

Mustang/Padre Area Development Plan



City Council Presentation
January 24, 2017



Mustang/Padre Area Development Plan

Planning Area
Boundaries

Padre Island National Sea
Shore



Corpus Christi/Port Aransas
City Limits



Planning Process

- The Island Strategic Action Committee (ISAC) was formed based on the 2004 Mustang/Padre Area Development Plan.
- This year the ISAC adopted a goal to update the 12 year old Mustang/Padre Island Area Development Plan
 - Funding for a new plan was not available
 - ISAC decided to form a subcommittee to update the plan
 - July 30, 2016, ISAC open house for comments on draft plan
 - September 13, 2016, ISAC recommended the revised plan be adopted
 - ISAC informed City Council that a draft plan had been completed
- Planning Commission conducted a public hearing on December 14, 2016 and recommended the plan for adoption by City Council



Plan Summary

- Socio-economic statistics reveal the Island as one of the fastest growing areas of the City with higher median home values, educational attainment and incomes.
 - Over the last 12 years existing residential uses have increased by 300 acres and commercial uses by over 200 acres.
 - Environmental Policies
 - Protection and enhancement of gulf beaches
 - Encourage development using best practices and innovative designs
 - Solid waste disposal uses shall not be allowed on the islands
 - Protect sensitive wildlife habitats
 - Land Use
 - Tourist-oriented business uses are to be encouraged
 - The highest quality of design shall be encouraged to create a unique sense of place
 - Vehicular access along gulf beaches shall not be restricted unless necessary for public safety
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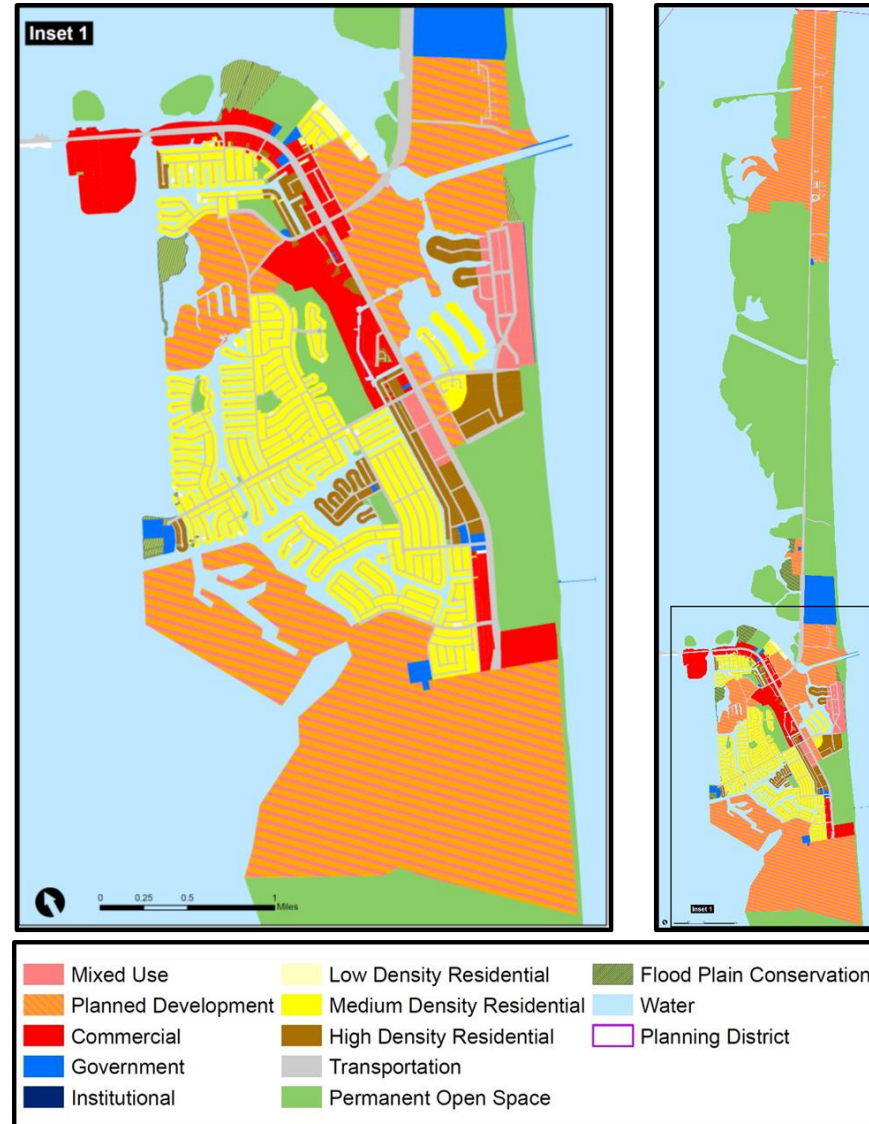


Plan Summary (cont'd)

- Transportation
 - Improve public beach access
 - Integrate the bikeway system with the new bridge and water exchange on Park Road 22
 - Encourage pedestrian and bicycle amenities for all residents and visitors
 - Support a second crossing of the Laguna Madre
- Economic Development
 - Continue to pursue improvements for the Packery Channel
 - Capital improvements for Reinvestment Zone #2 are of the highest priority
 - Encourage development of a full service marina in Lake Padre
- Public Services and Capital Improvements
 - Create a Specific Beach Master Plan
 - Improve City Parks
- Plan Implementation
 - City Planning staff will implement the plan with ISAC, Planning Commission, and other community input.



Future Land Use





Discussion
