



AGENDA MEMORANDUM
Planning Commission Public Hearing of April 28, 2021

DATE: April 21, 2021

TO: Al Raymond, Director of Development Services

FROM: Dan McGinn, AICP, Director of Planning and Environmental
DanielMc@cctexas.com
361-826-7011

Flour Bluff Area Development Plan

CAPTION:

Public Hearing for an Ordinance adopting a new Flour Bluff Area Development Plan, an element of the Plan CC Comprehensive Plan; rescinding the former Flour Bluff Area Development Plan adopted on September 14, 1993; and amending the Plan CC Comprehensive Plan.

SUMMARY:

The Flour Bluff ADP is an element of the City's Comprehensive Plan, designed to provide guidance and direction for the future development of this area. This planning effort will replace the previous ADP for the Flour Bluff area of the community, which was adopted in 1993.

BACKGROUND AND FINDINGS:

The City of Corpus Christi engaged the Freese and Nichols planning consultant team to evaluate current conditions, future opportunities, and identify a path forward that will direct public investment and facilitate future development in the Flour Bluff area.

Flour Bluff Area Development Plan (ADP) Content:

The major goals, policies, and implementation elements of the Flour Bluff ADP address the following:

Introduction

- Development of the Plan
- Demographics
- Engagement Process
- Online Survey Summary

Future Land Use Map

The Flour Bluff Future Land Use Map serves as a guide to future zoning and development decisions and provides a foundation to support the vision and recommendations of the plan.

Vision Themes

- Safe and Healthy Community
- Strong Local Economy
- Protect Natural Resources

Policy Initiatives and Implementation

- Provide stormwater management solutions to help flood-prone areas and enhance natural recreation assets.
- Create equitable opportunities for all Flour Bluff residents.
- Improve roadway conditions and connect the community through alternative transportation options.
- Foster Flour Bluff community pride.

Public Investment Initiatives

- Short-term (1-5 years)
- Mid-term (6 -10 years)
- Long-term (More than 10 years)

Public Engagement:

To develop the Flour Bluff ADP, the planning team gathered public input during online community meetings held March 25, 2020, October 7, 2020, and March 24, 2021, and during online surveys and virtual open house forums held March 12 through May 11, 2020, October 7 through October 21, 2020, and March 22 through April 11, 2021.

In addition, an Advisory Committee met throughout the planning initiative to provide guidance on both the process and content of the document. Five focus group meetings were also held in August of 2020 to gather area stakeholder and expert feedback on topics impacting the community and the plan.

RECOMMENDATION:

Staff and the Flour Bluff ADP Advisory Committee recommend adoption of the Flour Bluff Area Development Plan.

LIST OF SUPPORTING DOCUMENTS:

Ordinance

April 16, 2021 Draft Flour Bluff Area Development Plan

April 16, 2021 Draft Flour Bluff Future Land Use Map

March 22-April 11, 2021 Flour Bluff ADP Online Open House Summary

March 18, 2021 Flour Bluff ADP Background Report

PowerPoint Presentation