

City of Corpus Christi

Flour Bluff

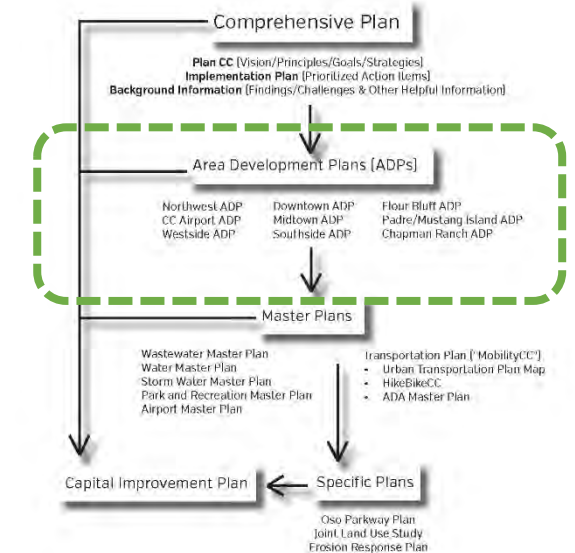
AREA DEVELOPMENT PLAN

Planning Commission
April 28, 2021



Area Development Plans

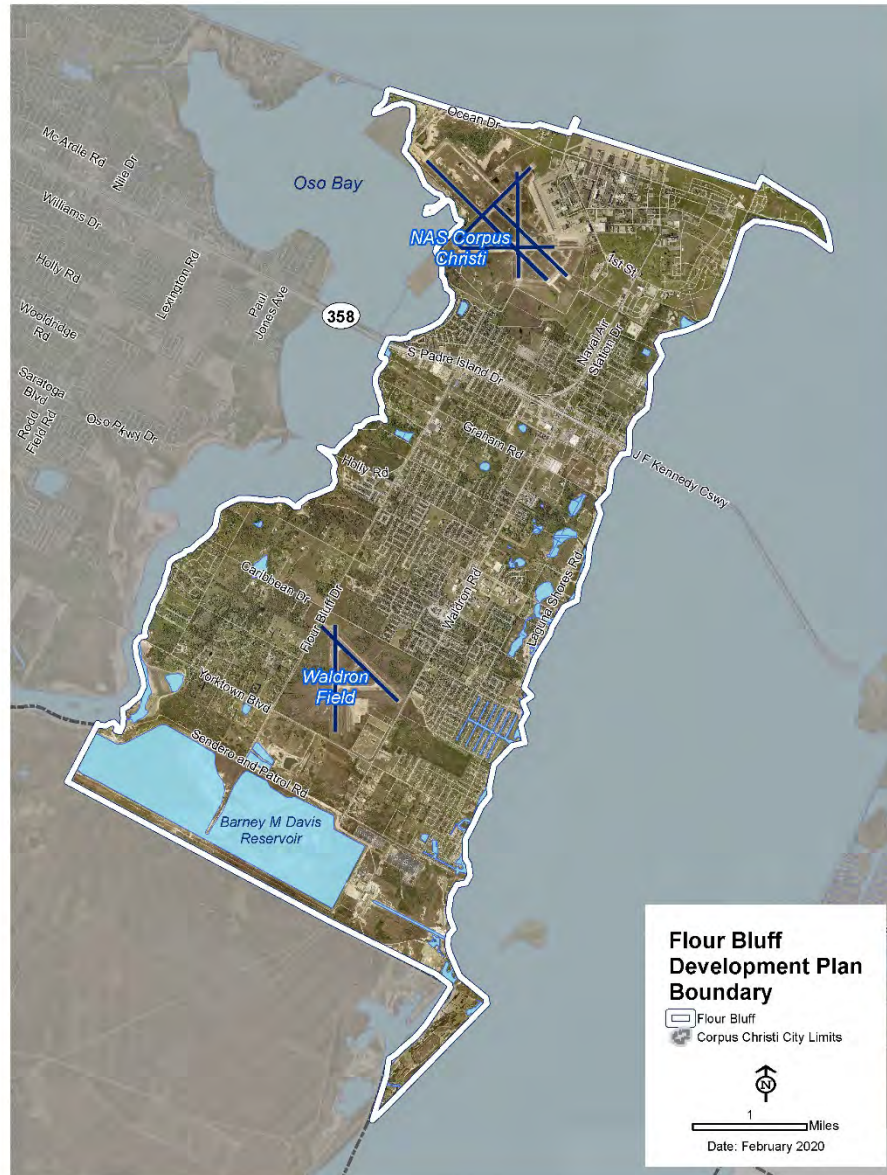
- ❑ Area Development Plans (ADP) are an initiative of the Plan CC Comprehensive Plan
- ❑ An ADP goes into more detail about future development of each area – 9 throughout the city
- ❑ ADPs have been in place for several years and are in the process of being updated



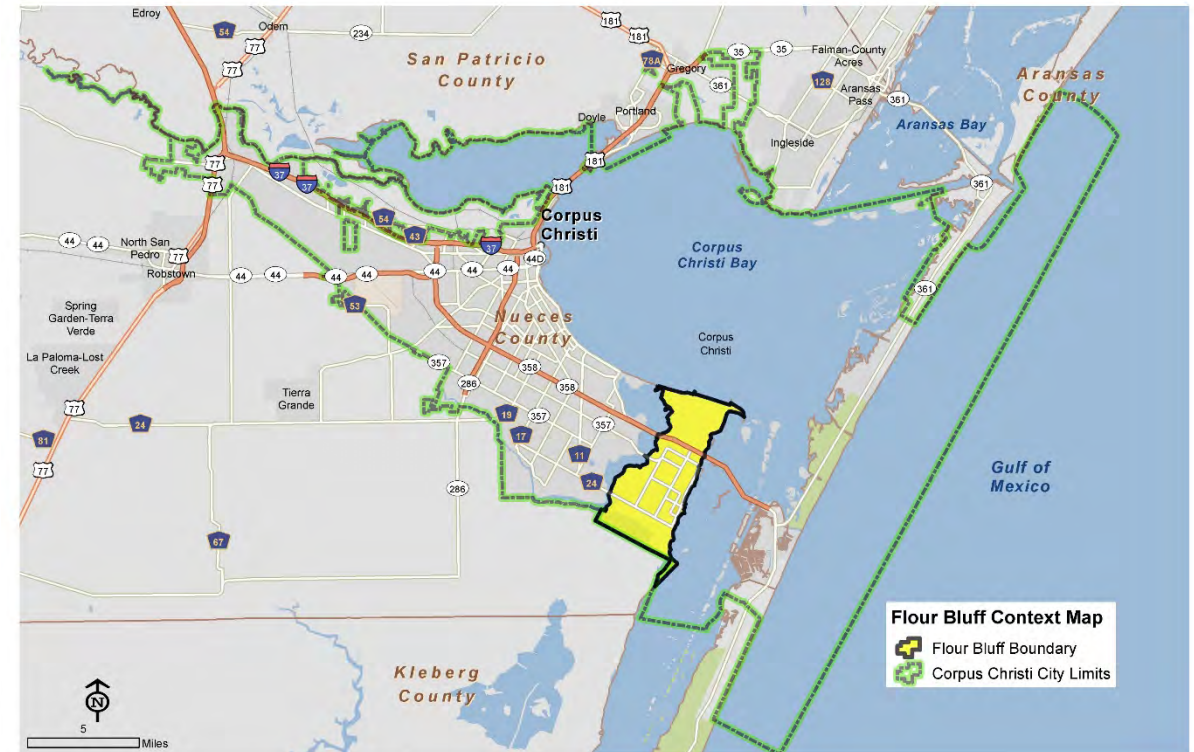
ADP Boundaries



Flour Bluff
AREA DEVELOPMENT PLAN



Context Map



Creating an Implementable Plan



Flour Bluff
AREA DEVELOPMENT PLAN

INTRODUCTION

ONLINE SURVEY SUMMARY

ABOUT THE SURVEY

Community members had an opportunity to participate in an online survey available from March 12th, 2020 to May 10th, 2020 to give their feedback on the future of the Flour Bluff. Below is a snapshot of the results.

464

WHAT IS IMPORTANT TO YOU?

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

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 sustain..."

"Be known as a premier safe residential area to waterways and abundant recreational park areas."

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

CITY OF CORPUS CHRISTI (DRAFT) MARCH 19, 2021

POLICY INITIATIVES AND IMPLEMENTATION

1 PROVIDE STORMWATER MANAGEMENT SOLUTIONS TO HELP FLOOD-PRONE AREAS AND ENHANCE NATURAL RECREATION ASSETS

HOW WE GET THERE

- 1.1. Where drainage channels are installed, encourage a swale design rather than the traditional "v" type ditch. Swale design drainage channels allows park-like amenities, attractive pocket prairies, sidewalks/bike paths, while providing flood protection and wildlife habitat opportunities. Natural ground cover rather than concrete liners is preferred for this reason.
- 1.2. In partnership with the Public Works Stormwater Department, investigate opportunities to reduce peak stormwater flows and localized flooding, that also enhance local landscaping aesthetics, such as rain gardens, bioswales, as well as increased use of rain barrels for rainwater capture and landscape irrigation.
- 1.3. Promote community engagement in the Parks Master Plan update and explore opportunities to install stormwater detention, retention, and/or rain gardens and bioswales that enhance the park amenities.

CITY OF CORPUS CHRISTI (DRAFT) MARCH 19, 2021



PROTECT NATURAL RESOURCES

Protect habitat and wildlife to improve environmental quality of the Laguna Bay, Cayo del Oso, and Laguna Madre. This environment provides plenty of opportunities for environmental preservation and recreation. Residents and visitors enjoy hiking, and kayaking in Flour Bluff. They value their connection with nature and the environment for future generations. The Hike and Bike bridge that connects to the Oso Bay Wetlands Preserve is a highlight of the community for cyclists, birders, and more. Implementing educational and monitoring programs for the on-going maintenance and enhancement of preservation and conservation.

CITY OF CORPUS CHRISTI (DRAFT) MARCH 19, 2021



Example of Bioswale Drainage



Example of Drainage Facilities Used for Trail Connection - Seahaven Hike/Bike Trail

PUBLIC INVESTMENT INITIATIVES

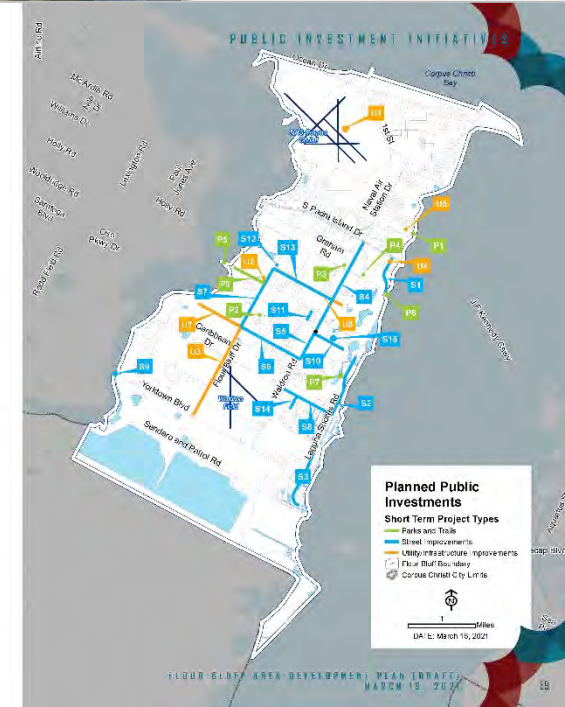
SHORT-TERM (1-5 YEARS)

#	PROJECT NAME	#	PROJECT NAME
P1	Dimmit Pier Improvements	S7	Flour Bluff Dr. (Don Patricio Rd. to Glenlake Dr.)
P2	Ratto Park Improvements	S8	Caribbean Dr. Reconstruction (Waldron Rd. to Laguna Shores Dr.)
P3	Parker Park Covered Basketball Court & Improvements	S9	Yorktown Mud Bridge Evaluation
P4	Wronosky Park Skatepark Improvements	S10	Hustlin Hornet Rehabilitation
P5	Oso Bay Trestle Bridge Hike & Bike Deck	S11	Saxony Dr. Rehabilitation
P6	Oso Bay Hike & Bike Trail Phase 1	S12	M. Cal St. Rehabilitation
P7	Red Head Pond Wetlands Enhancement	S13	Don Patricio Rehabilitation
P8	Laguna Shores Living Shoreline	S14	Seaford Dr.
S1	Laguna Shores Phase 1 (SPID to Graham Rd.)	S15	Laguna Estates Subdivision Street Rehabilitation
S2	Laguna Shores Phase 2 (Hustlin Hornet Dr. to Caribbean Dr.)	S16	Years 3-5 IMP**
S3	Laguna Shores Phase 3 (Mediteranean Dr. to Wyndale St.)	U1	Neval Base Utility Line Improvements
S4	Waldron Road Improvements (SPID to Purdue Rd.)	U2	Elevated Water Storage Tank
S5	Waldron Road Improvements (Purdue Rd. to Glenlake Dr.)	U3	Flour Bluff Dr. Water line (complete)
S6	Glenlake Drive Reconstruction + Bike Mobility (Flour Bluff Dr. to Waldron Rd.)	U4	Laguna Shores Road Force Main Replacement (complete)
		U5	Laguna Madre Wastewater Treatment Plant Improvements
		U6	Lift Station Repairs (Waldron, Purdue, Laguna Shores, Eastern)
		U7	Glenlake Stormwater Improvements
		U8	Don Patricio Drainage Study

*Projects Not Mapped

**The first two years of the Infrastructure Management Plan (IMP) are considered to be complete in the planning process, while the subsequent three-years are considered to be on a rolling list that is utilized for planning purposes. The IMP will be updated and presented to Council for adoption annually. Residents are encouraged to visit <https://www.cctexas.com/imp> for the most current list of projects.

CITY OF CORPUS CHRISTI (DRAFT) MARCH 19, 2021



Timeline of Events and Activities



Flour Bluff
AREA DEVELOPMENT PLAN

Winter 2020
Project Kick-Off

Summer 2020
Focus Groups

Spring 2021
Community Meeting

Spring 2020
Community Workshop

Fall 2020
Community Meeting

Spring 2021
Plan Adoption

5 Advisory Committee Meetings Throughout Process

Developing Baseline Analysis

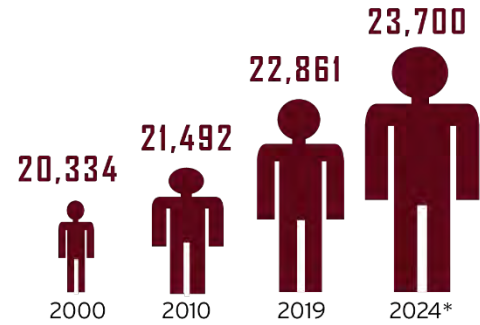
Drafting Plan

Introduction



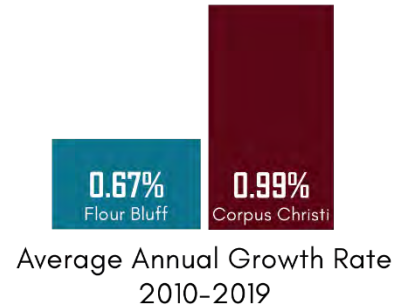
Demographics

POPULATION¹



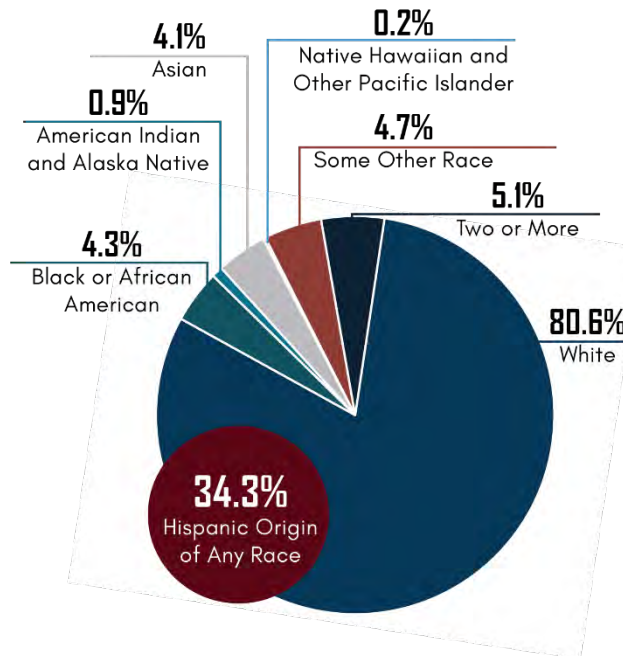
Population Growth by Year

*Projected Population

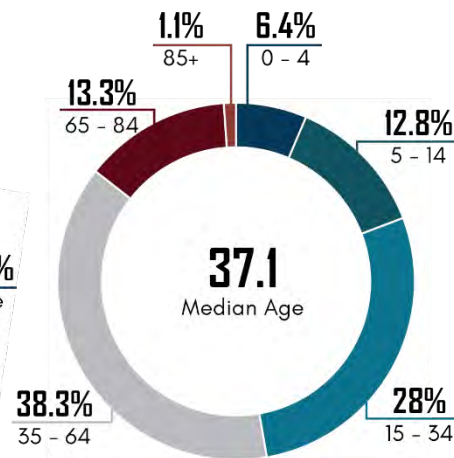


Average Annual Growth Rate 2010-2019

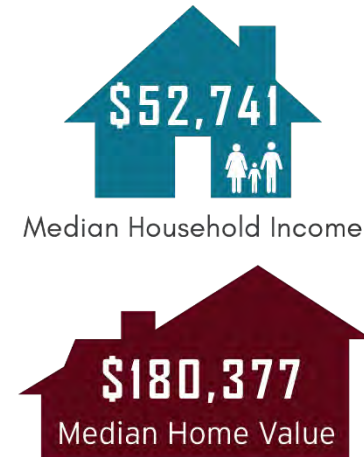
RACE AND ETHNICITY (2019)¹



AGE (2019)¹

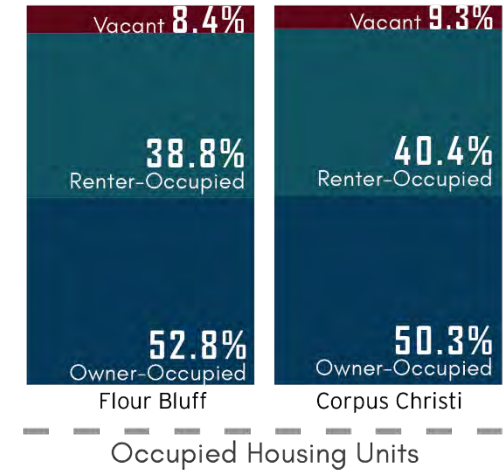


HOUSING (2019)¹



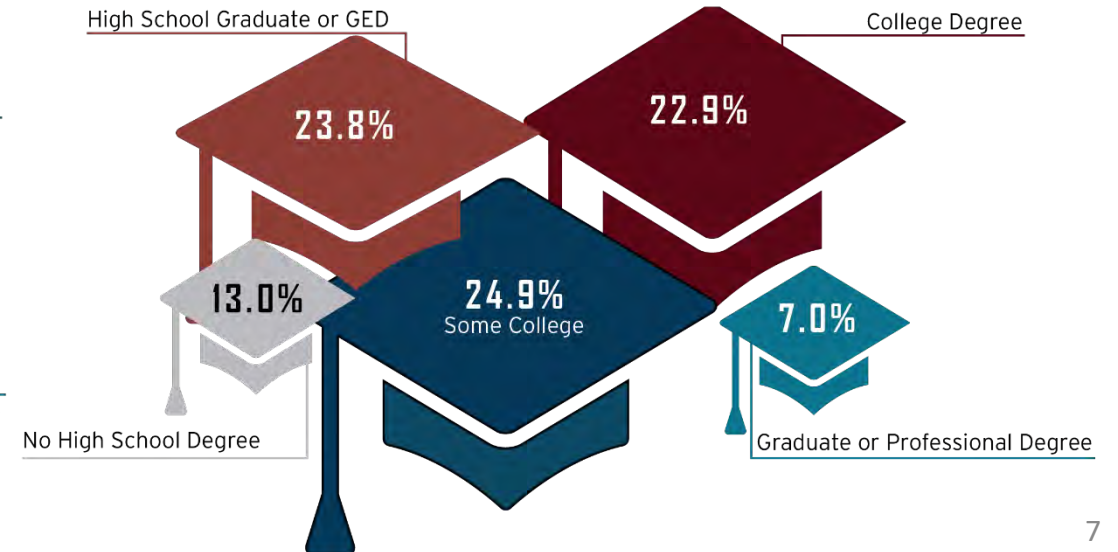
Median Household Income

Median Home Value



Occupied Housing Units

EDUCATIONAL ATTAINMENT POPULATION 25+ (2019)¹



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



Engagement Process

Advisory Committee Meeting 1

The Advisory Committee met at the Ethel Eyerly Senior Center to identify issues and opportunities for the area.

March 2, 2020

MetroQuest Survey Launched

An online survey was available to the public, allowing for input to be received regarding the current conditions and vision for the area.

March 12, 2020 to
May 11, 2020

Online Community Meeting 1

Participants joined the live presentation for the first Online Community Meeting to learn about the Area Development Plan process and give input related to the Flour Bluff's future growth.

March 25, 2020



Focus Groups

A series of five focus group meetings were held to discuss specific topics related to Flour Bluff. The purpose of the meetings was to discuss topics that are significant to the future development of the Flour Bluff.

August 26 & 28, 2020



Advisory Committee Meeting 2

The Advisory Committee met to review draft renderings, action items, and projects.

December 7, 2020

Online Open House 1

The Online Open House was available for the community to provide feedback on the draft vision themes, policy initiatives, and future land use plan.

October 7, 2020 to
October 21, 2020



Online Community Meeting 2

A live online presentation was given to the community to provide the draft vision themes, policy initiatives, and future land use plan. The meeting was broadcast on Facebook Live. A recording of the presentation was available on the project website following the meeting.

October 7, 2020



Advisory Committee Meeting 2

The Committee members participated in a workshop to discuss the draft vision themes, policy initiatives, and potential changes to the future land use plan.

August 31, 2020



Advisory Committee Meeting 4

The Advisory Committee met to review the draft Area Development Plan.

March 1, 2021

Online Community Meeting 3

A live online presentation was given to the community to provide the draft plan. The meeting was broadcast on Facebook Live. A recording of the presentation was available following the meeting.

March 24, 2021

Online Open House 2

The Online Open House was available for the community to provide feedback on the draft plan.

March 22, 2021 to
April 11, 2021

Advisory Committee Meeting 5

The Advisory Committee met to recommend the draft plan move forward to be presented to Planning Commission and City Council.

April 5, 2021

Adoption

TBD





Online Survey Summary

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

464
Total Respondents

WHAT IS IMPORTANT TO YOU?



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."

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

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

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

41%



Flooding

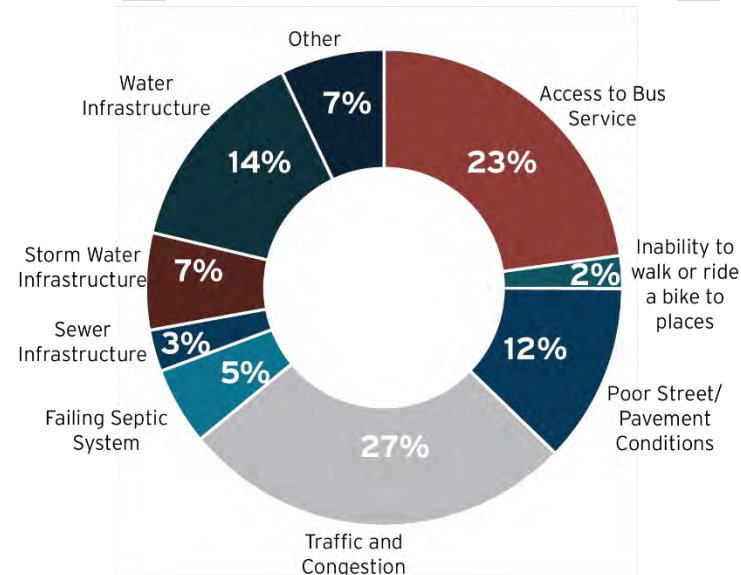
WHAT WOULD YOU CONSIDER THE GREATEST SOCIAL ISSUE FACING FLOUR BLUFF TODAY?

69%

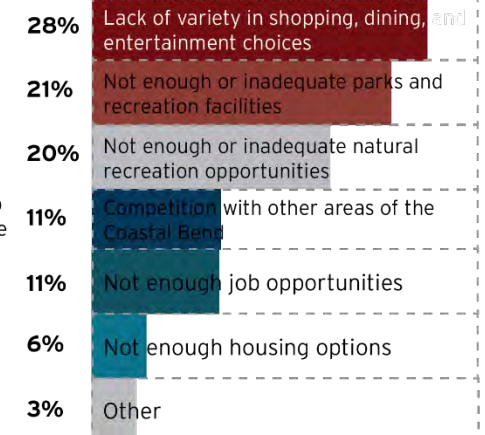


Homelessness

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?

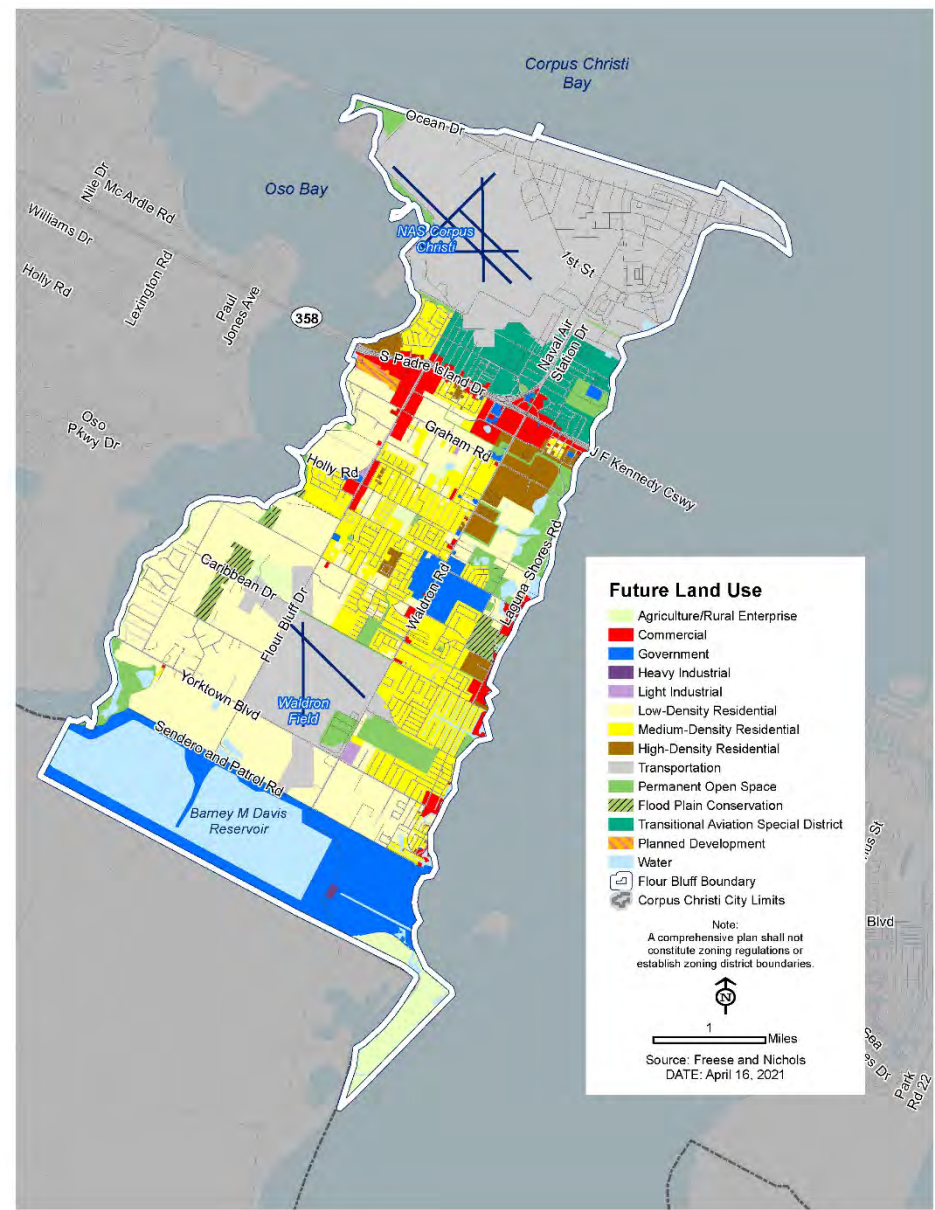


Future Land Use Map



Future Land Use Map

LAND USE	ACRES	PERCENTAGE
Agriculture/ Rural Enterprise	339	3%
Commercial	386	3%
Government	1,073	8%
Heavy Industrial	5	0%
Light Industrial	18	0%
Low-Density Residential	2,649	20%
Medium- Density Residential	1,338	10%
High-Density Residential	310	2%
Transportation	4,413	34%
Permanent Open Space	652	5%
Planned Development	31	0%
Transition Aviation Special District	445	3%
Flood Plain Conservation	136	1%
Water	1,312	10%
Total	13,107	100.0%



Vision Themes

1. Safe and Healthy Community

Create safe and healthy neighborhoods that keep the community strong and connected.

KEY ELEMENTS

- Schools
- Crosswalks
- Walkable area that creates a sense of place and destination
- Pedestrians walking on the sidewalk and using the crosswalk
- Biking on the one-way cycle track

COMMUNITY INPUT

The following community input supports the vision theme:

“A family friendly neighborhood with safe and quality amenities.”

“Walking trail or fishing piers would bring value to the community and make it walkable. Bring up the overall health of the population.”

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

“To have more hiking and bike trails and to better streets in the future.”

Vision Themes



Flour Bluff
AREA DEVELOPMENT PLAN



2. Strong Local Economy

Support our local businesses so they can thrive.

KEY ELEMENTS

- Mix of commercial retail, restaurants, and services
- Gateway features
- Signage
- Revitalized commercial buildings
- Landscaping in medians
- Improved streetscape
- Community gathering space

COMMUNITY INPUT

The following community input supports the vision theme:

“A clean community with more opportunities for dining, shopping, and parks .”

“A community where I can shop, dine, and be entertained. I would like it to be a community that shows it’s pride to the rest of the city and where others would like to come and enjoy and evening.”

“See Flour Bluff grow and thrive with families, community involvement and activities.”

Vision Themes



3. Protect Natural Resources

Protect habitat and wildlife to improve environmental quality of the Laguna Madre and Oso Bay.

KEY ELEMENTS

- Birding
- Biking
- Kayaking
- Trails
- Native flora and fauna

COMMUNITY INPUT

The following community input supports the vision theme:

“A collaborative community that values sustainability.”

“I would love an Oso Bay type park with trails in the area. It would be awesome one day to be able to walk or ride bikes along shoreline safely, with a view of the water.”

“A destination for birding, wildlife and fishing using our natural resources. Proud residents where our families will want to stay for generations to come.”

Vision Themes



Flour Bluff
AREA DEVELOPMENT PLAN



Policy Initiatives and Strategic Action Items



Policy Initiatives

POLICY INITIATIVES		VISION THEMES		
		Safe and Healthy Community	Strong Local Economy	Protect Natural Resources
1	Provide stormwater management solutions to help flood-prone areas.	✓		✓
2	Create equitable opportunities for all Flour Bluff residents.	✓	✓	
3	Improve roadway conditions and connect the community through alternative transportation options.	✓		
4	Foster Flour Bluff community pride.	✓	✓	✓

Public Investment Initiatives



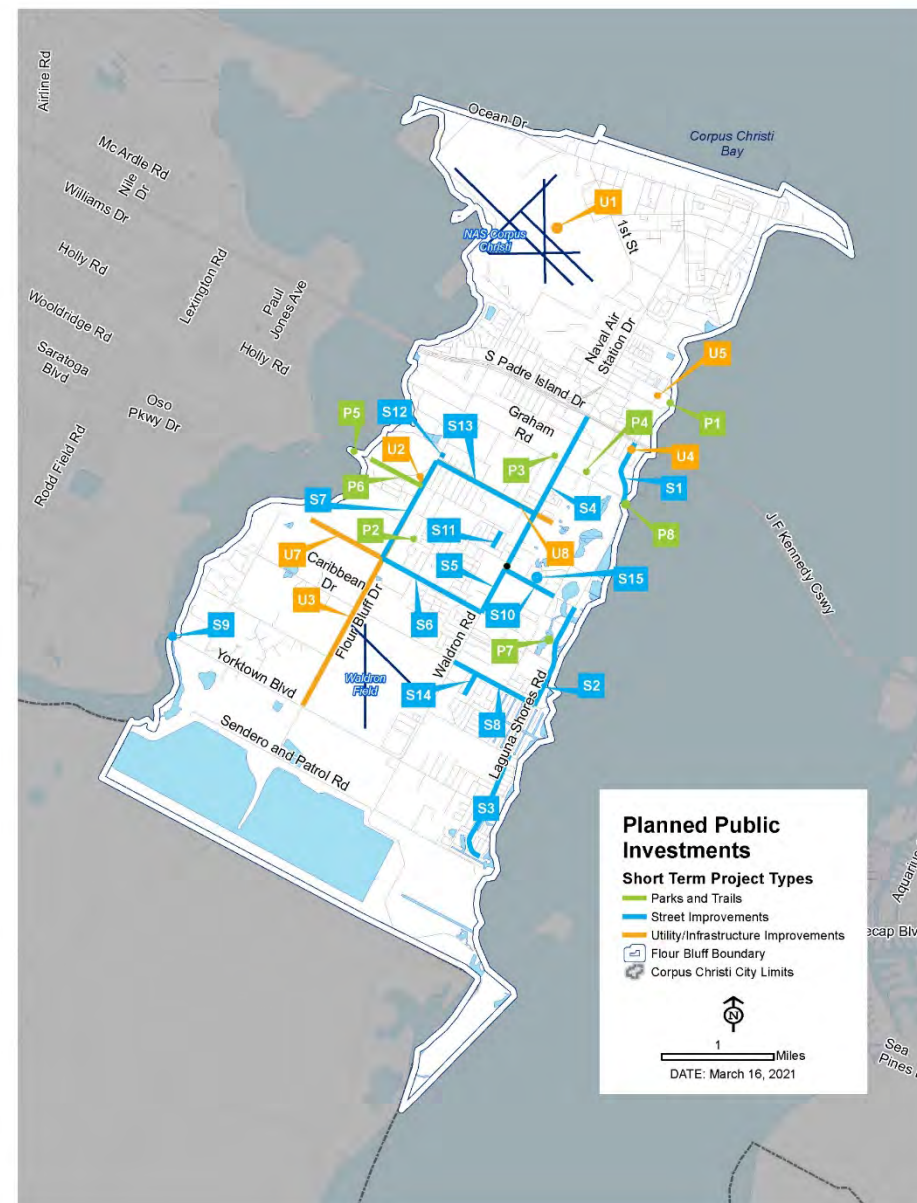
Short-Term Projects (1-5 Years)

#	PROJECT NAME
PARKS AND TRAILS	
P1	Dimmit Pier Improvements
P2	Retta Park Improvements
P3	Parker Park Covered Basketball Court & Improvements
P4	Wranosky Park Skatepark Improvements
P5	Oso Bay Trestle Bridge Hike & Bike Design
P6	Oso Bay Hike & Bike Trail Phase 1
P7	Red Head Pond Wetlands Enhancement
P8	Laguna Shores Living Shoreline
STREET IMPROVEMENTS	
S1	Laguna Shores Phase 1 (SPID to Graham Rd.)
S2	Laguna Shores Phase 2 (Hustlin' Hornet Dr. to Caribbean Dr.)
S3	Laguna Shores Phase 3 (Mediterranean Dr. to Wyndale St.)
S4	Waldron Road Improvements (SPID to Purdue Rd.)
S5	Waldron Road Improvements (Purdue Rd. to Glenoak Dr.)
S6	Glenoak Drive Reconstruction + Bike Mobility (Flour Bluff Dr. to Waldron Rd.)

#	PROJECT NAME
S7	Flour Bluff Dr. (Don Patricio Rd. to Glenoak Dr.)
S8	Caribbean Dr. Reconstruction. (Waldron Rd. to Laguna Shores Dr.)
S9	Yorktown Mud Bridge Evaluation
S10	Hustlin Hornet Rehabilitation
S11	Saxony Dr. Rehabilitation
S12	Micah St. Rehabilitation
S13	Don Patricio Rehabilitation
S14	Seafoam Dr.
S15	Laguna Estates Subdivision Street Rehabilitation
S16	Years 3-5 IMP**
UTILITY/INFRASTRUCTURE	
U1	Naval Base Utility Line Improvements
U2	Elevated Water Storage Tank
U3	Flour Bluff Dr. Water line (complete)
U4	Laguna Shores Road Force Main Replacement (complete)
U5	Laguna Madre Wastewater Treatment Plant Improvements
U6	Lift Station Repairs* (Waldron, Purdue, Laguna Shores, Jester)
U7	Glenoak Stormwater Improvements
U8	Don Patricio Drainage Study

*Projects Not Mapped

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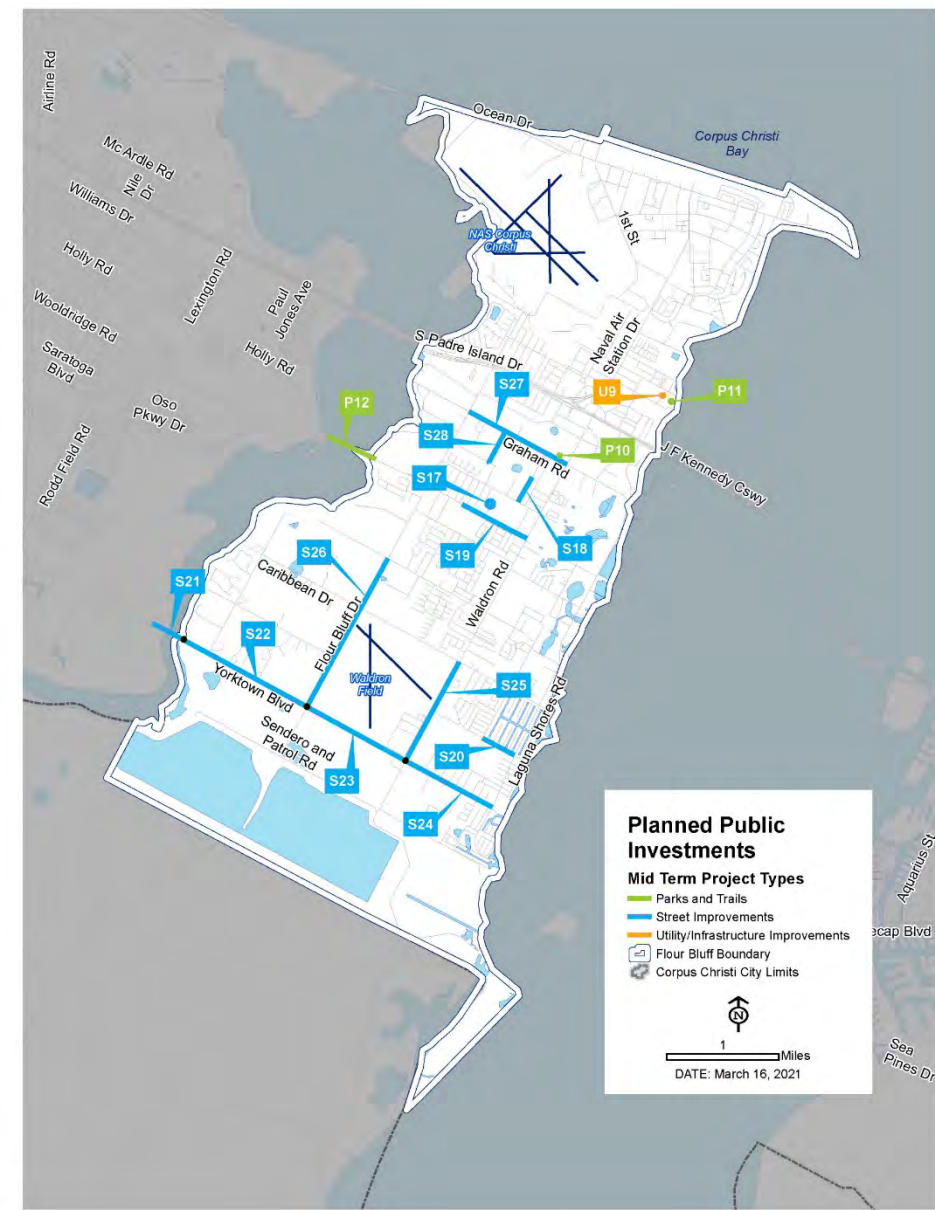


Mid-Term Projects (6-10 Years)

#	PROJECT NAME
PARKS AND TRAILS	
P9	Non-Motorized Boat Launches*
P10	Ethel Eyerly Senior Center Improvements
P11	Laguna Madre / Dimmit Pier Trails Design
P12	Oso Bay Trestle Bridge Construction
STREET IMPROVEMENTS	
S17	Paper Streets (Don Patricio Rd. to Division Rd.)
S18	Dove Lane Paper Street
S19	Division Rd. Improvements
S20	Mediterranean Dr. Improvements
S21	Yorktown Blvd Mud Bridge
S22	Yorktown Blvd. (Mud Bridge to Flour Bluff Dr.)
S23	Yorktown Blvd. (Flour Bluff Dr. to Waldron Rd.)
S24	Yorktown Blvd. (Waldron Rd. to Laguna Shores Dr.)
S25	Waldron Rd. Improvements (Caribbean Dr. to Yorktown Blvd.)
S26	Flour Bluff Dr. Improvements + Bike Mobility (Glenoak Dr. to Yorktown Blvd.)
S27	Graham Rd. Improvements + Bike Mobility
S28	Meeks Road Reconstruction (IMP-Eligible project)

#	PROJECT NAME
UTILITY/INFRASTRUCTURE	
U9	Laguna Madre Wastewater Treatment Plant Improvements

*Projects Not Mapped





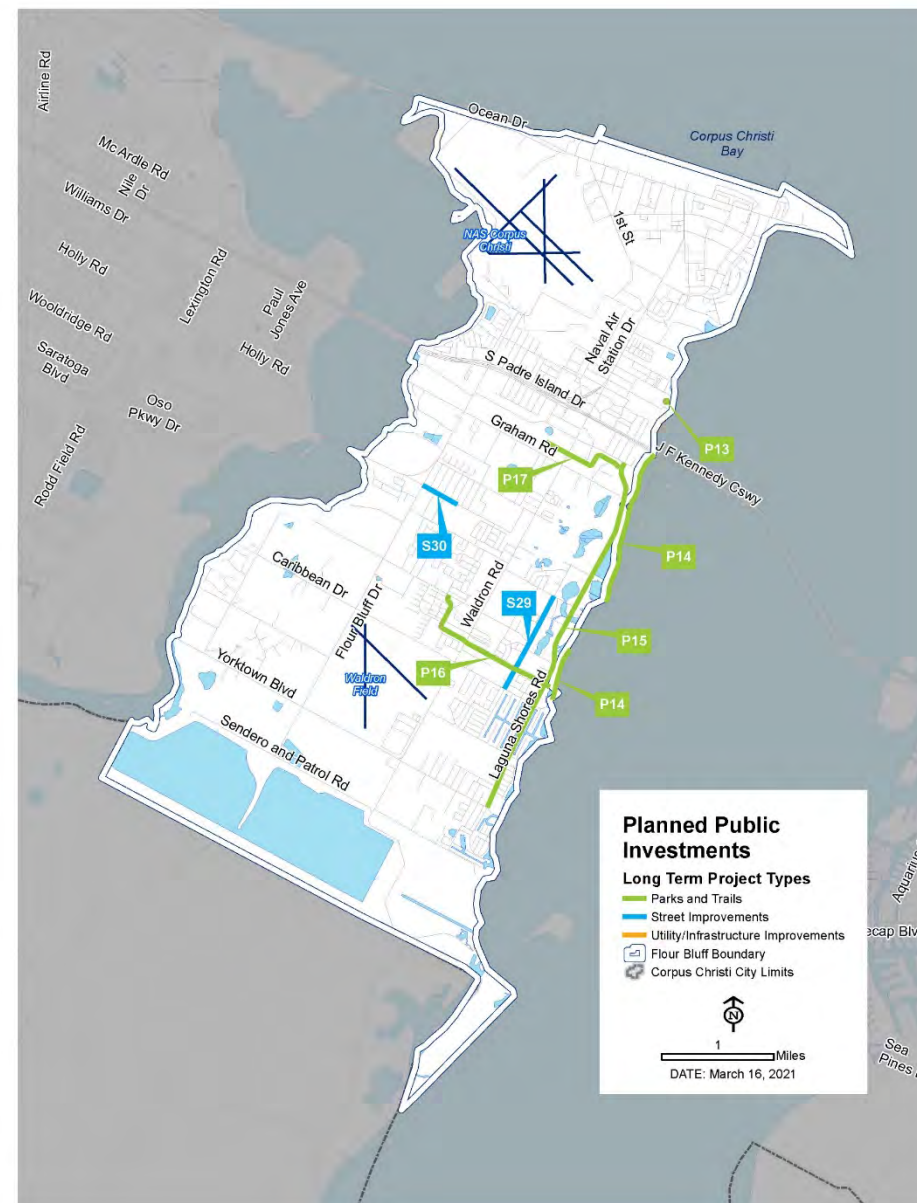
Long-Term Projects (10+ Years)

#	PROJECT NAME
PARKS AND TRAILS	
P13	Dimmit Park Trail System
P14	Laguna Madre Living Shoreline (GLO Project)
P15	Laguna Shores Hike & Bike Trail
P16	Drainage Channel Hike & Bike Trail (Glenoak Dr. to Laguna Madre)
P17	Drainage Channel Hike & Bike Trail (Parker Park to Laguna Madre)
UTILITY/INFRASTRUCTURE	
S29	Debra Ln. / Jamaica St.- Street, Stormwater, & Pedestrian Improvements + Extension
S30	Division Rd. Improvements + Bike Mobility

*Projects Not Mapped

Acronyms

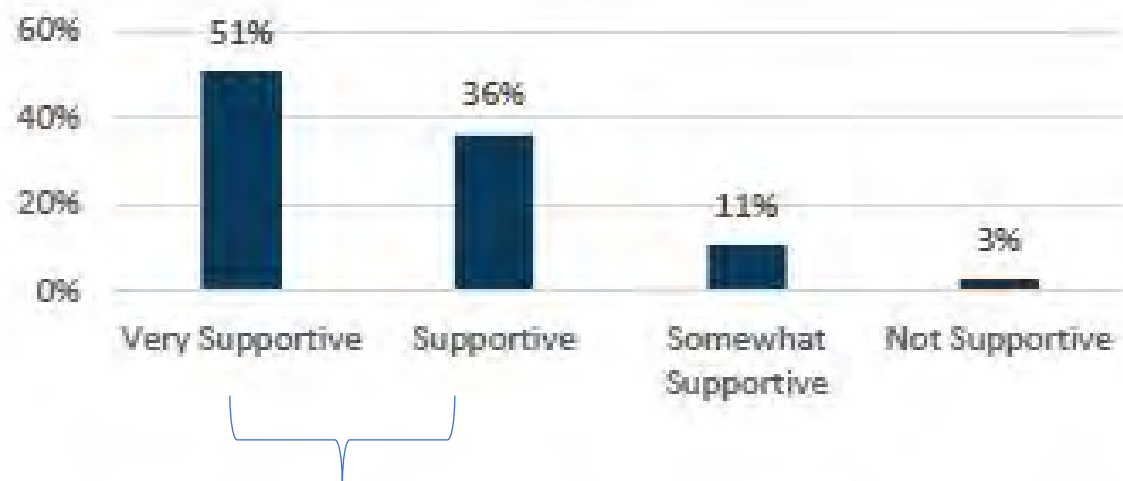
GLO - General Land Office (Projects are from the Texas Coastal Resiliency Plan)





Online Open House Summary

How much do you support adoption of the Flour Bluff Area Development Plan?



87% of respondents were supportive or very supportive of plan adoption.

Top 5 Ranked Short-Term Projects:

1. (P5) Oso Bay Trestle Bridge Hike & Bike Design = 43 votes
2. (P6) Oso Bay Hike & Bike Trail Phase 1 = 38 votes
3. (P3) Parker Park Covered Basketball Court & Improvements = 24 votes
4. (P4) Wranosky Park Skatepark Improvements = 22 votes
5. (S6) Glenoak Drive Reconstruction + Bike Mobility (Flour Bluff Dr. to Waldron Rd.) = 21 votes



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Recommendation

Staff and the Flour Bluff ADP Advisory Committee recommend plan adoption.



www.cctexas.com/flourbluff