rebuild Program (RSRP)

- Street Project
- Flour Bluff Boundary
- Corpus Christi City Limits

N

1 Miles

Source: City of Corpus Christi
Data collected August 2020

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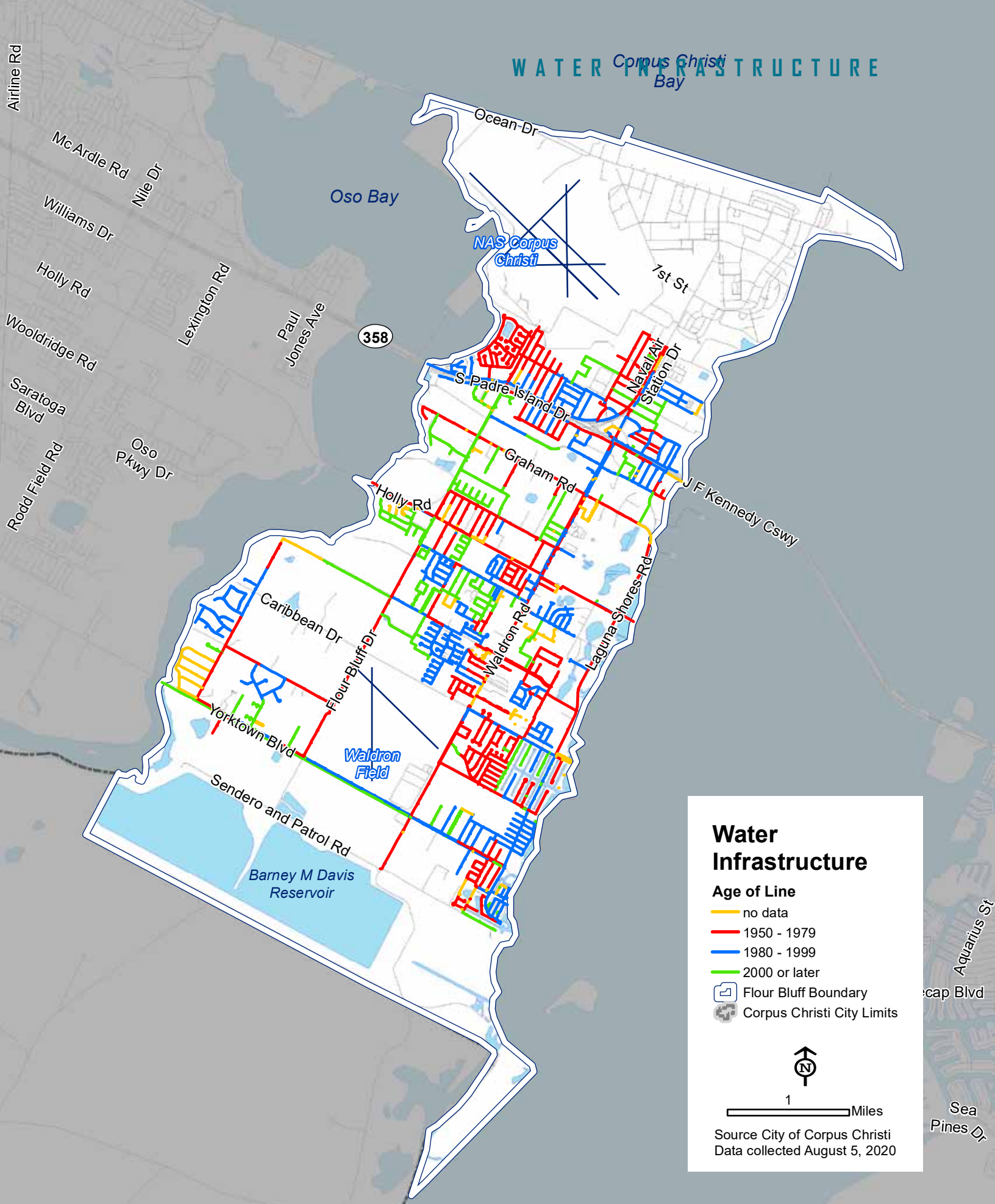
UTILITIES

WATER INFRASTRUCTURE

DECADE	MILES OF LINE
1950's	11.2
1960's	3.3
1970's	35.1
1980's	20.5
1990's	20.8
2000's	17.1
2010's	8.5
no data	8.4
Total	**124.9**



Water Infrastructure

Age of Line

- no data
- 1950 - 1979
- 1980 - 1999
- 2000 or later
- Flour Bluff Boundary
- Corpus Christi City Limits

N

1 Miles

Source City of Corpus Christi
Data collected August 5, 2020

PIPE SIZE AND MATERIALS BY DECADE

DEFINITIONS OF PIPE MATERIALS

ACP - asbestos cement pipe

CIP - cast iron pipe

CSCP - corrugated steel culvert pipe

GLV - galvanized steel

PVC - polyvinyl chloride

STL- steel

C900 - the AWWA standard for cast-iron-pipe-equivalent

VCP - vitrified clay pipe

DIP - ductile iron pipe

HDPE - high-density polyethylene

1950'S

SIZE (INCHES)	MATERIAL	MILES OF LINE
1	Copper	0.011
2	Copper	0.214
2	GLV	0.284
2	PVC	0.041
4	ACP	0.268
4	CIP	3.679
6	ACP	0.008
6	C900	0.293
6	CIP	4.310
8	ACP	0.003
8	CIP	0.701
8	DIP	0.003
10	ACP	0.332
10	CIP	0.235
12	C900	0.695
12	CIP	0.047
12	DIP	0.017
16	CIP	0.016

1960'S

SIZE (INCHES)	MATERIAL	MILES OF LINE
1.5	Copper	0.013
2	Copper	0.022
2	GLV	0.014
4	ACP	0.036
4	CIP	0.064
6	ACP	2.855
6	C900	0.007
6	CIP	0.109
8	ACP	0.183
8	C900	0.011
8	CIP	0.015

1970'S

SIZE (INCHES)	MATERIAL	MILES OF LINE
0.75	Copper	0.035
2	Copper	0.599
2	GLV	0.039
2	HDPE	0.012
2	PVC	0.225
4	ACP	0.492
6	ACP	15.848
6	C900	0.320
6	DIP	0.006
8	ACP	7.456
8	C900	0.004
8	DIP	0.133
10	ACP	0.847
10	C900	0.009
12	ACP	5.608
12	C900	0.054
20	ACP	0.869
24	ACP	1.797
24	STL	0.127
30	DIP	0.591

1980'S

SIZE (INCHES)	MATERIAL	MILES OF LINE
1	Copper	0.016
2	Copper	0.501
2	PVC	0.029
4	ACP	0.003
4	DIP	0.208
6	ACP	9.175
6	C900	3.812
6	DIP	0.232
8	ACP	5.923
8	C900	0.099
8	DIP	0.143
12	C900	0.273
12	DIP	0.087

1990'S

SIZE (INCHES)	MATERIAL	MILES OF LINE
0.75	Copper	0.064
0.75	PVC	0.035
1	Copper	0.048
1	PVC	0.005
2	Copper	0.153
2	GLV	0.016
2	PVC	0.225
4	ACP	0.413
4	DIP	0.140
6	ACP	1.857
6	C900	6.821
6	CIP	0.025
6	DIP	0.452
6	PVC	0.488
8	ACP	0.463
8	C900	3.211
8	DIP	0.068
8	PVC	0.029
10	ACP	0.001
10	CIP	0.074
12	ACP	0.201
12	C900	5.702
12	DIP	0.149
12	HDPE	0.086
12	PVC	0.121

2000'S

SIZE (INCHES)	MATERIAL	MILES OF LINE
0.75	Copper	0.078
1	Copper	0.006
2	Copper	0.035
2	HDPE	0.081
2	PVC	0.221
3	DIP	0.005
6	ACP	0.004
6	C900	4.248
6	DIP	0.011
6	PVC	1.648
8	C900	5.260
8	DIP	0.015
8	PVC	0.151
12	C900	1.369
12	DIP	0.046
24	DIP	0.017
42	CSCP	2.334

2010'S

SIZE (INCHES)	MATERIAL	MILES OF LINE
1.25	Copper	0.011
1.5	Copper	0.016
2	Copper	0.180
2	PVC	0.049
6	ACP	0.002
6	C900	4.844
6	DIP	0.053
8	C900	0.757
8	DIP	0.002
12	C900	1.143
12	PVC	0.134
16	C900	0.943

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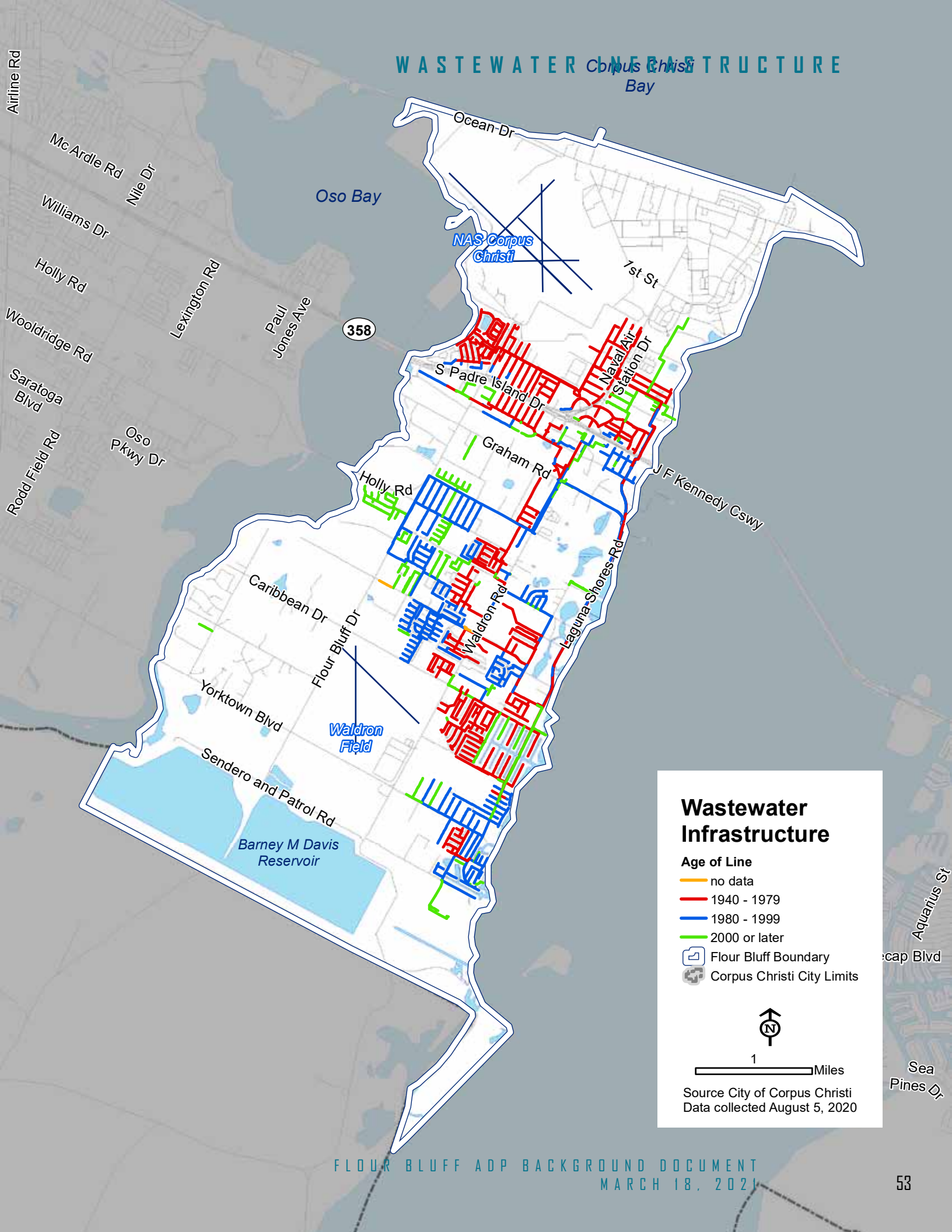
WASTEWATER INFRASTRUCTURE

DECADE	MILES OF LINE
1940's	0.3
1950's	0.2
1960's	7.3
1970's	36.0
1980's	27.4
1990's	4.8
2000's	11.9
2010's	4.1
no data	0.3
Total	**92.3**



Wastewater Infrastructure

Age of Line

- no data
- 1940 - 1979
- 1980 - 1999
- 2000 or later
- Flour Bluff Boundary
- Corpus Christi City Limits

1 Miles

Source City of Corpus Christi
Data collected August 5, 2020

PIPE SIZE AND MATERIALS BY DECADE

DEFINITIONS OF PIPE MATERIALS

CIP - cast iron pipe

CIP FM - cast iron pipe factory mutual

ACP - asbestos cement pipe

ACP FM - asbestos cement pipe factory mutual

CIPP - cured-in-place pipe

PVC - polyvinyl chloride

VCP - vitrified clay pipe

DIP - ductile iron pipe

HDPE - high-density polyethylene

1940'S

SIZE (INCHES)	PIPE MATERIAL	MILES OF LINE
8	CIPP	0.043
8	VCP	0.245

1950'S

SIZE (INCHES)	PIPE MATERIAL	MILES OF LINE
8	VCP	0.211

1960S

SIZE (INCHES)	PIPE MATERIAL	MILES OF LINE
6	PVC FM PRIVATE	0.072
8	CIP FM	0.004
8	CIPP	1.083
8	VCP	0.244
10	CIPP	0.687
10	PVC	0.262
10	VCP	0.739
12	VCP	0.159
15	VCP	0.390
18	HDPE	0.069
18	VCP	3.579

1970'S

SIZE (INCHES)	PIPE MATERIAL	MILES OF LINE
6	CIP FM	1.682
8	ACP	0.119
8	ACP FM	1.537
8	CIP FM	0.042
8	CIPP	0.027
8	PVC	2.422
8	PVC FM	0.114
8	VCP	0.006
8	VCP PRIVATE	0.145
10	CIP FM	1.313
10	CIPP	0.703
10	DIP FM	0.007
10	HDPE	0.465
10	PVC	0.009
10	VCP	0.032
12	ACP	0.100
12	PVC	0.023
12	PVC FM	0.140
12	VCP	0.347
15	VCP	1.273
16	PVC FM	0.156
18	DIP FM	0.489
18	VCP	0.290
24	VCP	0.150
48	VCP	24.221
		0.210

1980'S

SIZE (INCHES)	PIPE MATERIAL	MILES OF LINE
6	ACP FM	0.116
6	PVC FM	0.289
6	PVC PRIVATE	0.181
6	VCP	0.105
8	CIPP	0.208
8	PVC	0.011
8	VCP	17.885
8	VCP PRIVATE	0.005
10	CIP FM	0.019
10	CIPP	0.301
10	VCP	1.938
12	CIPP	0.047
12	HDPE	0.068
12	PVC	0.028
12	VCP	0.999
14	DIP FM	2.761
15	VCP	0.980
18	CIPP	0.149
18	DIP FM	1.089
18	VCP	0.104
24	VCP	0.083

1990'S

SIZE (INCHES)	PIPE MATERIAL	MILES OF LINE
6	PVC	0.001
8	PVC	1.567
10	DIP	0.026
10	PVC	0.738
12	PVC	0.246
15	PVC	0.272
16	PVC FM	1.803
18	PVC	0.081
21	PVC	0.110

2000'S

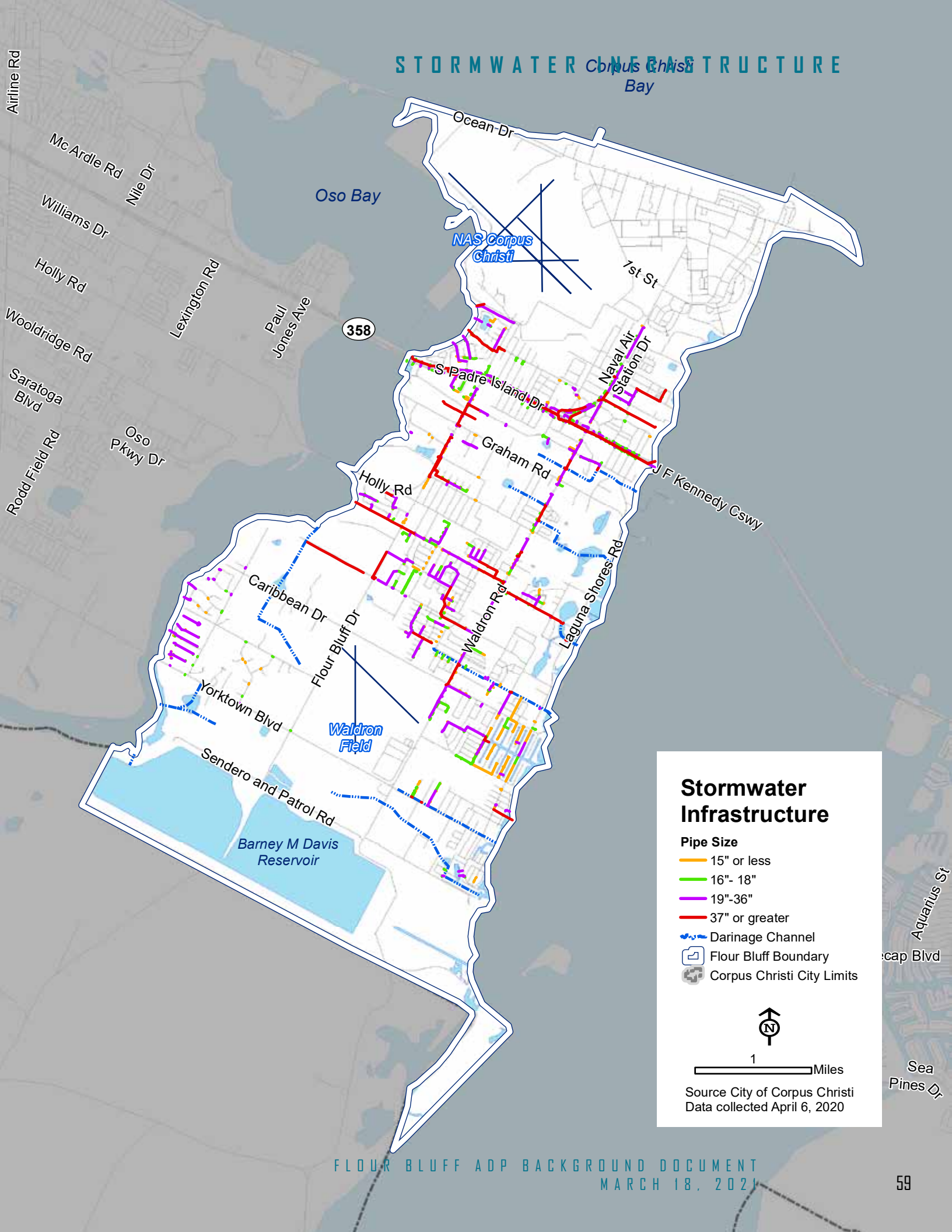
SIZE (INCHES)	PIPE MATERIAL	MILES OF LINE
2	PRIVATE FM	0.093
2	PVC PRIVATE FM	0.065
4	PVC	0.015
4	PVC PRIVATE	0.019
4	PVC PRIVATE	0.075
6	PVC	0.041
6	PVC PRIVATE	0.020
8	PVC	3.916
8	PVC FM	0.214
8	PVC PRIVATE	0.462
8	VCP	0.407
10	PVC	3.527
12	EFFLUENT FM	1.149
12	PVC	0.702
12	PVC FM	0.940
15	PVC	0.149
24	DIP EFFLUENT	0.119

2010'S

SIZE (INCHES)	PIPE MATERIAL	MILES OF LINE
6	PRIVATE FM	0.051
8	PVC PRIVATE FM	0.005
8	PVC	2.607
8	PVC PRIVATE	0.095
10	PVC PRIVATE	1.008
12	PVC	0.142
12	PVC PRIVATE	0.025
18	PVC	0.187
24	PVC FM	0.011
	PVC PRIVATE	0.071

STORMWATER INFRASTRUCTURE

PIPE SIZE	MILES OF LINE
15" or less	4.57
16-18"	6.47
19-36"	15.20
greater than 36"	11.17
Total	**37.41**



Stormwater Infrastructure

Pipe Size

- 15" or less
- 16"- 18"
- 19"-36"
- 37" or greater
- Darinage Channel
- Flour Bluff Boundary
- Corpus Christi City Limits

N

1 Miles

Source City of Corpus Christi
Data collected April 6, 2020

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NEIGHBORHOOD CONDITIONS

COMMUNITY ASSETS

This map identifies community assets based on various community amenities available in the area and comments received through the online survey. Community amenities include public parks and facilities, and significant features in Flour Bluff. Public input locations were determined by reviewing the comments made throughout the survey where participant referenced areas of significance in Flour Bluff.

This map reflects information gathered from the online survey. To for more details related to community assets from the survey, see Online Survey 1 Summary.

Community Assets

- Public Input
- Community Assets
- Flour Bluff Boundary
- Corpus Christi City Limits

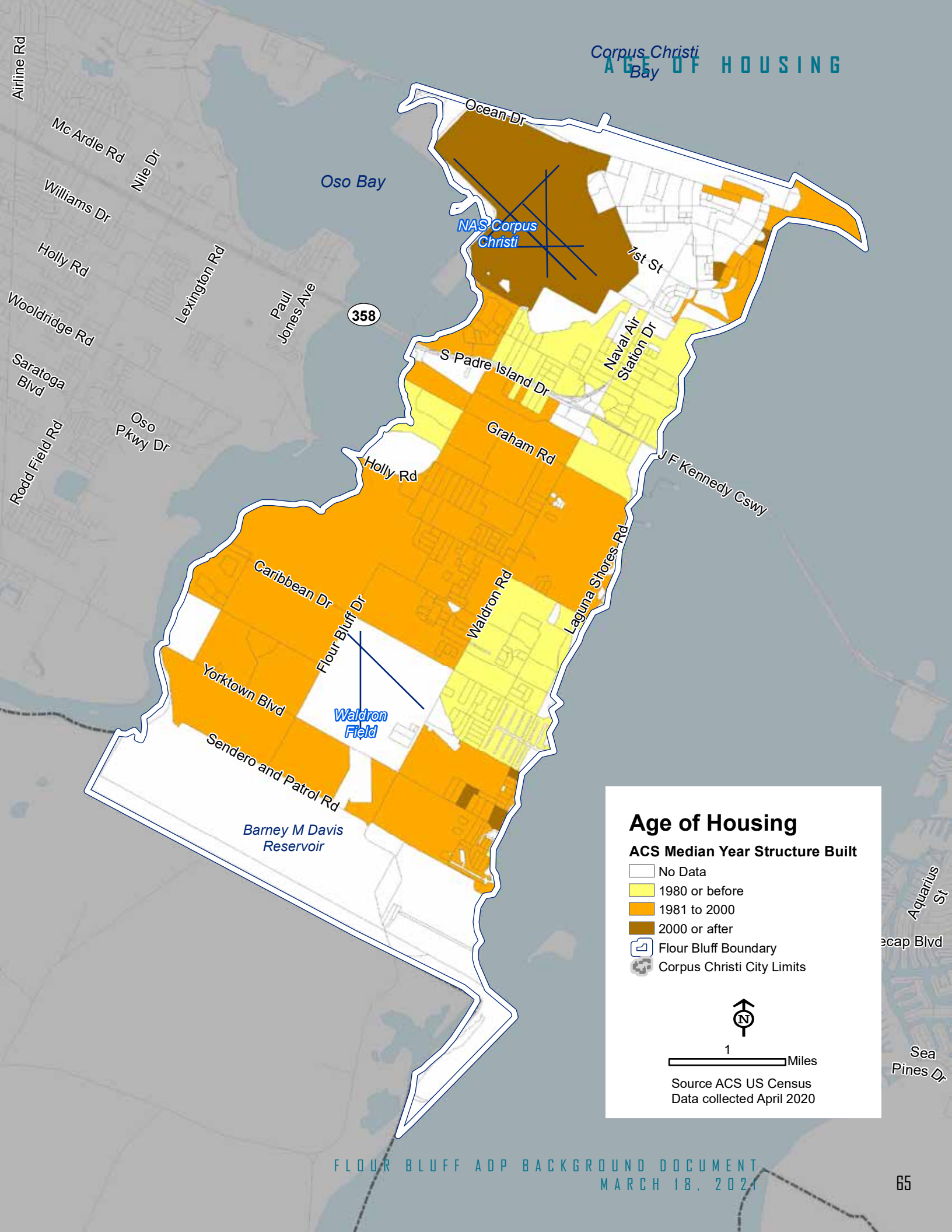
N

1 Miles

Source: City of Corpus Christi
Data collected May 2020

AGE OF HOUSING

YEAR STRUCTURE BUILT	NUMBER OF UNITS
Before 1939	93
1940-1949	212
1950-1959	646
1960-1969	945
1970-1979	1,882
1980-1989	2,468
1990-1999	913
2000-2009	1,239
2010 or later	467
Total	**8,883**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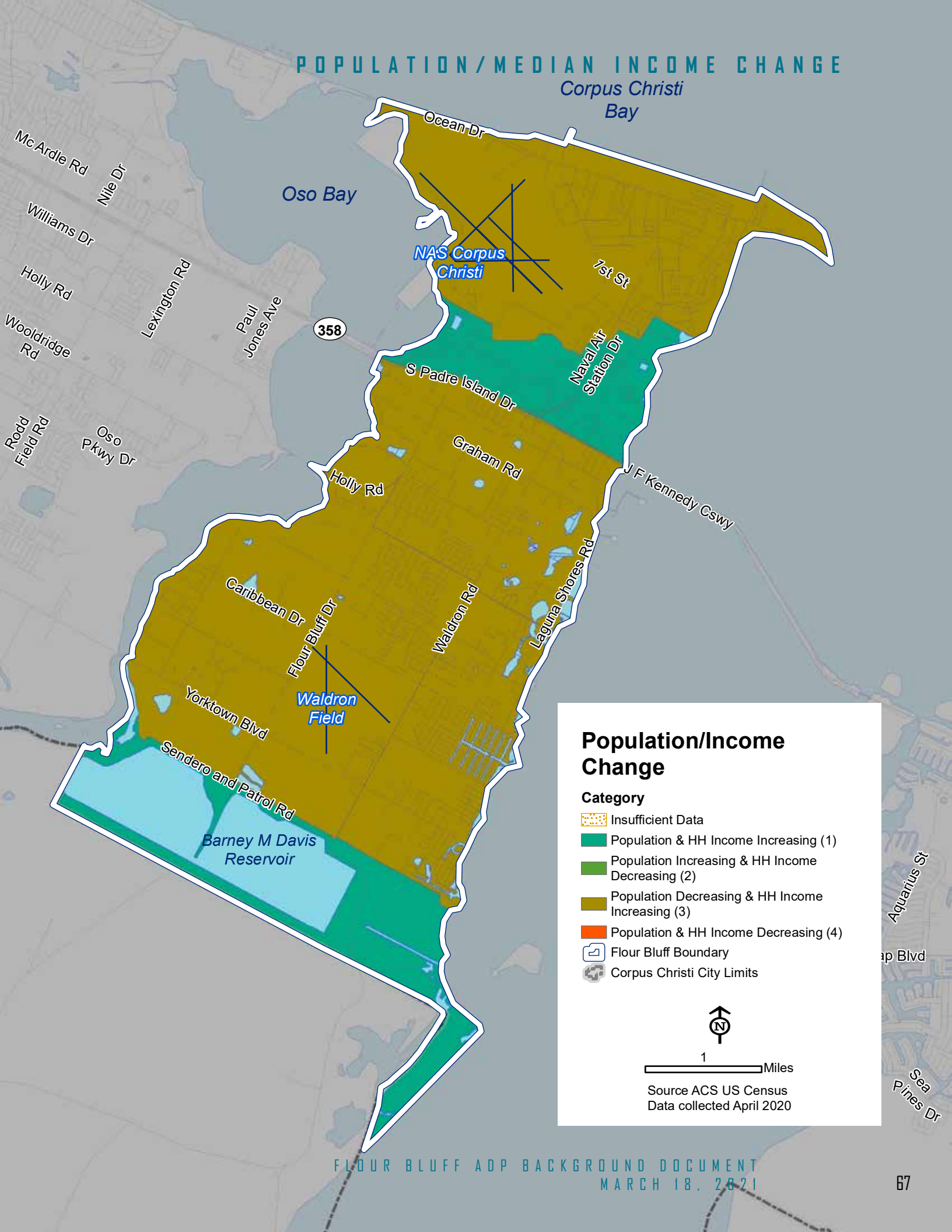
Nile Dr
Williams Dr
Holly Rd
Lexington Rd
Wooldridge Rd
Paul Jones Ave
358
Saratoga Blvd
Oso Pkwy Dr
Rodd Field Rd
Corpus Christi Bay
Oso Bay
Ocean Dr
NAS Corpus Christi
1st St
Naval Air Station Dr
S Padre Island Dr
Graham Rd
Holly Rd
J F Kennedy Cswy
Laguna Shores Rd
Waldron Rd
Caribbean Dr
Flour Bluff Dr
Yorktown Blvd
Waldron Field
Sendero and Patrol Rd
Barney M Davis Reservoir
Aquarius St
Sea Pines Dr
Age of Housing
ACS Median Year Structure Built
No Data
1980 or before
1981 to 2000
2000 or after
Flour Bluff Boundary
Corpus Christi City Limits
N
1
Miles
Source ACS US Census
Data collected April 2020

POPULATION/MEDIAN INCOME CHANGE

POPULATION CHANGE				
CENSUS TRACT	2010	2017	CHANGE	PERCENT CHANGE
Census Tract 30.02	5,129	4,830	-299	-6%
Census Tract 31.01	6,392	5,615	-777	-14%
Census Tract 30.01	4,535	6,024	+1489	25%
Census Tract 29	1,947	1,115	-832	-75%
Census Tract 31.02	5,268	5,263	-5	0%
Census Tract 62	9,483	9,425	-58	-1%
Census Tract 54.06	2,633	3,436	+803	23%

MEDIAN INCOME CHANGE				
CENSUS TRACT	2010	2017	CHANGE	PERCENT CHANGE
Census Tract 30.02	$36,948	$54,219	+$17,271	+32%
Census Tract 31.01	$55,356	$67,066	+$11,710	+17%
Census Tract 30.01	$27,561	$38,358	+$10,797	+28%
Census Tract 29	$41,815	$51,964	+$10,149	+20%
Census Tract 31.02	$53,446	$61,953	+$8,507	+14%
Census Tract 62	$81,022	$96,358	+$15,336	+16%
Census Tract 54.06	$61,761	$99,946	+$38,185	+38%


Corpus Christi Bay
Oso Bay
Ocean Dr
Mc Ardle Rd
Nile Dr
Williams Dr
Holly Rd
Lexington Rd
Paul Jones Ave
358
Wooldridge Rd
Rodd Field Rd
Oso Pkwy Dr
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Naval Air Station Dr
S Padre Island Dr
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Holly Rd
J F Kennedy Cswy
Laguna Shores Rd
Caribbean Dr
Flour Bluff Dr
Waldron Rd
Waldron Field
Yorktown Blvd
Sendero and Patrol Rd
Barney M Davis Reservoir
Aquarius St
Sea Pines Dr
Population/Income Change
Category
Insufficient Data
Population & HH Income Increasing (1)
Population Increasing & HH Income Decreasing (2)
Population Decreasing & HH Income Increasing (3)
Population & HH Income Decreasing (4)
Flour Bluff Boundary
Corpus Christi City Limits
N
1
Miles
Source ACS US Census
Data collected April 2020

PROPERTY VALUES

DEFINITIONS OF VALUES

Appraised Value - The appraised value is generally the market value of a property with certain exceptions based on generally excepted appraisal methods.

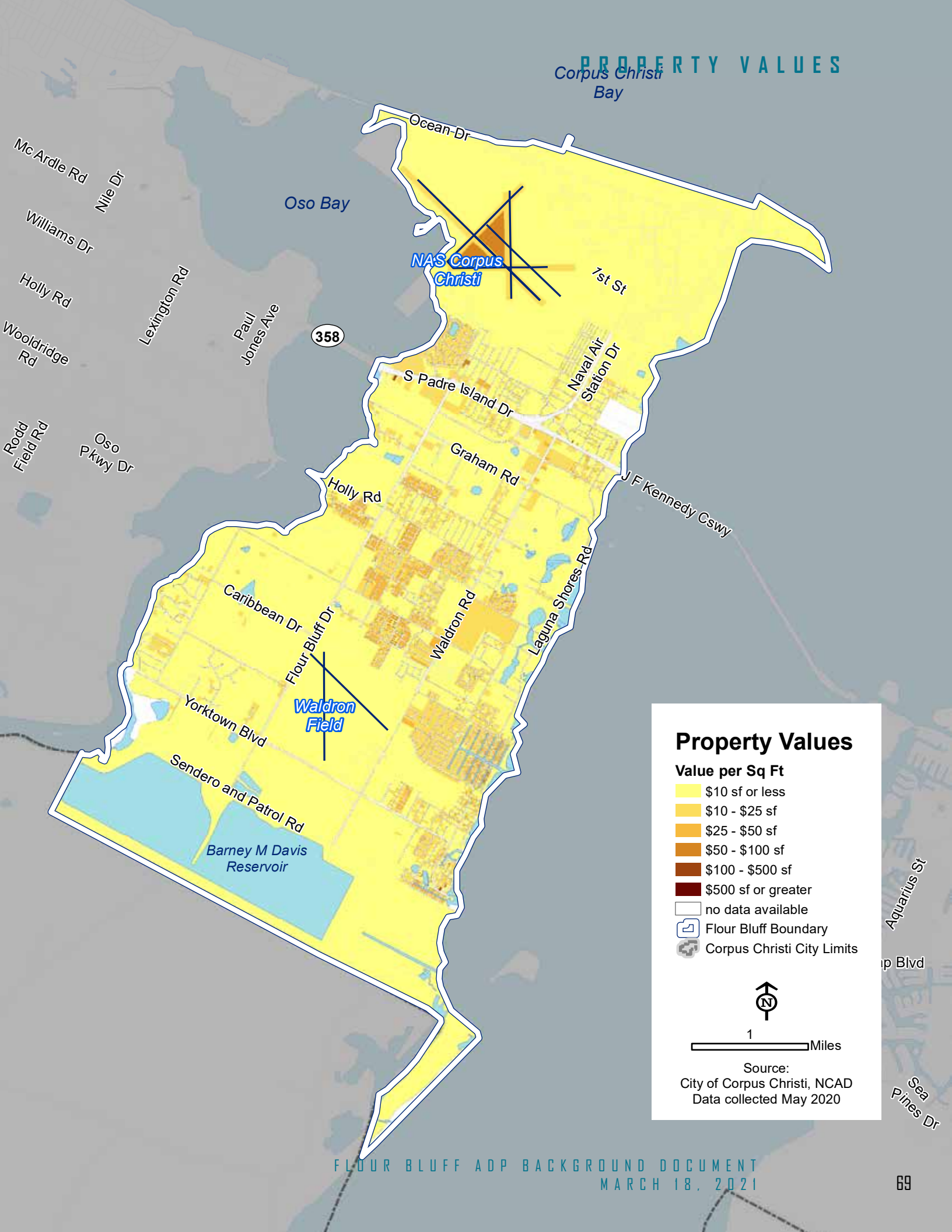
Market Value - The price at which a property would transfer for cash or its equivalent under prevailing market conditions if exposed for sale in the open market with a reasonable time, both parties know of all possible uses and defects with the property and neither party is in a position to take advantage of the exigencies of the other.

Assessed Value - The amount determined by multiplying the appraised value by the applicable assessment ratio.

Taxable Value - The amount determined by deducting from assessed value the amount of any applicable partial exemption.

APPRAISED VALUE PER SQ.FT.	TOTAL UNITS	TOTAL ACRES	TOTAL MARKET VALUE*	TOTAL ASSESSED VALUE*	TOTAL TAXABLE VALUE*
$10 or less	4,121	10,546	$585,223,137	$544,848,772	$283,107,958
$10 - $25	3,474	1,162	$850,331,279	$842,912,677	$526,636,405
$25 to $50	1,221	211	$284,298,489	$283,262,725	$223,389,011
$50 to $100	176	67	$201,135,185	$201,135,185	$21,921,460
$100 to $500	29	1	$8,562,146	$8,562,146	$8,215,308
$500 or greater	2	0	$2,452,987	$761,694	$659,605
Total	**9,023**	**11,987**	**$1,932,003,223**	**$1,881,483,199**	**$1,063,929,747**

*2019 property value



Property Values

Value per Sq Ft

- $10 sf or less
- $10 - $25 sf
- $25 - $50 sf
- $50 - $100 sf
- $100 - $500 sf
- $500 sf or greater
- no data available
- Flour Bluff Boundary
- Corpus Christi City Limits

N

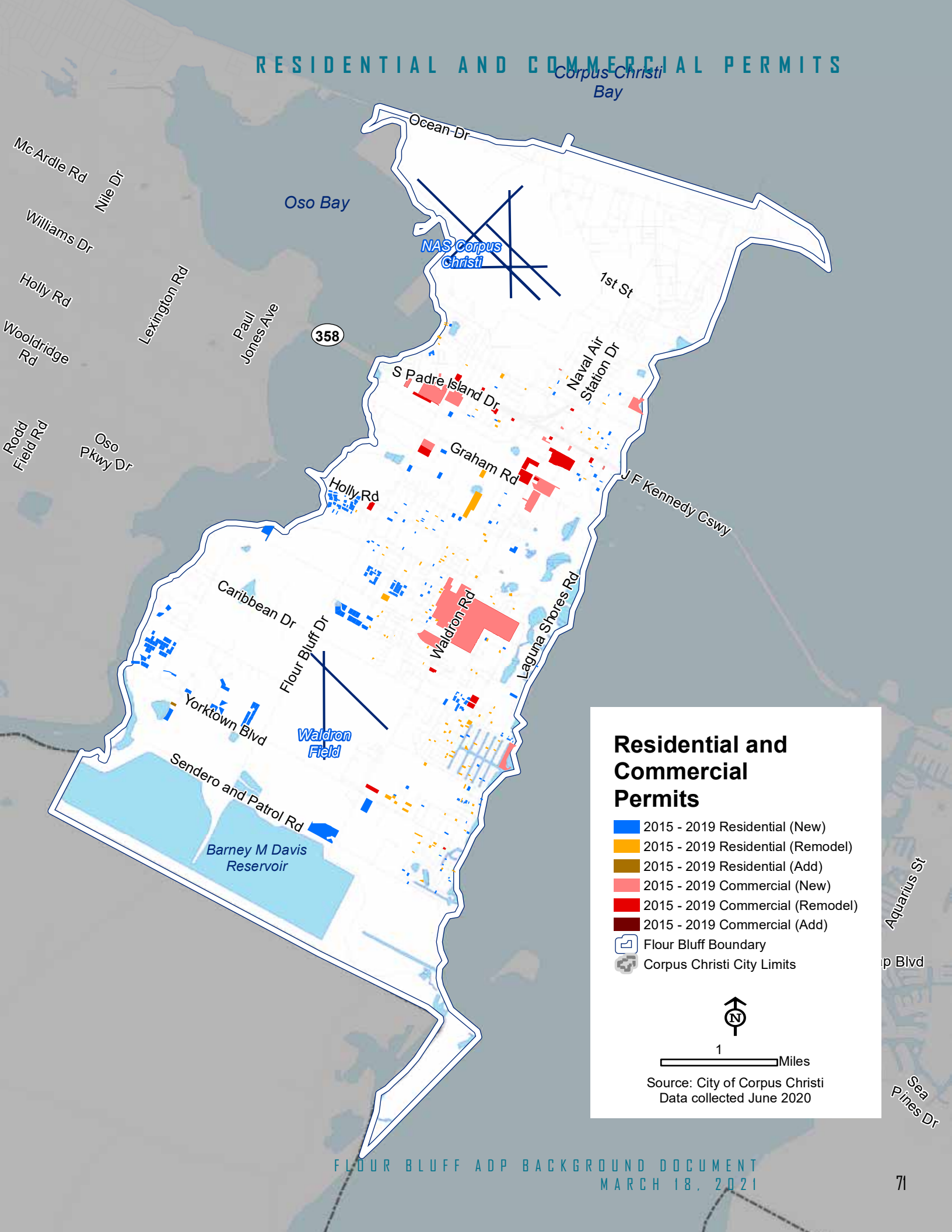
1 Miles

Source:
City of Corpus Christi, NCAD
Data collected May 2020

RESIDENTIAL AND COMMERCIAL PERMITS

PERMIT TYPE	2015	2016	2017	2018	2019
Residential Permits	43	115	97	122	104
New	37	87	71	79	76
Remodel	6	28	26	42	27
Addition	0	0	0	1	1
Commercial Permits	5	31	18	32	20
New	3	23	4	8	4
Remodel	0	7	13	19	12
Addition	2	1	1	5	4
Total	**48**	**146**	**115**	**154**	**124**

*The report includes permits with estimated construction value of $3,500 or greater.


Corpus Christi Bay
Ocean Dr
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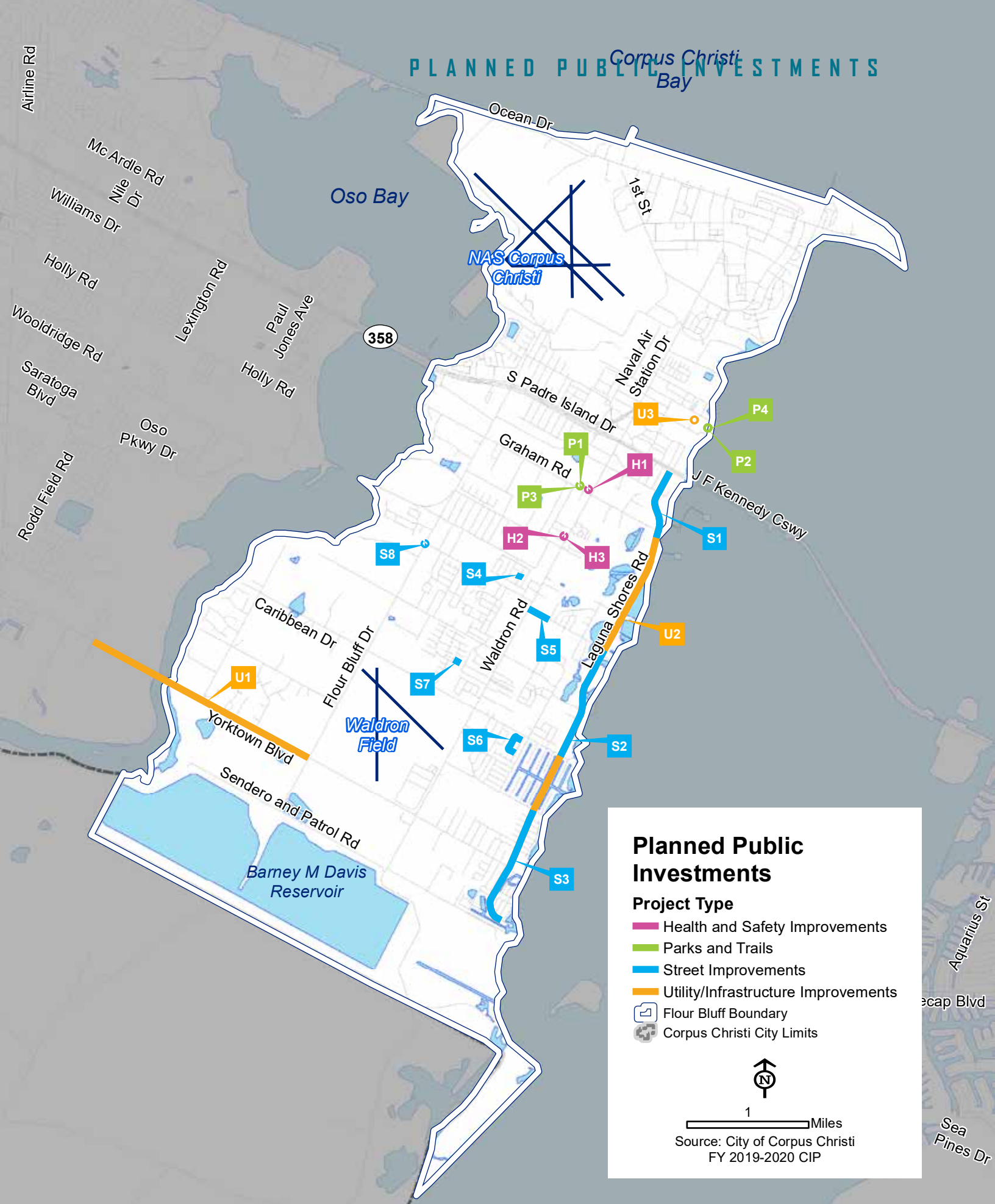
Caribbean Dr
Flour Bluff Dr
Waldron Rd
Laguna Shores Rd
Yorktown Blvd
Waldron Field
Sendero and Patrol Rd
Barney M Davis Reservoir
Aquarius St
Sea Pines Dr
Residential and Commercial Permits
2015 - 2019 Residential (New)
2015 - 2019 Residential (Remodel)
2015 - 2019 Residential (Add)
2015 - 2019 Commercial (New)
2015 - 2019 Commercial (Remodel)
2015 - 2019 Commercial (Add)
Flour Bluff Boundary
Corpus Christi City Limits
N
1
Miles
Source: City of Corpus Christi
Data collected June 2020

PLANNED PUBLIC INVESTMENTS

#	DESCRIPTION	LENGTH OF PROJECT (FEET)	FUNDING SOURCE	ESTIMATED YEAR START
P1	Ethel Eyerly Senior Center	---	G.O. Bond 2018	2020/2020
P2	Cole Park and Dimitt Piers	---	G.O. Bond 2018	2021/2021
P3	Ethel Eyerly Senior Ctr PH2	---	Future Bond Election	2028/2029
P4	Demitt Pier Lighting and Decking Renovation	---	None	2020
H1	Police Substations Holly&Flour Bluff	---	G.O. Bond 2018	2020/2020
H2	Fire St.13 Mechanical, Elec. & Fire Alarm Rehab	---	G.O. Bond 2018	2020/2020
H3	Fire St. 13 Roof Rehab	---	G.O. Bond 2018	2025/2026
U1	Yorktown Blvd Water Line Extension	10,621	Revenue Bonds	2021/2022
U2	Laguna Shores Road Force Main Replacement	21,536	Revenue Bonds	2018/2019
U3	Laguna Madre Plant Rehabilitation	---	PAYGO, Revenue Bonds	2019/2021
S1	Laguna Shores Rd (SPID to Graham Dr)	3,068	G.O. Bond 2018 & Prior, Revenue Bonds	2019/2020
S2	Laguna Shores Rd (Hustlin' Hornet to Caribbean)	5,031	G.O. Bond 2018 & Prior, Revenue Bonds	2019/2020
S3	Laguna Shores Rd (Mediterranean Dr to Wyndale St)	5,396	G.O. Bond 2018 & Prior, Revenue Bonds	2019/2020
S4	Saxony Dr (Mathew to Briston)	293	G.O. Bond 2018, Revenue Bonds	2020
S5	Hustlin Hornet Dr (Ivy to Waldron)	1,021	Residential Street (Property Tax), Revenue Bonds	2020
S6	Millbrook Dr (Coveway Dr. to Coveway Dr)	1,265	Residential Street (Property Tax), Revenue Bonds	2020
S7	St. Perpetua Dr (St. Felicity to Dead End)	333	Residential Street (Property Tax), Revenue Bonds	2020
S8	Traffic Signals & Lighting Improvements	---	G.O. Bond 2014	2018/2020



Planned Public Investments

Project Type

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

N

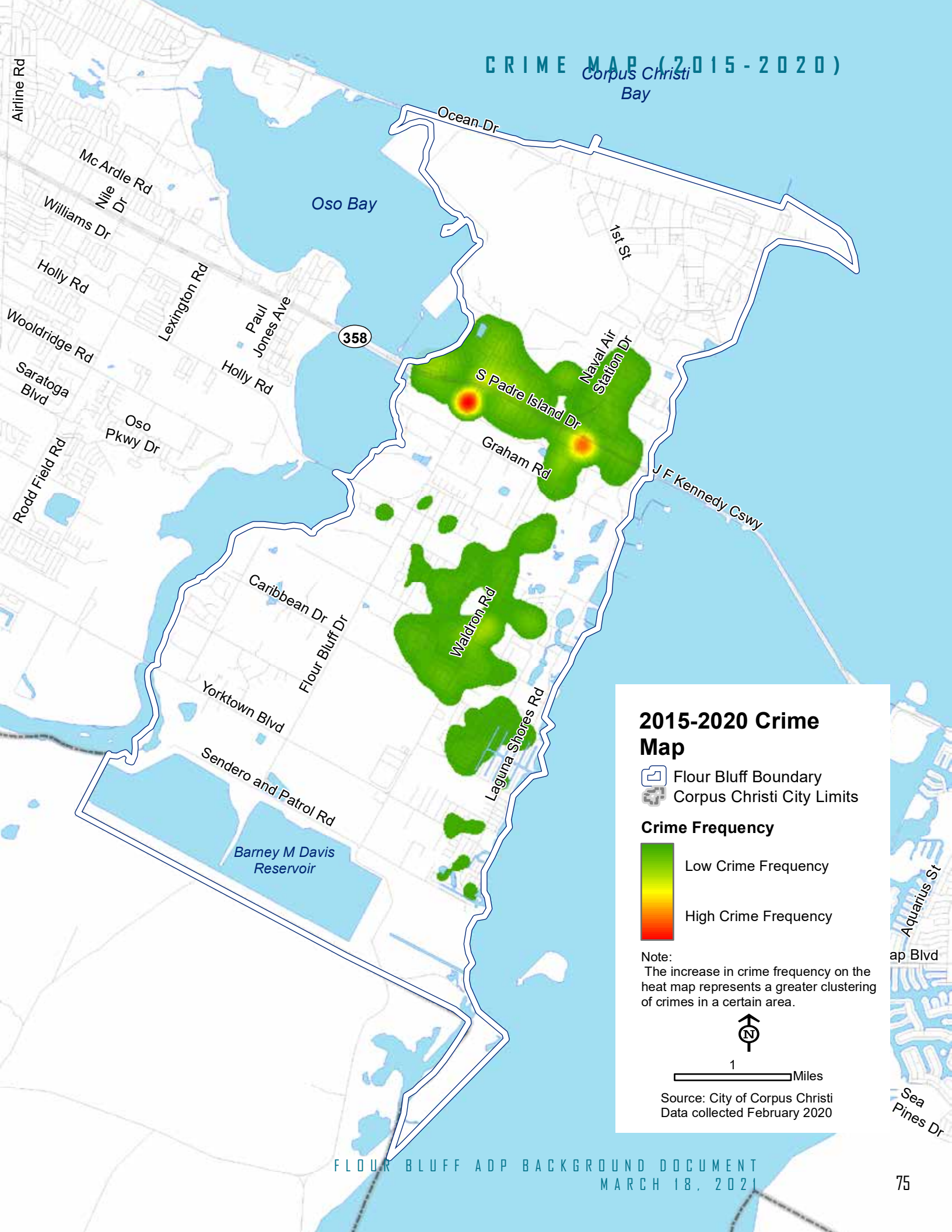
1 Miles

Source: City of Corpus Christi
FY 2019-2020 CIP

CRIME MAP (2015-2020)

CATEGORY	2015	2016	2017	2018	2019	2020*
AGGRAVATED ASSAULT	90	76	65	88	77	7
ARSON	5	2	7	14	12	5
BURGLARY	169	150	182	131	119	17
HOMICIDE	2	1	1	1	2	0
LARCENY	590	638	619	468	461	62
MOTOR VEHICLE THEFT	55	39	54	56	38	7
OTHER CATEGORY	1,568	1,466	1,445	1,732	1,442	196
ROBBERY	20	10	12	23	20	2
SEXUAL ASSAULT	29	24	28	31	30	1
Total	2,528	2,406	2,413	2,544	2,201	297

*Data as of February 2020



2015-2020 Crime Map

Flour Bluff Boundary
Corpus Christi City Limits

Crime Frequency

Low Crime Frequency

High Crime Frequency

Note:
The increase in crime frequency on the heat map represents a greater clustering of crimes in a certain area.

N

1 Miles

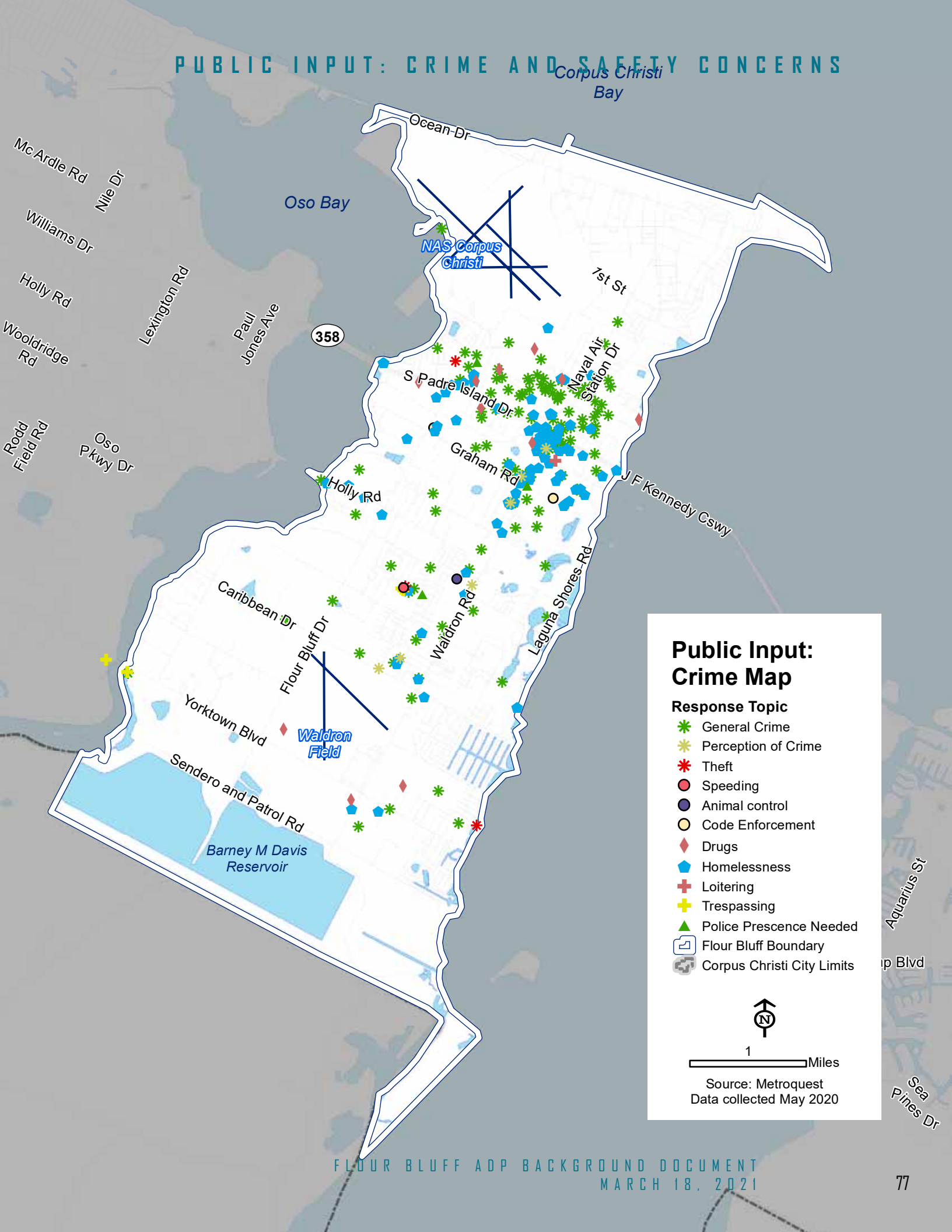
Source: City of Corpus Christi
Data collected February 2020

PUBLIC INPUT: CRIME AND SAFETY CONCERNS

The map shows the location of crime and safety concerns as identified by the public input received through the online survey. Each marker on the map represents a location where a crime or safety issue has been identified.

For details regarding the comments related to each data point, see Online Survey 1 Summary.

CATEGORY	COUNT	%
General Crime	127	48%
Homelessness	106	40%
Drugs	11	4%
Perception of Crime	6	2%
Trespassing	4	2%
Police Presence Needed	3	1%
Theft	3	1%
Code Enforcement	2	1%
Animal control	1	0%
Loitering	1	0%
Speeding	1	0%
Total	**265**	**100%**


Corpus Christi Bay
Ocean Dr
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Williams Dr
Holly Rd
Lexington Rd
Paul Jones Ave
358
Wooldridge Rd
NAS Corpus Christi
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Caribbean Dr
Flour Bluff Dr
Yorktown Blvd
Waldron Field
Sendero and Patrol Rd
Barney M Davis Reservoir
Rodd Field Rd
Oso Pkwy Dr
Aquarius St
Sea Pines Dr
Public Input: Crime Map
Response Topic
General Crime
Perception of Crime
Theft
Speeding
Animal control
Code Enforcement
Drugs
Homelessness
Loitering
Trespassing
Police Prescence Needed
Flour Bluff Boundary
Corpus Christi City Limits
N
1
Miles
Source: Metroquest
Data collected May 2020

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ENVIRONMENTAL CONDITIONS

PRELIMINARY FIRM

FEMA FLOOD ZONE DESIGNATIONS

Velocity Zone
Areas along coasts subject to a 1% or greater annual chance of flooding in any given year that include additional hazards associated with velocity wave action.

1% Annual Chance (100 year)
Areas subject to a 1% or greater annual chance of flooding in any given year.

0.2% Annual Chance (500 year)
Areas subject to a 0.2% or greater annual chance of flooding in any given year.

Minimal Flood Hazard
Areas of minimal flood hazard from the principal source of flood in the area and determined to be outside the 1% and 0.2% annual chance floodplain.

DESIGNATION	ACRES	PERCENTAGE	STRUCTURES
Velocity Zone	632.2	4.8%	2
1% Annual Chance (100 year)	1,505.2	11.5%	214
0.2% Annual Chance (500 year)	888.2	6.7%	277
Minimal Flood Hazard	10,079.9	76.9%	
Open Water			
Total	**13,106.6**	**100.0%**	**493**


Airline Rd
Corpus Christi Bay
Ocean Dr
Mc Ardle Rd
Nile Dr
Oso Bay
Williams Dr
Holly Rd
Lexington Rd
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358
Wooldridge Rd
NAS Corpus Christi
1st St
Naval Air Station Dr
S Padre Island Dr
Saratoga Blvd
Rodd Field Rd
Oso Pkwy Dr
Graham Rd
Holly Rd
J F Kennedy Cswy
Laguna Shores Rd
Caribbean Dr
Flour Bluff Dr
Waldron Rd
Waldron Field
Yorktown Blvd
Sendero and Patrol Rd
Barney M Davis Reservoir
Flood Zone Map
FEMA Flood Zone
Velocity Zone
1% Annual Chance (100 year)
0.2% Annual Chance (500 year)
Open Water
Flour Bluff Boundary
Corpus Christi City Limits
N
1
Miles
Source: City of Corpus Christi
Data collected February 2020

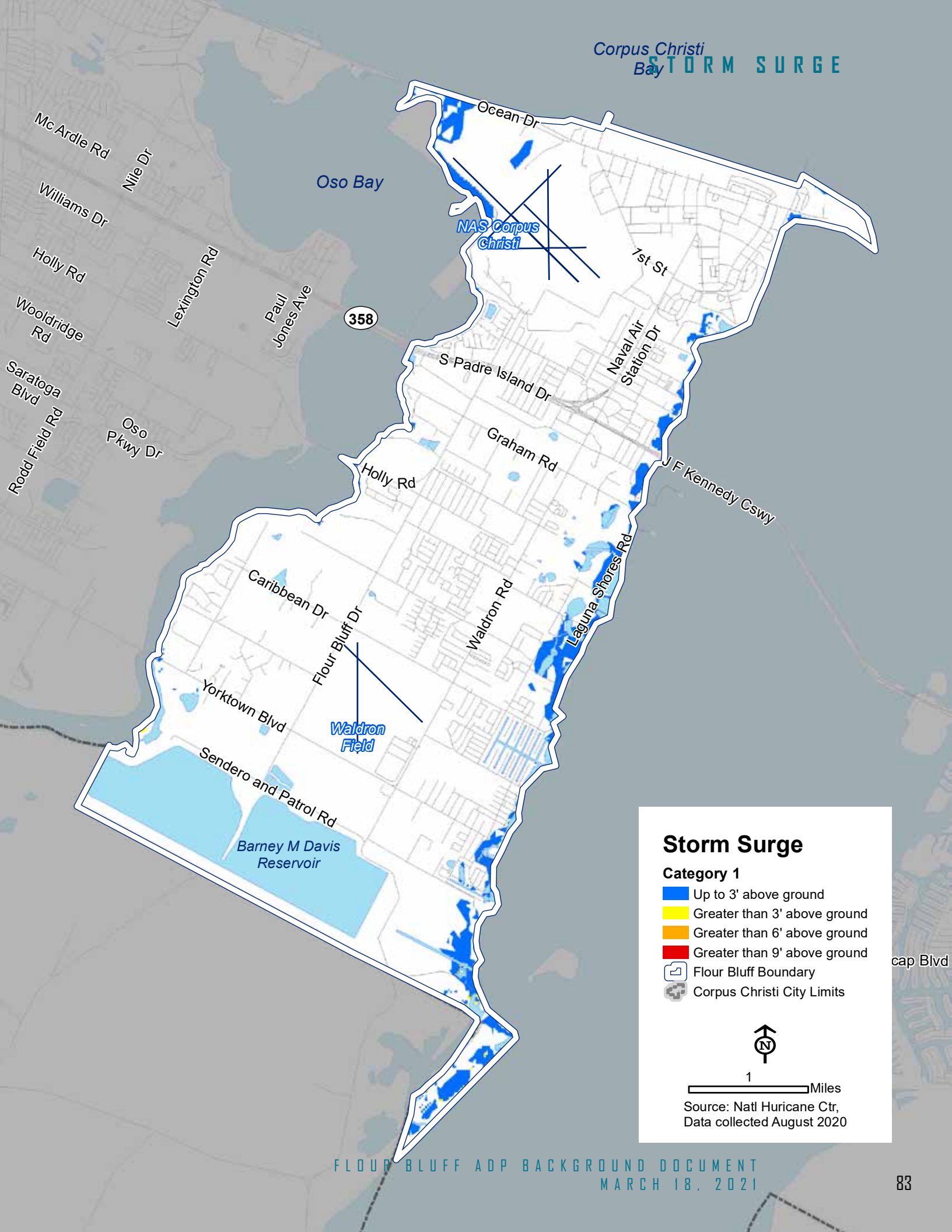
STORM SURGE

CATEGORY 1 HURRICANE

CATEGORY 1	ACRES	NUMBER OF STRUCTURES
Up to 3' Above Ground	475.2	18
Greater than 3' Above Ground	485.0	18
Greater than 6' Above Ground	N/A	N/A
Greater than 9' Above Ground	N/A	N/A

The storm surge map is based on data from the National Hurricane Center (NHC). The SLOSH (Sea, Lake, and Overland Surges from Hurricanes) model is a numerical model used by National Weather Service to compute storm surge.

Storm surge is defined as the abnormal rise of water generated by a storm, over and above the predicted astronomical tides. Flooding from storm surge depends on many factors, such as the track, intensity, size, and forward speed of the hurricane and the characteristics of the coastline where it comes ashore or passes nearby. For planning purposes, the NHC uses a representative sample of hypothetical storms to estimate the near worst-case scenario of flooding for each hurricane category.


Corpus Christi Bay
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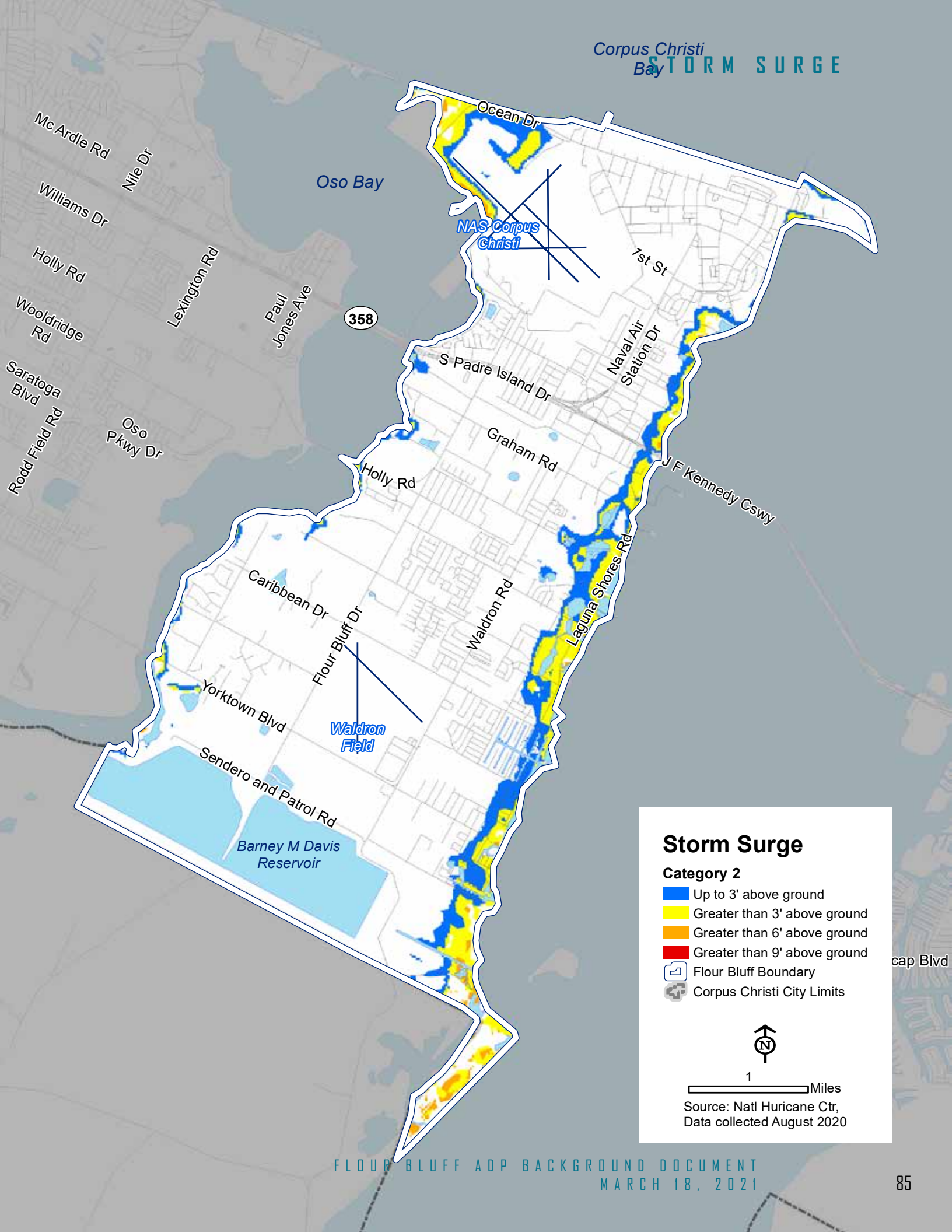
Nile Dr
Williams Dr
Holly Rd
Lexington Rd
Paul Jones Ave
358
Wooldridge Rd
Saratoga Blvd
Rodd Field Rd
Oso Pkwy Dr
cap Blvd
Storm Surge
Category 1
Up to 3' above ground
Greater than 3' above ground
Greater than 6' above ground
Greater than 9' above ground
Flour Bluff Boundary
Corpus Christi City Limits
N
1
Miles
Source: Natl Huricane Ctr,
Data collected August 2020

CATEGORY 2 HURRICANE

CATEGORY 2	ACRES	NUMBER OF STRUCTURES
Up to 3' Above Ground	597.8	164
Greater than 3' Above Ground	1,190.0	197
Greater than 6' Above Ground	1,278.0	197
Greater than 9' Above Ground	N/A	N/A

The storm surge map is based on data from the National Hurricane Center (NHC). The SLOSH (Sea, Lake, and Overland Surges from Hurricanes) model is a numerical model used by National Weather Service to compute storm surge.

Storm surge is defined as the abnormal rise of water generated by a storm, over and above the predicted astronomical tides. Flooding from storm surge depends on many factors, such as the track, intensity, size, and forward speed of the hurricane and the characteristics of the coastline where it comes ashore or passes nearby. For planning purposes, the NHC uses a representative sample of hypothetical storms to estimate the near worst-case scenario of flooding for each hurricane category.



Storm Surge

Category 2

- Up to 3' above ground
- Greater than 3' above ground
- Greater than 6' above ground
- Greater than 9' above ground
- Flour Bluff Boundary
- Corpus Christi City Limits

N

1 Miles

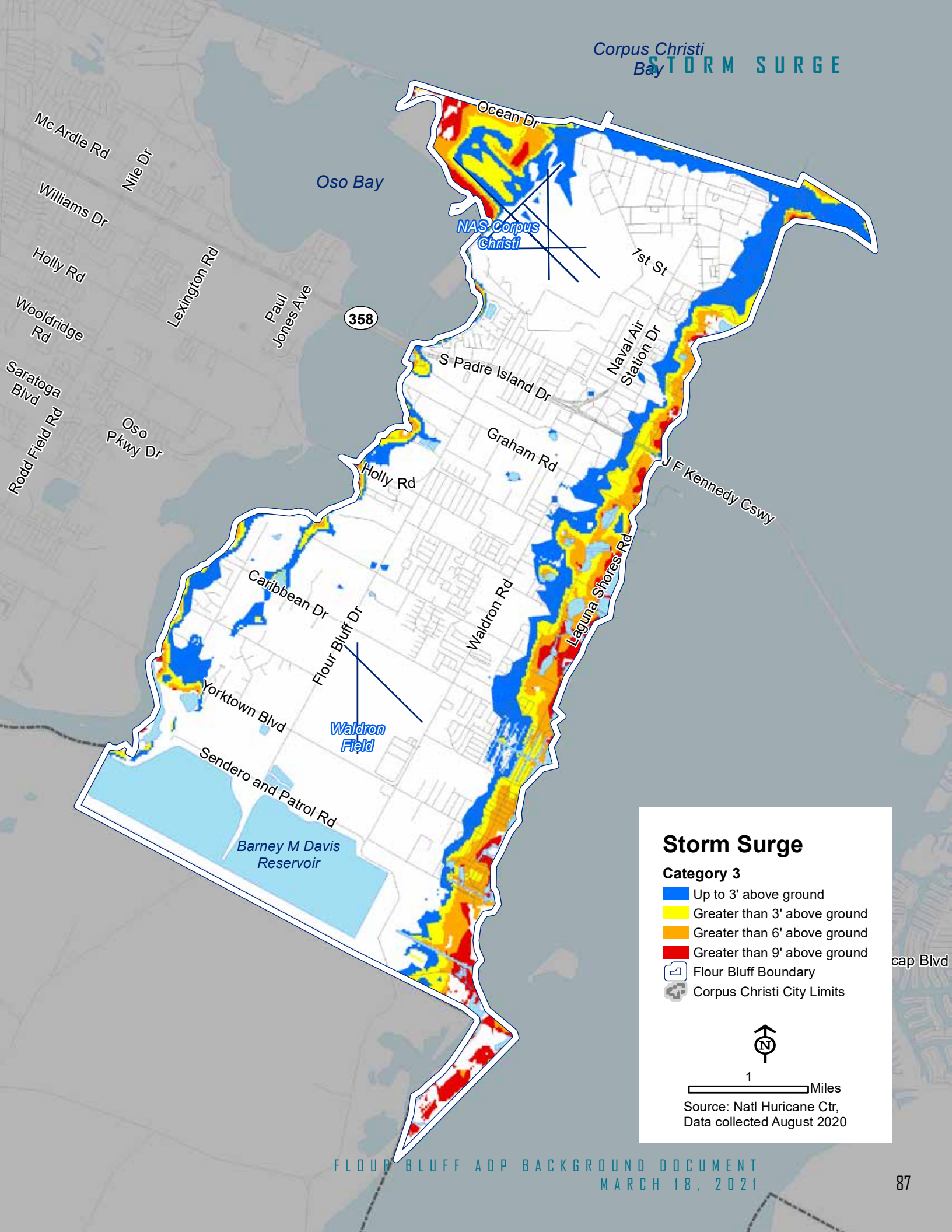
Source: Natl Huricane Ctr,
Data collected August 2020

CATEGORY 3 HURRICANE

CATEGORY 3	ACRES	NUMBER OF STRUCTURES
Up to 3' Above Ground	1,289.3	542
Greater than 3' Above Ground	1,965.8	690
Greater than 6' Above Ground	2,607.0	770
Greater than 9' Above Ground	2,954.2	778

The storm surge map is based on data from the National Hurricane Center (NHC). The SLOSH (Sea, Lake, and Overland Surges from Hurricanes) model is a numerical model used by National Weather Service to compute storm surge.

Storm surge is defined as the abnormal rise of water generated by a storm, over and above the predicted astronomical tides. Flooding from storm surge depends on many factors, such as the track, intensity, size, and forward speed of the hurricane and the characteristics of the coastline where it comes ashore or passes nearby. For planning purposes, the NHC uses a representative sample of hypothetical storms to estimate the near worst-case scenario of flooding for each hurricane category.



Storm Surge

Category 3

- Up to 3' above ground
- Greater than 3' above ground
- Greater than 6' above ground
- Greater than 9' above ground
- Flour Bluff Boundary
- Corpus Christi City Limits

1 Miles

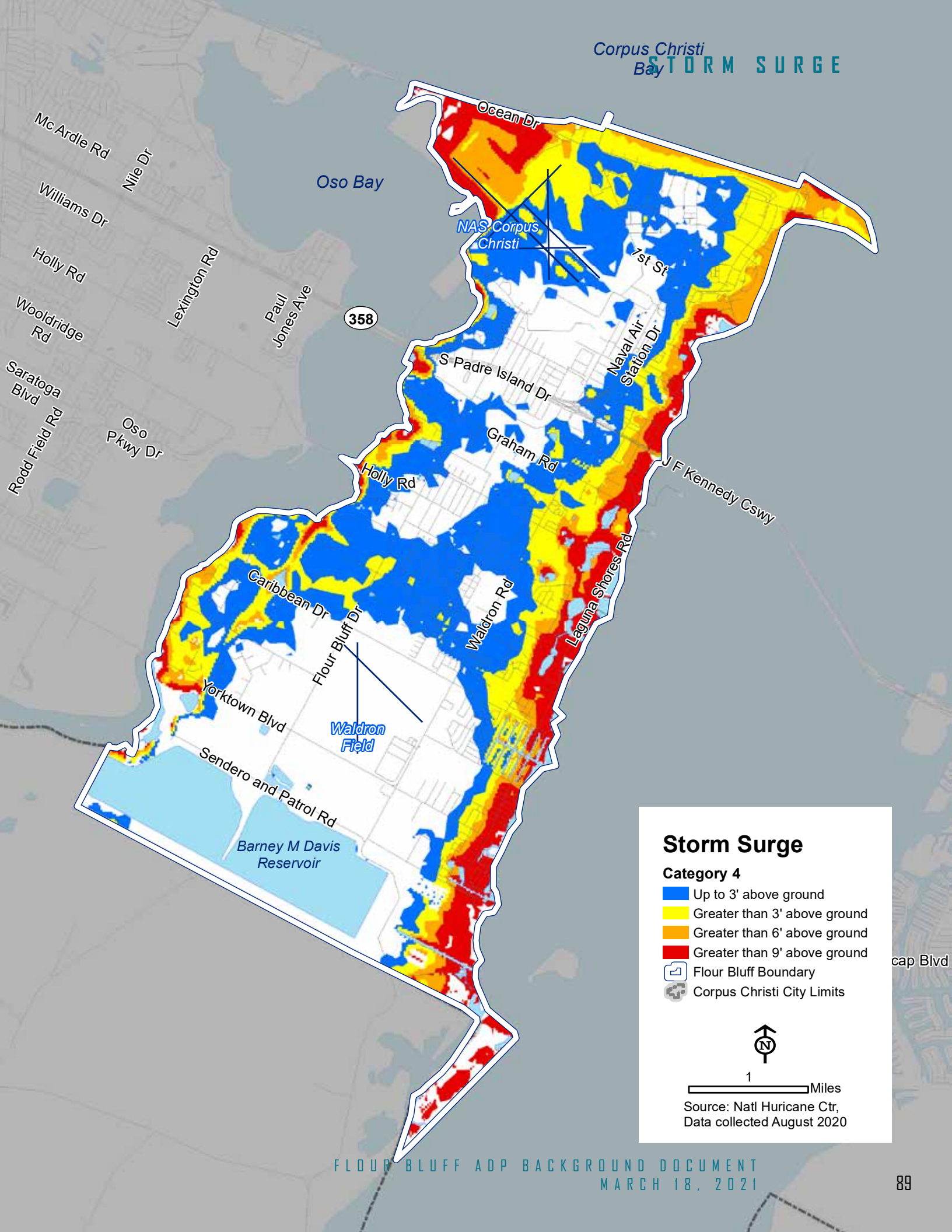
Source: Natl Huricane Ctr,
Data collected August 2020

CATEGORY 4 HURRICANE

CATEGORY 4	ACRES	NUMBER OF STRUCTURES
Up to 3' Above Ground	3,221.7	2,846
Greater than 3' Above Ground	4,885.0	3,614
Greater than 6' Above Ground	5,822.5	3,781
Greater than 9' Above Ground	7,035.0	3,920

The storm surge map is based on data from the National Hurricane Center (NHC). The SLOSH (Sea, Lake, and Overland Surges from Hurricanes) model is a numerical model used by National Weather Service to compute storm surge.

Storm surge is defined as the abnormal rise of water generated by a storm, over and above the predicted astronomical tides. Flooding from storm surge depends on many factors, such as the track, intensity, size, and forward speed of the hurricane and the characteristics of the coastline where it comes ashore or passes nearby. For planning purposes, the NHC uses a representative sample of hypothetical storms to estimate the near worst-case scenario of flooding for each hurricane category.

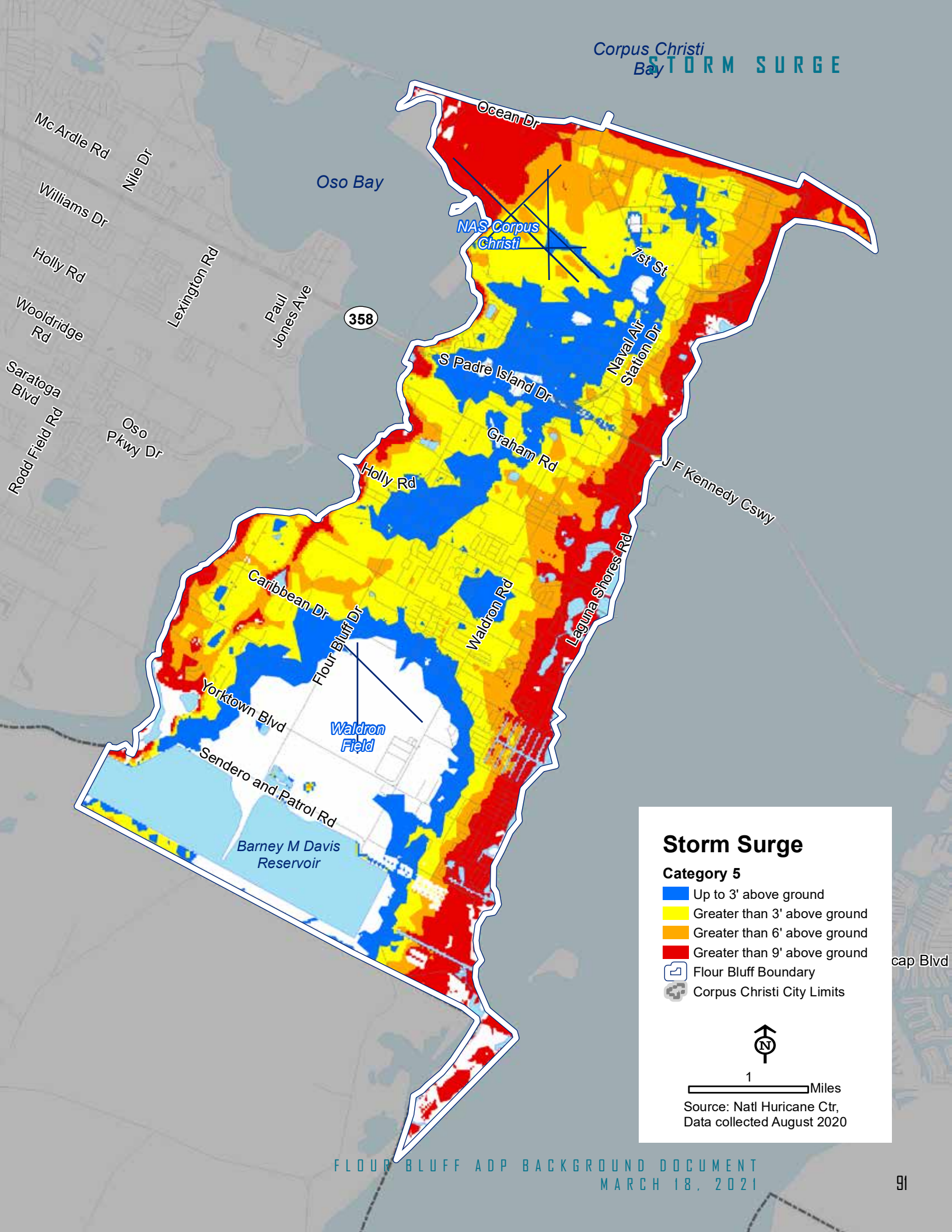

Corpus Christi Bay
Oso Bay
Ocean Dr
Mc Ardle Rd
Nile Dr
Williams Dr
Holly Rd
Lexington Rd
Paul Jones Ave
358
Wooldridge Rd
Saratoga Blvd
Rodd Field Rd
Oso Pkwy Dr
NAS Corpus Christi
1st St
Naval Air Station Dr
S Padre Island Dr
Graham Rd
Holly Rd
J F Kennedy Cswy
Laguna Shores Rd
Waldron Rd
Caribbean Dr
Flour Bluff Dr
Yorktown Blvd
Waldron Field
Sendero and Patrol Rd
Barney M Davis Reservoir
cap Blvd
Storm Surge
Category 4
Up to 3' above ground
Greater than 3' above ground
Greater than 6' above ground
Greater than 9' above ground
Flour Bluff Boundary
Corpus Christi City Limits
N
1
Miles
Source: Natl Huricane Ctr,
Data collected August 2020

CATEGORY 5 HURRICANE

CATEGORY 5	ACRES	NUMBER OF STRUCTURES
Up to 3' Above Ground	2,273.8	2,371
Greater than 3' Above Ground	5,597.8	5,032
Greater than 6' Above Ground	7,341.4	5,933
Greater than 9' Above Ground	9,657.8	6,286

The storm surge map is based on data from the National Hurricane Center (NHC). The SLOSH (Sea, Lake, and Overland Surges from Hurricanes) model is a numerical model used by National Weather Service to compute storm surge.

Storm surge is defined as the abnormal rise of water generated by a storm, over and above the predicted astronomical tides. Flooding from storm surge depends on many factors, such as the track, intensity, size, and forward speed of the hurricane and the characteristics of the coastline where it comes ashore or passes nearby. For planning purposes, the NHC uses a representative sample of hypothetical storms to estimate the near worst-case scenario of flooding for each hurricane category.


Corpus Christi Bay
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Mc Ardle Rd
Nile Dr
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Holly Rd
J F Kennedy Cswy
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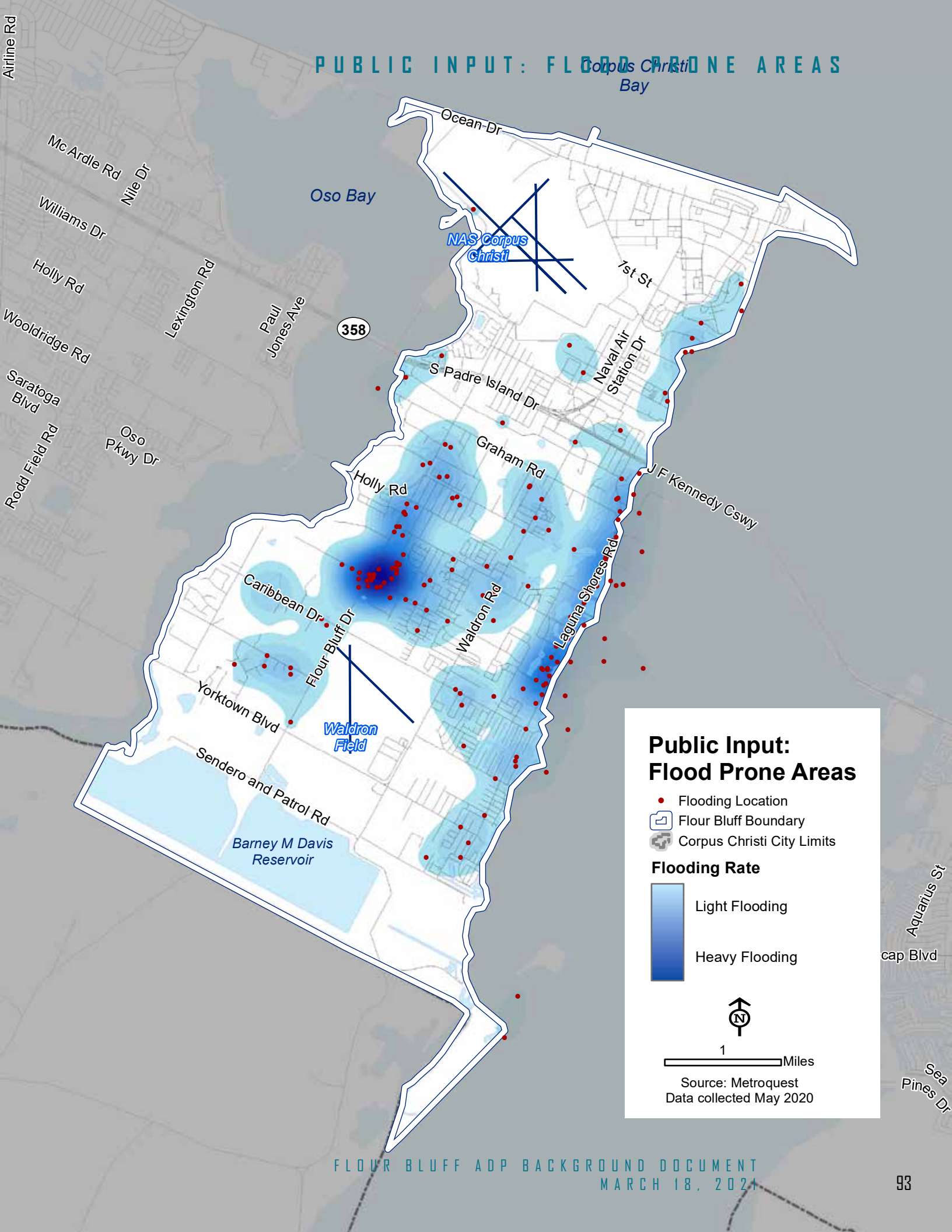
Waldron Field
Sendero and Patrol Rd
Barney M Davis Reservoir
cap Blvd
Storm Surge
Category 5
Up to 3' above ground
Greater than 3' above ground
Greater than 6' above ground
Greater than 9' above ground
Flour Bluff Boundary
Corpus Christi City Limits
N
1
Miles
Source: Natl Huricane Ctr,
Data collected August 2020

PUBLIC INPUT: FLOOD PRONE AREAS

This map identifies flood prone area as identified by the public input received through the online survey. Each dot on the map represents a location where flooding has been identified. Light flooding and heavy flooding are based on the level of density of the dots.

This map reflects information gathered from the online survey. For details regarding the comments related to each data point, see Online Survey 1 Summary.


Public Input:
Flood Prone Areas
Flooding Location
Flour Bluff Boundary
Corpus Christi City Limits
Flooding Rate
Light Flooding
Heavy Flooding
N
1
Miles
Source: Metroquest
Data collected May 2020
Corpus Christi Bay
Oso Bay
Barney M Davis Reservoir
NAS Corpus Christi
Waldron Field
Ocean Dr
1st St
Naval Air Station Dr
S Padre Island Dr
Graham Rd
Holly Rd
J F Kennedy Cswy
Laguna Shores Rd
Waldron Rd
Flour Bluff Dr
Caribbean Dr
Yorktown Blvd
Sendero and Patrol Rd
Mc Ardle Rd
Nile Dr
Williams Dr
Holly Rd
Lexington Rd
Paul Jones Ave
358
Wooldridge Rd
Saratoga Blvd
Rodd Field Rd
Oso Pkwy Dr
Airline Rd
Aquarius St
Sea Pines Dr

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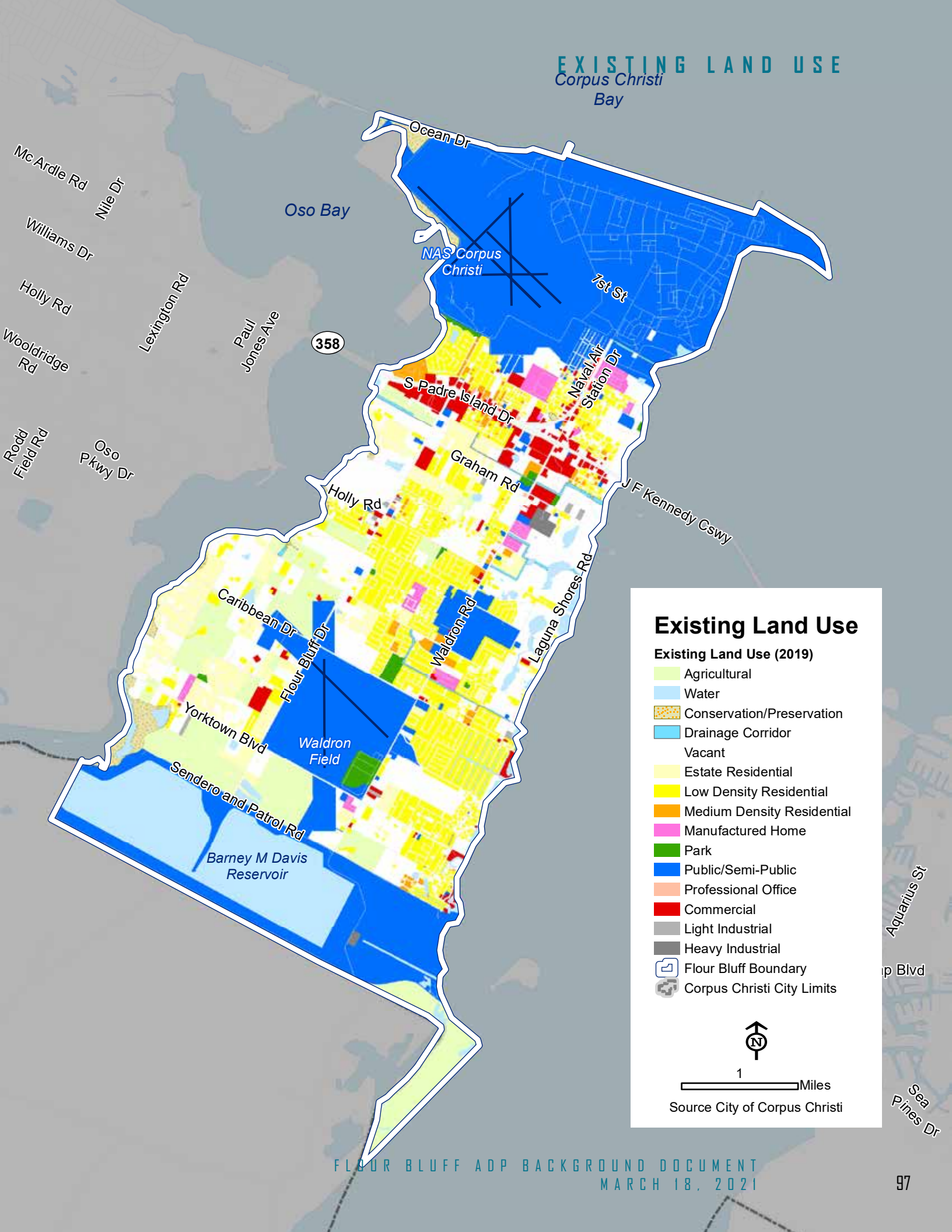
LAND USE

EXISTING LAND USE

LAND USE	ACRES	PERCENTAGE
Agricultural	1,059.6	8.1%
Water	1,368.8	10.4%
Conservation/Preservation	197.9	1.5%
Drainage Corridor	55.7	0.4%
Railroad Right-of-Way	811.5	6.2%
Vacant	2,143.3	16.4%
Estate Residential	672.6	5.1%
Low-Density Residential	1,383.9	10.6%
Medium-Density Residential	127.0	1.0%
Manufactured Home	144.0	1.1%
Park	88.8	0.7%
Public Semi-Public	4,703.2	35.9
Professional Office	5.0	<0.1%
Commercial	291.5	2.2%
Light Industrial	26.1	0.2%
Heavy Industrial	27.6	0.2%
Total	**13,106.6**	**100.0%**



Existing Land Use

Existing Land Use (2019)

- Agricultural
- Water
- Conservation/Preservation
- Drainage Corridor
- Vacant
- Estate Residential
- Low Density Residential
- Medium Density Residential
- Manufactured Home
- Park
- Public/Semi-Public
- Professional Office
- Commercial
- Light Industrial
- Heavy Industrial
- Flour Bluff Boundary
- Corpus Christi City Limits

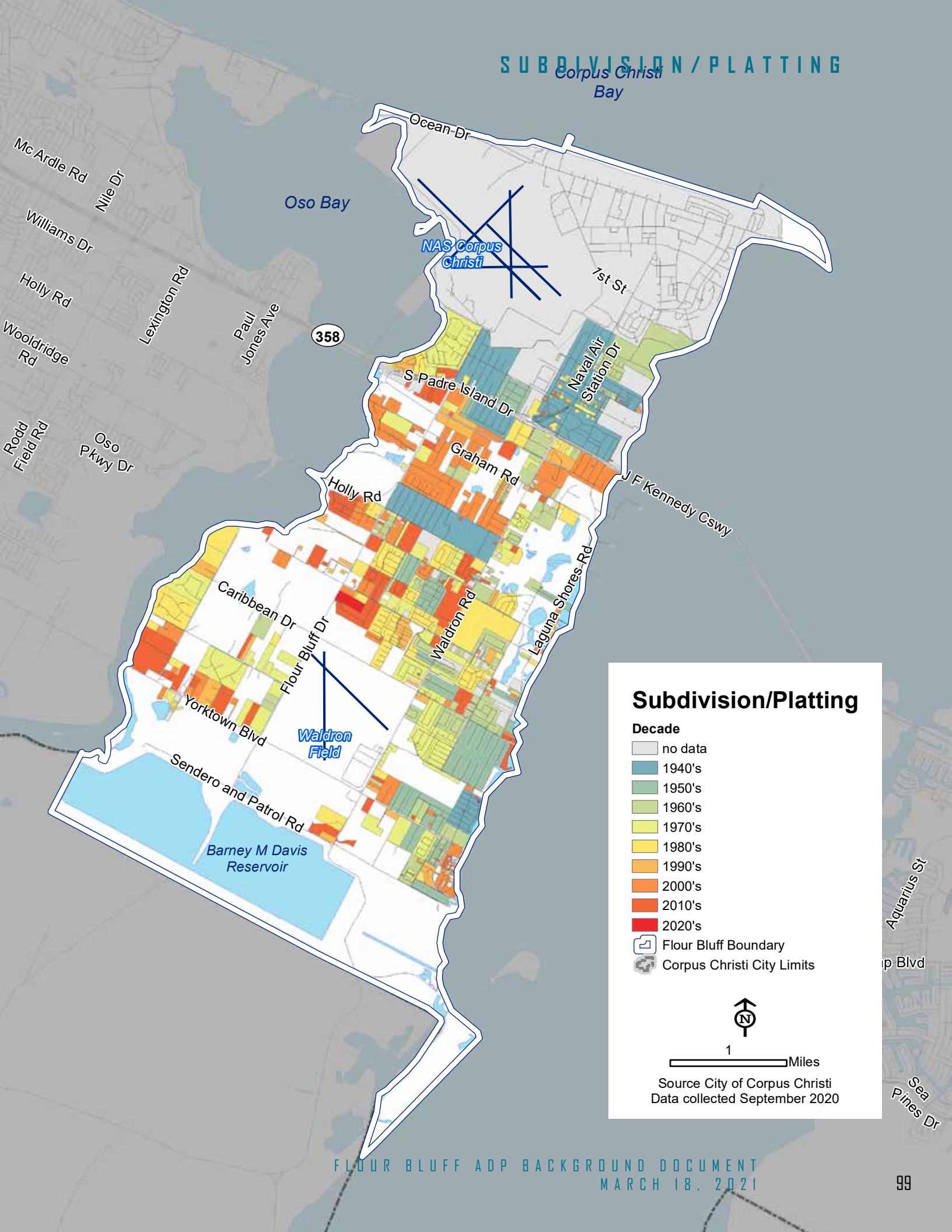
N

1 Miles

Source City of Corpus Christi

SUBDIVISION/PLATTING

DECADE	NUMBER OF SUBDIVISIONS	ACRES
1940s	11	732.8
1950s	20	433.2
1960s	114	594.4
1970s	153	873.3
1980s	94	653.0
1990s	53	202.6
2000s	98	589.8
2010s	104	469.1
2020s	5	14.6
no data	49	2,951.5
Total	**701**	**7,514.2**



Subdivision/Platting

Decade

- no data
- 1940's
- 1950's
- 1960's
- 1970's
- 1980's
- 1990's
- 2000's
- 2010's
- 2020's
- Flour Bluff Boundary
- Corpus Christi City Limits

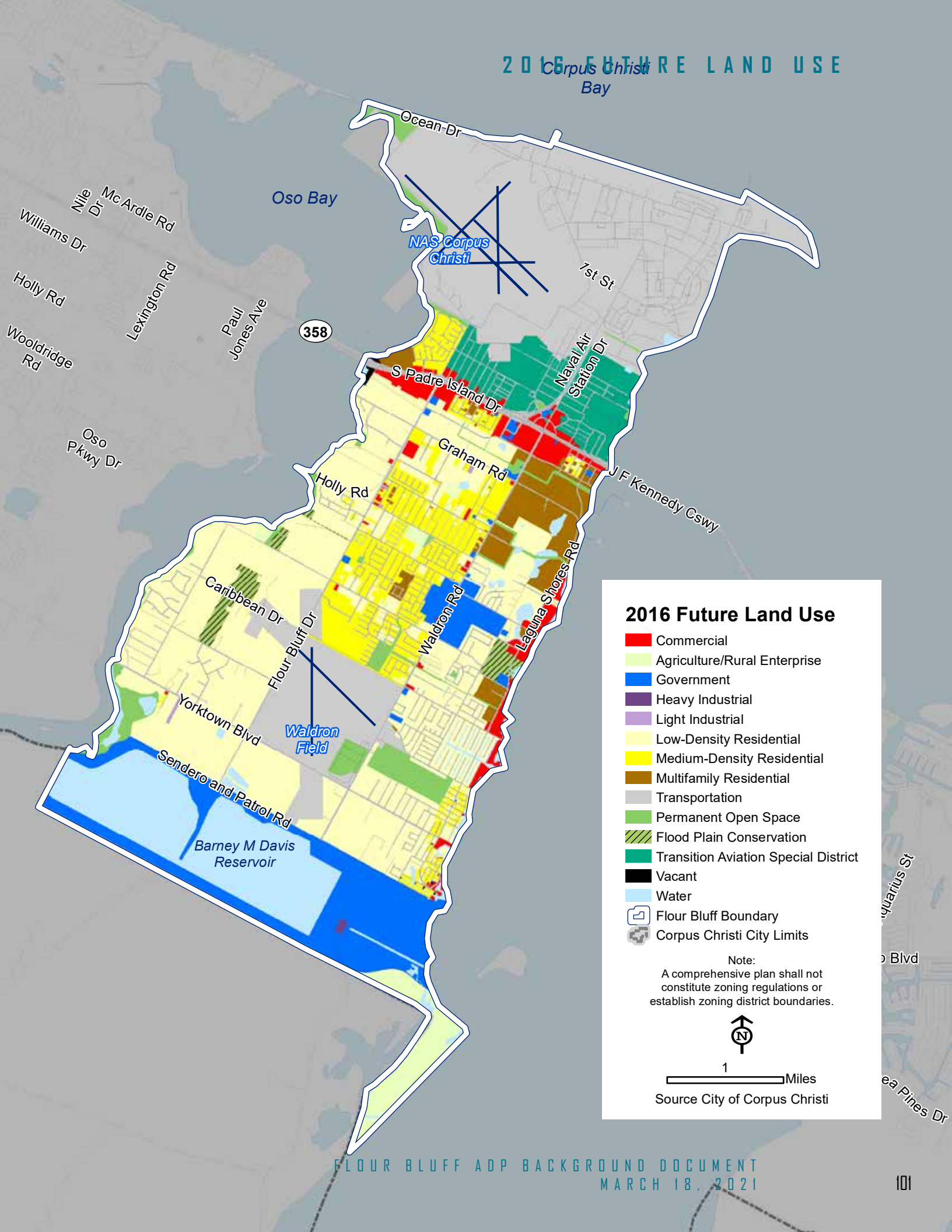
N

1 Miles

Source City of Corpus Christi
Data collected September 2020

2016 FUTURE LAND USE

LAND USE	ACRES	PERCENTAGE
Agriculture/Rural Enterprise	295.7	2%
Commercial	313.6	2%
Government	1,071.4	8%
Heavy Industrial	5.4	<1%
Light Industrial	8.9	<1%
Low-Density Residential	3,364.5	26%
Medium-Density Residential	856.0	7%
Multifamily Residential	414.8	3%
Transportation	4,409.3	34%
Permanent Open Space	430.4	3%
Flood Plain Conservation	130.8	1%
Transition Aviation Special District	497.6	4%
Water	1,296.7	10%
Vacant	11.6	<1%
Total	**13,106.6**	**100.0%**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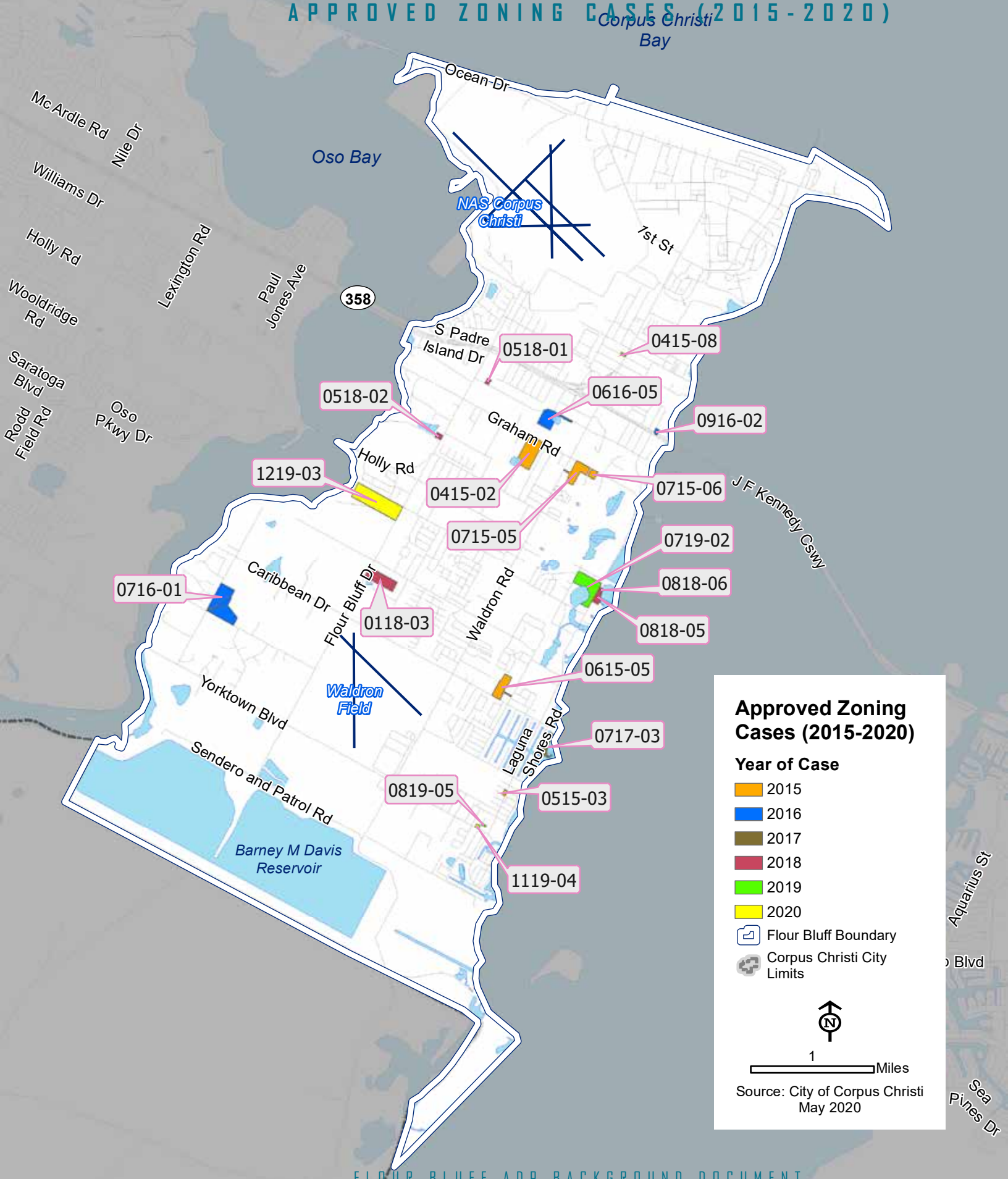
2016 Future Land Use
Commercial
Agriculture/Rural Enterprise
Government
Heavy Industrial
Light Industrial
Low-Density Residential
Medium-Density Residential
Multifamily Residential
Transportation
Permanent Open Space
Flood Plain Conservation
Transition Aviation Special District
Vacant
Water
Flour Bluff Boundary
Corpus Christi City Limits
Note:
A comprehensive plan shall not constitute zoning regulations or establish zoning district boundaries.
N
1
Miles
Source City of Corpus Christi

APPROVED ZONING CASES (2015-2020)

ZONING DISTRICTS	
FR	Farm Rural
RE	Residential Estate
RS-4.5	Single-Family 4.5
RS-6	Single-Family 6
RS-15	Single-Family 15
RS-22	Single-Family 22
RM-1	Multifamily 1
RM-3	Multifamily 3
RM-AT	Multifamily AT
SP	Special Permit
CR-1	Resort Commercial (Bayfront)
CC	Commercial Compatible
CG-1	General Commercial (Limited)
CG-2	General Commercial
RV	Recreational Vehicle Park District
RMH	Manufactured Home District

APPROVED ZONING CASES (2015-2020)



APPROVED ZONING CASES (2015-2020)

CASE NUMBER	DATE APPROVED	ZONING CHANGE
0415-02	5/19/2015	RS-6 to RS-4.5
0415-08	5/26/2015	CG-1 to CG-1/SP
0515-03	6/23/2015	RS-6 to RS-4.5
0615-05	7/21/2015	RM-1 to RS-6
0715-05	9/8/2015	RM-1 to CG-2
0715-06	9/8/2015	RM-1 to CC
0616-05	8/9/2016	RE & CG-1 to RE/SP
0716-01	8/16/2016	FR & RS-6 to RS-22/SP
0916-02	11/1/2016	RS-6 to CG-1
0717-03	10/24/2017	CG-2 to RV
0118-03	3/27/2018	CG-1 & RS-6 to RS-22
0518-01	7/17/2018	CG-1 & RE to RS-22
0518-02	7/24/2018	RM-1 to CN-1
0818-05	10/9/2018	CR-1 to RS-15
0818-06	10/9/2018	CR-1 to RS-15
0719-02	10/15/2019	RE to RS-15
0819-05	12/17/2019	RMH to RS-6
1119-04	1/21/2020	RMH to RS-6
1219-03	2/18/2020	RS-6 and CG-2 to RS-4.5

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AIR INSTALLATION COMPATIBLE USE ZONE (AICUZ)

DEFINITIONS OF ACCIDENT POTENTIAL ZONES

APZ-1 - Accident Potential Zone 1

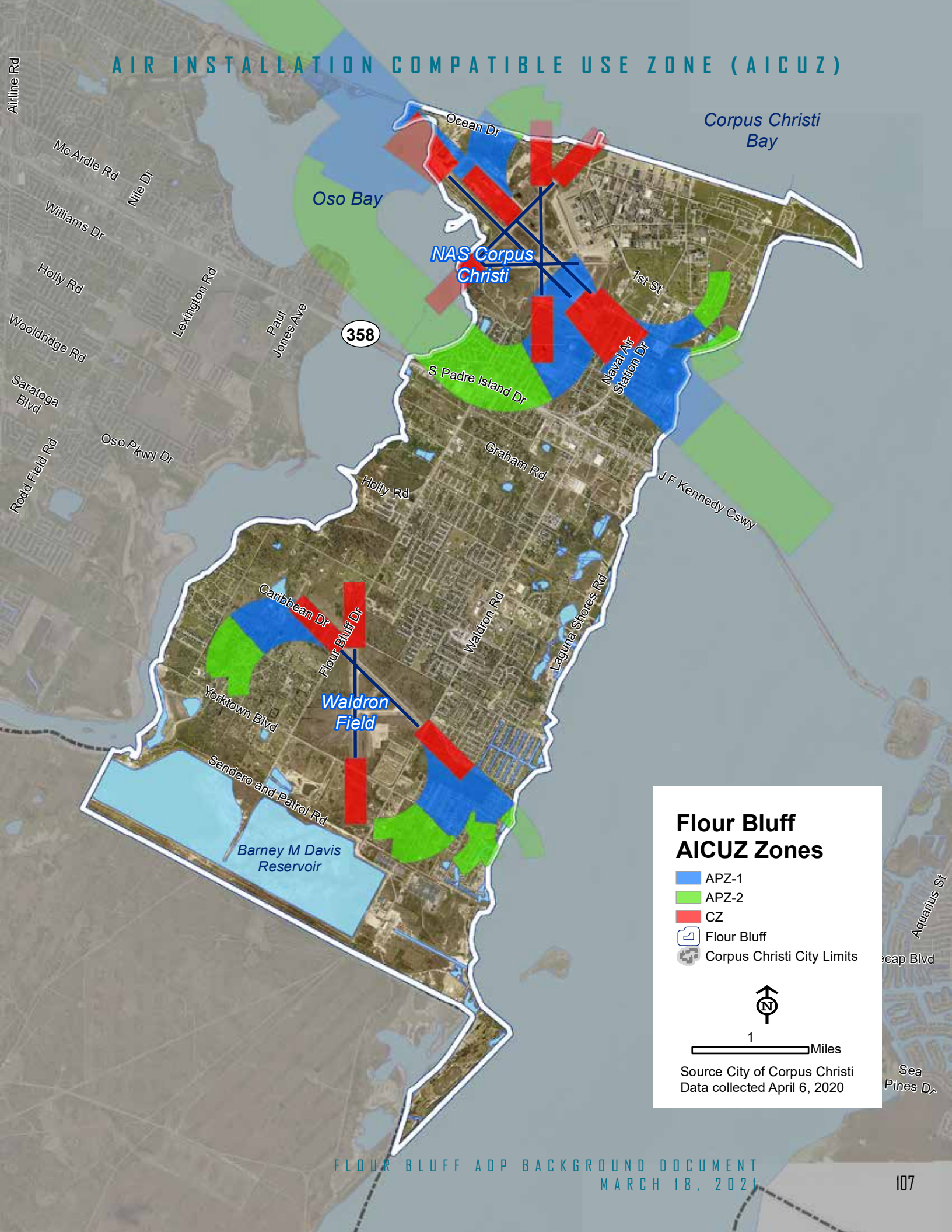
APZ-2 - Accident Potential Zone 2

CZ - Clear Zone

For details regarding the AICUZ, see the NAS Corpus Christi Joint Land Use Study (JLUS)

ZONING DISTRICTS		ACCIDENT POTENTIAL AREA (ACRES)			
		CLEAR ZONE	APZ-1	APZ-2	TOTAL
CG-1	General Commercial	0.0	1.7	123.5	125.2
CG-2	General Commercial	0.0	0.0	15.4	15.4
CN-1	Neighborhood Commercial	0.0	2.2	0.6	2.8
CR-1	Resort Commercial	0.0	0.0	10.1	10.1
FR	Farm Rural	279.4	129.1	82.2	490.7
IH	Heavy Industrial	11.0	75.4	8.3	94.7
IL	Light Industrial	0.0	190.4	24.5	214.9
RE	Residential Estate	4.9	5.1	81.8	91.8
RM-1	Multifamily 1	0.0	1.4	46.3	47.7
RMH	Manufactured Home	0.0	21.2	37.6	58.8
RS-15	Single-Family 15	0.0	35.6	0.0	35.6
S-22	Single-Family 22	0.0	4.0	15.8	19.8
RS-4.5	Single-Family 4.5	0.0	0.7	13.6	14.3
RS-6	Single-Family 6	440.2	515.4	279.2	1,234.8
RS-TF	Two Family	0.0	1.9	9.0	10.9
RV	Recreational Vehicle Park	0.0	0.0	3.7	3.7
	Total	**738.0**	**984.0**	**751.7**	**2,473.7**

AIR INSTALLATION COMPATIBLE USE ZONE (AICUZ)



Flour Bluff AICUZ Zones

- APZ-1
- APZ-2
- CZ
- Flour Bluff
- Corpus Christi City Limits

N

1 Miles

Source City of Corpus Christi
Data collected April 6, 2020

BUSINESS ANALYST: RETAIL MARKETPLACE PROFILE

Retail MarketPlace Profile

Flour Bluff
Area: 20.49 square miles

Prepared by Esri

Summary Demographics						
2019 Population						22,861
2019 Households						8,572
2019 Median Disposable Income						$43,916
2019 Per Capita Income						$26,729
2017 Industry Summary	**NAICS**	**Demand** (Retail Potential)	**Supply** (Retail Sales)	**Retail Gap**	**Leakage/Surplus Factor**	**Number of Businesses**
Total Retail Trade and Food & Drink	44-45,722	$261,540,589	$178,906,932	$82,633,657	18.8	118
Total Retail Trade	44-45	$235,695,147	$157,897,148	$77,797,999	19.8	80
Total Food & Drink	722	$25,845,442	$21,009,784	$4,835,658	10.3	38
2017 Industry Group	**NAICS**	**Demand** (Retail Potential)	**Supply** (Retail Sales)	**Retail Gap**	**Leakage/Surplus Factor**	**Number of Businesses**
Motor Vehicle & Parts Dealers	441	$51,325,250	$42,674,126	$8,651,124	9.2	17
Automobile Dealers	4411	$41,322,019	$10,529,791	$30,792,228	59.4	6
Other Motor Vehicle Dealers	4412	$5,500,308	$30,407,623	-$24,907,315	-69.4	10
Auto Parts, Accessories & Tire Stores	4413	$4,502,924	$1,736,711	$2,766,213	44.3	1
Furniture & Home Furnishings Stores	442	$8,120,229	$2,134,221	$5,986,008	58.4	3
Furniture Stores	4421	$4,736,930	$2,134,221	$2,602,709	37.9	3
Home Furnishings Stores	4422	$3,383,299	$0	$3,383,299	100.0	0
Electronics & Appliance Stores	443	$8,445,107	$2,056,778	$6,388,329	60.8	2
Bldg Materials, Garden Equip. & Supply Stores	444	$15,352,553	$339,660	$15,012,893	95.7	2
Bldg Material & Supplies Dealers	4441	$14,482,009	$0	$14,482,009	100.0	0
Lawn & Garden Equip & Supply Stores	4442	$870,544	$339,660	$530,884	43.9	2
Food & Beverage Stores	445	$42,723,523	$26,246,821	$16,476,702	23.9	14
Grocery Stores	4451	$38,795,907	$23,100,497	$15,695,410	25.4	9
Specialty Food Stores	4452	$1,814,435	$500,101	$1,314,334	56.8	2
Beer, Wine & Liquor Stores	4453	$2,113,180	$2,646,223	-$533,043	-11.2	3
Health & Personal Care Stores	446,4461	$13,676,511	$3,948,389	$9,728,122	55.2	3
Gasoline Stations	447,4471	$23,859,829	$14,411,384	$9,448,445	24.7	6
Clothing & Clothing Accessories Stores	448	$10,479,248	$1,129,415	$9,349,833	80.5	4
Clothing Stores	4481	$6,981,855	$432,842	$6,549,013	88.3	2
Shoe Stores	4482	$1,476,205	$0	$1,476,205	100.0	0
Jewelry, Luggage & Leather Goods Stores	4483	$2,021,188	$696,573	$1,324,615	48.7	2
Sporting Goods, Hobby, Book & Music Stores	451	$7,984,974	$9,022,236	-$1,037,262	-6.1	10
Sporting Goods/Hobby/Musical Instr Stores	4511	$7,118,613	$9,022,236	-$1,903,623	-11.8	10
Book, Periodical & Music Stores	4512	$866,361	$0	$866,361	100.0	0
General Merchandise Stores	452	$40,833,916	$52,429,707	-$11,595,791	-12.4	7
Department Stores Excluding Leased Depts.	4521	$28,257,981	$47,881,931	-$19,623,950	-25.8	2
Other General Merchandise Stores	4529	$12,575,935	$4,547,776	$8,028,159	46.9	5
Miscellaneous Store Retailers	453	$9,291,120	$3,504,412	$5,786,708	45.2	12
Florists	4531	$386,156	$131,493	$254,663	49.2	1
Office Supplies, Stationery & Gift Stores	4532	$1,973,629	$1,227,579	$746,050	23.3	5
Used Merchandise Stores	4533	$1,550,838	$956,563	$594,275	23.7	2
Other Miscellaneous Store Retailers	4539	$5,380,496	$1,188,776	$4,191,720	63.8	4
Nonstore Retailers	454	$3,602,889	$0	$3,602,889	100.0	0
Electronic Shopping & Mail-Order Houses	4541	$2,586,311	$0	$2,586,311	100.0	0
Vending Machine Operators	4542	$211,972	$0	$211,972	100.0	0
Direct Selling Establishments	4543	$804,606	$0	$804,606	100.0	0
Food Services & Drinking Places	722	$25,845,442	$21,009,784	$4,835,658	10.3	38
Special Food Services	7223	$308,179	$110,331	$197,848	47.3	1
Drinking Places - Alcoholic Beverages	7224	$931,589	$1,946,604	-$1,015,015	-35.3	7
Restaurants/Other Eating Places	7225	$24,605,674	$18,952,849	$5,652,825	13.0	30

Data Note: Supply (retail sales) estimates sales to consumers by establishments. Sales to businesses are excluded. Demand (retail potential) estimates the expected amount spent by consumers at retail establishments. Supply and demand estimates are in current dollars. The Leakage/Surplus Factor presents a snapshot of retail opportunity. This is a measure of the relationship between supply and demand that ranges from +100 (total leakage) to -100 (total surplus). A positive value represents 'leakage' of retail opportunity outside the trade area. A negative value represents a surplus of retail sales, a market where customers are drawn in from outside the trade area. The Retail Gap represents the difference between Retail Potential and Retail Sales. Esri uses the North American Industry Classification System (NAICS) to classify businesses by their primary type of economic activity. Retail establishments are classified into 27 industry groups in the Retail Trade sector, as well as four industry groups within the Food Services & Drinking Establishments subsector. For more information on the Retail MarketPlace data, please click the link below to view the Methodology Statement.
http://www.esri.com/library/whitepapers/pdfs/esri-data-retail-marketplace.pdf

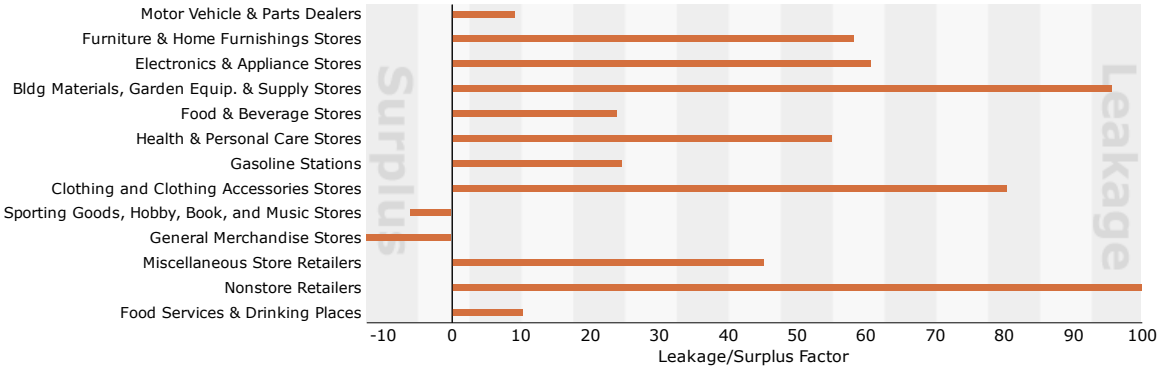
February 18, 2020

Retail MarketPlace Profile

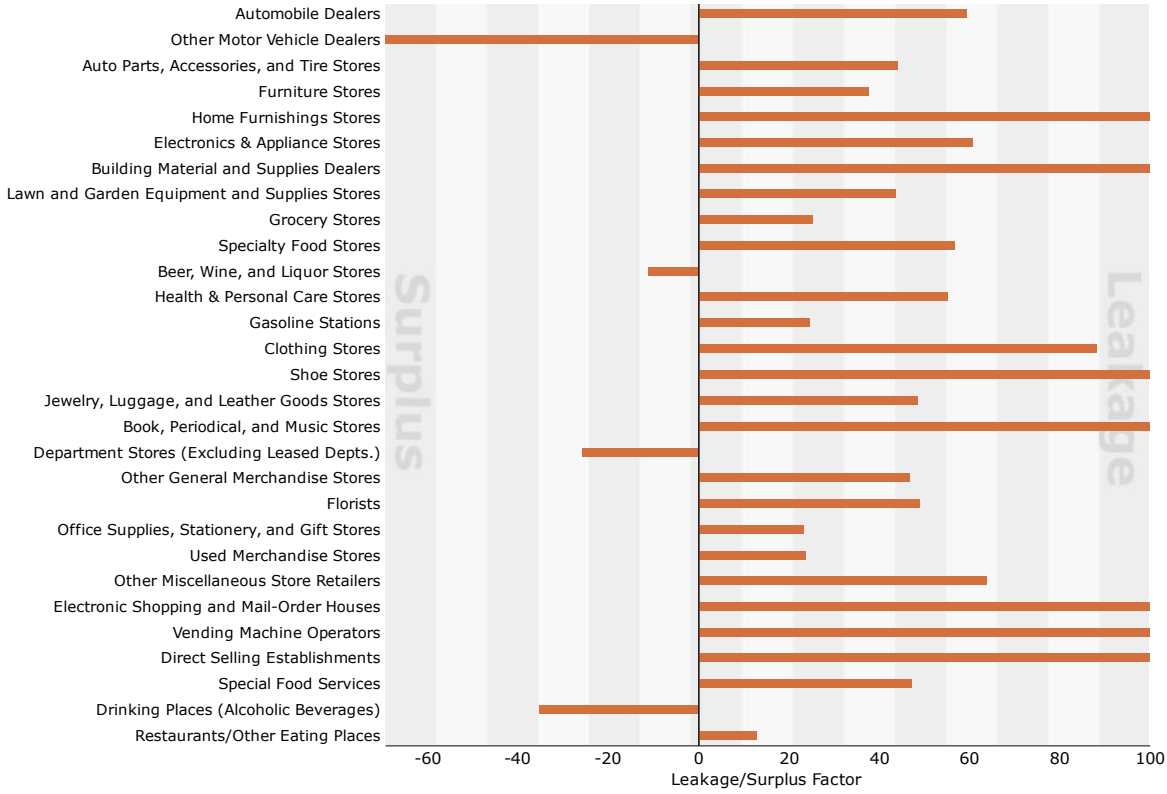
Flour Bluff
Area: 20.49 square miles

Prepared by Esri

2017 Leakage/Surplus Factor by Industry Subsector



2017 Leakage/Surplus Factor by Industry Group



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