



## **AGENDA MEMORANDUM**

First Reading Ordinance for the City Council Meeting of January 24, 2017  
Second Reading for the City Council Meeting of January 31, 2017

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**DATE:** December 29, 2016

**TO:** Margie C. Rose, City Manager

**FROM:** Daniel McGinn, AICP, CFM, Assistant Director of Planning/ESI  
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Public Hearing and First Reading to adopt the proposed Mustang/Padre Area Development Plan
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### **CAPTION:**

Ordinance amending the Comprehensive Plan of the City of Corpus Christi by adopting the Mustang/Padre Island Area Development Plan; defining the City's Comprehensive Plan policies on Mustang and Padre Island for protection of the environment, land use, transportation, economic development, public services, capital improvements, and plan implementation; rescinding the Mustang/Padre Island Area Development Plan adopted by City Council Ordinance #025725, April 20, 2004; providing for severance; and providing for publication.

### **PURPOSE:**

The current Mustang/Padre Area Development Plan (ADP) was adopted on April 20, 2004 as an element of the City's Comprehensive Plan. The Island Strategic Action Committee (ISAC), in 2016, adopted as a high priority the development of a plan update for the Mustang/Padre area. The ISAC formed a Planning Subcommittee to review and recommend revisions to the existing plan. The Padre Isles Property Owners Association and the Padre Island Business Association supported the planning process by providing funds for clerical work associated with drafting plan revisions/planning meetings, etc.

### **BACKGROUND AND FINDINGS:**

Since the Mustang/Padre Island Area Development Plan was adopted over ten years ago there are many plan elements in need of revision. The proposed Mustang/Padre Island ADP still contains the same structure as the previous plan. Each section in the Plan, from the Introduction through Plan Implementation Section, has been reviewed with proposed revision input from the ISAC Subcommittee. On July 30, 2016, the Subcommittee held a public open house for citizens to review and discuss the plan. At the September 13, 2016, meeting of the Island Strategic Action Committee, the

committee recommended that the updated plan be adopted by City Council. On September 20, 2016, the Chairman of the ISAC, advised City Council, during public comment that the updated Mustang/Padre Island Area Development Plan was ready for the formal Planning Commission public hearing/action and City Council public hearing and action. On December 14, 2016, the Planning Commission, as required by City Charter and state statute, conducted a public hearing to invite public comment on the proposed plan.

The major goals and policies of the updated Plan address the following:

- Encourage protection of coastal resources;
- Encourage an expanded canal system for better water exchange;
- Implement the Future Land Use map;
- Encourage high quality well-planned development on the island;
- Encourage the use of buffer zones around residential developments for compatible land use purposes;
- Encourage the City to consider the long term “ultimate” street network to serve a fully developed plan area;
- Revise the collector street system on Mustang Island where the State purchased land to expand Mustang Island State Park;
- Encourage walking, cycling and golf carts as alternate forms of transportation;
- Support emergency egress off the island, including a second crossing of the Laguna Madre;
- Develop solutions to address access and traffic congestion on SH 361 and PK 22 and improve beach access;
- Promote Economic development policies that address the need to encourage tourism and residential growth, which include: continued maintenance of the Packery Channel; and endorsement for the completion of the new bridge on Park Road 22;
- Develop Public Services policies that stress the need to continue a high quality beach maintenance program, pursue park development funds, adopt stormwater master plan, and support for facility development related to water, wastewater and other infrastructure;
- Identify Capital Improvements recommendations include the need to create a specific Beach Utilization Master Plan for all gulf beaches, additional boat ramps on Mustang and North Padre Island; improvement of unimproved but dedicated streets such as San Dollar, Tortugas and Palmira Avenue; and,
- Create, where feasible, a Public Improvement District to finance capital improvements.

### **ALTERNATIVES:**

1. Denial of the proposed Mustang/Padre Island Area Development Plan with suggestions to Planning Commission and the Island Strategic Action Committee.

2. Adoption with changes per City Council.

**OTHER CONSIDERATIONS:**

Not applicable

**CONFORMITY TO CITY POLICY:**

The proposed amendment conforms to City policy.

**EMERGENCY / NON-EMERGENCY:**

Non-emergency.

**DEPARTMENTAL CLEARANCES:**

Island Strategic Action Committee – recommended approval on September 13, 2016  
Development Services, Planning and ESI Administration  
Planning Commission – recommended approval on December 14, 2016

**FINANCIAL IMPACT:**

☐ Operating      ☐ Revenue      ☐ Capital      X Not applicable

<b>Fiscal Year: 2016-2017</b>	<b>Current Year</b>	<b>Future Years</b>	<b>TOTALS</b>
Line Item Budget			
Encumbered / Expended Amount			
This item			
BALANCE			

**Comments:** None.

**RECOMMENDATION:**

City staff recommends adoption of the proposed Mustang/Padre Area Development Plan

**LIST OF SUPPORTING DOCUMENTS:**

Presentation  
Ordinance with Proposed Plan Exhibit