City of Corpus Christi

Padre/Mustang Island
Area Development Plan

BACKGROUND DOCUMENT

JUNE 2, 2021

Padre/Mustang Island
AREA DEVELOPMENT PLAN

TABLE OF CONTENTS

STUDY AREA BOUNDARY

STUDY AREA BOUNDARY

Study Area

Padre/Mustang Island
Corpus Christi City Limits


Corpus Christi Bay
Gulf of Mexico
Inset
State Hwy 361
S Padre Island Dr
Aquarius St
Whitecap Blvd
Park Rd 22
Sea Pines Dr
bing
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Earthstar Geographics SIO


Corpus Christi Bay
Park Rd 22
State Hwy 361
S Padre Island Dr
Aquarius St
Whitecap Blvd
Sea Pines Dr
Gulf of Mexico
N
1
Miles
bing
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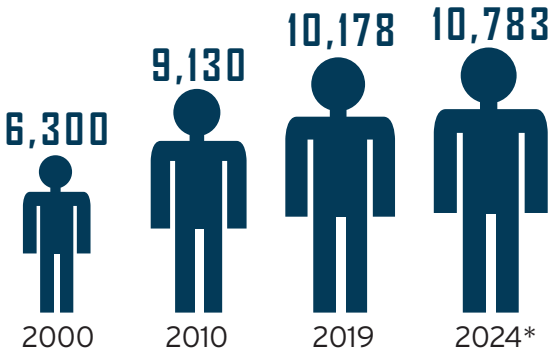
DEMOGRAPHICS

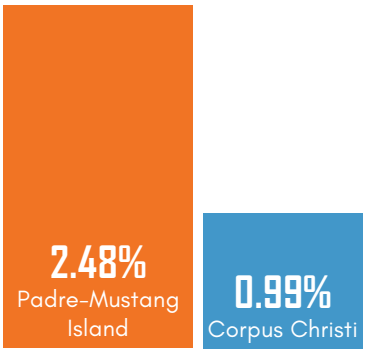
DEMOGRAPHICS

POPULATION[1]



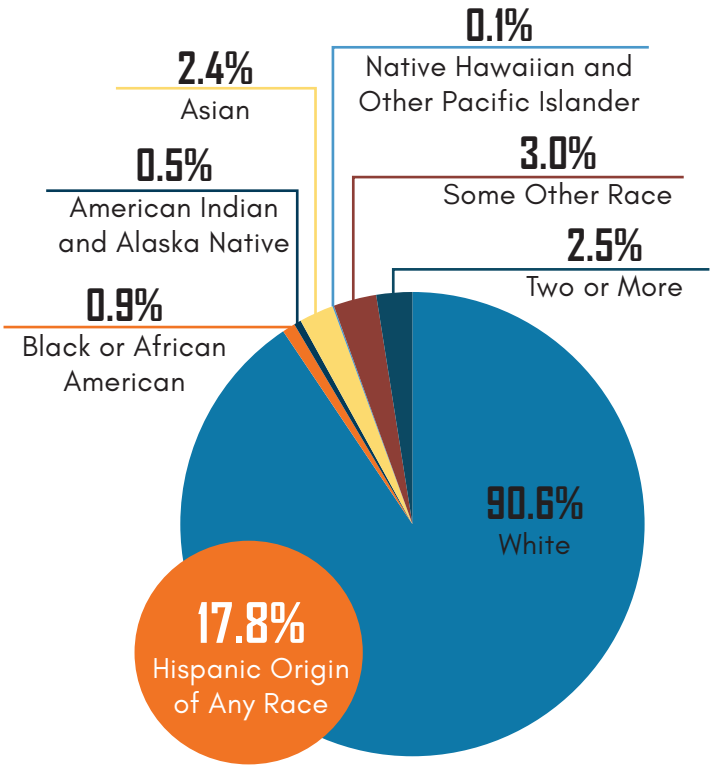
Population Growth by Year

*Projected Population

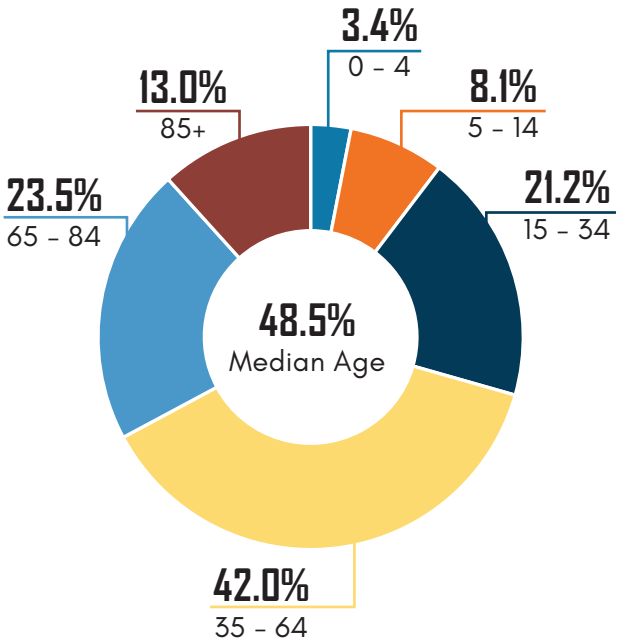


Average Annual Growth Rate 2000-2019

RACE AND ETHNICITY (2019)[1]

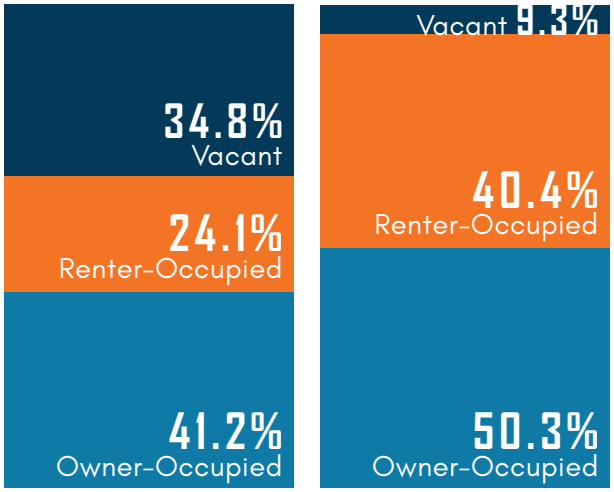


AGE (2019)[1]



HOUSING (2019)[1]

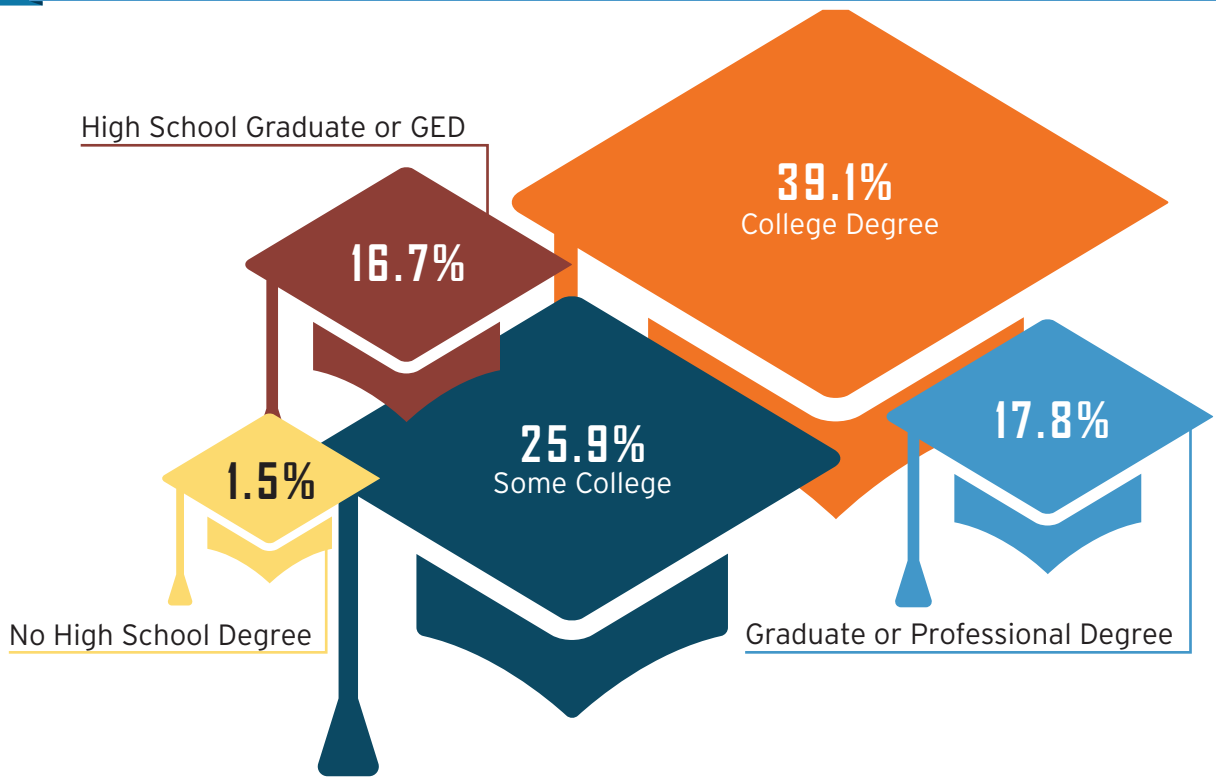
Median Household Income



Padre-Mustang Island | Corpus Christi

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

WHAT IS YOUR FAVORITE THING ABOUT PADRE-MUSTANG ISLAND?

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 "

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

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

"Beautiful and safe beaches and views"

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

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

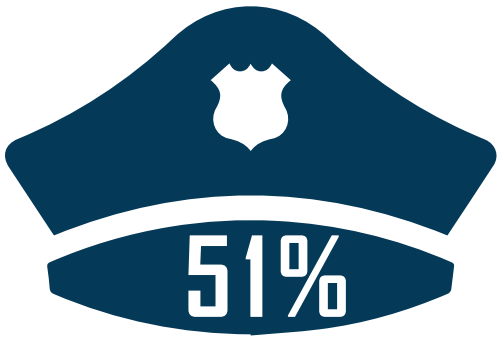
"A destination for vacationers and locals alike with quality amenities."

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

41%

Hurricanes and Major Storms

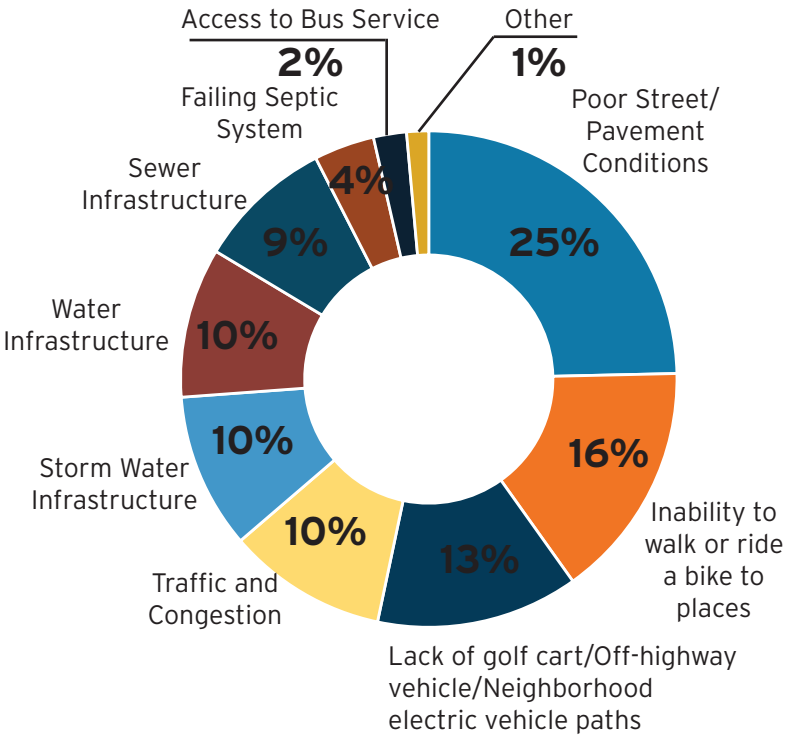
WHAT WOULD YOU CONSIDER THE GREATEST SOCIAL ISSUE FACING PADRE-MUSTANG ISLAND TODAY?



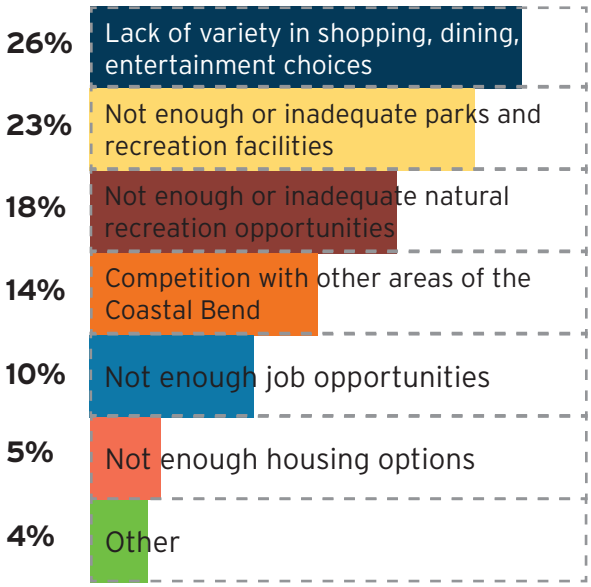
51%

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?



BUSINESS ANALYST: PADRE/MUSTANG ISLAND EXECUTIVE SUMMARY

Executive Summary

PadreMustangIsland
Area: 33.99 square miles

Prepared by Esri

Population	
2000 Population	6,300
2010 Population	9,130
2019 Population	10,178
2024 Population	10,783
2000-2010 Annual Rate	3.78%
2010-2019 Annual Rate	1.18%
2019-2024 Annual Rate	1.16%
2019 Male Population	51.1%
2019 Female Population	48.9%
2019 Median Age	48.5

In the identified area, the current year population is 10,178. In 2010, the Census count in the area was 9,130. The rate of change since 2010 was 1.18% annually. The five-year projection for the population in the area is 10,783 representing a change of 1.16% annually from 2019 to 2024. Currently, the population is 51.1% male and 48.9% female.

Median Age

The median age in this area is 48.5, compared to U.S. median age of 38.5.

Race and Ethnicity	
2019 White Alone	90.6%
2019 Black Alone	0.9%
2019 American Indian/Alaska Native Alone	0.5%
2019 Asian Alone	2.4%
2019 Pacific Islander Alone	0.1%
2019 Other Race	3.0%
2019 Two or More Races	2.5%
2019 Hispanic Origin (Any Race)	17.8%

Persons of Hispanic origin represent 17.8% 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 41.9 in the identified area, compared to 64.8 for the U.S. as a whole.

Households	
2019 Wealth Index	193
2000 Households	2,877
2010 Households	4,138
2019 Total Households	4,588
2024 Total Households	4,852
2000-2010 Annual Rate	3.70%
2010-2019 Annual Rate	1.12%
2019-2024 Annual Rate	1.13%
2019 Average Household Size	2.22

The household count in this area has changed from 4,138 in 2010 to 4,588 in the current year, a change of 1.12% annually. The five-year projection of households is 4,852, a change of 1.13% annually from the current year total. Average household size is currently 2.22, compared to 2.21 in the year 2010. The number of families in the current year is 2,912 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

Executive Summary

PadreMustangIsland
Area: 33.99 square miles

Prepared by Esri

Mortgage Income	
2019 Percent of Income for Mortgage	14.9%
Median Household Income	
2019 Median Household Income	$103,202
2024 Median Household Income	$106,839
2019-2024 Annual Rate	0.70%
Average Household Income	
2019 Average Household Income	$130,576
2024 Average Household Income	$137,740
2019-2024 Annual Rate	1.07%
Per Capita Income	
2019 Per Capita Income	$58,831
2024 Per Capita Income	$61,946
2019-2024 Annual Rate	1.04%

Households by Income

Current median household income is $103,202 in the area, compared to $60,548 for all U.S. households. Median household income is projected to be $106,839 in five years, compared to $69,180 for all U.S. households

Current average household income is $130,576 in this area, compared to $87,398 for all U.S. households. Average household income is projected to be $137,740 in five years, compared to $99,638 for all U.S. households

Current per capita income is $58,831 in the area, compared to the U.S. per capita income of $33,028. The per capita income is projected to be $61,946 in five years, compared to $36,530 for all U.S. households

Housing	
2019 Housing Affordability Index	138
2000 Total Housing Units	3,969
2000 Owner Occupied Housing Units	2,107
2000 Renter Occupied Housing Units	770
2000 Vacant Housing Units	1,092
2010 Total Housing Units	6,510
2010 Owner Occupied Housing Units	2,778
2010 Renter Occupied Housing Units	1,360
2010 Vacant Housing Units	2,372
2019 Total Housing Units	7,035
2019 Owner Occupied Housing Units	2,896
2019 Renter Occupied Housing Units	1,692
2019 Vacant Housing Units	2,447
2024 Total Housing Units	7,375
2024 Owner Occupied Housing Units	3,079
2024 Renter Occupied Housing Units	1,773
2024 Vacant Housing Units	2,523

Currently, 41.2% of the 7,035 housing units in the area are owner occupied; 24.1%, renter occupied; and 34.8% 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 6,510 housing units in the area - 42.7% owner occupied, 20.9% renter occupied, and 36.4% vacant. The annual rate of change in housing units since 2010 is 3.51%. Median home value in the area is $315,139, compared to a median home value of $234,154 for the U.S. In five years, median value is projected to change by 2.52% annually to $356,952.

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

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

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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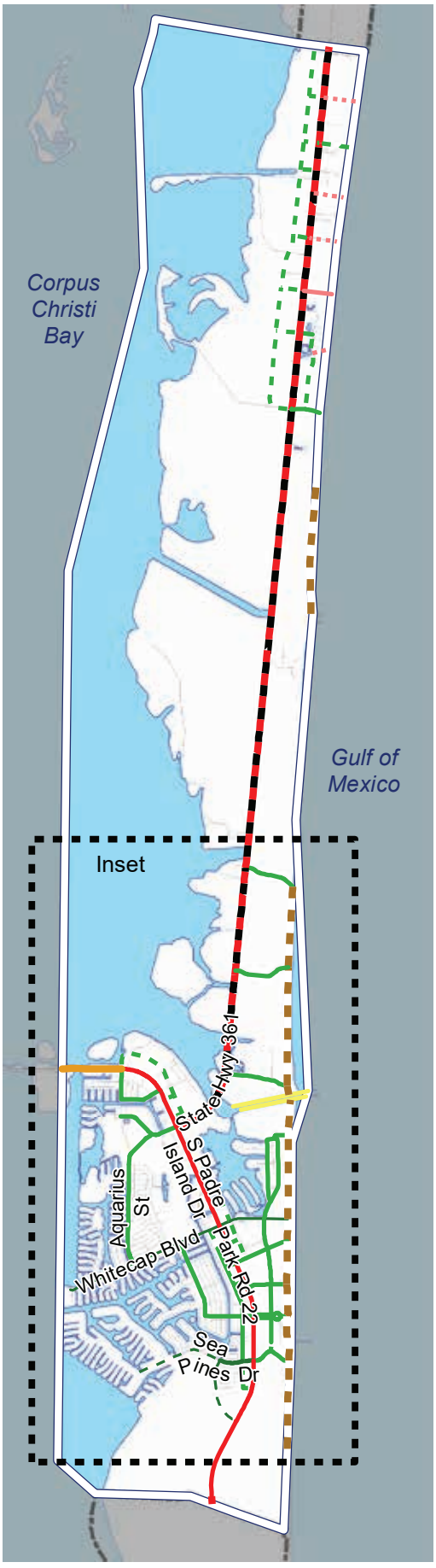
TRANSPORTATION

URBAN TRANSPORTATION PLAN

		ROADWAY CLASSIFICATIONS	EXISTING (MILES)	PROPOSED (MILES)
	EX	C1, Minor Collector	12.5	9.2
	PR			
	EX	C2, Secondary Collector	2.7	1.3
	PR			
	EX	C3, Primary Collector	0.3	0.0
	EX	A2, Secondary Arterial (Divided)	4.9	0.0
	PR	RA3, Primary Rural Arterial (Divided)	0.0	11.3
	EX	F1, Freeway/Expressway	0.6	0.0
	EX	CB, Gulf Beach	7.0	0.0
	EX	PA, Beach Parking	0.3	1.1
	PR			
	EX	SEA, Seawall	1.4	0.0
		Total	**29.6**	**22.9**

EX - Existing
PR - Proposed


Corpus Christi Bay
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Corpus Christi Bay
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Park Rd 22
State Hwy 361
S Padre Island Dr
Aquarius St
Whitecap Blvd
Sea Pines Dr
1
Miles
N
Source City of Corpus Christi
Data collected April 6, 2020

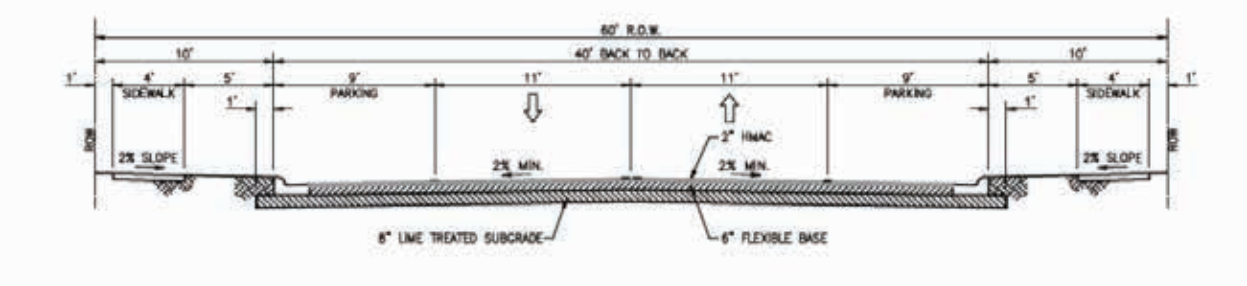
ROADWAY DESCRIPTIONS

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.

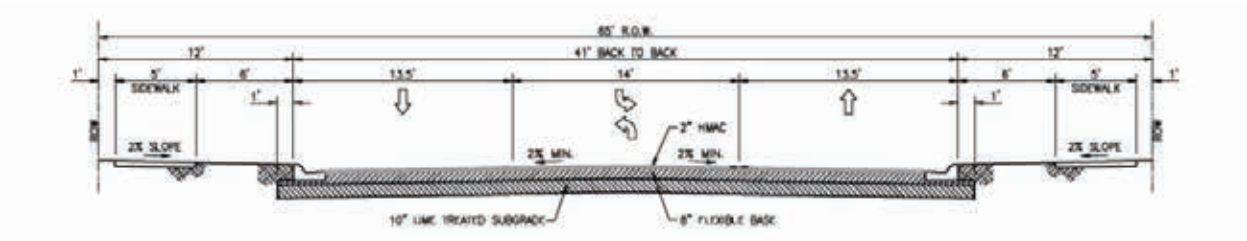
C1 Street Section



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.

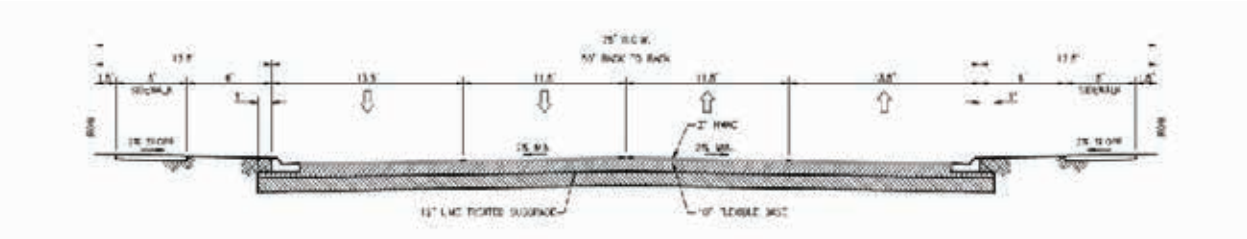
C2 Street Section



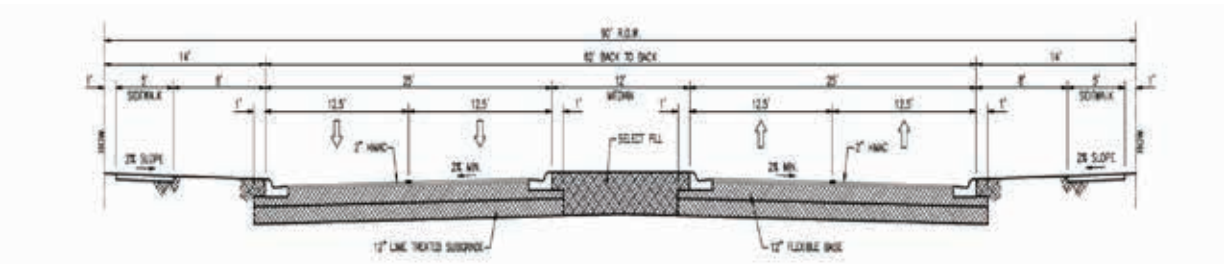
C3 - Primary Collector

The Primary Collector provides access to commercial developments and several neighborhoods and should intersect with two or more parallel arterial streets. The primary collector can augment the freeway or arterial system where high-density development generates significant amounts of traffic. The Primary Collector may be used to support the freeway system by paralleling the freeway and providing a relief route for traffic from high density uses next to the freeway. The Primary Collector is expected to support heavy delivery vehicle traffic and is constructed to a higher, more durable standard than the Secondary or Minor Collector Streets. Primary Collector Streets serve medium to high density housing, high schools, public facilities and business uses.

C3A Street Section



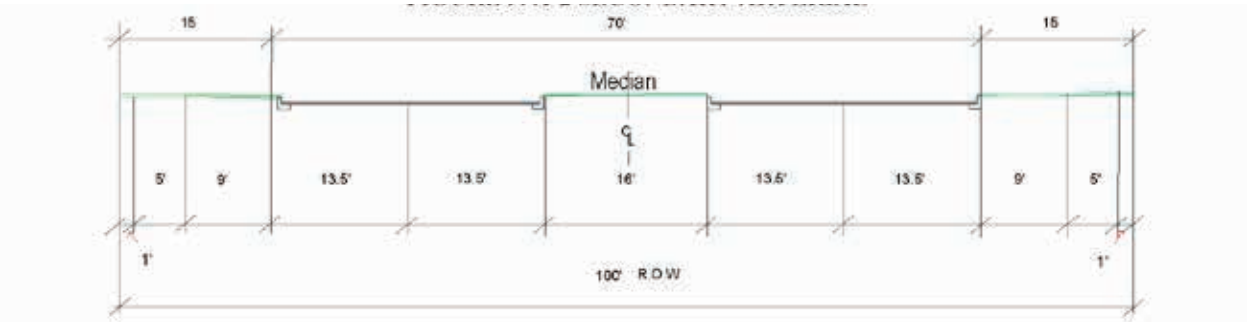
C3B Street Section



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.

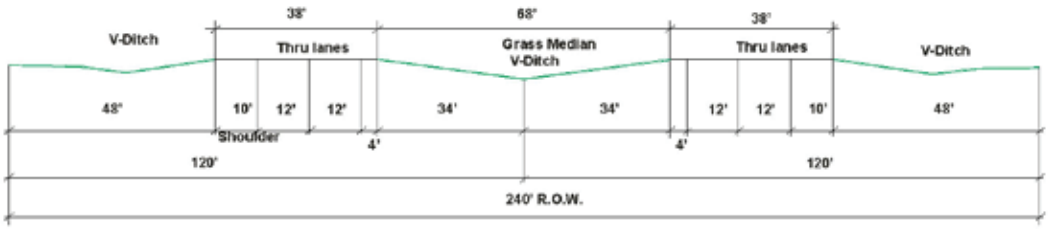
A2 Street Section



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

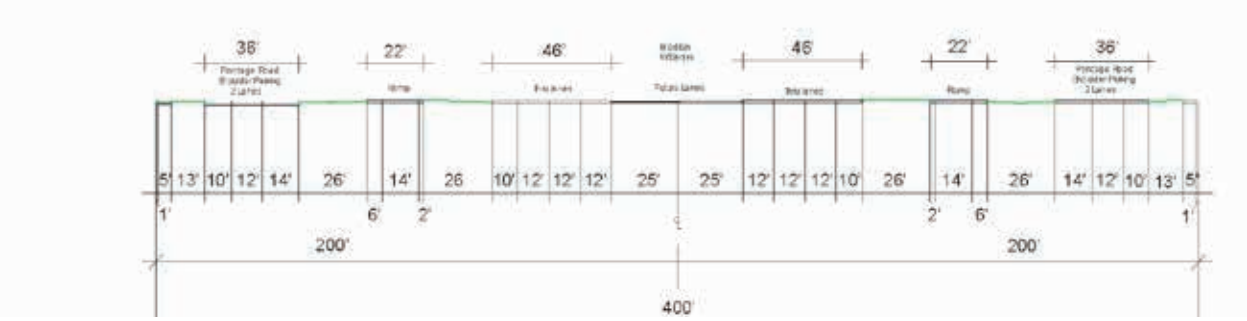


F1 - Freeways / Expressways

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	4.9
Buffered Bike Lane	0.6
1-way Cycle Track (both sides)	7.8
Multi-use Sidepath (one side)	0.4
Off-Road Multi-use Trail	1.2
TBD: Corridor study recommended	2.5
Total	**17.4**

BIKE FACILITY DESCRIPTIONS

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.

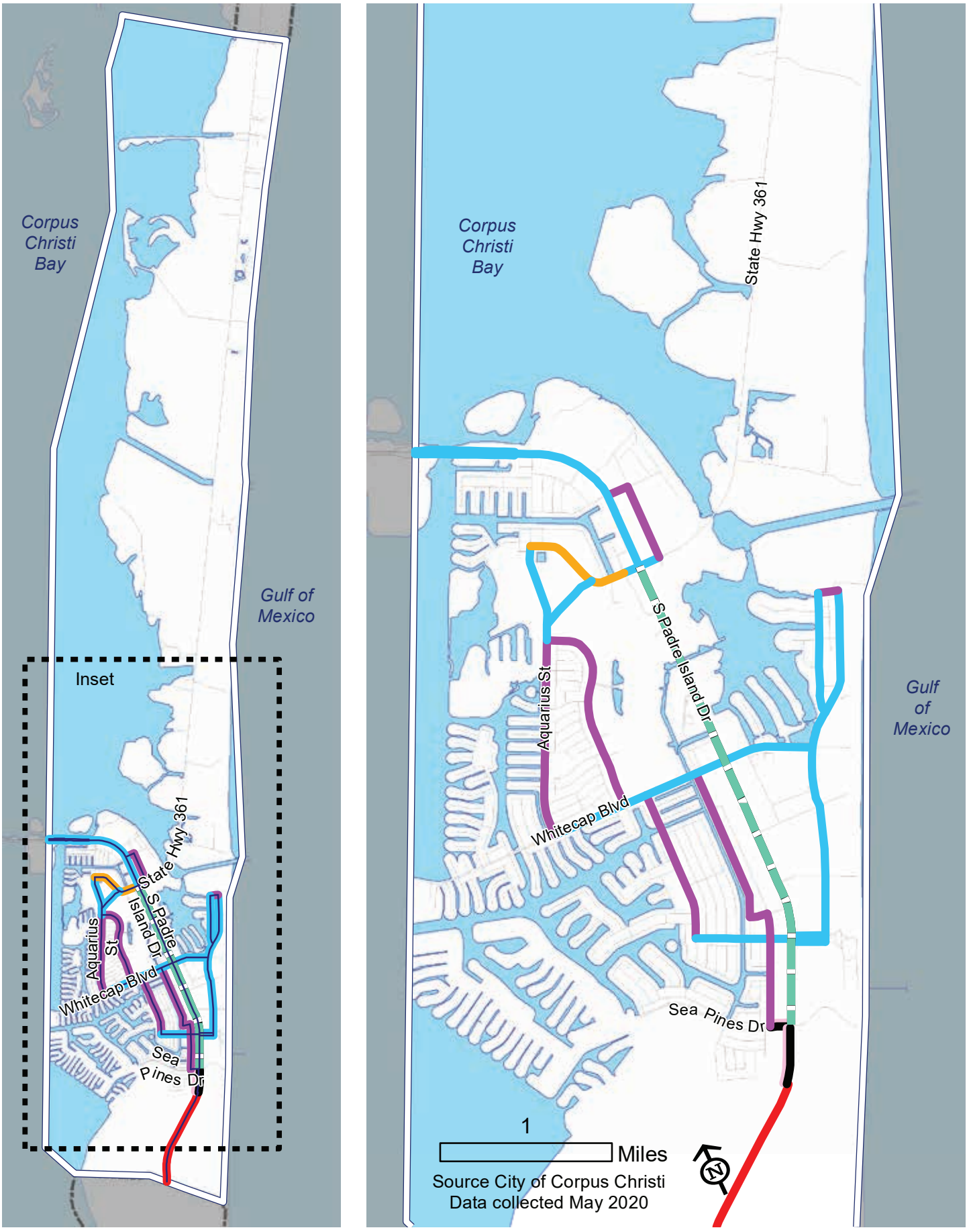
Buffered Bike Lane
Buffered bicycle lanes designate a portion of a roadway for exclusive use by bicycles (by way of striping, signage, and pavement markings) that is separated from the vehicular travel lane or from parked cars by a striped buffer space (typically 2-5 feet in width).

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.

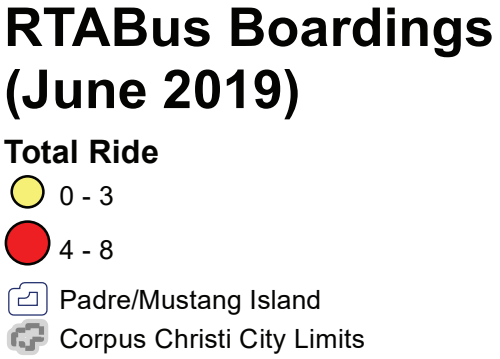
Multi-use Sidepath (one side)
A shared-use sidepath, located on one side of the street (adjacent and parallel to a street), that accommodates two-way non-motorized traffic. Shared use paths are not dedicated bicycle facilities and thus also serve pedestrians, inline skaters, wheelchair users, joggers,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

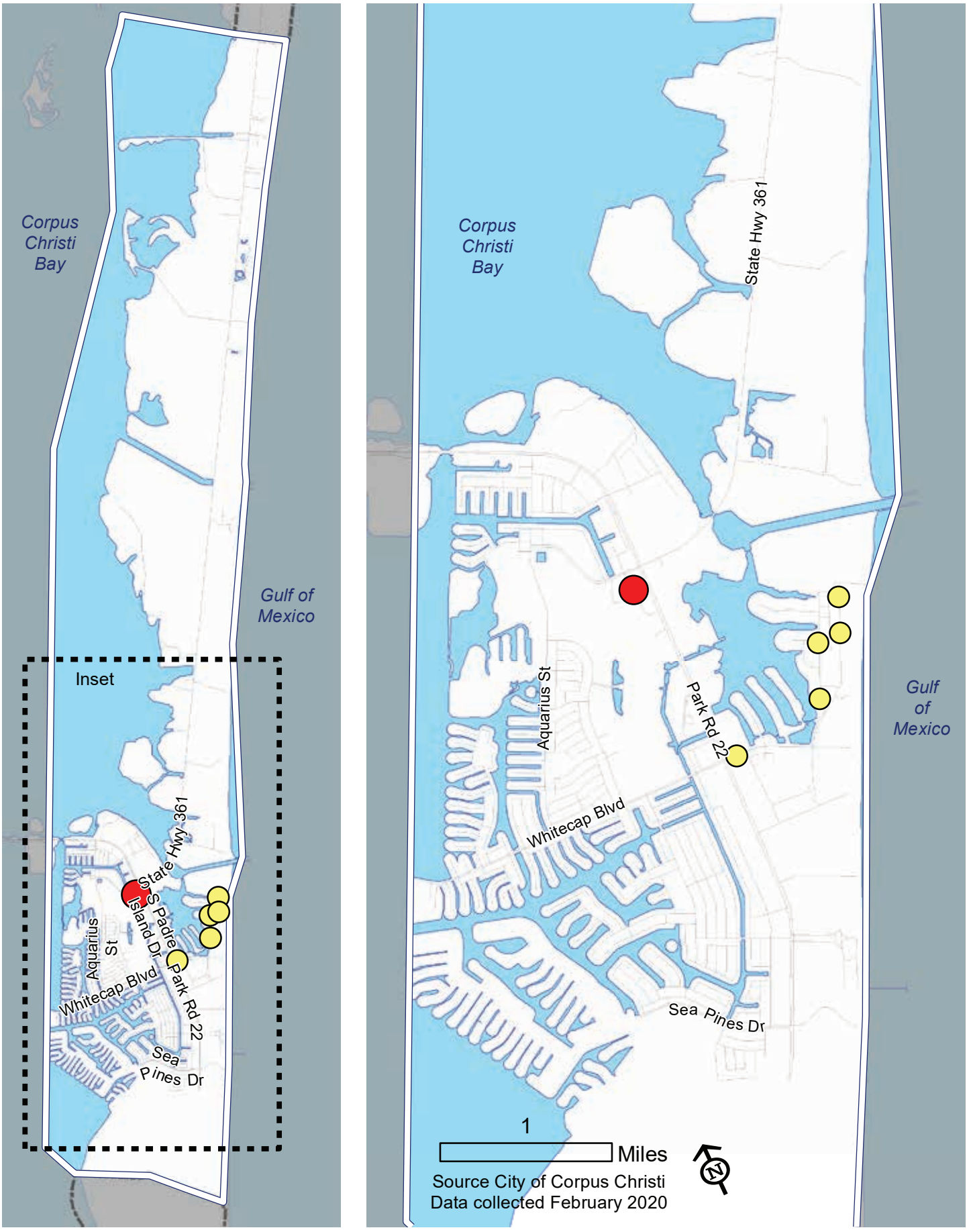
Corridor Study Recommended
A future study is recommended for the corridor to identify and evaluate specific bicycle infrastructure treatments to capitalize on the unique corridor.


Corpus Christi Bay
Gulf of Mexico
Inset
State Hwy 361
S Padre Island Dr
Aquarius St
Whitecap Blvd
Sea Pines Dr
1
Miles
Source City of Corpus Christi
Data collected May 2020

RTA BUS BOARDINGS



ROUTE	STOP ID	STOP NAME	ON	OFF	TOTAL RIDES
65	2599	14810 Windward @ Gulfstream Condo's	1	0	1
65	2600	15002 Leeward @ Running Light	0	1	1
65	2601	15209 Leeward	0	0	0
65	1900	Schlitterbahn @ Compass	3	5	8
65	1086	Whitecap @ Park Road 22	1	0	1
65	2598	Windward @ St. Augustine	0	3	3


Corpus Christi Bay
Gulf of Mexico
Inset
State Hwy 361
S Padre Island Dr
Park Rd 22
Aquarius St
Whitecap Blvd
Sea Pines Dr
Corpus Christi Bay
State Hwy 361
Gulf of Mexico
Aquarius St
Park Rd 22
Whitecap Blvd
Sea Pines Dr
1
Miles
Source City of Corpus Christi
Data collected February 2020

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.

TxDOT Crash Data Year 2015-2020

Crash Type

- ✚ Fatality (4)
- • Suspected Serious Injury (18)
- • Less Severe (628)
- Padre/Mustang Island
- Corpus Christi City Limits

Crash Frequency

Low Crash Frequency

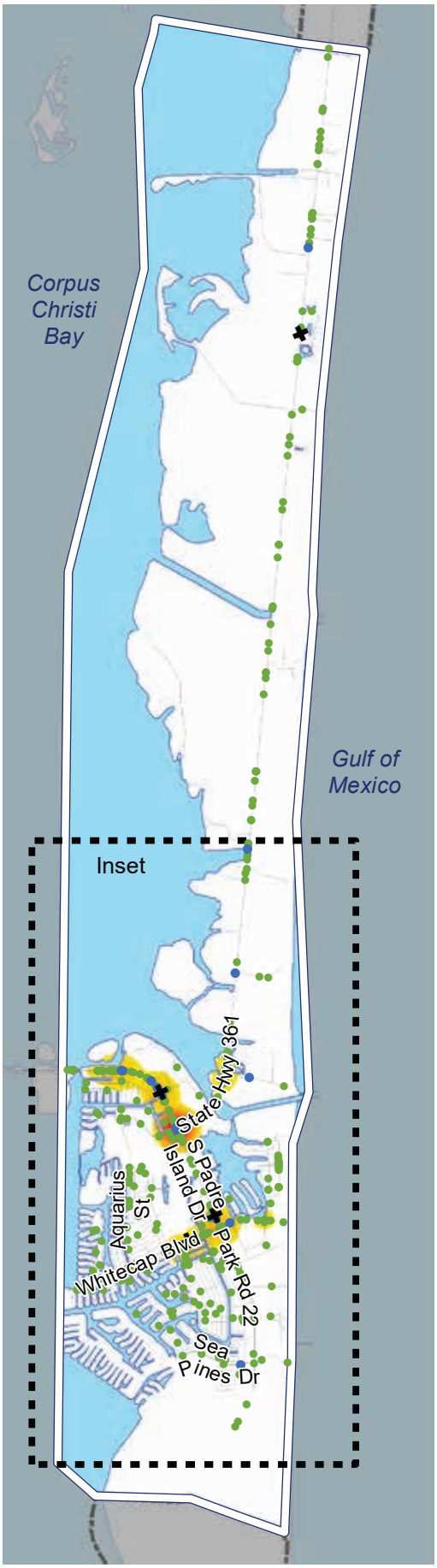
High Crash Frequency

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

CRASH SEVERITY LEVEL	2015	2016	2017	2018	2019	2020*
99 - UNKNOWN	0	0	0	0	0	0
A - SUSPECTED SERIOUS INJURY	4	9	2	9	6	0
B - NON-INCAPACITATING INJURY	17	29	22	22	22	1
C - POSSIBLE INJURY	12	27	22	24	41	5
K - KILLED	3	0	0	0	1	0
N - NOT INJURED	0	0	0	0	0	0
Total	36	65	46	55	70	6

*Data as of February 2020

Each dot ont he map represents a crash or incident.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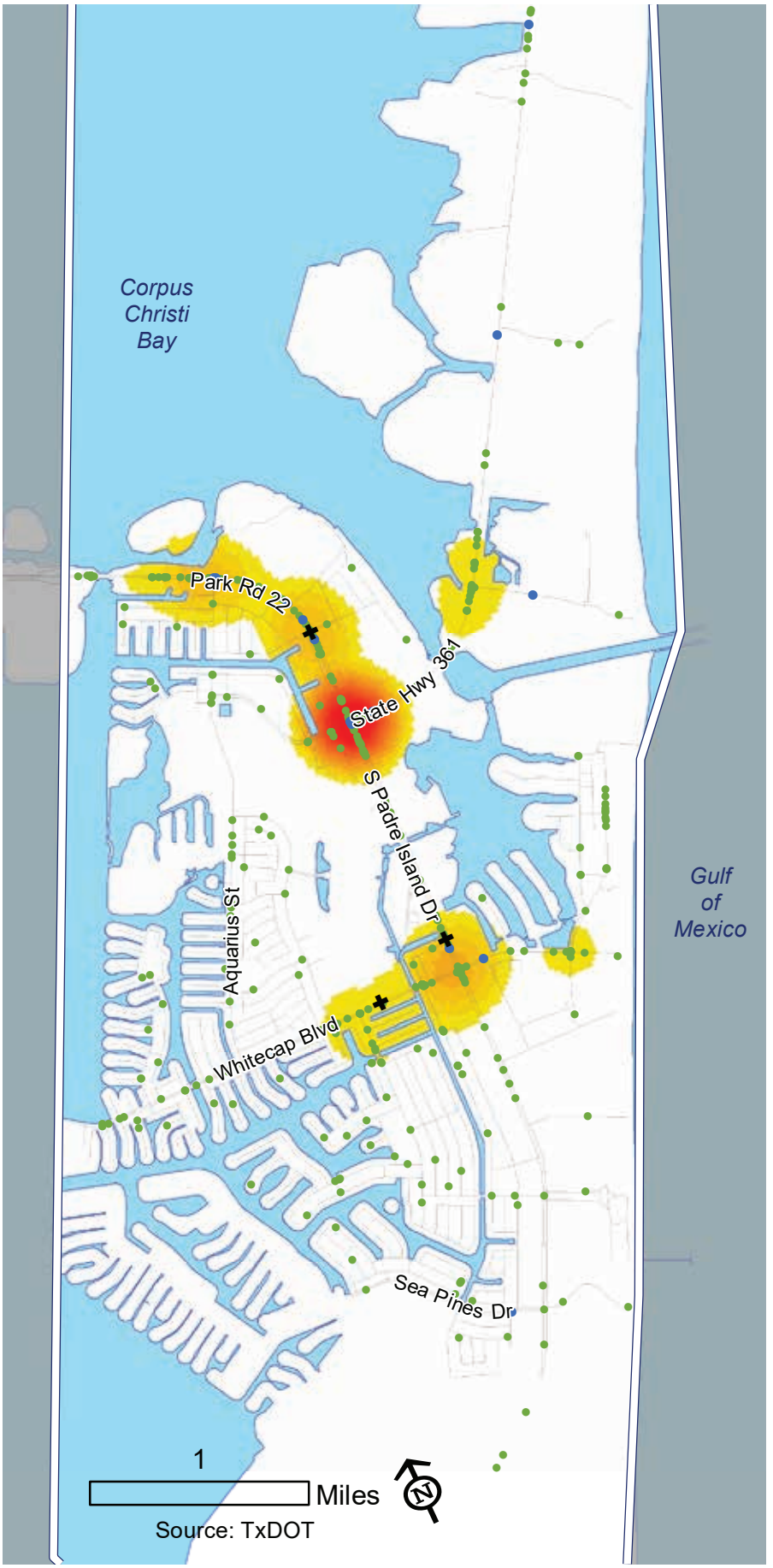
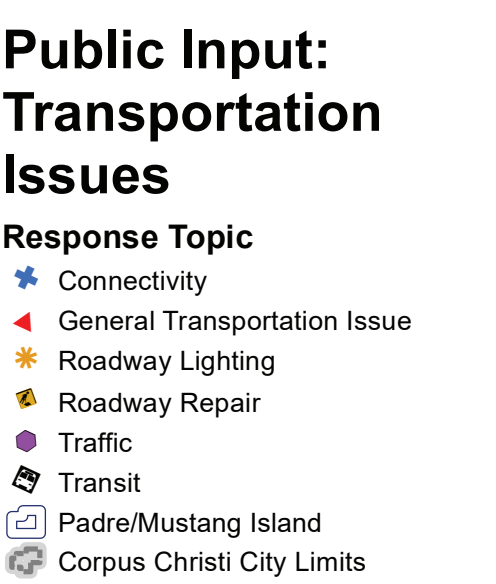
Gulf of Mexico
Inset
State Hwy 361
S Padre Island Dr
Park Rd 22
Aquarius St
Whitecap Blvd
Sea Pines Dr


Corpus Christi Bay
Park Rd 22
State Hwy 361
S Padre Island Dr
Aquarius St
Whitecap Blvd
Sea Pines Dr
Gulf of Mexico
1
Miles
Source: TxDOT

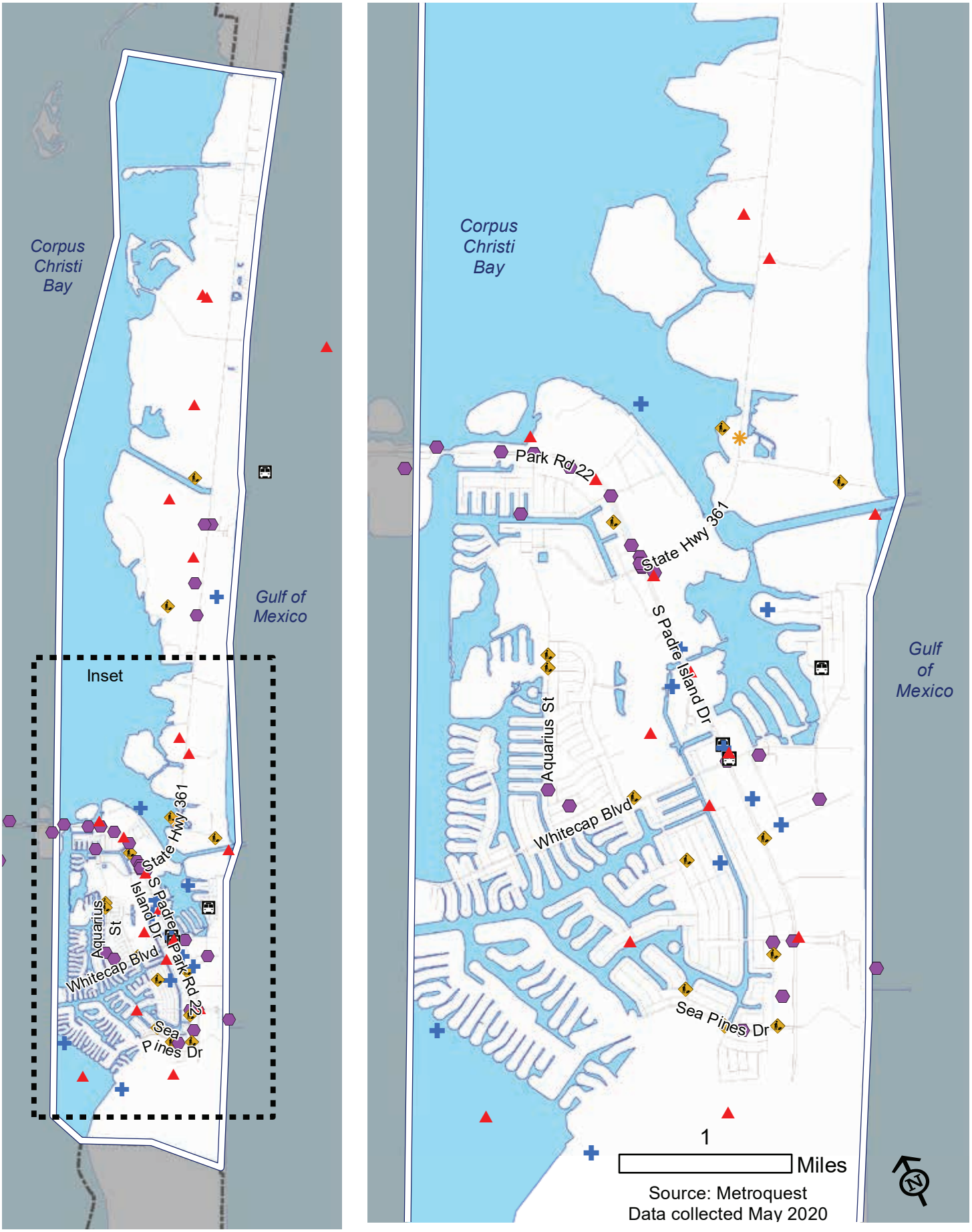
PUBLIC INPUT: TRANSPORTATION ISSUES

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	INPUTS	%
Traffic	32	37%
General Transportation Issue	23	27%
Roadway Repair	14	16%
Connectivity	12	14%
Transit	4	5%
Roadway Lighting	1	1%
Total	**86**	**100%**

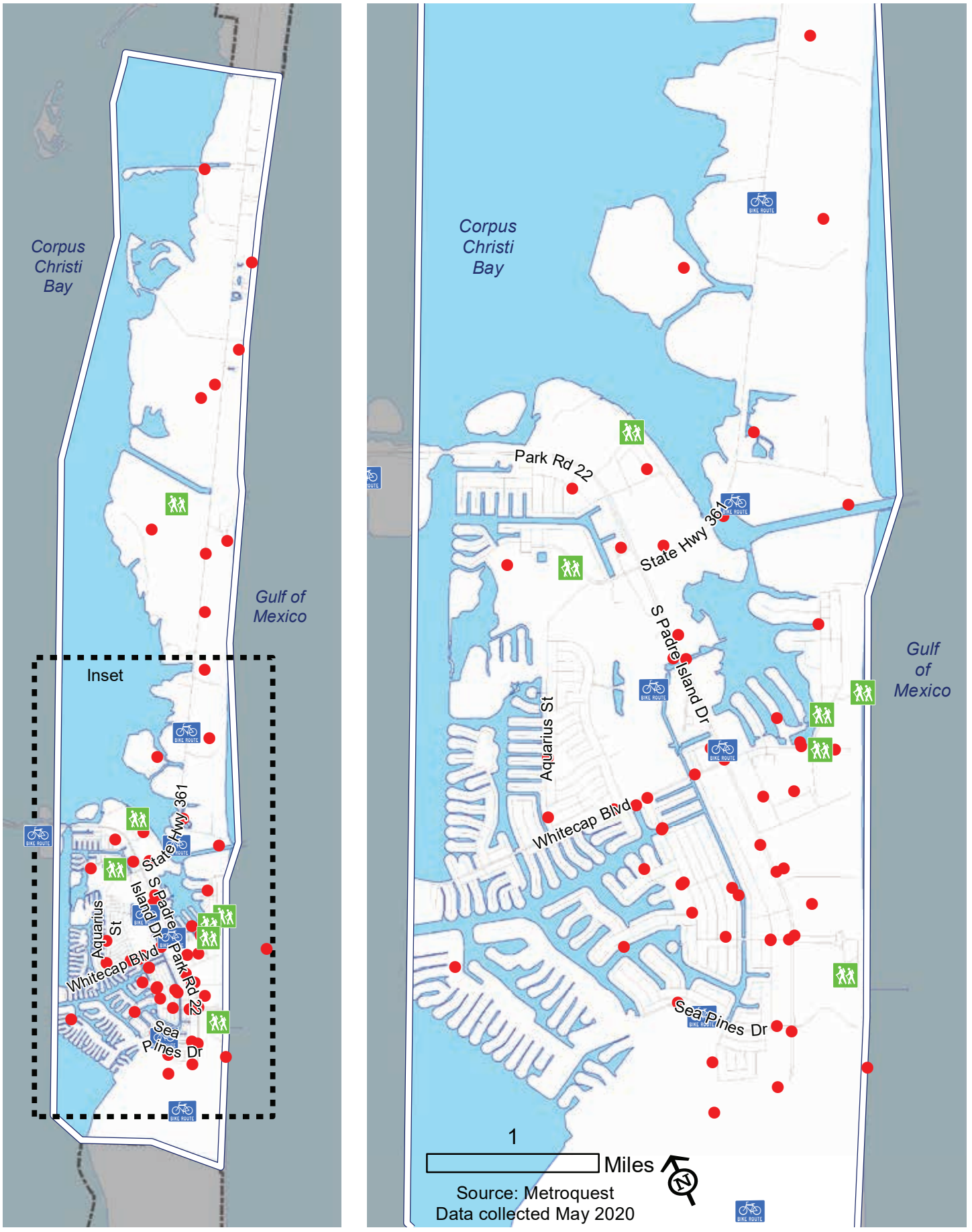

Corpus Christi Bay
Gulf of Mexico
Inset
Park Rd 22
State Hwy 361
S Padre Island Dr
Aquarius St
Whitecap Blvd
Sea Pines Dr
1
Miles
Source: Metroquest
Data collected May 2020

PUBLIC INPUT: WALKING AND BIKING ISSUES

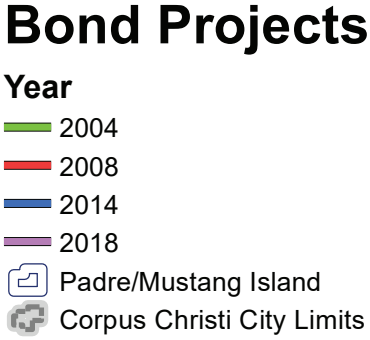
The map shows the location of walking and biking related issues as identified by the public input received through the online survey. Each marker on the map represents a location where a walking or biking issue has been identified.

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

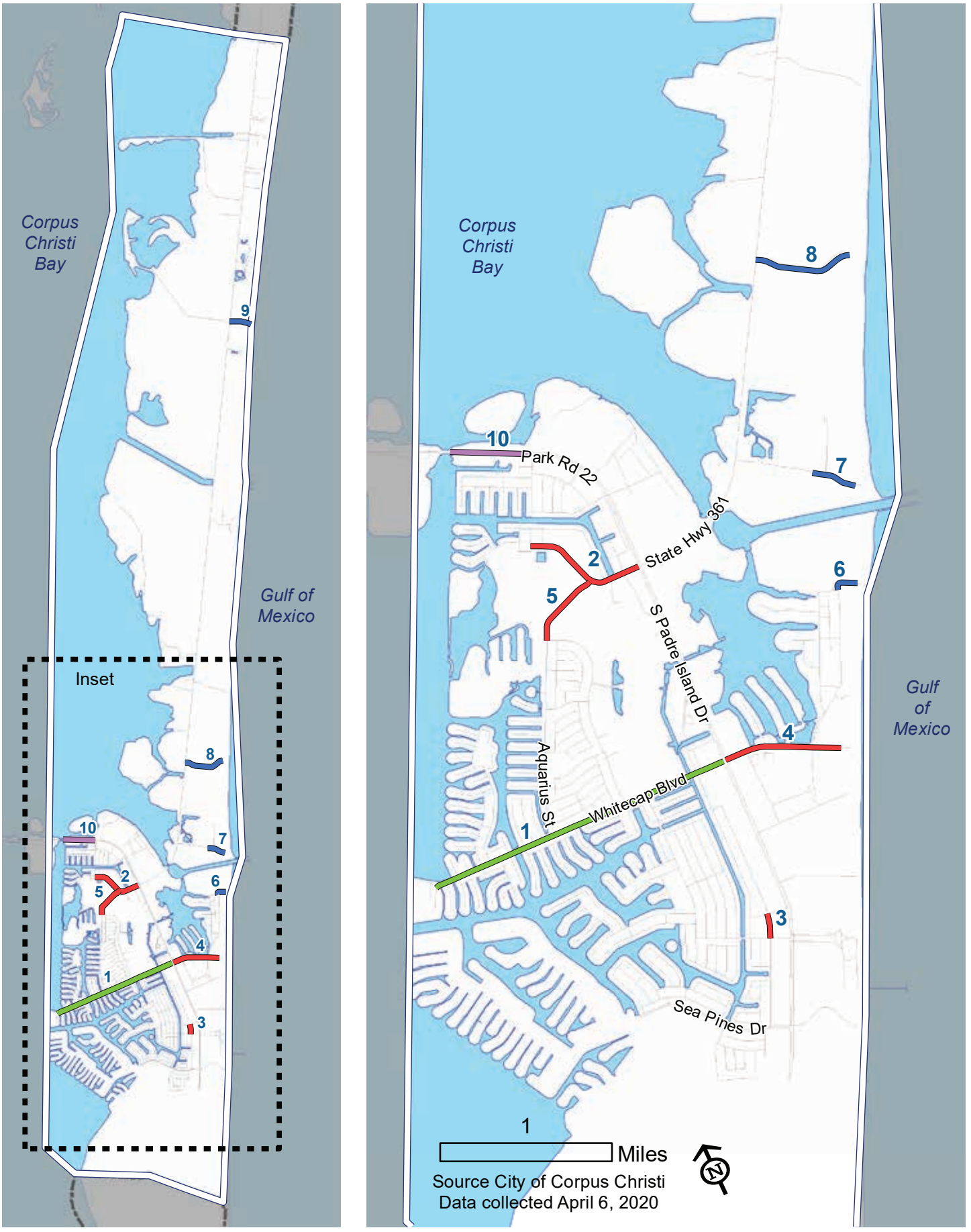
CATEGORY	INPUTS	%
Walking and Biking	138	86%
Biking	12	8%
Walking	10	6%
Total	**160**	**100%**


Corpus Christi Bay
Gulf of Mexico
Inset
Park Rd 22
State Hwy 361
S Padre Island Dr
Aquarius St
Whitecap Blvd
Sea Pines Dr
1
Miles
Source: Metroquest
Data collected May 2020

STREET BOND PROJECTS



#	YR	STREET	FROM	TO	FT	WORKTYPE	STATUS
1	2004	WHITECAP BLVD	PARK ROAD 22	BONASSE	8,262	OVERLAY	COMPLETE
2	2008	COMMODORES DR	AQUARIUS ST.	PARK ROAD 22	3,404	OVERLAY	COMPLETE
3	2008	PALMIRA AVE	PESCADORES	ENCANTADA	678	RECONSTRUCTION	COMPLETE
4	2008	WHITECAP BLVD	DEAD END E	PARK ROAD 22	3,202	OVERLAY	COMPLETE
5	2008	AQUARIUS ST.	DAS MARINAS	COMMODORES DR	2,096	UNKNOWN	UNKNOWN
6	2014	ACCESS 3A RD	ST BARTHOLOMEW AVE	BEACH	701	RECONSTRUCTION	COMPLETE
7	2014	ZAHN RD	START of PAVERS	BEACH	1,233	RECONSTRUCTION	UNDER CONSTRUCTION
8	2014	NEWPORT PASS RD	HWY 361	BEACH	2,735	RECONSTRUCTION	BID
9	2014	ACCESS RD 2	S.H.361	BEACH	1,494	RECONSTRUCTION	COMPLETE
10	2018	JFK CAUSEWAY ACCESS ROAD IMPROVEMENTS	EASTERN APPROACH OF THE JFK BRIDGE	AQUARIUS ST.	2,022	UNKNOWN	DESIGN


Corpus Christi Bay
Gulf of Mexico
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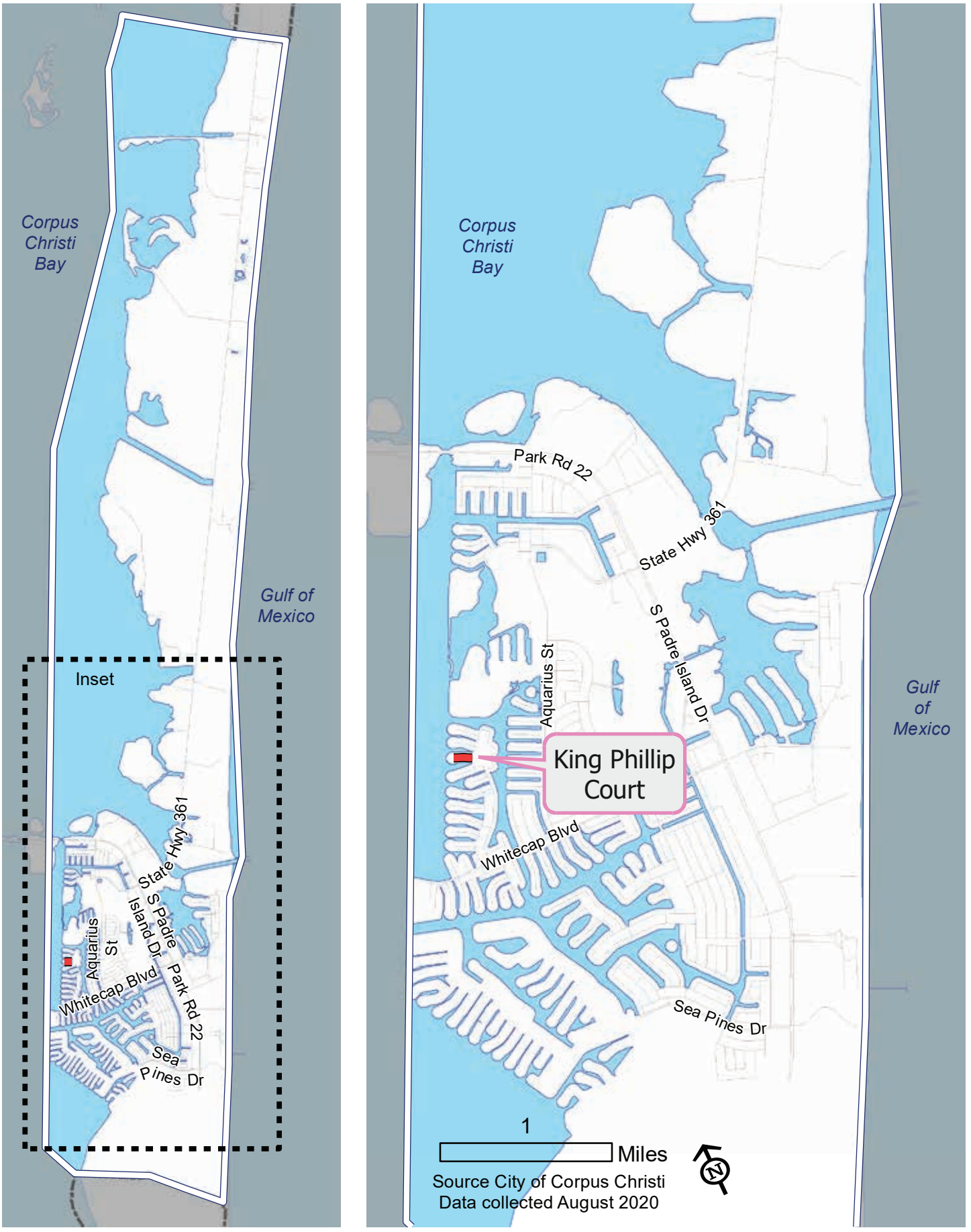
Park Rd 22
State Hwy 361
S Padre Island Dr
Aquarius St
Whitecap Blvd
Sea Pines Dr
1
Miles
Source City of Corpus Christi
Data collected April 6, 2020

RESIDENTIAL STREET REBUILD PROGRAM (RSRP)

STREET	FROM	TO	BUILD TYPE	STATUS
King Phillip Court	COBO DE BARA CIRCLE	COBO DE BARA CIRCLE	Rehabilitation	Council Approved


Corpus Christi Bay
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S Padre Island Dr
Aquarius St
Whitecap Blvd
Park Rd 22
Sea Pines Dr
Corpus Christi Bay
Park Rd 22
State Hwy 361
S Padre Island Dr
Aquarius St
King Phillip Court
Whitecap Blvd
Sea Pines Dr
Gulf of Mexico
1
Miles
Source City of Corpus Christi
Data collected August 2020

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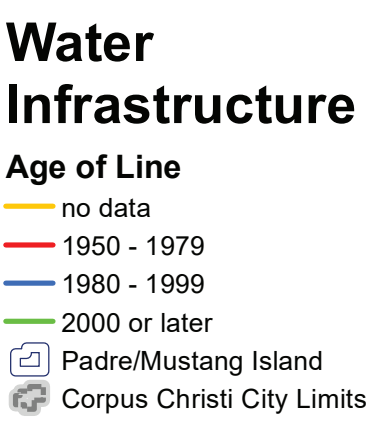
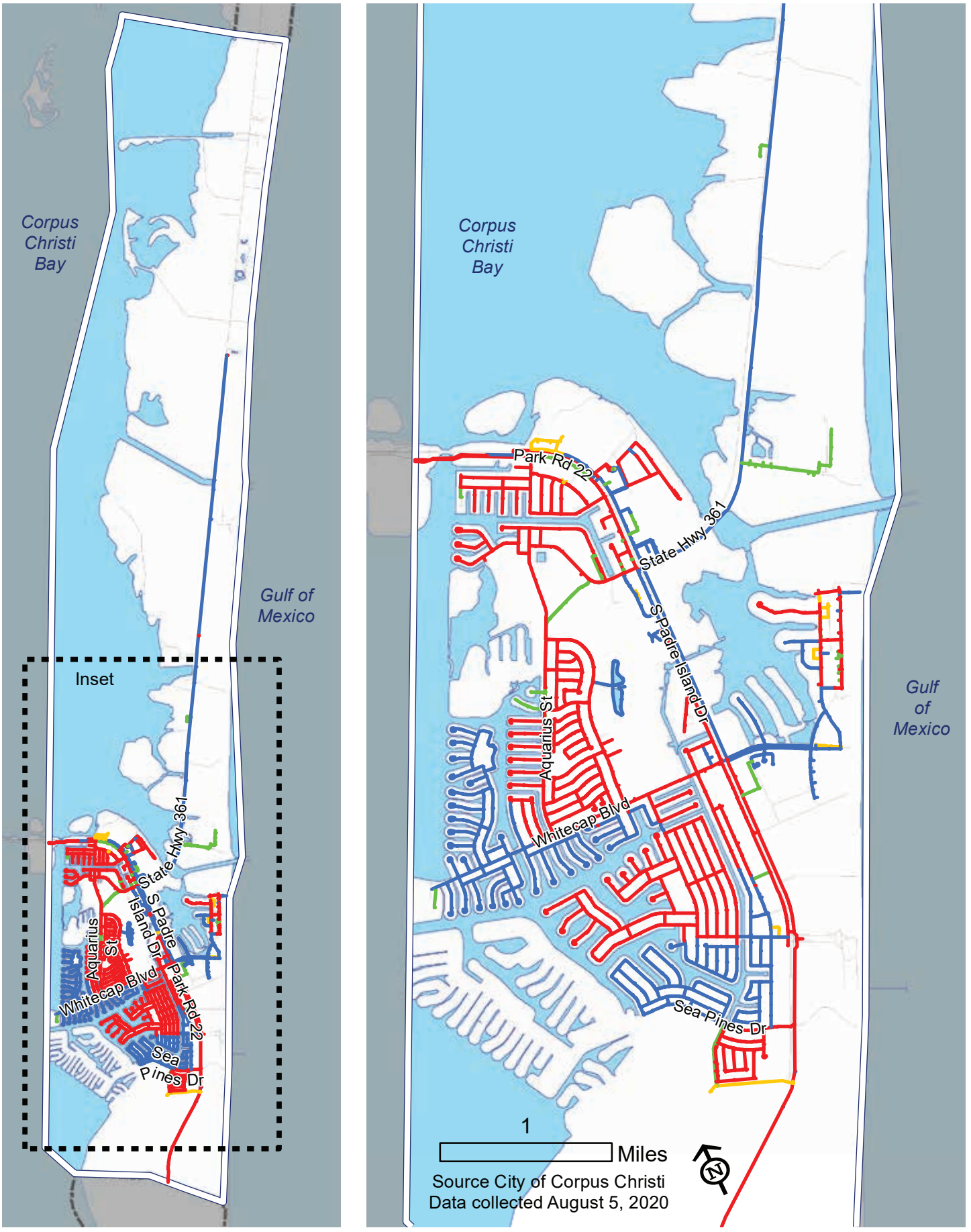
UTILITIES

WATER INFRASTRUCTURE

DECADE	MILES OF LINE
1950's	2.0
1960's	2.9
1970's	34.2
1980's	28.9
1990's	4.8
2000's	2.4
2010's	1.7
no data	1.7
Total	**78.5**




Corpus Christi Bay
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Whitecap Blvd
Sea Pines Dr
Corpus Christi Bay
Gulf of Mexico
Park Rd 22
State Hwy 361
S Padre Island Dr
Aquarius St
Whitecap Blvd
Sea Pines Dr
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	MATERIAL	MILES OF LINE
2"	Copper	0.046
4"	CIP	0.550
6"	CIP	1.224
10"	CIP	0.147

1960'S

SIZE	MATERIAL	MILES OF LINE
6"	ACP	1.479
6"	PVC	0.002
8"	ACP	0.366
12"	ACP	1.070
18"	ACP	0.025

1970'S

SIZE	MATERIAL	MILES OF LINE
0.75"	Copper	0.005
1"	Copper	0.005
2"	Copper	1.069
2"	PVC	0.020
4"	ACP	0.017
6"	ACP	15.839
6"	C900	0.016
6"	DIP	0.004
6"	PVC	0.018
8"	ACP	7.426
10"	ACP	0.030
12"	ACP	5.486
12"	DIP	0.031
12"	PVC	0.633
16"	ACP	2.423
16"	DIP	0.002
24"	ACP	0.931
24"	PVC	0.152
24"	STL	0.089

1980'S

SIZE	MATERIAL	MILES OF LINE
2"	Copper	1.337
2"	PVC	0.030
6"	ACP	11.029
6"	C900	0.093
6"	DIP	0.025
8"	ACP	3.925
8"	C900	0.981
8"	DIP	0.023
12"	ACP	1.902
12"	C900	0.711
16"	ACP	4.107
16"	DIP	0.032
16"	STL	2.414
20"	ACP	2.322

1990'S

SIZE	MATERIAL	MILES OF LINE
0.75"	Copper	0.021
1.5"	PVC	0.109
2"	Copper	0.067
2"	PVC	0.023
6"	ACP	0.274
6"	C900	0.534
6"	DIP	0.099
8"	ACP	0.864
8"	C900	0.424
8"	DIP	0.067
12"	ACP	1.326
14"	PVC	0.004
16"	DIP	0.002
18"	ACP	0.041
18"	PVC	0.001
20"	ACP	0.099
20"	C900	0.607
20"	PVC	0.252
24"	PVC	0.025
36"	PVC	0.008

2000'S

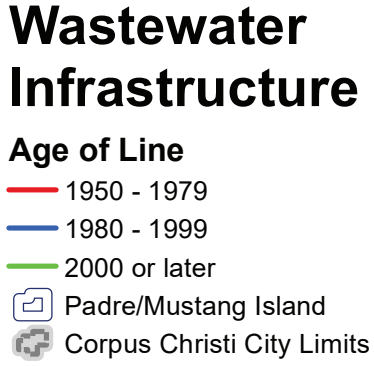
SIZE	MATERIAL	MILES OF LINE
0.75"	Copper	0.066
1.5"	Copper	0.002
2"	Copper	0.021
2"	PVC	0.010
3"	PVC	0.008
6"	ACP	0.008
6"	C900	0.384
6"	DIP	0.017
6"	PVC	0.063
8"	C900	0.834
8"	DIP	0.043
8"	PVC	0.560
12"	C900	0.347

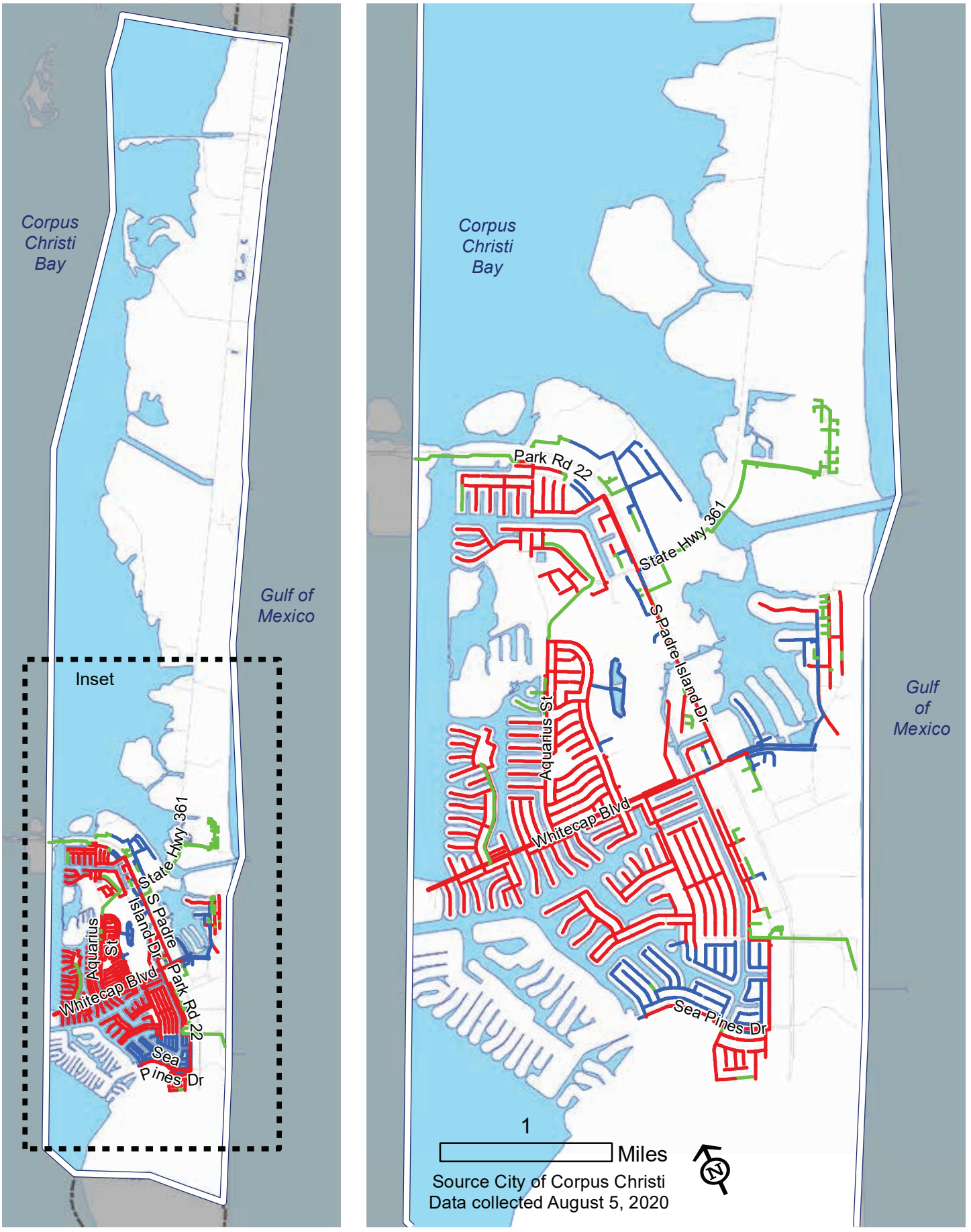
2010'S

SIZE	MATERIAL	MILES OF LINE
2"	PVC	0.09
6"	ACP	0.02
6"	C900	0.27
6"	DIP	0.01
6"	PVC	0.01
8"	C900	0.42
8"	PVC	0.08
10"	C900	0.01
12"	C900	0.01
16"	C900	0.41
16"	C905	0.23
16"	DIP	0.09
18"	C900	0.01

WASTEWATER INFRASTRUCTURE

DECADE	MILES OF LINE
1950's	0.0
1960's	5.9
1970's	38.0
1980's	11.0
1990's	1.7
2000's	5.8
2010's	3.6
no data	0.1
Total	**66.1**




Corpus Christi Bay
Gulf of Mexico
Inset
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Park Rd 22
Aquarius St
Whitecap Blvd
Sea Pines Dr
Corpus Christi Bay
Gulf of Mexico
Park Rd 22
State Hwy 361
S Padre Island Dr
Aquarius St
Whitecap Blvd
Sea Pines Dr
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

1950'S

SIZE	MATERIAL	MILES OF LINE
8"	VCP	0.010

1960'S

SIZE	MATERIAL	MILES OF LINE
4"	PVC FM	0.154
8"	CIPP	0.070
8"	PVC FM	0.171
8"	VCP	4.077
10"	ACP FM	0.622
10"	VCP	0.531
12"	VCP	0.130
15"	VCP	0.156

1970'S

SIZE	MATERIAL	MILES OF LINE
6"	ACP FM	0.377
6"	PVC FM	1.311
8"	ACP FM	0.384
8"	HDPE	0.063
8"	PVC FM	0.207
8"	VCP	28.712
10"	PVC EFFLUENT FM	1.822
10"	VCP	1.799
12"	ACP FM	0.390
12"	VCP	0.283
14"	PVC FM	0.306
15"	HDPE	0.228
15"	VCP	0.665
16"	PVC FM	0.034
18"	VCP	0.814
21"	VCP	0.153
30"	VCP	0.501
36"	VCP	0.721

1980'S

SIZE	MATERIAL	MILES OF LINE
4"	PVC FM	0.014
6"	PVC FM	0.139
8"	ACP EPOXY LINED FM	0.435
8"	DIP	0.038
8"	PVC	0.789
8"	VCP	7.204
10"	PVC FM	1.180
10"	VCP	0.756
12"	VCP	0.101
15"	VCP	0.137
21"	VCP	0.191

1990'S

SIZE	MATERIAL	MILES OF LINE
3"	PVC FM PRIVATE	0.146
6"	PVC PRIVATE	0.032
8"	PVC	0.548
8"	PVC FM	0.291
8"	VCP	0.106
10"	PVC	0.557

2000'S

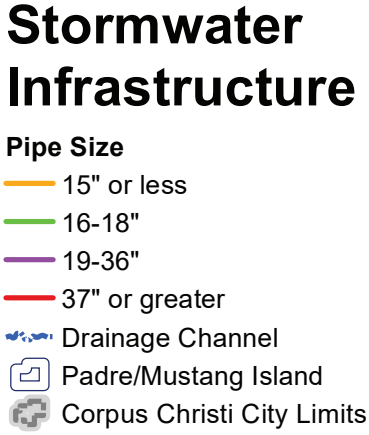
SIZE	MATERIAL	MILES OF LINE
2"	PVC FM PRIVATE	0.086
3"	PVC FM PRIVATE	0.046
4"	PVC FM	0.376
4"	PVC PRIVATE	0.009
6"	PVC	0.234
6"	PVC FM	1.723
6"	PVC PRIVATE	0.058
8"	PVC	2.171
8"	VCP	0.126
10"	PVC	0.007
30"	PVC	0.222

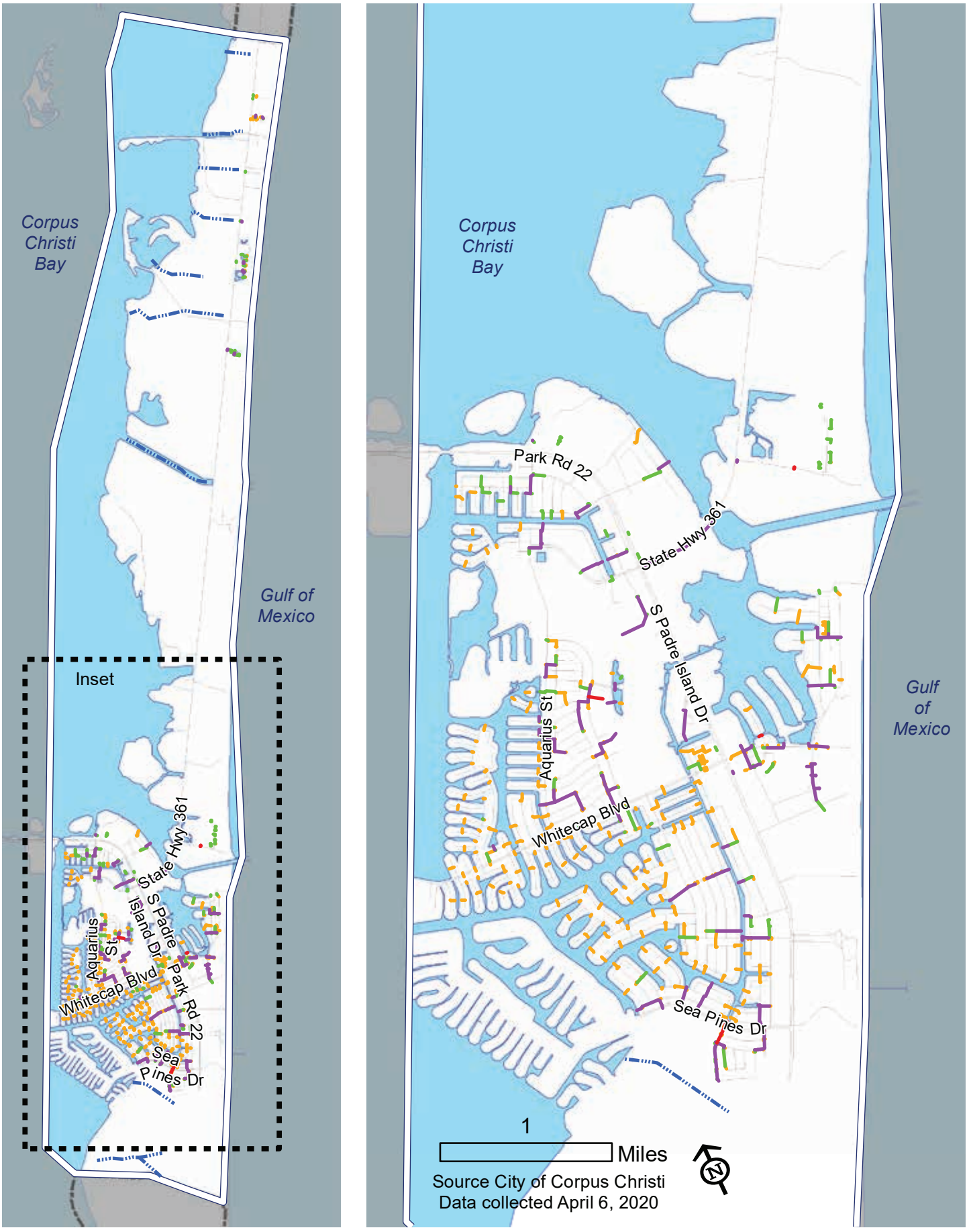
2010'S

SIZE	MATERIAL	MILES OF LINE
2"	PVC FM PRIVATE	0.068
4"	PVC FM	0.200
6"	PVC	0.094
6"	PVC FM	0.992
8"	HDPE	0.254
8"	PVC	0.960
8"	PVC FM	0.783
10"	PVC	0.329

STORMWATER INFRASTRUCTURE

PIPE SIZE	MILES OF LINE
15" or Less	6.76
16-18"	3.52
19-36"	6.23
37" or Greater	0.24
Total	**16.76**




Corpus Christi Bay
Gulf of Mexico
Inset
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Park Rd 22
State Hwy 361
S Padre Island Dr
Aquarius St
Whitecap Blvd
Sea Pines Dr
Gulf of Mexico
1
Miles
N
Source City of Corpus Christi
Data collected April 6, 2020

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NEIGHBORHOOD CONDITIONS

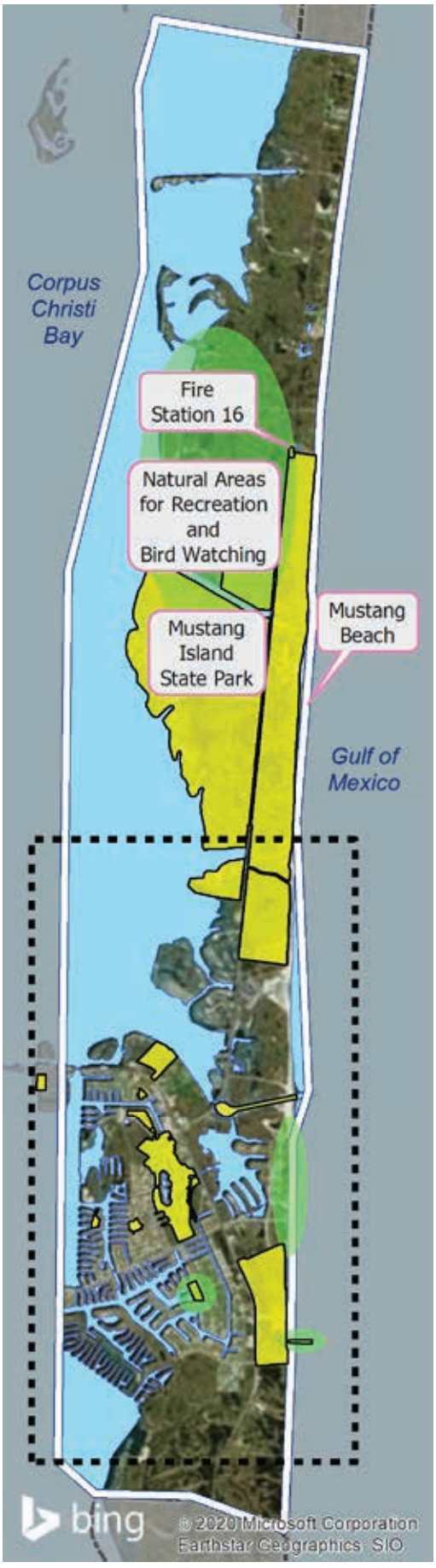
COMMUNITY ASSETS

The map shows 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 on the Island. Public input locations were determined by reviewing the comments made throughout the survey where participant referenced areas of significance on the Island.

For more details related to community assets from the survey, see Online Survey 1 Summary.

Public Input: Community Assets

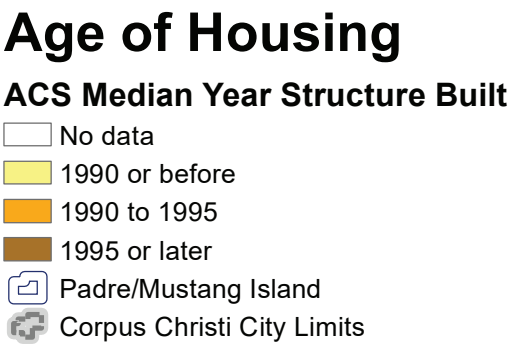
- Public Input
- Community Assets
- Padre/Mustang Island
- Corpus Christi City Limits

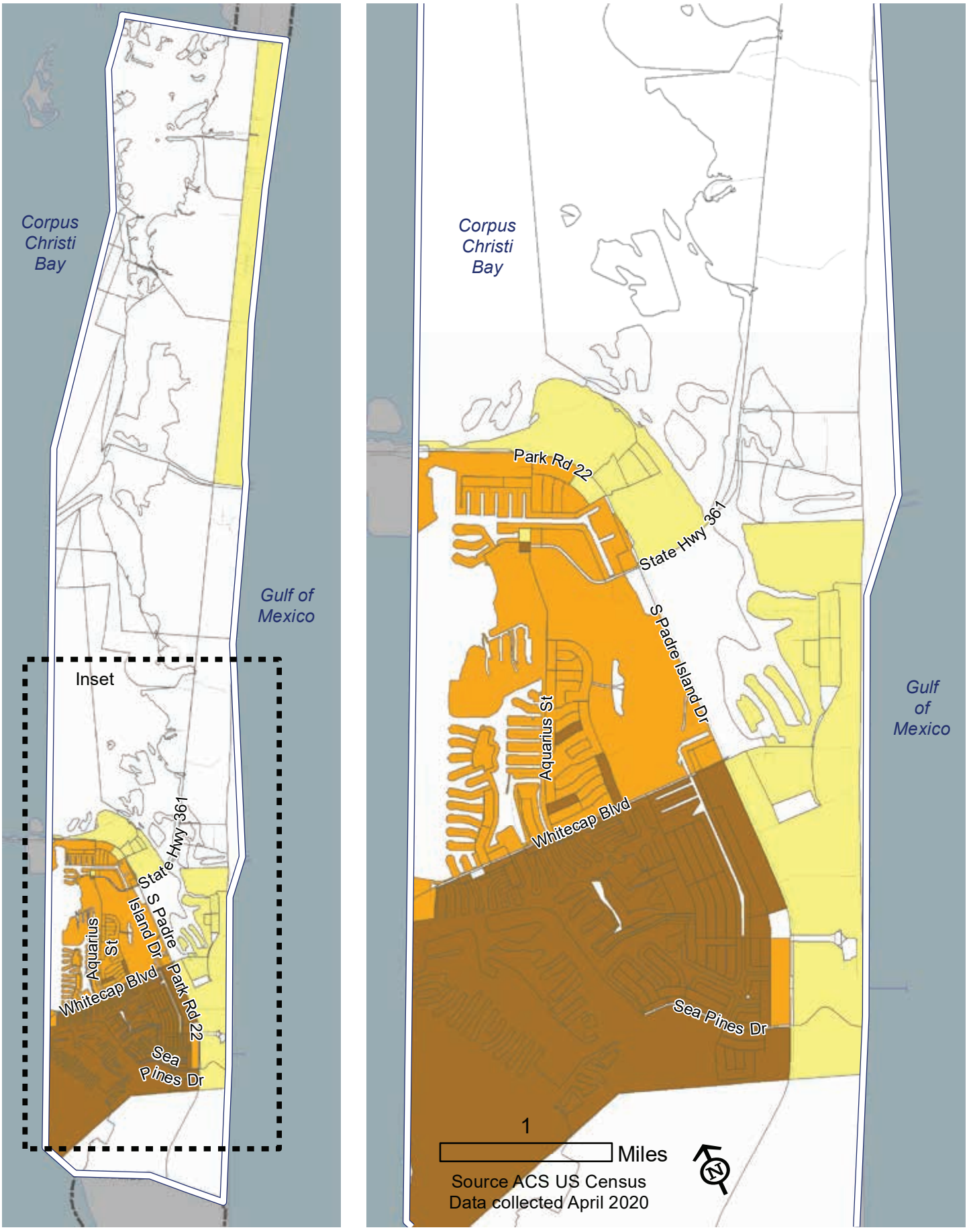

Corpus Christi Bay
Fire Station 16
Natural Areas for Recreation and Bird Watching
Mustang Island State Park
Mustang Beach
Gulf of Mexico
bing
© 2020 Microsoft Corporation
Earthstar Geographics SIO


Mustang Island State Park
Corpus Christi Bay
JP Luby Beach
Packery Channel County Park
Ullberg Park
Park Rd 22
Packery Channel
Marina
State Hwy 361
Commodore Park
S Padre Island Dr
Fire Station 15
Schlitterbahn
White Cap Beach
Gulf of Mexico
Doudon Park
Aquarius St
New Canal
Aquarius Park
Whitecap Blvd
Padre Bali Country Park
Billish Don & Sandy Park
Sea Pines Dr
Bob Hall Pier
1
Miles
N
Source: City of Corpus Christi
Data collected May 2020
bing

AGE OF HOUSING

YEAR STRUCTURE BUILT	NUMBER OF UNITS
Before 1939	19
1940-1949	0
1950-1959	133
1960-1969	102
1970-1979	560
1980-1989	1,719
1990-1999	1,809
2000-2009	1,996
2010 or later	387
Total	**6,725**

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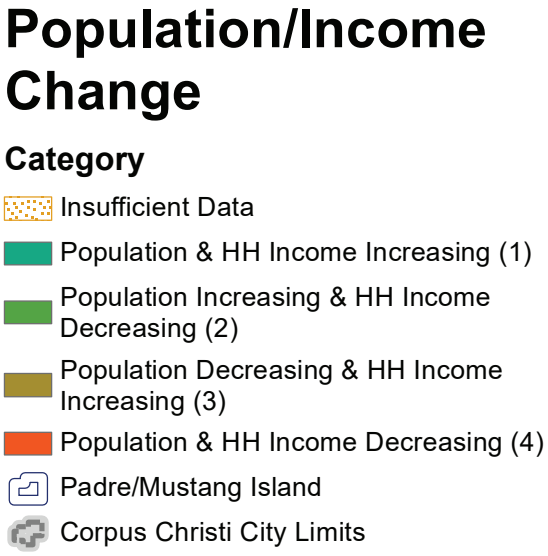
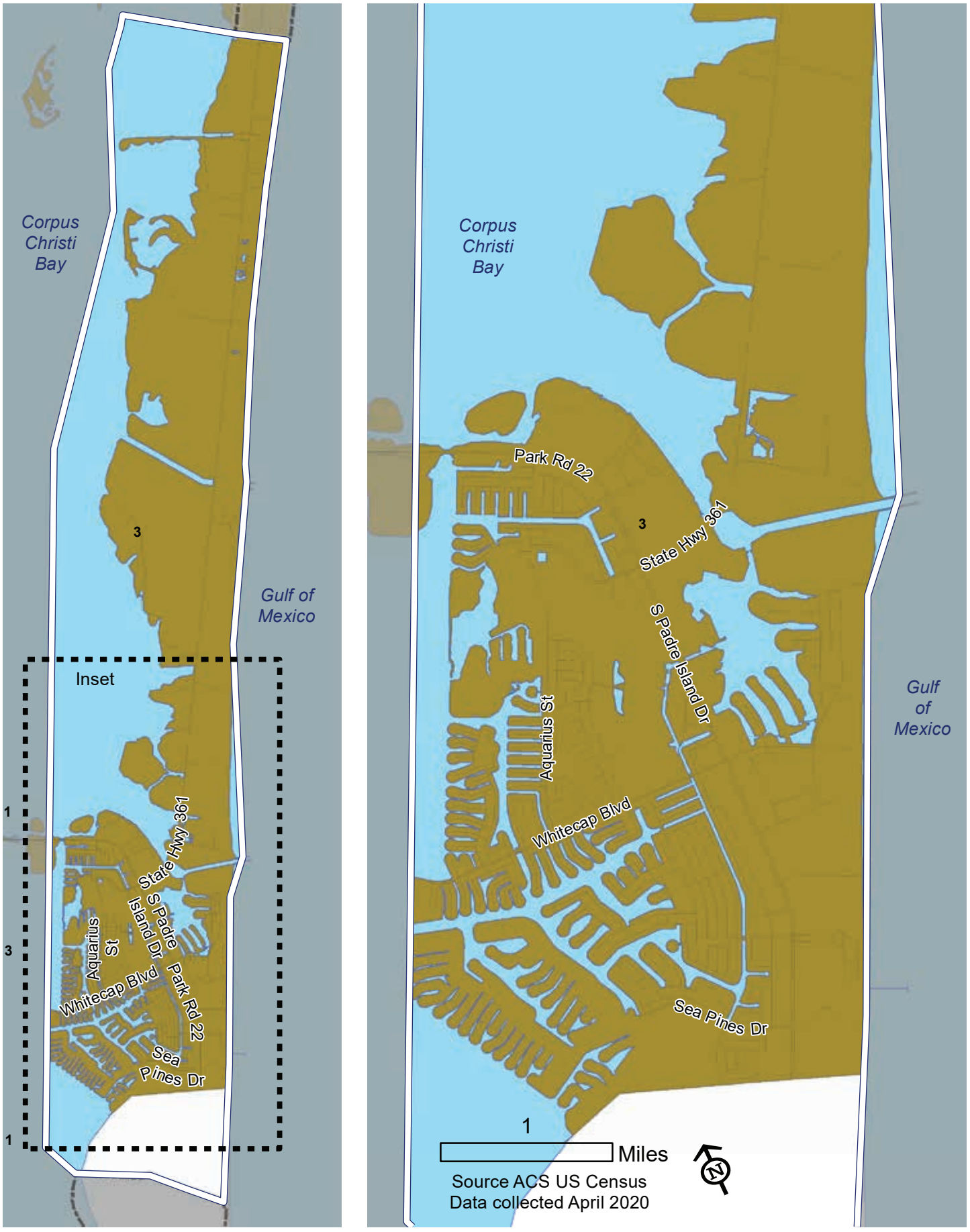
Sea Pines Dr
Corpus Christi Bay
Gulf of Mexico
Park Rd 22
State Hwy 361
S Padre Island Dr
Aquarius St
Whitecap Blvd
Sea Pines Dr
1
Miles
Source ACS US Census
Data collected April 2020

POPULATION/MEDIAN INCOME CHANGE



POPULATION CHANGE				
CENSUS TRACT	2010	2017	CHANGE	PERCENT CHANGE
Census Tract 62	9,483	9,425	-58	-1%

MEDIAN INCOME CHANGE				
CENSUS TRACT	2010	2017	CHANGE	PERCENT CHANGE
Census Tract 62	$81,022	$96,358	+$15,336	+16%


Corpus Christi Bay
Gulf of Mexico
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3
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Park Rd 22
State Hwy 361
S Padre Island Dr
Aquarius St
Whitecap Blvd
Sea Pines Dr
1
Miles
Source ACS US Census
Data collected April 2020

PROPERTY VALUES

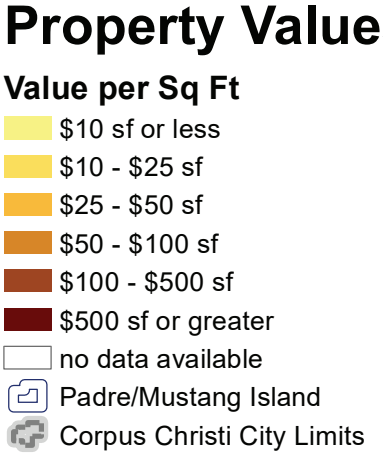
DEFINITIONS OF VALUES

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.

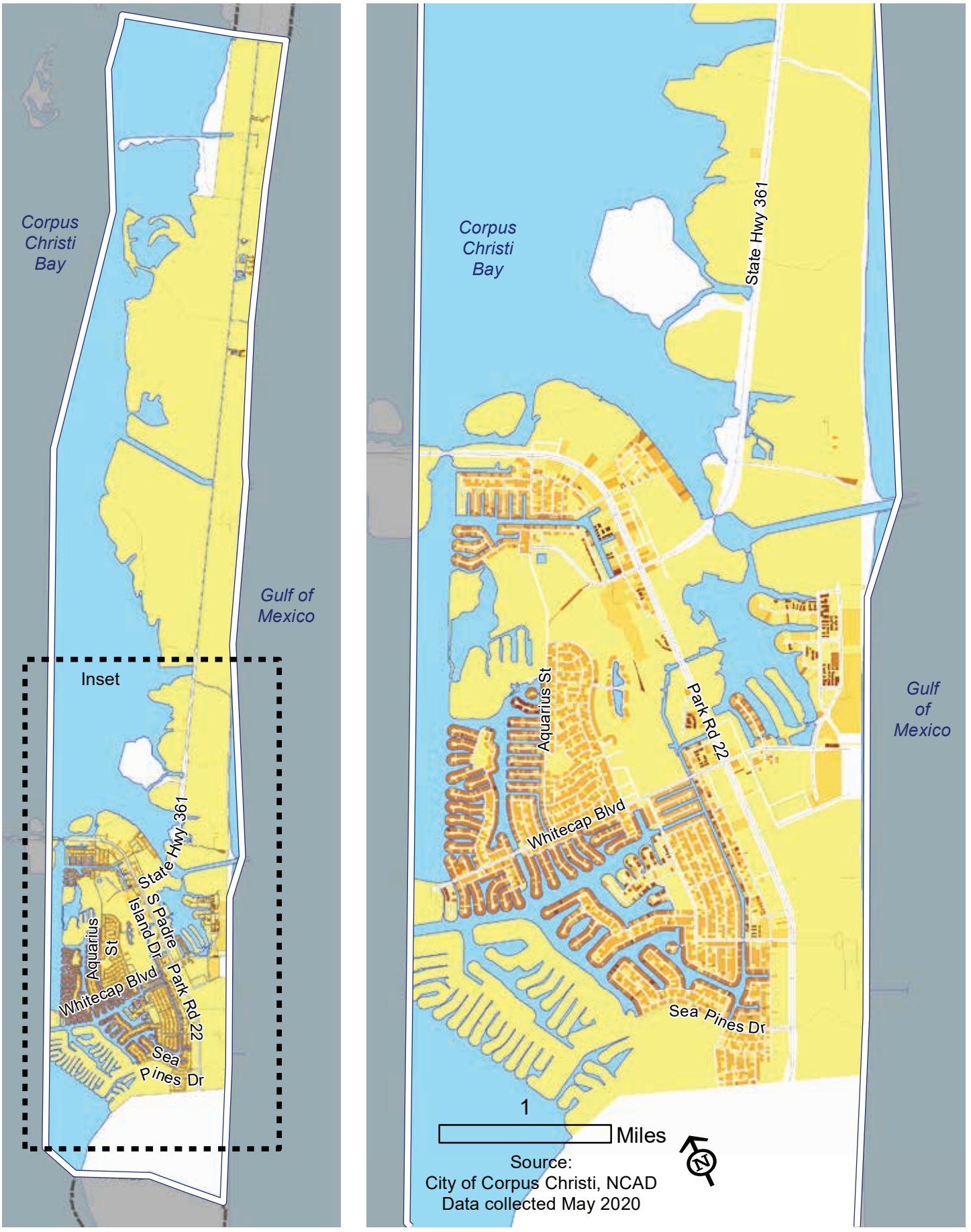
Assessed Value - The amount determined by multiplying the appraised value by the applicable assessment ratio.

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	MARKET VALUE*	ASSESSED VALUE*	TAXABLE VALUE*
$10 or Less	4,624	11,502	$406,090,307	$401,208,354	$20,724,002
$10 - $25	671	281	$202,311,368	$201,729,622	$96,331,513
$25 - $50	2,544	476	$739,425,881	$736,928,410	$623,578,140
$50 - $100	1,513	250	$711,457,049	$707,237,959	$608,682,668
$100 - $500	923	39	$261,977,657	$260,601,299	$242,335,536
$500 or Greater	60	2	$74,347,895	$74,347,895	$26,771,807
Total	**10,335**	**12,550**	**$2,395,610,157**	**$2,382,053,539**	**$1,618,423,666**

*2019 property values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Whitecap Blvd
Sea Pines Dr
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Miles
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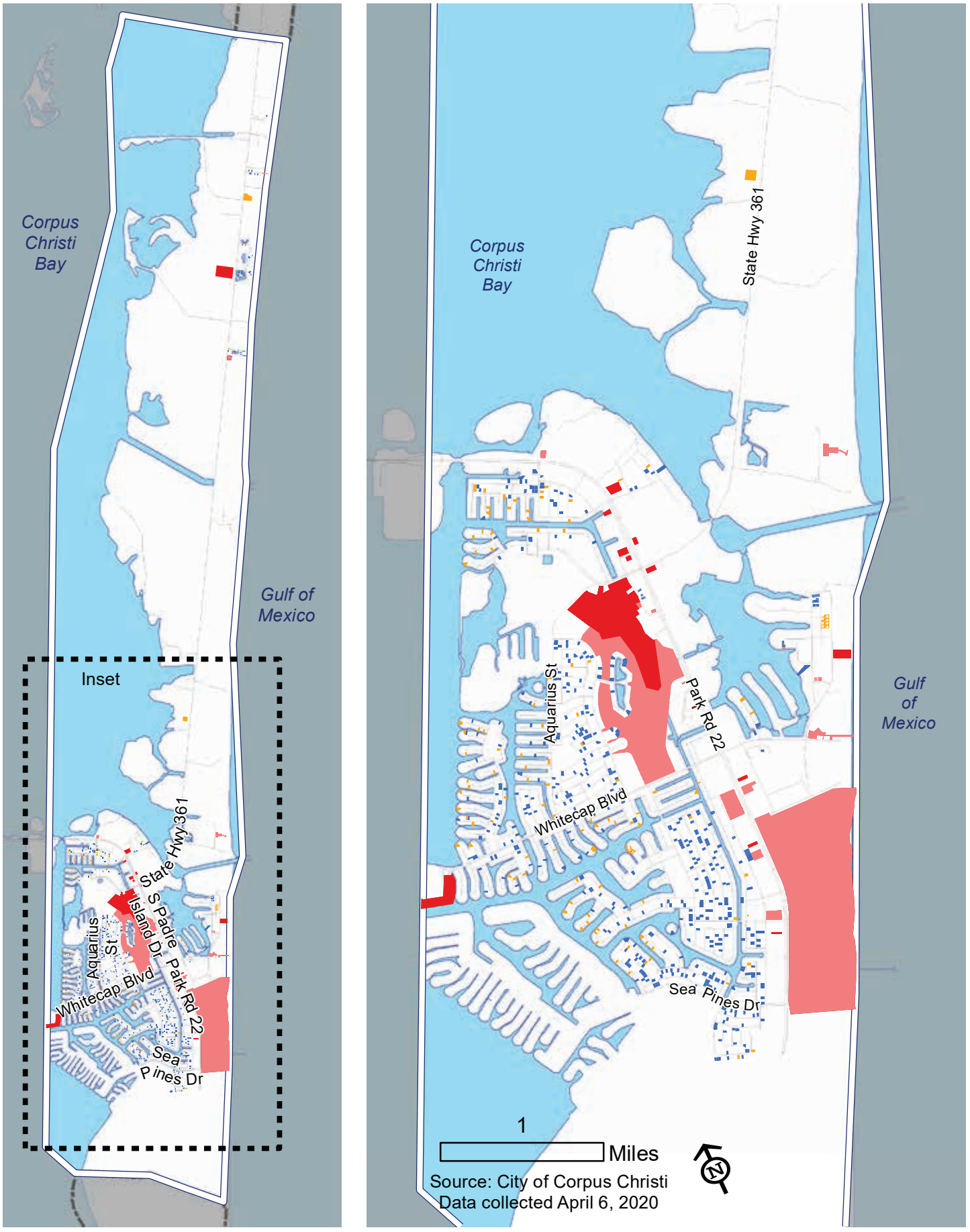
Source:
City of Corpus Christi, NCAD
Data collected May 2020

RESIDENTIAL AND COMMERCIAL PERMITS

Residential and Commercial Permits

PERMIT TYPE	2015	2016	2017	2018	2019
Residential Permits	68	163	154	178	143
New	65	146	117	127	111
Remodel	3	17	35	47	32
Addition	0	0	2	4	0
Commercial Permits	3	12	16	27	31
New	3	3	11	15	13
Remodel	0	9	5	5	10
Addition	0	0	0	7	8
Total	**71**	**175**	**170**	**205**	**174**

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



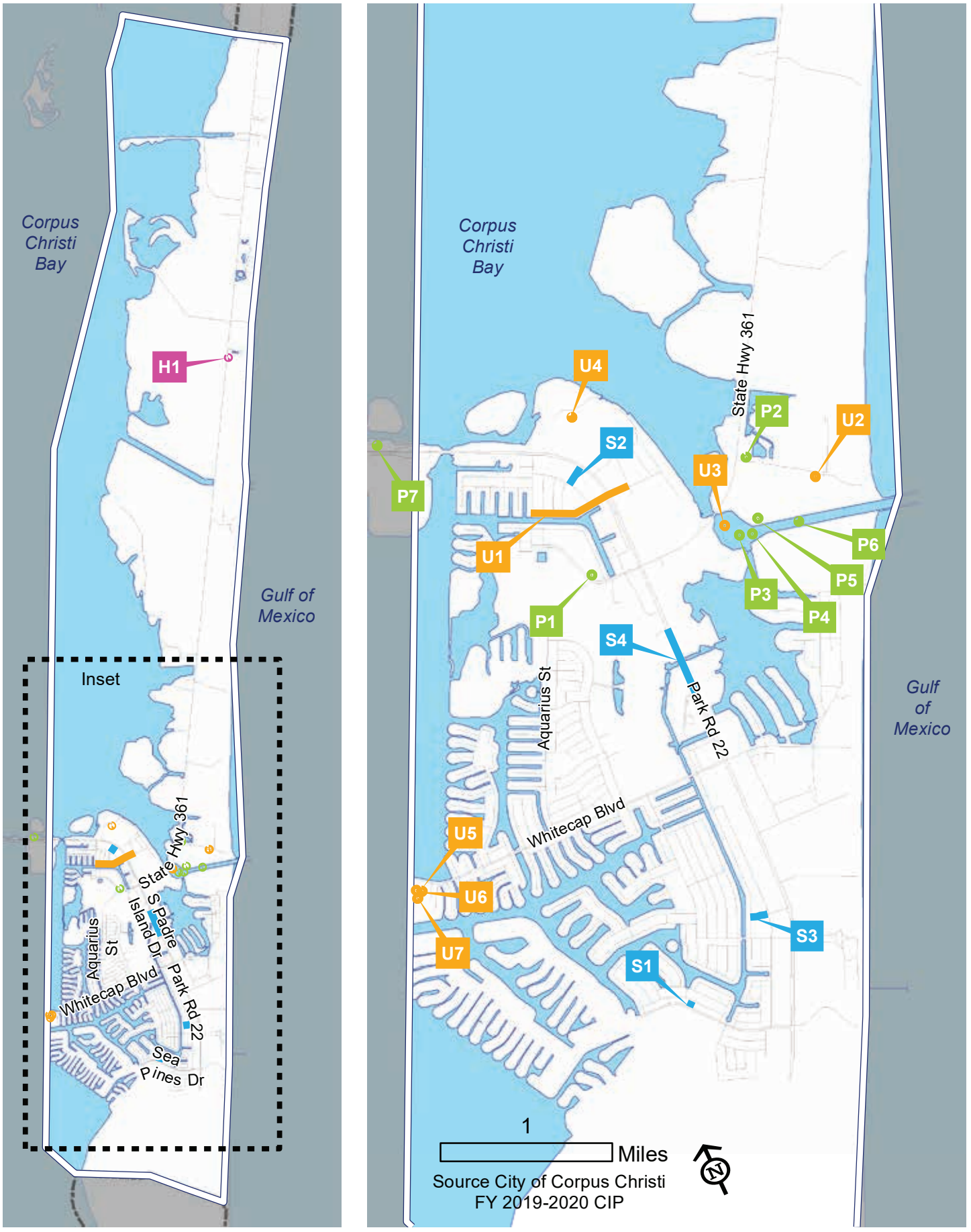
Source: City of Corpus Christi
Data collected April 6, 2020

PLANNED PUBLIC INVESTMENTS

Planned Public Investments

Project Type

- Health and Safety Improvements
- Parks and Trails
- Street Improvements
- Utility/Infrastructure Improvements
- Padre/Mustang Island
- Corpus Christi City Limits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Aquarius St
Park Rd 22
Gulf of Mexico
Whitecap Blvd
U5
U6
U7
S3
S1
1
Miles
Source City of Corpus Christi
FY 2019-2020 CIP

#	DESCRIPTION	LENGTH OF PROJECT (FEET)	FUNDING SOURCE	ESTIMATED YEAR START
H1	Fire St. 16 Roof Improvements and Upgrades	---	G.O. Bond 2018	2019/2020
P1	North Padre Island Beach Facility	---	G.O. Bond 2014	2019/2020
P2	Packery Channel Restroom Facility	---	Tax Increment Finance District	2019/2019
P3	Packery Channel Improvements, Harvey Repairs	---	Tax Increment Finance District	2018/2021
P4	Packery Channel Monitoring	---	Tax Increment Finance District	2018/2020
P5	Packery Channel Pavilion	---	Tax Increment Finance District	2018/2019
P6	Packery Channel Dredging & Beach Nourishment	---	Tax Increment Finance District	2020/2020
P7	JFK Boat Ramps (Billings and Clems Marina Parking Lots, Phase III)	---	None	2025/2026
S1	Soto Dr (Coquina Bay to Sea Pines)	171	Residential Street (Property Tax, Revenue Bonds)	2020
S2	Marina Dr (Park Road 22 to Ambrosia)	541	Residential Street (Property Tax, Revenue Bonds)	2020
S3	Pescadores Dr (Palmira to Cruiser)	486	Residential Street (Property Tax, Revenue Bonds)	2020
S4	Park Road 22 Bridge	314	G.O. Bond Prior, Revenue Bonds, Tax Increment Finance District	2018/2019

#	DESCRIPTION	LENGTH OF PROJECT (FEET)	FUNDING SOURCE	ESTIMATED YEAR START
U1	Padre Island Water and Gas Line Extension	2,856	Revenue Bonds	2018/2020
U2	Sand Dollar Pump Station	---	Revenue Bonds	2020
U3	Packery Channel Water Line	---	PAYGO, Revenue Bonds	2020/2022
U4	Park Road 22 Lift Station	---	Revenue Bonds	2019
U5	Whitecap, Odor Control, Bulkhead Improvements	---	PAYGO, Revenue Bonds	2018/2021
U6	Whitecap Wastewater Treatment Plant Improvements	---	PAYGO, Revenue Bonds	2020/2022
U7	Whitecap Wastewater Treatment Plant (WWTP) Improvements	---	None	2022/2023

CRIME MAP (2015-2020)

2015-2020 Crime Map

Padre/Mustang Island
Corpus Christi City Limits

Crime Frequency

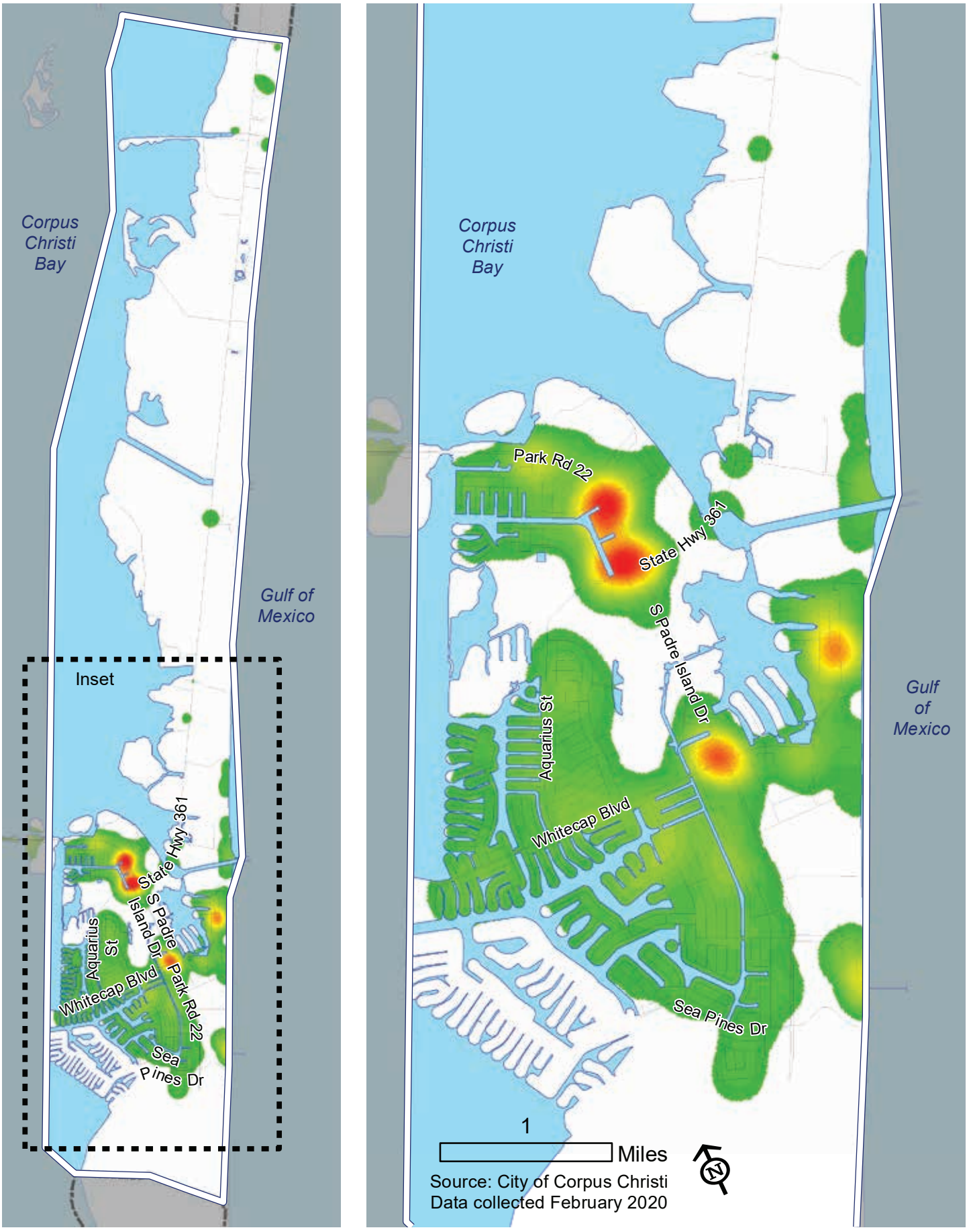
Low Crime Frequency

High Crime Frequency

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

CATEGORY	2015	2016	2017	2018	2019	2020*
AGGRAVATED ASSAULT	21	15	11	14	19	7
ARSON	3	1	0	1	3	0
BURGLARY	47	73	48	43	41	3
LARCENY	269	254	375	300	243	23
MOTOR VEHICLE THEFT	20	31	24	26	16	1
OTHER CATEGORY	569	479	556	519	420	42
ROBBERY	3	4	6	2	4	0
SEXUAL ASSAULT	9	9	9	7	17	1
Total	941	866	1029	912	763	77

*Data as of February 2020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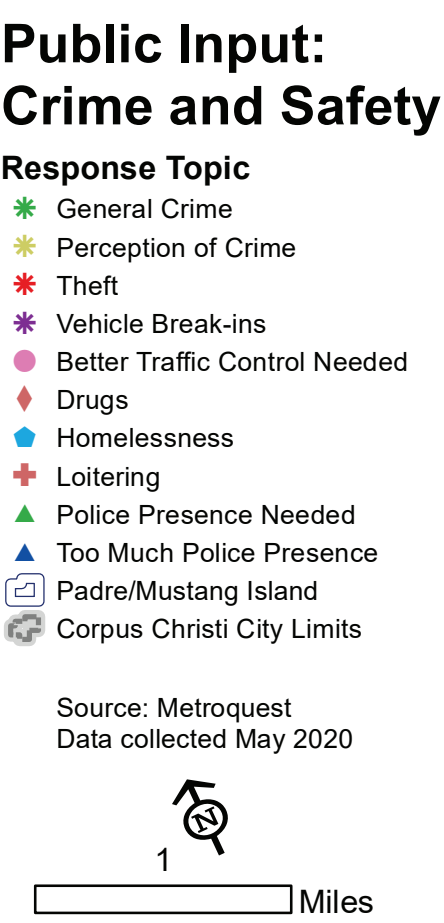
Source: City of Corpus Christi
Data collected February 2020

PUBLIC INPUT: CRIME AND SAFETY CONCERNS

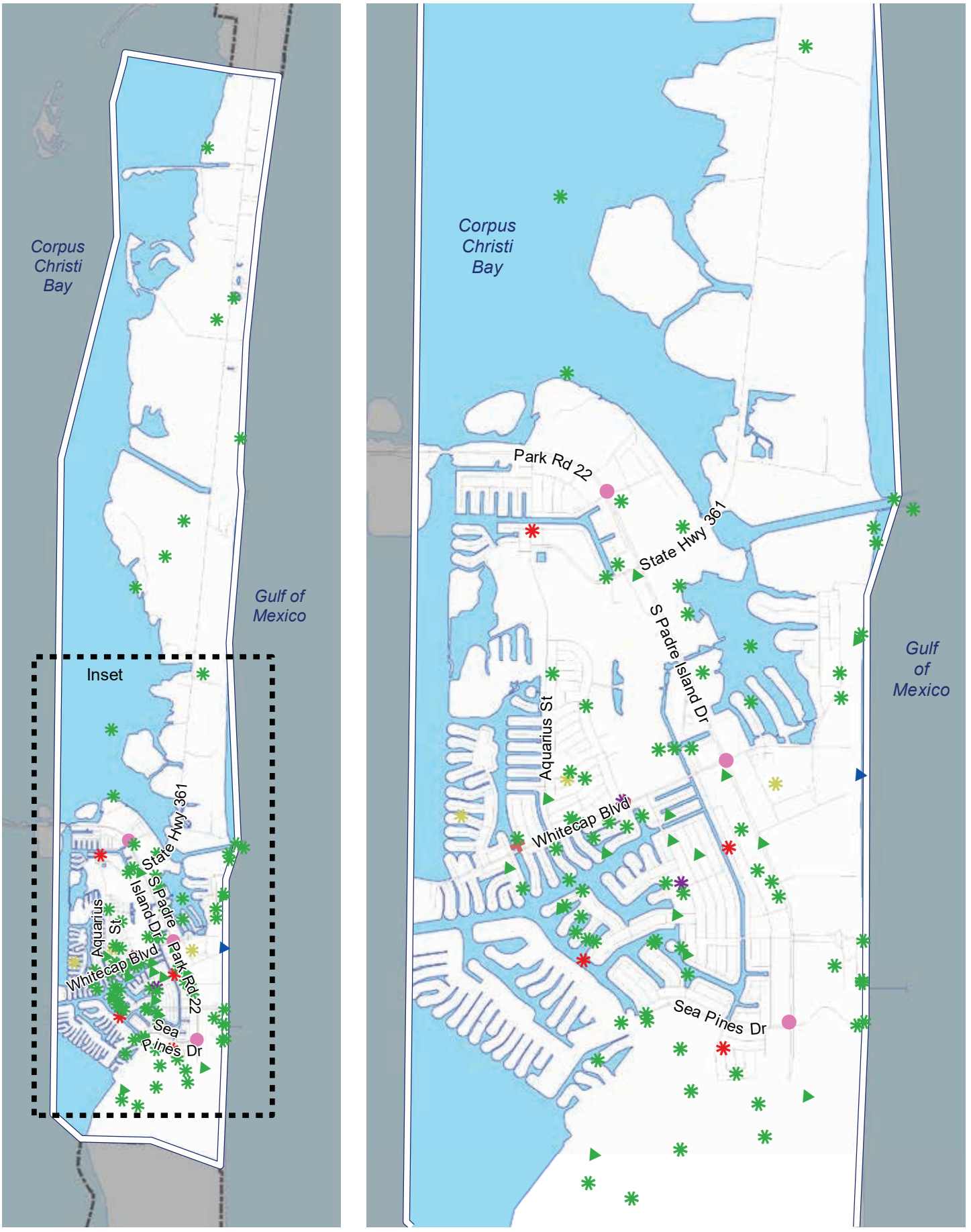
The map shows the location of crime and safety concerns as identified by the public input received through the online survey. Each marker on the map represents a location where a crime or safety issue has been identified.

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

RESPONSE TOPIC	COUNT	%
General Crime	86	72%
Police Presence Needed	17	14%
Theft	4	3%
Perception of Crime	3	3%
Better Traffic Control Needed	3	3%
Homelessness	2	2%
Vehicle Break-ins	2	2%
Loitering	1	1%
Too Much Police Presence	1	1%
Drugs	1	1%
Total	**120**	**100%**



PUBLIC INPUT: CRIME AND SAFETY CONCERNS



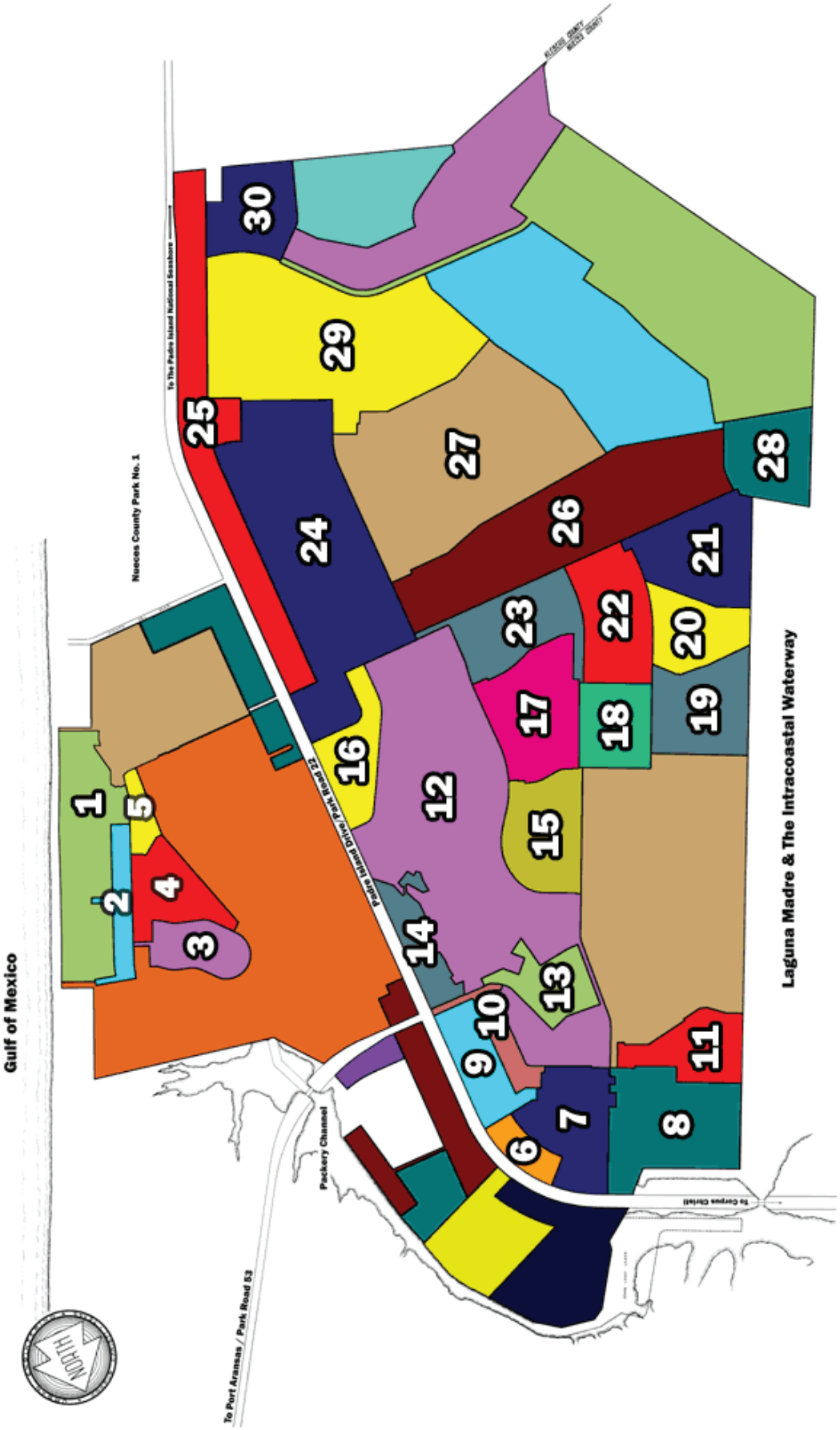
PADRE ISLES PROPERTY OWNERS ASSOCIATION (PIPOA)

SECTIONS

#	SECTION
1	Padre Island - Section A
2	Padre Island - Section B
3	Padre Island - Section D
4	Padre Island - Section E
5	Padre Island - Section C
6	Padre Island - Section 6
7	Galleon Bay - Section 3
8	Galleon Bay - Section 2
9	Mariner's Cay - Section 6
10	Mariner's Cay - Section 6 - Unit 2A
11	Commodore's Cove - Section 12 - Unit 1
12	Island Fairway Estates - Section 13
13	Island Fairway Estates - Section 13
14	Island Fairway Estates - Section 15
15	Barataria Bay - Section 5 - Unit 5

#	SECTION
16	Island Fairway Estates - Section 14
17	Barataria Bay- Section 5- Unit 3
18	Barataria Bay - Section 5 - Unit 4
19	Point Tesoro - Section 8 - Unit 3
20	Point Tesoro - Section 8 - Unit 2
21	PointTesoro - Section 8 - Unit 1
22	Barataria Bay - Section 5 - Unit 2
23	Barataria Bay - Section 5 - Unit 1
24	Tradewinds - Section 4
25	Padre Island - Section 16
26	Point Tesoro - Section 19 - Unit 4
27	Ports O' Call - Section 11
28	PointTesoro - Section 8 - Unit 5
29	Coquina Bay - Section 10
30	Sea Pines - Section 7 -Unit 1

Source: Padre Isles Property Owners Association, April 2021 - https://www.padreislespoa.net/community-information/island-map/sections


Gulf of Mexico
Laguna Madre & The Intracoastal Waterway
Nueces County Park No. 1
Padre Island Drive / Park Road 22
Packery Channel
To Port Aransas / Park Road 53
To Corpus Christi
NORTH
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ENVIRONMENTAL CONDITIONS

PRELIMINARY FIRM

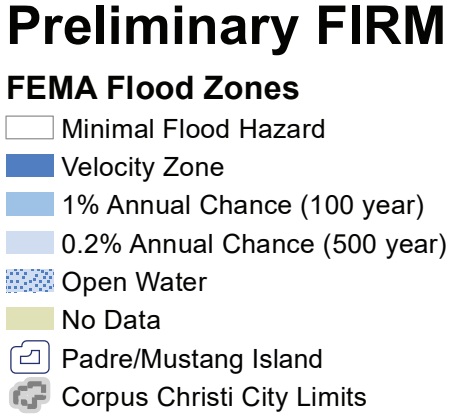
FEMA FLOOD ZONE DESIGNATIONS

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.

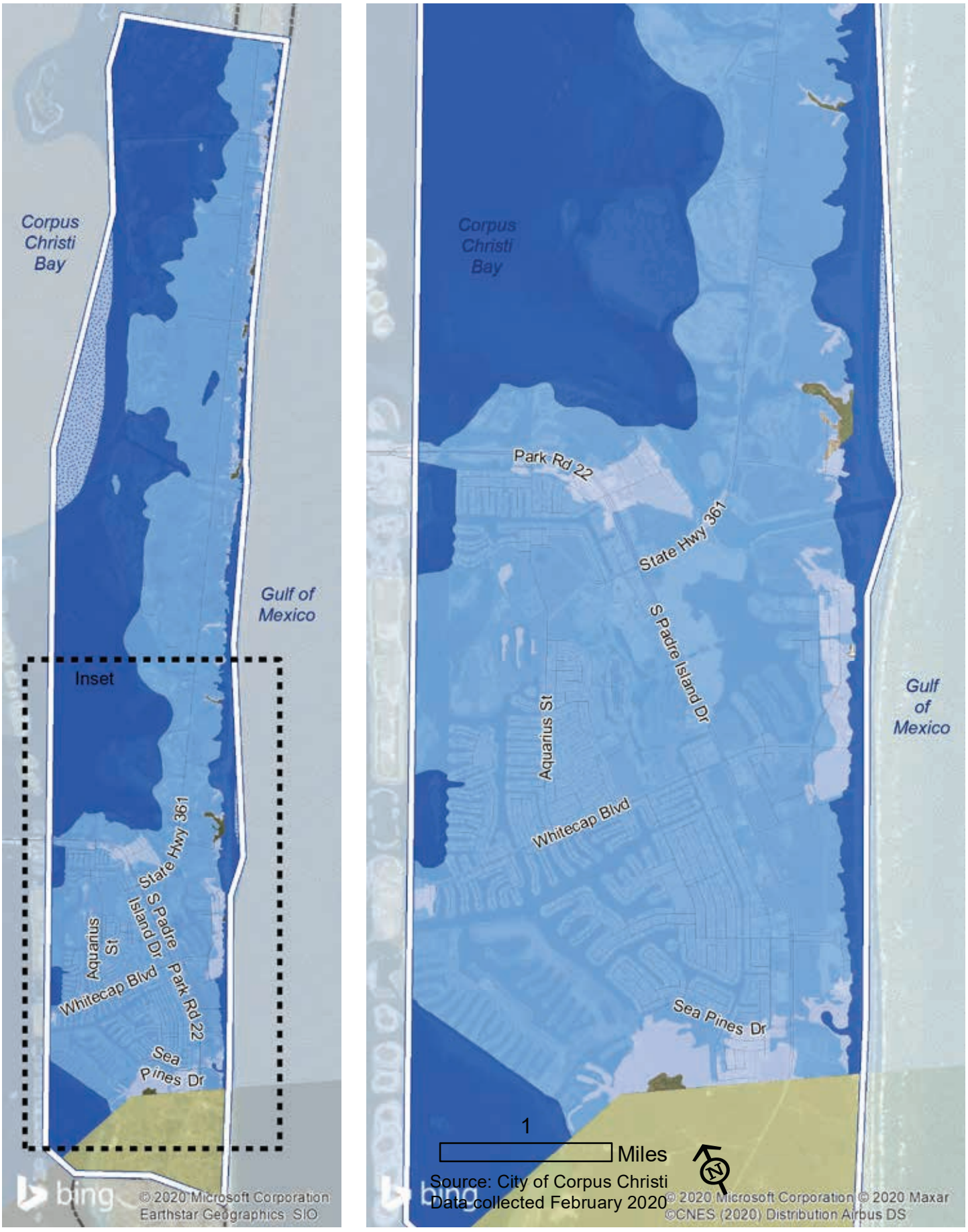
1% Annual Chance (100 Year)
Areas subject to a 1% or greater annual chance of flooding in any given year.

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	8,771	40%	23
1% Annual Chance (100 Year)	10,133	47%	3,640
0.2% Annual Chance (500 year)	656	3%	303
Minimal Flood Hazard	57	<1%	---
Open Water	839	4%	
No Data Available (Southern Tip)	1,288	6%	
Total	**21,744**	**100%**	**3,966**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Source: City of Corpus Christi
Data collected February 2020
bing
© 2020 Microsoft Corporation
Earthstar Geographics SIO
bing
© 2020 Microsoft Corporation © 2020 Maxar
©CNES (2020) Distribution Airbus DS

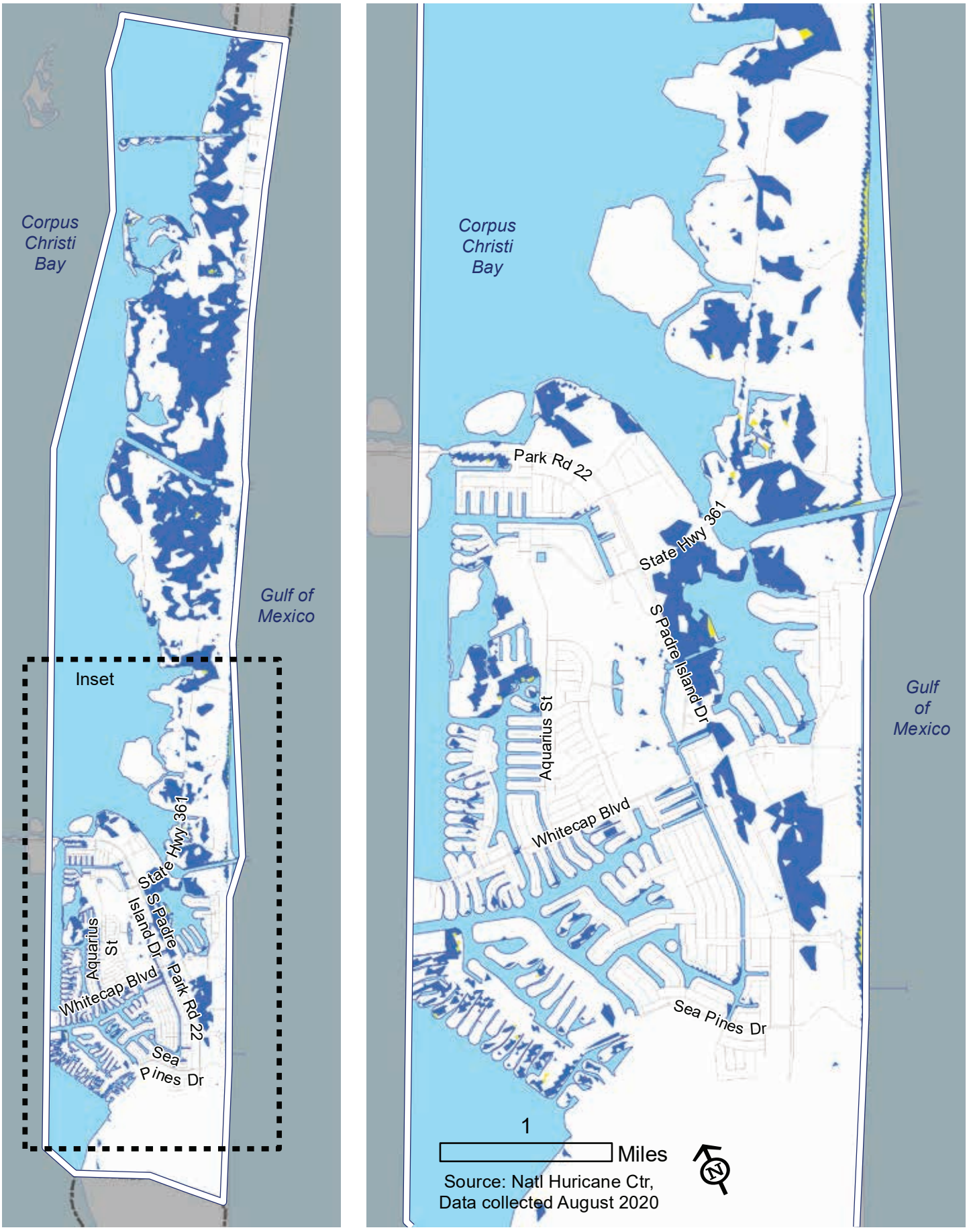
STORM SURGE

CATEGORY 1 HURRICANE

CATEGORY 1	ACRES	NUMBER OF STRUCTURES
Up to 3' Above Ground	3,710	306
Greater than 3' Above Ground	3,790	306
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.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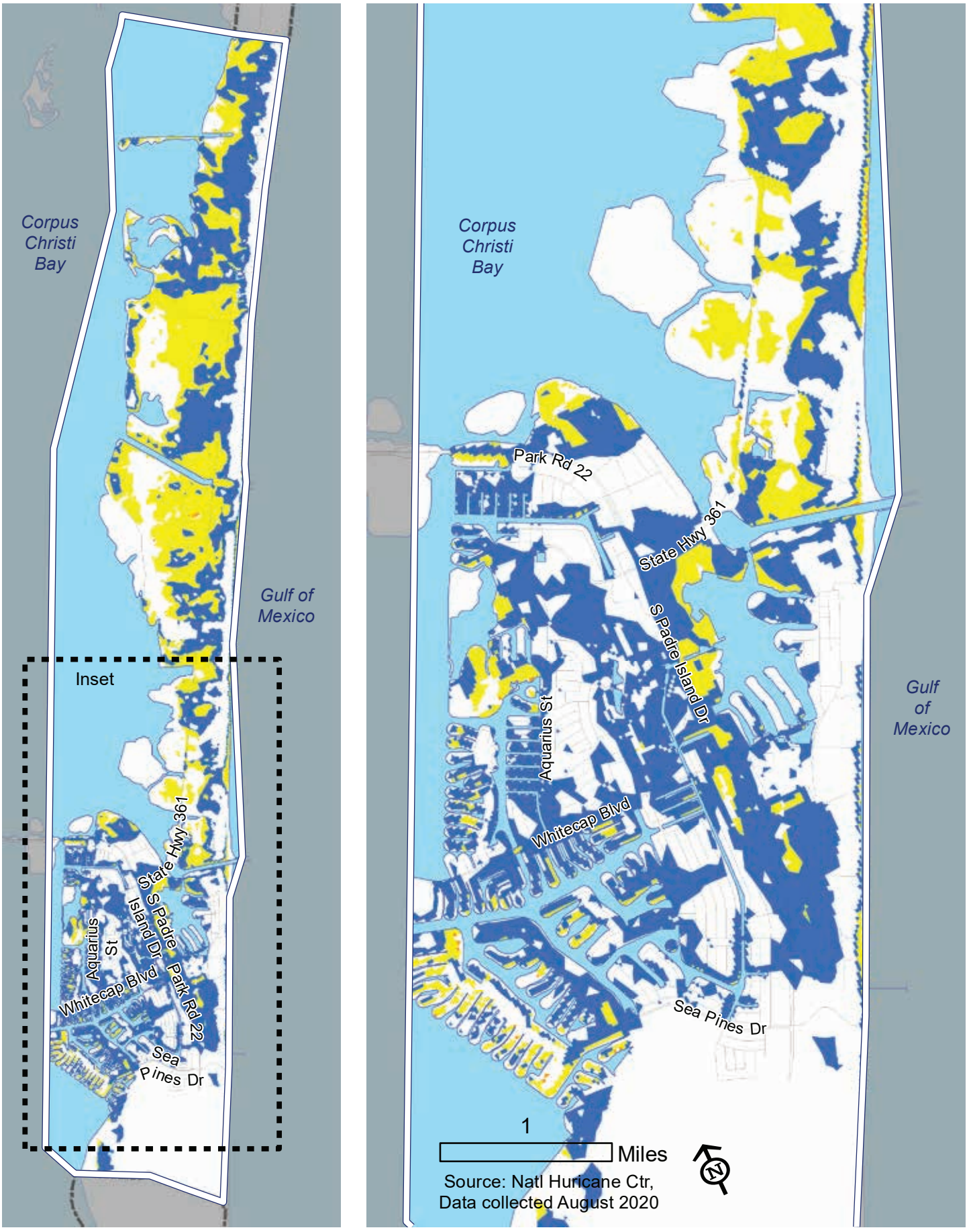
Miles
Source: Natl Huricane Ctr,
Data collected August 2020

CATEGORY 2 HURRICANE

CATEGORY 2	ACRES	NUMBER OF STRUCTURES
Up to 3' Above Ground	4,171	2,276
Greater than 3' Above Ground	7,354	2,402
Greater than 6' Above Ground	7,395	2,402
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.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Whitecap Blvd
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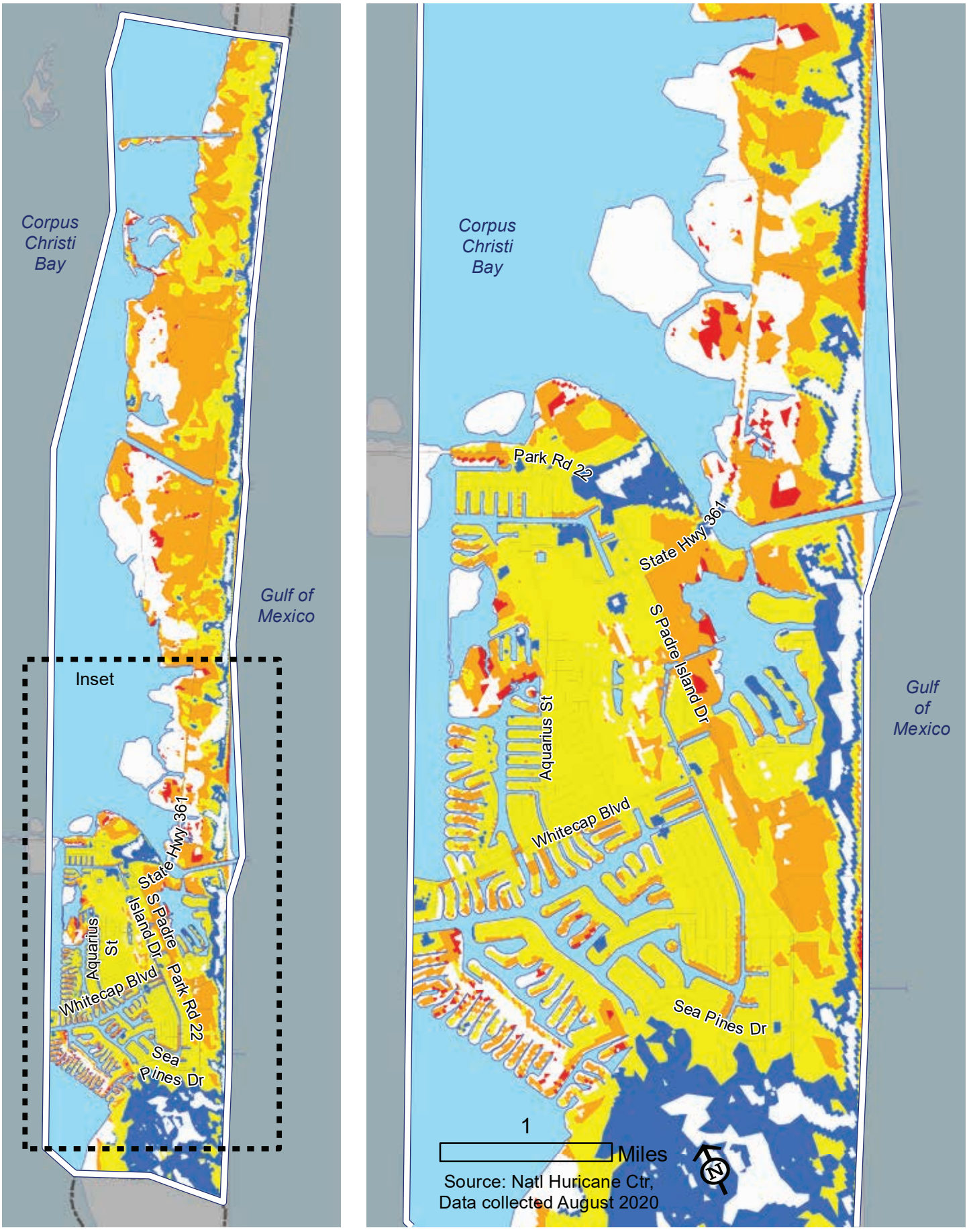
Source: Natl Huricane Ctr,
Data collected August 2020

CATEGORY 3 HURRICANE

CATEGORY 3	ACRES	NUMBER OF STRUCTURES
Up to 3' Above Ground	1,588	254
Greater than 3' Above Ground	5,812	3,365
Greater than 6' Above Ground	10,030	3,818
Greater than 9' Above Ground	10,308	3,824

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.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Whitecap Blvd
Sea Pines Dr
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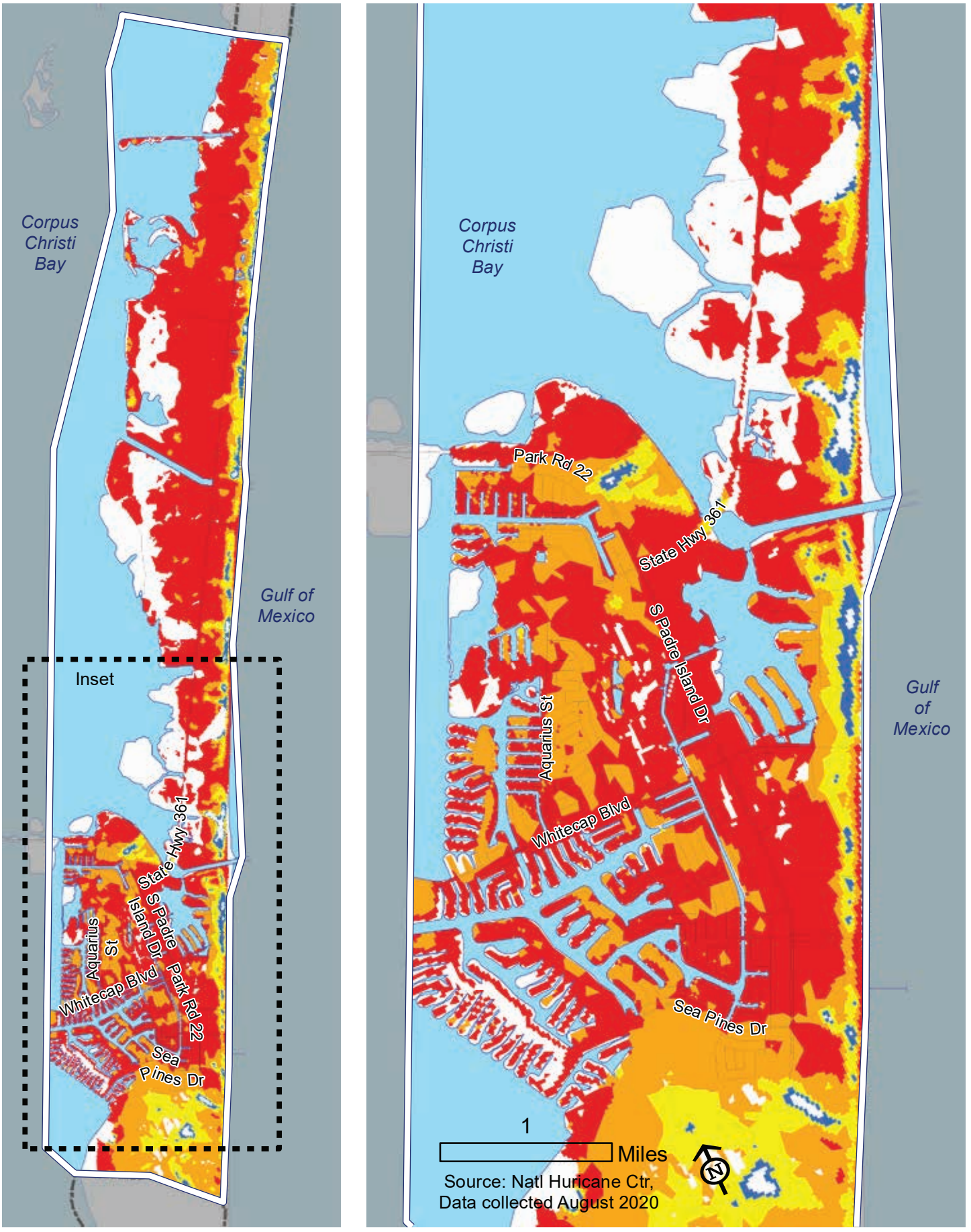
Source: Natl Huricane Ctr,
Data collected August 2020

CATEGORY 4 HURRICANE

CATEGORY 4	ACRES	NUMBER OF STRUCTURES
Up to 3' Above Ground	269	56
Greater than 3' Above Ground	1,215	148
Greater than 6' Above Ground	3,714	1,742
Greater than 9' Above Ground	10,871	3,880

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.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Miles
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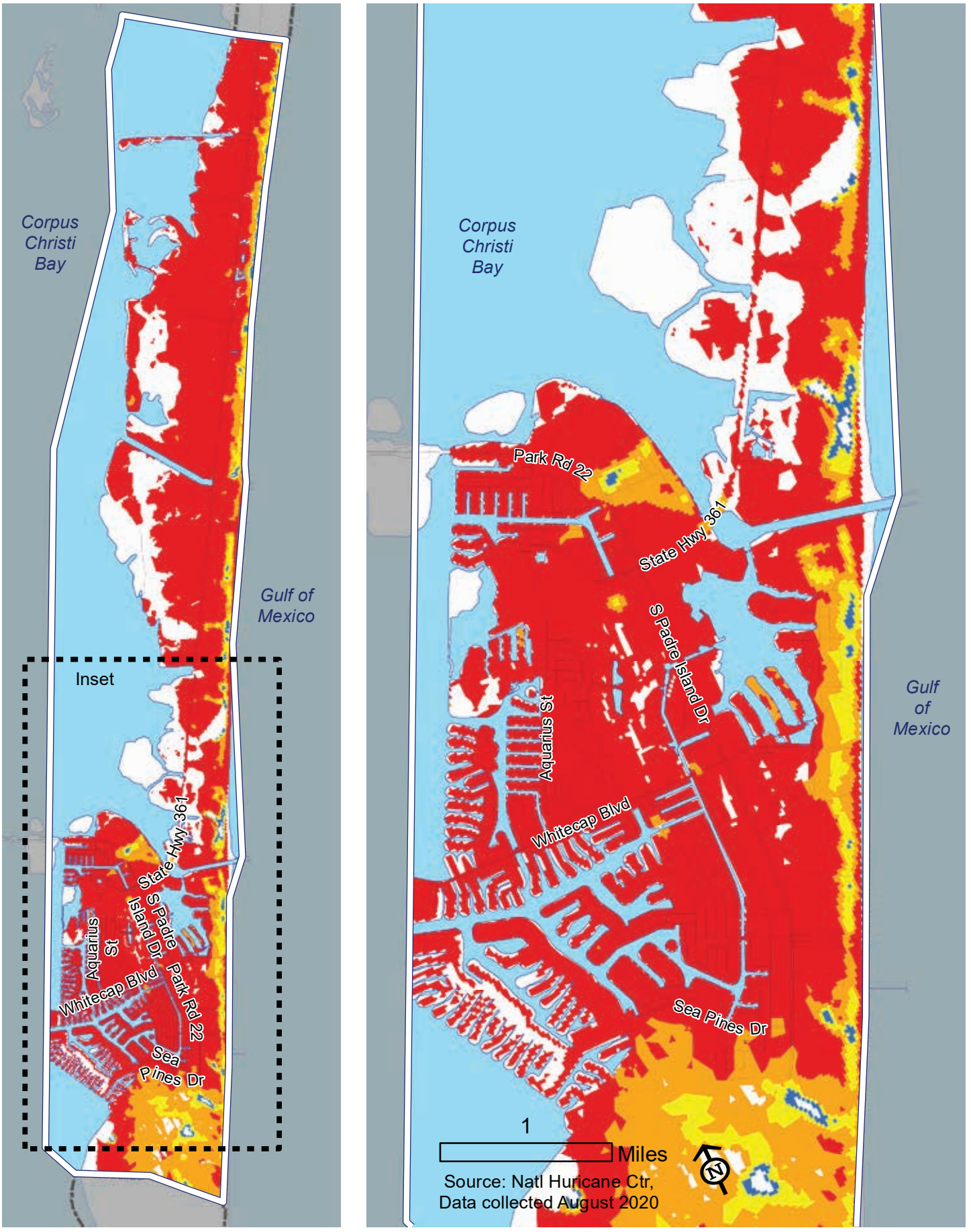
Source: Natl Huricane Ctr,
Data collected August 2020

CATEGORY 5 HURRICANE

CATEGORY 5	ACRES	NUMBER OF STRUCTURES
Up to 3' Above Ground	110	48
Greater than 3' Above Ground	608	95
Greater than 6' Above Ground	2,140	272
Greater than 9' Above Ground	10,940	3,895

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.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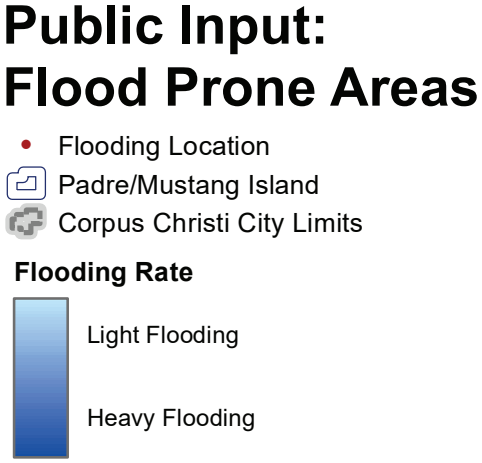
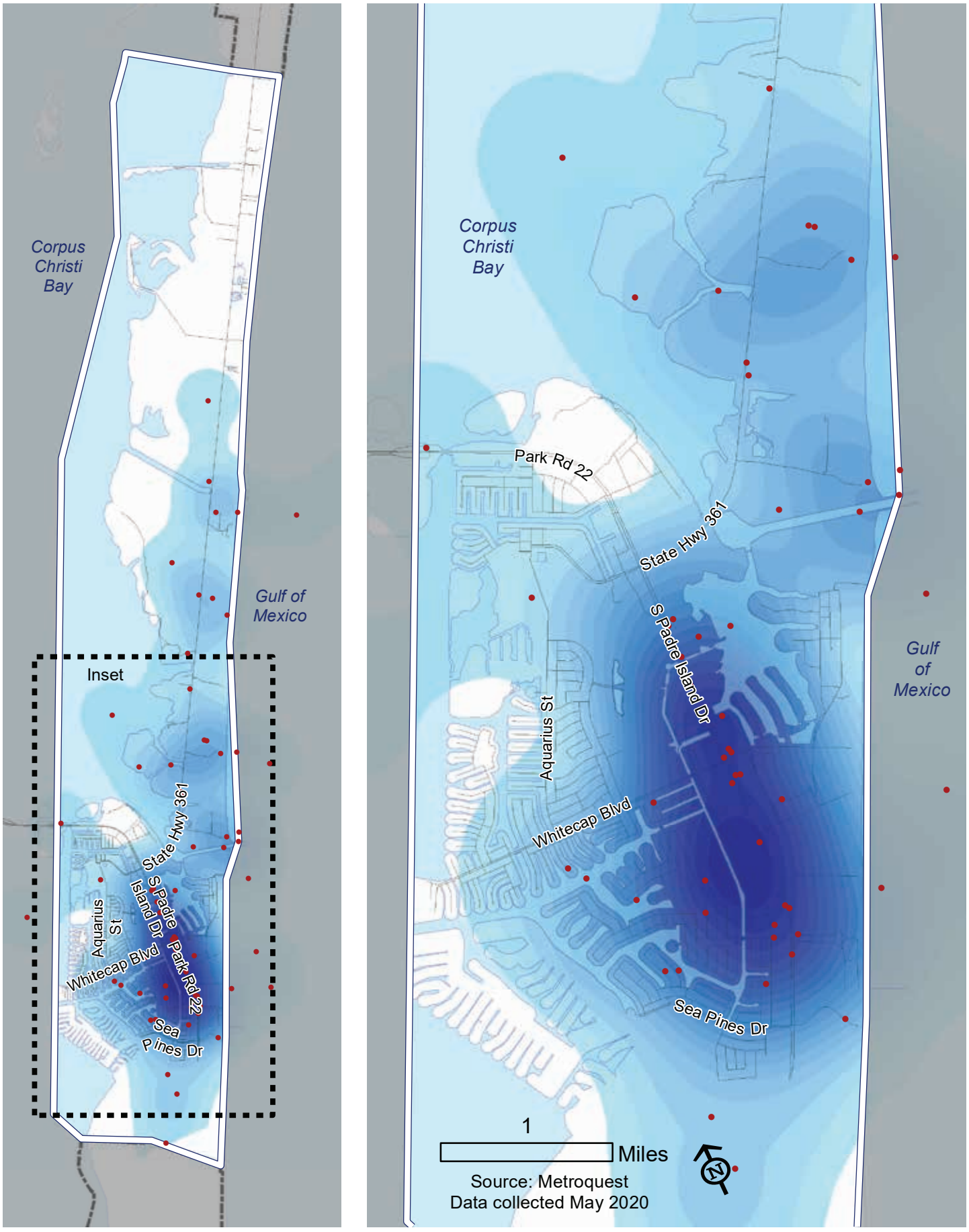
Source: Natl Huricane Ctr,
Data collected August 2020

PUBLIC INPUT: FLOOD PRONE AREAS

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

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

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Aquarius St
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Sea Pines Dr
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Miles
Source: Metroquest
Data collected May 2020

COASTAL BARRIER RESOURCES SYSTEM (CBRS)

The Coastal Barrier Resources Act (CBRA) of 1982 and subsequent amendments established the John H. Chafee Coastal Barrier Resources System (CBRS). The CBRS consists of relatively undeveloped coastal barriers and other areas located the Atlantic, Gulf of Mexico, Great Lakes, U.S. Virgin Islands, and Puerto Rico coasts. The CBRS currently includes 585 System Units, which comprise nearly 1.4 million acres of land and associated aquatic habitat. There are also 277 "Otherwise Protected Areas," a category of coastal barriers that are mostly already held for conservation and/or recreation purposes that include an additional 2.1 million acres of land and associated aquatic habitat. The CBRS units are identified and depicted on a series of maps entitled "John H. Chafee Coastal Barrier Resources System." These maps are controlling and indicate which lands are affected by the CBRA.

Source: https://www.fws.gov/cbra/maps/index.html

U.S. Fish and Wildlife Service

Coastal Barrier Resources System

OPA Padre and Mustang Island

April 14, 2021

CBRS Units

- Otherwise Protected Area
- System Unit

This map is for general reference only. The Coastal Barrier Resources System (CBRS) boundaries depicted on this map are representations of the controlling CBRS boundaries, which are shown on the official maps, accessible at https://www.fws.gov/cbra/maps/index.html. All CBRS related data should be used in accordance with the layer metadata found on the CBRS Mapper website.

The CBRS Buffer Zone represents the area immediately adjacent to the CBRS boundary where users are advised to contact the Service for an official determination (http://www.fws.gov/cbra/Determinations.html) as to whether the property or project site is located "in" or "out" of the CBRS.

CBRS Units normally extend seaward out to the 20- or 30-foot bathymetric contour (depending on the location of the unit). The true seaward extent of the units is not shown in the CBRS mapper.

This page was produced by the CBRS Mapper

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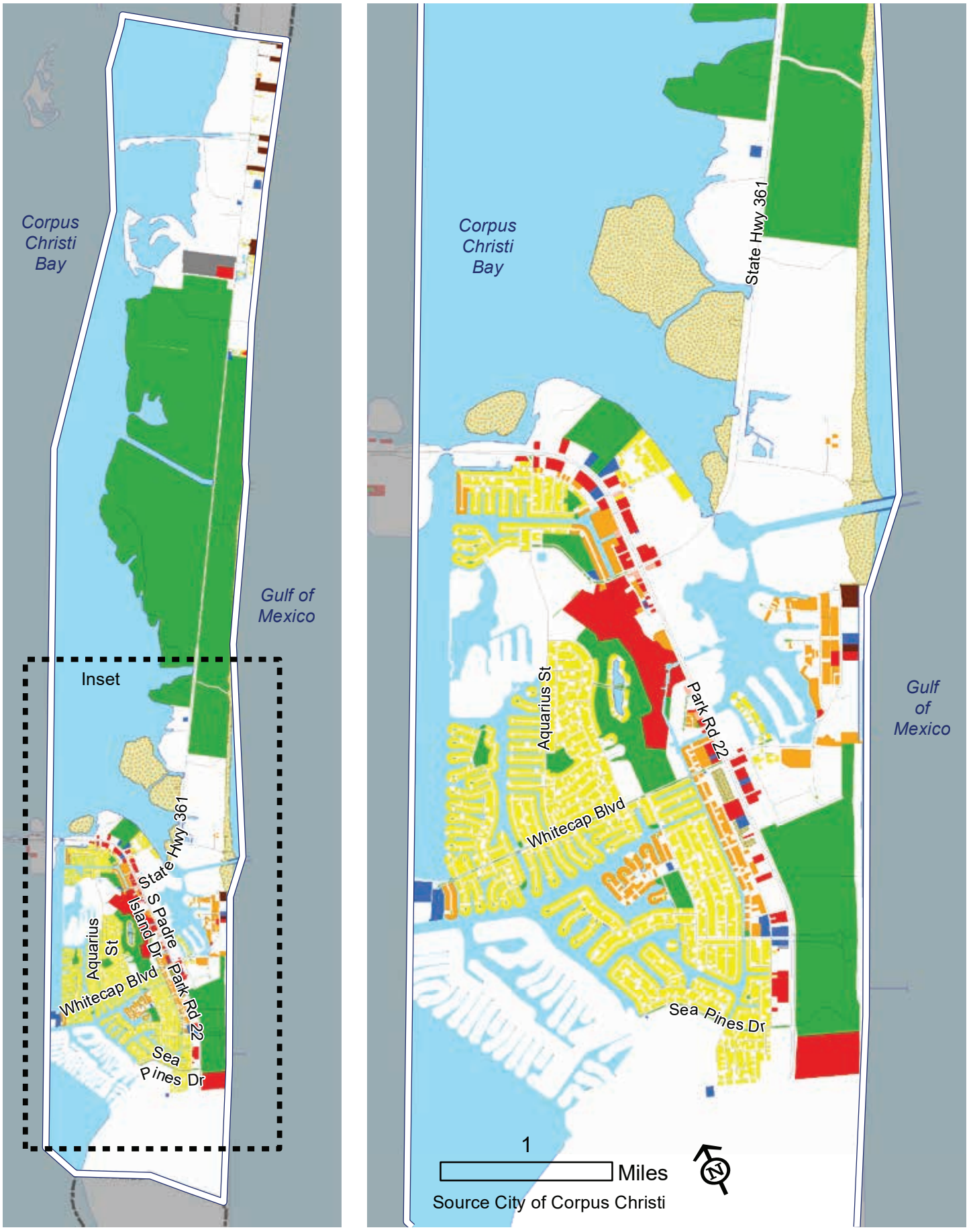
LAND USE

EXISTING LAND USE

LAND USE	ACRES	%
Estate Residential	2	<1%
Low-Density Residential	749	3%
Medium-Density Residential	166	1%
High-Density Residential	87	<1%
Park	5,143	24%
Public/Semi-Public	59	<1%
Professional Office	6	<1%
Commercial	243	1%
Light Industrial	1	<1%
Heavy Industrial	102	<1%
Conservation Preservation	610	3%
Right-of Way	771	4%
Vacant	5,207	24%
Water	8,597	40%
Total	**21,744**	**100%**
Total Land Area	**13,147**	


Corpus Christi Bay
Gulf of Mexico
Inset
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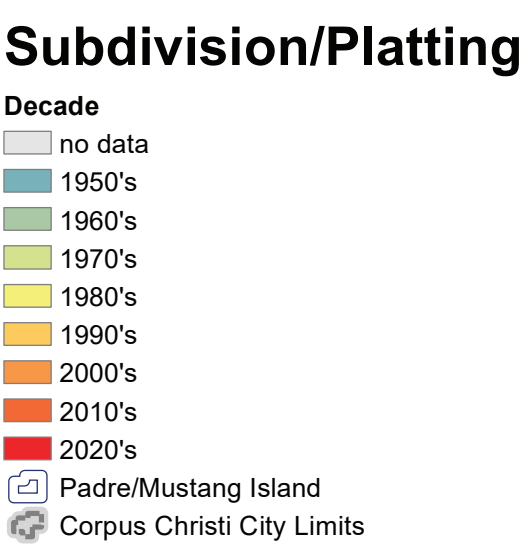
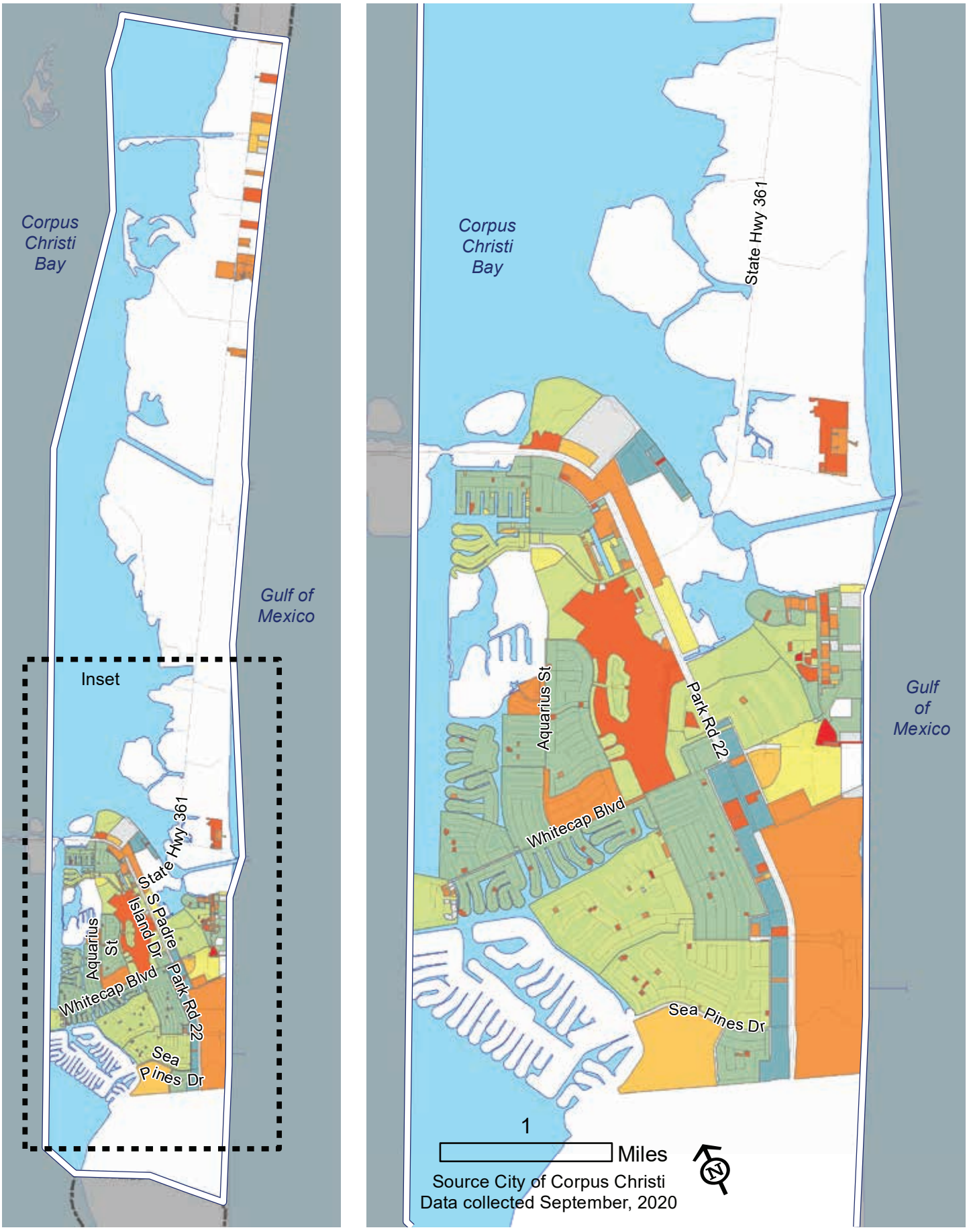
Aquarius St
Whitecap Blvd
Park Rd 22
Sea Pines Dr
Corpus Christi Bay
State Hwy 361
Aquarius St
Park Rd 22
Whitecap Blvd
Sea Pines Dr
Gulf of Mexico
1
Miles
Source City of Corpus Christi
N

SUBDIVISION/PLATTING

DECADE	NUMBER OF SUBDIVISIONS	ACRES
1950's	3	174.6
1960's	28	1,025.3
1970's	30	1,027.0
1980's	18	273.9
1990's	23	209.2
2000's	177	780.4
2010's	92	367.7
2020's	5	9.8
no data	50	110.0
Total	**426**	**3,977.8**

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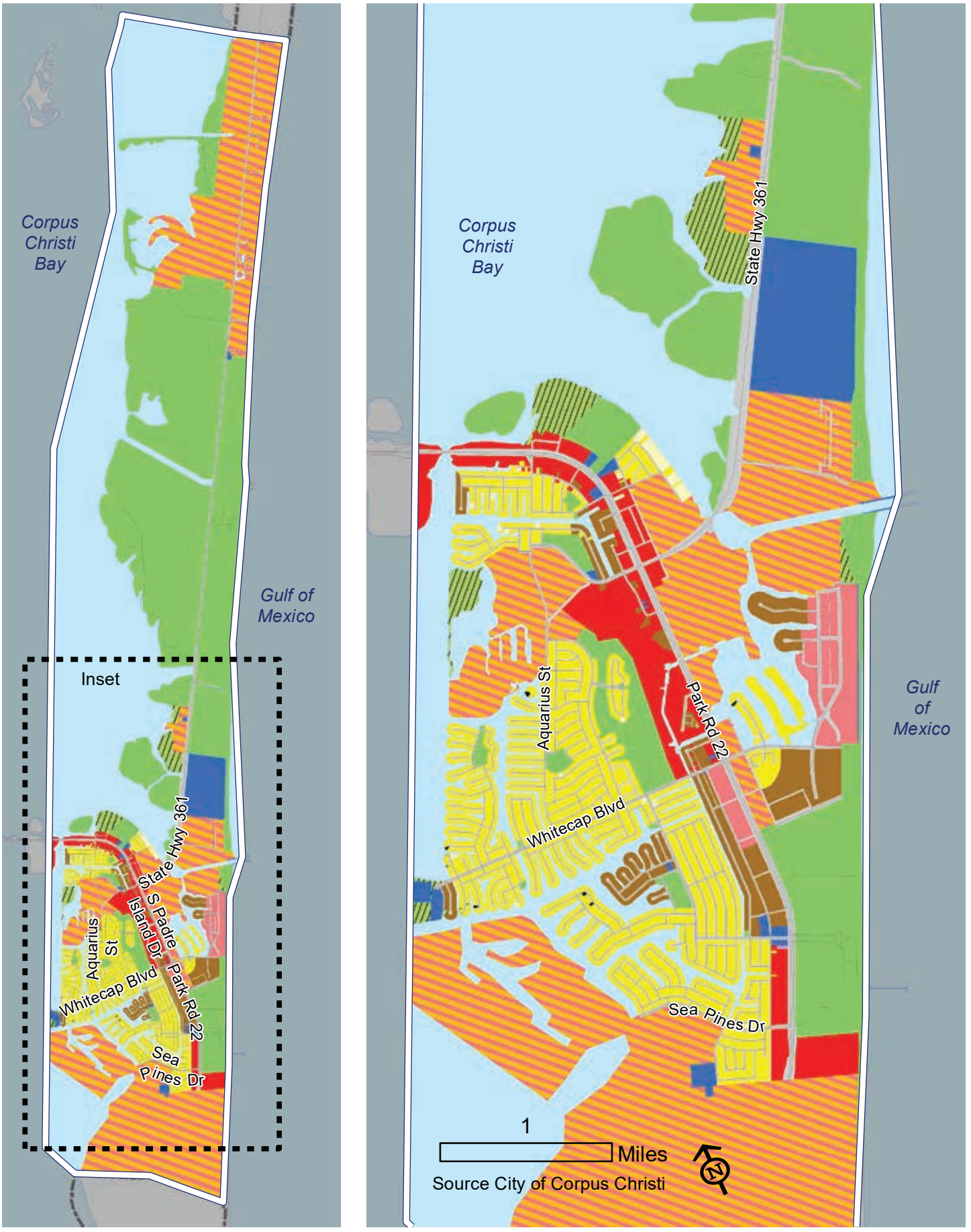
Park Rd 22
Sea Pines Dr
Corpus Christi Bay
State Hwy 361
Aquarius St
Park Rd 22
Whitecap Blvd
Sea Pines Dr
Gulf of Mexico
1
Miles
Source City of Corpus Christi
Data collected September, 2020

2016 FUTURE LAND USE

LAND USE	ACRES	%
Mixed-Use	130	1%
Commercial	340	2%
Government	312	1%
Light Industrial	1	<1%
Low-Density Residential	21	<1%
Medium-Density Residential	873	4%
High-Density Residential	244	1%
Planned Development	4,269	20%
Transportation	784	4%
Permanent Open Space	6,057	28%
Flood Plain Conservation	166	1%
Water	8,546	39%
Vacant	1	<1%
Total	**21,744**	**100%**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Aquarius St
Park Rd 22
Whitecap Blvd
Sea Pines Dr
Gulf of Mexico
1
Miles
Source City of Corpus Christi
N

PERMANENT OPEN SPACE LAND USE BY OWNERSHIP

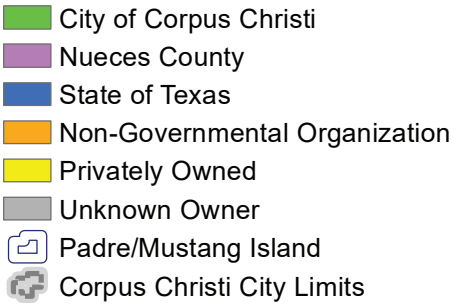
The table identifies the different ownership types for the Permanent Open Space land use designation in the May 12, 2021 Draft Padre/ Mustang Island Future Land Use Map. The associated map identifies the location of each of the different ownership types within areas designated as Permanent Open Space.

OWNERSHIP	ACRES	PERCENT
City of Corpus Christi	52	1%
Nueces County	715	11%
State of Texas	4,822	74%
Non-Governmental Organizations	183	3%
Privately Owned	97	1%
Unknown Owner	613	9%
Total	**6,482**	**100%**

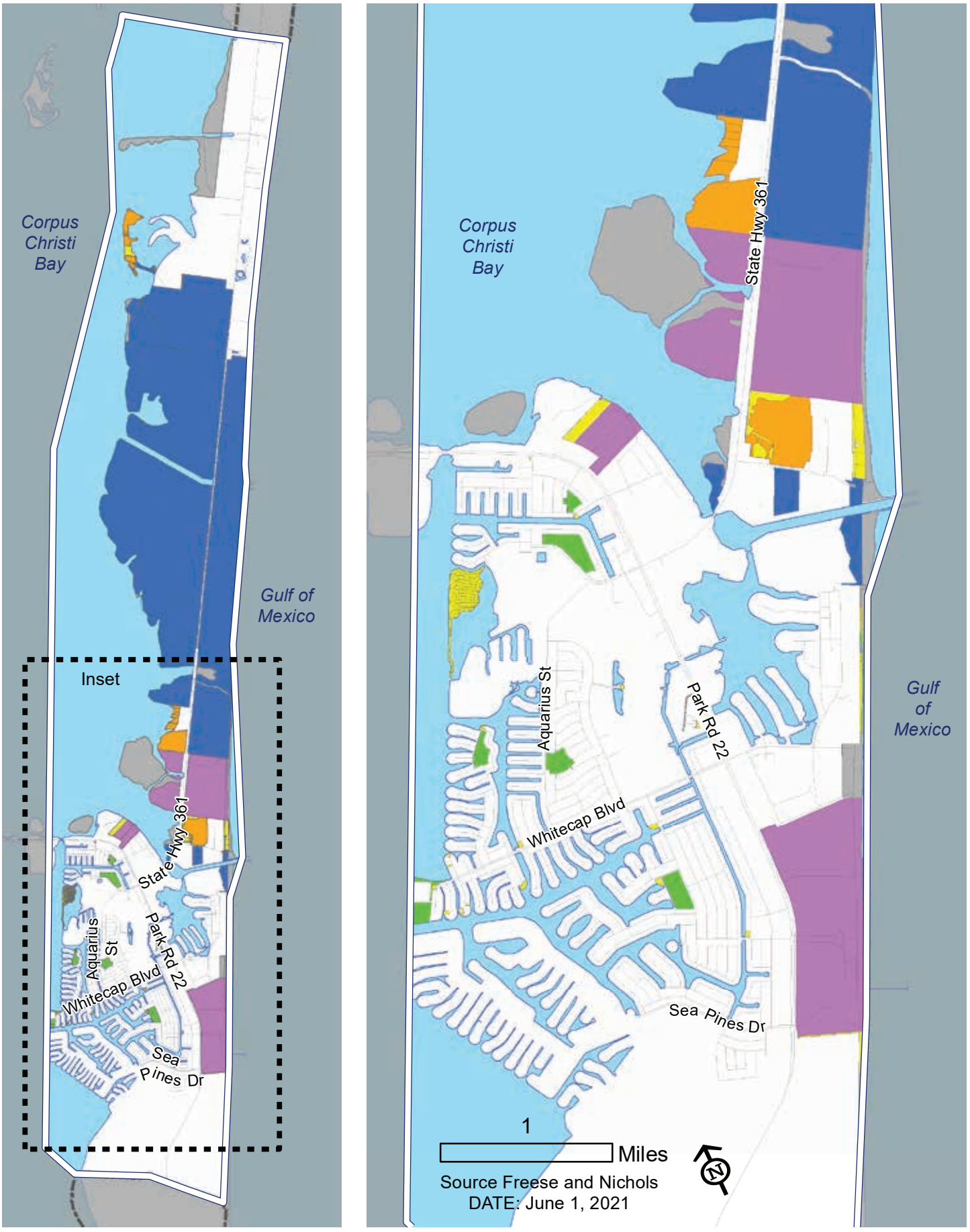
OWNERSHIP NOTES

- State of Texas includes Texas Parks and Wildlife Dept., Texas General Land Office, and public lands owned by the State of Texas.
- Non-Governmental Organizations includes the Coastal Bend Bays & Estuaries Program and the Nature Conservancy.
- The areas that are Privately Owned generally correlate with beaches, public water access points, and natural areas.
- Unknown Owner represents land areas without available ownership information. These areas generally include beaches and natural areas.

Permanent Open Space Ownership Map

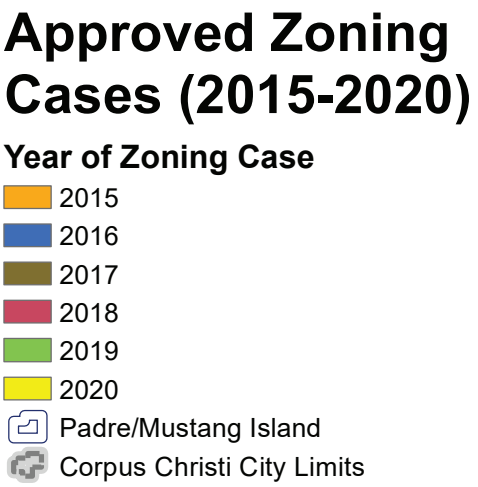


PERMANENT OPEN SPACE LAND USE BY OWNERSHIP

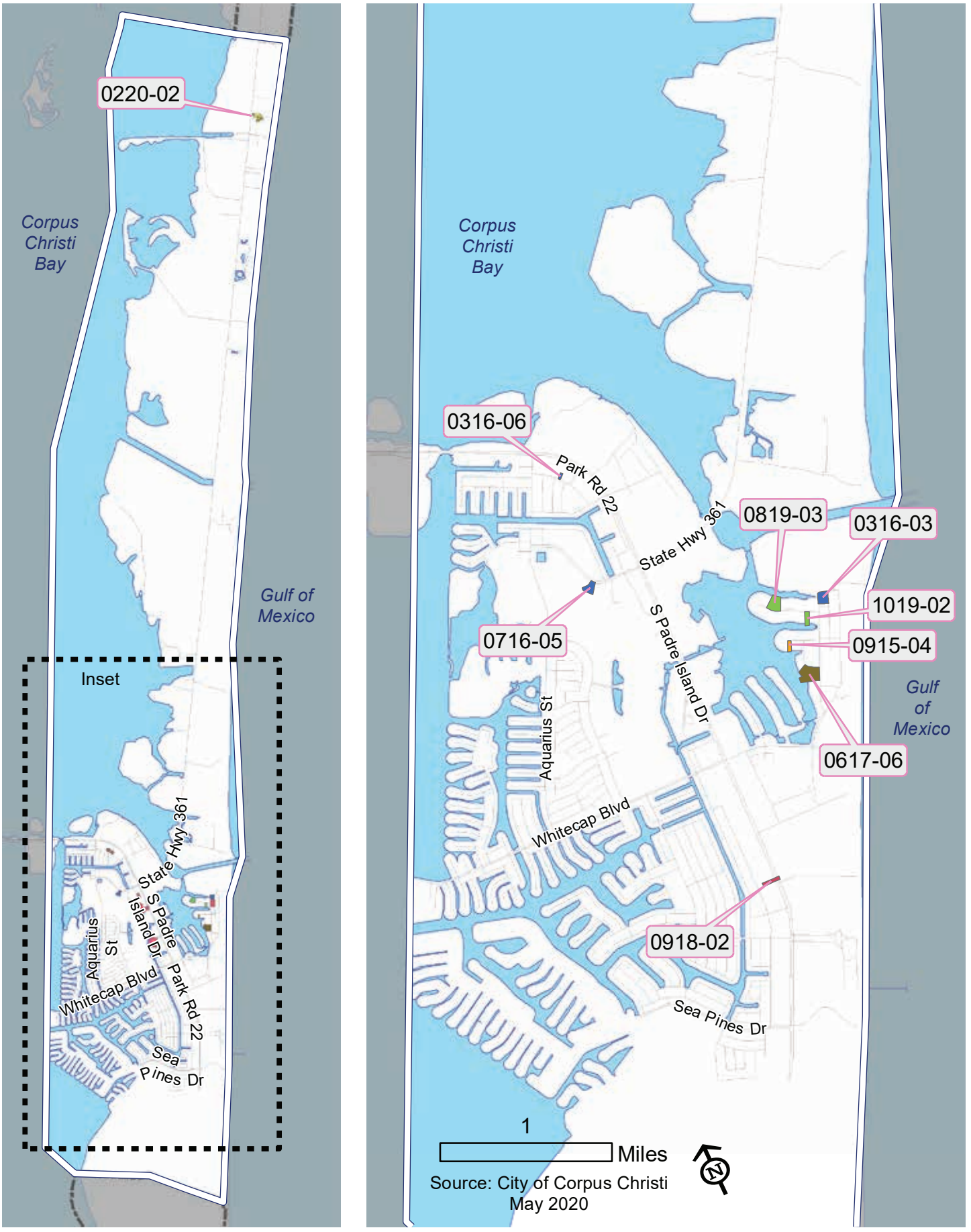


APPROVED ZONING CASES (2015-2020)

ZONING DISTRICT DEFINITIONS	
RS-4.5	Single-Family 4.5
RS-6	Single-Family 6
RS-TH	Townhouse
RM-3	Multifamily 3
RM-AT	Multifamily AT
CR-1	Resort Commercial (Bayfront)
CR-2	Resort Commercial (Barrier Island)
PUD	Planned Unit Development Overlay
SP	Special Permit
IO	Island Overlay



CASE NUMBER	DATE APPROVED	ZONING CHANGE
0915-04	10/20/2015	RS-6/IO to RS-TH/IO/PUD
0316-03	4/26/2016	RM-AT/IO to RS-TH/IO/PUD
0316-06	5/24/2016	RM-3 to RS-TH/PUD
0716-05	9/6/2016	RS-TH/PUD to RS-TH/PUD
0617-06	8/15/2017	CR-1/IO to RM-AT/IO/PUD
0918-02	10/30/2018	CR-1 to CR-2/IO/SP
0819-03	12/10/2019	RM-AT/PUD to RM-AT/PUD
1019-02	12/17/2019	RM-AT to RM-AT/PUD
0220-02	5/12/2020	RM-AT to RS-4.5/PUD


0220-02
Corpus Christi Bay
Gulf of Mexico
Inset
State Hwy 361
S Padre Island Dr
Park Rd 22
Aquarius St
Whitecap Blvd
Sea Pines Dr
0316-06
0819-03
0316-03
1019-02
0915-04
0716-05
0617-06
0918-02
1
Miles
Source: City of Corpus Christi
May 2020

ZONING MAP

The zoning map reflects zoning information as of March 17, 2021. For details about the zoning on a certain property, or to view up-to-date zoning information, see the online zoning map available on the City website at: https://gis-corpus.opendata.arcgis.com/

Zoning Map

Zoning Districts

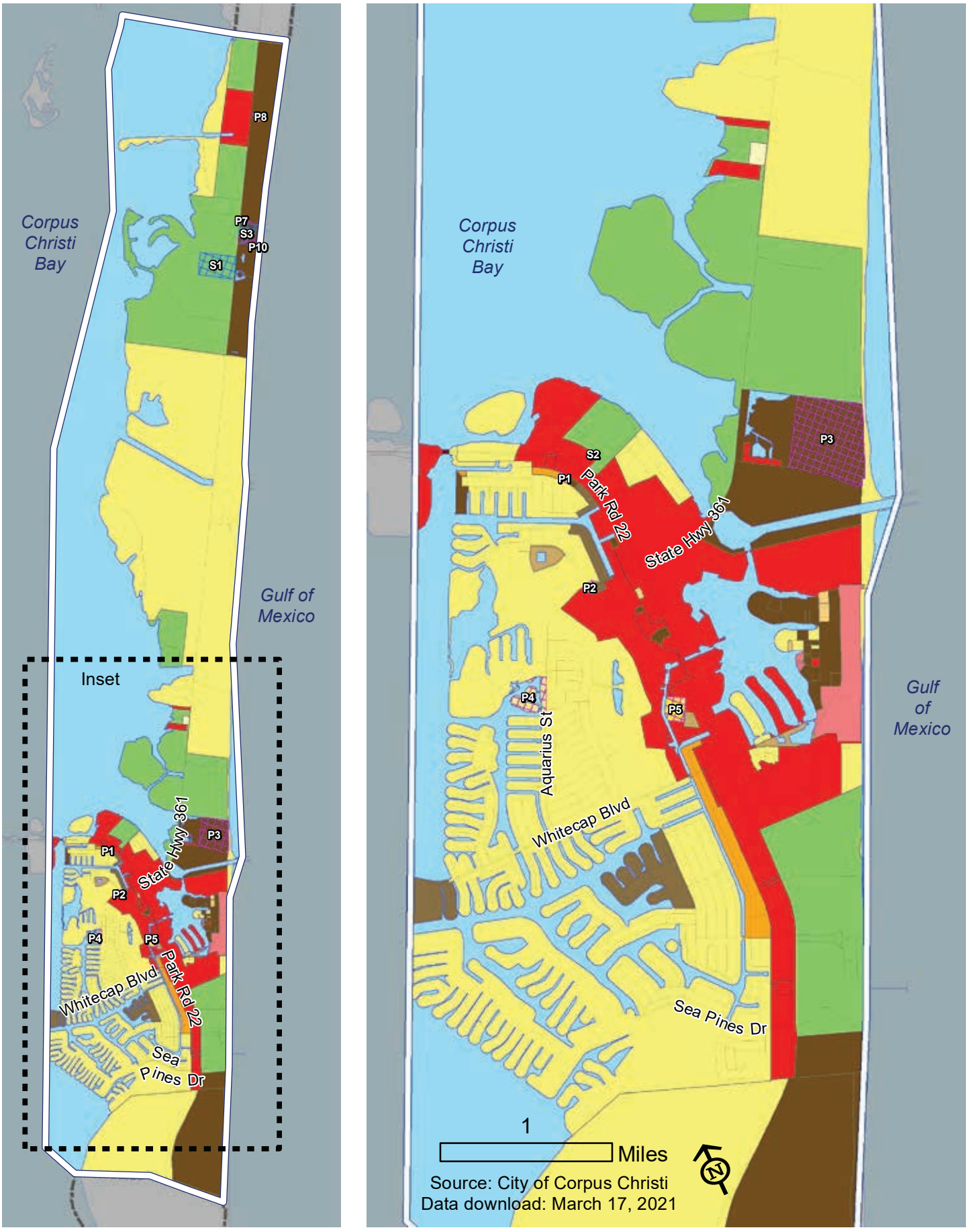
- FR - Farm Rural
- RE - Residential Estate
- RS-6 - Single-Family 6
- RS-4.5 - Single-Family 4.5
- RS-TH - TH Townhouse
- RS-TF - Two-Family
- RM-1 - Multifamily 1
- RM-3 - Multifamily 3
- RM-AT - Multifamily AT
- CR-1 - Resort Commercial (Bayfront)
- CR-2 - Resort Commercial (Barier Island)
- CG-2 - General Commercial

Overlay Districts

- SP
- PUD
- Padre/Mustang Island
- Corpus Christi City Limits

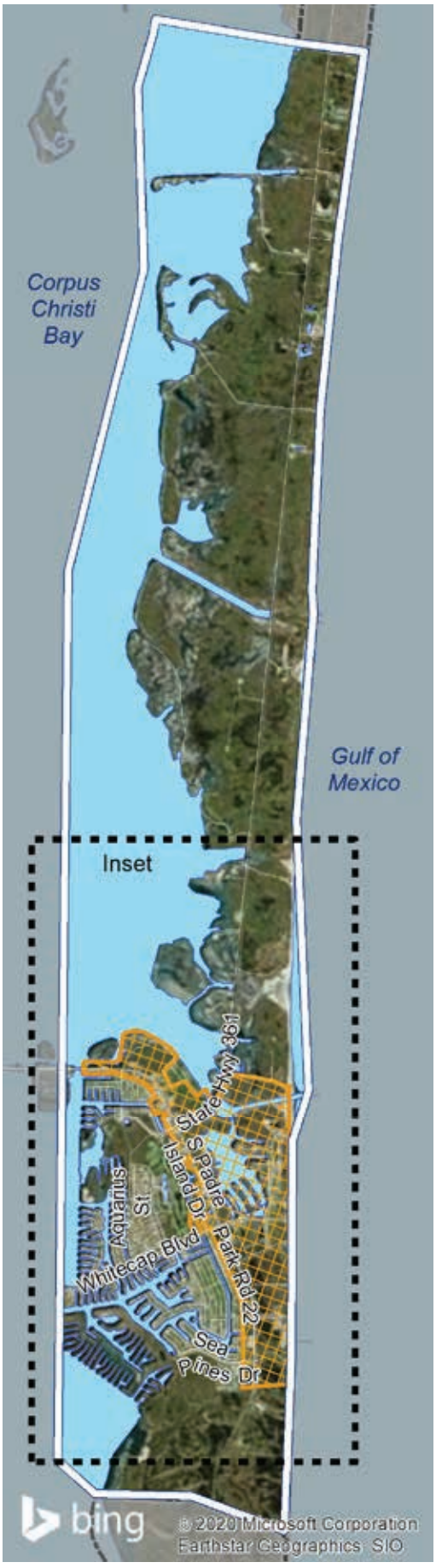
PLAN UNIT DEVELOPMENTS AND SPECIAL PERMITS

MAP ID	OVERLAY	BASE ZONING	CASE NUMBER	ORDINANCE NUMBER	DATE APPROVED
P1	PUD	RS-TH	0714-03	030258	8/26/2014
P2	PUD	RS-TH	0716-05	030940	8/30/2016
P3	PUD	RM-AT		027150	2/13/2007
P4	PUD	RS-6		025818	7/13/2004
P5	PUD	RS-4.5	0414-05	030190	6/10/2014
P6	PUD	RS-TH	0316-06	030864	5/24/2016
P7	PUD	RM-AT	0213-02	029784	4/9/2013
P8	PUD	RS-4.5	0220-02	032102	5/12/2020
P9	PUD	RM-AT		027080	12/12/2006
P10	PUD	RM-AT		028873	12/7/2010
S1	SP/09-07	FR		028164	5/18/2009
S2	SP/98-03	CR-2		023204	2/10/1998
S3	SP/21-01	RM-AT	1220-04	032370	3/2/2021


Corpus Christi Bay
Gulf of Mexico
P8
P7
S3
P10
S1
Inset
P1
P2
P3
P4
P5
State Hwy 361
Park Rd 22
Whitecap Blvd
Sea Pines Dr
S2
Aquarius St
1
Miles
Source: City of Corpus Christi
Data download: March 17, 2021

ISLAND OVERLAY DISTRICT

The requirements of the Island Overlay District can be found in section 6.4 of the Unified Development Code.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Park Rd 22
Aquarius St
Whitecap Blvd
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Corpus Christi Bay
Park Rd 22
State Hwy 361
S Padre Island Dr
Aquarius St
Whitecap Blvd
Sea Pines Dr
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Miles
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Source: City of Corpus Christi
April6, 2020
bing
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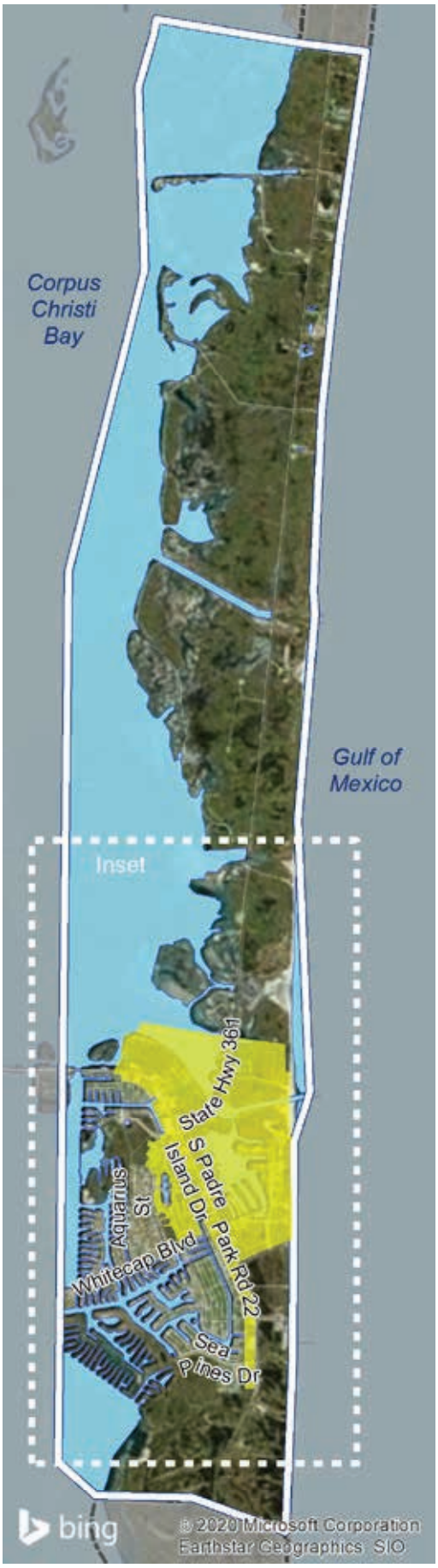
TAX INCREMENT REINVESTMENT ZONE (TIRZ) #2

TAX INCREMENT REINVESTMENT ZONE (TIRZ) #2

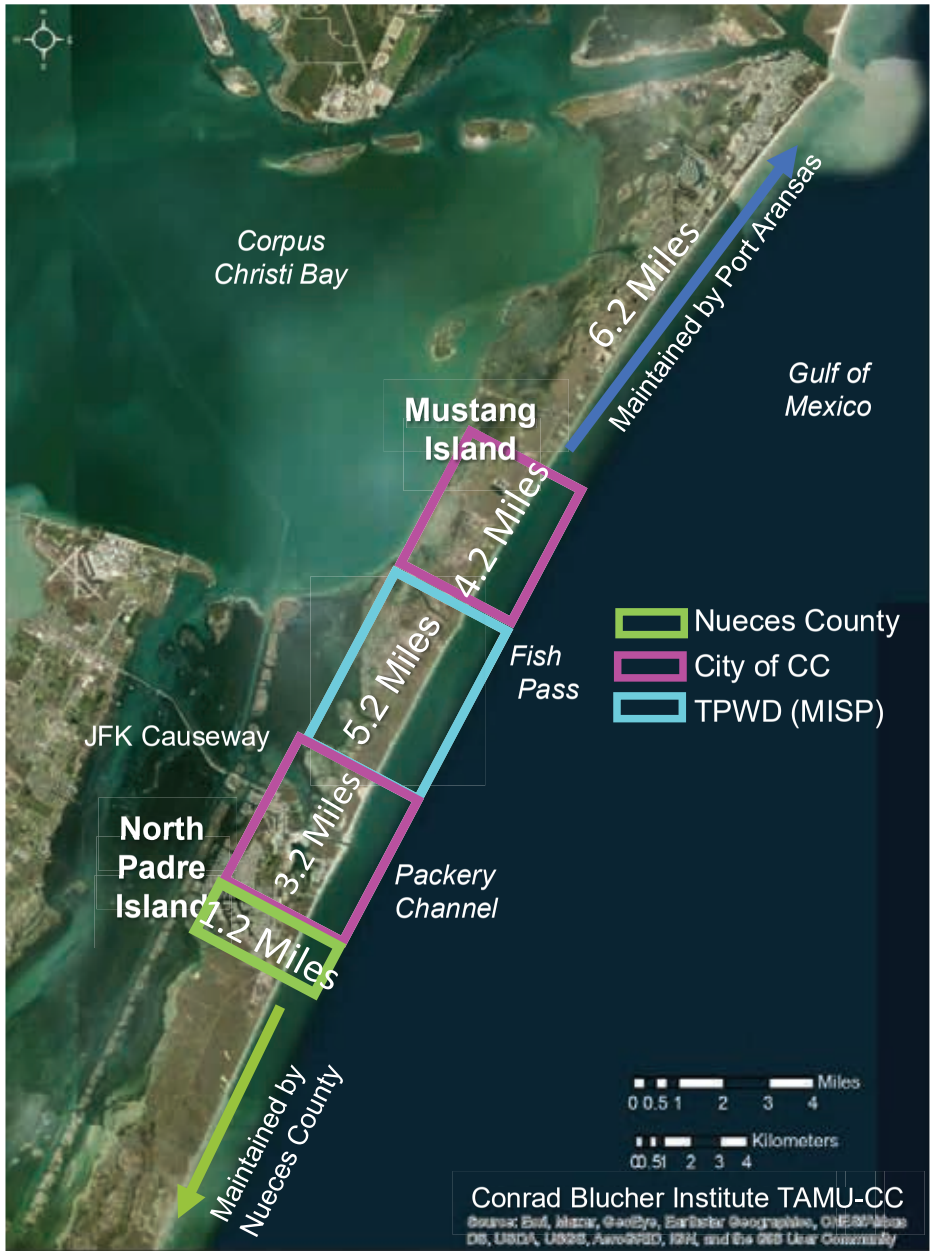


Source: City of Corpus Christi
Draft Date: Sept 9, 2020

CITY, COUNTY, OR STATE-MAINTAINED BEACHES

Beach Maintenance Inside Corpus Christi City Limits

City of Corpus Christi 4.2 Miles
State of Texas 5.2 Miles
City of Corpus Christi 3.2 Miles
Nueces County 1.2 Miles
Total Miles in the City limits of Corpus Christi
13.8Miles



Source: City of Corpus Christi Beach Operations and Conrad Blucher Institute, TAMU-CC; April 2021.

BUSINESS ANALYST: RETAIL MARKETPLACE PROFILE

Retail MarketPlace Profile

PadreMustangIsland
Area: 33.99 square miles

Prepared by Esri

Summary Demographics						
2019 Population						10,178
2019 Households						4,588
2019 Median Disposable Income						$81,883
2019 Per Capita Income						$58,831
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	$269,092,665	$44,195,920	$224,896,745	71.8	62
Total Retail Trade	44-45	$241,911,426	$27,303,063	$214,608,363	79.7	32
Total Food & Drink	722	$27,181,239	$16,892,857	$10,288,382	23.3	30
2017 Industry Group	**NAICS**	**Demand (Retail Potential)**	**Supply (Retail Sales)**	**Retail Gap**	**Leakage/Surplus Factor**	**Number of Businesses**
Motor Vehicle & Parts Dealers	441	$51,576,434	$3,053,637	$48,522,797	88.8	3
Automobile Dealers	4411	$41,322,453	$586,502	$40,735,951	97.2	1
Other Motor Vehicle Dealers	4412	$5,565,448	$2,467,135	$3,098,313	38.6	2
Auto Parts, Accessories & Tire Stores	4413	$4,688,533	$0	$4,688,533	100.0	0
Furniture & Home Furnishings Stores	442	$8,649,810	$1,617,167	$7,032,643	68.5	3
Furniture Stores	4421	$4,947,321	$1,617,167	$3,330,154	50.7	3
Home Furnishings Stores	4422	$3,702,489	$0	$3,702,489	100.0	0
Electronics & Appliance Stores	443	$9,026,252	$0	$9,026,252	100.0	0
Bldg Materials, Garden Equip. & Supply Stores	444	$16,350,165	$2,582,430	$13,767,735	72.7	4
Bldg Material & Supplies Dealers	4441	$15,390,202	$2,412,600	$12,977,602	72.9	3
Lawn & Garden Equip & Supply Stores	4442	$959,964	$169,830	$790,134	69.9	1
Food & Beverage Stores	445	$43,361,724	$6,868,417	$36,493,307	72.7	8
Grocery Stores	4451	$39,195,345	$3,961,251	$35,234,094	81.6	2
Specialty Food Stores	4452	$1,825,649	$1,505,009	$320,640	9.6	4
Beer, Wine & Liquor Stores	4453	$2,340,730	$1,402,158	$938,572	25.1	3
Health & Personal Care Stores	446,4461	$14,322,781	$3,035,225	$11,287,556	65.0	2
Gasoline Stations	447,4471	$23,327,184	$547,360	$22,779,824	95.4	1
Clothing & Clothing Accessories Stores	448	$11,275,954	$4,179,378	$7,096,576	45.9	5
Clothing Stores	4481	$7,392,546	$3,954,229	$3,438,317	30.3	4
Shoe Stores	4482	$1,505,081	$225,149	$1,279,932	74.0	1
Jewelry, Luggage & Leather Goods Stores	4483	$2,378,327	$0	$2,378,327	100.0	0
Sporting Goods, Hobby, Book & Music Stores	451	$8,377,368	$1,291,222	$7,086,146	73.3	2
Sporting Goods/Hobby/Musical Instr Stores	4511	$7,474,670	$1,291,222	$6,183,448	70.5	2
Book, Periodical & Music Stores	4512	$902,698	$0	$902,698	100.0	0
General Merchandise Stores	452	$42,159,238	$0	$42,159,238	100.0	0
Department Stores Excluding Leased Depts.	4521	$29,472,144	$0	$29,472,144	100.0	0
Other General Merchandise Stores	4529	$12,687,093	$0	$12,687,093	100.0	0
Miscellaneous Store Retailers	453	$9,613,276	$3,797,480	$5,815,796	43.4	3
Florists	4531	$454,262	$0	$454,262	100.0	0
Office Supplies, Stationery & Gift Stores	4532	$2,066,881	$2,163,159	-$96,278	-2.3	1
Used Merchandise Stores	4533	$1,648,527	$0	$1,648,527	100.0	0
Other Miscellaneous Store Retailers	4539	$5,443,606	$1,634,321	$3,809,285	53.8	2
Nonstore Retailers	454	$3,871,239	$330,747	$3,540,492	84.3	1
Electronic Shopping & Mail-Order Houses	4541	$2,719,976	$0	$2,719,976	100.0	0
Vending Machine Operators	4542	$213,385	$330,747	-$117,362	-21.6	1
Direct Selling Establishments	4543	$937,878	$0	$937,878	100.0	0
Food Services & Drinking Places	722	$27,181,239	$16,892,857	$10,288,382	23.3	30
Special Food Services	7223	$319,427	$147,845	$171,582	36.7	1
Drinking Places - Alcoholic Beverages	7224	$1,047,745	$1,028,658	$19,087	0.9	3
Restaurants/Other Eating Places	7225	$25,814,068	$15,716,354	$10,097,714	24.3	26

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

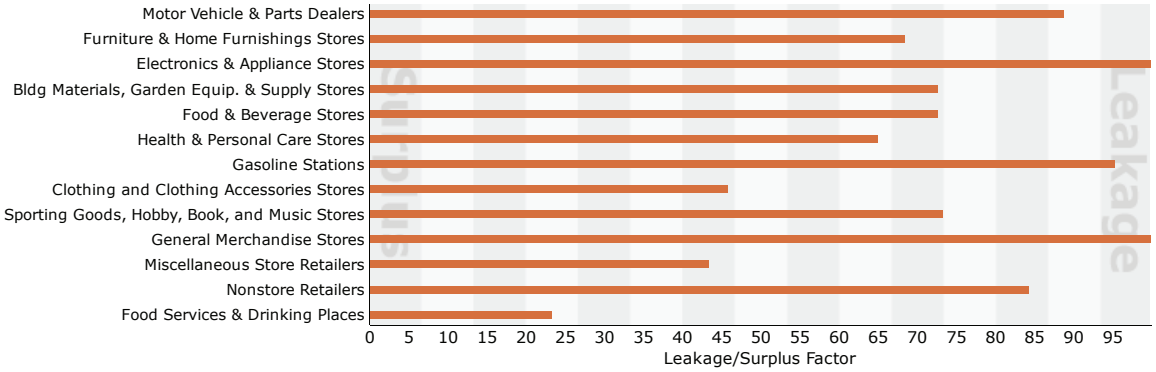
March 26, 2020

Retail MarketPlace Profile

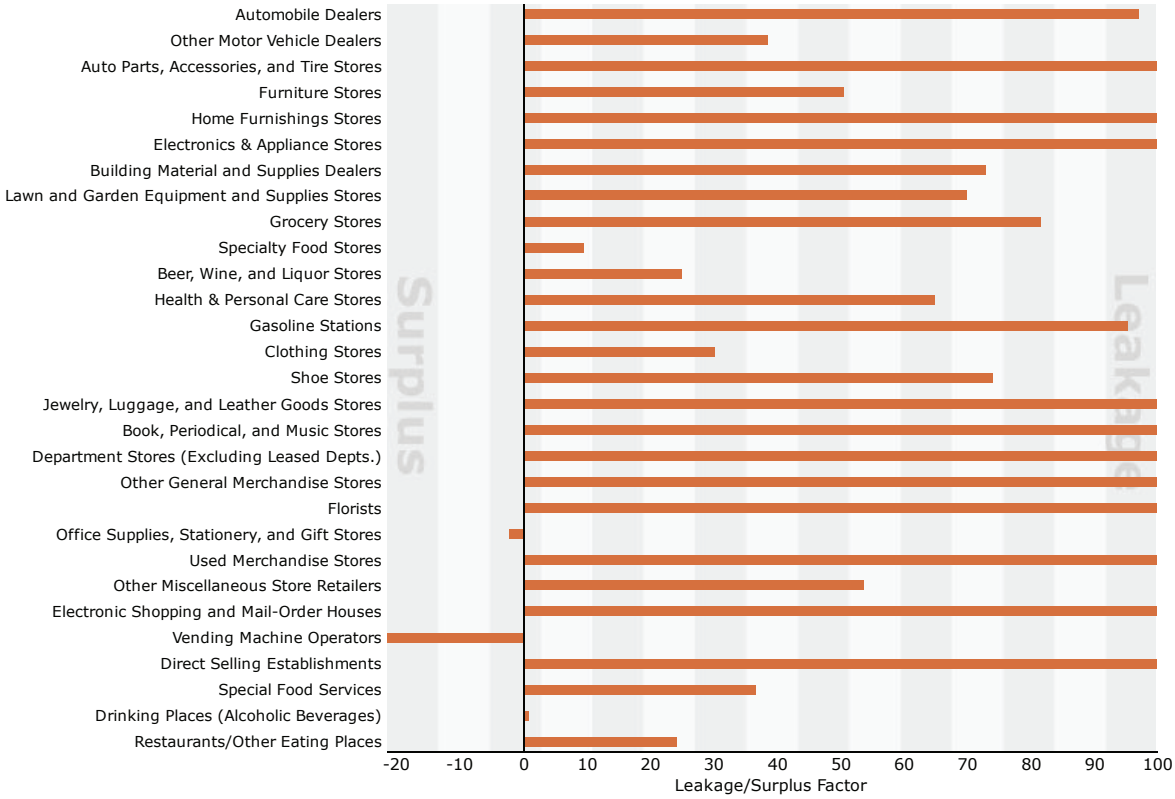
PadreMustangIsland
Area: 33.99 square miles

Prepared by Esri

2017 Leakage/Surplus Factor by Industry Subsector



2017 Leakage/Surplus Factor by Industry Group



March 26, 2020