City of Corpus Christi

1201 Leopard Street
Corpus Christi, TX 78401
cctexas.com

Meeting Agenda

Planning Commission

Wednesday, April 28, 2021 **5:30 PM** **Via WebEx Video Conference**

Persons with disabilities who plan to attend this meeting and who may need auxiliary aids or services are requested to contact Catherine Garza, at 361-826-3577 or catherineg@cctexas.com, no later than 48 hours prior to this meeting so that appropriate arrangements can be made.

I. Call to Order, Roll Call

II. PUBLIC COMMENT - AUDIENCE/PRESENTER SOCIAL DISTANCING & PUBLIC HEARING INPUT AT PUBLIC MEETINGS OF THE PLANNING COMMISSION: To reduce the chance of COVID-19 transmission, public meetings will be held in a manner intended to separate, to the maximum practical extent, audience and presenters from personal contact with members of Community, City Staff, and the Planning Commission.

Public testimony and public hearing input for Public Comment and all items on the agenda at public meetings of the Planning Commission should be provided in writing, in the form of an e-mail or by using the PUBLIC COMMENT/INPUT FORM located on the City Secretary's webpage (PREFERRED METHOD) and shall be e-mailed to catherineg@cctexas.com no later than five minutes after the start of each meeting of the Planning Commission. Testimony and/or public input shall be in accordance with the City Secretary's instructions, which shall be posted on the City Secretary Office's door and on the City website, and allow for electronic submission. The written public testimony shall be provided to members of the Planning Commission prior to voting on measures for that meeting.

Written testimony shall be limited in accordance with the City Secretary's requirements and shall be placed into the record of each meeting. This testimony shall serve as the required public testimony pursuant to Texas Government Code 551.007 and shall constitute a public hearing for purposes of any public hearing requirement under law. The meeting may be held telephonically or via videoconference. The public may participate remotely by following the instructions of the City Secretary at www.cctexas.com/departments/city-secretary.

III. Approval of Absences: Commissioner Mandel

IV. Approval of Minutes

1. 21-0460 Regular Meeting Minutes of April 14, 2021

Attachments: MeetingMinutes21-Apr-2021-04-00-57 (6)

V. Consent Public Hearing (Items A & B): Discussion and Possible Action

A. New Plats

2. 21-0429 21PL1010
BRIDGES MILL VILLAGE UNIT 2 (FINAL - 23.850 ACRES)
Located north of Saratoga Boulevard and east of Kostoryz Road.

Attachments: CoverPg_21PL1010 BridgesMill.pdf
Bridges Mill Un2 Resol_R2_3-9-21.pdf
Bridges Mill REVISED R2_3-09-21.pdf

3. 21-0430 21PL1019
SAXET HEIGHTS, BLOCK 3, LOT 7A (FINAL REPLAT - 0.603 ACRES)
Located south of North Saxet Drive between Bartlett Drive and Baker Drive.

Attachments: CoverPg_21PL1019Saxet.pdf
Saxet Heights,Blk3 Resol R1_3-24-21.pdf
Saxet Heights, Blk3 R1_3-24-21.pdf

4. 21-0528 21PL1011
SANDRA LANE SUBDIVISION (FINAL - 3.39 ACRES)
Located east of Airline Road and north of Sandra Lane

Attachments: CoverPg_21PL1011Sandra Lane
Sandra Lane Sub.R3_3-30-21
Sandra Lane Resol R3_3-30-21

B. New Zoning

5. 21-0521 **Public Hearing - Rezoning Property at or near 7602 Yorktown Boulevard**

Case No. 0421-04 - Jackie Homes, LLC: Ordinance rezoning property at or near 7602 Yorktown Boulevard (located along the northside of Yorktown Boulevard, south of Fred's Folly Drive, east of Rodd Field Road, and west of Cayo del Oso) from the "FR" Farm Rural District to the "RS-4.5" Single-Family 4.5 District and the "CN-1" Neighborhood Commercial District.

Attachments: Report - Jackie Homes LLC
Presentation - Jackie Homes LLC

6. 21-0522 **Public Hearing - Rezoning Property at or near 14702 Northwest Boulevard (FM 624)**

Case No. 0421-05 - Vision Twenty Investments, LLC: Ordinance rezoning property at or near 14702 Northwest Boulevard (FM 624), located along the southside of Northwest Boulevard, east of Farm to Market Road 1889, north of Siesta Loop, and west of Hazel Bazemore Parkway, from the "FR" Farm Rural District to the "CG-2" General Commercial District.

Attachments: Report - Vision Twenty Investments
Presentation - Vision Twenty Investments

VI. Public Hearing (Item C): Discussion and Possible Action

C. Area Development Plan

7. 21-0526

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.

Attachments: Agenda Memo_ Flour Bluff Area Development Plan
Presentation-Flour Bluff ADP PC
DRAFT Flour Bluff Future Land Use Map
Ordinance- Flour Bluff ADP 2021
DRAFT Flour Bluff Area Development Plan
2021.03.18 Flour Bluff Background Document
2021.04.11 Flour Bluff Online Open House Summary

VII. Future Agenda Items

VIII. Director's Report

IX. Adjournment of Planning Commission Meeting

X. Convene Airport Zoning Commission Meeting (Planning Commission)

XI. Call to Order - Roll Call

XII. Public Comment: The public is invited to speak on any agenda item and any other items that pertain to the Airport Zoning Commission (see instructions for item "II." above).

XIII Approval of Absences - January 20, 2021: Vice Chairman Dibble

XIV. Approval of Airport Zoning (AZC) Minutes

8. 21-0499 Regular AZC Meeting Minutes of January 20, 2021

Attachments: 1.20.21AZCDraftMins.pdf

XV. Briefing - Air Installation Compatibility Use Zone Study

XVI. Director's Report

XVII. Future Agenda Items

XVIII. Adjournment of AZC Meeting

This meeting may be held via videoconference call pursuant to Texas Government Code § 551.127. If this meeting is held via video conference call or other remote method of meeting, then a member of this governmental body presiding over this meeting will be physically present at the location of this meeting unless this meeting is held pursuant to Texas Government Code § 551.125 due to an emergency or other public necessity pursuant to Texas Government Code § 551.045. The live stream of the Planning Commission meeting can be viewed online at the following address: www.cctexas.com/cctv or YouTube at CCTVCorpusChristi.

City of Corpus Christi

1201 Leopard Street
Corpus Christi, TX 78401
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Meeting Minutes

Planning Commission

Wednesday, April 14, 2021 | **5:30 PM** | **Via WebEx Video Conference**

I. Call to Order/Roll Call

Chairman Baugh called the meeting to order and a quorum was established with Commissioner Mandel absent.

II. PUBLIC COMMENT

Andrew Dimas, Development Services, informed the Commission that Staff has received written public comments for an item on the agenda they will be read into the record when the public hearing is opened for that specific item.

III. Approval of Absences: Commissioner Schroeder

A motion was made by Commissioner Zarghuoni to approve the absence listed above. The motion was seconded by Commissioner York and the motion passed.

IV. Approval of Minutes

1. Regular Meeting Minutes of March 31, 2021

Attachments: MeetingMinutes03.31.2021.pdf

A motion was made by Commissioner Miller to approve item "1" and it was seconded by Commissioner Salazar-Garza. The motion passed.

V. Consent Public Hearing (Items A & B): Discussion and Possible Action

Chairman Baugh asked Staff to present the Consent Agenda, items V.A & V.B. Mr. Dimas read the Consent Agenda items into the record. New Plat items "2 , 3 & 4" satisfy all requirements of the UDC/State Law and the Technical Review Committee (TRC) recommends approval. Staff also recommends approval for New Zoning Item "5" as stated in Staff's report.

After Staff's presentation, Chairman Baugh opened the floor for Commissioner comments/questions. Commissioner Schroeder and Commissioner Miller inquired about item New Zoning item "5". Commissioner York inquired about New Plat item "4". After questions concluded, Chairman Baugh opened the public hearing for the consent agenda items. Representing the applicant for item "5", John Bell addressed the Commission to clarify that the dining area is strictly for residents of the facility and not an open "soup kitchen". Mr. Dimas added that The United States Postal Service Union Hall returned a public notice stating opposition for item "5". There being no further comments, the

public hearing was closed.

A motion was made by Commissioner York to approve items "2, 3 & 4" and it was seconded by Commissioner Salazar-Garza. The motion passed. A motion was made by Commissioner Zarghouni to approve item "5" as presented by Staff. The motion was seconded by Commissioner Miller. The motion passed with Commissioner York abstaining.

A. New Plats

2. 21PL1014
PORT ARANSAS CLIFFS, BLOCK 413, LOT 3A AND 3B (FINAL-0.321 ACRES)
Located north of Rossiter Street and west of Santa Fe Street.

Attachments: CoverPg_21PL1014_Cliffs.pdf
PA Cliffs Resol R1_3-10-21.pdf
PA Cliffs Blk 413 R1_3-10-21.pdf

3. 21PL1018
BAY VIEW NO.2, BLOCK 1, LOT 12R (FINAL-0.142 ACRES)
Located east of Twelfth Street between Hancock Avenue and Buford Street.

Attachments: CoverPg_21PL1018_Bayview.pdf
Bay View No. 2, Resol R1_3-11-21.pdf
Bay View No. 2 R1_3-11-21.pdf

4. 20PL1131
MOORLAND VIEW (PRELIMINARY - 24.49 ACRES)
Located east of Fred's Folley and north of Yorktown Boulevard.

Attachments: CoverPg 20PL1131.pdf
Moorland View-Plat Review Comments.R3.pdf
MOORLAND VIEW - PRELIM.R3.pdf

B. New Zoning

5. Public Hearing - Rezoning property at or near 3030 Buffalo Avenue and 902 Nueces Bay Boulevard

Case No. 0421-03, ERF West Side, Inc: Ordinance rezoning property at or near 3030 Buffalo Avenue and 902 Nueces Bay Boulevard (located at the northeast corner of the intersection of Buffalo Street, Buddy

Lawrence Boulevard, and Nueces Bay Boulevard, south of Interstate 37) from the "CN-1" Neighborhood Commercial District, "CG-1" General Commercial District, and "CG-2" General Commercial District to the "CG-1/SP" General Commercial District with a Special Permit.

Attachments: Report - ERF West Side, LLC.pdf
Presentation - ERF West Side, LLC.pptx

VI. Public Hearing (Items C, D & E): Discussion and Possible Action

C. Plat - Appeal

6. 19PL1096
WESTWOOD HEIGHTS UNIT 4 (FINAL - 9.06 ACRES)
Located south of Leopard Street and west of Starlite Lane.
Appeal from a Staff Determination of Plat Expiration as a Result of Insufficient Progress on Construction of Improvements.

Attachments: PC Agenda Memo- Westwood Heights Unit 4.pdf
Appeal Request Letter.pdf
WESTWOOD_UNIT4_PCAPPRVD-11.13.19MTG.pdf

Mr. Dimas presented item "6" for the record as shown above. A determination that a plat has expired as a result of insufficient progress may be appealed to the Planning Commission within 30 days of notification that the plat has expired (Plat Expiration per UDC Section 3.8.5.F). He informed the Commission the plat expired on November 13, 2020. If the Planning Commission approves the appeal, this will extend the plat to May 13, 2021. This represents a 6-month extension from November 13, 2020, being the second approved plat extension. Mr. Dimas went through a timeline of events relevant to this request. On November 7, 2020, the applicant communicated with City Staff and requested a second extension. Because it did not meet the UDC provision that required the request be submitted five business days prior the last scheduled meeting for PC prior to the date of expiration, the item was not placed on the November 11, 2020 Planning Commission agenda.

Staff recommends denial of the appeal. The applicant can resubmit a plat application and associated public improvements. The applicant had paused his application for trust fund reimbursement because he indicated he was getting updated cost estimates for public improvements. Additionally, he indicated he would not be ready to begin work until November 2021. During the preparation of this appeal, City staff confirmed with the applicant's engineer the information listed above. An expired plat must be resubmitted to Development Services for processing as a new plat.

After Staff's presentation, Chairman Baugh opened the public hearing. Mr. Dimas stated that no written public comment forms were submitted for this item. The applicant, Navid Zarghouni, addressed the Commission in support of his appeal. He stated he believed he submitted the extension request in a

timely manner. With no further public comment, Chairman Baugh closed the public hearing. A motion to approve the applicants appeal was made by Chairman Baugh and it was seconded by Commissioner York. The motion passed.

D. Tabled Zoning

7. Public Hearing - Rezoning Property at or near 1402 Flour Bluff Drive

Case No. 0321-02 - The Estate of Hart F. Smith & Julianna Dunn Smith: Ordinance rezoning property at or near 1402 Flour Bluff Drive (located along the west side of Flour Bluff Drive, south of South Padre Island Drive (State Highway 358), and west of Compton Road) from the "RE" Residential Estate District to the "CG-2 General Commercial District and "RM-2" Multifamily District.

Attachments: Report - The Estate of Hart F. Smith et al.pdf
Presentation - The Estate of Hart F. Smith et al.pptx

Mr. Dimas read item "7" into the record as shown above. This case was tabled from the March 17, 2021 Planning Commission meeting and the applicant has supplied an alternative proposal covering multiple zoning districts. For location purposes, he presented several aerial views of the subject property. Mr. Dimas went over the history of zoning patterns. He also went over the UDC requirements for the rezoning (bufferyard/setbacks) as well as available municipal facilities. He informed the Commission that of the 34 public notices mailed, two were returned in favor and two were returned in opposition; eight written public comment forms were submitted stating opposition but those were from owners outside the notification area. He mentioned that those comments will be read into the record when the public hearing is opened.

Mr. Dimas informed the Commission that the subject property is not located in one of the Navy's Air Installation Compatibility Use Zones (AICUZ). However, the subject property is located adjacent and within 60 feet at its nearest and within 500 feet at the further point from Accident Potential Zone (APZ) 2 of he AICUZ. While the subject property is not located within the AICUZ Overlay, the uses will still be impacted by potential danger of aircraft crashes and the daily impact of aircraft noise.

The subject property is located within the boundaries of the Flour Bluff Area Development Plan (ADP) and is planned for low density residential uses. The proposed rezoning is inconsistent with the adopted Comprehensive Plan (Plan CC) and with the Future Land Use map which will have a negative impact upon the adjacent properties. Officials with Naval Air Station-Corpus Christi (NAS-CC) have commented, "Due to the close proximity of the APZ and flight track that overflies this parcel (transition from Naval Outlying Landing Field (NOLF) Waldron to NAS-CC) the density level of the proposed site is not recommended." For the "RM-2" Multifamily District portion of the subject property, the applicant anticipates between 500 and 600 apartment units. The maximum possible build-out based on the proposed 35.80 acres of the "RM-2" district is 1,074 dwelling units. For the reasons listed above, Staff recommends

denial of the change of zoning.

After Staff's presentation, Chairman Baugh opened the floor for Commissioner comments/questions. Vice Chairman Dibble stated his support for the rezoning as it is not in the AICUZ overlay. Commissioner York inquired about impacts to infrastructure for water/wastewater and their capacity in this area. At this time, Ex-Officio and Navy Representative, Ben Polak, joined the discussion to reiterate the Navy's recommendation.

Commissioner Miller asked about the historical zoning pattern, specifically the hotel and Wal-Mart located to the north of the subject property that are zoned "CG-1" General Commercial District. Mr. Dimas stated that all uses of an existing zoning district are granted by right without restrictions even if it is located in an APZ. It was clarified that the AICUZ was adopted with the UDC in 2011 as a guideline in the event of a rezoning case and it is not a codified regulation. Mr. Dimas presented Table 4.8.2 Compatible Districts of the UDC and added that the subject property is not rendered useless nor does it need to remain open land due to it's proximity to the AICUZ.

Commissioner York asked if this case required a Traffic Impact Analysis (TIA) report. Mr. Dimas stated the justification for requiring a TIA must reach a threshold of 501 peak hour trips (A.M. or P.M.). At the time the application was submitted for this case, 478 trips was reflected on the Peak Hour Trip form.

After Commissioner questions concluded, Chairman Baugh opened the public hearing. At this time, Mr. Dimas read the written public comment forms that were submitted for this case into the record (attached). After he concluded reading the forms, John Bell addressed the Commission in support of this rezoning case; he represents the applicant.

Mr. Bell went over the proposed, alternative plan which will consist of mixed uses and there are no plans for high-density development; 25-units per acre is proposed. He pointed out the difference in gross acre versus net acre calculations. He said the plan is to construct apartments behind the proposed commercial district along Flour Bluff Drive which will reduce peak hour trips. He reiterated that the property is outside of the AICUZ and presented the City wide AICUZ map. He stated this is a prime location for this project as there is accommodating and existing infrastructure that was improved during the time of construction for the Wal-Mart. Throughout Flour Bluff, this is the only location that can support this type of development. He stated there is a housing shortage and there are no "Class A" apartments available in the area. He said it has been at least 30 years since the last apartment development. He believes this project fulfills policies of the Comprehensive Plan and is a good transition for orderly growth considering the proximity to the Wal-Mart and hotel. He felt that not developing this area would be a waste of City resources and a waste of private property to deny a reasonable use. He added that the existing gas pipe line running through the property is not a high pressure line.

With no further public comment, the public hearing was closed. Discussion continued regarding the alternative proposal. The original proposal included a request for the "CG-2" district on the tract along Flour Bluff Drive. The alternative proposal changed that request to "CG-1". Staff recommends approval for this tract as it is consistent with the preliminary Future Land Use map. Staff along with the Navy do not recommend the proposed districts for

the remaining tracts and should remain low-density (1 - 2 dwelling units per acre). Staff acknowledges that the Flour Bluff ADP is currently being updated as well as the AICUZ maps.

A motion was made by Commissioner Miller to deny the rezoning request for item "7" and the motion was seconded by Commissioner Zarghouni. A roll call vote took place and the motion did not pass with Commissioners Miller, Zarghouni and Salazar-Garza voting in favor of the motion.

A motion was made by Vice Chairman Dibble to approve the alternative proposal presented by the applicant and it was seconded by Commissioner Schroeder. A roll call vote took place and the motion passed with Commissioners Miller, Zarghouni and Salazar-Garza voting "no".

E. Comprehensive Plan

8. Ordinance amending the Urban Transportation Plan Map (UTP), of Mobility CC, a transportation element of the Comprehensive Plan of the City of Corpus Christi, by shifting a proposed C1-Collector (Beach Access Rd. 2A) north, approximately 900 feet.

Attachments: Agenda Memo MI UTP Beach Access Rd. 2A.pdf
MustandIsland UTP PC 4.14.21.pptx
MustangIsland _UTP_ExB.pdf
ApplicantRequest.pdf

Avery Oltmans, Planning Department, presented item "8" as shown above. For location purposes he presented an aerial map. This request is associated with the future development of Porto Villageo Subdivision located on Mustang Island. The expansion of Porto Villageo to the north would place the future beach access road within the middle of the project. The proposed shift would move this beach access road to the northern edge of the subject property. The shifting of the C1-Collector (Beach Access Rd. 2A) approximately 900 feet to the north has minimal impact on the Urban Transportation Plan and will provide the same level of connectivity and access to the beach. The proposed shifting of the road to the north will also avoid wetland areas during construction reducing environmental impacts and construction costs. Staff recommends approval of the request to shift the (C1) Collector (Beach Access Rd. 2A).

After Staff's presentation, the floor was opened for Commissioner questions. Commissioner Schroeder inquired how the adjacent property to the north would be impacted and if there is a mechanism for notification besides the public hearing. After Commissioner questions concluded, Chairman Baugh opened the public hearing. There being none, the public hearing was closed. A motion was made by Chairman Baugh to approve Staff's recommendation for item "8" and it was seconded by Commissioner York. The motion passed.

VII. Director's Report: None.

VIII. Future Agenda Items

Vice Chairman Dibble asked what the proper mechanism would be to broaden

the public notification process for Urban Transportation Plan Amendments. Mr. Dimas stated a UDC text amendment would be the mechanism to execute that (Article 3). Vice Chairman Dibble asked Staff to look further into this request as a text amendment (signage/mail), and to place on the list of proposed amendments. Commissioner Miller and Chairman Baugh concurred.

IX. Adjournment

There being no further business to discuss, Chairman Baugh adjourned the meeting at 7:00 p.m.

TECHNICAL REVIEW PLAT REQUIREMENTS
REGULAR PLANNING COMMISSION MEETING
April 28, 2021

PROJECT: 20PL1010

BRIDGES MILL VILLAGE UNIT 2 (FINAL – 23.850 ACRES)
Located north of Saratoga Boulevard and east of Kostoryz Road.

Zoned: RS-4.5

Owner: Superior H & H Development, LLC
Engineer: Bass & Welsh Engineering

The applicant proposes to plat the property to construct 132 lots for a single-family subdivision. The submitted plat satisfies the requirements of the Unified Development Code and State Law and the Technical Review Committee recommends approval. All comments requiring resolution prior to Planning Commission approval have been addressed.

TECHNICAL REVIEW COMMITTEE (TRC) PLAT REVIEW COMMENTS

Interdepartmental Staff and outside agencies have reviewed and prepared comments for the proposed plat. These comments are intended to be final.
All plats must comply with applicable review criteria. All corrected plats must be submitted with a comment resolution (response) letter for staff review.
*****The application will be considered void after 180 days if no comments are submitted responding to distributed TRC comments.*****

Staff Only/District#: GG/District #1
App Received: 1-25-21
TRC Meeting Date: 2-04-21
TRC Comments Sent Date: 2-09-21 (Per Engineering)
Revisions Received Date (R1): 2-24-21
Staff Response Date (R1): 3-02-21
Revisions Received Date (R2): 3-09-21
Staff Response Date (R2): 3-19-20
Bass & Welsh Engineering submitted REVISED SHEET 2 3-25-21, Per Traffic Engineering
Planning Commission Date: 4-28-21 Public Notice Plat

Major plats, in compliance with review criteria, are recommended for approval to the Planning Commission by the TRC. Development Services staff will determine when the plat is scheduled for Planning Commission.
Administrative plats, in compliance with review criteria, are approved by the Director on a rolling basis.

Project: 20PL1010

BRIDGES MILL VILLAGE UNIT 2 (FINAL – 23.850 ACRES)
Located north of Saratoga Boulevard and east of Kostoryz Road.

Zoned: RS-4.5

Owner: Superior H & H Development, LLC
Surveyor/Engineer: Bass & Welsh Engineering

The applicant proposes to plat the property in order to construct 132 lots ~~and private park~~ for single family subdivision.

GIS

No.	Sheet	Comment	Applicant Response	Staff Resolution	Applicant Response	Staff Resolution
1	Plat	The plat closes within acceptable engineering standards.	Ok			

LAND DEVELOPMENT

No.	Sheet	Comment	Applicant Response	Staff Resolution	Applicant Response	Staff Resolution
1	Plat	All certificate blocks will need to be provided on first sheet.	This would cause the addition of a third sheet. I prefer to keep the plat two sheets.	Not Addressed	Done.	Addressed
2	Plat	On the Engineering certificate block change "Jalal Saleh, P.E" to "Brett Flint, P.E."	Done.	Addressed		
3	Plat	Note 8 **and** on the plat reference the Private Park to include "Non-buildable lot".	Eliminated private park (on lot and in notes)	Addressed		
4	Plat	Identify the dashlines on Block 4, Lot 18 and Block 5, Lot 1 along Willies Landing Drive.	Done.	Addressed		
5	Plat	Change the 10'Y.R to 20'Y.R for Block 6, Lots 1-3 along Bridges Mill Drive (UDC 4.3.3.)	Done.	Addressed		
6	Plat	To be consistent label 10'Y.R./U.E for **Block 9, Lots 1 & 10** along Hadi Drive (UDC 4.2.10)	UE not req'd/needed	Not Addressed	Done.	Addressed
7	Plat	To be consistent label 10'Y.R./U.E for **Block 8, Lots 1 & 10** along Hadi Drive (UDC 4.2.10)	UE not req'd/needed	Not Addressed	Done.	Addressed
8	Plat	To be consistent label 10'Y.R./U.E for **Block 7, Lots 1 & 9** along Hadi Drive (UDC 4.2.10)	UE not req'd/needed	Not Addressed	Done.	Addressed
9	Plat	On the rear of Blocks 1 and 2 change "10'U.E" to "15'U.E" as part of the continuing of Bridges Mill Unit 1, Vol 65, Page 17 (UDC 8.2.3.A.4)	Done.	Addressed		
10	Plat	On the rear of Block ~~1~~ 2, Lots 12-15 change "10'U.E" to "15'U.E" as part of the continuing of Block 3 (UDC 8.2.3.A.4)	I did this for Blk 2, Lots 12 - 15. Blk 1 does not go above Lot 13	**Correction:** On the rear of Block 2, Lots 12-15 change "10'U.E" to "15'U.E" as part of the continuing of Block 3 (UDC 8.2.3.A.4)	Done.	Addressed
11	Plat	**Prior to plat recordation** submit a legal instrument, for a Home Owners Association, for approval by the City Attorney (UDC 8.1.8)	Not needed with elimination of private park	Addressed		
12	Plat	**Prior to plat recordation** coordinate with AEP on street light fees and provided confirmation of payment .	Ok	Prior to recordation		
13	Plat	Water Distribution lot fee – 132 lots x $182.00/lot = **$24,024.00**	Ok	Prior to recordation		
14	Plat	Wastewater lot fee - 132 lots x $393.00/lot = **$51,876.00**	Ok	Prior to recordation		

PLANNING/Environment & Strategic Initiatives (ESI)

No.	Sheet	Comment	Applicant Response	Staff Resolution	Applicant Response	Staff Resolution
1	Plat	No comment.				

DEVELOPMENT SERVICES ENGINEERING

Action	Yes	No
Public Improvements Required?	**YES**	

Water	**YES**		
Fire Hydrants	**YES**		
Wastewater	**YES**		
Manhole	**YES**		
Stormwater	**YES**		
Sidewalks	**YES. Including over DE's leading to Drainage Right of Way**		Preliminary was approved without this; **3-10-21 Addressed in DS Engineering comments**
Streets	**YES**		

Refer to UDC Section 3.8.3.D Waivers if applicable.

Applicant Response on Waiver:		

DEVELOPMENT SERVICES ENGINEERING

No.	Sheet	Comment	Applicant Response	Staff Resolution	Applicant Response	Staff Resolution
1	Plat	Public Improvements Plans are required; submit a .PDF copy of proposed public improvements along with a title sheet to Publicimprovements@cctexas.com for review and approval; this item is required prior to Final Plat Recordation UDC 8.1.3.A	Ok	Addressed		
2	Plat	Include public sidewalk in Drainage Easements to Drainage Right of Way (Bicycle Path) and change DE to DE/Access Easement.	Preliminary was approved without this	Agreed, not required by the Preliminary Plat-Addressed		
3	Plat	Provide Section of drainage Right-of-Way with Bicycle/Pedestrian path.	Will do in construction plans if city pays for bike path. Preliminary approved without bike path	Not Addressed: Show as "Future Bicycle/Pedestrian Path"	Done (on attached preliminary plat).	3-10-21 Addressed

UTILITIES ENGINEERING

No.	Sheet	Comment	Applicant Response	Staff Resolution	Applicant Response	Staff Resolution
1	Plat	Water construction is required for platting.	ok	Addressed		
2	Plat	Wastewater construction is required for platting.	ok	Addressed		

TRAFFIC ENGINEERING

No.	Sheet	Comment	Applicant Response	Staff Resolution	Applicant Response	Applicant Response/Staff Response
1	Infor:	The proposed alignment of Masterson Drive appears to dead end into the ditch. Provide an exhibit or additional clarity within the plat that indicates the proposed alignment of Masterson Drive allows for the extension and future connection to the existing "Carroll Lane". This comment was previously made on the preliminary plat.	Masterson does not dead end into the ditch. It can be extended in the future. A simple observation of City GIS map demonstrates this	Not Addressed: The City's Transportation Plan, which is shown on the GIS maps, show the proposed classification and alignment of a City master planned street. The final geometric design is performed by	(Staff Resolution Cont.) It's not clear on whether this alignment ends at the Point of Curve (PC)/Point of Tangent(PT) or within the curve itself. An extension of the alignment is needed to see whether the roadway can maintain an alignment, meeting geometric standards, outside of the drainage ROW. An extension of the drainage ROW would also demonstrate if this were feasible. Once the applicant demonstrated on an exhibit that the alignment can be extended provides the possibility of future connection to the existing alignment to the north, then the comments will be satisfied.	See attached exhibit showing extension of Masterson Drive outside and parallel to drainage ROW. **3-18-21 Traffic Engineering Addressed**
2	Infor:	There is a Master Service Agreement (MSA) for Bond 2020 Street Feasibility Studies for Carroll Lane and Wickersham Drive. Mai Bernal (Engineering Services) is the PM for this project. Coordinate with Engineering Services to ensure Masterson Drive will connect to the existing segment of Carroll Lane. This comment was previously made on the preliminary plat.	Masterson can easily be connected to Carroll Lane. See City GIS.	Not Addressed	Once Masterson Drive leaves this subdivision and turns to be parallel to the ditch ROW it is a straight shot to Carroll Lane as shown on attached city GIS map	**3-18-21 Traffic Engineering Addressed**
3	Infor:	The plat should show the distance to the centerline of the drainage ROW for the entire property.	Done. Added to Sheet 2	Not Addressed	Done.	**3-18-21 Traffic Engineering Addressed**
4	Infor:	Review AASHTO guidelines regarding intersection geometry to improve proposed intersections of Hamed Street and Bridges Mill Drive, Bridges Mill Drive and Masterson Drive, and Hadi Drive and Masterson Drive. Intersections are recommended to intersect at 90-degrees. Improperly designed intersections create safety and operational issues. Comments were previously made on the preliminary plat regarding intersection geometry.	They do intersect at 90 degrees. Preliminary plat was approved in this configuration	No Addressed	Intersections listed all meet at 90 degrees. Preliminary plat was approved in this configuration without an exception for this.	3-18-21 Not Addressed: Although the right-of-way (centerlines) intersect at or close to 90 degrees, the approaches on the streets (named in our comments) should intersect on a tangent section and not a curve. In some cases, a longer tangent section should be provided. The intersection of Hamed Street and Bridges Mill Drive is the intersection we have the most issue with. We have service vehicles (e.g. Solid Waste trucks) that have to be able to make this turn on a weekly basis. Additionally, the UDC does not define all roadway design standards. The Engineer should refer to standard reference material (e.g, AASHTO) to ensure roads are designed to meet general standards. **3-26-21 Intersect on a tangent section is ADDRESSED**
5	Infor:	A tangent section (typically 100 ft) is required on intersection approaches. Provide the tangent distance proposed at each intersection.	Preliminary plat was approved in this configuration	Not Addressed	Preliminary plat was approved in this configuration without an exception for this. UDC does not specify this tangent section.	3-18-21 Not Addressed: See above comment #4; **3-26-21 ADDRESSED**
6	Infor:	Proposed driveway access to a public City Street shall conform to access management standards outlined in Article 7 of the UDC	Ok			
7	Infor:	Public improvement plans shall include all signage and pavement markings needed for traffic operations (e.g. signage, striping, traffic mitigation devices) in addition to standard "regulatory" STOP and street name blade sign installations. Additionally, cul-de-sacs must include either "NO OUTLET" or "DEAD END" signage. Temporary Dead-Ends should include the appropriate object markers and one-way streets must include signage for any one-way designations and affected side streets.	Ok			
8	Infor:	Public improvement plans shall include all proposed signs and sign sizes.	Ok			

9	Infor:	All traffic signs shall be furnished and installed by the Developer in accordance to specifications of, and subject to, latest version of the "Texas Manual on Uniform Traffic Control Devices (TMUTCD), public improvement plan reviews and inspections, by the City. This includes furnishing and installing "STOP" signs.	Ok			
10	Infor:	Guide, Warning, Regulatory, and School Area Traffic Signs shall be installed within and abutting the subdivision in accordance to specifications of, and subject to, latest version of the "Texas Manual on Uniform Traffic Control Devices (TMUTCD), public improvement plan reviews and inspections, by the City.				
11	Infor:	All post-mounted signs and object marker supports shall be mounted on a breakaway foundation.				
12	Infor:	Pavement markings shall be installed within the scope of the subdivision in accordance to specifications of, and subject to, latest version of the "Texas Manual on Uniform Traffic Control Devices (TMUTCD), public improvement plan reviews and inspections, by the City.	Ok			
13	Infor:	Pavement markings shall be installed within the scope of the subdivision on all streets classified as a collector (C1) or higher on the City's Urban Transportation Plan Map. Streets not designated as a collector (C1) or higher, but constructed with a 40-foot width (back-of-curb to back-of-curb) will be subject to specifications stated in public improvement plan review.	Ok			
14	Infor:	Raised blue pavement markers in accordance with the latest version of the "Texas Manual on Uniform Traffic Control Devices (TMUTCD)," shall be installed in the center of a street or safety lane at fire hydrant locations.	Ok			
15	Infor:	The Developer shall be responsible for furnishing and installing all signs shown on Public Improvement Plans. The includes furnishing and installing "STOP" signs in accordance with inspections by the City.	Ok			
16	Infor:	The developer or their representative is required to submit a "Street Lighting Plan", indicating the proposed locations and fixture type of street lights, for review and approval to the City's Traffic Engineering Department. All new fixture types will be LED. At a minimum, street lights will be required to be provided at entrances to the subdivision, all interior intersections, cul-de-sacs, dead-end streets, and as required by the City's Traffic Engineering Department to meet the City's continuous lighting standards.	Ok			
17	Infor:	The "Street Lighting Plan" shall indicate all existing street lights within 500-ft (+/-) of proposed street lights along tangent street sections. Preliminary "written" approval of the "Street Lighting Plan", by the City's Traffic Engineering Department, is required before the utility company (AEP or NEC) can start the design of the street lighting system and determine developer fees, which are required for plat recordation. Traffic Engineering issues a Letter of Authorization to the utility company, allowing for construction of the street lighting system, once this process is complete.	Ok			

FLOODPLAIN

No.	Sheet	Comment	Applicant Response	Staff Resolution	Applicant Response	Staff Resolution
1	Plat	No comment.				

FIRE DEPARTMENT - INFORMATIONAL, REQUIRED PRIOR TO BUILDING PERMIT

No.	Sheet	Comment	Applicant Response	Staff Resolution	Applicant Response	Staff Resolution
1	Infor:	Fire hydrant flow for residential areas shall have 750 GPM with a 20 PSI residual. Fire hydrants are to be located every 600 feet.	Not applying for building permit			
2	Infor:	Fire apparatus access roads shall be designed and maintained to support the imposed load of 75,000 lbs. and shall be surfaced to provide all weather driving capabilities by means of asphalt, concrete or other approved driving surface.	Not applying for building permit			
3	Infor:	Fire apparatus access roads shall have an unobstructed width of not less than 20 feet, exclusive of shoulders, an unobstructed vertical clearance of not less than 13 feet 6 inches	Not applying for building permit			
4	Infor:	Sec. 103.D Where a fire hydrant is located on a fire apparatus access road, the minimum road width shall be 26 feet, exclusive of shoulders	Not applying for building permit			
5	Infor:	Note: If parking is allowed on streets, the minimum width should be 32 ft. otherwise any obstructions to clear path of travel for emergency vehicles will require the painting of fire lanes or installation of No Parking Signs in accordance with section D103.6: Signs. Where required by the fire code official, fire apparatus access roads shall be marked with permanent NO PARKING—FIRE LANE signs.	Not applying for building permit			
6	Infor:	Note: a drivable surface capable of handling the weight of fire apparatus is required to be in place prior to "going vertical" with the structure.	Not applying for building permit			

7	Infor:	Dead-end fire apparatus access roads more than 150 feet (45 720 mm) in length shall be provided with an approved area for turning around fire apparatus. Turn around provisions shall be provided with either a 60 ft. "Y", or 96-foot diameter cul-de-sac (Section 503.2 and Appendix D- Cull de Sac turning diameter shall be 96' minimum.).	Not applying for building permit			
8	Infor:	Note: Sadie Lane and Masterson terminate into dead ends. Sadie Lane appears to be 87'11" which is acceptable. Masterson should be provided with turn around provisions unless connection to other development will occur soon.	Dead end of Masterson is less than 150'			
9	Infor:	Developments of one- or two-family dwellings where the number of dwelling units exceeds 30 shall be provided with two separate and approved fire apparatus access roads.	Sadie and Masterson would be extended with development of adjacent tract to the northeast. The preliminary plat was approved by the PC.			
10	Infor:	The number of dwelling units on a single fire apparatus access road shall not be increased unless fire apparatus access roads will connect with future development, as determined by the fire code official.	Ok			
11	Infor:	Note: Currently, plans indicate the only point of access is Masterson Street.	Ok			

GAS

No.	Sheet	Comment	Applicant Response	Staff Resolution	Applicant Response	Staff Resolution
1	Plat	Provide 10' U.E. Between lots 23 &24, 17 & 18, Block 3; 5" each side.	Done.	Addressed		
2	Plat	Provide 10' U.E. Between lots 11 & 12, Block 1 5' each side.	Done.	Addressed		
3	Plat	Provide 10' U.E. Between lots 2 & 3, 8 & 9, Block 2 5' each side	Done.	Addressed		
4	Plat	Provide 5' U.E. on lot 13, North side of Block 5	Done.	Addressed		

PARKS

No.	Sheet	Comment	Applicant Response	Staff Resolution	Applicant Response	Staff Resolution
1	Plat	Parkland Dedication Requirement and Park Development Fees apply. Parks Department will not accept land.	OK			
2	Plat	The developer must provide either the fair market value of the undeveloped land (as determined by a MAI certified real estate appraiser) or the actual purchase price (evidenced by a money contract or closing statement within 2 years of the application date) The fair market value may not exceed $62,500.00 per acre (UDC 8.3.5 & 8.3.6)	Ok	Prior to plat recordation		
3	Plat	Community Enrichment Fund fee = (1.32 acres) x (Fair Market Value or Actual Purchase Price) (UDC 8.3.5 & 8.3.6) OR $62,500/acre if fair market value/purchase information is not provided $82,500.00	Ok	Prior to plat recordation		
4	Plat	Park Development Fee ($200 per unit) = $200 x 132 units = $26,400.00 (Unplatted lots) (UDC 8.3.5 & 8.3.6)	Ok	Prior to plat recordation		

REGIONAL TRANSPORTATION AUTHORITY

No.	Sheet	Comment	Applicant Response	Staff Resolution	Applicant Response	Staff Resolution
1	Infor:	This final plat is not located along an existing or foreseeably planned CCRTA service route.	Ok			

NAS-CORPUS CHRISTI

No.	Sheet	Comment	Applicant Response	Staff Resolution	Applicant Response	Staff Resolution
1	Infor:	Located .9 miles from NOLF Cabaniss. Will be subjected to aircraft noise and overflight.	Ok			

CORPUS CHRISTI INTERNATIONAL AIRPORT

No.	Sheet	Comment	Applicant Response	Staff Resolution	Applicant Response	Staff Resolution
1	Infor:	.9 miles East of Cabaniss ALF. May be subject to overflight noise. May require aeronautical study based on construction method.	Ok			

AEP-TRANSMISSION

No.	Sheet	Comment	Applicant Response	Staff Resolution	Applicant Response	Staff Resolution
1	Plat	No comment.				

AEP-DISTRIBUTION

No.	Sheet	Comment	Applicant Response	Staff Resolution	Applicant Response	Staff Resolution
1	Plat	No comment.				

TXDOT

No.	Sheet	Comment	Applicant Response	Staff Resolution	Applicant Response	Staff Resolution
1	Plat	No comment.				

NUECES ELECTRIC

No.	Sheet	Comment	Applicant Response	Staff Resolution	Applicant Response	Staff Resolution

1	Plat	No comment.				

INFORMATIONAL
Comments noted below apply to the preliminary site/utility/transportation plan and preliminary storm water quality management plan (SWQMP) as observations for information only.
These comments should be considered during subsequent site and public infrastructure development but may be required as a condition for plat consideration by the Planning Commission for approval.
Additional comments may be issued with the subsequent submittal plans associated with the property development.
LAND DEVELOPMENT

1. Prior to recordation, provide a tax certificate indicating that all taxes have a $0.00 balance, along with the submittal of the original tracing.

STATE OF TEXAS §

COUNTY OF NUECES §

WE, SUPERIOR H & H DEVELOPMENT, LLC, HEREBY CERTIFY THAT WE ARE THE OWNERS OF THE LAND EMBRACED WITHIN THE BOUNDARIES OF THE FOREGOING PLAT, SUBJECT TO A LIEN IN FAVOR OF _____, THAT WE HAVE HAD SAID LAND SURVEYED AND SUBDIVIDED AS SHOWN, THAT STREETS AND EASEMENTS AS SHOWN HAVE BEEN HERETOFORE DEDICATED, OR IF NOT PREVIOUSLY DEDICATED, ARE HEREBY DEDICATED TO THE PUBLIC USE FOREVER AND THAT THIS PLAT WAS MADE FOR THE PURPOSES OF DESCRIPTION AND DEDICATION.

THIS THE _____ DAY OF _____, 20_____,

_____
HAMED MOSTAGHASI, VICE–PRESIDENT

STATE OF TEXAS §

COUNTY OF NUECES §

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY HAMED MOSTAGHASI, VICE–PRESIDENT OF SUPERIOR H & H DEVELOPMENT, LLC,

THIS THE _____ DAY OF _____, 20_____,

_____
NOTARY PUBLIC, IN AND FOR THE
STATE OF TEXAS

STATE OF TEXAS §

COUNTY OF NUECES §

I, NIXON M. WELSH, REGISTERED PROFESSIONAL LAND SURVEYOR OF BASS & WELSH ENGINEERING, HEREBY CERTIFY THAT THE FOREGOING PLAT WAS PREPARED FROM A SURVEY MADE ON THE GROUND UNDER MY DIRECTION.

THIS THE _____ DAY OF _____, 20_____,

_____
NIXON M. WELSH, R. P. L. S.

STATE OF TEXAS §

COUNTY OF NUECES §

WE, _____(NAME), HEREBY CERTIFY THAT WE ARE THE HOLDERS OF A LIEN ON THE LAND EMBRACED WITHIN THE BOUNDARIES OF THE FOREGOING MAP AND THAT WE APPROVE THE SUBDIVISION AND DEDICATION FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED.

BY: _____

TITLE: _____

STATE OF TEXAS §

COUNTY OF NUECES §

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY _____ (NAME),

_____ (TITLE), OF _____.

THIS THE _____ DAY OF _____, 20_____,

_____
NOTARY PUBLIC, IN AND FOR
THE STATE OF TEXAS

NOTES:

1. SET 5/8" IRON RODS AT ALL LOT CORNERS UNLESS OTHERWISE NOTED. ALL SET IRON RODS CONTAIN CAPS LABELED BASS AND WELSH ENGINEERING.

2. THE YARD REQUIREMENT, AS DEPICTED, IS A REQUIREMENT OF THE UNIFIED DEVELOPMENT CODE AND IS SUBJECT TO CHANGE AS THE ZONING MAY CHANGE.

3. THE BASIS OF BEARINGS IS THE STATE OF TEXAS LAMBERT GRID, SOUTH ZONE, NAD 1983.

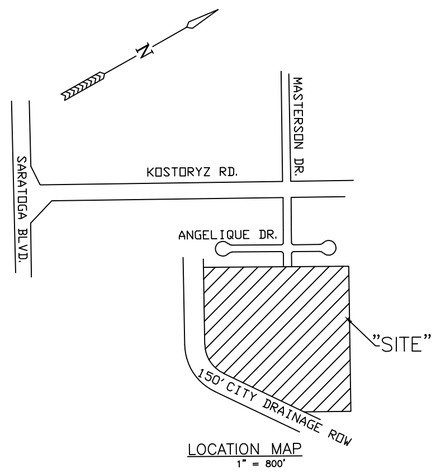
4. THE RECEIVING WATER FOR THE STORM WATER RUNOFF FROM THIS PROPERTY IS THE OSO CREEK. THE TCEQ HAS NOT CLASSIFIED THE AQUATIC LIFE USE FOR THE OSO CREEK, BUT IT IS RECOGNIZED AS AN ENVIRONMENTALLY SENSITIVE AREA. THE OSO CREEK FLOWS DIRECTLY INTO THE OSO BAY. THE TCEQ HAS CLASSIFIED THE AQUATIC LIFE USE FOR THE OSO BAY AS "EXCEPTIONAL" AND "OYSTER WATERS" AND CATEGORIZED THE RECEIVING WATER AS "CONTACT RECREATION" USE.

5. ALL OF THE SUBJECT SITE IS IN ZONE "C" ACCORDING TO FEMA MAP, COMMUNITY PANEL 485464 0238 C, REVISED JULY 18, 1985.

6. THERE ARE NO KNOWN NATURAL WATER BODIES, JURISDICTIONAL WETLANDS, ENDANGERED SPECIES HABITAT, STATE SUBMERGED LANDS OR CRITICAL DUNES ON THE SITE.

7. THE TOTAL PLATTED AREA CONTAINS 23.850 ACRES OF LAND INCLUDING STREET DEDICATIONS.

8. ALL DRIVEWAYS SHALL CONFORM TO ACCESS MANAGEMENT STANDARDS OUTLINED IN ARTICLE 7 OF THE UDC.



LOCATION MAP
1" = 800'

STATE OF TEXAS §

COUNTY OF NUECES §

THE FINAL PLAT OF THE HEREIN DESCRIBED PROPERTY WAS APPROVED BY THE DEPARTMENT OF DEVELOPMENT SERVICES OF THE CITY OF CORPUS CHRISTI, TEXAS

_____
BRETT FLINT, P.E.
DEVELOPMENT SERVICES ENGINEER

_____
DATE

STATE OF TEXAS §

COUNTY OF NUECES §

THE FINAL PLAT OF THE HEREIN DESCRIBED PROPERTY WAS APPROVED ON BEHALF OF THE CITY OF CORPUS CHRISTI, TEXAS, BY THE PLANNING COMMISSION.

THIS THE _____ DAY OF _____, 20_____,

_____
CHAIRMAN
JEREMY BAUGH

_____
SECRETARY
AL RAYMOND III, AIA

STATE OF TEXAS §

COUNTY OF NUECES §

I, KARA SANDS, CLERK OF THE COUNTY COURT IN AND FOR SAID COUNTY, DO HEREBY CERTIFY THAT THE FOREGOING INSTRUMENT DATED THE _____ DAY OF _____, 20_____ WITH ITS CERTIFICATE OF AUTHENTICATION, WAS FILED FOR RECORD IN MY OFFICE THE _____ DAY OF _____, 20_____ AT _____ O'CLOCK _____.M., AND DULY RECORDED THE _____ DAY OF _____, 20_____ AT _____ O'CLOCK _____.M. IN THE MAP RECORDS OF SAID COUNTY IN VOLUME _____, PAGE _____, INSTRUMENT NUMBER _____, WITNESS MY HAND AND SEAL OF THE COUNTY COURT IN AND FOR SAID COUNTY AT OFFICE IN CORPUS CHRISTI, NUECES COUNTY, TEXAS, THE DAY AND YEAR LAST WRITTEN.

BY: _____ _____
DEPUTY

KARA SANDS, CLERK
COUNTY COURT
NUECES COUNTY, TEXAS

PLAT OF
BRIDGES MILL VILLAGE UNIT 2

A 23.850 ACRE TRACT OF LAND, MORE OR LESS, A PORTION OF LOT 6, SECTION 9, BOHEMIAN COLONY LANDS, A MAP OF WHICH IS RECORDED IN V. "A", P. 48, MAP RECORDS, NUECES COUNTY, TEXAS

CORPUS CHRISTI, NUECES COUNTY, TEXAS

BASS & WELSH ENGINEERING
TX SURVEY REG. NO 100027–00, TX ENGINEERING REG. NO. F–52, 3054 S. ALAMEDA STREET, CORPUS CHRISTI, TEXAS 78404

FILE: PLAT-SH1
PLOT DATE: 3/9/21
JOB NO.: 13017
SCALE: 1" = 60'
PLOT SCALE: SAME
SHEET 1 OF 3

PLAT OF BRIDGES MILL VILLAGE UNIT 2 CORPUS CHRISTI, NUECES COUNTY, TEXAS

CURVE DATA

(A) D=90° 00′ 00″ R=15. 00′ T=15. 00′ L=23. 56′ CB=S73° 38′ 30″ W CH=21. 21′

(B) D=41° 24′ 35″ R=35. 00′ T=13. 23′ L=25. 30′ CB=S07° 56′ 10″ W CH=24. 75′

(C) D=172° 49′ 09″ R=45. 00′ T=717. 18′ L=135. 73′ CB=S73° 38′ 27″ W CH=89. 82′

(D) D=41° 24′ 35″ R=35. 00′ T=13. 23′ L=25. 30′ CB=N40° 39′ 16″ W CH=24. 75′

(E) D=90° 00′ 00″ R=10. 00′ T=10. 00′ L=15. 71′ CB=N73° 38′ 27″ E CH=14. 14′

(F) D=90° 00′ 00″ R=10. 00′ T=10. 00′ L=15. 71′ CB=N16° 21′ 33″ W CH=14. 14′

(G) D=90° 00′ 00″ R=15. 00′ T=15. 00′ L=23. 56′ CB=N16° 21′ 33″ W CH=21. 21′

(H) D=91° 02′ 27″ R=15. 00′ T=15. 27′ L=23. 83′ CB=N16° 52′ 46″ W CH=21. 40′

(I) D=36° 53′ 20″ R=390. 00′ T=130. 07′ L=251. 10′ CB=N80° 50′ 40″ W CH=246. 78′

(J) D=89° 09′ 38″ R=15. 00′ T=14. 78′ L=23. 34′ CB=S73° 13′ 16″ W CH=21. 06′

(K) D=13° 53′ 58″ R=450. 00′ T=54. 85′ L=109. 16′ CB=N69° 08′ 53″ W CH=108. 90′

(L) D=81° 48′ 31″ R=15. 00′ T=13. 00′ L=21. 42′ CB=N35° 11′ 37″ W CH=19. 64′

(M) M=48° 54′ 59″ R=25. 00′ T=11. 37′ L=21. 34′ CB=S30° 10′ 08″ W CH=20. 70′

(N) D=90° 00′ 00″ R=10. 00′ T=10. 00′ L=15. 71′ CB=N80° 22′ 22″ W CH=14. 14′

(D) D=64° 00′ 49″ R=60. 00′ T=37. 50′ L=67. 03′ CB=S03° 21′ 58″ E CH=63. 60′

(P) D=90° 00′ 00″ R=10. 00′ T=10. 00′ L=15. 71′ CB=N09° 37′ 38″ E CH=14. 14′

(Q) D=63° 29′ 57″ R=50. 00′ T=30. 94′ L=55. 41′ CB=S86° 22′ 36″ W CH=52. 62′

(R) D=63° 29′ 57″ R=100. 00′ T=61. 88′ L=110. 83′ CB=S86° 22′ 36″ W CH=105. 24′

(S) D=90° 30′ 53″ R=10. 00′ T=10. 09′ L=15. 80′ CB=S16° 36′ 59″ E CH=14. 21′

(T) D=89° 29′ 07″ R=10. 00′ T=9. 91′ L=15. 62′ CB=S73° 23′ 01″ W CH=14. 08′

(U) D=41° 24′ 35″ R=35. 00′ T=13. 23′ L=25. 30′ CB=N82° 34′ 43″ W CH=24. 75′

(V) D=173° 20′ 02″ R=45. 00′ T=772. 68′ L=136. 14′ CB=S16° 36′ 59″ E CH=89. 85′

(W) D=41° 24′ 35″ R=35. 00′ T=13. 23′ L=25. 30′ CB=S49° 20′ 44″ W CH=24. 75′

(X) D=64° 00′ 49″ R=10. 00′ T=6. 25′ L=11. 17′ CB=N03° 21′ 58″ W CH=10. 60′

BRIDGES MILL VILLAGE UNIT 1, V. 65, P. 17, M. R.

N28° 38′ 27″ E 1082. 78′

OLIVIA STREET

SADIE STREET

HAMED ST.

MASTERSON DRIVE

HADI DRIVE

WILLIES LANDING DR.

BRIDGES MILL DR.

CL 150′ DRAINAGE RDW CARROLL KOSTORYZ REACH

DRAINAGE RIGHT-OF-WAY CITY OF CORPUS CHRISTI, V. 1309, P. 315, D. R.

S61° 47′ 52″ E 1084. 18′

LOT 6, SECTION 9, BOHEMIAN COLONY LANDS, V. A, P. 48, M. R. NUECES REAL ESTATE PARTNERSHIP

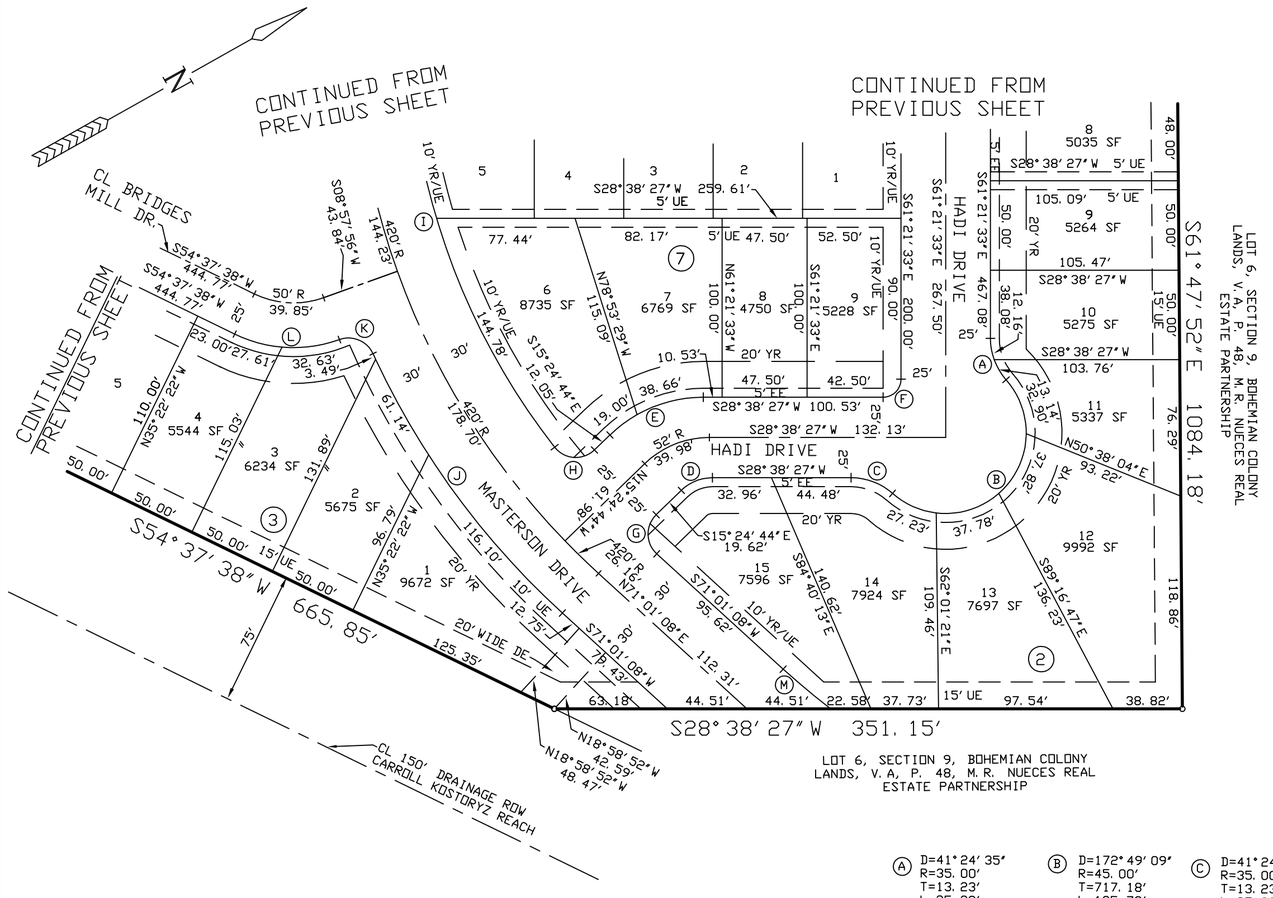
CONTINUED ON FOLLOWING SHEET

CONTINUED ON FOLLOWING SHEET

BASS & WELSH ENGINEERING
TX SURVEY REG. NO 100027-00, TX ENGINEERING REG. NO. F-52, 3054 S. ALAMEDA STREET, CORPUS CHRISTI, TEXAS 78404

FILE: PLAT-SH2
PLOT DATE: 3/25/21
JOB NO.: 13017
SCALE: 1″ = 60′
PLOT SCALE: SAME
SHEET 2 OF 3

0 30′ 60′ 120′
SCALE: 1″= 60′



(A) D=41° 24' 35"
R=35. 00'
T=13. 23'
L=25. 30'
CB=N82° 03' 50" W
CH=24. 75'

(B) D=172° 49' 09"
R=45. 00'
T=717. 18'
L=135. 73'
CB=S16° 21' 33" E
CH=89. 82'

(C) D=41° 24' 35"
R=35. 00'
T=13. 23'
L=25. 30'
CB=S49° 20' 44" W
CH=24. 75'

(D) D=44° 03' 11"
R=25. 00'
T=10. 11'
L=19. 22'
CB=S06° 36' 52" W
CH=18. 75'

(E) D=44° 03' 11"
R=75. 00'
T=30. 34'
L=57. 67'
CB=S06° 36' 52" W
CH=56. 26'

(F) D=90° 00' 00"
R=10. 00'
T=10. 00'
L=15. 71'
CB=N16° 21' 33" W
CH=14. 14'

(G) D=93° 34' 08"
R=15. 00'
T=15. 96'
L=24. 50'
CB=N62° 11' 48" W
CH=21. 86'

(H) D=96° 07' 24"
R=15. 00'
T=16. 70'
L=25. 16'
CB=N32° 38' 58" E
CH=22. 32'

(I) D=36° 53' 20"
R=390. 00'
T=130. 07'
L=251. 10'
CB=N80° 50' 40" W
CH=246. 78'

(J) D=23° 00' 42"
R=450. 00'
T=91. 60'
L=180. 73'
CB=S82° 31' 29" W
CH=179. 52'

(K) D=85° 25' 33"
R=15. 00'
T=13. 85'
L=22. 36'
CB=S51° 19' 05" W
CH=20. 35'

(L) D=46° 01' 20"
R=75. 00'
T=31. 85'
L=60. 24'
CB=S31° 36' 58" W
CH=58. 64'

(M) D=05° 05' 03"
R=390. 00'
T=17. 31'
L=34. 61'
CB=N68° 28' 37" E
CH=34. 60'

0 30' 60' 120'
SCALE: 1"= 60'

PLAT OF BRIDGES MILL VILLAGE UNIT 2 CORPUS CHRISTI, NUECES COUNTY, TEXAS

BASS & WELSH ENGINEERING
TX SURVEY REG. NO 100027-00, TX ENGINEERING REG. NO. F-52, 3054 S. ALAMEDA STREET, CORPUS CHRISTI, TEXAS 78404

FILE: PLAT-SH3
PLOT DATE: 3/9/21
JOB NO.: 13017
SCALE: 1" = 60'
PLOT SCALE: SAME
SHEET 3 OF 3

TECHNICAL REVIEW PLAT REQUIREMENTS
REGULAR PLANNING COMMISSION MEETING
April 28, 2021

PROJECT: 21PL1019

SAXET HEIGHTS, BLOCK 3, LOT 7A (FINAL REPLAT – 0.603 ACRES)
Located south of North Saxet Drive between Bartlett Drive and Baker Drive.

Zoned: RS-6

Owner: Eddie and Veronica C Moreno
Engineer/Surveyor: Brister Surveying

The applicant proposes to replat lots 7, 8, 24 and portions of Lots 6 and 25 into one residential lot. The submitted plat satisfies the requirements of the Unified Development Code and State Law and the Technical Review Committee recommends approval. All comments requiring resolution prior to Planning Commission approval have been addressed.

TECHNICAL REVIEW COMMITTEE (TRC) PLAT REVIEW COMMENTS

Interdepartmental Staff and outside agencies have reviewed and prepared comments for the proposed plat. These comments are intended to be final.
All plats must comply with applicable review criteria. All corrected plats must be submitted with a comment resolution (response) letter for staff review.
*****The application will be considered void after 180 days if no comments are submitted responding to distributed TRC comments.*****

Staff Only/District#: GG/District #1
App Received: 2-10-21 Process for 3-10-21 Deadline
TRC Meeting Date: 3-18-21
TRC Comments Sent Date: 3-24-21
Revisions Received Date (R1): 3-24-21
Staff Response Date (R1): 3-25-21
Revisions Received Date (R2): N/A
Staff Response Date (R2): N/A
Planning Commission Date: 4-28-21 Public Notice Plat

Major plats, in compliance with review criteria, are recommended for approval to the Planning Commission by the TRC. Development Services staff will determine when the plat is scheduled for Planning Commission.
Administrative plats, in compliance with review criteria, are approved by the Director on a rolling basis.

Project: 21PL1019

SAXET HEIGHTS, BLOCK 3, LOT 7A (FINAL REPLAT – 0.603 ACRES)
Located south of N. Saxet Drive between Bartlett Drive and Baker Drive.

Zoned: RS-6

Owner: Eddie and Veronica C Moreno
Surveyor/Engineer: Brister Surveying

The applicant proposes to replat lots 7, 8, 24 and portions of Lots 6 and 25 into 1 residential lot.

GIS						
No.	**Sheet**	**Comment**	**Applicant Response**	**Staff Resolution**	**Applicant Response**	**Staff Resolution**
1	Plat	The plat closes within acceptable engineering standards.	Ok			

LAND DEVELOPMENT						
No.	**Sheet**	**Comment**	**Applicant Response**	**Staff Resolution**	**Applicant Response**	**Staff Resolution**
1	Both Sheets	Revise the plat title to read: "Final Plat of…"	Revised title	Addressed		
2	Plat	On the Engineering certificate block change "Jala Saleh, P.E." to "Brett Flint, P.E."	Changed name	Addressed		
3	Plat	Per DS Engineering, Development Fees Exempt (platted with existing services).	Ok			

PLANNING/Environment & Strategic Initiatives (ESI)						
No.	**Sheet**	**Comment**	**Applicant Response**	**Staff Resolution**	**Applicant Response**	**Staff Resolution**
1	Plat	No comment.	No response			

DEVELOPMENT SERVICES ENGINEERING		
Action	**Yes**	**No**
Public Improvements Required?		**No**
Water		**No**
Fire Hydrants		**No**
Wastewater		**No**
Manhole		**No**
Stormwater		**No**
Sidewalks		**No, existing sidewalks.**
Streets		**No**

Refer to UDC Section 3.8.3.D Waivers if applicable.

Applicant Response on Waiver:		No

DEVELOPMENT SERVICES ENGINEERING						
No.	**Sheet**	**Comment**	**Applicant Response**	**Staff Resolution**	**Applicant Response**	**Staff Resolution**
1	Plat	Development on this site shall manage storm water drainage caused by the development of the property, drainage directed to the property by ultimate development, and drainage naturally flowing onto and through the property per UDC 8.2.8.B.2	Ok			

UTILITIES ENGINEERING						
No.	**Sheet**	**Comment**	**Applicant Response**	**Staff Resolution**	**Applicant Response**	**Staff Resolution**
1	Plat	No water construction is required for platting.	Ok			
2	Plat	No wastewater construction is required for platting.	Ok			

TRAFFIC ENGINEERING						
No.	**Sheet**	**Comment**	**Applicant Response**	**Staff Resolution**	**Applicant Response**	**Staff Resolution**
1	Infor:	Proposed driveway access to a public City Street shall conform to access management standards outlined in Article 7 of the UDC	Ok			

FLOODPLAIN						
No.	**Sheet**	**Comment**	**Applicant Response**	**Staff Resolution**	**Applicant Response**	**Staff Resolution**
1	Plat	No comment.	No response			

FIRE DEPARTMENT - INFORMATIONAL, REQUIRED PRIOR TO BUILDING PERMIT						
No.	**Sheet**	**Comment**	**Applicant Response**	**Staff Resolution**	**Applicant Response**	**Staff Resolution**
1	Plat	Fire has no comment.	No response			

GAS						
No.	**Sheet**	**Comment**	**Applicant Response**	**Staff Resolution**	**Applicant Response**	**Staff Resolution**
1	Plat	No comment.	No response			

PARKS						
No.	**Sheet**	**Comment**	**Applicant Response**	**Staff Resolution**	**Applicant Response**	**Staff Resolution**
1	Plat	No comment.	No response			

REGIONAL TRANSPORTATION AUTHORITY						
No.	**Sheet**	**Comment**	**Applicant Response**	**Staff Resolution**	**Applicant Response**	**Staff Resolution**
1	Infor:	This final plat is not located along an existing or foreseeably planned CCRTA service route.	Ok			

NAS-CORPUS CHRISTI						
No.	**Sheet**	**Comment**	**Applicant Response**	**Staff Resolution**	**Applicant Response**	**Staff Resolution**
1	Plat	No comment.	No response			

CORPUS CHRISTI INTERNATIONAL AIRPORT						
No.	**Sheet**	**Comment**	**Applicant Response**	**Staff Resolution**	**Applicant Response**	**Staff Resolution**
1	Plat	3.7 miles Northeast of CCIA an aeronautical study may be required based on construction methods.	Ok			

AEP-TRANSMISSION						
No.	**Sheet**	**Comment**	**Applicant Response**	**Staff Resolution**	**Applicant Response**	**Staff Resolution**
1	Plat	No comment.	No response			

AEP-DISTRIBUTION						
No.	**Sheet**	**Comment**	**Applicant Response**	**Staff Resolution**	**Applicant Response**	**Staff Resolution**
1	Plat	No comment.	No response			

TXDOT						
No.	**Sheet**	**Comment**	**Applicant Response**	**Staff Resolution**	**Applicant Response**	**Staff Resolution**
1	Plat	No comment.	No response			

NUECES ELECTRIC						
No.	**Sheet**	**Comment**	**Applicant Response**	**Staff Resolution**	**Applicant Response**	**Staff Resolution**
1	Plat	No comment.	No response			

INFORMATIONAL

Comments noted below apply to the preliminary site/utility/transportation plan and preliminary storm water quality management plan (SWQMP) as observations

for information only.
These comments should be considered during subsequent site and public infrastructure development but may be required as a condition for plat consideration by the Planning Commission for approval.
Additional comments may be issued with the subsequent submittal plans associated with the property development.

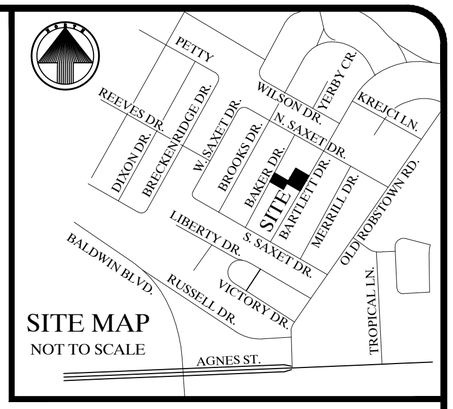
LAND DEVELOPMENT

1. Prior to recordation, provide a tax certificate indicating that all taxes have a $0.00 balance, along with the submittal of the original tracing.

Brister Surveying
4455 South Padre Island Drive Suite 51
Corpus Christi, Texas 78411
Office 361-850-1800
Fax 361-850-1802
bristersurveying@corpus.twcbc.com
Firm Registration No. 10072800

FINAL PLAT OF SAXET HEIGHTS BLOCK 3, LOT 7A

BEING A REPLAT OF BLOCK 3, ALL OF LOTS 7, 8, 24, THE SOUTHWEST HALF OF LOT 6, AND THE SOUTHWEST 22.00 FEET OF LOT 25, SAXET HEIGHTS, AS SHOWN ON A MAP RECORDED IN VOLUME 7, PAGE 59, MAP RECORDS OF NUECES COUNTY, TEXAS.



SITE MAP
NOT TO SCALE

STATE OF TEXAS
COUNTY OF NUECES

WE, EDDIE AND VERONICA MORENO, DO HEREBY CERTIFY THAT WE ARE THE OWNERS OF LOT 7A, BLOCK 3, SAXET HEIGHTS , THE PROPERTY SHOWN HEREON, WE HAVE HAD SAID LAND SURVEYED AS SHOWN ON THE FOREGOING MAP. THIS MAP HAS BEEN PREPARED FOR THE PURPOSE OF DESCRIPTION AND DEDICATION.

THIS THE_____ DAY OF_____ , 2021

_____
EDDIE MORENO, OWNER

_____
VERONICA C. MORENO, OWNER

STATE OF TEXAS
COUNTY OF NUECES

BEFORE ME, EDDIE MORENO, ON THIS DAY PERSONALLY APPEARED THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME AS THE ACT AND DEED OF SAID LANDS FOR THE PURPOSE AND CONSIDERATION THEREIN EXPRESSED, AND IN THE CAPACITY STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE.

THIS THE _____ DAY OF _____ , 2021

_____
NOTARY PUBLIC

STATE OF TEXAS
COUNTY OF NUECES

BEFORE ME, VERONICA C. MORENO, ON THIS DAY PERSONALLY APPEARED THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT SHE EXECUTED THE SAME AS THE ACT AND DEED OF SAID LANDS FOR THE PURPOSE AND CONSIDERATION THEREIN EXPRESSED, AND IN THE CAPACITY STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE.

THIS THE _____ DAY OF _____ , 2021

_____
NOTARY PUBLIC

STATE OF TEXAS
COUNTY OF NUECES

THIS FINAL PLAT OF THE HEREIN DESCRIBED PROPERTY WAS APPROVED BY THE DEVELOPMENT SERVICES ENGINEER OF THE CITY OF CORPUS CHRISTI, TEXAS.

THIS THE _____ DAY OF _____ , 2021

_____
BRETT FLINT, P.E.
DEVELOPMENT SERVICES ENGINEER

STATE OF TEXAS
COUNTY OF NUECES

THIS FINAL PLAT OF THE HEREIN DESCRIBED PROPERTY WAS APPROVED BY THE PLANNING COMMISSION OF THE CITY OF CORPUS CHRISTI, TEXAS.

THIS THE _____ DAY OF _____ , 2021

_____
JEREMY BAUGH
CHAIRMAN

_____
AL RAYMOND III, A.I.A.
SECRETARY

STATE OF TEXAS
COUNTY OF NUECES

I, KARA SANDS, CLERK OF THE COUNTY COURT IN AND FOR NUECES COUNTY, TEXAS, DO HEREBY CERTIFY THAT THE FOREGOING INSTRUMENT DATED THE _____ DAY OF _____, 2021, WITH ITS CERTIFICATE OF AUTHENTICATION WAS FILED FOR RECORD IN MY OFFICE THE _____ DAY OF _____, 2021 AT _____ O'CLOCK __M IN SAID COUNTY IN VOLUME _____, PAGE _____ MAP RECORDS.

WITNESS MY HAND AND SEAL OF THE COUNTY COURT, IN AND FOR SAID COUNTY AT MY OFFICE, IN CORPUS CHRISTI, TEXAS, THE DAY AND YEAR LAST WRITTEN.

NO._____
FILED FOR RECORD

_____ BY: _____
KARA SANDS, CLERK DEPUTY:
NUECES COUNTY, TEXAS

AT _____ O'CLOCK __M

STATE OF TEXAS
COUNTY OF NUECES

I, RONALD E. BRISTER, A REGISTERED PROFESSIONAL LAND SURVEYOR OF BRISTER SURVEYING, HAVE PREPARED THE FOREGOING MAP FROM A SURVEY MADE ON THE GROUND UNDER MY DIRECTION AND IT IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE, INFORMATION AND BELIEF.

THIS THE _____ DAY OF _____ , 2021

_____
RONALD E. BRISTER
REGISTERED PROFESSIONAL LAND SURVEYOR

NOTES:

1. THE RECEIVING WATER FOR THE STORM WATER RUNOFF FROM THIS PROPERTY IS THE CORPUS CHRISTI INNER HARBOR. THE TCEQ HAS CLASSIFIED THE AQUATIC LIFE USE FOR THE CORPUS CHRISTI INNER HARBOR AS "INTERMEDIATE".

2. BY GRAPHIC PLOTTING ONLY, THIS PROPERTY IS IN ZONE "C" ON THE FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NO. 485464 0166 C, WHICH BEARS AN EFFECTIVE DATE OF JULY 18, 1985 AND IS NOT IN A SPECIAL FLOOD HAZARD AREA.

3. MEASURED BEARINGS ARE BASED ON GLOBAL POSITIONING SYSTEM NAD 83 (93) 4205 DATUM.

4. SET 5/8" RE-BAR = STEEL RE-BAR SET WITH YELLOW PLASTIC CAP LABELED BRISTER SURVEYING.

5. THE TOTAL PLATTED AREA IS 0.603 ACRES.

6. THE YARD REQUIREMENT, AS DEPICTED, IS A REQUIREMENT OF THE UNIFIED DEVELOPMENT CODE AND IS SUBJECT TO CHANGE AS THE ZONING MAY CHANGE.

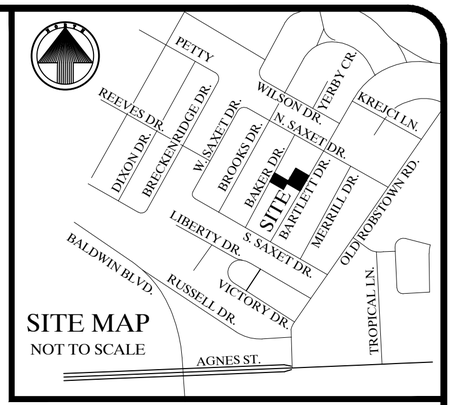
DATE OF MAP: 24 MARCH 2021

Brister Surveying
4455 South Padre Island Drive Suite 51
Corpus Christi, Texas 78411
Office 361-850-1800
Fax 361-850-1802
bristersurveying@corpus.twcbc.com
Firm Registration No. 10072800

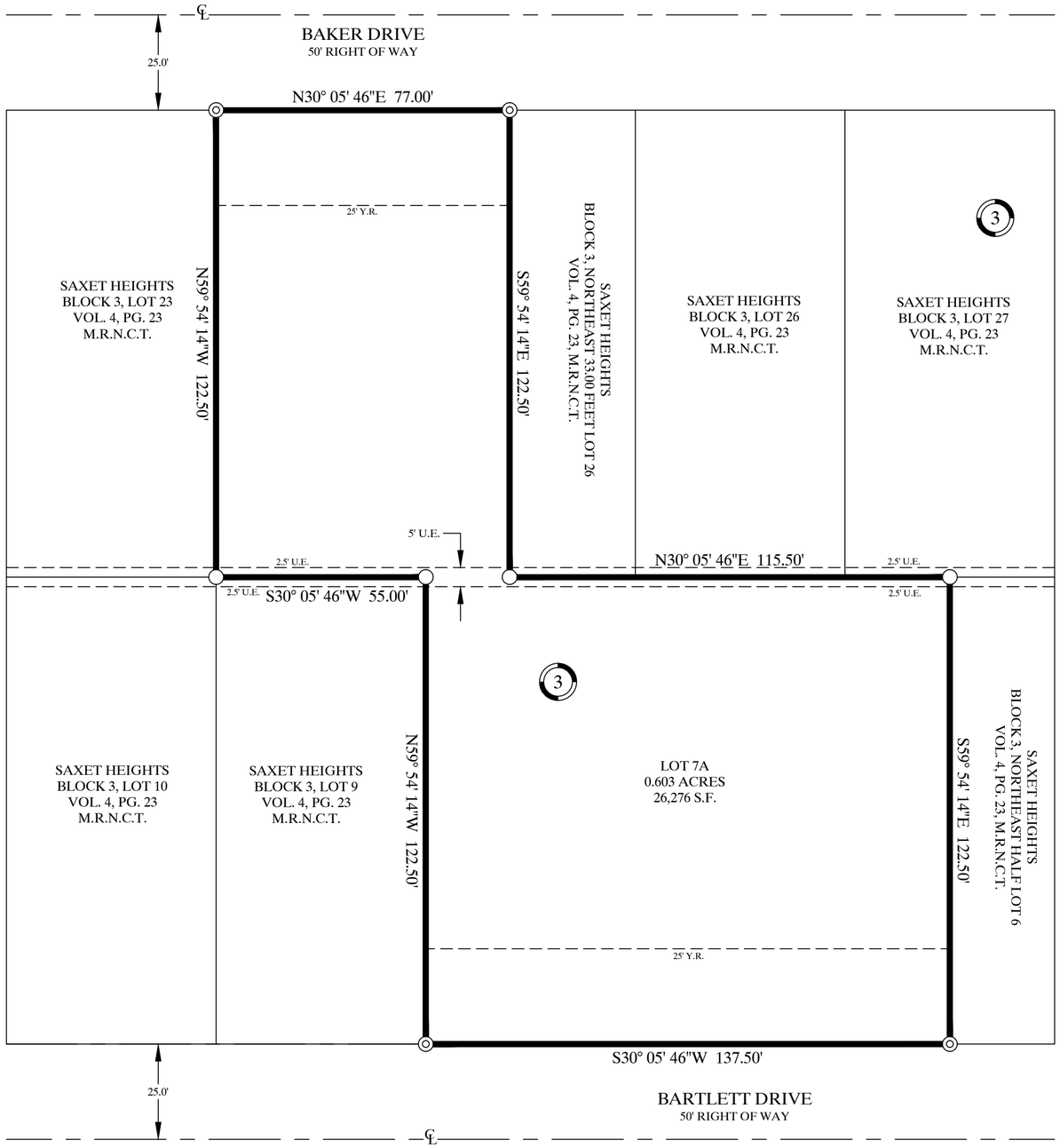
PLAT OF SAXET HEIGHTS BLOCK 3, LOT 7A

BEING A REPLAT OF BLOCK 3, ALL OF LOTS 7, 8, 24, THE SOUTHWEST HALF OF LOT 6, AND THE SOUTHWEST 22.00 FEET OF LOT 25, SAXET HEIGHTS, AS SHOWN ON A MAP RECORDED IN VOLUME 7, PAGE 59, MAP RECORDS OF NUECES COUNTY, TEXAS.

GRAPHIC SCALE
-25 0 12.5 25 50
(IN FEET)
1 inch = 25 ft.



SITE MAP
NOT TO SCALE



NOTES:

1. THE RECEIVING WATER FOR THE STORM WATER RUNOFF FROM THIS PROPERTY IS THE CORPUS CHRISTI INNER HARBOR. THE TCEQ HAS CLASSIFIED THE AQUATIC LIFE USE FOR THE CORPUS CHRISTI INNER HARBOR AS "INTERMEDIATE".
2. BY GRAPHIC PLOTTING ONLY, THIS PROPERTY IS IN ZONE "C" ON THE FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NO. 485464 0166 C, WHICH BEARS AN EFFECTIVE DATE OF JULY 18, 1985 AND IS NOT IN A SPECIAL FLOOD HAZARD AREA.
3. MEASURED BEARINGS ARE BASED ON GLOBAL POSITIONING SYSTEM NAD 83 (93) 4205 DATUM.
4. SET 5/8" RE-BAR = STEEL RE-BAR SET WITH YELLOW PLASTIC CAP LABELED BRISTER SURVEYING.
5. THE TOTAL PLATTED AREA IS 0.603 ACRES.
6. THE YARD REQUIREMENT, AS DEPICTED, IS A REQUIREMENT OF THE UNIFIED DEVELOPMENT CODE AND IS SUBJECT TO CHANGE AS THE ZONING MAY CHANGE.

LEGEND:
CL = CENTERLINE
D.R.N.C.T. = DEED RECORDS OF NUECES COUNTY, TEXAS
M.R.N.C.T. = MAP RECORDS OF NUECES COUNTY, TEXAS
PG. = PAGE
S.F. = SQUARE FEET
U.E. = UTILITY EASEMENT
VOL. = VOLUME
Y.R. = YARD REQUIREMENT

◯ = SET 5/8" RE-BAR
◎ = FOUND 5/8" RE-BAR

DATE OF MAP: 24 MARCH 2021

TECHNICAL REVIEW PLAT REQUIREMENTS
REGULAR PLANNING COMMISSION MEETING
April 28, 2021

PROJECT: 20PL1011

SANDRA LANE SUBDIVISION (FINAL – 3.39 ACRES)
Located east of Airline Road and north of Sandra Lane.

Zoned: RM-1

Owner: Mirabal Development Group, LC
Engineer: Texas Geo Tech Land Surveying/York Engineering

The applicant is proposing to plat the property to construct 16 single-family lots for a future residential subdivision. The submitted plat satisfies the requirements of the Unified Development Code and State Law and the Technical Review Committee recommends approval. All comments requiring resolution prior to Planning Commission approval have been addressed.

FINAL PLAT SANDRA LANE SUBDIVISION

BEING A REPLAT OF BLOCK 28, LOTS A AND B, BASS SUBDIVISION, RECORDED IN VOLUME 7, PAGES 17–18 OF THE MAP RECORDS NUECES COUNTY, TEXAS.

GENERAL NOTES:

1 3.39 ACRES OF TOTAL PLATTED AREA, INCLUDING STREET.

2 BEARINGS AND DISTANCES ARE GRID, NAD83 TEXAS SOUTH ZONE.

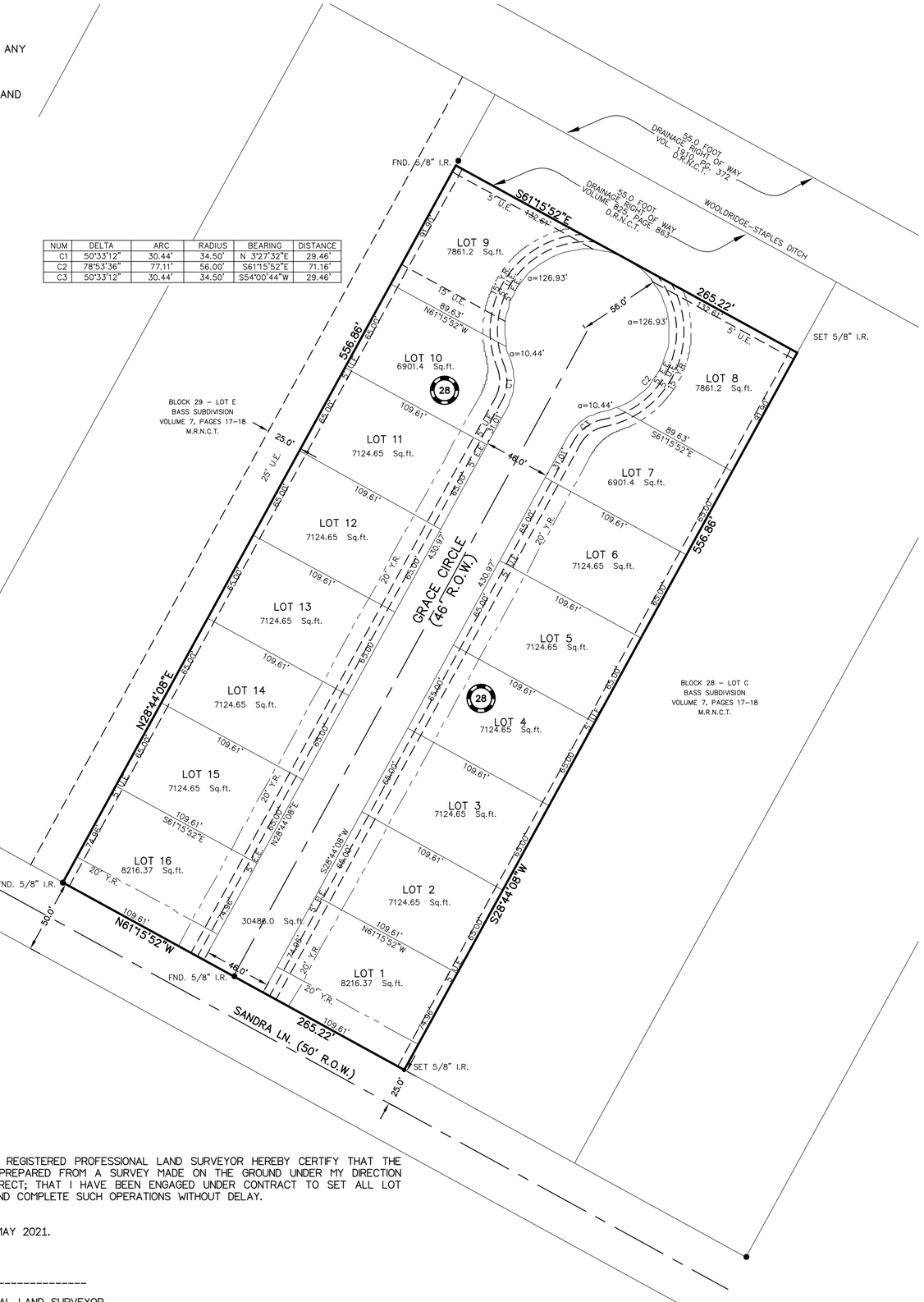
3. TOTAL SQUARE FOOTAGE FOR PUBLIC STREET = 30486.0 Sq.ft.

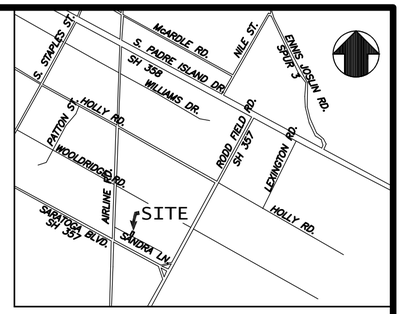
4. BY GRAPHIC PLOTTING ONLY ONTO FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NUMBER 485464–0315–D DATED 08/03/1989 THIS PROPERTY IS ALL IN ZONE C, AREAS OF MINIMAL FLOODING. THE EXACT EXTENT OF ANY FLOODING CAN ONLY BE DETERMINED BY A FLOOD STUDY PREPARED BY A REGISTERED PROFESSIONAL ENGINEER.

5. THE TCEQ HAS CLASSIFIED THE AQUATIC LIFE USE FOR THE OSO BAY AS "EXCEPTIONAL" AND "OYSTER WATERS". TCEQ ALSO CATEGORIZED THE RECEIVING WATER AS "CONTACT RECREATION" USE.

6. THE YARD REQUIREMENT, AS DEPICTED, IS A REQUIREMENT OF THE UNIFIED DEVELOPMENT CODE AND IS SUBJECT TO CHANGE AS THE ZONING MAY CHANGE.

NUM	DELTA	ARC	RADIUS	BEARING	DISTANCE
C1	50°33'12"	30.44'	34.50'	N 3°27'32"E	29.46'
C2	78°53'36"	77.11'	56.00'	S61°15'52"E	71.16'
C3	50°33'12"	30.44'	34.50'	S54°00'44"W	29.46'





LOCATION MAP
NOT TO SCALE

STATE OF TEXAS
COUNTY OF NUECES

I, KARA SANDS, CLERK OF THE COUNTY COURT IN AND FOR NUECES COUNTY, TEXAS, DO HEREBY CERTIFY THAT THE FOREGOING INSTRUMENT DATED THE _____ DAY OF _____, 2021, WITH ITS CERTIFICATE OF AUTHENTICATION WAS FILED FOR RECORD IN MY OFFICE THE _____ DAY OF _____, 2021, AT _____ O'CLOCK _____M. AND DULY RECORDED THE _____ DAY OF _____ 2021, AT _____ O'CLOCK _____M., IN VOLUME _____, PAGE _____, MAP RECORDS NUECES COUNTY, TEXAS.

_____
KARA SANDS, COUNTY CLERK
NUECES COUNTY, TEXAS

AT _____ O'CLOCK _____M.

_____, 2021

BY:_____
DEPUTY

STATE OF TEXAS
COUNTY OF NUECES

THIS FINAL PLAT OF THE HEREIN DESCRIBED WAS APPROVED ON BEHALF OF THE CITY OF CORPUS CHRISTI, TEXAS PLANNING COMMISSION.

THIS THE_____ DAY OF _____ 2021.

_____
JEREMY BAUGH
CHAIRMAN

_____
AL RAYMOND III. AIA
SECRETARY

GRAPHIC SCALE
60' 0 60' 120' 180'
Scale: 1" = 60' feet

STATE OF TEXAS
COUNTY OF NUECES

I, JARREL L. MOORE, A REGISTERED PROFESSIONAL LAND SURVEYOR HEREBY CERTIFY THAT THE FOREGOING PLAT WAS PREPARED FROM A SURVEY MADE ON THE GROUND UNDER MY DIRECTION AND IS TRUE AND CORRECT; THAT I HAVE BEEN ENGAGED UNDER CONTRACT TO SET ALL LOT AND BLOCK CORNERS AND COMPLETE SUCH OPERATIONS WITHOUT DELAY.

THIS THE 8th DAY OF MAY 2021.

_____
JARREL L. MOORE
REGISTERED PROFESSIONAL LAND SURVEYOR
LICENSE NO. 4854

STATE OF TEXAS
COUNTY OF NUECES

WE, MIRABAL DEVELOPMENT GROUP LC., HEREBY CERTIFIES THAT WE ARE THE OWNERS OF THE LANDS EMBRACED WITHIN THE BOUNDARIES OF THE FORGOING PLAT; THAT IT HAD SAID LAND SURVEYED AND SUBDIVIDED AS SHOWN; THAT STREETS AS SHOWN ARE DEDICATED TO THE PUBLIC FOREVER; THAT ALL EASEMENTS ARE DEDICATED TO THE PUBLIC FOR THE INSTALLATION, OPERATION, AND USE OF PUBLIC UTILITIES; THAT THIS MAP WAS MADE FOR THE PURPOSE OF DESCRIPTION AND DEDICATION.

THIS THE_____ DAY OF _____ 2021.

_____
JAMES MIRABAL, MANAGER

STATE OF TEXAS
COUNTY OF NUECES

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY JAMES MIRABAL.

THIS THE_____ DAY OF _____ 2021.

_____
NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

STATE OF TEXAS
COUNTY OF NUECES

THE FINAL PLAT OF THE HEREIN DESCRIBED PROPERTY WAS APPROVED BY THE DEVELOPMENT SERVICES ENGINEER OF THE CITY OF CORPUS CHRISTI, TEXAS

THIS THE_____ DAY OF _____ 2021.

_____
BRETT FLINT, P.E.
DEVELOPMENT SERVICES ENGINEER

TEXAS GEO TECH
LAND SURVEYING, INC
5525 SOUTH STAPLES, SUITE B–2
Corpus Christi, TX 78411
(361) 993–0808 Fax (361) 993–2955
JOB # 201234
www.texasgeotech.com

TECHNICAL REVIEW COMMITTEE (TRC) PLAT REVIEW COMMENTS

Development Services Staff and outside agencies have reviewed and prepared comments for the proposed plan. These comments are intended to help create a plat application that is complete, and that complies with applicable City ordinances. All comments must be addressed with a written response prepared by the Plat Author.

Plat Author's response to comments are due at least 14 days prior to the TRC meeting. **Staff will not distribute or place on the TRC agenda any plat application that does not adequately respond to comments from the previous review.** **Any plat application not resubmitted and after 180 days in comments are submitted expanding to distributed TRC comments.** **

Staff Feedback Distribution Date:
Plat Received: 4-27-21
Plat Accepted: 4-27-21
TRC Comments Sent Date: 4-29-21 (Per Engineering)
Staff Response Date (RE: 1):
Staff Response Date (RE: 2):
Staff Response Date (RE: 3):
Staff Response Date (RE: 4 & 5):
Staff Response Date (RE: 6):
Staff Response Date (RE: 7):
Plat Scheduled for Public Notice

Most plats, in compliance with review criteria, are recommended for approval to the Planning Commission by the TRC. Development Services staff will determine when
plats are scheduled for Planning Commission.
Incomplete responses to comments and review criteria, are opposed by the Director as a stalling tactic.

Project: [[ID:1]]

Subdivision and Subdivision: [[Sub]] - [[ID:SUB]]
Subdivide lots of Arrow Road and some of Sanders area

Owner: [[Owner]]
Owner: Wendt Development Group, LC
Surveyor: Texas Star Field Land Surveying Point Engineering

The applicant is proposing to plat the property in order to construct 16 single family lots for future residential subdivision.

No.	Type	Comment	Applicant Response	Staff Resolution	Applicant Response	Staff Resolution
1	Eng.	Per UDC 6.4.B.1.c(2)(b) all roadways originating from the ex...	Noted	Not resolved. Submit cost estimate in lot or tract, with the proposed plat. If water and wastewater are overlaying for addressing entities, the survey cost estimate should be...	Cost estimate included in Escrow Agreement	Resolved.
2	Eng.	Provide road closure on plans.	Road closure is provided on the Escrow Agreement	Resolved.		
3	Eng.	Per street light description for Gary subdivision sheet 3B, ...	Light pole added to sheet 3B for Gary Subdivision. Light pole detail is provided on sheet 4.	Not resolved. Per several bid on each site, of potential area has been kept. Most lamps. Per review of street.	Light Specifications has been provided	Resolved.
4	Comment	6.3B.1A. All areas to general to plat.	Noted thus is likely to accurate	Resolve		
5	Comment	Please provide update. Not sure what you mean.	Noted thanks	Resolve		

No.	Type	Comment	Applicant Response	Staff Resolution	Applicant Response	Staff Resolution
1	Eng.	Please add plat title to read, "2nd Plat of Gentry Lee...	Added the plat title to read, "2nd Plat of Gentry Lee Subdivision"	Plats check the road to read, "Being a Final Replat...	Corrected	30 Ac. Is removed
2	Eng.	Note 3, "Staff" is misspelled correct and revise.	Staff" has been corrected to "Staff"	Addressed		
3	Eng.	Add a note to the plat stating that "Approval of this plat is...	Approval of this plat is contingent upon acceptance by the City Council of the...	Addressed		
4	Eng.	Add the following statement to the owner's dedication: "Sub...	Added the following statement to the owner's dedication: "Subject to the...	Addressed		
5	Eng.	Add the following statement to the owner's dedication: "Sub...	Added the following statement to the owner's dedication: "Subject to the...	Addressed		
6	Eng.	Add the following statement to the owner's dedication: "Sub...	Added the following statement to the owner's dedication: "Subject to the...	Addressed		
7	Eng.	Add the following statement to the owner's dedication: "Sub...	Added the following statement to the owner's dedication: "Subject to the...	Addressed		
8	Eng.	Add the following statement to the owner's dedication: "Sub...	Added the following statement to the owner's dedication: "Subject to the...	Addressed		
9	Eng.	Add the following statement to the owner's dedication: "Sub...	Added the following statement to the owner's dedication: "Subject to the...	Addressed		
10	Eng.	Add the following statement to the owner's dedication: "Sub...	Added the following statement to the owner's dedication: "Subject to the...	Addressed		
11	Eng.	Add the following statement to the owner's dedication: "Sub...	Added the following statement to the owner's dedication: "Subject to the...	Addressed		
12	Eng.	Add the following statement to the owner's dedication: "Sub...	Added the following statement to the owner's dedication: "Subject to the...	Addressed		
13	Eng.	Add the following statement to the owner's dedication: "Sub...	Added the following statement to the owner's dedication: "Subject to the...	Addressed		
14	Eng.	Add the following statement to the owner's dedication: "Sub...	Added the following statement to the owner's dedication: "Subject to the...	Addressed		
15	Eng.	Add the following statement to the owner's dedication: "Sub...	Added the following statement to the owner's dedication: "Subject to the...	Addressed		
16	Eng.	Add the following statement to the owner's dedication: "Sub...	Added the following statement to the owner's dedication: "Subject to the...	Addressed		

10	Plat	On Note 10 change "The Common Area" to "Non-buildable lot" (UDC 8.2.1.J)	note 10 has been revised	Addressed		
11	Plat	Show and label street name on Lot 17 (UDC 8.2.1.J)	street name label has been added	Addressed		
12	Plat	The final plat shall contain language whereby the home owners association agrees to release, indemnify, defend and hold harmless any governmental entity for damage to a. Private streets reasonably used by government vehicles b. Injuries or damages to other persons, properties or vehicles claimed as a result of street design or construction (UDC 8.2.1.J)	language has been added to plat note 7	Addressed	The developer has changed the private street to be public	3-26-21 Addressed
13	Plat	Prior to plat recordation, submit a legal instrument, for a Home Owners Association, for approval by the City Attorney . (UDC 8.1.8)	HOA instrument will be submitted prior to recordation	Prior to recordation	The developer has changed the private street to be public	3-26-21 Addressed
14	Plat	Revise the street frontage: Delineate the entire right-of-way width and half-distance to the centerline.	dimension of entire ROW width and width to centerline have been added	Change the 10'Y.R to 20'Y.R along Sandra Lane (UDC 4.4.3.B). Delineated ROW is Addressed	YR along Sandra Lane has been revised to 20'	3-26-21 Addressed
15	Plat	Water Distribution lot fee – 16 lots x $182.00/lot = **$2,912.00**	Noted	Prior to recordation		
16	Plat	Wastewater lot fee - 16 lots x $393.00/lot = **$6,288.00**	Noted	Prior to recordation		
17	Plat	Water Pro-Rata - 265.22 LF x $10.53/LF = **$2,792.77**	Noted	Prior to recordation		
18	Plat	Wastewater Pro-Rata 265.22 LF x $12.18/LF = **$3,230.38**	Noted	Prior to recordation		

PLANNING/Environment & Strategic Initiatives (ESI)						
No.	**Sheet**	**Comment**	**Applicant Response**	**Staff Resolution**	**Applicant Response**	**Staff Resolution**
1	Plat	No comment.				

DEVELOPMENT SERVICES ENGINEERING		
Action	**Yes**	**No**
Public Improvements Required?	**YES,** clearly labeled private utilities	
Water	**YES**	
Fire Hydrants	**YES**	
Wastewater	**YES**	
Manhole	**YES**	
Stormwater	**YES**	
Sidewalks	**YES**	
Streets	**YES**	

Refer to UDC Section 3.8.3.D Waivers if applicable.

Applicant Response on Waiver:		

DEVELOPMENT SERVICES ENGINEERING									
No.	**Sheet**	**Comment**	**Applicant Response**	**Staff Resolution**	**Applicant Response**	**Staff Resolution**	**Applicant Response**	**Staff Resolution**	
1	Plat	Public Improvements Plans are required; submit a .PDF copy of proposed public improvemements along with a title sheet to Publicimprovements@cctexas.com for review and approval; this item is required prior to Final Plat Recordation UDC8.1.3.A	Understood.	Addressed					
2	Plat	Show and lable the easements and yard requirements and set backs on adjacent properties.	Adjacent easements have been labeled. Adjacent lots are undeveloped and have no yard requirement shown on the current plat. Adjacent lots are the same zoning as subject lot so have same yard requirements.	Addressed					
3	Plat	Place wastewater within line in a 15-foot wide public utility easement within Lot 17, or add this utility to Engineer comment #7 below as a private utility maintained by HOA.	Wastewater has been relocated to be outside of the limits of the concrete street but within Lot 17 which is described as a public utility easement. A 15' UE has been provided where the sewer line is not within Lot 17.	Addressed					
4	Plat	Minimum allowable radius for cul-de-sac, with tied sidewalk to be 56'	Cul-De-Sac ROW radius has been revised to 56'	Addressed					
5	Plat	Increase UE at front of lots to 15 feet and place public waterline in the UE. Provide 15 foot UE for waterloop crossing.	UE adjacent to private street has been revised from 10' UE to 5'EE and 5'UE. Water and Sewer utilities have been relocated such that a 15' UE is not necessary as requested by this comment	~~Acceptable, Addressed~~		3-26-21 The change from a private to a public street may change the need for easements. Please provide an updated utility plan showing how sanitary sewer, water, gas, and storm water will be routed with a public street. An easement on the north end of the cul-de-sac may be required to accommodate gas and to allow the water line to be	Utility Plan updated.	Generally Addressed, Water system looping to be addressed with Public Improvement Plans. 4-20-21	
6	Plat	Show the 15-foot UE at the back of the cul-de-sac within Lots 8 and 9.	15' UE has been removed and relocated to accommodate revised sewer line location	Addressed					

		Upon the request of the City Inspector,							
		corrective action measures, including but not limited							
		to, the installation of sediment traps, or similar							
		devices to the public or unpaved the City of Urban							
		Inspector may require immediate installation of							
		light and flag. The City of Urban Shrubs Inc or obligation							
		to the City of Urban Shrubs Inc, its officers, agents,							
		employees, to maintain, repair, install or							
		perform any work authorized under this section.							
27pp		The obligation shall be the sole responsibility of the	Name will redact, last one 10	Not addressed, redline note 10 with the requested language. This is a	Now Not addres. Please see			Sorry Paul I updated	Submitted 4-26-22
			years or more, does it come out						
				important. Ag to Verify by the City of Urban Shrubs					

No.	Date	Comment	Applicant Response	Staff Resolution	Applicant Response	Staff Resolution
1	27pp	Noise construction required for blasting. A minimum of				
		24 hours advance notice shall be given to the City and				
		shall be at no cost to the City and for the duration the				
2	27pp	Must be installed at a minimum of 12' utility easement	Understood			
3	27pp	Must be installed at a minimum of 12' utility easement	Understood	addressed		
4	27pp	Must be provided with a continuous service	Understood	addressed		

No.	Date	Comment	Applicant Response	Staff Resolution	Applicant Response	Staff Resolution
1	27pp	Applicant hereby accepts to abide by the "shall" and				
		conditions in excess managment and tools contained in				
2	27pp	Public right-of-way	Noted			
3	27pp	Public right-of-way space shall include all signage and				
		Applicant hereby accepts to abide by the "shall" and				
4	27pp	signage, striping, traffic mitigation devices to utilize the				
		conditions in excess managment and tools contained in				
5	27pp	Ecosystem, Netherlands. Let me see must include other				
		Public right-of-way space shall include all signage and				
6	27pp	Work shall not block the appropriate signal cannot use				
		signage, striping, traffic mitigation devices to utilize the				
7	27pp	designations and different side streets	Noted			
		Ecosystem, Netherlands. Let me see must include other				
8	27pp	Work shall not block the appropriate signal cannot use				
		and traffic	Noted			
9	27pp	Applicant hereby accepts to abide by the "shall" and				
		conditions in excess managment and tools contained in				
10	27pp	Ecosystem, Netherlands. Let me see must include other				
		Public right-of-way space shall include all signage and				
11	27pp	Work shall not block the appropriate signal cannot use				
		signage, striping, traffic mitigation devices to utilize the				
12	27pp	designations and different side streets	Noted			
		Ecosystem, Netherlands. Let me see must include other				
13	27pp	Work shall not block the appropriate signal cannot use				
		and traffic	Noted			
14	27pp	Applicant hereby accepts to abide by the "shall" and				
		conditions in excess managment and tools contained in				
15	27pp	Ecosystem, Netherlands. Let me see must include other				
		Public right-of-way space shall include all signage and				
16	27pp	Work shall not block the appropriate signal cannot use				
		signage, striping, traffic mitigation devices to utilize the				
17	27pp	designations and different side streets	Noted			
		Ecosystem, Netherlands. Let me see must include other				
18	27pp	Work shall not block the appropriate signal cannot use				
		and traffic	Noted			
19	27pp	Applicant hereby accepts to abide by the "shall" and				
		conditions in excess managment and tools contained in				
20	27pp	Ecosystem, Netherlands. Let me see must include other				
		Public right-of-way space shall include all signage and				
21	27pp	Work shall not block the appropriate signal cannot use				
		signage, striping, traffic mitigation devices to utilize the				
22	27pp	designations and different side streets	Noted			
		Ecosystem, Netherlands. Let me see must include other				
23	27pp	Work shall not block the appropriate signal cannot use				
		and traffic	Noted			
24	27pp	Applicant hereby accepts to abide by the "shall" and				
		conditions in excess managment and tools contained in				
25	27pp	Ecosystem, Netherlands. Let me see must include other				
		Public right-of-way space shall include all signage and				
26	27pp	Work shall not block the appropriate signal cannot use				
		signage, striping, traffic mitigation devices to utilize the				
27	27pp	designations and different side streets	Noted			

		Of the Police type will be OK. If a licence, under the Licensing Act 2003 is required, the Police, the Safety Advisory Group (SAG) and the Licensing Authority will be consulted.					
43.4(a)		Applicant's comment that it is unnecessary to provide a licensing zone?	Noted				
43.4(b)		Applicant's comment that it is unnecessary to apply Sport Lantern BS 5-a-1 of individual street lights along the Tarmac footpath? Applicant's comment that the "Street Lighting Plan" by the City Traffic Engineering Section is not acceptable and that the Applicant should itself carry out and the design of the street lighting system and submit it to the Council for approval?	Noted				
43.4(c)		Applicant's comment that it is unnecessary to provide lighting levels in order to determine the Safety Factors, allowing for every factor of the street lighting system, as set out in the said paragraph?	Noted				
43.4(d)		Applicant's comment that it is unnecessary to provide a lighting design to ensure a level of illumination to the Safety Factors, allowing for every factor of the street lighting system, as set out in the said paragraph?	Noted				

No.	Sheet	Comment	Applicant's Response	Staff Resolution	Applicant's Response	Staff Resolution
44		Applicant's comment that it is unnecessary to provide a Traffic Regulation Order?				

No.	Sheet	Comment	Applicant's Response	Staff Resolution	Applicant's Response	Staff Resolution
45. ENVIRONMENTAL HEALTH: REQUIRED PRIOR TO BUILDING WORKS						
45.1		Environmental Development requires a Asphalt Plan of 1,000 DPM with 50 PC Asphalt. The Authority Asphalt Area 2000 Sqm. Applicant's comment that it is unnecessary to provide a Maintenance Plan of the Site and provide the same removal of all Fly Tips and provide the same removal of all Fly Tips from the Site? Environmental Health Officer requires the Applicant to provide a Maintenance Plan of the Site and provide the same removal of all Fly Tips from the Site? Applicant's comment that it is unnecessary to provide a Maintenance Plan of the Site and provide the same removal of all Fly Tips from the Site?	Applicant's comment that it is unnecessary to provide a Maintenance Plan of the Site and provide the same removal of all Fly Tips from the Site? Applicant's comment that it is unnecessary to provide a Maintenance Plan of the Site and provide the same removal of all Fly Tips from the Site? Applicant's comment that it is unnecessary to provide a Maintenance Plan of the Site and provide the same removal of all Fly Tips from the Site? Applicant's comment that it is unnecessary to provide a Maintenance Plan of the Site and provide the same removal of all Fly Tips from the Site?	Noted			
45.2		Environmental Health Officer requires the Applicant to provide a Maintenance Plan of the Site and provide the same removal of all Fly Tips from the Site? Applicant's comment that it is unnecessary to provide a Maintenance Plan of the Site and provide the same removal of all Fly Tips from the Site?		Noted			
45.3		Applicant's comment that it is unnecessary to provide a Maintenance Plan of the Site and provide the same removal of all Fly Tips from the Site?		Noted			
45.4		Applicant's comment that it is unnecessary to provide a Maintenance Plan of the Site and provide the same removal of all Fly Tips from the Site?		Noted			
45.5		Applicant's comment that it is unnecessary to provide a Maintenance Plan of the Site and provide the same removal of all Fly Tips from the Site?		Noted			
45.6		Applicant's comment that it is unnecessary to provide a Maintenance Plan of the Site and provide the same removal of all Fly Tips from the Site?		Noted			
45.7		Applicant's comment that it is unnecessary to provide a Maintenance Plan of the Site and provide the same removal of all Fly Tips from the Site?		Noted			
45.8		Applicant's comment that it is unnecessary to provide a Maintenance Plan of the Site and provide the same removal of all Fly Tips from the Site?		Noted			

No.	Sheet	Comment	Applicant's Response	Staff Resolution	Applicant's Response	Staff Resolution
46.1		No comment	Applicant's comment that it is unnecessary to provide a Traffic Regulation Order? Applicant's comment that it is unnecessary to provide a Traffic Regulation Order? Applicant's comment that it is unnecessary to provide a Traffic Regulation Order?	Provide a 5 to 6 storey flat roof property for the Land 43 & 44 on A. Rd 23	Is at my back upper	Addressed

No.	Sheet	Comment	Applicant's Response	Staff Resolution	Applicant's Response	Staff Resolution
47.1		Applicant's comment that it is unnecessary to provide a Maintenance and Management Plan?	Noted/Agreed			

		The developer must provide either the City' market value of the dedication or a qualified appraisal of the value of the land under application to the local purchase price. Upon the submittal of the appraisal, the City will have 30 days to review and provide the developer with written notification of the City's determination of the land value.					
	2/Apr	Applicant to provide appraisal.	Understood.		Prior to plat recordation.		
	2/Apr	Applicant to provide appraisal.	Understood.		Prior to plat recordation.		
	2/Apr	Applicant to provide appraisal.	Understood.		Prior to plat recordation.		

Mr. Shaw Comments Applicant Response Staff Resolution Applicant Response Staff Resolution

	2/Apr	The road will not be turned along an existing or proposed perimeter/boundary road.	Noted			

Mr. Lindsey Comments Applicant Response Staff Resolution Applicant Response Staff Resolution

Mr. Shaw Comments Applicant Response Staff Resolution Applicant Response Staff Resolution

	2/Apr	Is it likely Board of Parish Liens Will Grow Grove Sec.				
	2/Apr	Yes, the Board of Parish Liens will be consulted during the design of each cross section.	Noted			

Mr. Thomas Comments Applicant Response Staff Resolution Applicant Response Staff Resolution

	2/Apr	No comment.	Noted			

Mr. Lindsey Comments Applicant Response Staff Resolution Applicant Response Staff Resolution

	2/Apr	Will Grow Grove is requesting the full right-of-way to be built with the first phase of development.	Agreement has been reached for the full right-of-way.		Addressed.	

Mr. Shaw Comments Applicant Response Staff Resolution Applicant Response Staff Resolution

	2/Apr	No comment.	Noted			

Mr. Shaw Comments Applicant Response Staff Resolution Applicant Response Staff Resolution

	2/Apr	No comment.	Noted			

Additional Notes

Comments and replies apply to the preliminary storm/drainage/water plan and preliminary storm water quality management plan (SWQMP) as shown/ annotated.

Final comments should be considered during subsequent site and public infrastructure development but may be required as a condition for plat consideration by the Planning and Zoning Commission.

Additional comments may be issued with the subsequent submittal plans submitted with the property development.

Conditions of Approval

1) Prior to recordation, provide a tax certificate indicating that all taxes have a 50-90 balance, along with the submittal of the original touring.

STAFF REPORT

Case No. 0421-04
INFOR No.

Planning Commission Hearing Date: April 28, 2021

Applicant & Legal Description	**Owner:** Jackie Homes, LLC. **Applicant:** Munoz Engineering **Location Address:** 7602 Yorktown Boulevard **Legal Description:** 18.802 Acre Tract being out of Lots 12 and 13, Section 25, Flour Bluff and Encinal Farm and Garden Tracts, as shown on a map recorded in volume "A", pages 41-43, map of records Nueces County, Texas said 18.802 acres also being out of a 21.08 Acre Tract described in a deed recorded in document no. 2020059085, official records Nueces County, Texas, and located along the northside of Yorktown Boulevard, south of Fred's Folly Drive, east of Rodd Field Road, and west of Cayo del Oso.
Zoning Request	**From**: "FR" Farm Rural District **To**: "RS-4.5" Single-Family 4.5 District and "CN-1" Neighborhood Commercial District **Area**: 18.80 acres **Purpose of Request**: To allow for the construction of a single-family residential subdivision and commercial properties.

Existing Zoning and Land Uses

	Existing Zoning District	Existing Land Use	Future Land Use
Site	"FR" Farm Rural District and "RS-4.5" Single-Family 4.5 District	Vacant	Medium Density Residential
North	"RS-4.5" Single-Family 4.5 District	Drainage and Medium Density Residential	Permanent Open Space and Medium Density Residential
South	"RS-4.5" Single-Family 4.5 District	Medium Density Residential	Medium Density Residential
East	"RS-4.5" Single-Family 4.5 District and "CN-1" Neighborhood Commercial District	Vacant	Medium Density Residential
West	"FR" Farm Rural District	Vacant	Medium Density Residential

ADP, Map & Violations	**Area Development Plan**: The subject property is located within the boundaries of the Southside Area Development Plan and is planned for a medium density residential use. The proposed rezoning to the "RS-4.5" Single-Family 4.5 District and "CN-1" Neighborhood Commercial District is generally consistent with the adopted Comprehensive Plan (Plan CC) and warrants an amendment to the Future Land Use Map. **City Council District:** 5 **Zoning Violations**: None

Transportation	**Transportation and Circulation**: The subject property has approximately 730 feet of street frontage along Yorktown Boulevard which is designated as a "A3" Primary Arterial Street. According to the Urban Transportation Plan, "A3" Primary Arterial Streets can convey a capacity between 30,000 and 48,000 Average Daily Trips (ADT).

Street R.O.W.	**Street**	**Urban Transportation Plan Type**	**Proposed Section**	**Existing Section**	**Traffic Volume**
	Yorktown Boulevard	"A3" Primary Arterial	130' ROW 79' paved	166' ROW 90' paved	N/A
	Fred's Folly (Proposed)	"C1" Minor Collector	60' ROW 40' paved	None	N/A

Staff Summary:

Requested Zoning: The applicant is requesting a rezoning from the "FR" Farm Rural District to the "RS-4.5" Single-Family 4.5 District and "CN-1" Neighborhood Commercial District to allow for the construction of a single-family residential subdivision and property along Yorktown Boulevard for commercial development.

Development Plan: The subject property is 18.80 acres in size. The applicant has not submitted any specific plans concerning the future commercial development.

Existing Land Uses & Zoning: The subject property is currently zoned "FR" Farm Rural District, consists of vacant property, and has remained since annexation in 1995. To the north and south are single-family residential subdivisions zoned "RS-4.5" Single-Family 4.5 District. Additionally, to the north is Master Channel 31 (Drainage Ditch). To the east is a recently rezoned subdivision under development zoned "RS-4.5" Single-Family 4.5 District and "CN-1" Neighborhood Commercial District. To the west is a vacant property zoned "FR" Farm Rural District.

AICUZ: The subject property is **not** located in one of the Navy's Air Installation Compatibility Use Zones (AICUZ).

Plat Status: The property is not platted.

Utilities:

Water: 12-inch C900 line located along Yorktown Boulevard.
Wastewater: 12-inch PVC FM line located along Yorktown Boulevard.
Gas: 8-inch Service Line located along Yorktown Boulevard.
Storm Water: Roadside ditches located along Yorktown Boulevard.

Plan CC & Area Development Plan Consistency: The subject property is located within the boundaries of the Southside Area Development Plan and is planned for a medium density residential use. The proposed rezoning to the "RS-4.5" Single-Family 4.5 District and "CN-1" Neighborhood Commercial District is consistent with the adopted Comprehensive Plan (Plan CC). The following policies should be considered:

- Encourage orderly growth of new residential, commercial, and industrial areas (Future Land Use, Zoning, and Urban Design Policy Statement 1).
- Promote a balanced mix of land uses to accommodate continuous growth and promote the proper location of land uses based on compatibility, locational needs, and characteristics of each use (Future Land Use, Zoning, and Urban Design Policy Statement 1).
- Encourage residential infill development on vacant lots within or adjacent to existing neighborhoods. (Future Land Use, Zoning, and Urban Design Policy Statement 3).
- Encourage convenient access from medium-density residential development to arterial roads. (Future Land Use, Zoning, and Urban Design Policy Statement 3).

Department Comments:

- The proposed rezoning is consistent with the adopted Comprehensive Plan (Plan CC), compatible with the adjoining properties, and does not have a negative impact upon the adjacent properties.
- A proposed north/south "C1" Minor Collector Street traverses the subject property and connects Yorktown Boulevard to the single-family residential subdivision located to the north of the subject property across Master Channel 31.

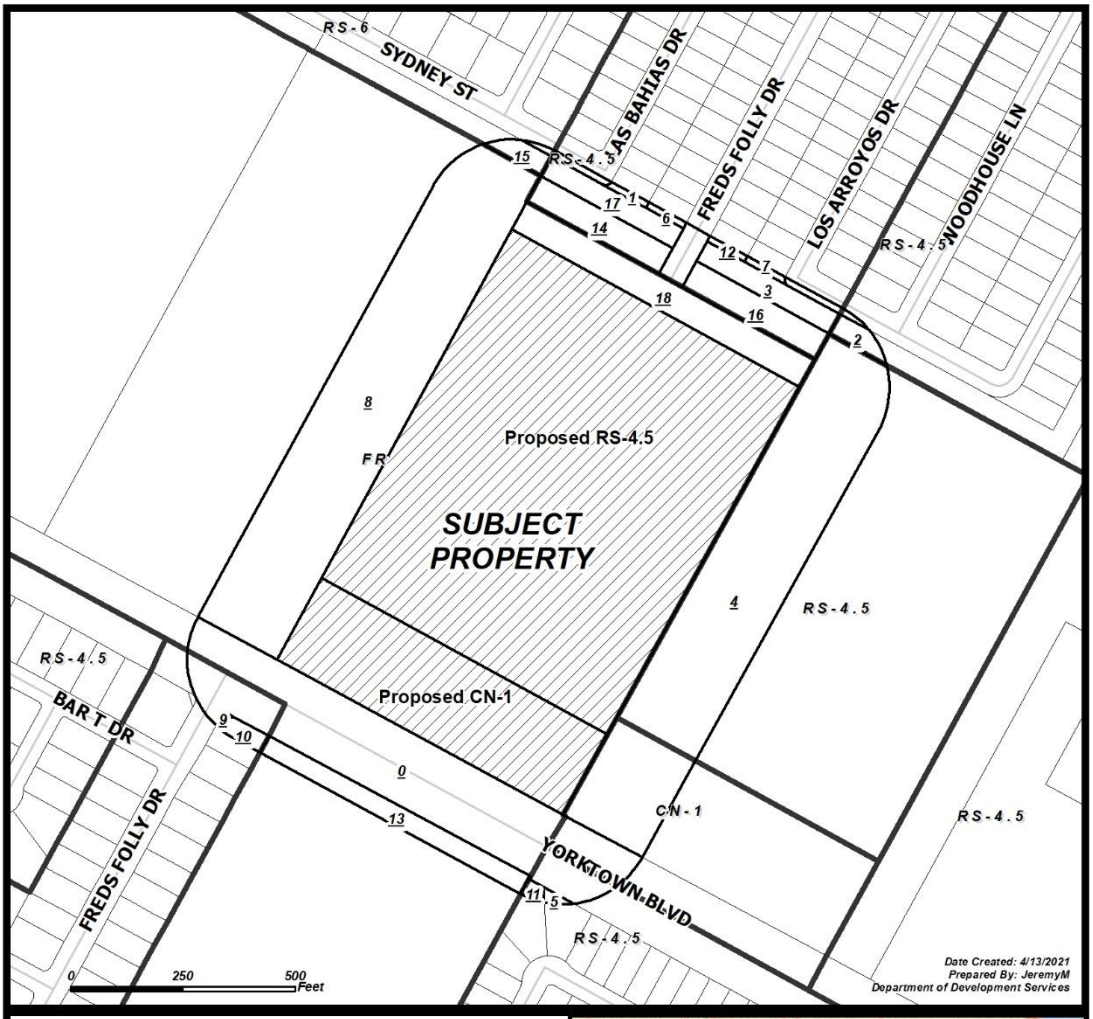
Staff Recommendation:

Approval of the change of zoning from the "FR" Farm Rural District to the "RS-4.5" Single-Family 4.5 District and "CN-1" Neighborhood Commercial District.

Public Notification	Number of Notices Mailed – 17 within 200-foot notification area 1 outside notification area ***As of April 23, 2021:*** In Favor – 0 inside notification area – 0 outside notification area In Opposition – 0 inside notification area – 0 outside notification area Totaling 0.00% of the land within the 200-foot notification area in opposition. *Created by calculating the area of land immediately adjoining the subject property and extending 200-foot therefrom. The opposition is totaled by the total area of land that each individual property owner owns converted into a percentage of the total 200-foot notification area. Notified property owner's land in square feet / Total square footage of all property in the notification area = Percentage of public opposition

Attachments:

A. Location Map (Existing Zoning & Notice Area)
B. Public Comments Received (if any)



CASE:0421-04
ZONING & NOTICE AREA

RM-1	Multifamily 1	IL	Light Industrial
RM-2	Multifamily 2	IH	Heavy Industrial
RM-3	Multifamily 3	PUD	Planned Unit Dev. Overlay
ON	Professional Office	RS-10	Single-Family 10
RM-AT	Multifamily AT	RS-6	Single-Family 6
CN-1	Neighborhood Commercial	RS-4.5	Single-Family 4.5
CN-2	Neighborhood Commercial	RS-TF	Two-Family
CR-1	Resort Commercial	RS-15	Single-Family 15
CR-2	Resort Commercial	RE	Residential Estate
CG-1	General Commercial	RS-TH	Townhouse
CG-2	General Commercial	SP	Special Permit
CI	Intensive Commercial	RV	Recreational Vehicle Park
CBD	Downtown Commercial	RMH	Manufactured Home
CR-3	Resort Commercial		
FR	Farm Rural		
H	Historic Overlay		
BP	Business Park		

Subject Property with 200' buffer

Owners in favor

4 Owners within 200' listed on attached ownership table

X Owners in opposition

Zoning Case #0421-04

Jackie Homes, LLC.

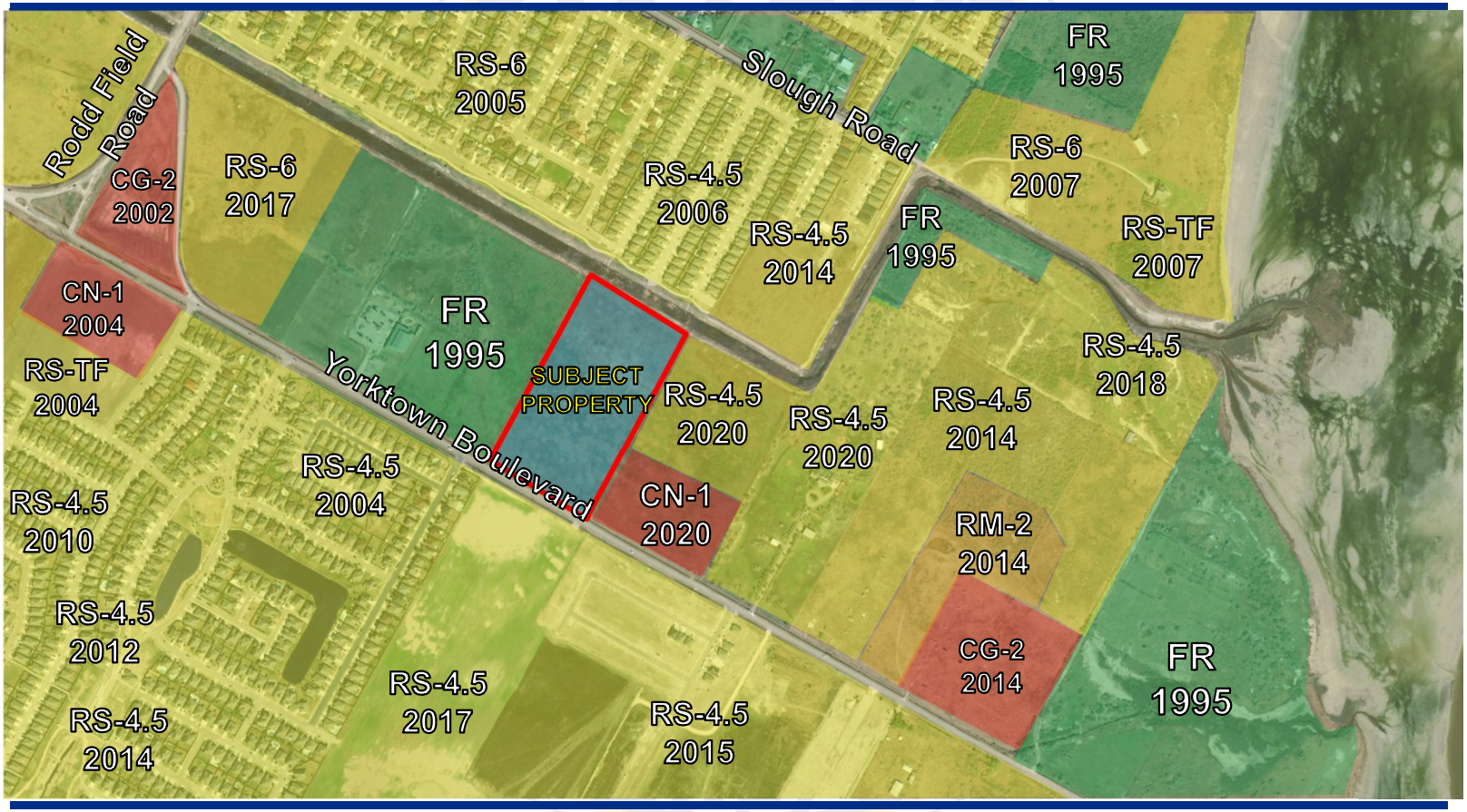
Rezoning for a Property at 7602 Yorktown Boulevard
From "FR" To "RS-4.5" and "CN-1"

N

Planning Commission
April 28, 2021

Aerial Overview

Zoning Pattern



UDC Requirements

Buffer Yards:
N/A

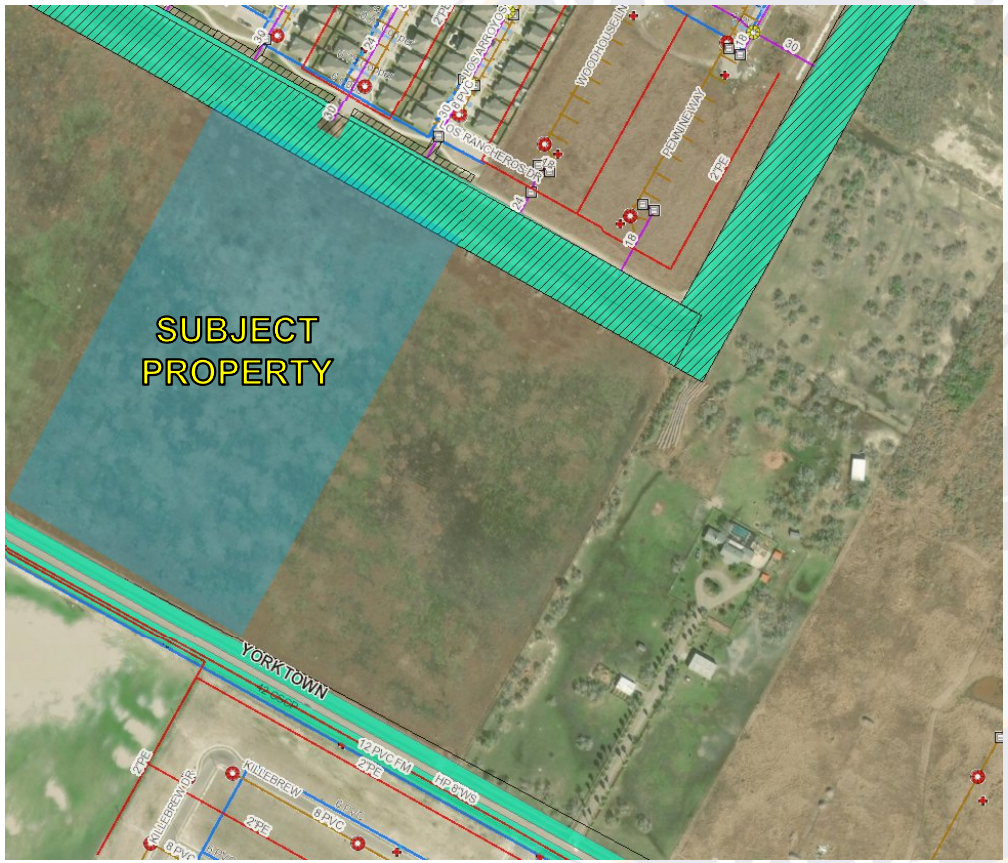
Setbacks:	RS-4.5	CN-1
Street:	20 feet	20 feet
Side & Rear:	5 feet	0 feet

Parking:
2 per unit (Residential)
1:250 (Commercial)

Landscaping, Screening, and Lighting Standards

Uses Allowed: Retail, Offices, Multifamily
*Bars/Nightclubs Not Allowed in “CN-1”

Utilities



Water:
12-inch C900

Wastewater:
12-inch PVC FM

Gas:
8-inch Service Line

Storm Water:
Roadside ditches

Public Notification

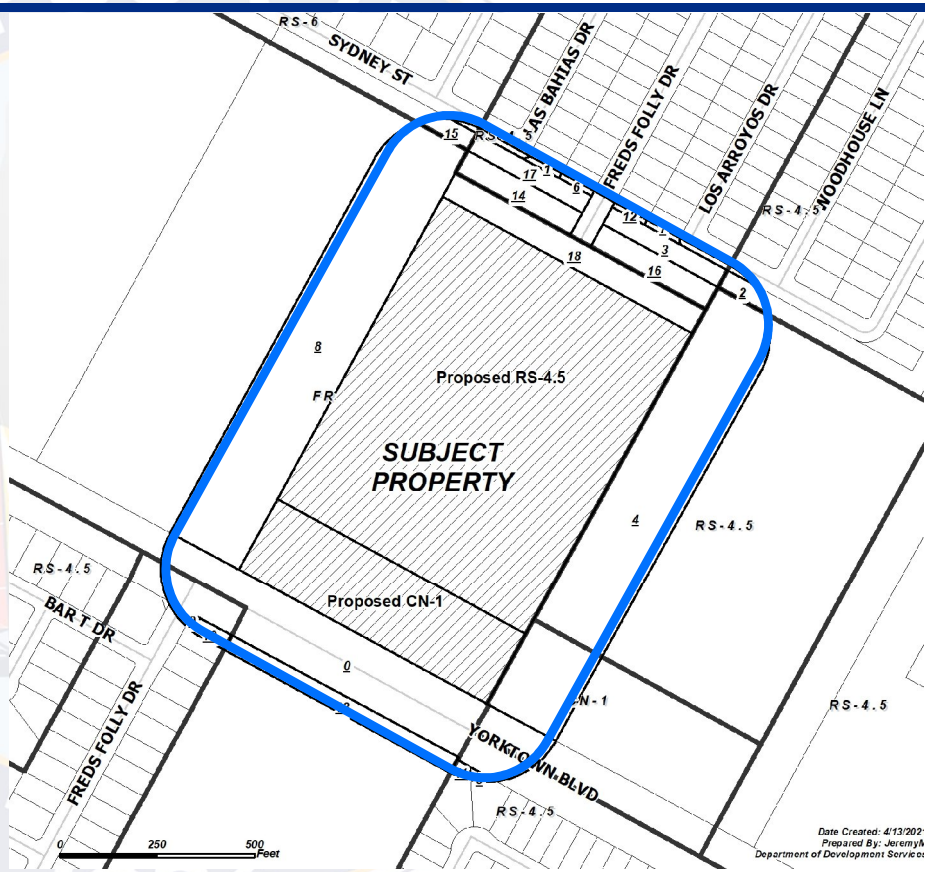
17 Notices mailed inside 200' buffer
1 Notices mailed outside 200' buffer

Notification Area

Opposed: 0 (0.00%)
Separate Opposed Owners: 0

In Favor: 0

Notified property owner's land in square feet / Total square footage of all property in the notification area = Percentage of public opposition



Staff Recommendation

<u>Approval</u> of the
"RS-4.5" Single-Family 4.5 District and
"CN-1" Neighborhood Commercial District

STAFF REPORT

Case No. 0421-05
INFOR No.

Planning Commission Hearing Date: April 28, 2021

Applicant & Legal Description	**Owner:** Vision Twenty Investments, LLC. **Applicant:** Vision Twenty Investments, LLC **Location Address:** 14702 Northwest Boulevard **Legal Description:** Being a 3.868 acre tract of land, more or less, out of the west half of Block 2, Lot 3, Nueces River Irrigation Park, an addition to Nueces County, Texas, a map of which is recorded in Volume "A", Page 54 of the Map Records of Nueces County, Texas, and also being out of the land parcel described by deed recorded at Document No. 2018029882, Official Public Records of Nueces County, Texas and located along the southside of Northwest Boulevard, east of Farm to Market Road 1889, north of Siesta Loop, and west of Hazel Bazemore Parkway.
Zoning Request	**From**: "FR" Farm Rural District **To**: "CG-2" General Commercial District **Area**: 3.868 acres **Purpose of Request**: To allow for the construction of a commercial development.

Existing Zoning and Land Uses

	Existing Zoning District	Existing Land Use	Future Land Use
Site	"FR" Farm Rural District	Vacant	Mixed Use
North	"CN-1" Neighborhood Commercial District and "CG-2" General Commercial District	Vacant	Commercial
South	"FR" Farm Rural District	Vacant	Mixed Use
East	"CG-2" General Commercial District	Commercial	Mixed Use
West	"CG-2" General Commercial District	Vacant	Mixed Use

ADP, Map & Violations	**Area Development Plan**: The subject property is located within the boundaries of the Northwest Area Development Plan and is planned for a mixed use. The proposed rezoning to the "CG-2" General Commercial is consistent with the adopted Comprehensive Plan (Plan CC). **City Council District:** 1 **Zoning Violations**: None
Transportation	**Transportation and Circulation**: The subject property has approximately 560 feet of street frontage along Northwest Boulevard (Farm-to-Market 624) which is designated as a "A3" Primary Arterial Street. According to the Urban Transportation Plan, "A3" Primary Arterial Streets can convey a capacity between 30,000 and 48,000 Average Daily Trips (ADT).

Street R.O.W.	Street	Urban Transportation Plan Type	Proposed Section	Existing Section	Traffic Volume
	Northwest Boulevard (FM 624)	"A3" Primary Arterial	130' ROW 79' paved	155' ROW 75' paved	23,838 ADT (2013)

Staff Summary:

Development Plan: The subject property is 3.868 acres in size. The applicant states that the short term plans for the property include development of the 3.868 acre portion fronting Northwest Boulevard as two lots of equal area, intended for a mixed commercial use. The developer anticipates that an approximately 10,000 square foot single story structure will be built on each lot. The structures will be designed for multiple tenant occupancy, including a mix of general business, retail, and some restaurant use. It is further anticipated that the remainder of the 19.64 parent tract will remain vacant in the short term. Detailed plans for the possible development of the remaining property will be based on market conditions after the completion of the initial commercial development.

Existing Land Uses & Zoning: The subject property is currently zoned "FR" Farm Rural District, consists of vacant property, and has remained since annexation in 1995. To the north are vacant properties zoned "CN-1" Neighborhood Commercial District and "CG-2" General Commercial District. To the south is a vacant property zoned "FR" Farm Rural District. To the east is a restaurant and retail store zoned "CG-2" General Commercial District. To the west is a vacant property zoned "CG-2" General Commercial District.

AICUZ: The subject property is **not** located in one of the Navy's Air Installation Compatibility Use Zones (AICUZ).

Plat Status: The property is not platted.

Utilities:

Water: 12-inch ACP line located along Northwest Boulevard (FM 624).
Wastewater: 12-inch PVC line located along Northwest Boulevard (FM 624).
Gas: 6-inch Service Line located along Northwest Boulevard (FM 624).
Storm Water: Roadside ditches located along Northwest Boulevard (FM 624).

Plan CC & Area Development Plan Consistency: The subject property is located within the boundaries of the Northwest Area Development Plan and is planned for a mixed use. The proposed rezoning to the "CG-2" General Commercial District is consistent with the adopted Comprehensive Plan (Plan CC). The following policies should be considered:

- Encourage orderly growth of new residential, commercial, and industrial areas (Future Land Use, Zoning, and Urban Design Policy Statement 1).
- Promote a balanced mix of land uses to accommodate continuous growth and promote the proper location of land uses based on compatibility, locational needs, and characteristics of each use (Future Land Use, Zoning, and Urban Design Policy Statement 1).
- Support the separation of high-volume traffic from residential areas or other noise-sensitive land uses. (Future Land Use, Zoning, and Urban Design Policy Statement 3).

- Encourage the design of commercial centers in a manner that minimizes the impacts of automobile intrusion, noise and visual blight on surrounding areas. (Future Land Use, Zoning, and Urban Design Policy Statement 3).
- Commercial development of a small scale for convenience shopping needs is necessary and desirable to serve the outlying portions of the Plan area. (Northwest ADP Policy Statement B).
- The expansion of business1 uses along Northwest Boulevard (F.M. 624) or any other arterial street should be planned and zoned so that the traffic carrying capacity of the street is protected. (Northwest ADP Policy Statement B).

Department Comments:

- The proposed rezoning is consistent with the adopted Comprehensive Plan (Plan CC), compatible with the adjoining properties, and does not have a negative impact upon the adjacent properties.
- Th proposed rezoning is also consistent with the commercial developments along the Northwest Boulevard (FM 624) corridor.

Staff Recommendation:

Approval of the change of zoning from the "FR" Farm Rural District to the "CG-2" General Commercial District.

Public Notification	Number of Notices Mailed – 7 within 200-foot notification area 1 outside notification area ***As of April 23, 2021:*** In Favor – 0 inside notification area – 0 outside notification area In Opposition – 0 inside notification area – 0 outside notification area Totaling 0.00% of the land within the 200-foot notification area in opposition. *Created by calculating the area of land immediately adjoining the subject property and extending 200-foot therefrom. The opposition is totaled by the total area of land that each individual property owner owns converted into a percentage of the total 200-foot notification area. Notified property owner's land in square feet / Total square footage of all property in the notification area = Percentage of public opposition

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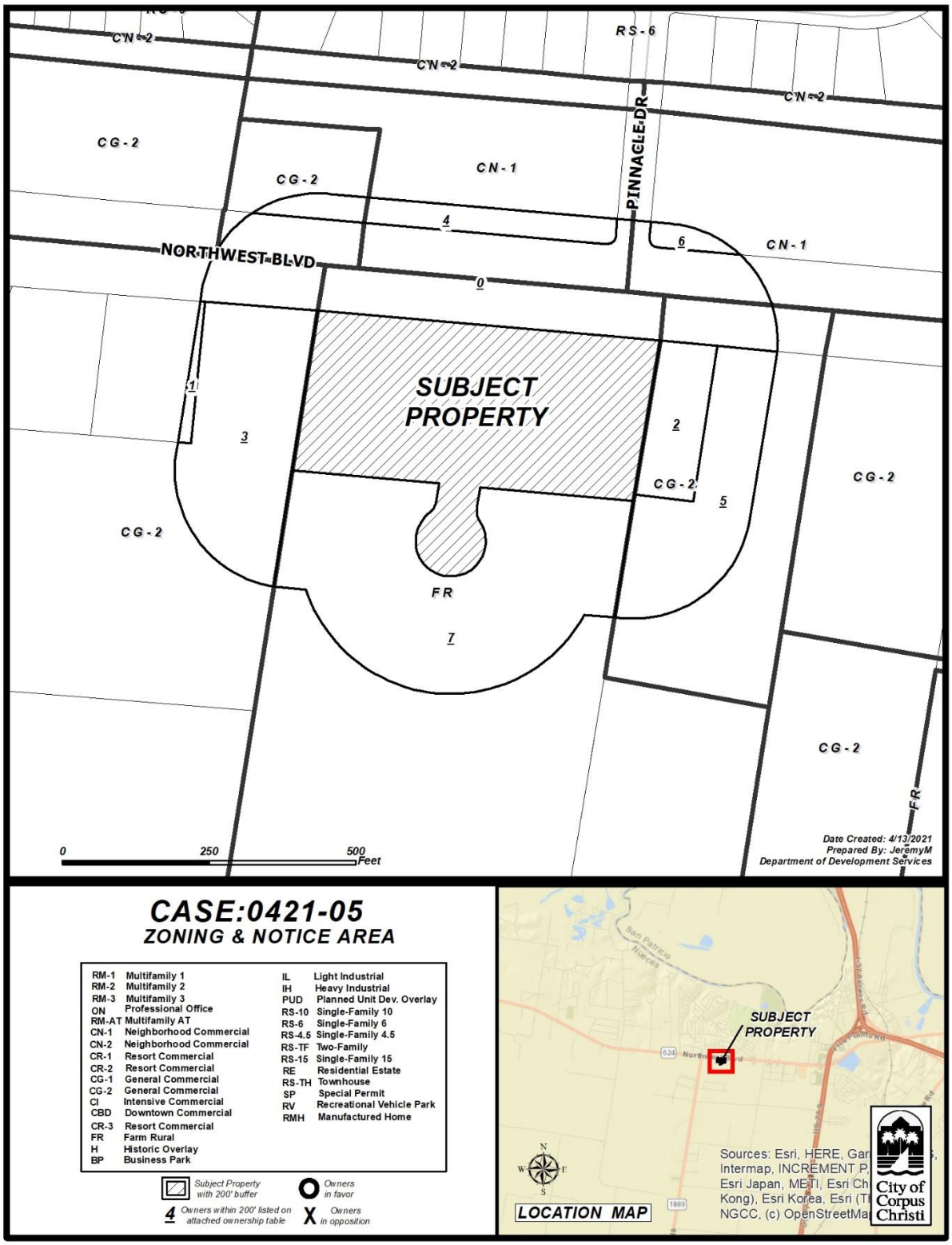
A. Location Map (Existing Zoning & Notice Area)
B. Public Comments Received (if any)


CN-2
CN-2
CN-2
RS-6
PINNACLE DR
CG-2
CG-2
CN-1
4
NORTHWEST BLVD
0
6
CN-1
1
SUBJECT PROPERTY
3
2
CG-2
5
CG-2
CG-2
FR
7
CG-2
FR
0
250
500
Feet
Date Created: 4/13/2021
Prepared By: JeremyM
Department of Development Services
CASE:0421-05
ZONING & NOTICE AREA
RM-1 Multifamily 1
RM-2 Multifamily 2
RM-3 Multifamily 3
ON Professional Office
RM-AT Multifamily AT
CN-1 Neighborhood Commercial
CN-2 Neighborhood Commercial
CR-1 Resort Commercial
CR-2 Resort Commercial
CG-1 General Commercial
CG-2 General Commercial
CI Intensive Commercial
CBD Downtown Commercial
CR-3 Resort Commercial
FR Farm Rural
H Historic Overlay
BP Business Park
IL Light Industrial
IH Heavy Industrial
PUD Planned Unit Dev. Overlay
RS-10 Single-Family 10
RS-6 Single-Family 6
RS-4.5 Single-Family 4.5
RS-TF Two-Family
RS-15 Single-Family 15
RE Residential Estate
RS-TH Townhouse
SP Special Permit
RV Recreational Vehicle Park
RMH Manufactured Home
Subject Property with 200' buffer
Owners in favor
4 Owners within 200' listed on attached ownership table
X Owners in opposition
SUBJECT PROPERTY
LOCATION MAP
Sources: Esri, HERE, Gar
Intermap, INCREMENT P,
Esri Japan, METI, Esri Ch
Kong), Esri Korea, Esri (T
NGCC, (c) OpenStreetMa
City of Corpus Christi

Zoning Case #0421-05

Vision Twenty Investments, LLC.

Rezoning for a Property at 14702 Northwest Boulevard (FM 624)

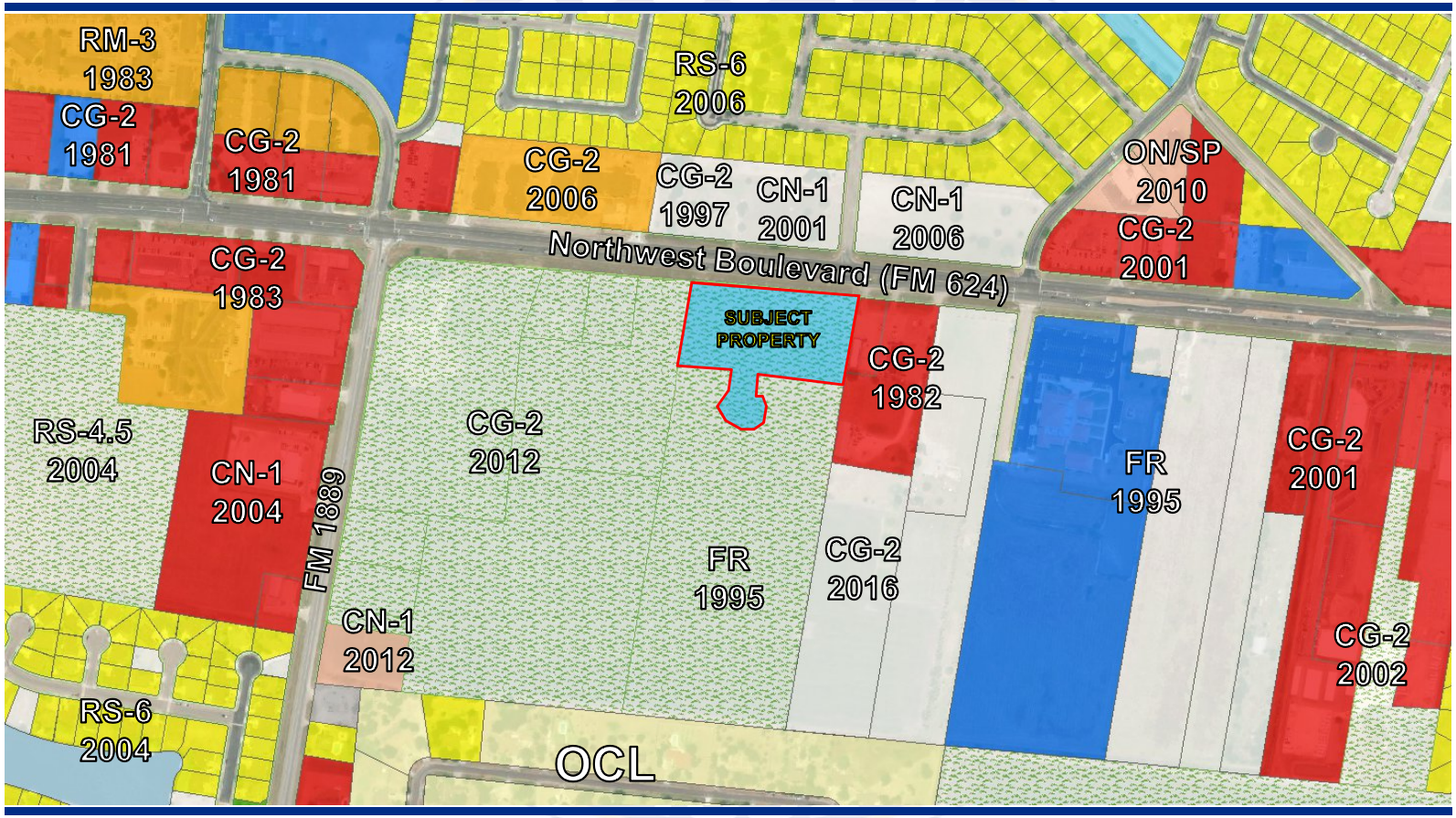
From "FR" To "CG-2"

N

Planning Commission
April 28, 2021

Aerial Overview

Zoning Pattern



UDC Requirements

Buffer Yards:
CG-2 to FR: N/A
CG-2 to CG-2: N/A

Setbacks:
Street: 20 feet
Side/Rear: 0 feet

Parking:
1:250 square feet

Landscaping, Screening, and Lighting Standards

Uses Allowed: Multifamily, Offices, Medical, Restaurants, Retail, Bars, and Hotels.

Utilities

Water:
12-inch ACP

Wastewater:
12-inch PVC

Gas:
6-inch Service Line

Storm Water:
Roadside ditches

Public Notification

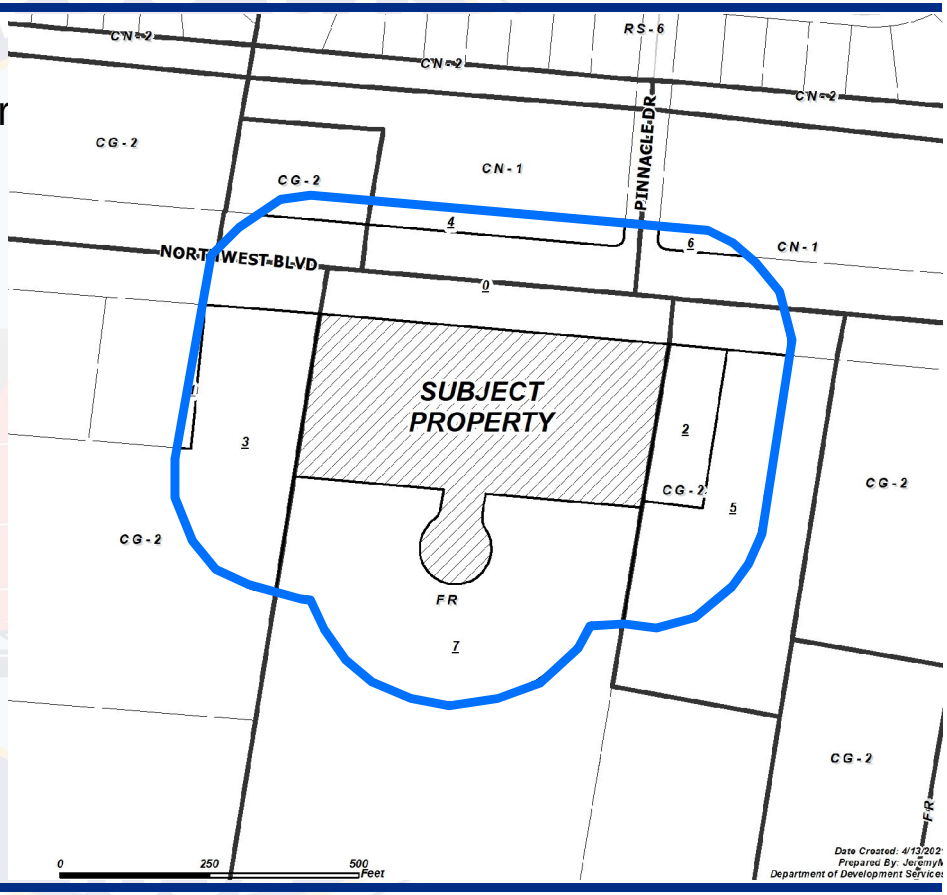
7 Notices mailed inside 200’ buffer
1 Notices mailed outside 200’ buffer

Notification Area

Opposed: 0 (0.00%)
Separate Opposed Owners: 0

In Favor: 0

Notified property owner’s land in square feet / Total square footage of all property in the notification area = Percentage of public opposition



Staff Recommendation

Approval of the
"CG-2" General Commercial District

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

City of Corpus Christi

Flour Bluff

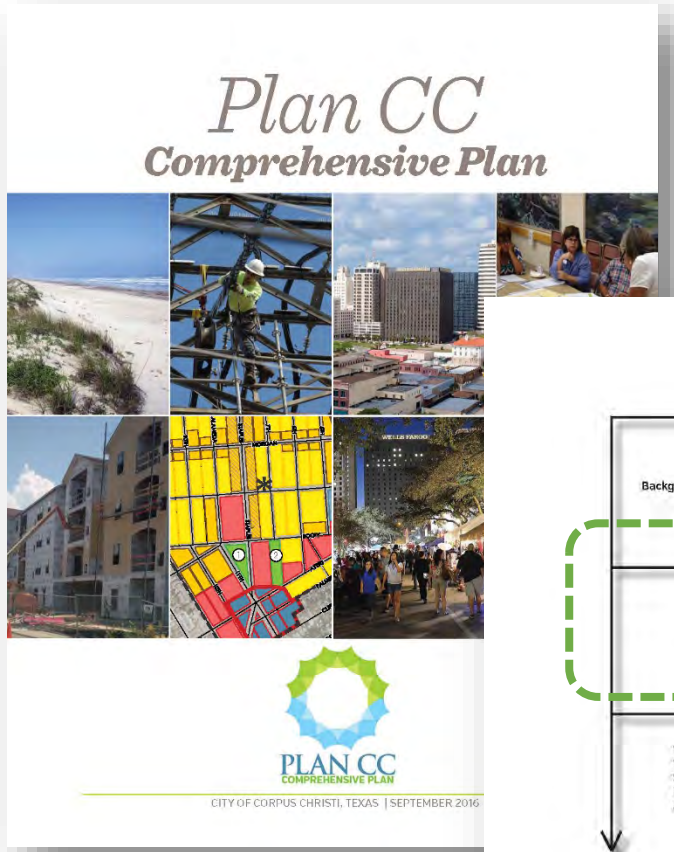
AREA DEVELOPMENT PLAN

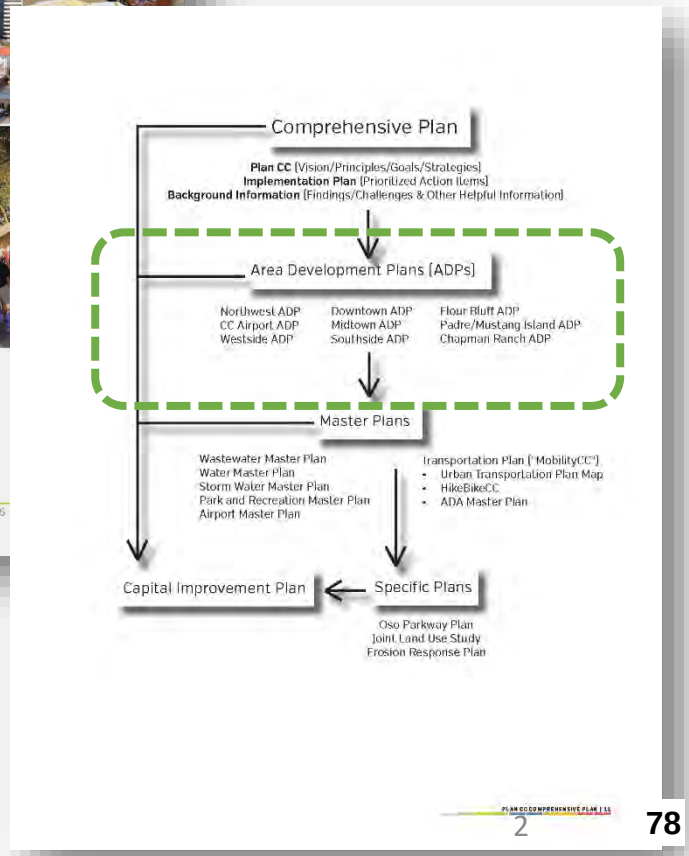
Planning Commission
April 28, 2021

Area Development Plans

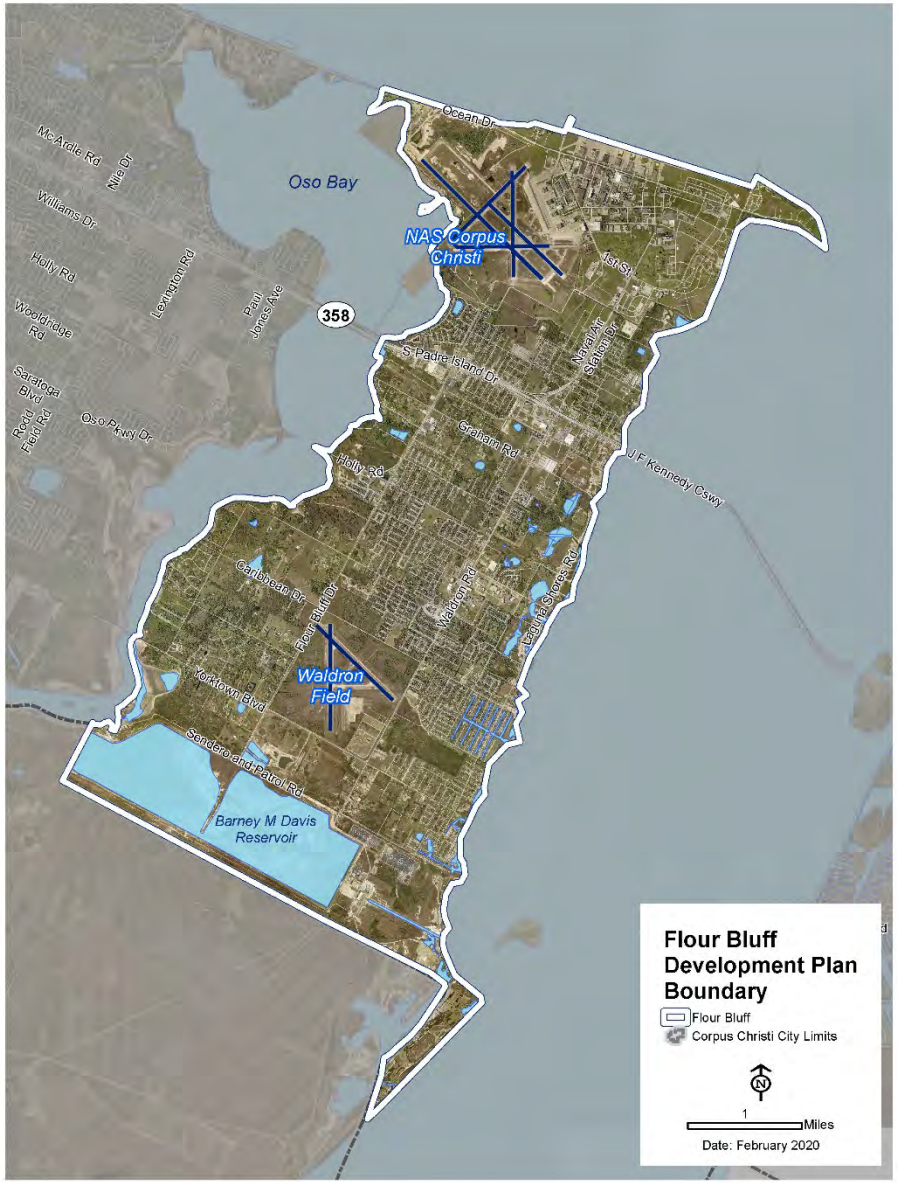
Flour Bluff
AREA DEVELOPMENT PLAN

- 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

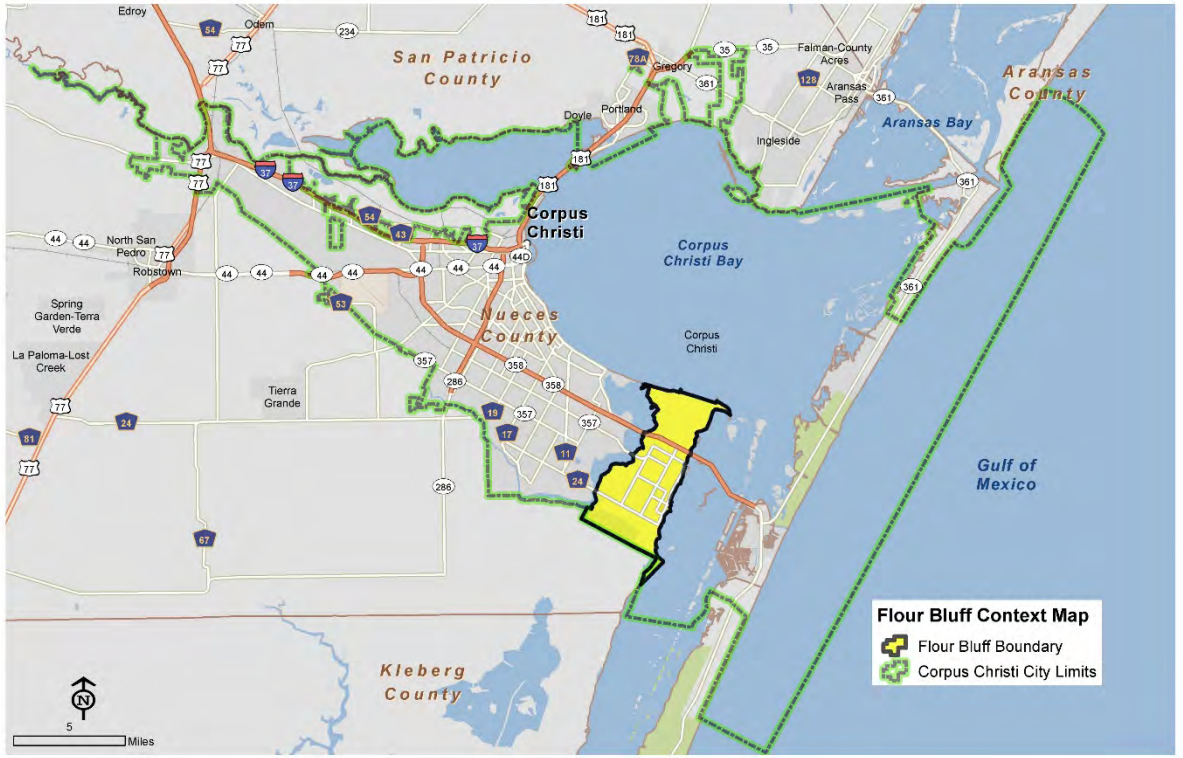




ADP Boundaries



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 BLU

"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."

"Be known as a premier safe residential are to waterways and abundant recreational pa 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

8

POLICY INITIATIVES AND IMPLEMENTATION

1 PROVIDE STORMWATER MANAGEME 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.

Example of Bioswale Drainage

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

CITY OF CORPUS CHRISTI [DRAFT]
MARCH 19, 2021

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VISION THEMES

VISION THEMES

PROTECT NATURAL RESOURCES

Protect habitat and wildlife to improve environmental quality of the Lagu

VISION

Flour Bluff is located in the Coastal Bay ecosystem. The peninsula is surro Bay, Cayo del Oso, and Laguna Madre. This environment provides plenty o for environmental preservation and recreation. Residents and visitors enj biking, and kayaking in Flour Bluff. They value their connection with natur the environment for future generations. The Hike and Bike bridge that cr and connects to the Oso Bay Wetlands Preserve is a highlight of the comr cyclists, birders, and more. Implementing educational and monitoring pro the on-going maintenance and enhancement of preservation and conserv Bluff.

CITY OF CORPUS CHRISTI [DRAFT]
MARCH 19, 2021

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PUBLIC INVESTMENT INITIATIVES

SHORT-TERM (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 I (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.)
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	Moali 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, Lester)
U7	Glenoak 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

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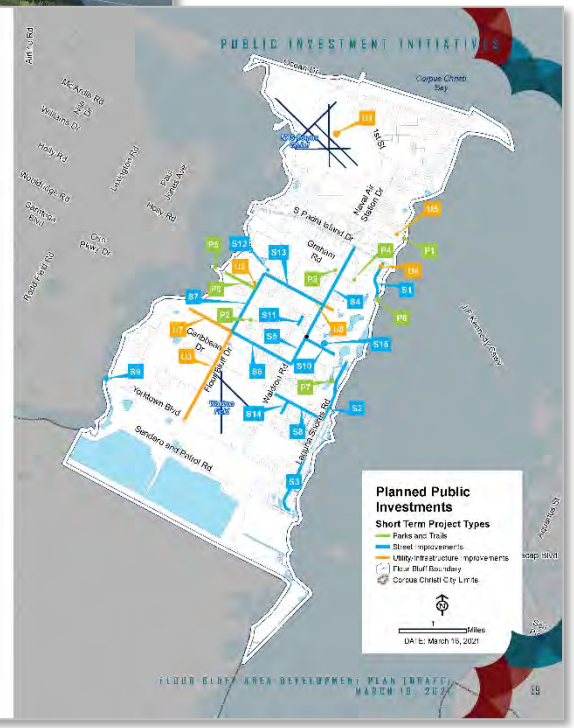
PUBLIC INVESTMENT INITIATIVES



FLOUR BLUFF AREA DEVELOPMENT PLAN [DRAFT]
MARCH 19, 2021

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Timeline of Events and Activities

Flour Bluff
AREA DEVELOPMENT PLAN

Winter 2020
Project Kick-Off

Spring 2020
Community Workshop

Summer 2020
Focus Groups

Fall 2020
Community Meeting

Spring 2021
Community Meeting

Spring 2021
Plan Adoption

5 Advisory Committee Meetings Throughout Process

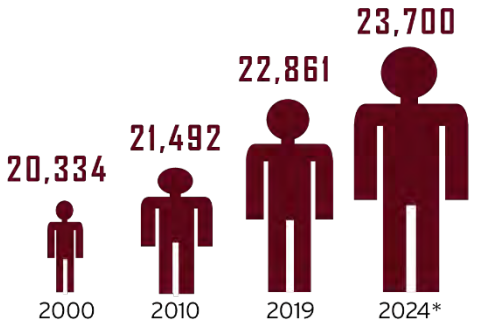
Developing Baseline Analysis

Drafting Plan

Introduction

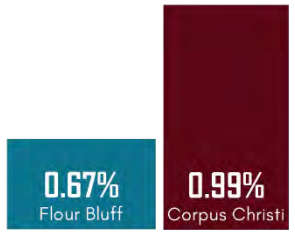
Demographics

POPULATION[1]



Population Growth by Year

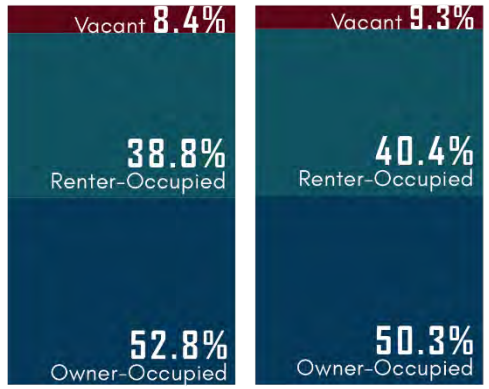
*Projected Population



Average Annual Growth Rate
2010-2019

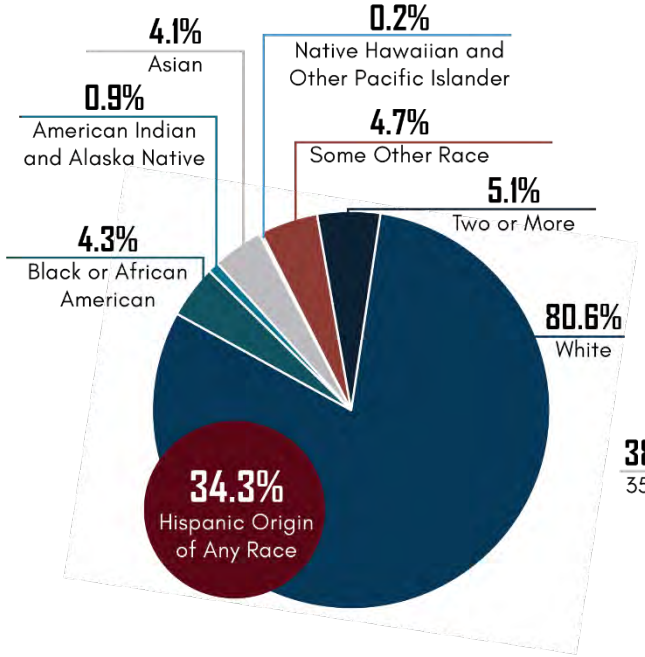
HOUSING (2019)[1]

Median Household Income

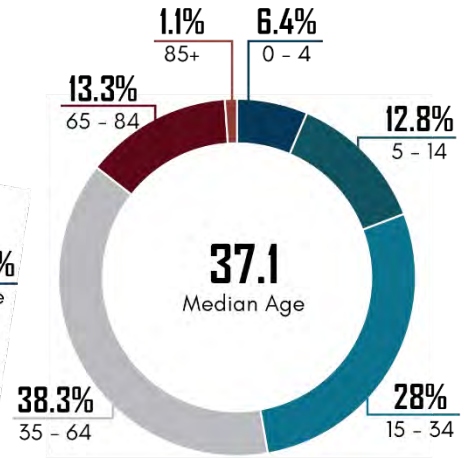


Occupied Housing Units

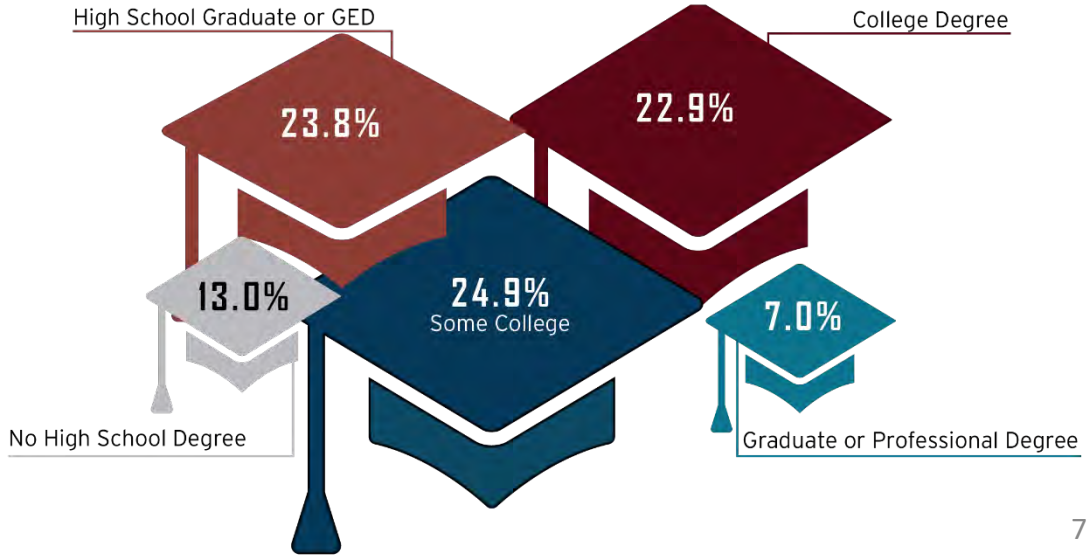
RACE AND ETHNICITY (2019)[1]



AGE (2019)[1]



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.

Engagement Process

Flour Bluff
AREA DEVELOPMENT PLAN

Advisory Committee Meeting 1
March 2, 2020

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

MetroQuest Survey Launched
March 12, 2020 to May 11, 2020

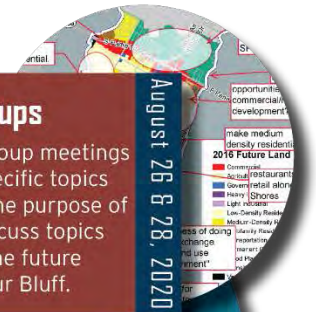
An online survey was available to the public, allowing for input to be received regarding the current conditions and vision for the area.

Online Community Meeting 1
March 25, 2020

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.

Focus Groups
August 26 & 28, 2020

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.



Advisory Committee Meeting 2
August 31, 2020

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

Online Community Meeting 2
October 7, 2020

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.

Online Open House 1
October 7, 2020 to October 21, 2020

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

Advisory Committee Meeting 3
December 7, 2020

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

Advisory Committee Meeting 4
March 1, 2021

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

Online Community Meeting 3
March 24, 2021

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.

Online Open House 2
March 22, 2021 to April 11, 2021

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

Advisory Committee Meeting 5
April 5, 2021

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

Adoption
TBD

Online Survey Summary

Flour Bluff AREA DEVELOPMENT PLAN

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

464 Total Respondents

WHAT IS IMPORTANT TO YOU?

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

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%

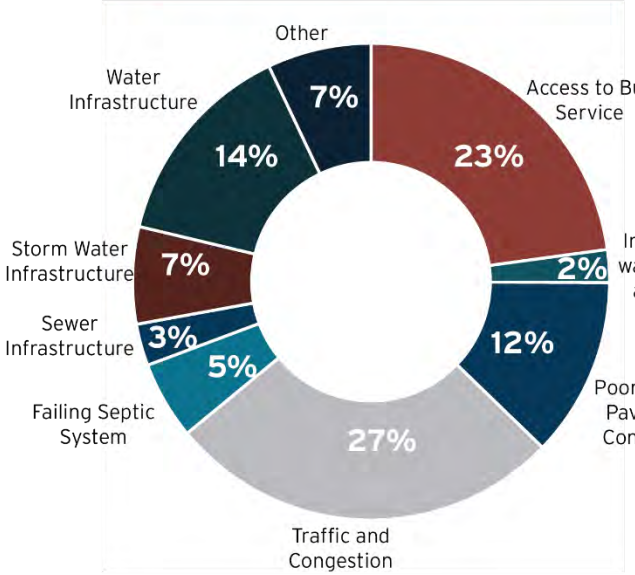
Flooding

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

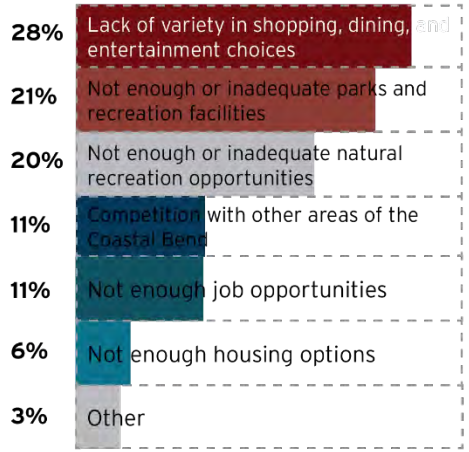
69%

Homelessness

WHAT WOULD YOU CONSIDER THE THREE GREATEST INFRASTRUCTURE ISSUES FACING FLOUR BLUFF TODAY?



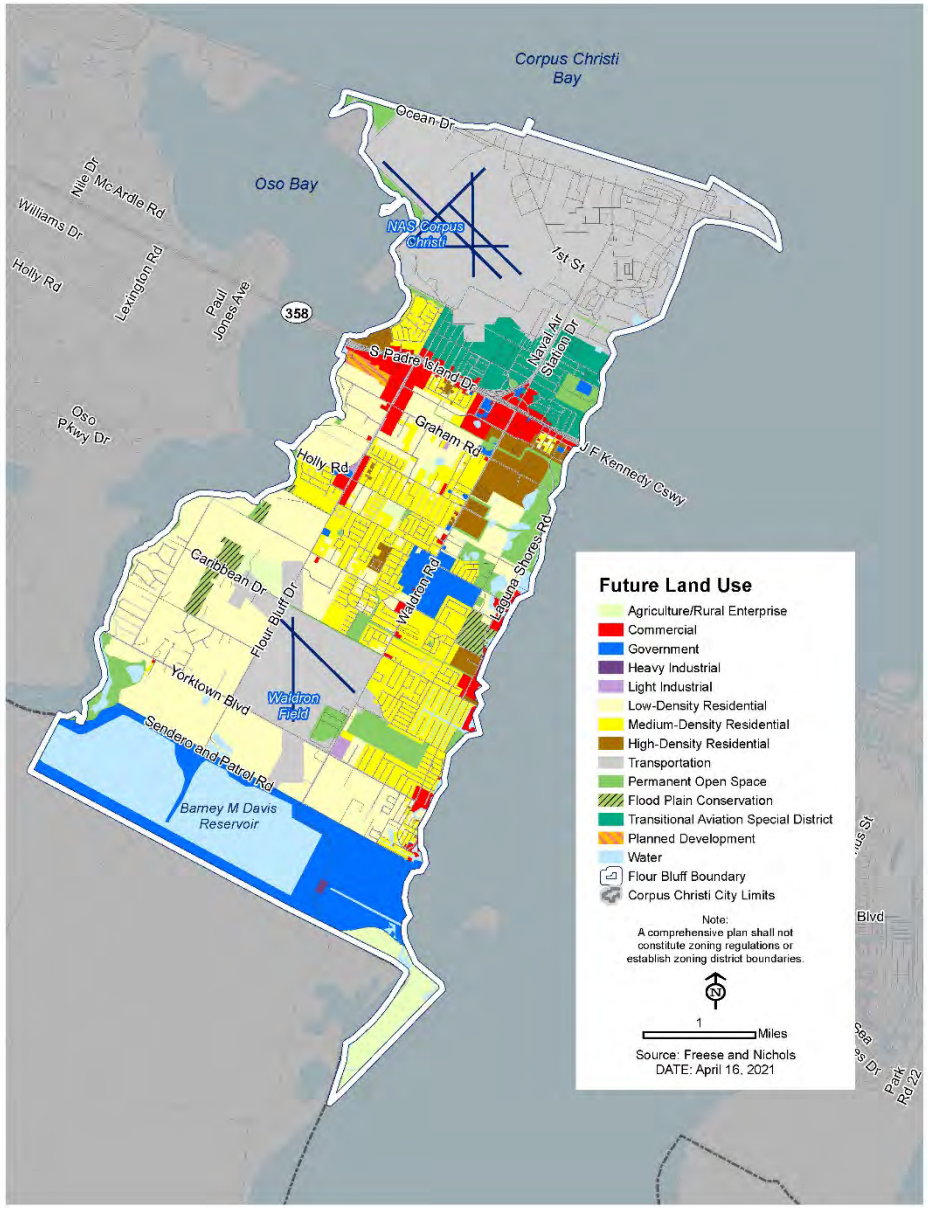
WHAT WOULD YOU CONSIDER THE THREE GREATEST LAND USE ISSUES FACING FLOUR BLUFF TODAY?



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

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

Vision Themes

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

Policy Initiatives and Strategic Action Items

Policy Initiatives

Flour Bluff
AREA DEVELOPMENT PLAN

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.)
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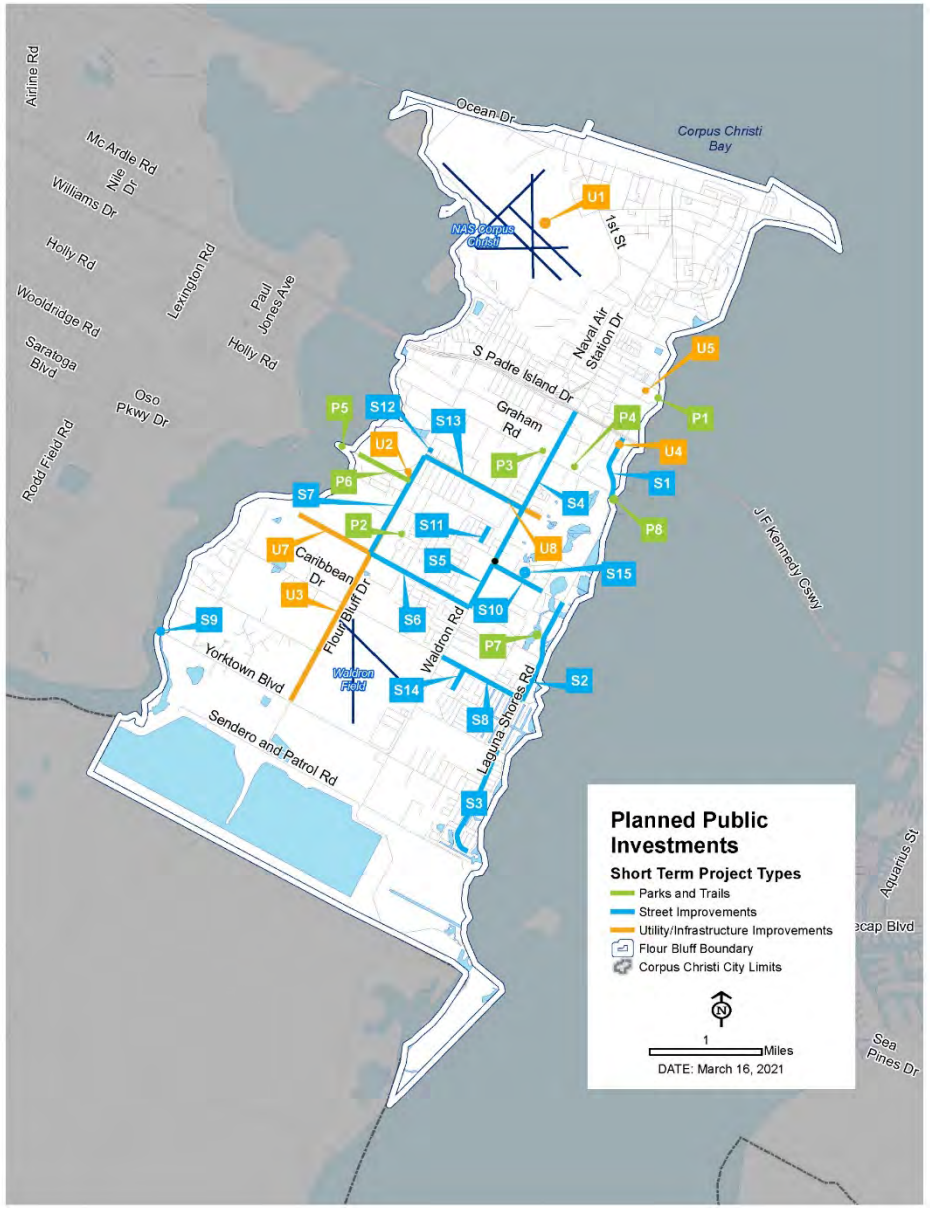
S9	Yorktown Mud Bridge Evaluation
S10	Hustlin Hornet Rehabilitation
S11	Saxony Dr. Rehabilitation
S12	Micah St. Rehabilitation
S13	Don Patricio Rehabilitation
S14	Seafoam Dr.
S15	Laguna Estates Subdivision Street Rehabilitation
S16	Years 3-5 IMP**
	UTILITY/INFRASTRUCTURE
U1	Naval Base Utility Line Improvements
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

**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.



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)

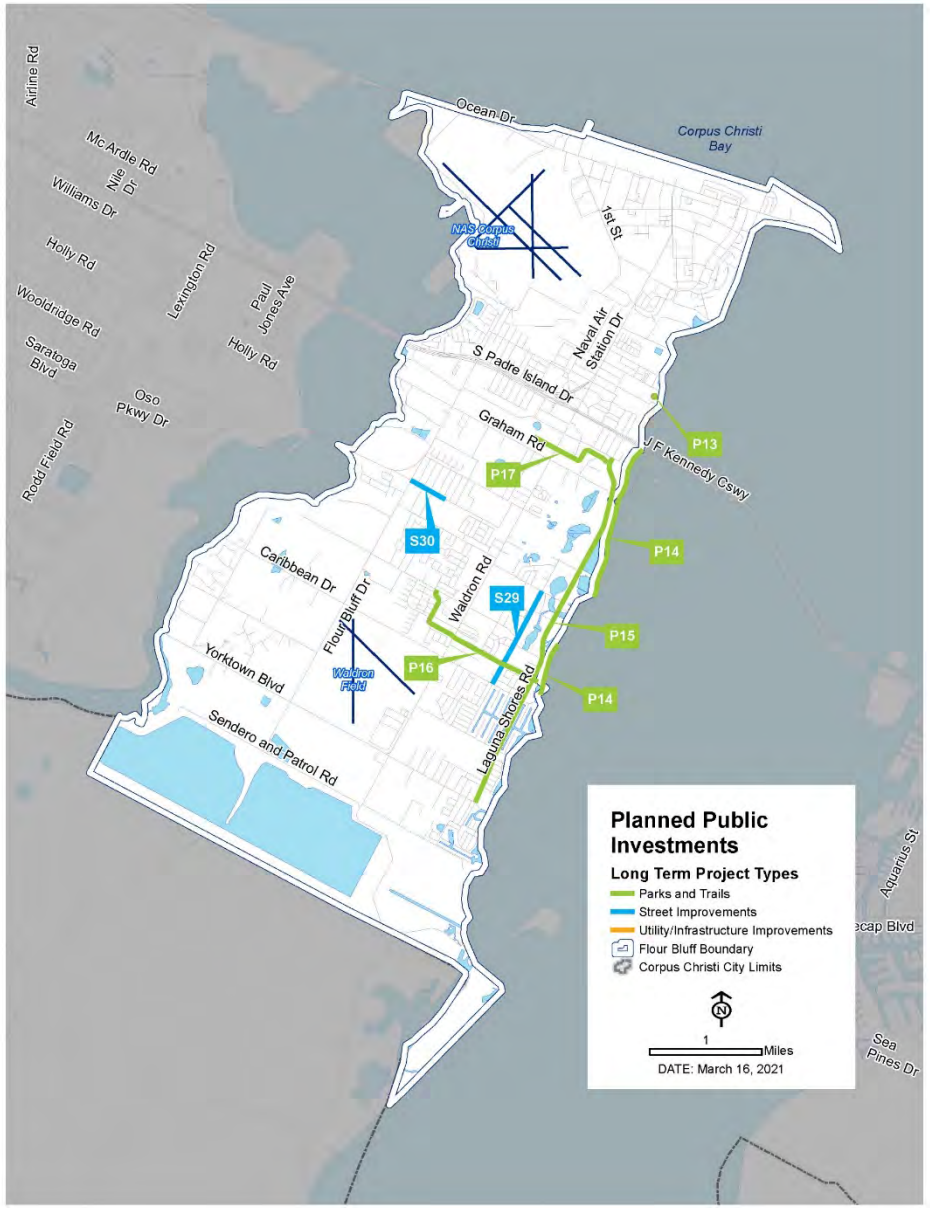
Flour Bluff
AREA DEVELOPMENT PLAN

#	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

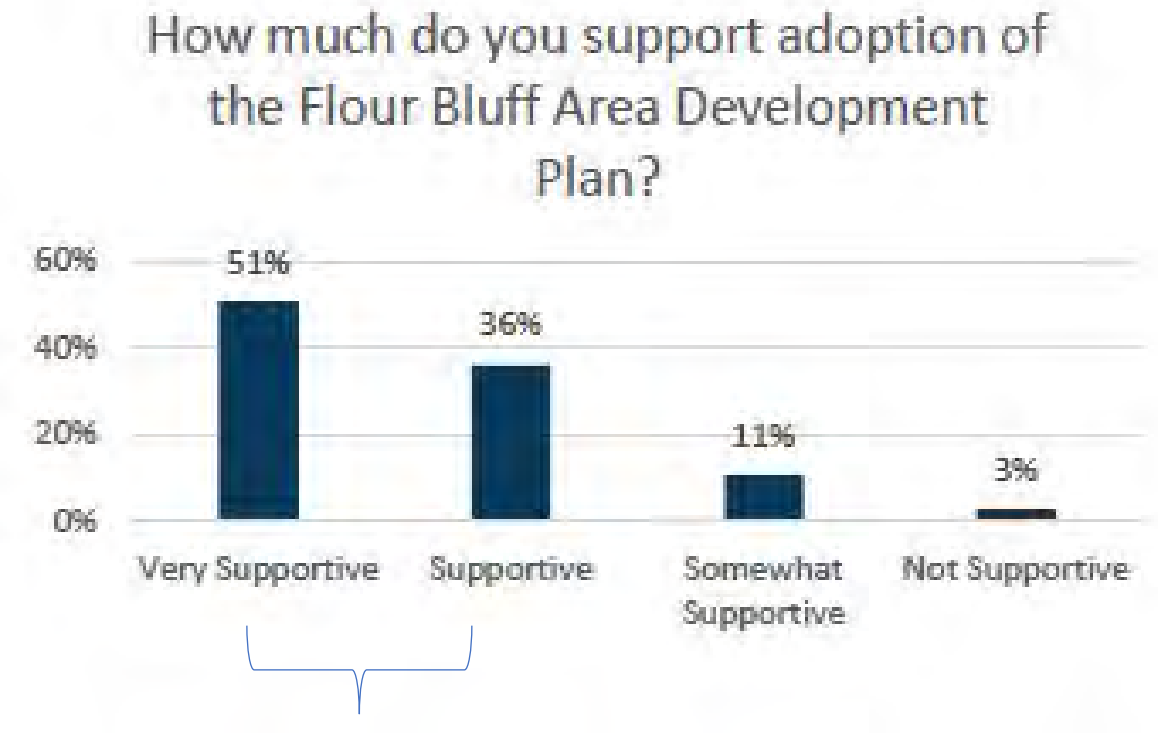
*Projects Not Mapped

Acronyms

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



Online Open House Summary



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

Top 5 Ranked Short-Term Projects:

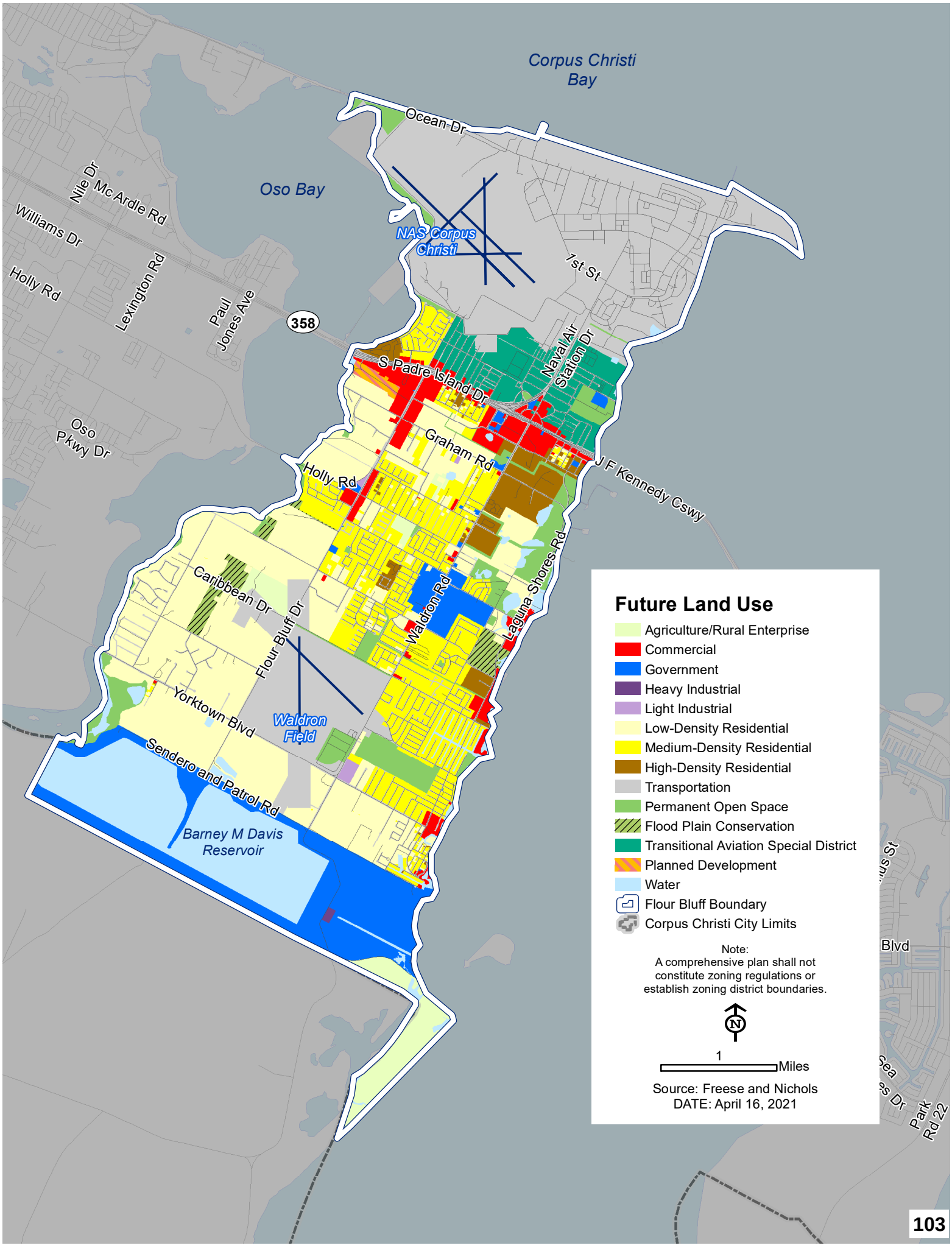
1. (P5) Oso Bay Trestle Bridge Hike & Bike Design = 43 votes
2. (P6) Oso Bay Hike & Bike Trail Phase 1 = 38 votes
3. (P3) Parker Park Covered Basketball Court & Improvements = 24 votes
4. (P4) Wranosky Park Skatepark Improvements = 22 votes
5. (S6) Glenoak Drive Reconstruction + Bike Mobility (Flour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

Recommendation

Flour Bluff
AREA DEVELOPMENT PLAN

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

www.cctexas.com/flourbluff


Corpus Christi Bay
Oso Bay
Ocean Dr
Nile Dr
Mc Ardle Rd
Williams Dr
Holly Rd
Lexington Rd
Paul Jones Ave
358
NAS Corpus Christi
1st St
Naval Air Station Dr
S Padre Island Dr
Graham Rd
Holly Rd
Oso Pkwy Dr
J F Kennedy Cswy
Laguna Shores Rd
Waldron Rd
Caribbean Dr
Flour Bluff Dr
Yorktown Blvd
Waldron Field
Sendero and Patrol Rd
Barney M Davis Reservoir
Blvd
Park Rd 22
Future Land Use
Agriculture/Rural Enterprise
Commercial
Government
Heavy Industrial
Light Industrial
Low-Density Residential
Medium-Density Residential
High-Density Residential
Transportation
Permanent Open Space
Flood Plain Conservation
Transitional Aviation Special District
Planned Development
Water
Flour Bluff Boundary
Corpus Christi City Limits
Note:
A comprehensive plan shall not constitute zoning regulations or establish zoning district boundaries.
N
1
Miles
Source: Freese and Nichols
DATE: April 16, 2021

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.

WHEREAS, the Planning Commission has forwarded to City Council its reports and recommendations concerning the adoption of the Flour Bluff Area Development Plan;

WHEREAS, with proper notice to the public, public hearings were held on during meetings of the Planning Commission and during a meeting of the City Council, during which all interested persons were allowed to give testimony and present written evidence;

WHEREAS, City Staff invited the public to online Community Meetings and online Community Surveys and Open House Forums to give input to help develop a Flour Bluff Area Development Plan for Corpus Christi, and to receive public feedback;

WHEREAS, an Advisory Committee provided guidance and assistance throughout the process and staff coordinated with various community agencies;

WHEREAS, the City shall use the Flour Bluff Area Development Plan as a guideline for urban growth, implementation of policy initiatives and public investments, and to facilitate other plans that the city considers necessary for systematic growth and development; and

WHEREAS, the City Council has determined that these amendments would best serve public health, safety, necessity, convenience, and general welfare of the City of Corpus Christi and its citizens.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF CORPUS CHRISTI, TEXAS:

SECTION 1. The Flour Bluff Area Development Plan, adopted by City Council ordinance #21746 on September 14, 1993 is hereby rescinded.

SECTION 2. The Flour Bluff Area Development Plan, as shown in Exhibit A, which is attached and incorporated by reference, is adopted as an element of the Plan CC Comprehensive Plan (Comprehensive Plan).

SECTION 3. To the extent that the amendment made by this ordinance represents a deviation from the Comprehensive Plan, the Comprehensive Plan is amended to conform to the amendment made by this ordinance. The Comprehensive Plan, as amended from time to time and except as changed by this ordinance, remains in full force and effect.

SECTION 4. The City Council intends that every section, paragraph, subdivision, clause, phrase, word or provision hereof shall be given full force and effect for its purpose. Therefore, if any section, paragraph, subdivision, clause, phrase, word or provision of this ordinance is held invalid or unconstitutional by final judgment of a court of competent jurisdiction, that judgment shall not affect any other section, paragraph, subdivision, clause, phrase, word or provision of this ordinance.

SECTION 5. This ordinance takes effect after final passage on second reading.

That the foregoing ordinance was read for the first time and passed to its second reading on this the _____ day of _____, 2021, by the following vote:

Paulette M. Guajardo	_____	John Martinez	_____
Roland Barrera	_____	Ben Molina	_____
Gil Hernandez	_____	Mike Pusley	_____
Michael Hunter	_____	Greg Smith	_____
Billy Lerma	_____		

That the foregoing ordinance was read for the second time and passed finally on this the _____ day of _____ 2021, by the following vote:

Paulette M. Guajardo	_____	John Martinez	_____
Roland Barrera	_____	Ben Molina	_____
Gil Hernandez	_____	Mike Pusley	_____
Michael Hunter	_____	Greg Smith	_____
Billy Lerma	_____		

PASSED AND APPROVED on this the _____ day of _____, 2021.

ATTEST:

_____	_____
Rebecca Huerta	Paulette M. Guajardo
City Secretary	Mayor

City of Corpus Christi

Flour Bluff
Area Development Plan

DRAFT APRIL 16, 2021

Flour Bluff
AREA DEVELOPMENT PLAN

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ACKNOWLEDGMENTS

CITY COUNCIL

Paulette M. Guajardo
Mayor

Michael T. Hunter
Council Member At-Large

John Martinez
Council Member At-Large

Mike Pulsey
Council Member At-Large

Billy A. Lerma
Council Member District 1

Ben Molina
Council Member District 2

Roland Barrera
Council Member District 3

Greg Smith
Council Member District 4

Gil Hernandez
Council Member District 5

PLANNING COMMISSION

Jeremy Baugh
Chair

Daniel Dibble
Vice Chair

Cynthia Garza
Commission Member

Javier Gonzalez
Commission Member

Brian Mandel
Commission Member

Michael Miller
Commission Member

Benjamin Polak (Ex-officio)
Navy Representative

Sheldon Schroeder
Commission Member

Michael York
Commission Member

Kamran Zarghouni
Commission Member

ADVISORY COMMITTEE

Flo East
Parks and Recreation Advisory Committee

Mary Flores
Resident

Justin Green
Resident

Chad Huckabee
Audubon Outdoor Club of Corpus Christi

Michael Miller
Planning Commissioner

Michael Morgan
Flour Bluff Business Association

Benjamin Polak
Naval Air Station Community Planning Liaison Officer

Chief Robert Rocha
City of Corpus Christi Fire Department

Cliff Schlabach
Surfrider Foundation - Texas Coastal Bend Chapter

Chief Dale Scott
Emergency Services District 2

Greg Smith
Council Member District 4

Velma Soliz-Garcia
Superintendent, Flour Bluff ISD

Shirley Thornton
Flour Bluff Citizen's Council

PARTNER AGENCIES

Craig Casper
Corpus Christi Metropolitan Planning Organization (MPO)

Tommy Kurtz
Corpus Christi Regional Economic Development Corporation (CCREDC)

Robert MacDonald
Corpus Christi Metropolitan Planning Organization (MPO)

Gordon Robinson
Corpus Christi Regional Transportation Authority (CCRTA)

CONSULTANT TEAM

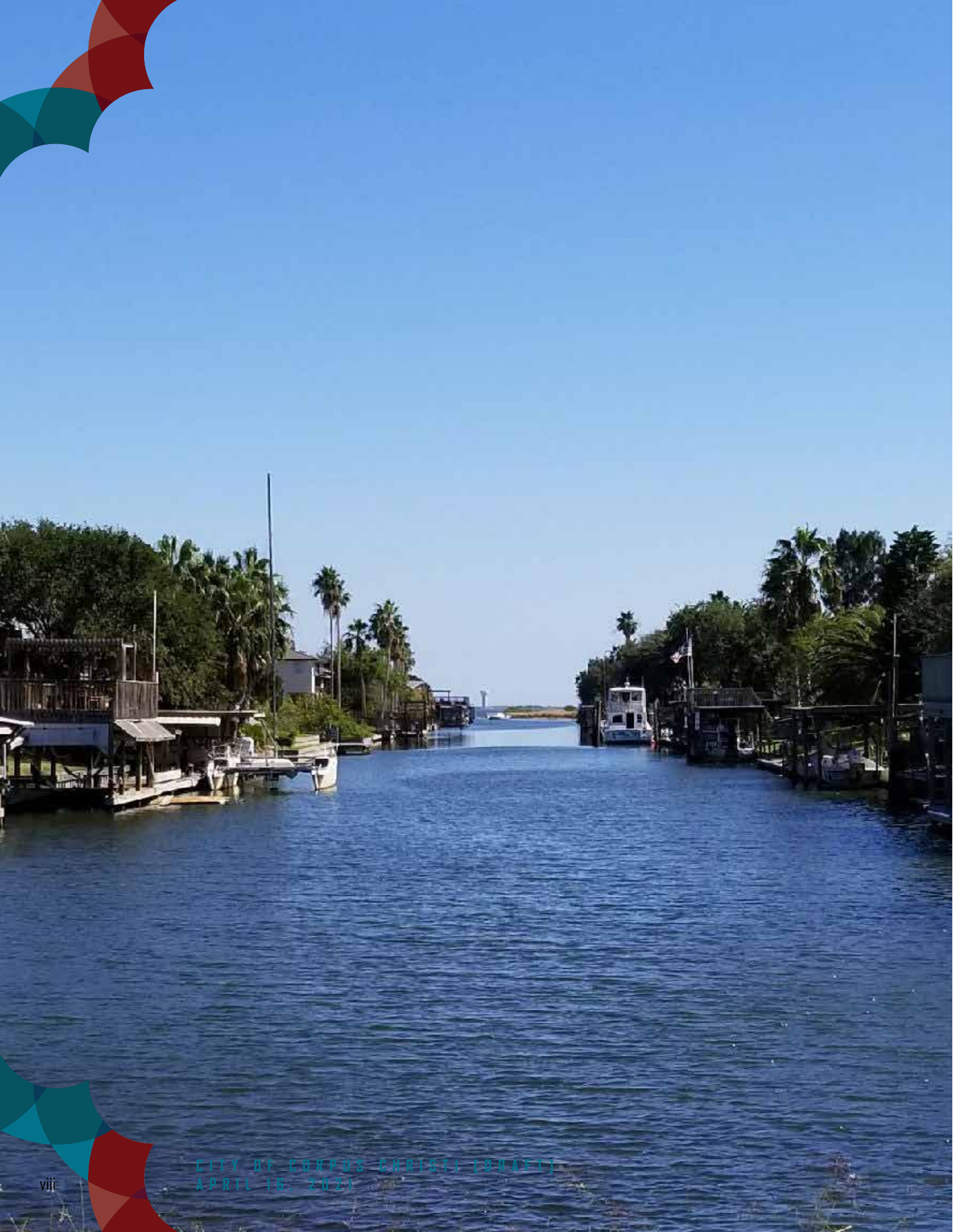
Freese and Nichols, Inc.
11200 Broadway Street, Offices West
Suite 2320
Pearland, TX 77584

HOLD FOR ORDINANCE

HOLD FOR ORDINANCE

HOLD FOR ORDINANCE

HOLD FOR ORDINANCE



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36 PUBLIC INVESTMENT INITIATIVES

INTRODUCTION

DEVELOPMENT OF THE PLAN

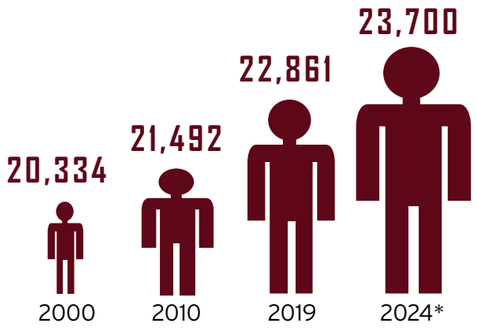
The Flour Bluff Area Development Plan (ADP) is an element of the Plan CC Comprehensive Plan. The ADP is intended to provide an analysis of the Flour Bluff area and create strategic recommendations to guide future development. As the community grows, the City should have plans in place to guide the anticipated growth. By understanding development patterns and the impact it has on the community, the City will be better prepared for the future. This plan serves as a guide for City leadership to make regulatory and policy decisions as well as prioritize infrastructure improvements to increase the quality of life.

The Flour Bluff area of Corpus Christi is located west of Padre and Mustang Islands and east of the Southside bounded by Oso Bay to the west and Laguna Madre to the east. South Padre Island Drive (SPID), bisects the community, and the Naval Air Station - Corpus Christi and Waldron Field.

The ADP was developed through a comprehensive public engagement process that integrated the examination of the existing conditions and the vision of the community. An Advisory Committee was created to assist in guiding the planning process and provide a representation of the area's residents, business owners, and stakeholders. The committee's participation was essential to the development of the final plan. Although the Advisory Committee championed the process, the community was involved throughout the process and participated in multiple engagement events and activities. Residents and stakeholders gave their input regarding the future of Flour Bluff through online surveys and various community engagement events, including an Online Community Meeting. Many of the recommendations identified in this plan are a direct product of the input received, resulting in a community-driven plan.

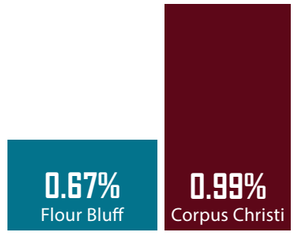
DEMOGRAPHICS

POPULATION[1]



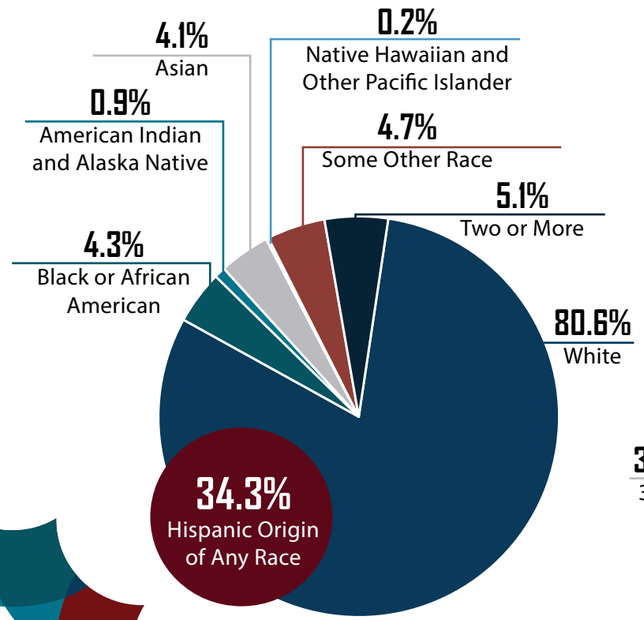
Population Growth by Year

*Projected Population

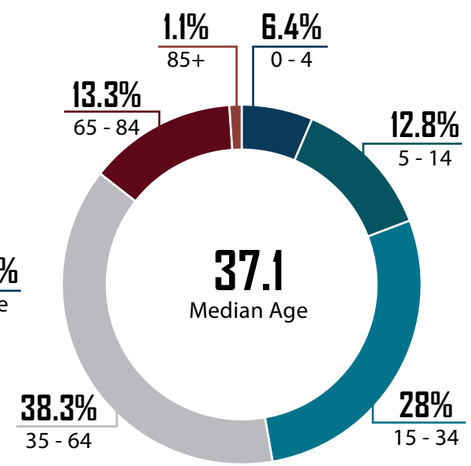


Average Annual Growth Rate 2010-2019

RACE AND ETHNICITY (2019)[1]



AGE (2019)[1]

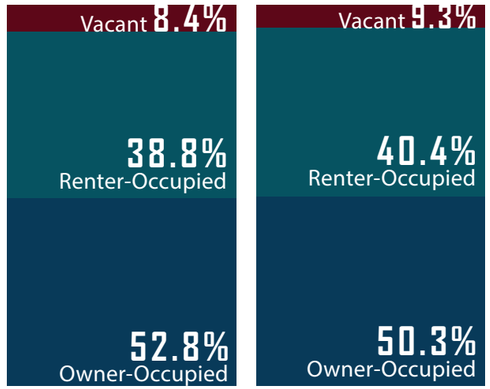


COMMUNITY DEMOGRAPHICS

The snapshot of the current demographics of Flour Bluff paints a picture of the level of growth and diversity in the area based on Census data and estimates.

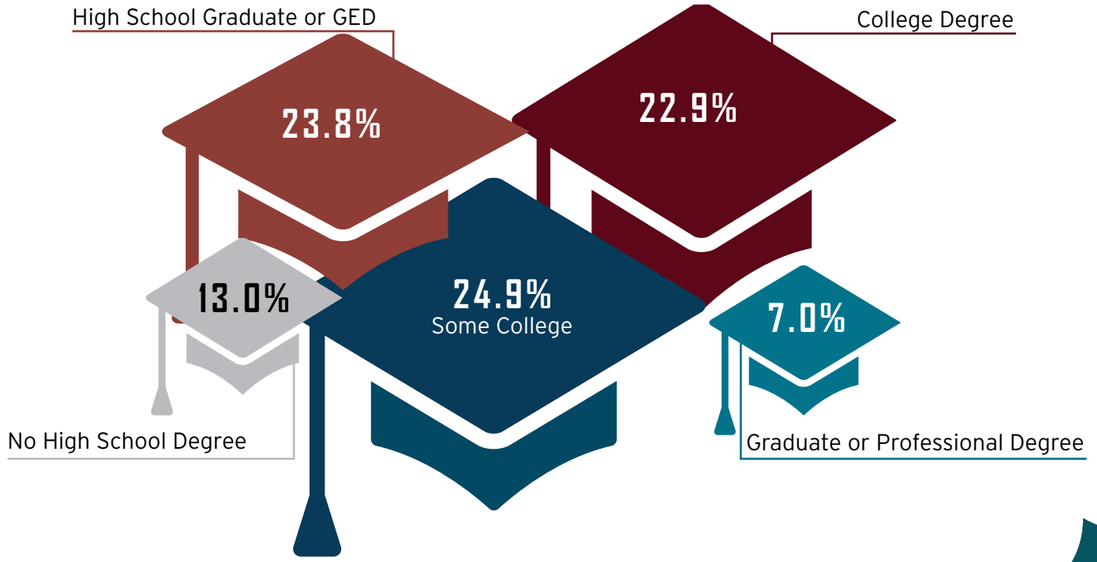
HOUSING (2019)[1]

Median Household Income



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.

INTRODUCTION

ENGAGEMENT PROCESS

ABOUT THE ADVISORY COMMITTEE

The Advisory Committee consisted of **15 community representatives** *including residents, business owners, City Council, the Flour Bluff Independent School District, Planning Commission, Fire Department, environmental stakeholders, young business professionals, Naval Air Station - Corpus Christi, and Nueces County.*

Advisory Committee Meeting 1
March 2, 2020

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

MetroQuest Survey Launched
March 12, 2020 to May 11, 2020

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

Online Community Meeting 1
March 25, 2020

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.

Focus Groups
August 26 & 28, 2020

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.

Advisory Committee Meeting 3
December 7, 2020

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

Online Open House 1
October 7, 2020 to October 21, 2020

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

Online Community Meeting 2
October 7, 2020

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.

Advisory Committee Meeting 2
August 31, 2020

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

Advisory Committee Meeting 4
March 1, 2021

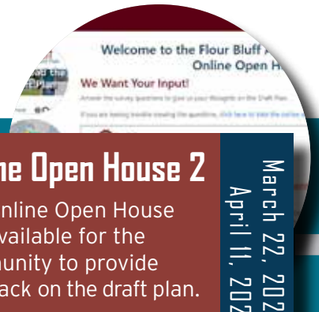
The Advisory Committee met to review the draft Area Development Plan.

Online Community Meeting 3
March 24, 2021

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.

Online Open House 2
March 22, 2021 to April 11, 2021

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



Advisory Committee Meeting 5
April 5, 2021

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

Adoption
TBD

ONLINE SURVEY SUMMARY

ABOUT THE SURVEY

Community members had an opportunity to participate in an online survey available from March 12th, 2020 to May 11th, 2020 to give their feedback on the future of the Flour Bluff. Below is a snapshot of the results.

464
Total Respondents

WHAT IS IMPORTANT TO YOU?

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

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%

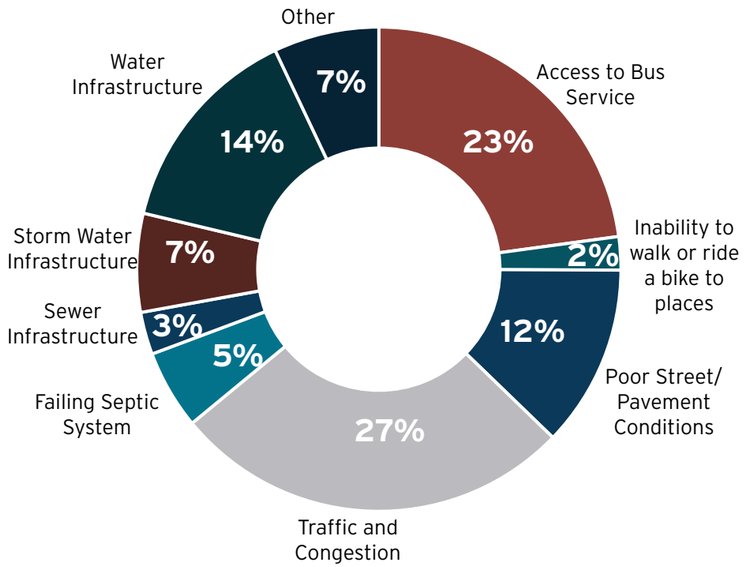
Flooding

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

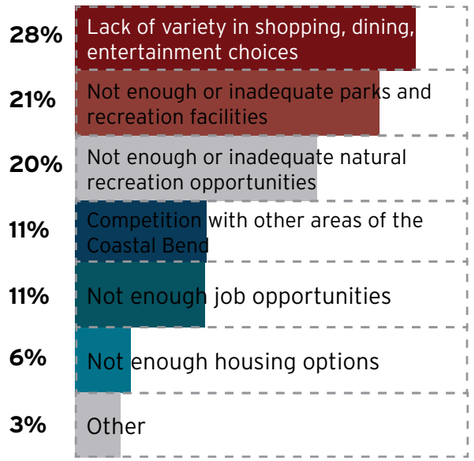
69%

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

ABOUT THE FUTURE LAND USE MAP

The Future Land Use Map serves as a guide for zoning regulations and influences new development and redevelopment within the City. The Future Land Use Map for the City was adopted with Plan CC and has been revised though the ADP based on feedback from the community.

The use of land is a critical ingredient in determining the way people live and work. There are two factors to consider when designating land use, how land is currently being used and potentially could be used in the future. In many cases, the existing active land use on property remains unchanged. For undeveloped property, there are opportunities to shape the way land can be developed in the future. In both cases, the most direct tool cities have to guide the development of land is through zoning. Zoning is the prescribed legal use of a parcel of land based on city regulations. Zoning is, in large part, influenced by the designations identified on the Future Land Use Map.

The Plan CC Comprehensive Plan (adopted 2016) identified future land uses for the entire city and provided guidelines for development. The Area Development Plan process is intended to go into further detail about land uses and development patterns specific to the Flour Bluff planning area. The future land use designations for Flour Bluff have been revised to reflect community input, anticipated development, and best practices.

The Flour Bluff Future Land Use Map serves as the guide for future zoning and development decisions and provides a foundation to support the vision and recommendations of the plan. This is accomplished by setting a land use framework that influences regulatory mechanisms and policy decisions that shape the built environment. Each of the designations presented on the Flour Bluff Future Land Use Map correlates with the designations identified in Plan CC.

FUTURE LAND USE CATEGORIES

AGRICULTURE/RURAL ENTERPRISE

This category includes farms and other enterprises that serve the rural population.

RESIDENTIAL USES

The predominant residential land use in the City of Corpus Christi is the single-family dwelling at a range of densities. All residential categories also include schools, churches, and neighborhood-serving public uses.

- Low-density residential: up to 3 units per acre
- Medium-density residential: 4 to 13 units per acre (including two-family dwellings)
- High-density residential: more than 13 units per acre

COMMERCIAL USES

Commercial land uses include retail, services, hotel, and office uses that are typically open to the public at large. High-density residential uses, such as townhomes, cottage housing, apartments, and condominiums are considered compatible with commercial uses. Other commercial uses, such as wholesale and distribution businesses, are included in the light industry category because they have similar impacts, such as high volumes of trucking. Schools, churches, and neighborhood-serving public uses can be included in commercial land use areas.

INDUSTRIAL USES

Most of the industrial uses within the city limits of Corpus Christi are light industrial; heavy industry is generally located in the industrial districts outside the city limits.

GOVERNMENT

Government uses include federal, state, county, regional and municipal government facilities and installations, except for government-owned institutions.

TRANSITIONAL AVIATION SPECIAL DISTRICT

The Transition Aviation Special District is a district for transition from residential to nonresidential uses, but for a different reason. NAS-CC and the City prepared and adopted a Joint Land Use Study (JLUS) in 2013 that called for land use changes to ensure compatibility with military and civilian aviation. For NAS-CC, this means avoiding residential land uses and other concentrations of people between the military installation and South Padre Island Drive. Implementing this recommendation of the JLUS is particularly important for NAS-CC, one of the most important employers in Corpus Christi.

PERMANENT OPEN SPACE

Parks and playgrounds, recreational fields and facilities, greenways, and other green areas managed for public access and recreation.

FLOOD PLAIN CONSERVATION

Lands within the 100-year flood plain, preferably preserved for environmental reasons.

TRANSPORTATION

Airports, railroads, highway and interstate rights-of-way.

PLANNED DEVELOPMENT

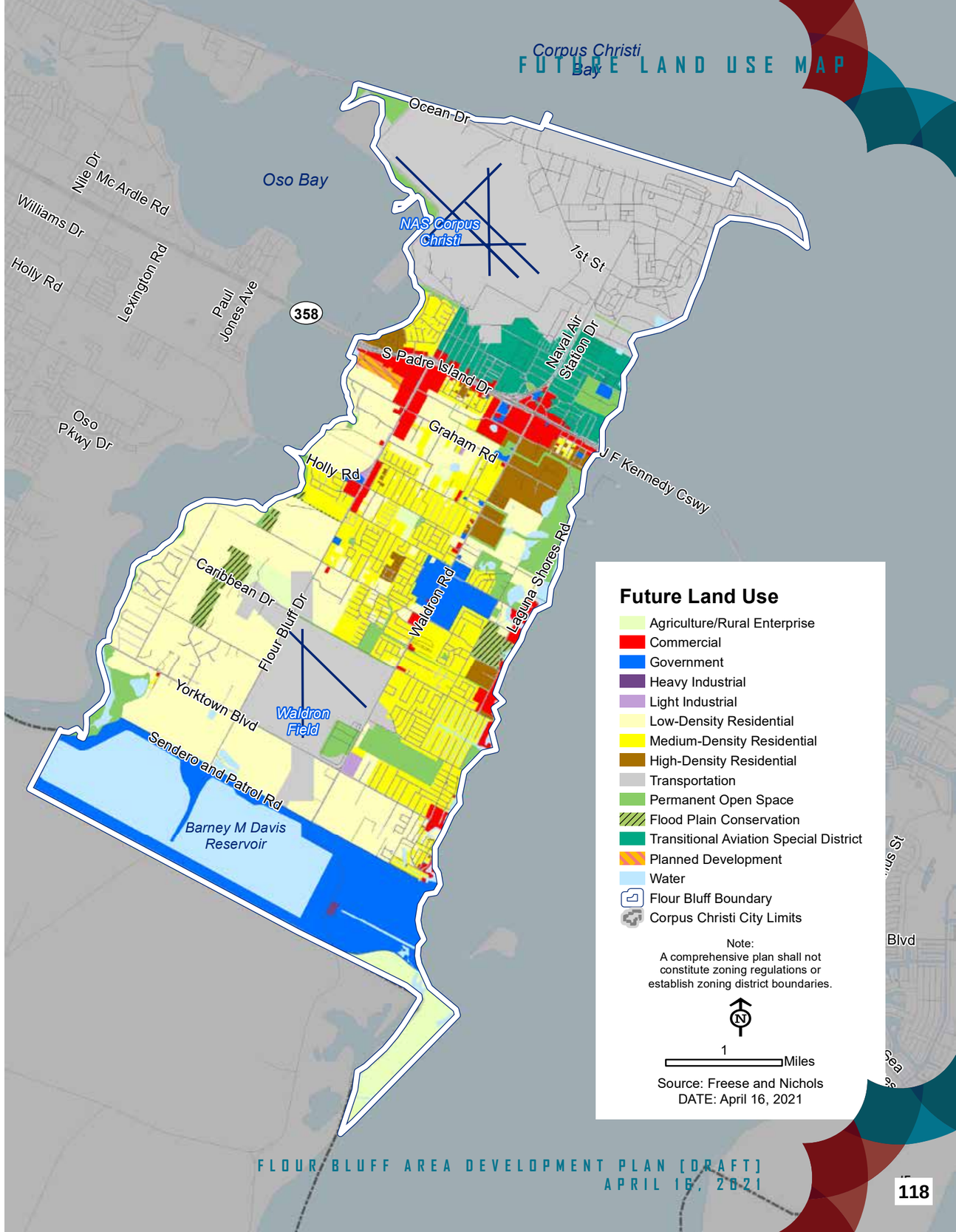
Planned development areas are lands that are currently undeveloped or underutilized but may be suitable in the future for a variety of uses, taking into account environmental and other constraints. Planned development areas are expected to require a rezoning tied to a master planning process or an Area Development Plan process.

Note: For more information about categories included in the Future Land Use Map, please refer to pages 55-57 of Plan CC.

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%**

FUTURE LAND USE MAP



VISION THEMES

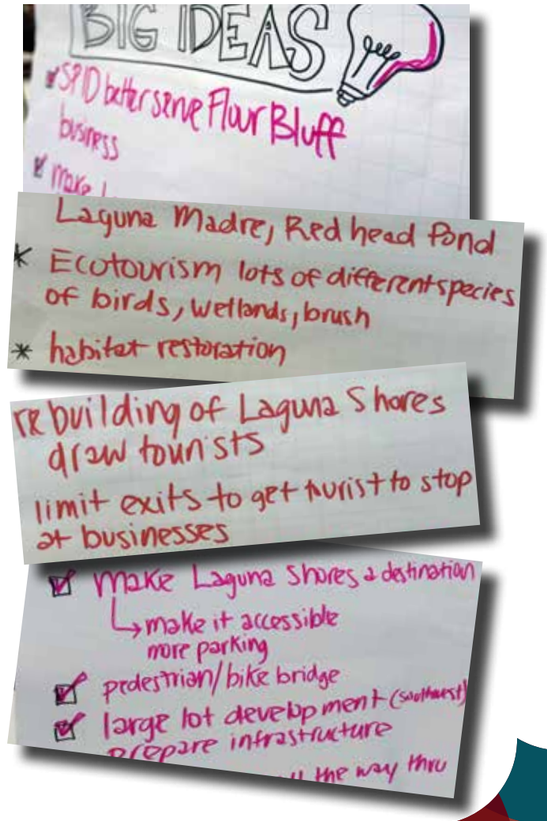
VISION THEMES

Although development is generally impacted by a variety of regulatory factors, market influences, and budgetary availability; a community with a clear vision can better focus the goals for the future. The vision for the community should be a high level overarching idea of the future that maintains a singular path for the future. To achieve that vision, the City must make an effort to direct development and make improvements that align with the vision.

Through the public engagement process, three vision themes emerged related to the residents' desires for the future. The following are the vision themes identified:

- **Safe and Healthy Community**
  - » Create safe and healthy neighborhoods that keep the community strong and connected.
- **Strong Local Economy**
  - » Support our local businesses so they can thrive.
- **Protect Natural Resources**
  - » Protect habitat and wildlife to improve environmental quality of the Laguna Madre and Oso Bay.

MY VISION IS...



VISION THEMES

SAFE AND HEALTHY COMMUNITY

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

VISION

Flour Bluff's pedestrian-friendly streets connect all modes of transportation to the amenities in the community. Flour Bluff prides itself on being a welcoming place for families to live and grow. With nearby outdoor amenities and easy access to daily necessities, residents experience a high quality of life. The connected bike lanes and sidewalk network accommodate safe, efficient movement of pedestrians, bikes, and vehicles throughout Flour Bluff. The vision for Flour Bluff is to continue to provide safe routes to schools. The development of additional transit, walking, and biking facilities creates a community that residents can comfortably move around at any age and access shopping, restaurants, and services. Flour Bluff will continue to be a safe place that attracts new families by ensuring high-quality development, attractive neighborhoods, and efficient development patterns.

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

STRONG LOCAL ECONOMY

Support our local businesses so they can thrive.

VISION

Flour Bluff's vision is to continue to provide quality goods and services that meet the community's needs. Flour Bluff prides itself on welcoming new businesses and supporting existing businesses with vital infrastructure and locations that attract quality businesses and visitors. Residents can find everything they need in Flour Bluff with outdoor amenities and easy access to daily necessities contributing to a high quality of life. The development of additional family-friendly entertainment to serve multiple generations creates a community that residents can continue to enjoy at any age. The beautification along major streets enhances Flour Bluff's safe atmosphere that attracts new families, high-quality development, attractive neighborhoods, and efficient development patterns.

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

PROTECT NATURAL RESOURCES

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

VISION

Flour Bluff is located in the Coastal Bay ecosystem. The peninsula is surrounded by Oso Bay, Cayo del Oso, and Laguna Madre. This environment provides plenty of opportunities for environmental preservation and recreation. Residents and visitors enjoy fishing, birding, biking, and kayaking in Flour Bluff. They value their connection with nature and want to protect the environment for future generations. The Hike and Bike bridge that crosses the Oso Bay and connects to the Oso Bay Wetlands Preserve is a highlight of the community that attracts cyclists, birders, and more. Implementing educational and monitoring programs will support the on-going maintenance and enhancement of preservation and conservation areas in Flour Bluff.

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."

POLICY INITIATIVES AND IMPLEMENTATION

POLICY INITIATIVES

Four policy initiatives were established to focus on implementation efforts to achieve the visions described in this plan. Policy initiatives are not exclusive and may further the goal of one or more vision themes. For each policy initiative, strategies are identified to support the implementation of the efforts. These strategies are the actions taken by the City that lead to the successful implementation of the plan.

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.	✓	✓	✓

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.

Example of Bioswale Drainage

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

1.4. Explore opportunities to appropriately replenish natural wetlands and ponds with redirected stormwater, such as Red Head Pond, ensuring water quality remains balanced for the continued health of the entire local ecosystem.

1.5. The City will work with Federal and State agencies to use, where feasible and environmentally beneficial, natural, or man-made wetlands as stormwater retention facilities to prevent shoreline erosion while promoting habitat and recreation amenities.

1.6. Partner with area universities, community and environmental organizations, as well as local, regional, state, and national agencies to develop and execute a natural resources management plan for Flour Bluff, including:

1.6.1. Identification and monitoring of remaining suitable habitat locations for species of conservation concern, such as remnant Live Oak – Redbay woodlands;

1.6.2. Establishment of a monitoring program for tidal flooding and shoreline erosion along the Laguna Madre and Oso Bay;

1.6.3. Development of nature-based solutions that provide erosion control, habitat restoration and protection projects, and low-impact recreation opportunities, along with adaptive management strategies;

1.6.4. Collaboration on grant funding and other opportunities, such as conservation easements, to implement projects.

Current View of Laguna Shores Rd. Facing North

Red Head Pond

1.7. Work with partner agencies to enhance publicly-owned lands, such as the City property surrounding Dimmit Pier and the County-owned Held Tract south of Naval Air Station for habitat and natural recreation opportunities where appropriate and compatible with adjacent uses.

1.8. Develop an invasive species management plan to protect at risk habitats.

1.9. Develop a program to educate residents about the benefits and services the urban forest provides, and encourage tree preservation and planting activities on public and private lands.

1.9.1. Work with other public, environmental, and community organizations to identify and prioritize preservation of remnant native groves, such as Live Oak – Redbay woodlands, that provide habitat to resident and migratory wildlife.

1.10. Create recreational opportunities along Laguna Madre and Oso Bay by developing a network of parks, open space, trails, and public access points.

1.10.1. Construct a hike and Bike trail connection to the Oso Bay Wetlands Preserve across the Oso Bay and along the abandoned railroad trestle.

1.10.2. Promote public access points to launch non-motorized watercraft along the Laguna Madre and Oso Bay.

1.11. Consider developing a voluntary property acquisition program for purchasing properties that owners would like to divest from. Prioritize properties that are not suitable for, or are difficult to develop due to flooding risks, or have value for flood control, erosion prevention, and/or wildlife habitat projects. Pursue funding opportunities and partnerships to fund maintenance and operation costs through various state, federal, and non-governmental agencies.

Example of Potential Recreational Opportunities at Dimmit Pier

1.12. Explore the use of effluent from the Laguna Shores Wastewater Treatment Plant to create a managed wetlands area that provides additional water filtration, wildlife habitat, and natural recreation opportunities.

1.13. Explore possible amendments to the Unified Development Code (UDC) that would preserve riparian corridors and vegetated buffer strips, while establishing setbacks along creeks and drainage channels in the Oso Bay and Laguna Shores watersheds.

1.14. Explore opportunities for reclaiming oil fields and associated roads and pads for conversion to nature parks and public access points to Laguna Madre.

1.15. Work with residents to develop a Stormwater Management Plan improve drainage in all Flour Bluff neighborhoods.

1.16. Require connection to City sanitary sewer when and if such service is available. When service is not available, allow on-site disposal technologies that offer the best protection to the natural environment and meet TCEQ requirements.

1.16.1. Work with programs such as Texas A&M Agrilife Extension to offer free voluntary on-site septic system inspections.

1.16.2. Investigate opportunities to connect residential units currently using on-site septic systems to city sanitary sewer infrastructure where city facilities are nearby and financially feasible.

View of Laguna Madre from Dimmit Pier

2 CREATE EQUITABLE OPPORTUNITIES FOR ALL FLOUR BLUFF RESIDENTS

HOW WE GET THERE

2.1. The City's Homeless Services and Workforce Housing Division will continue to coordinate with the Flour Bluff Citizens Council, non-profit organizations, local churches, and other partner organizations on efforts that improve conditions for those experiencing homelessness to achieve the goals of coordinated entry, family reunification, housing, and jobs, as well as reduce the impacts of homelessness on neighborhoods.

Housing Authority Thanksgiving Home

2.2. Develop a housing strategy that addresses the community's diverse housing needs, such as starter homes, programs to assist and promote rehabilitation of existing housing stock, attainable housing for lower-income working families, and housing that allows residents to age in place.

2.3. Collaborate with local and regional leaders such as the Coastal Bend Business and Innovation Center, the Corpus Christi Regional Economic Development Center, the Del Mar Small Business Development Center, and Flour Bluff business and community organizations to provide small business, entrepreneurship, finance, and similar workshop opportunities to encourage local business investment and growth in Flour Bluff.

2.4. Promote the development of reliable electrical as well as broadband fiberoptic and 5G communication networks to attract new businesses and remote office-less workers, as well as to encourage existing businesses to expand their operations while remaining in Flour Bluff.

2.5. Promote organizations that work to serve the youth in the area, especially at-risk kids.

POLICY INITIATIVES AND IMPLEMENTATION

3 IMPROVE ROADWAY CONDITIONS AND CONNECT THE COMMUNITY THROUGH ALTERNATIVE TRANSPORTATION OPTIONS

HOW WE GET THERE

3.1. Coordinate with the Corpus Christi Regional Transportation Authority (RTA) to develop flexible mobility services to meet diverse travel needs and increase access to major destinations. Investment in sidewalk and street pavement improvements would be required along key streets such as Flour Bluff Drive.

3.2. Utilize drainage channel and utility easement facilities for trail connections to neighborhoods and schools, parks, recreation centers, and other public places, per the adopted Bicycle Mobility Plan.

3.3. Coordinate with the Corpus Christi Metropolitan Planning Organization (MPO) to update the Urban Transportation Plan based on traffic demand modeling.

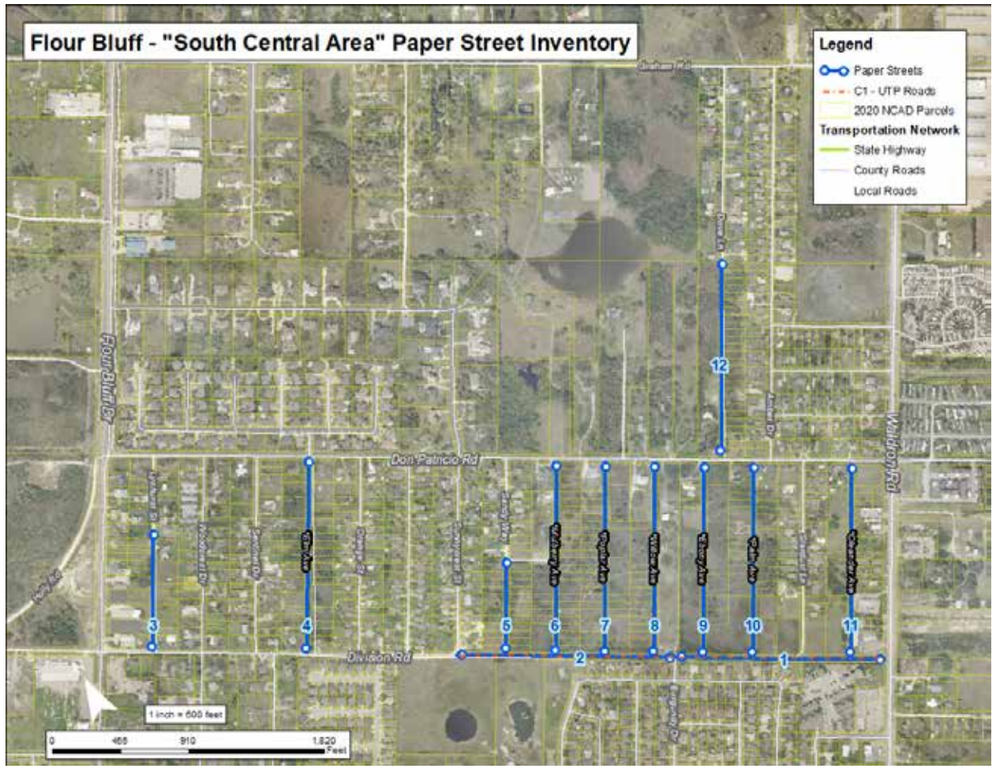
3.4. Partner with the MPO and Naval Air Station to explore program requirements and associated funding availability by classifying Waldron Road as a "strategic highway network" facility as part of the Defense Access Road program with the Department of Defense.

Existing Sidewalk along Flour Bluff Drive

3.5. Collaborate with property owners to explore opportunities and tools to privately finance construction of paper streets in Flour Bluff.

3.6. To assure adequate circulation and egress in times of emergency, prioritize the extension of Debra/Jamaica Street as a north/south collector north of Mediterranean to serve as a relief route to Laguna Shores Road.

3.7. Improve connectivity through Flour Bluff by extending the sidewalk network through east-west connections between Flour Bluff Drive and Waldron Road. Prioritize sidewalk improvements along Glenoak Drive and Purdue Road to create safe routes for students walking to school.



South Central Area Paper Street Inventory

4 FOSTER FLOUR BLUFF COMMUNITY PRIDE

HOW WE GET THERE

4.1. Enhance Flour Bluff gateways with monument signs, branding elements, and enhanced landscaping using native vegetation to give a sense of place and local identity.

4.1.1. Utilize City-owned property along SPID for a landscaped gateway/mini-park at the entrances to Flour Bluff. Incorporate major landscaping, statuary, and lighting into the design of primary gateways to create a distinct and memorable entryway.

4.1.2. Coordinate with TxDOT to develop a landscaping plan for gateway areas that use native plants. All improvements within the TxDOT right-of-way will require a maintenance agreement and identification of funding for ongoing maintenance.

4.1.3. Incorporate monumentation, landscaping, wayfinding, and branding elements on street signs and other public infrastructure to designate the entry to minor gateways and throughout the area, creating a

Existing Flour Bluff Gateway Signage

Example of Minor Gateway Signage with Landscaping

sense of place. Possible branding locations could include the Laguna Madre shoreline area, commercial business corridors, NAS Drive, or along Waldron Road adjacent to the Flour Bluff ISD campuses. All improvements to public facilities and rights-of-way will require maintenance agreements and identification of funding source/s.

4.1.4. Coordinate with Visit Corpus Christi to develop a branding campaign that aligns with the overall city wayfinding master plan currently in development.

4.1.5. Explore placing electric and communication utilities underground in key locations.

4.2. Promote and grow the annual Flour Fest as a key local event to connect neighbors and market Flour Bluff's unique offerings throughout the Coastal Bend.

4.3. Work with Visit Corpus Christi to promote eco-tourism opportunities in Flour Bluff, including fishing, birding, and kayaking.

4.4. Support expanded and additional recreation vehicle area to serve tourists. Rezoning of proposed commercial and/or multi-family land use near SPID and adjacent to the Laguna Madre for recreational vehicle usage should be encouraged. Zoning this area for recreation vehicles (RV) would take advantage of the natural resource of the Laguna Madre, excellent access to SPID, and would meet community objectives to minimize the potential for property losses in flood-prone areas.

4.5. Designation of water view turn-a-rounds are intended to maintain and enhance existing public access to the Oso Bay and the Laguna Madre. These areas provide opportunities to view the natural beauty of the Oso Bay and the Laguna Madre and the hundreds of bird species that inhabit/or migrate through the area.

4.6. Encourage community participation in the ongoing Parks Master Plan update to identify and build support for improvements to City Parks and Recreation facilities in Flour Bluff.

4.6.1. Explore and prioritize additional amenities at Parker Park such as a covered basketball court, a sand volleyball area, expanded pavilion, and shade structures.

4.6.2. Collaborate with skate park users to improve skateboarding amenities at Wranosky Park.

4.6.3. Improve the Ethel Eyerly Senior Center.

4.7. Pursue a multi-pronged approach to neighborhood and commercial revitalization efforts, such as:

4.7.1. Promote National Night Out events to build neighborhood relationships and police-community partnerships;

4.7.2. Volunteer cleanup events and community organization participation in programs such as Adopt-A-Street or Beach;

4.7.3. Proactive code enforcement efforts;

4.7.4. Promotion of solid waste programs such as litter critter and super bag for brush and bulky items;

4.7.5. Home rehabilitation volunteer programs like Rebuilding Together and City-administered home repair grant and loan programs; and

4.7.6. Explore creating a community volunteer program to aid residents that would like to replace lawns with native plants and trees and prioritize households that would benefit the most from low-maintenance landscaping.

4.8. Develop a program to install street lighting on Flour Bluff where current conditions are not meeting the City lighting standards for the distance between light poles. Ensure lighting standards reduce light pollution to maintain dark skies for wildlife such as resident and migrating birds.

4.9. To increase building use and service to residents the City will pursue a joint use agreement with Flour Bluff Independent School District (FBISD) for recreation and park facilities.

4.10. Encourage development that is compatible with the Naval Air Station and Waldron Field by maintaining land use designations consistent with the Air Installation Compatible Use Zone (AICUZ). Continue coordination with NAS-CC regarding AICUZ updates and modifications.

4.11. Encourage large lot development in the southwest quadrant consistent with the existing development trend in the area and to preserve the area's environmental qualities. The southwest quadrant is bounded by the Oso Bay, Purdue Road, Flour Bluff Drive, and the Barney Davis Power Plant.

4.12. Encourage opportunities for mixed commercial and residential uses when compatible with adjacent uses.

Naval Air Station Corpus Christi Historic Marker

Wranosky Park

PUBLIC INVESTMENT INITIATIVES

PUBLIC INVESTMENT INITIATIVES

The built environment is the physical interpretation of the vision for the community. The following public investment projects represent improvements that directly support the implementation of the vision and goals. These projects should inform the capital improvement program (CIP) by prioritizing projects identified here for future CIP planning. Some identified projects are currently planned capital improvements by the City. Others are proposed projects for implementation based on feedback from the community. The public investment projects are divided into three time frames:

- Short-Term (Next 5 Years)
- Mid-Term (6-10 Years)
- Long-Term (More Than 10 Years)

Short-term projects can begin soon after adoption. These projects are considered "low hanging fruit." They are more attainable and do not require large amounts of funding. These projects are generally planned CIP projects in the next five years.

Mid-term projects are not as attainable within the first five years. They require planning or funding to prepare but should be implemented in six to ten years.

Long-term projects may not currently have an anticipated time frame for implementation or may require prerequisite planning before implementation. Long-term projects should be revisited to assess the status of the project and determine if implementation can be accomplished sooner.

SHORT-TERM (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.)
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

**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.

PUBLIC INVESTMENT INITIATIVES

MID-TERM (5-10 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

PUBLIC INVESTMENT INITIATIVES

LONG-TERM (10+ YEARS)

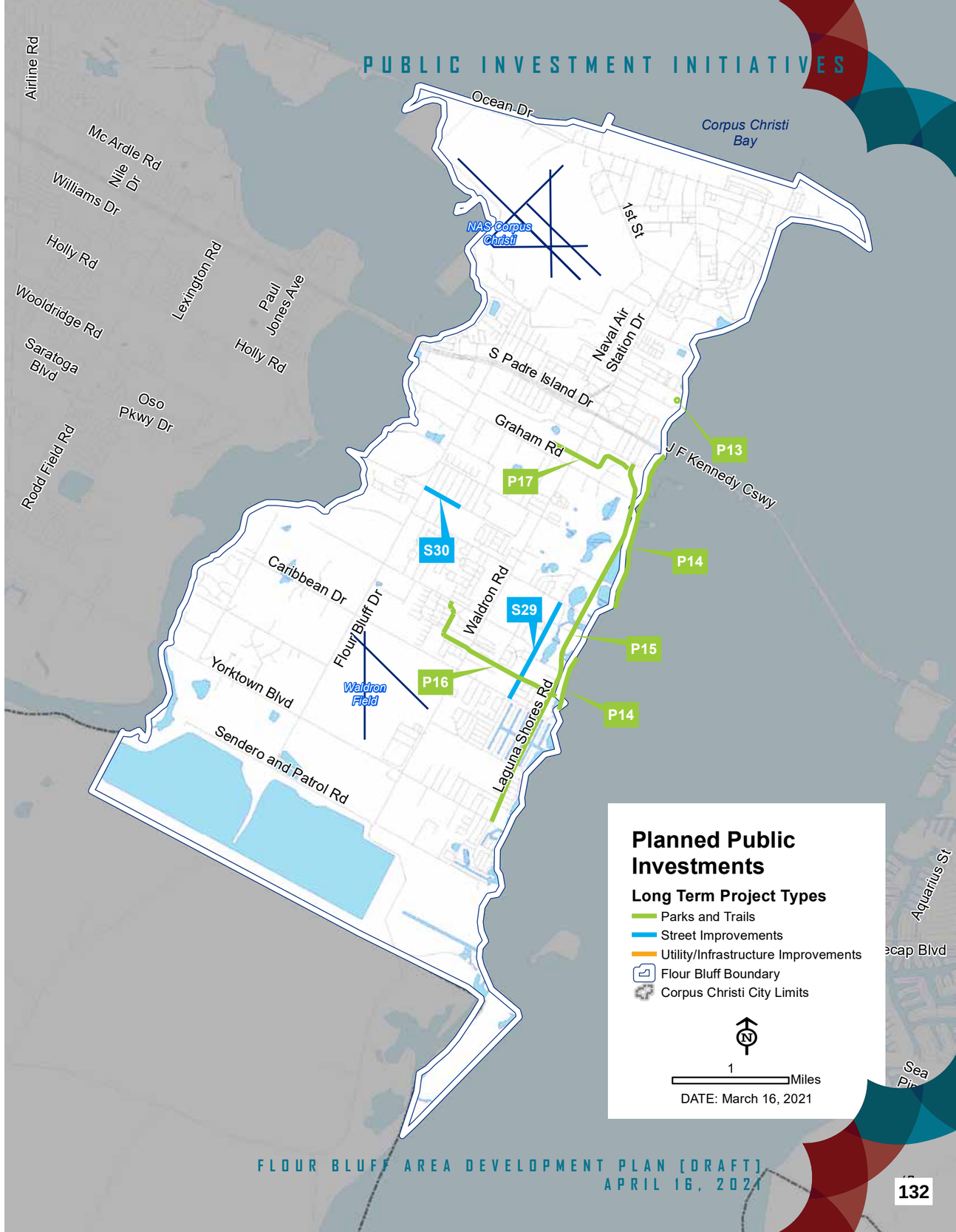
#	PROJECT NAME
	PARKS AND TRAILS
P13	Dimmit Park Trail System
P14	Laguna Madre Living Shoreline (GLO Project)
P15	Laguna Shores Hike & Bike Trail
P16	Drainage Channel Hike & Bike Trail (Glenoak Dr. to Laguna Madre)
P17	Drainage Channel Hike & Bike Trail (Parker Park to Laguna Madre)
	UTILITY/INFRASTRUCTURE
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)

PUBLIC INVESTMENT INITIATIVES



City of Corpus Christi

Flour Bluff
Area Development Plan

BACKGROUND DOCUMENT

MARCH 18, 2021

Flour Bluff
AREA DEVELOPMENT PLAN

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STUDY AREA BOUNDARY

STUDY AREA BOUNDARY

Corpus Christi Bay
Oso Bay
Ocean Dr
Airline Rd
Mc Ardle Rd
Nile Dr
Williams Dr
Holly Rd
Lexington Rd
Paul Jones Ave
Wooldridge Rd
Saratoga Blvd
Oso Pkwy Dr
Rodd Field Rd
358
NAS Corpus Christi
1st St
Naval Air Station Dr
S Padre Island Dr
Graham Rd
J F Kennedy Cswy
Caribbean Dr
Flour Bluff Dr
Waldron Rd
Waldron Field
Yorktown Blvd
Sendero and Patrol Rd
Laguna Shores Rd
Barney M Davis Reservoir
Study Area
Flour Bluff Boundary
Corpus Christi City Limits
N
1
Miles

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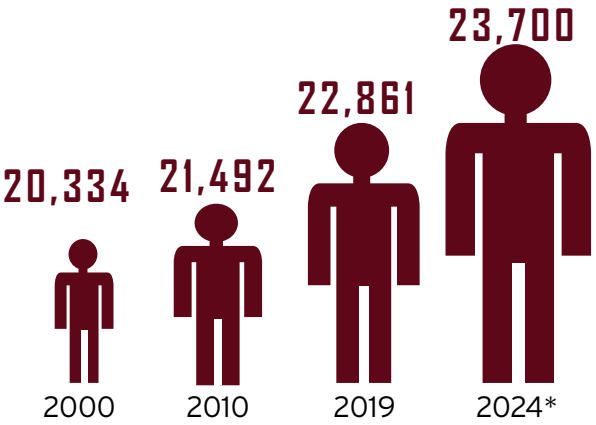
DEMOGRAPHICS

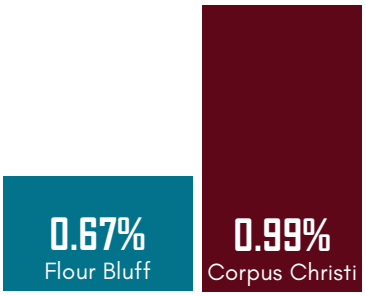
DEMOGRAPHICS

POPULATION[1]



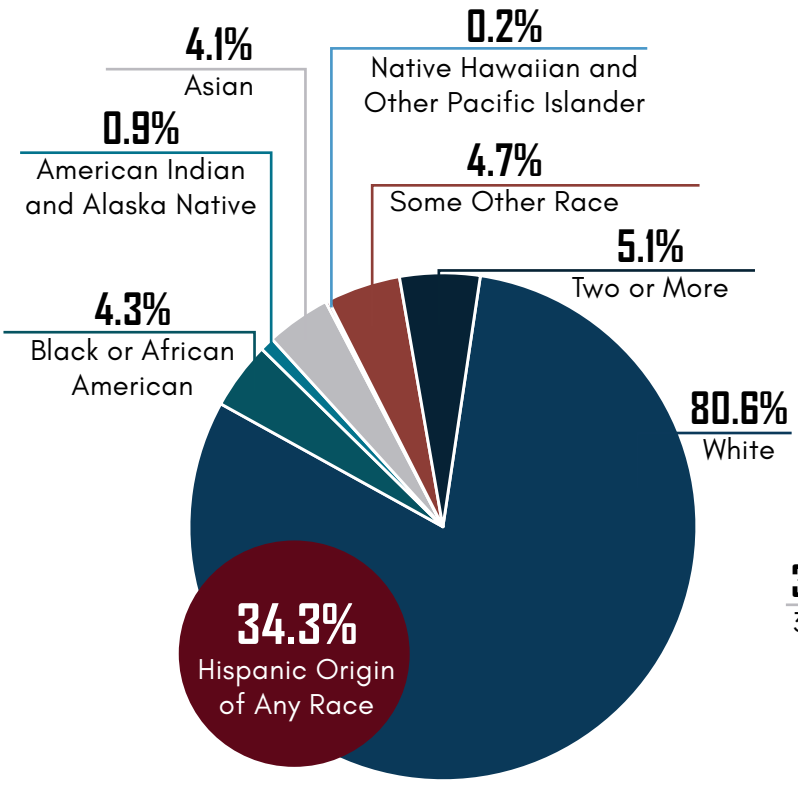
Population Growth by Year

*Projected Population

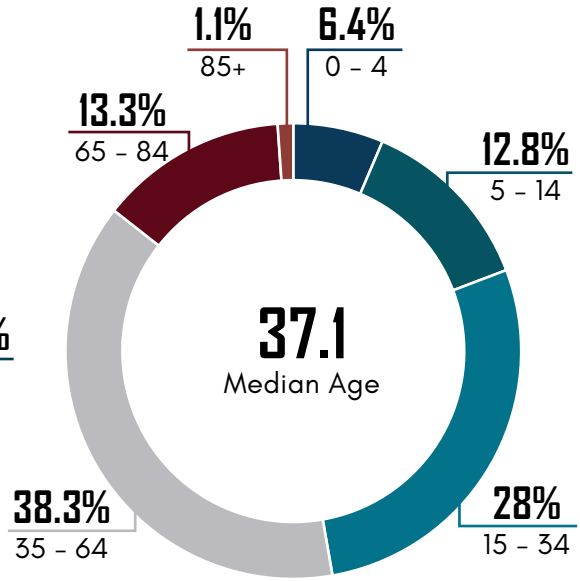


Average Annual Growth Rate
2010-2019

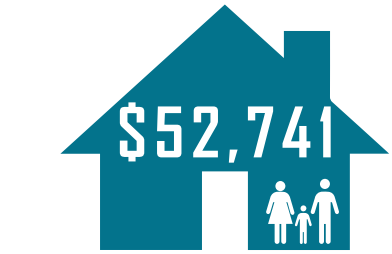
RACE AND ETHNICITY (2019)[1]



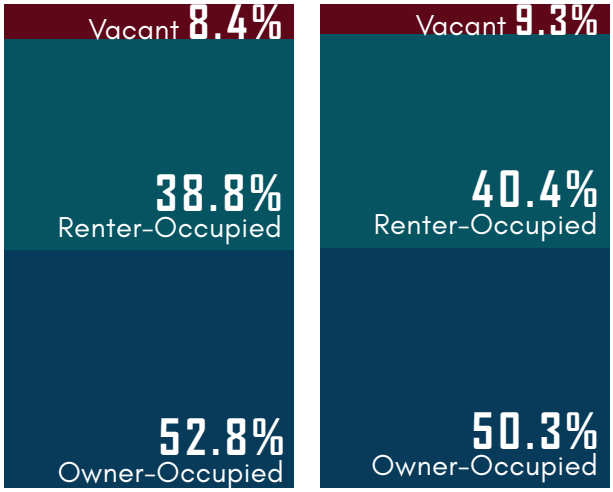
AGE (2019)[1]



HOUSING (2019)[1]

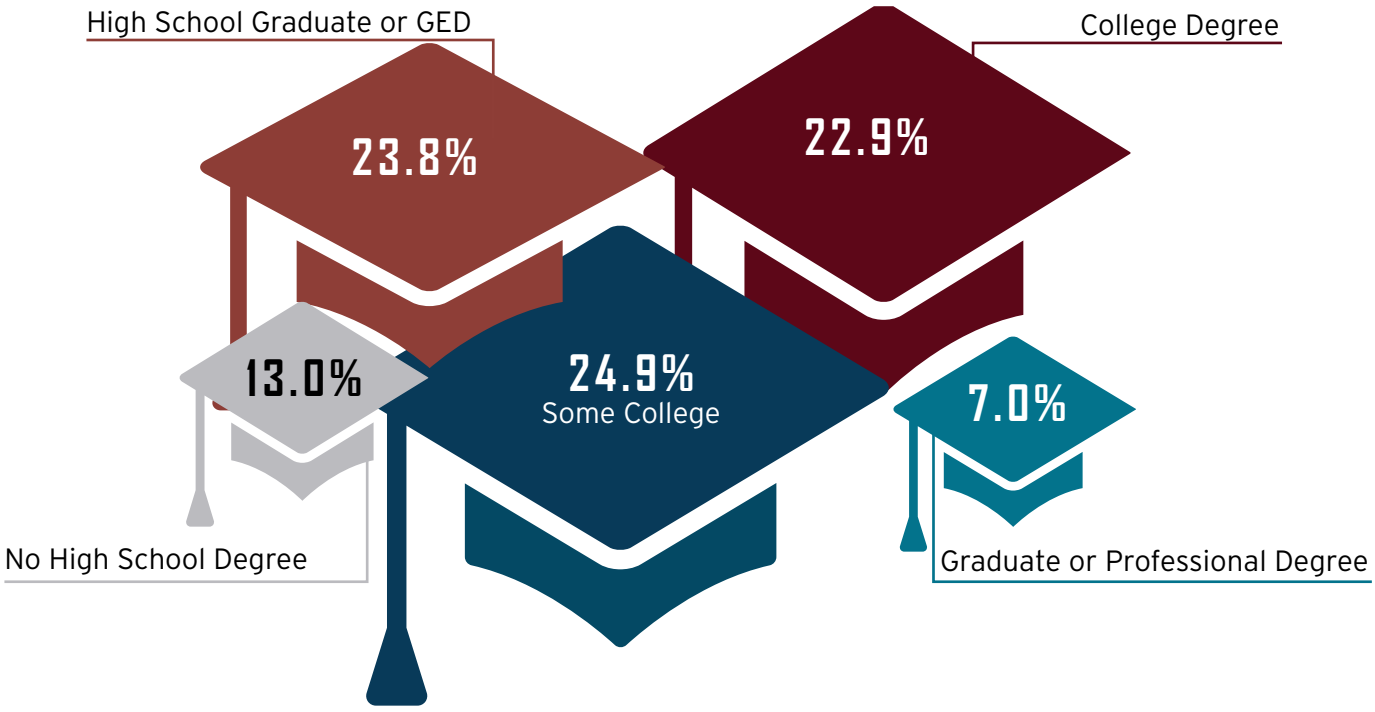


Median Household Income



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

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."

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

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

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

41%

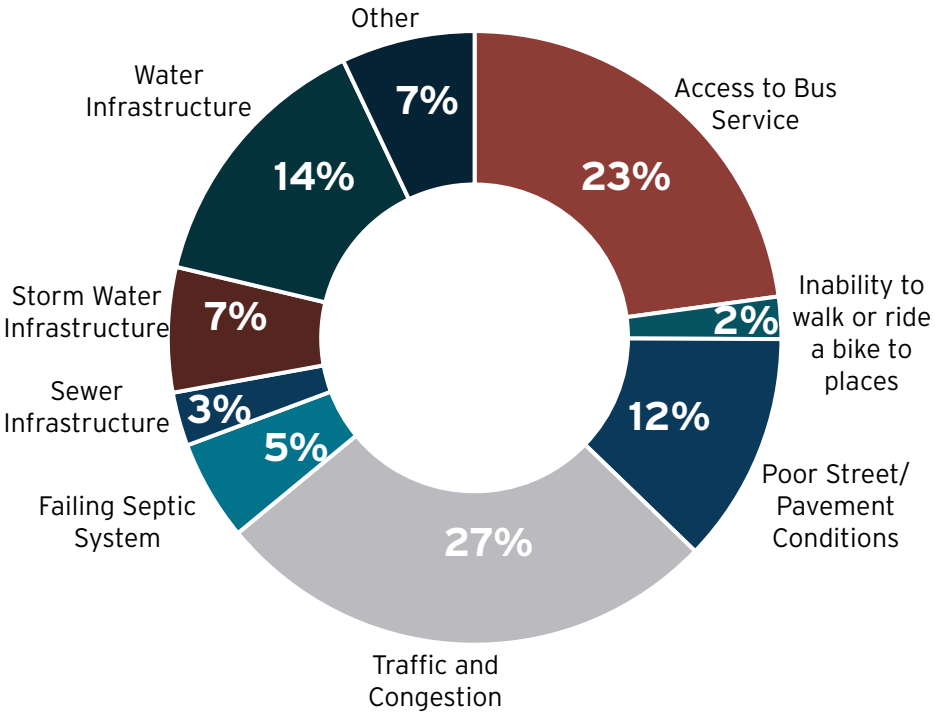
Flooding

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

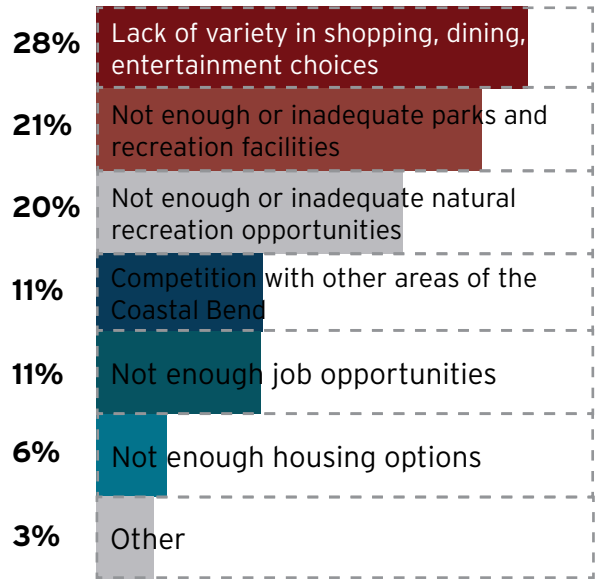
69%

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?



BUSINESS ANALYST: FLOUR BLUFF EXECUTIVE SUMMARY

Executive Summary

Flour Bluff
Area: 20.49 square miles

Prepared by Esri

Population	
2000 Population	20,334
2010 Population	21,492
2019 Population	22,861
2024 Population	23,700
2000-2010 Annual Rate	0.56%
2010-2019 Annual Rate	0.67%
2019-2024 Annual Rate	0.72%
2019 Male Population	49.7%
2019 Female Population	50.3%
2019 Median Age	37.1

In the identified area, the current year population is 22,861. In 2010, the Census count in the area was 21,492. The rate of change since 2010 was 0.67% annually. The five-year projection for the population in the area is 23,700 representing a change of 0.72% annually from 2019 to 2024. Currently, the population is 49.7% male and 50.3% female.

Median Age

The median age in this area is 37.1, compared to U.S. median age of 38.5.

Race and Ethnicity	
2019 White Alone	80.6%
2019 Black Alone	4.3%
2019 American Indian/Alaska Native Alone	0.9%
2019 Asian Alone	4.1%
2019 Pacific Islander Alone	0.2%
2019 Other Race	4.7%
2019 Two or More Races	5.1%
2019 Hispanic Origin (Any Race)	34.3%

Persons of Hispanic origin represent 34.3% 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 64.1 in the identified area, compared to 64.8 for the U.S. as a whole.

Households	
2019 Wealth Index	70
2000 Households	7,214
2010 Households	8,087
2019 Total Households	8,572
2024 Total Households	8,874
2000-2010 Annual Rate	1.15%
2010-2019 Annual Rate	0.63%
2019-2024 Annual Rate	0.69%
2019 Average Household Size	2.65

The household count in this area has changed from 8,087 in 2010 to 8,572 in the current year, a change of 0.63% annually. The five-year projection of households is 8,874, a change of 0.69% annually from the current year total. Average household size is currently 2.65, compared to 2.64 in the year 2010. The number of families in the current year is 5,896 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.

February 18, 2020

Executive Summary

Flour Bluff
Area: 20.49 square miles

Prepared by Esri

Mortgage Income	
2019 Percent of Income for Mortgage	16.7%
Median Household Income	
2019 Median Household Income	$52,741
2024 Median Household Income	$59,289
2019-2024 Annual Rate	2.37%
Average Household Income	
2019 Average Household Income	$71,207
2024 Average Household Income	$82,608
2019-2024 Annual Rate	3.01%
Per Capita Income	
2019 Per Capita Income	$26,729
2024 Per Capita Income	$30,958
2019-2024 Annual Rate	2.98%

Households by Income

Current median household income is $52,741 in the area, compared to $60,548 for all U.S. households. Median household income is projected to be $59,289 in five years, compared to $69,180 for all U.S. households

Current average household income is $71,207 in this area, compared to $87,398 for all U.S. households. Average household income is projected to be $82,608 in five years, compared to $99,638 for all U.S. households

Current per capita income is $26,729 in the area, compared to the U.S. per capita income of $33,028. The per capita income is projected to be $30,958 in five years, compared to $36,530 for all U.S. households

Housing	
2019 Housing Affordability Index	123
2000 Total Housing Units	8,065
2000 Owner Occupied Housing Units	4,216
2000 Renter Occupied Housing Units	2,998
2000 Vacant Housing Units	851
2010 Total Housing Units	8,940
2010 Owner Occupied Housing Units	4,897
2010 Renter Occupied Housing Units	3,190
2010 Vacant Housing Units	853
2019 Total Housing Units	9,359
2019 Owner Occupied Housing Units	4,939
2019 Renter Occupied Housing Units	3,633
2019 Vacant Housing Units	787
2024 Total Housing Units	9,652
2024 Owner Occupied Housing Units	5,109
2024 Renter Occupied Housing Units	3,764
2024 Vacant Housing Units	778

Currently, 52.8% of the 9,359 housing units in the area are owner occupied; 38.8%, renter occupied; and 8.4% 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 8,940 housing units in the area - 54.8% owner occupied, 35.7% renter occupied, and 9.5% vacant. The annual rate of change in housing units since 2010 is 2.06%. Median home value in the area is $180,377, compared to a median home value of $234,154 for the U.S. In five years, median value is projected to change by 3.75% annually to $216,864.

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.

February 18, 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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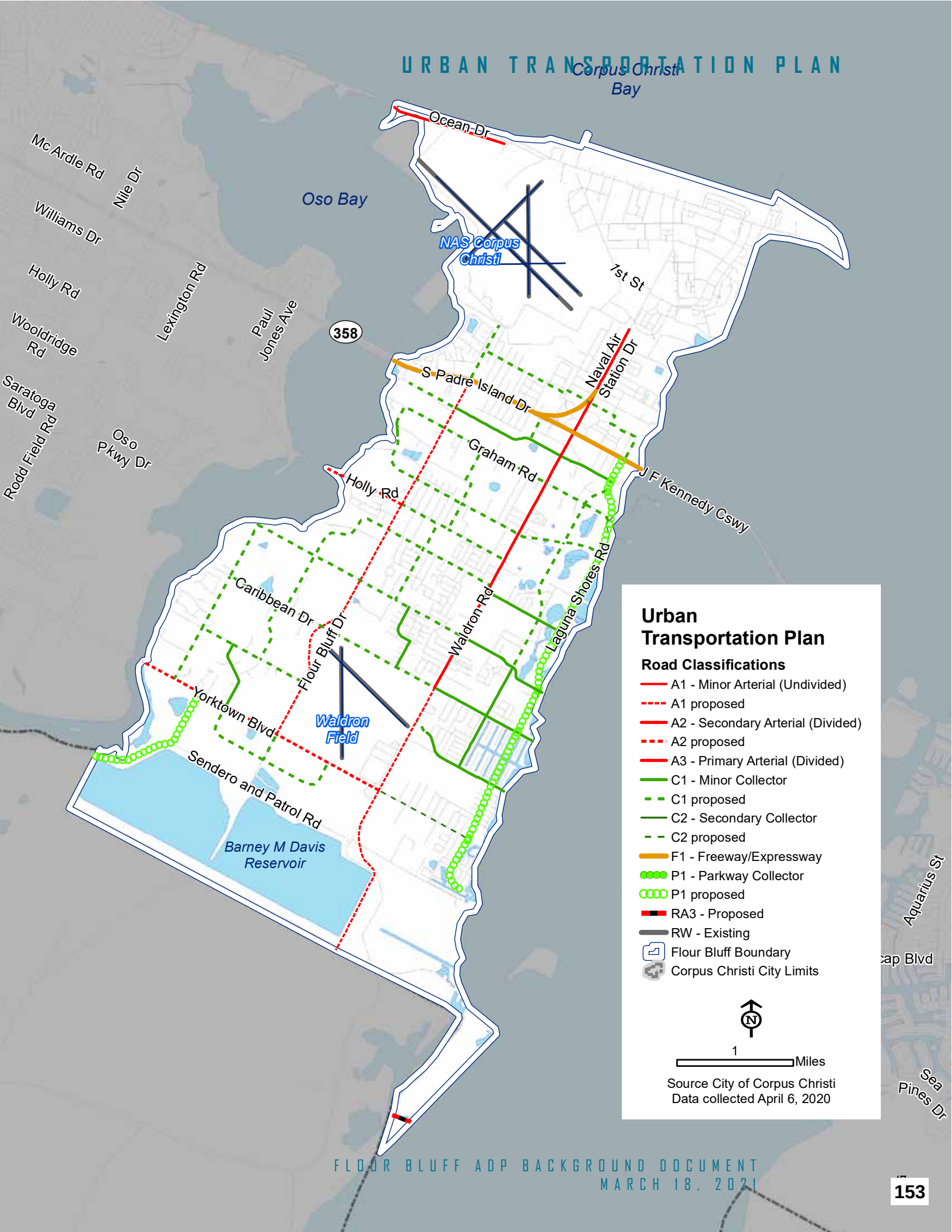
TRANSPORTATION

URBAN TRANSPORTATION PLAN

ROADWAY CLASSIFICATIONS			EXISTING (MILES)	PROPOSED (MILES)
	EX	A1, Minor Arterial (Undivided)	0.0	6.1
	PR			
	EX	A2, Secondary Arterial (Divided)	3.9	3.0
	PR			
	EX	A3, Primary Arterial (Divided)	0.6	0.0
	EX	C1, Minor Collector	7.2	23.0
	PR			
	EX	C2, Secondary Collector	0.0	0.9
	PR			
	EX	F1, Freeway/Expressway	2.9	0.0
	EX	P1, Parkway Collector	0.0	5.3
	PR			
	EX	Right-of-way	6.5	0.0
	PR	RA3, Primary Rural Arterial (Divided)	0.0	0.2
		Total	**21.2**	**38.5**

EX - Existing
PR - Proposed


Corpus Christi Bay
Oso Bay
Ocean Dr
Mc Ardle Rd
Nile Dr
Williams Dr
Holly Rd
Lexington Rd
Paul Jones Ave
358
Wooldridge Rd
Saratoga Blvd
Rodd Field Rd
Oso Pkwy Dr
NAS Corpus Christi
1st St
Naval Air Station Dr
S Padre Island Dr
Graham Rd
Holly Rd
J F Kennedy Cswy
Laguna Shores Rd
Waldron Rd
Caribbean Dr
Flour Bluff Dr
Waldron Field
Yorktown Blvd
Sendero and Patrol Rd
Barney M Davis Reservoir
Aquarius St
Sea Pines Dr
Urban Transportation Plan
Road Classifications
A1 - Minor Arterial (Undivided)
A1 proposed
A2 - Secondary Arterial (Divided)
A2 proposed
A3 - Primary Arterial (Divided)
C1 - Minor Collector
C1 proposed
C2 - Secondary Collector
C2 proposed
F1 - Freeway/Expressway
P1 - Parkway Collector
P1 proposed
RA3 - Proposed
RW - Existing
Flour Bluff Boundary
Corpus Christi City Limits
N
1
Miles
Source City of Corpus Christi
Data collected April 6, 2020

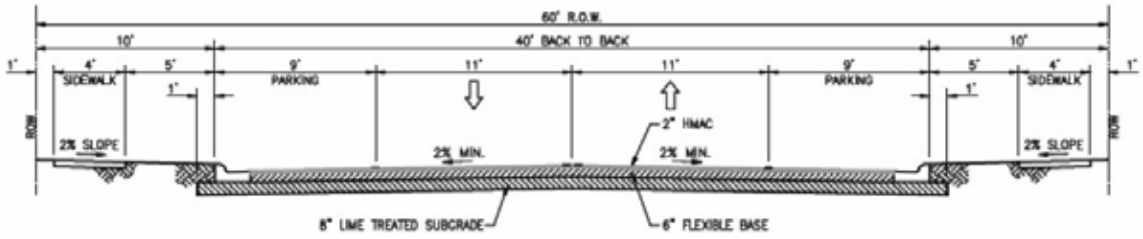
ROADWAY DESCRIPTIONS

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.

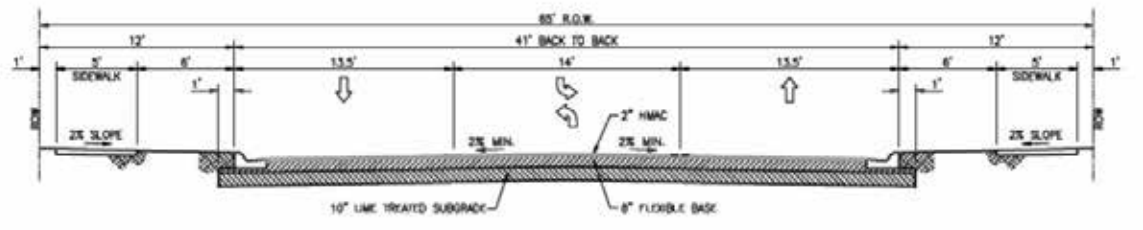
C1 Street Section



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.

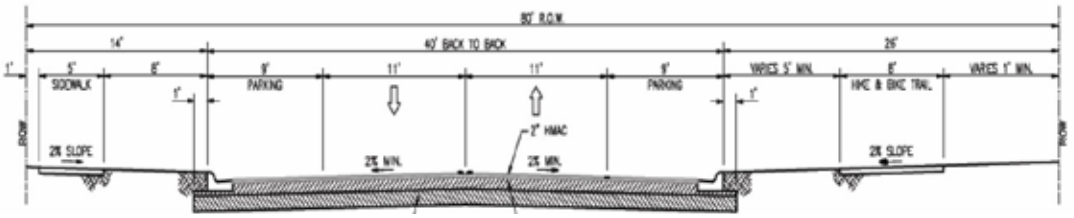
C2 Street Section



P1 - Parkway

Parkways take advantage of natural or man-made scenic views or areas. Parkways will contain wide hike and bike trails on the scenic side of the street.

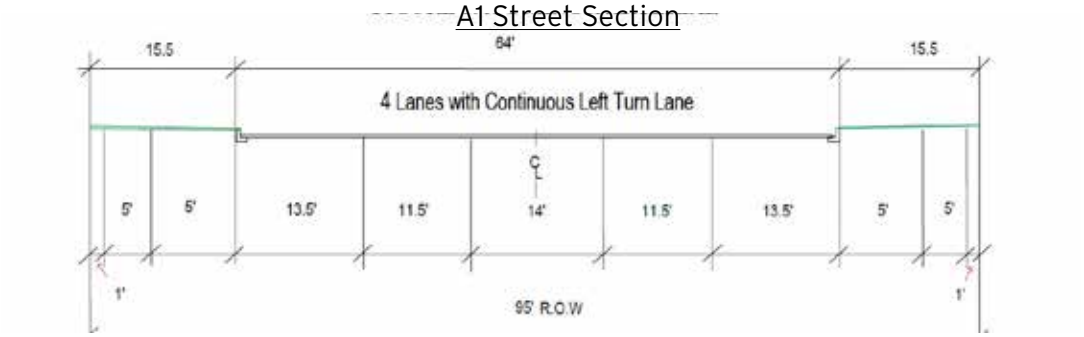
P1 Street Section



A1 - Minor Arterial Streets

The Minor Arterial provides for City-wide and inter-neighborhood traffic mobility but functions at a lower level then the Secondary Arterial. The primary emphasis is on traffic movement with more emphasis on land access than the Secondary Arterial.

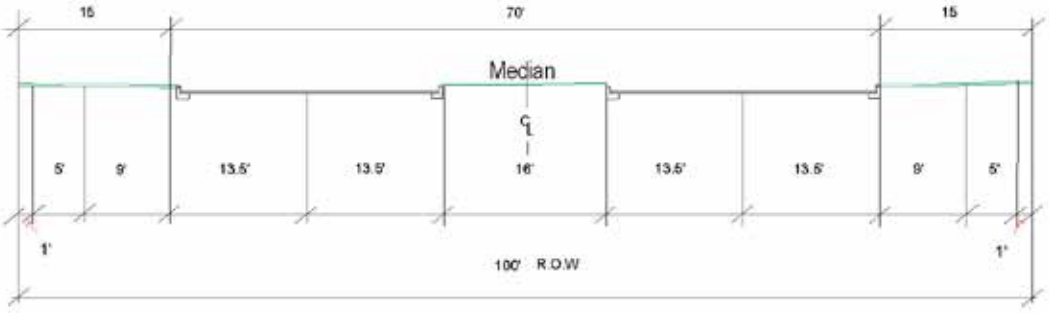
A1 Street Section



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.

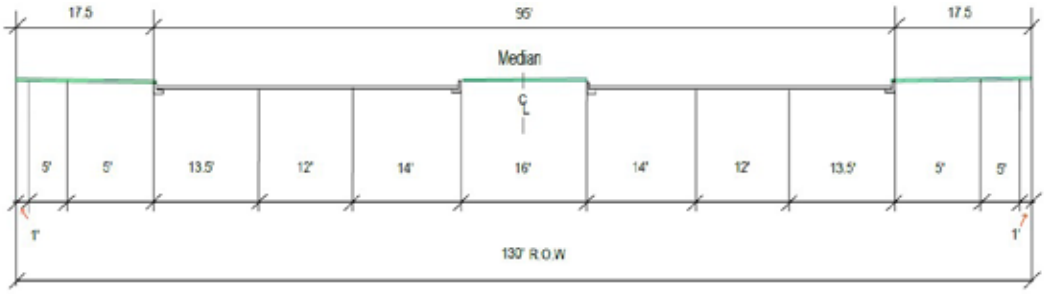
A2 Street Section



A3 - Primary Arterial Streets

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.

A3 Street Section



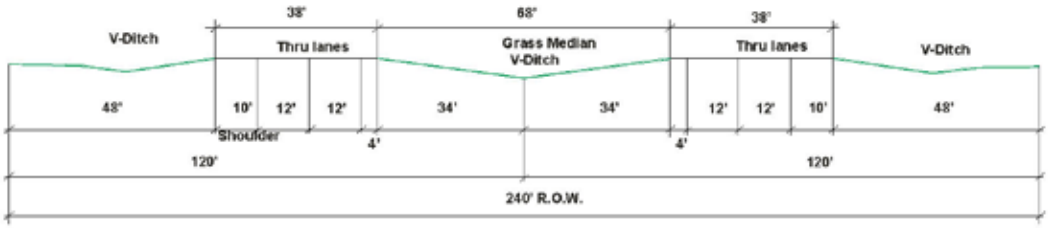
Right-of-way

Right-of-way (ROW) refers to the width of land necessary to construct roadways, medians, parking lanes, sidewalks, roadway drainage, and utilities. The expanding use of public rights-of-way by utilities and telecommunication networks places greater demands on public spaces. Most ROW is dedicated during final subdivision platting. If the roadway is a border street, each adjacent owner is expected to dedicate a maximum of one-half of the required ROW. An additional ROW may be required at major intersections and interchanges for turning lanes. The amount and location of rights-of-way required are reflective of the specific roadway, the volume of traffic, and the Urban Transportation Plan.

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

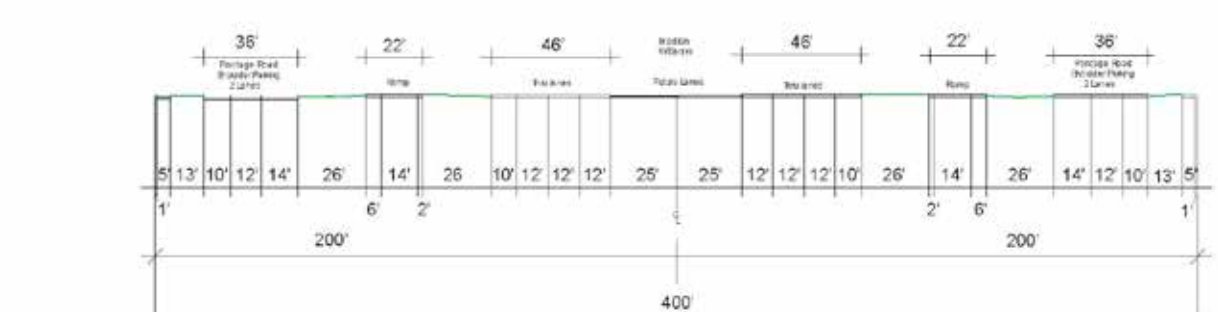


F1 - Freeways / Expressways

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	9.1
Buffered Bike Lane	0.0
1-way Cycle Track (both sides)	17.7
2-way Cycle Track (one side)	0.8
Multi-use Sidepath (one side)	0.0
Off-Road Multi-use Trail	3.2
Corridor Study	4.5
Total	**34.6**

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.

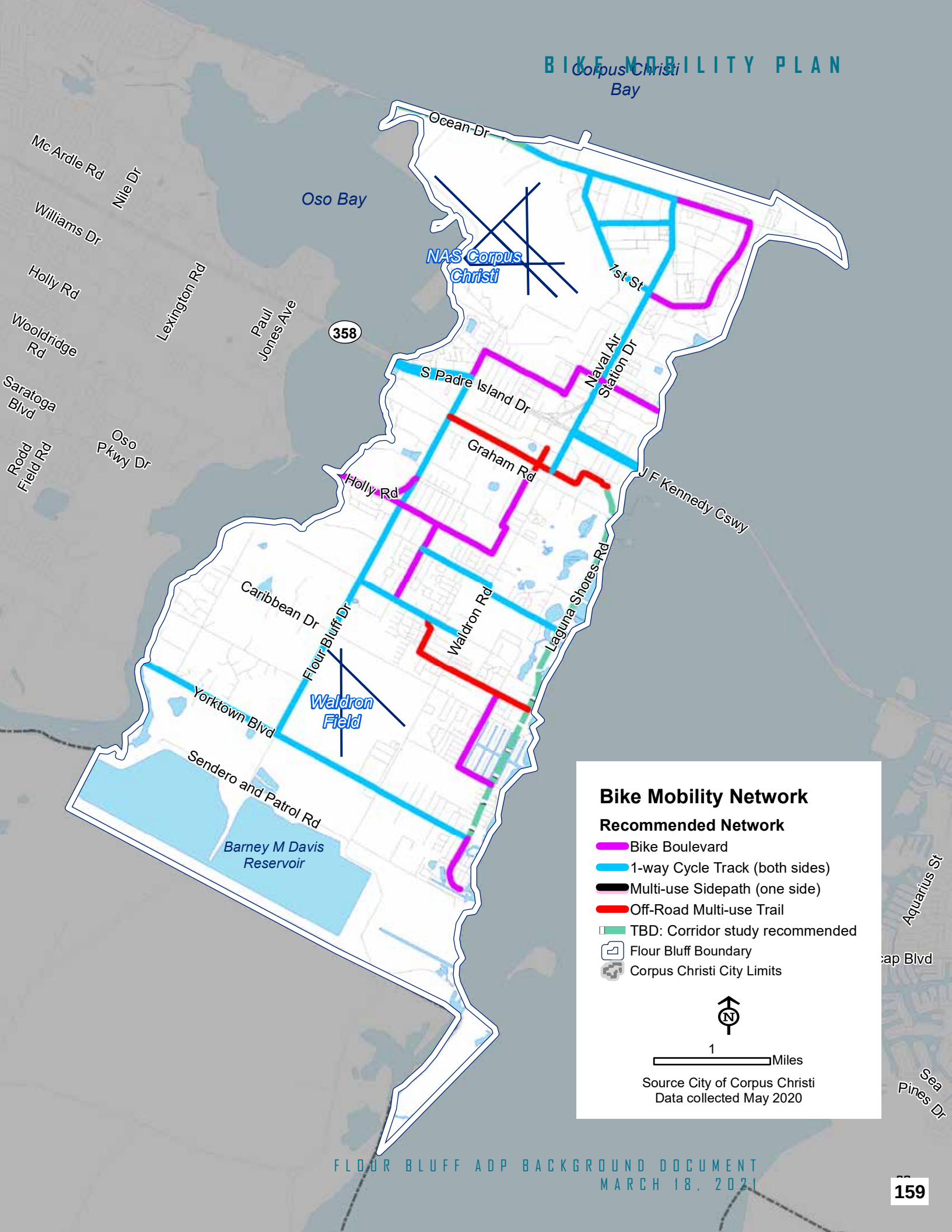
Buffered Bike Lane
Buffered bicycle lanes designate a portion of a roadway for exclusive use by bicycles (by way of striping, signage, and pavement markings) that is separated from the vehicular travel lane or from parked cars by a striped buffer space (typically 2-5 feet in width).

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.

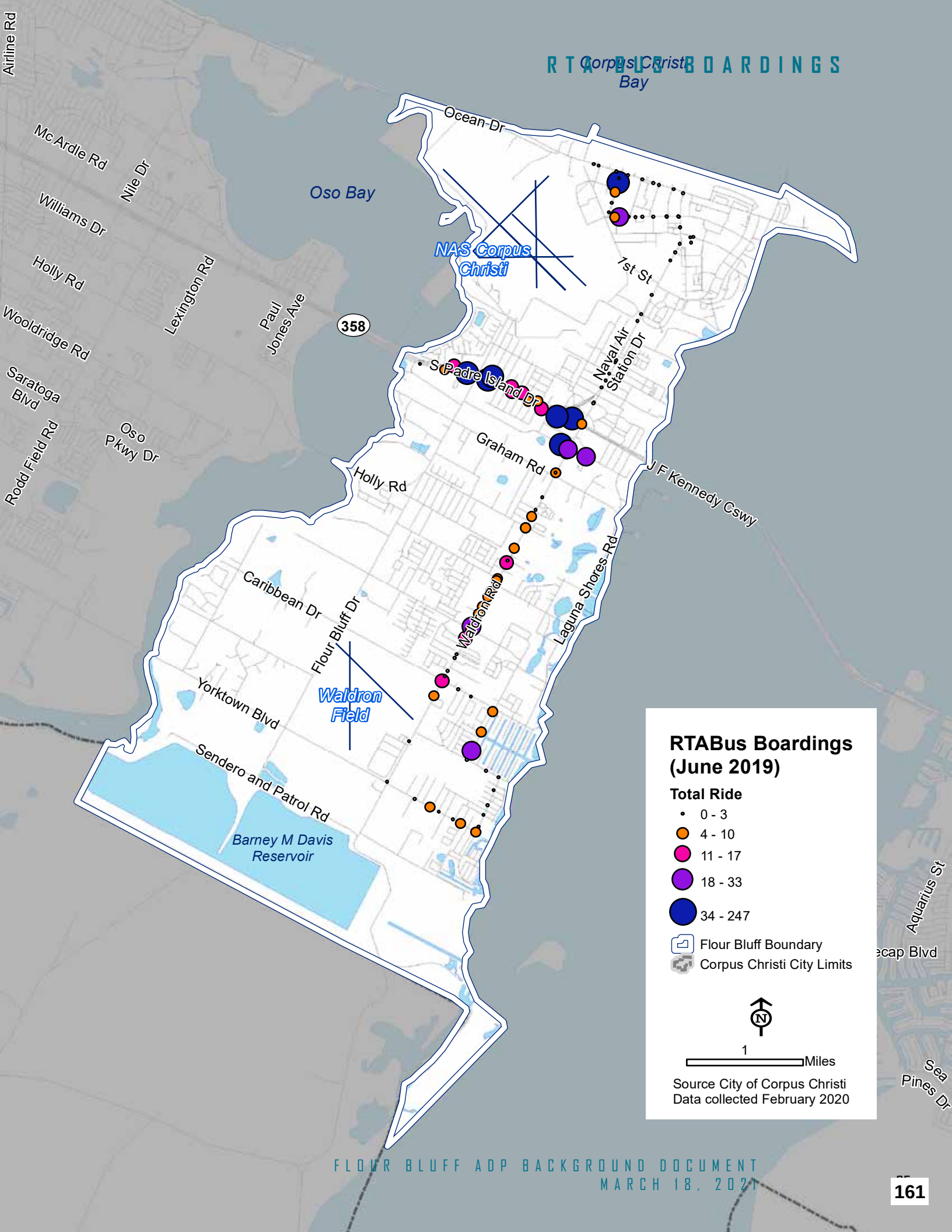
Multi-use Sidepath (one side)
A shared-use sidepath, located on one side of the street (adjacent and parallel to a street), that accommodates two-way non-motorized traffic. Shared use paths are not dedicated bicycle facilities and thus also serve pedestrians, inline skaters, wheelchair users, joggers, 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
Ocean Dr
Mc Ardle Rd
Nile Dr
Williams Dr
Oso Bay
Holly Rd
Lexington Rd
Paul Jones Ave
358
Wooldridge Rd
Saratoga Blvd
Rodd Field Rd
Oso Pkwy Dr
NAS Corpus Christi
1st St
Naval Air Station Dr
S Padre Island Dr
Graham Rd
Holly Rd
J F Kennedy Cswy
Laguna Shores Rd
Waldron Rd
Caribbean Dr
Flour Bluff Dr
Waldron Field
Yorktown Blvd
Sendero and Patrol Rd
Barney M Davis Reservoir
Aquarius St
Sea Pines Dr
Bike Mobility Network
Recommended Network
Bike Boulevard
1-way Cycle Track (both sides)
Multi-use Sidepath (one side)
Off-Road Multi-use Trail
TBD: Corridor study recommended
Flour Bluff Boundary
Corpus Christi City Limits
N
1
Miles
Source City of Corpus Christi
Data collected May 2020

RTA BUS BOARDINGS



RTABus Boardings (June 2019)

Total Ride

- 0 - 3
- 4 - 10
- 11 - 17
- 18 - 33
- 34 - 247

Flour Bluff Boundary
Corpus Christi City Limits

N

1 Miles

Source City of Corpus Christi
Data collected February 2020

ROUTE	STOP ID	STOP NAME	ON	OFF	TOTAL RIDES
5, 50, 51, 53	2237	1828 Bldg @ Ocean & Midway NS	0	0	0
4	664	2017 Waldron Las Palmas Apts.	3	0	3
4	628	2042 Waldron (Waldron Rd Baptist Church)	5	2	7
4	632	2606 Waldron (FB Technology Ctr)	1	3	4
4	655	3605 Waldron	0	1	1
4	648	3828 Laguna Shores @ Trailer Prk.	1	1	2
3, 4, 29, 65	1157	9301 SPID	0	2	2
3	1371	Ave D @ 4th Street	0	0	0
3, 50, 51, 53	607	Ave D @ 4th Street	0	19	19
3	1368	Ave D @ 5th	0	0	0
3	610	Ave D @ 5th	0	1	1
3	608	Ave D @ Bldg 250	0	0	0
3	1370	Ave D @ Bldg 98	0	0	0
3, 50, 51, 53	1372	Ave D @ Crecy	0	9	9
3	611	Ave D @ Lexington	0	0	0
3	1367	Ave D @ Lexington	0	0	0
3	1369	Ave D @ Midway	0	0	0
3	1253	Ave E @ Hospital entrance	0	0	0
3	596	Ave E @ Hospital Exit	0	0	0
4	129	Caribbean @ Waldron	6	8	14
4	637	Carribean @ Coral Reef	0	1	1
4	638	Carribean @ Meadowridge	0	1	1
3, 4, 29, 65	2114	Compton @ Waldron	142	102	244

ROUTE	STOP ID	STOP NAME	ON	OFF	TOTAL RIDES
3, 5, 50, 51, 53, 83	2147	Crecy @ Bldg 8 CCAD East	34	22	56
3	1365	Crecy @ Building 10	0	0	0
3	605	Crecy @ Defense Logistics (MB)	0	0	0
3	606	Crecy @ DLA Building 1846	2	0	2
4	641	Jamaica @ Antares	13	5	18
4	639	Jamaica @ Caribbean	4	1	5
4	640	Jamaica @ Cartagena	6	3	9
4	642	Jamaica @ Mediterranean	1	2	3
4	2115	Knickerbocker @ Flour Bluff HEB	14	8	22
4	646	Laguna Shore @ Las Palmas	1	1	2
4	645	Laguna Shores @ Courtland	0	0	0
4	647	Laguna Shores @ Seaside	0	2	2
3, 50, 51, 53	590	Lexington @ Armed Forces Reserve Cn	0	1	1
3	612	Lexington @ Ave E	0	0	0
3, 50, 51, 53	597	Lexington @ Ave E Commissary	1	1	2
3, 50, 51, 53	592	Lexington @ Catholic Chapel	1	0	1
3, 50, 51, 53	598	Lexington @ Ocean Drive	0	0	0
3	591	Lexington @ Protestant Church	0	0	0
3, 50, 51, 53	613	Lexington @ Protestant Church	0	0	0
3, 50, 51, 53	589	Lexington @ Southgate	0	0	0
4	644	Mediterranean @ Laguna Shores	2	0	2

RTA BUS BOARDINGS

ROUTE	STOP ID	STOP NAME	ON	OFF	TOTAL RIDES
4	643	Mediterranean @ Tahiti	0	1	1
3, 5	1366	NAS Bldg 8 West	7	3	10
3	584	NAS Drive @ Jester	0	1	1
3	619	NAS Drive @ Scotland	0	0	0
3	585	NAS Drive @ Skipper	0	0	0
3	618	NAS Drive @ Skipper	0	1	1
3	581	NAS Drive @ Webb	0	0	0
3	594	NASHospital	0	1	1
3, 5	1377	NAS Northgate A Ocean & Crecy NS	0	2	2
3, 5	1362	NAS Northgate @ Ocean & 2nd Street FS	2	0	2
3	615	NAS @ Southgate NS	0	0	0
3, 5	1364	Ocean @ Crecy NS	0	0	0
3, 5	1375	Ocean @ Hanger 42	0	0	0
3	602	Ocean @ Hanger 43	0	0	0
3, 50, 51, 53	601	Ocean @ Hanger 44 (4th)	0	0	0
3, 50, 51, 53	600	Ocean @ Hanger 45 (midway)	0	1	1
3, 50, 51, 53	599	Ocean @ Hanger 47 (5th)	0	0	0
3, 4, 29, 65	1162	SPID @ Barton	6	5	11
3, 4, 29, 65	1172	SPID @ Bullfinch FS	7	5	12
4, 29	1166	SPID @ Fawn NS	36	19	55
3, 4, 29, 65	1160	SPID @ Flour Bluff Drive (FS)	23	20	43
3, 4, 29, 65	1170	SPID @ McIver NS	8	6	14

ROUTE	STOP ID	STOP NAME	ON	OFF	TOTAL RIDES
3, 4, 29, 65	1163	SPID @ Oberste	2	3	5
3, 4, 29, 65	1158	SPID @ Padre Motel	1	9	10
3, 4, 29, 65	1164	SPID @ Stone	12	4	16
3, 4, 29, 65	1168	SPID @ Stone FS	4	5	9
3, 4, 29, 65	1165	SPID @ Sunburst NS	29	39	68
3, 4, 29, 65	1169	SPID @ Talmadge NS	11	5	16
3, 4, 29, 65	1159	SPID @ Walmart	18	51	69
3, 4, 29, 65	2050	SPID @ Weaver NS	38	40	78
4	634	Waldron @ Airdome	1	4	5
4	635	Waldron @ Bel Air	0	0	0
4	666	Waldron @ Blossom	2	0	2
4	131	Waldron @ Caribbean	2	0	2
4	663	Waldron @ Castle Park	2	10	12
4	629	Waldron @ Castle Park	3	0	3
4	622	Waldron @ Compton	11	0	11
4	627	Waldron @ Don Patricio	1	3	4
4	665	Waldron @ Don Patricio	3	4	7
4	631	Waldron @ FBHS Stadium	4	4	8
4	661	Waldron @ FB Special Ed Bldg	2	2	4
4	626	Waldron @ Fire Station #13	3	5	8
4	633	Waldron @ Glen Oak	13	8	21
4	659	Waldron @ Glenoak (FS)	4	1	5
4	658	Waldron @ Glenoak (NS)-Airdome	12	3	15

ROUTE	STOP ID	STOP NAME	ON	OFF	TOTAL RIDES
4	667	Waldron @ Graham	0	7	7
4	623	Waldron @ Graham (NS)	2	1	3
4	660	Waldron @ HS Gym	1	4	5
4	657	Waldron @ Kaipo	0	0	0
4	2205	Waldron @ Knickerbocker NS	2	25	27
3	580	Waldron @ Lakeside	0	0	0
3	620	Waldron @ Lakeside	0	2	2
4	656	Waldron @ N Bayberry	2	2	4
4	662	Waldron @ Purdue	0	5	5
4	630	Waldron @ Purdue	7	2	9
4	636	Waldron @ Sandy Oaks	0	0	0
3	621	Waldron @ SPID	0	0	0
3	579	Waldron @ SPID	3	1	4
4	625	Waldron @ St Peters by the Sea	1	0	1
4	654	Waldron @ Yorktown	1	0	1
4	650	Yorktown @ Alisa Ann	2	0	2
4	130	Yorktown @ Laguna Shores	3	2	5
4	652	Yorktown @ Lynda lee	1	3	4
4	653	Yorktown @ Matteson	0	0	0
4	651	Yorktown @ Sweet Bay NS	3	0	3
4	649	Yorktown @ Wagner Lee	4	6	10

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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.

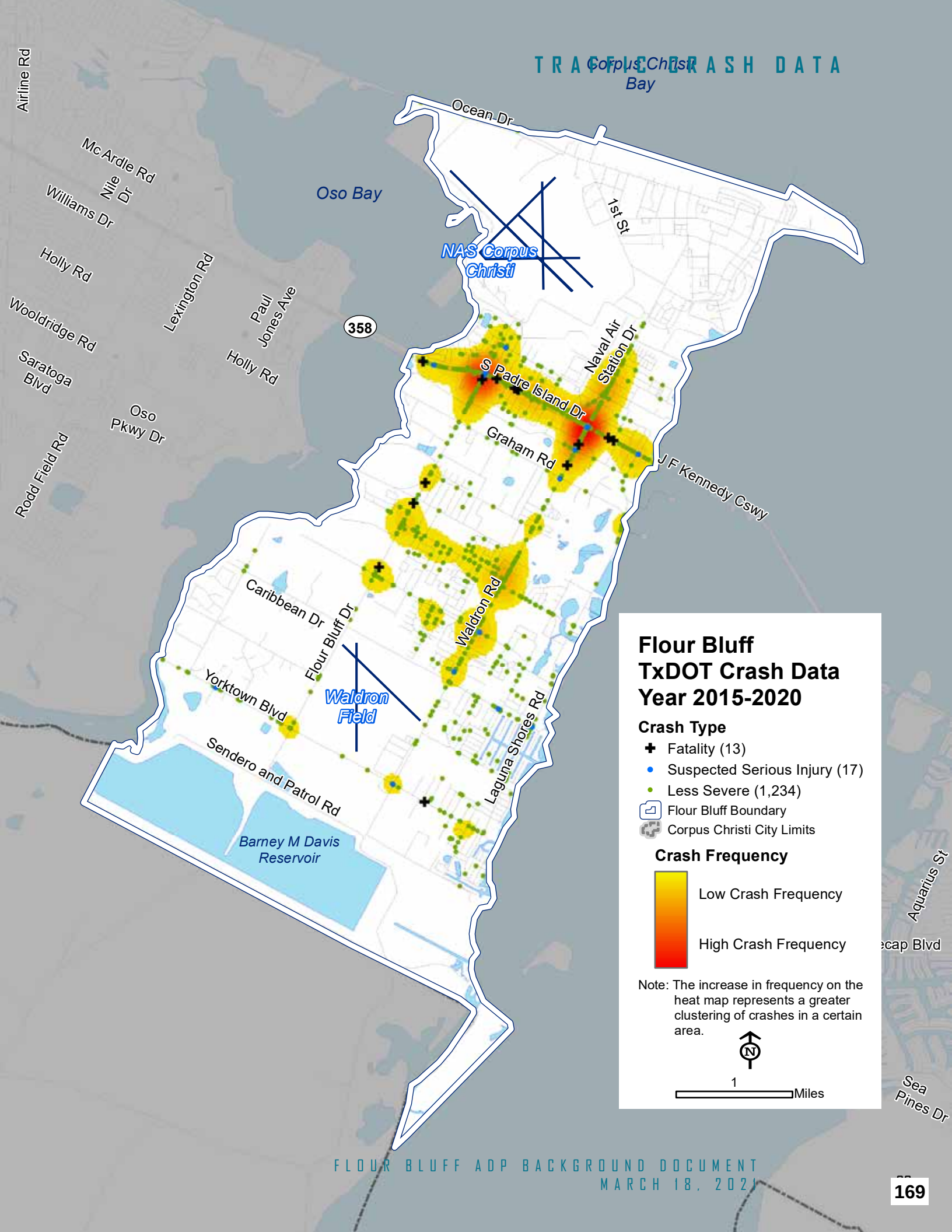
Possible Injury
Any injury reported or claimed which is not a fatal, incapacitating or non-incapacitating injury.

Killed (Fatality)
Any injury sustained in a motor vehicle traffic crash that results in death within thirty days of the motor vehicle traffic crash.

CRASH SEVERITY	2015	2016	2017	2018	2019	2020*
99 - UNKNOWN	0	0	0	0	0	0
A - SUSPECTED SERIOUS INJURY	6	5	9	3	7	0
B - NON-INCAPACITATING INJURY	33	26	25	27	19	5
C - POSSIBLE INJURY	26	70	39	35	58	13
K - KILLED	0	3	2	5	2	1
N - NOT INJURED	0	0	0	0	0	0
Total	65	104	75	70	86	19

*Data as of February 2020

Each dot on the map represents a crash or incident.

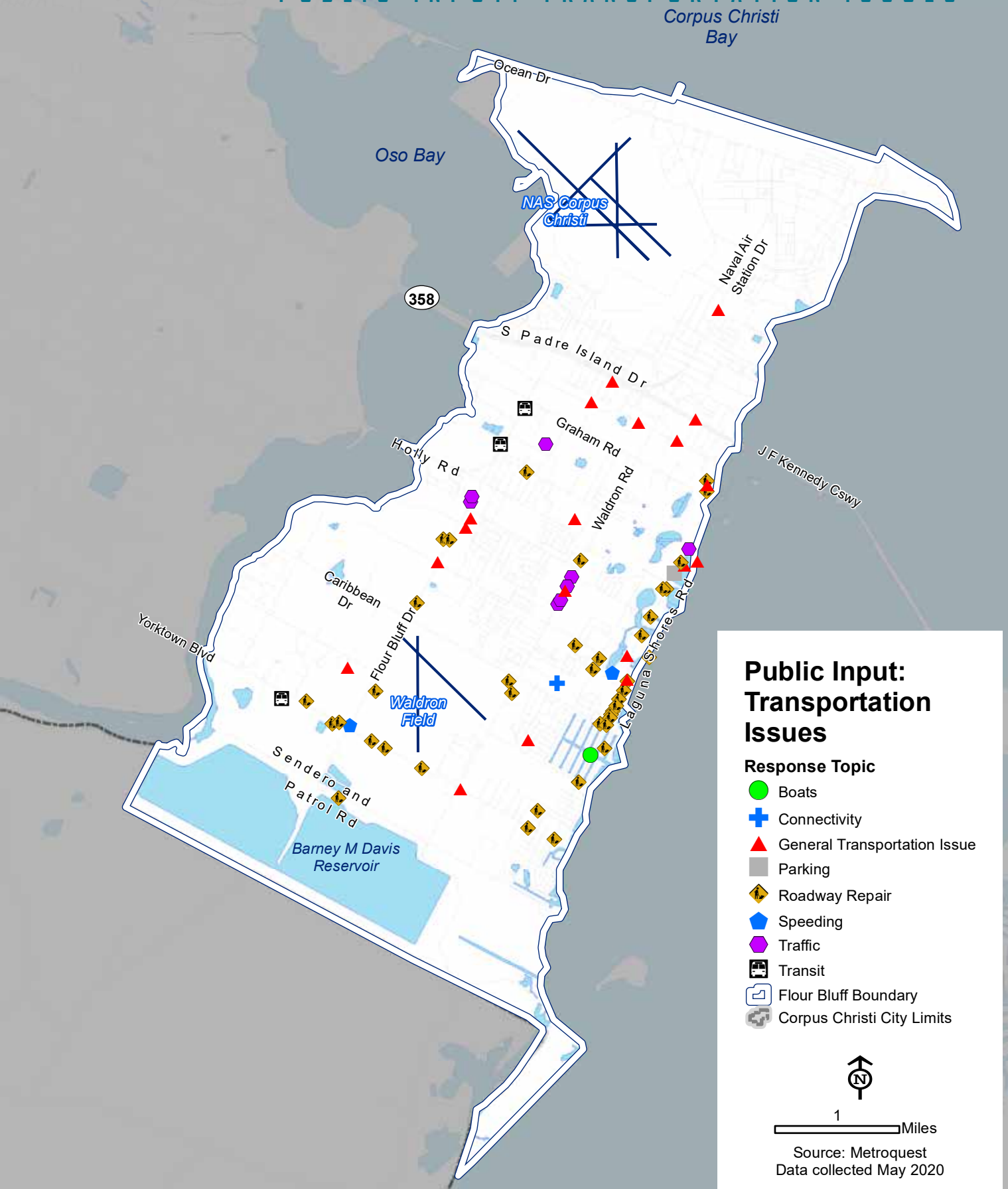

Flour Bluff
TxDOT Crash Data
Year 2015-2020
Crash Type
Fatality (13)
Suspected Serious Injury (17)
Less Severe (1,234)
Flour Bluff Boundary
Corpus Christi City Limits
Crash Frequency
Low Crash Frequency
High Crash Frequency
Note: The increase in frequency on the heat map represents a greater clustering of crashes in a certain area.
N
1
Miles
Corpus Christi Bay
Oso Bay
Barney M Davis Reservoir
NAS Corpus Christi
Waldron Field
Ocean Dr
1st St
Naval Air Station Dr
S Padre Island Dr
Graham Rd
J F Kennedy Cswy
Waldron Rd
Flour Bluff Dr
Caribbean Dr
Yorktown Blvd
Sendero and Patrol Rd
Laguna Shores Rd
Aquarius St
Sea Pines Dr
Airline Rd
Mc Ardle Rd
Nile Dr
Williams Dr
Holly Rd
Lexington Rd
Paul Jones Ave
358
Wooldridge Rd
Saratoga Blvd
Oso Pkwy Dr
Rodd Field Rd

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	COUNT	%
Roadway Repair	40	54%
General Transportation Issue	18	24%
Traffic	8	11%
Transit	3	4%
Speeding	2	3%
Boats	1	1%
Connectivity	1	1%
Parking	1	1%
Total	**74**	**100%**

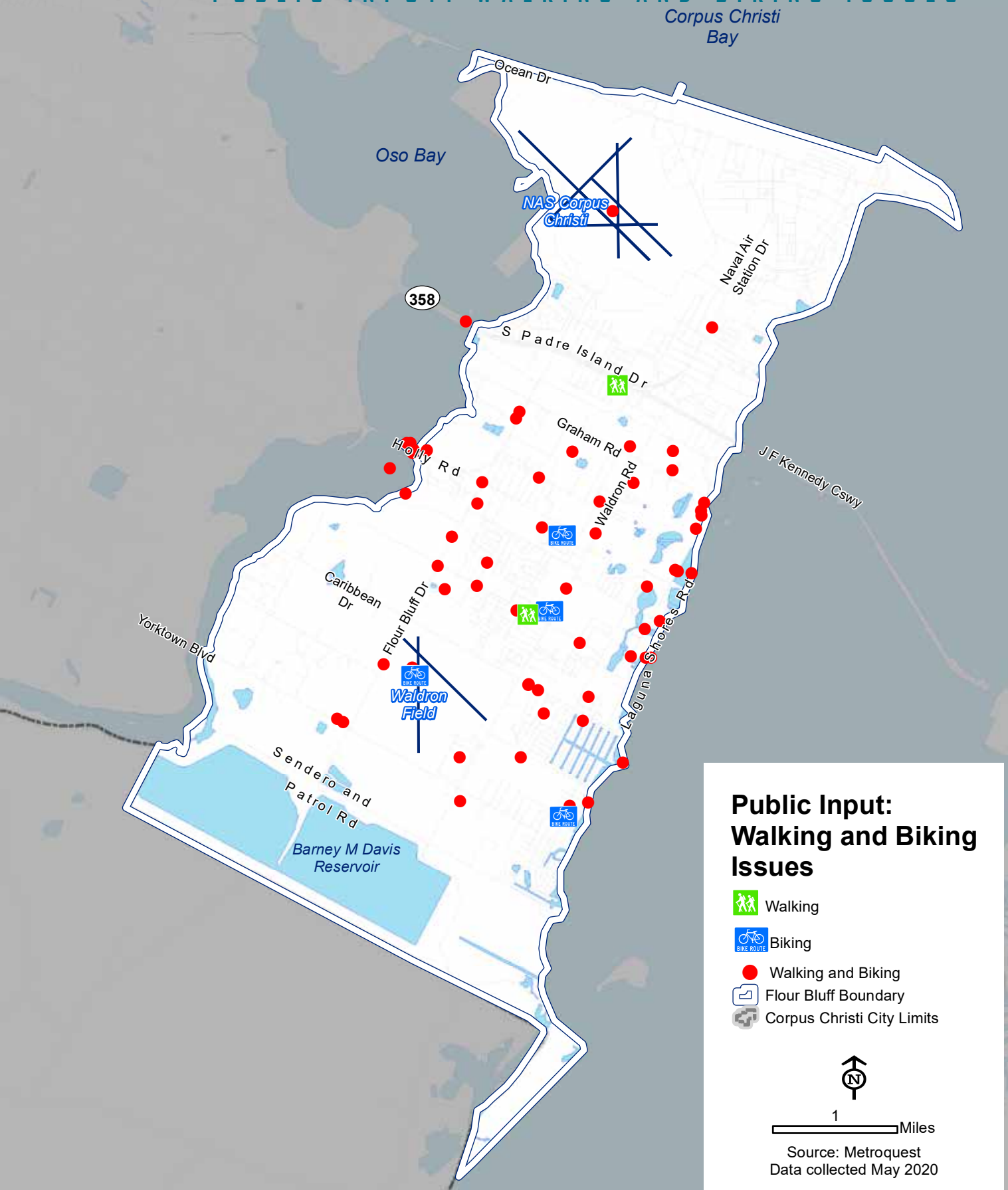

Corpus Christi Bay
Ocean Dr
Oso Bay
NAS Corpus Christi
Naval Air Station Dr
358
S Padre Island Dr
Graham Rd
Holly Rd
Waldron Rd
JF Kennedy Cswy
Caribbean Dr
Flour Bluff Dr
Yorktown Blvd
Laguna Shores Rd
Waldron Field
Sendero and Patrol Rd
Barney M Davis Reservoir
Public Input: Transportation Issues
Response Topic
Boats
Connectivity
General Transportation Issue
Parking
Roadway Repair
Speeding
Traffic
Transit
Flour Bluff Boundary
Corpus Christi City Limits
N
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.

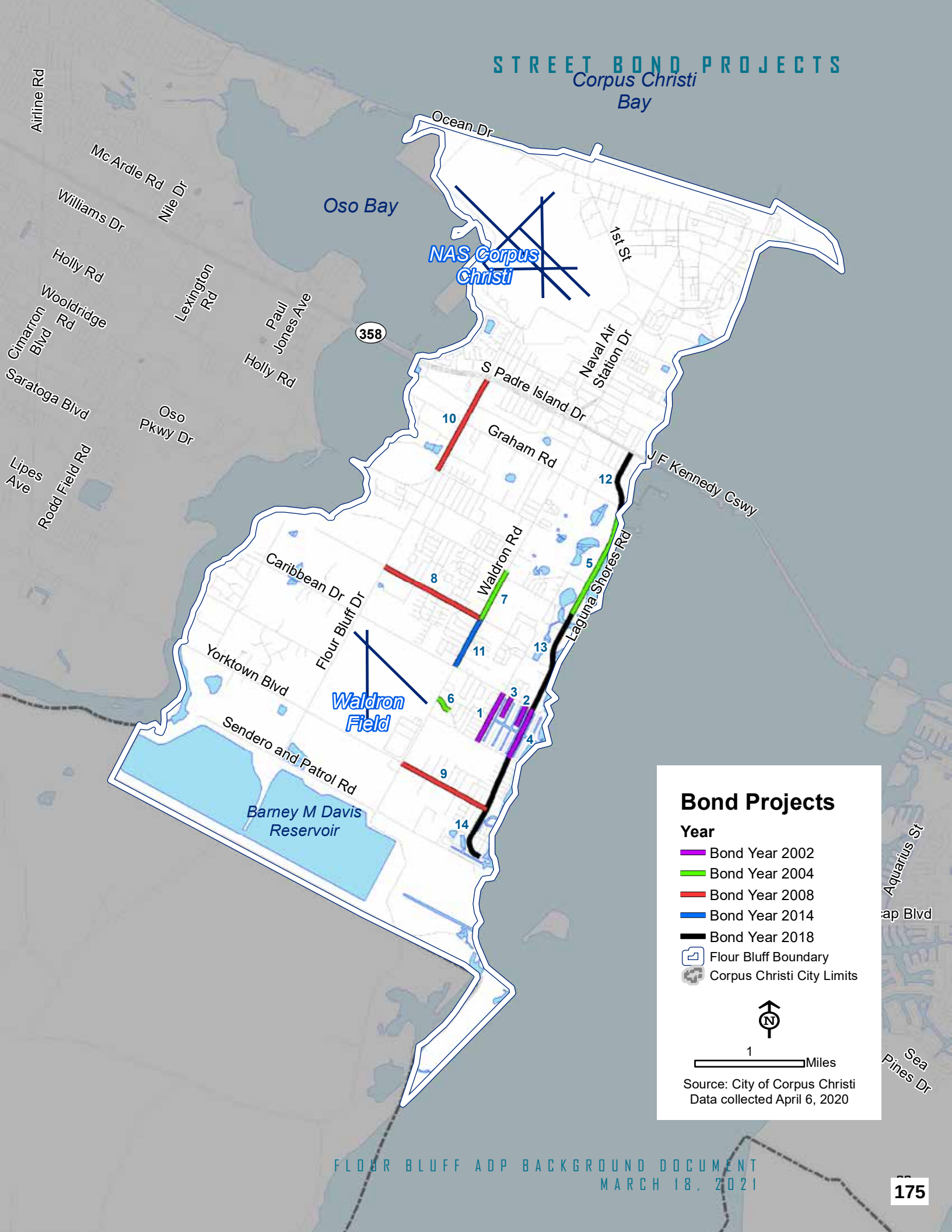
For details regarding the comments related to each data point, see Online Survey 1 Summary.

CATEGORY	INPUTS	%
Walking and Biking	118	95%
Biking	4	3%
Walking	2	2%
Total	**124**	**100%**


Corpus Christi Bay
Ocean Dr
Oso Bay
NAS Corpus Christi
Naval Air Station Dr
358
S Padre Island Dr
Graham Rd
Holly Rd
Waldron Rd
J F Kennedy Cswy
Caribbean Dr
Flour Bluff Dr
Yorktown Blvd
Waldron Field
Laguna Shores Rd
Sendero and Patrol Rd
Barney M Davis Reservoir
Public Input: Walking and Biking Issues
Walking
Biking
Walking and Biking
Flour Bluff Boundary
Corpus Christi City Limits
N
1
Miles
Source: Metroquest
Data collected May 2020

STREET BOND PROJECTS

#	YR	STREET	FROM	TO	FT	WORK TYPE	STATUS
1	2002	JAMAICA DR	MEDITERRANEAN	CARIBBEAN	2,634	RECONSTRUCTION	COMPLETE
2	2002	CATCAY DR	CARIBBEAN	DEAD END	1,099	RECONSTRUCTION	COMPLETE
3	2002	AZORES DR	CARIBBEAN	DEAD END S	1,066	RECONSTRUCTION	COMPLETE
4	2002	LAGUNA SHORES RD	CARIBBEAN	MEDITERRANEAN	2,638	RECONSTRUCTION	COMPLETE
5	2004	LAGUNA SHORES RD	GRAHAM	PURDUE-HUSTLIN' HORNET	5,286	RECONSTRUCTION	COMPLETE
6	2004	MEDITERRANEAN DR	WALDRON	OTRANTO	860	RECONSTRUCTION	COMPLETE
7	2004	WALDRON RD	PURDUE	GLENOAK	2,642	RECONSTRUCTION	COMPLETE
8	2008	GLENOAK RD	FLOUR BLUFF DR.	WALDRON RD	5,289	OVERLAY	COMPLETE
9	2008	YORKTOWN BLVD	WALDRON RD	LAGUNA SHORE RD	4,640	OVERLAY	COMPLETE
10	2008	FLOUR BLUFF DR	DON PATRICIO	PADRE ISLAND DR	4,989	RECONSTRUCTION	COMPLETE
11	2014	WALDRON RD	GLEN OAK	CARIBBEAN	2,632	RECONSTRUCTION	COMPLETE
12	2018	LAGUNA SHORES DR	PADRE ISLAND DR	GRAHAM	3,199	RECONSTRUCTION	DESIGN
13	2018	LAGUNA SHORES RD	PURDUE-HUSTLIN' HORNET	CARIBBEAN	5,039	RECONSTRUCTION	DESIGN
14	2018	LAGUNA SHORES RD	MEDITERRANEAN	WYNDALE	5,425	RECONSTRUCTION	DESIGN



Bond Projects

Year

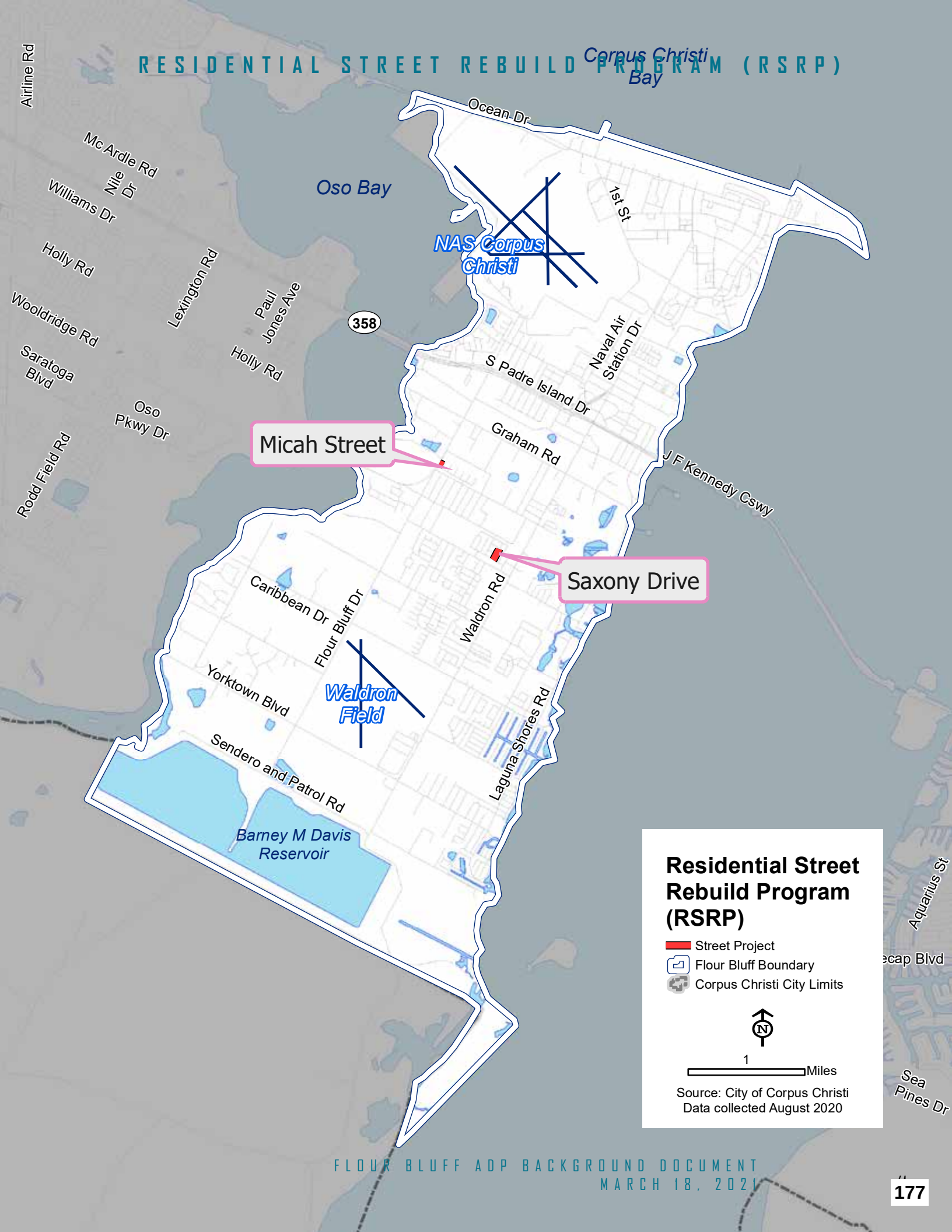
- Bond Year 2002
- Bond Year 2004
- Bond Year 2008
- Bond Year 2014
- Bond Year 2018
- Flour Bluff Boundary
- Corpus Christi City Limits

1 Miles

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

RESIDENTIAL STREET REBUILD PROGRAM (RSRP)

STREET	FROM	TO	BUILD TYPE	STATUS
Micah Street	FLOUR BLUFF DR.	ISAIAH CT.	Rehabilitation	Council Approved
Saxony Drive	ORLEANS DR	BRISTON ST.	Reconstruction	Council Approved



Residential Street Rebuild Program (RSRP)

- Street Project
- Flour Bluff Boundary
- Corpus Christi City Limits

N

1 Miles

Source: City of Corpus Christi
Data collected August 2020

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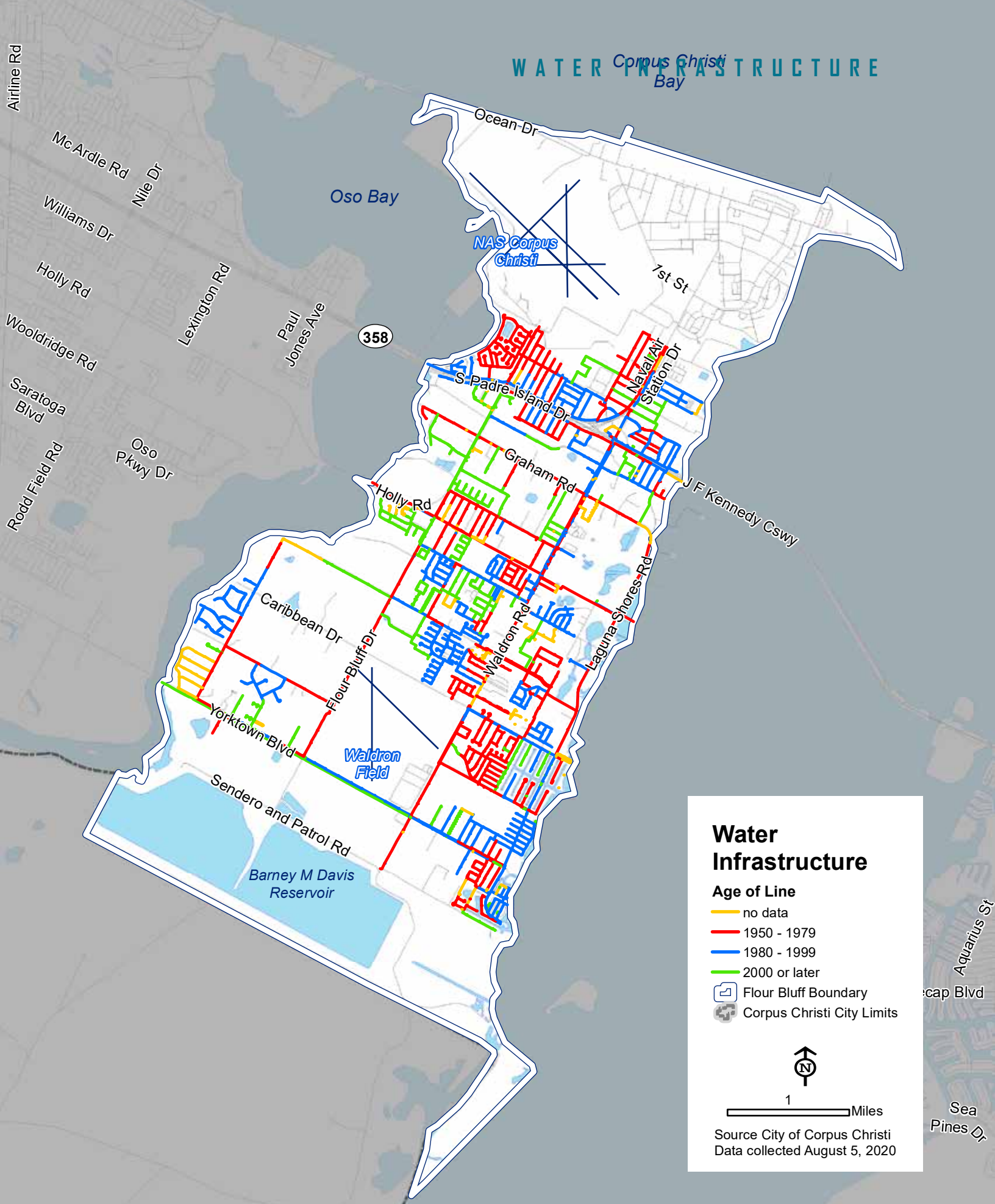
UTILITIES

WATER INFRASTRUCTURE

DECADE	MILES OF LINE
1950's	11.2
1960's	3.3
1970's	35.1
1980's	20.5
1990's	20.8
2000's	17.1
2010's	8.5
no data	8.4
Total	**124.9**



Water Infrastructure

Age of Line

- no data
- 1950 - 1979
- 1980 - 1999
- 2000 or later
- Flour Bluff Boundary
- Corpus Christi City Limits

N

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 (INCHES)	MATERIAL	MILES OF LINE
1	Copper	0.011
2	Copper	0.214
2	GLV	0.284
2	PVC	0.041
4	ACP	0.268
4	CIP	3.679
6	ACP	0.008
6	C900	0.293
6	CIP	4.310
8	ACP	0.003
8	CIP	0.701
8	DIP	0.003
10	ACP	0.332
10	CIP	0.235
12	C900	0.695
12	CIP	0.047
12	DIP	0.017
16	CIP	0.016

1960'S

SIZE (INCHES)	MATERIAL	MILES OF LINE
1.5	Copper	0.013
2	Copper	0.022
2	GLV	0.014
4	ACP	0.036
4	CIP	0.064
6	ACP	2.855
6	C900	0.007
6	CIP	0.109
8	ACP	0.183
8	C900	0.011
8	CIP	0.015

1970'S

SIZE (INCHES)	MATERIAL	MILES OF LINE
0.75	Copper	0.035
2	Copper	0.599
2	GLV	0.039
2	HDPE	0.012
2	PVC	0.225
4	ACP	0.492
6	ACP	15.848
6	C900	0.320
6	DIP	0.006
8	ACP	7.456
8	C900	0.004
8	DIP	0.133
10	ACP	0.847
10	C900	0.009
12	ACP	5.608
12	C900	0.054
20	ACP	0.869
24	ACP	1.797
24	STL	0.127
30	DIP	0.591

1980'S

SIZE (INCHES)	MATERIAL	MILES OF LINE
1	Copper	0.016
2	Copper	0.501
2	PVC	0.029
4	ACP	0.003
4	DIP	0.208
6	ACP	9.175
6	C900	3.812
6	DIP	0.232
8	ACP	5.923
8	C900	0.099
8	DIP	0.143
12	C900	0.273
12	DIP	0.087

1990'S

SIZE (INCHES)	MATERIAL	MILES OF LINE
0.75	Copper	0.064
0.75	PVC	0.035
1	Copper	0.048
1	PVC	0.005
2	Copper	0.153
2	GLV	0.016
2	PVC	0.225
4	ACP	0.413
4	DIP	0.140
6	ACP	1.857
6	C900	6.821
6	CIP	0.025
6	DIP	0.452
6	PVC	0.488
8	ACP	0.463
8	C900	3.211
8	DIP	0.068
8	PVC	0.029
10	ACP	0.001
10	CIP	0.074
12	ACP	0.201
12	C900	5.702
12	DIP	0.149
12	HDPE	0.086
12	PVC	0.121

2000'S

SIZE (INCHES)	MATERIAL	MILES OF LINE
0.75	Copper	0.078
1	Copper	0.006
2	Copper	0.035
2	HDPE	0.081
2	PVC	0.221
3	DIP	0.005
6	ACP	0.004
6	C900	4.248
6	DIP	0.011
6	PVC	1.648
8	C900	5.260
8	DIP	0.015
8	PVC	0.151
12	C900	1.369
12	DIP	0.046
24	DIP	0.017
42	CSCP	2.334

2010'S

SIZE (INCHES)	MATERIAL	MILES OF LINE
1.25	Copper	0.011
1.5	Copper	0.016
2	Copper	0.180
2	PVC	0.049
6	ACP	0.002
6	C900	4.844
6	DIP	0.053
8	C900	0.757
8	DIP	0.002
12	C900	1.143
12	PVC	0.134
16	C900	0.943

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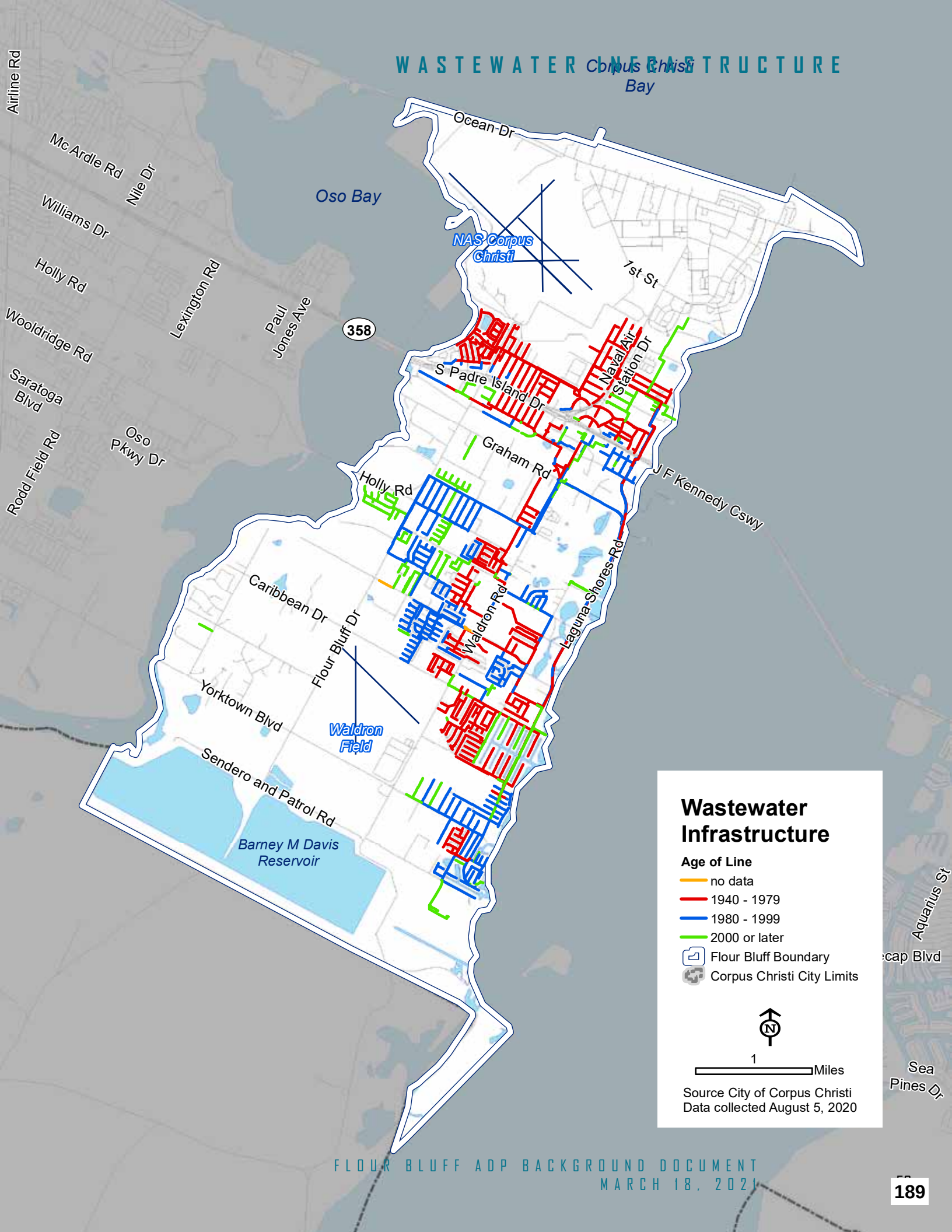
WASTEWATER INFRASTRUCTURE

DECADE	MILES OF LINE
1940's	0.3
1950's	0.2
1960's	7.3
1970's	36.0
1980's	27.4
1990's	4.8
2000's	11.9
2010's	4.1
no data	0.3
Total	**92.3**



Wastewater Infrastructure

Age of Line

- no data
- 1940 - 1979
- 1980 - 1999
- 2000 or later
- Flour Bluff Boundary
- Corpus Christi City Limits

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

1940'S

SIZE (INCHES)	PIPE MATERIAL	MILES OF LINE
8	CIPP	0.043
8	VCP	0.245

1950'S

SIZE (INCHES)	PIPE MATERIAL	MILES OF LINE
8	VCP	0.211

1960S

SIZE (INCHES)	PIPE MATERIAL	MILES OF LINE
6	PVC FM PRIVATE	0.072
8	CIP FM	0.004
8	CIPP	1.083
8	VCP	0.244
10	CIPP	0.687
10	PVC	0.262
10	VCP	0.739
12	VCP	0.159
15	VCP	0.390
18	HDPE	0.069
18	VCP	3.579

1970'S

SIZE (INCHES)	PIPE MATERIAL	MILES OF LINE
6	CIP FM	1.682
8	ACP	0.119
8	ACP FM	1.537
8	CIP FM	0.042
8	CIPP	0.027
8	PVC	2.422
8	PVC FM	0.114
8	VCP	0.006
8	VCP PRIVATE	0.145
10	CIP FM	1.313
10	CIPP	0.703
10	DIP FM	0.007
10	HDPE	0.465
10	PVC	0.009
10	VCP	0.032
12	ACP	0.100
12	PVC	0.023
12	PVC FM	0.140
12	VCP	0.347
15	VCP	1.273
16	PVC FM	0.156
18	DIP FM	0.489
18	VCP	0.290
24	VCP	0.150
48	VCP	24.221
		0.210

1980'S

SIZE (INCHES)	PIPE MATERIAL	MILES OF LINE
6	ACP FM	0.116
6	PVC FM	0.289
6	PVC PRIVATE	0.181
6	VCP	0.105
8	CIPP	0.208
8	PVC	0.011
8	VCP	17.885
8	VCP PRIVATE	0.005
10	CIP FM	0.019
10	CIPP	0.301
10	VCP	1.938
12	CIPP	0.047
12	HDPE	0.068
12	PVC	0.028
12	VCP	0.999
14	DIP FM	2.761
15	VCP	0.980
18	CIPP	0.149
18	DIP FM	1.089
18	VCP	0.104
24	VCP	0.083

1990'S

SIZE (INCHES)	PIPE MATERIAL	MILES OF LINE
6	PVC	0.001
8	PVC	1.567
10	DIP	0.026
10	PVC	0.738
12	PVC	0.246
15	PVC	0.272
16	PVC FM	1.803
18	PVC	0.081
21	PVC	0.110

2000'S

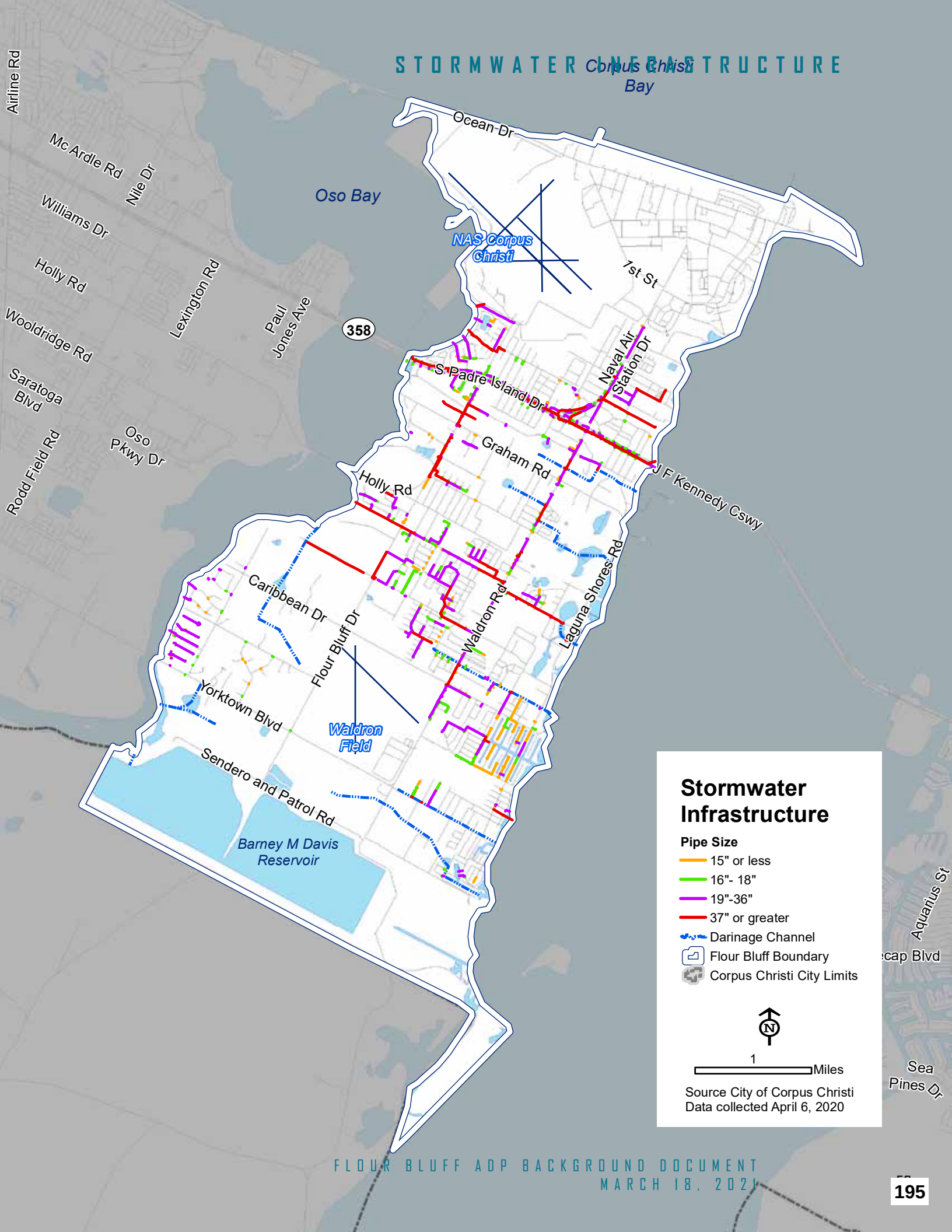
SIZE (INCHES)	PIPE MATERIAL	MILES OF LINE
2	PRIVATE FM	0.093
2	PVC PRIVATE FM	0.065
4	PVC	0.015
4	PVC PRIVATE	0.019
4	PVC PRIVATE	0.075
6	PVC	0.041
6	PVC PRIVATE	0.020
8	PVC	3.916
8	PVC FM	0.214
8	PVC PRIVATE	0.462
8	VCP	0.407
10	PVC	3.527
12	EFFLUENT FM	1.149
12	PVC	0.702
12	PVC FM	0.940
15	PVC	0.149
24	DIP EFFLUENT	0.119

2010'S

SIZE (INCHES)	PIPE MATERIAL	MILES OF LINE
6	PRIVATE FM	0.051
8	PVC PRIVATE FM	0.005
8	PVC	2.607
8	PVC PRIVATE	0.095
10	PVC PRIVATE	1.008
12	PVC	0.142
12	PVC PRIVATE	0.025
18	PVC	0.187
24	PVC FM	0.011
	PVC PRIVATE	0.071

STORMWATER INFRASTRUCTURE

PIPE SIZE	MILES OF LINE
15" or less	4.57
16-18"	6.47
19-36"	15.20
greater than 36"	11.17
Total	**37.41**



Stormwater Infrastructure

Pipe Size

- 15" or less
- 16"- 18"
- 19"-36"
- 37" or greater
- Darinage Channel
- Flour Bluff Boundary
- Corpus Christi City Limits

N

1 Miles

Source City of Corpus Christi
Data collected April 6, 2020

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NEIGHBORHOOD CONDITIONS

COMMUNITY ASSETS

This map identifies 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 in Flour Bluff. Public input locations were determined by reviewing the comments made throughout the survey where participant referenced areas of significance in Flour Bluff.

This map reflects information gathered from the online survey. To for more details related to community assets from the survey, see Online Survey 1 Summary.

Community Assets

- Public Input
- Community Assets
- Flour Bluff Boundary
- Corpus Christi City Limits

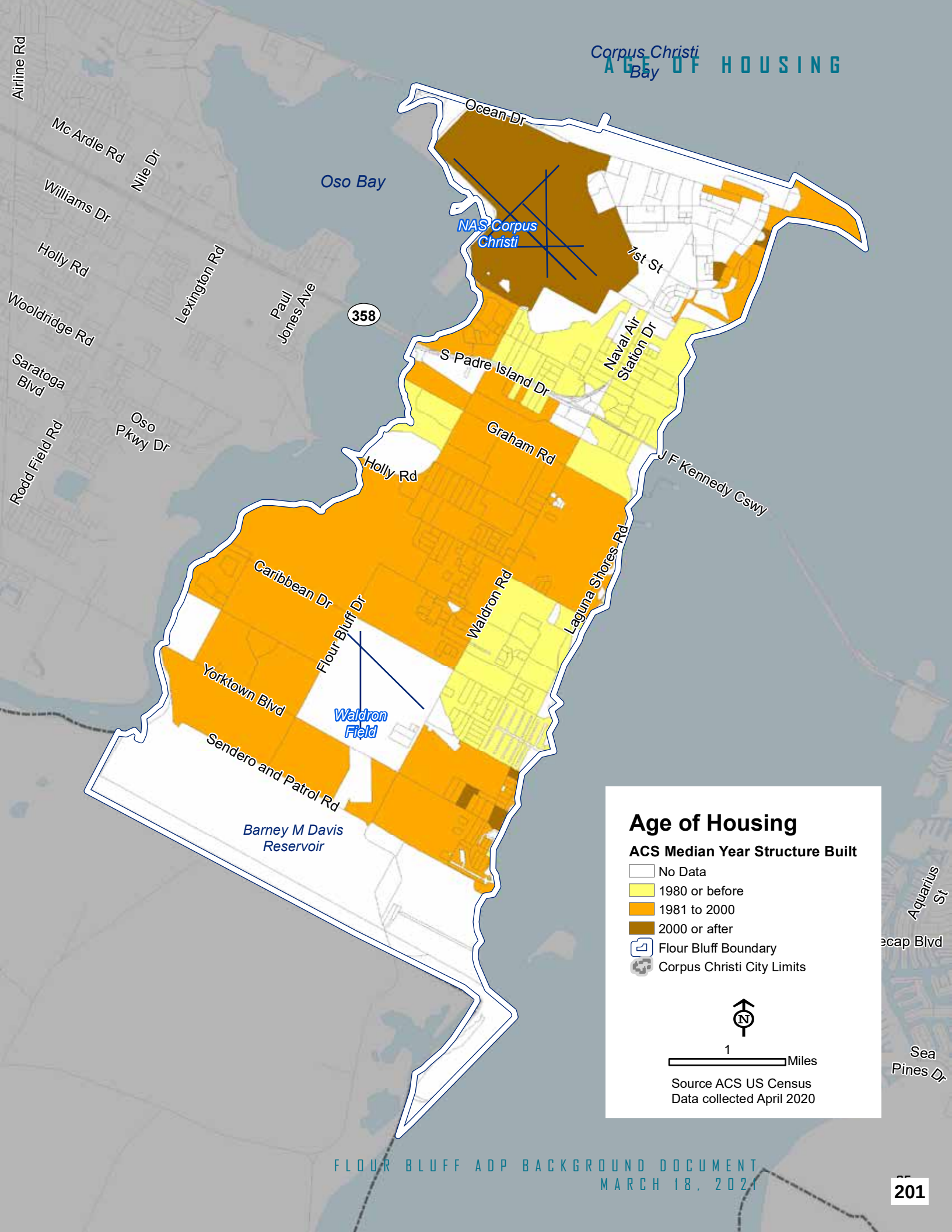
N

1 Miles

Source: City of Corpus Christi
Data collected May 2020

AGE OF HOUSING

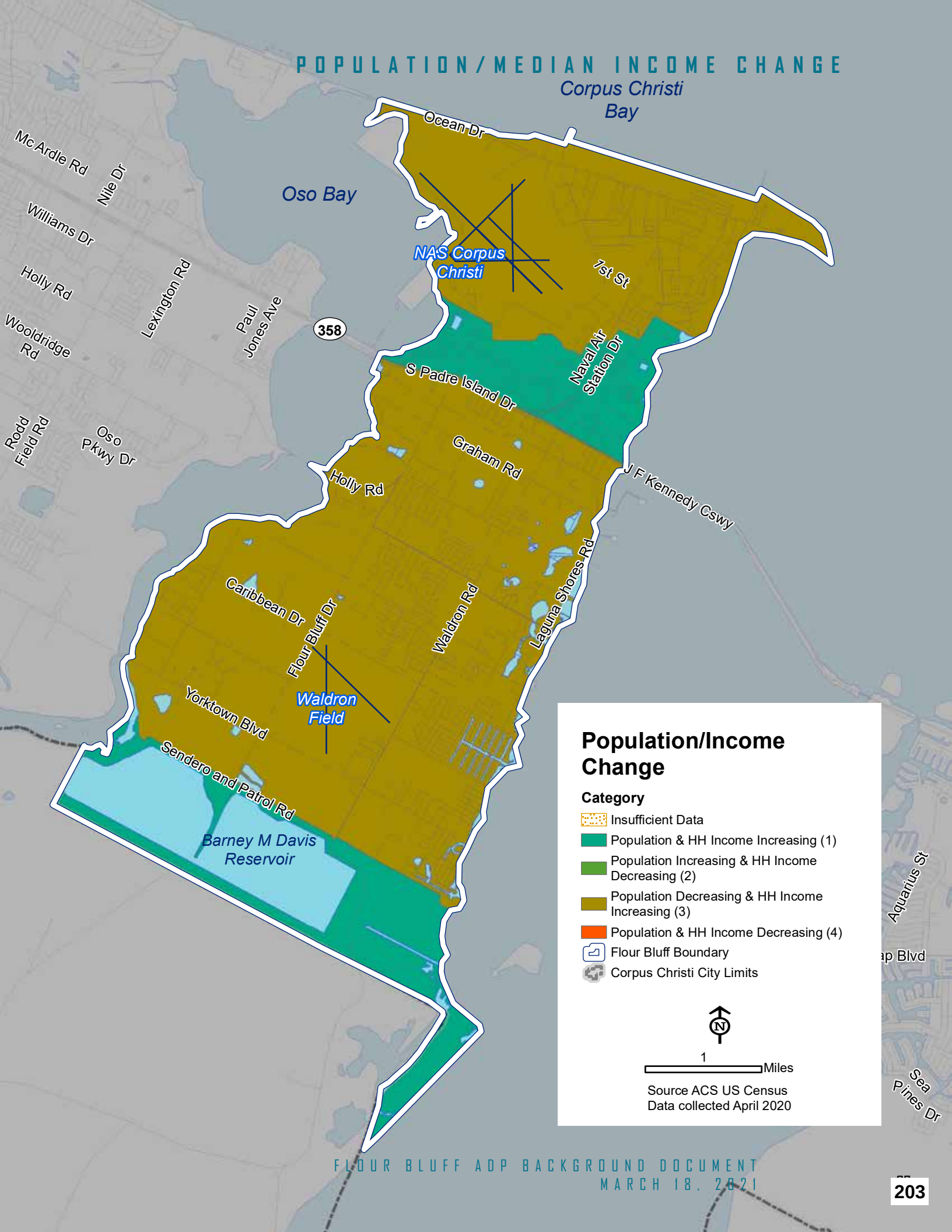
YEAR STRUCTURE BUILT	NUMBER OF UNITS
Before 1939	93
1940-1949	212
1950-1959	646
1960-1969	945
1970-1979	1,882
1980-1989	2,468
1990-1999	913
2000-2009	1,239
2010 or later	467
Total	**8,883**


Airline Rd
Mc Ardle Rd
Nile Dr
Williams Dr
Holly Rd
Lexington Rd
Wooldridge Rd
Paul Jones Ave
358
Saratoga Blvd
Oso Pkwy Dr
Rodd Field Rd
Corpus Christi Bay
Ocean Dr
Oso Bay
NAS Corpus Christi
1st St
Naval Air Station Dr
S Padre Island Dr
Graham Rd
Holly Rd
J F Kennedy Cswy
Laguna Shores Rd
Waldron Rd
Caribbean Dr
Flour Bluff Dr
Yorktown Blvd
Waldron Field
Sendero and Patrol Rd
Barney M Davis Reservoir
Aquarius St
Sea Pines Dr
Age of Housing
ACS Median Year Structure Built
No Data
1980 or before
1981 to 2000
2000 or after
Flour Bluff Boundary
Corpus Christi City Limits
N
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 30.02	5,129	4,830	-299	-6%
Census Tract 31.01	6,392	5,615	-777	-14%
Census Tract 30.01	4,535	6,024	+1489	25%
Census Tract 29	1,947	1,115	-832	-75%
Census Tract 31.02	5,268	5,263	-5	0%
Census Tract 62	9,483	9,425	-58	-1%
Census Tract 54.06	2,633	3,436	+803	23%

MEDIAN INCOME CHANGE				
CENSUS TRACT	2010	2017	CHANGE	PERCENT CHANGE
Census Tract 30.02	$36,948	$54,219	+$17,271	+32%
Census Tract 31.01	$55,356	$67,066	+$11,710	+17%
Census Tract 30.01	$27,561	$38,358	+$10,797	+28%
Census Tract 29	$41,815	$51,964	+$10,149	+20%
Census Tract 31.02	$53,446	$61,953	+$8,507	+14%
Census Tract 62	$81,022	$96,358	+$15,336	+16%
Census Tract 54.06	$61,761	$99,946	+$38,185	+38%


Corpus Christi Bay
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Wooldridge Rd
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Caribbean Dr
Flour Bluff Dr
Waldron Rd
Waldron Field
Yorktown Blvd
Sendero and Patrol Rd
Barney M Davis Reservoir
Aquarius St
Sea Pines Dr
Population/Income Change
Category
Insufficient Data
Population & HH Income Increasing (1)
Population Increasing & HH Income Decreasing (2)
Population Decreasing & HH Income Increasing (3)
Population & HH Income Decreasing (4)
Flour Bluff Boundary
Corpus Christi City Limits
N
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.

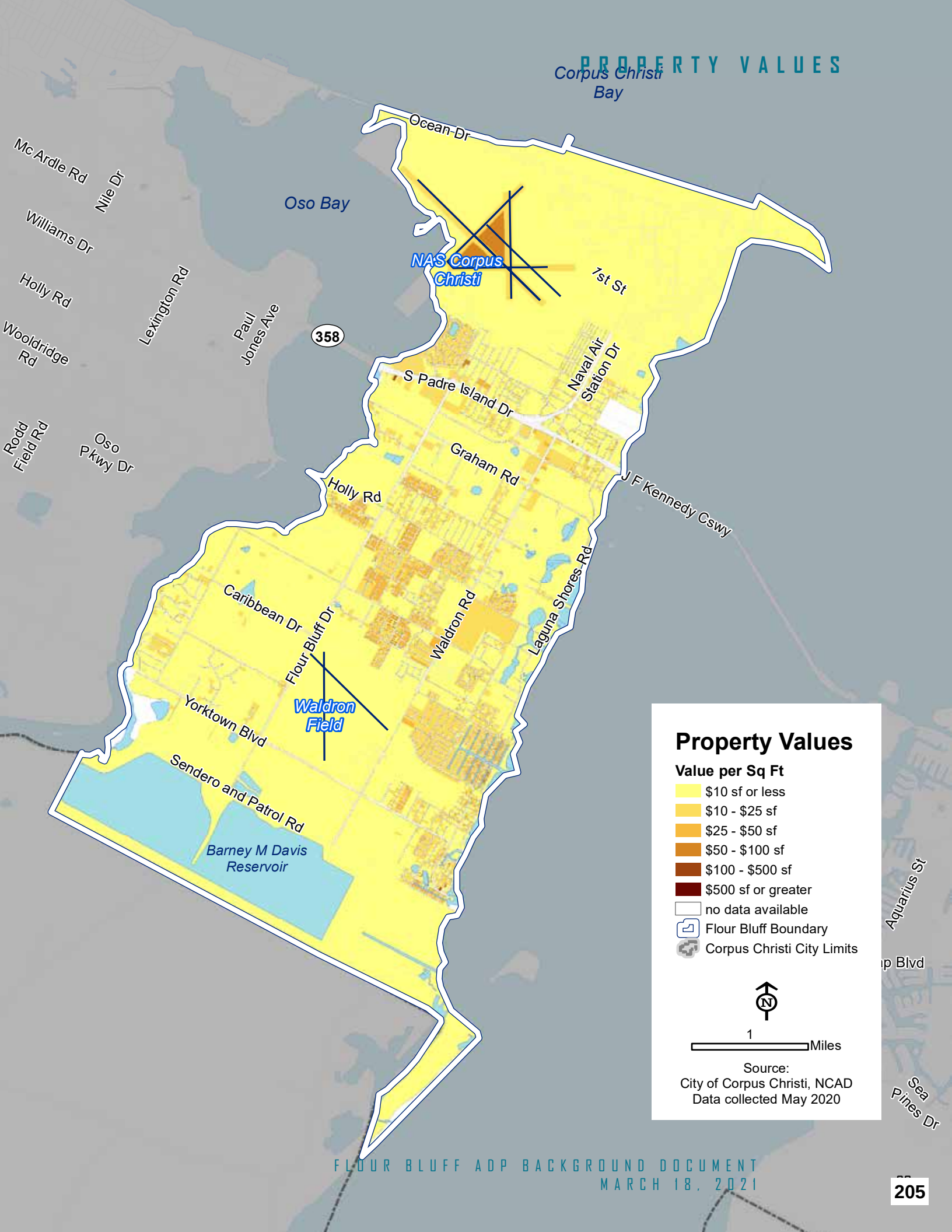
Market Value - The price at which a property would transfer for cash or its equivalent under prevailing market conditions if exposed for sale in the open market with a reasonable time, both parties know of all possible uses and defects with the property and neither party is in a position to take advantage 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	TOTAL MARKET VALUE*	TOTAL ASSESSED VALUE*	TOTAL TAXABLE VALUE*
$10 or less	4,121	10,546	$585,223,137	$544,848,772	$283,107,958
$10 - $25	3,474	1,162	$850,331,279	$842,912,677	$526,636,405
$25 to $50	1,221	211	$284,298,489	$283,262,725	$223,389,011
$50 to $100	176	67	$201,135,185	$201,135,185	$21,921,460
$100 to $500	29	1	$8,562,146	$8,562,146	$8,215,308
$500 or greater	2	0	$2,452,987	$761,694	$659,605
Total	**9,023**	**11,987**	**$1,932,003,223**	**$1,881,483,199**	**$1,063,929,747**

*2019 property value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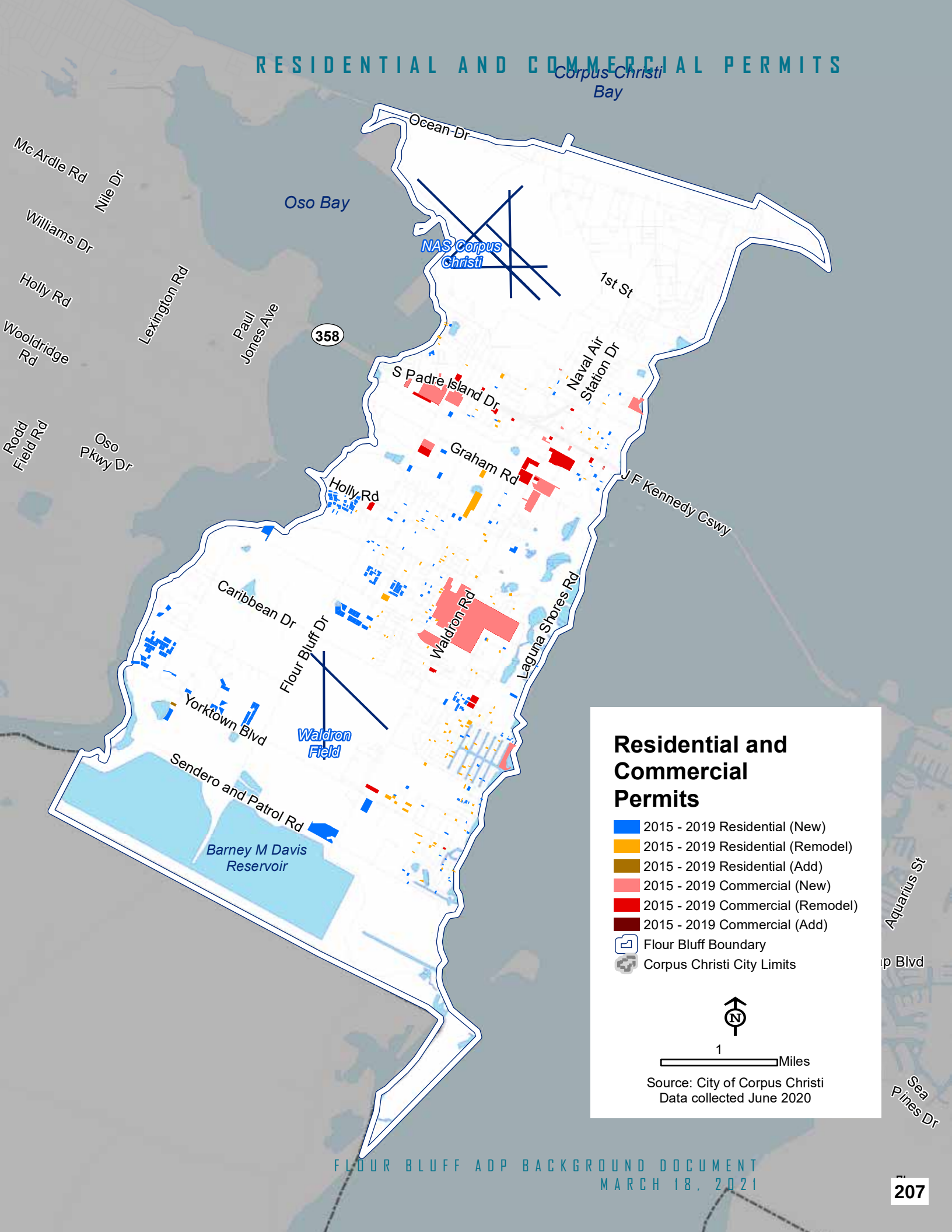
Sendero and Patrol Rd
Barney M Davis Reservoir
Rodd Field Rd
Oso Pkwy Dr
Aquarius St
Sea Pines Dr
Property Values
Value per Sq Ft
$10 sf or less
$10 - $25 sf
$25 - $50 sf
$50 - $100 sf
$100 - $500 sf
$500 sf or greater
no data available
Flour Bluff Boundary
Corpus Christi City Limits
N
1
Miles
Source:
City of Corpus Christi, NCAD
Data collected May 2020

RESIDENTIAL AND COMMERCIAL PERMITS

PERMIT TYPE	2015	2016	2017	2018	2019
Residential Permits	43	115	97	122	104
New	37	87	71	79	76
Remodel	6	28	26	42	27
Addition	0	0	0	1	1
Commercial Permits	5	31	18	32	20
New	3	23	4	8	4
Remodel	0	7	13	19	12
Addition	2	1	1	5	4
Total	**48**	**146**	**115**	**154**	**124**

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



Residential and Commercial Permits

- 2015 - 2019 Residential (New)
- 2015 - 2019 Residential (Remodel)
- 2015 - 2019 Residential (Add)
- 2015 - 2019 Commercial (New)
- 2015 - 2019 Commercial (Remodel)
- 2015 - 2019 Commercial (Add)
- Flour Bluff Boundary
- Corpus Christi City Limits

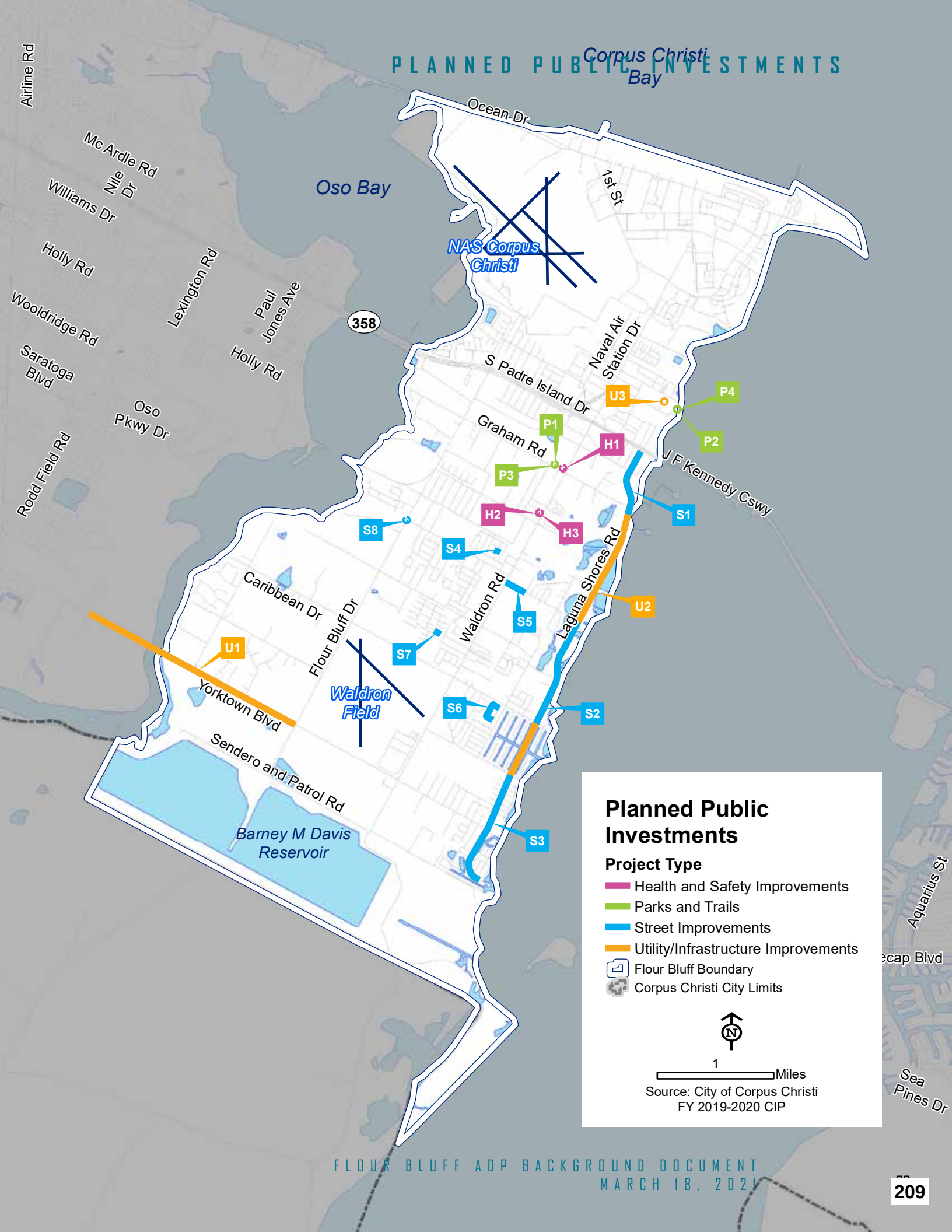
N

1 Miles

Source: City of Corpus Christi
Data collected June 2020

PLANNED PUBLIC INVESTMENTS

#	DESCRIPTION	LENGTH OF PROJECT (FEET)	FUNDING SOURCE	ESTIMATED YEAR START
P1	Ethel Eyerly Senior Center	---	G.O. Bond 2018	2020/2020
P2	Cole Park and Dimitt Piers	---	G.O. Bond 2018	2021/2021
P3	Ethel Eyerly Senior Ctr PH2	---	Future Bond Election	2028/2029
P4	Demitt Pier Lighting and Decking Renovation	---	None	2020
H1	Police Substations Holly&Flour Bluff	---	G.O. Bond 2018	2020/2020
H2	Fire St.13 Mechanical, Elec. & Fire Alarm Rehab	---	G.O. Bond 2018	2020/2020
H3	Fire St. 13 Roof Rehab	---	G.O. Bond 2018	2025/2026
U1	Yorktown Blvd Water Line Extension	10,621	Revenue Bonds	2021/2022
U2	Laguna Shores Road Force Main Replacement	21,536	Revenue Bonds	2018/2019
U3	Laguna Madre Plant Rehabilitation	---	PAYGO, Revenue Bonds	2019/2021
S1	Laguna Shores Rd (SPID to Graham Dr)	3,068	G.O. Bond 2018 & Prior, Revenue Bonds	2019/2020
S2	Laguna Shores Rd (Hustlin' Hornet to Caribbean)	5,031	G.O. Bond 2018 & Prior, Revenue Bonds	2019/2020
S3	Laguna Shores Rd (Mediterranean Dr to Wyndale St)	5,396	G.O. Bond 2018 & Prior, Revenue Bonds	2019/2020
S4	Saxony Dr (Mathew to Briston)	293	G.O. Bond 2018, Revenue Bonds	2020
S5	Hustlin Hornet Dr (Ivy to Waldron)	1,021	Residential Street (Property Tax), Revenue Bonds	2020
S6	Millbrook Dr (Coveway Dr. to Coveway Dr)	1,265	Residential Street (Property Tax), Revenue Bonds	2020
S7	St. Perpetua Dr (St. Felicity to Dead End)	333	Residential Street (Property Tax), Revenue Bonds	2020
S8	Traffic Signals & Lighting Improvements	---	G.O. Bond 2014	2018/2020



Planned Public Investments

Project Type

- Health and Safety Improvements
- Parks and Trails
- Street Improvements
- Utility/Infrastructure Improvements
- Flour Bluff Boundary
- Corpus Christi City Limits

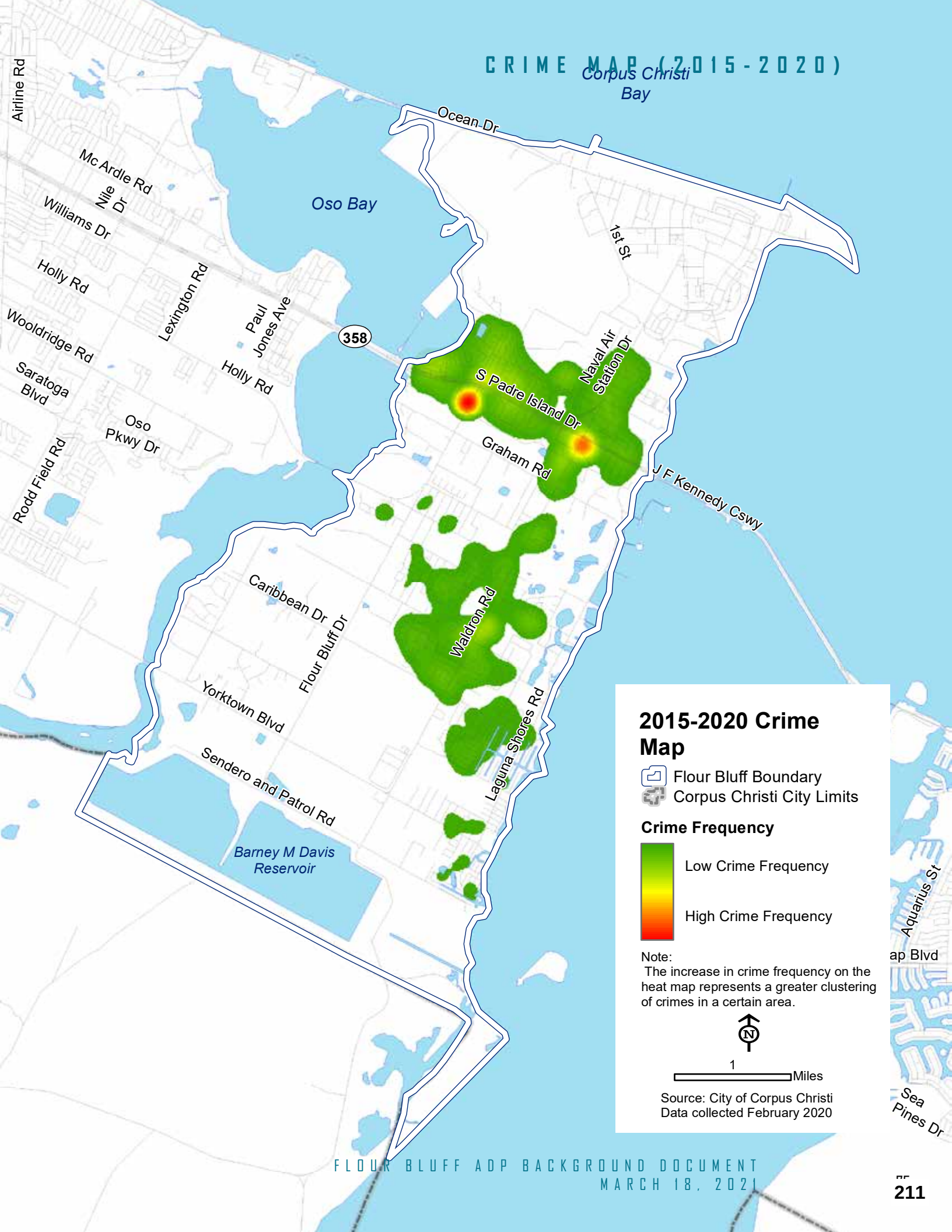
1 Miles

Source: City of Corpus Christi
FY 2019-2020 CIP

CRIME MAP (2015-2020)

CATEGORY	2015	2016	2017	2018	2019	2020*
AGGRAVATED ASSAULT	90	76	65	88	77	7
ARSON	5	2	7	14	12	5
BURGLARY	169	150	182	131	119	17
HOMICIDE	2	1	1	1	2	0
LARCENY	590	638	619	468	461	62
MOTOR VEHICLE THEFT	55	39	54	56	38	7
OTHER CATEGORY	1,568	1,466	1,445	1,732	1,442	196
ROBBERY	20	10	12	23	20	2
SEXUAL ASSAULT	29	24	28	31	30	1
Total	2,528	2,406	2,413	2,544	2,201	297

*Data as of February 2020



2015-2020 Crime Map

Flour Bluff Boundary
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.

N

1 Miles

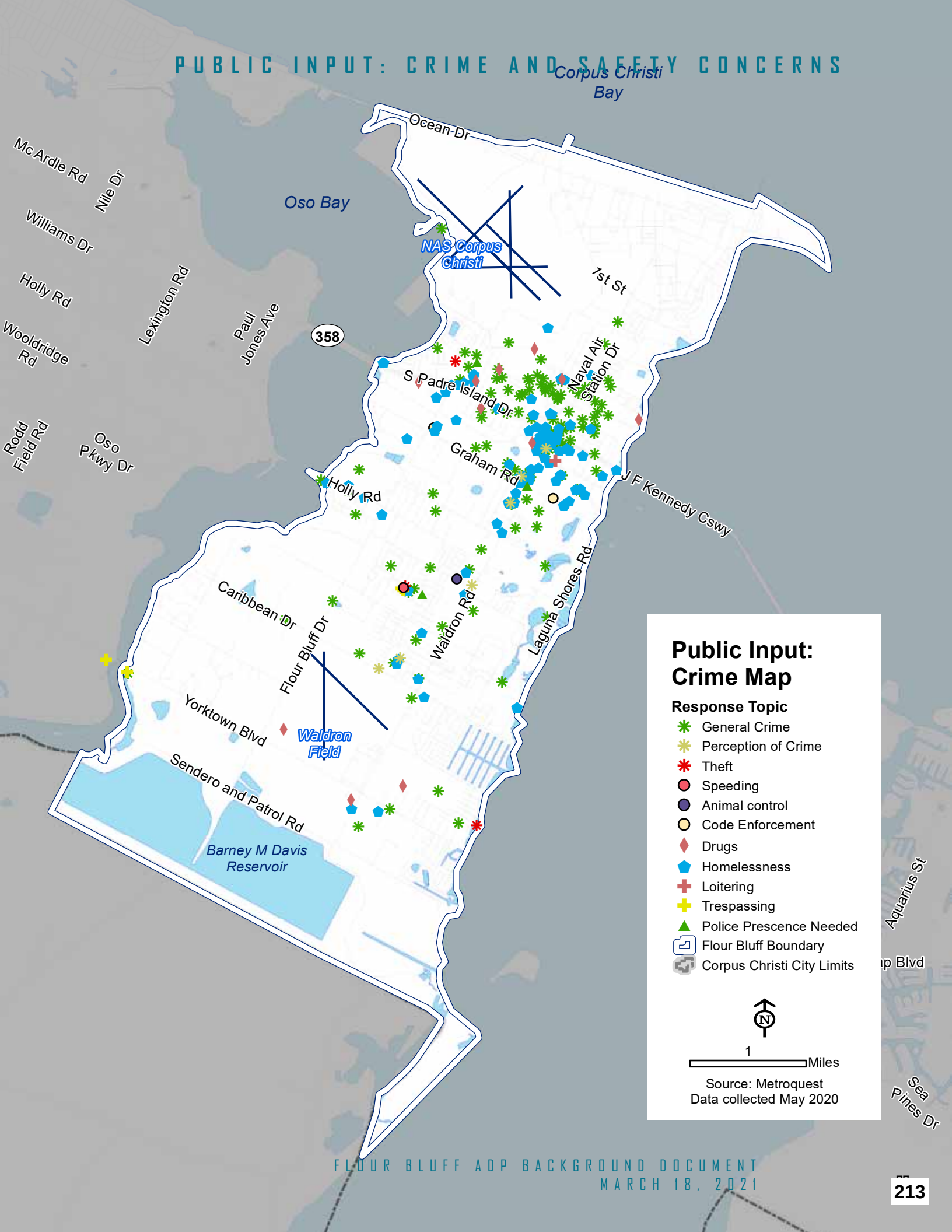
Source: City of Corpus Christi
Data collected February 2020

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.

CATEGORY	COUNT	%
General Crime	127	48%
Homelessness	106	40%
Drugs	11	4%
Perception of Crime	6	2%
Trespassing	4	2%
Police Presence Needed	3	1%
Theft	3	1%
Code Enforcement	2	1%
Animal control	1	0%
Loitering	1	0%
Speeding	1	0%
Total	**265**	**100%**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Flour Bluff Dr
Yorktown Blvd
Waldron Field
Sendero and Patrol Rd
Barney M Davis Reservoir
Rodd Field Rd
Oso Pkwy Dr
Aquarius St
Sea Pines Dr
Public Input: Crime Map
Response Topic
General Crime
Perception of Crime
Theft
Speeding
Animal control
Code Enforcement
Drugs
Homelessness
Loitering
Trespassing
Police Prescence Needed
Flour Bluff Boundary
Corpus Christi City Limits
N
1
Miles
Source: Metroquest
Data collected May 2020

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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	632.2	4.8%	2
1% Annual Chance (100 year)	1,505.2	11.5%	214
0.2% Annual Chance (500 year)	888.2	6.7%	277
Minimal Flood Hazard	10,079.9	76.9%	
Open Water			
Total	**13,106.6**	**100.0%**	**493**

Flood Zone Map

FEMA Flood Zone

- Velocity Zone
- 1% Annual Chance (100 year)
- 0.2% Annual Chance (500 year)
- Open Water
- Flour Bluff Boundary
- Corpus Christi City Limits

N

1 Miles

Source: City of Corpus Christi
Data collected February 2020

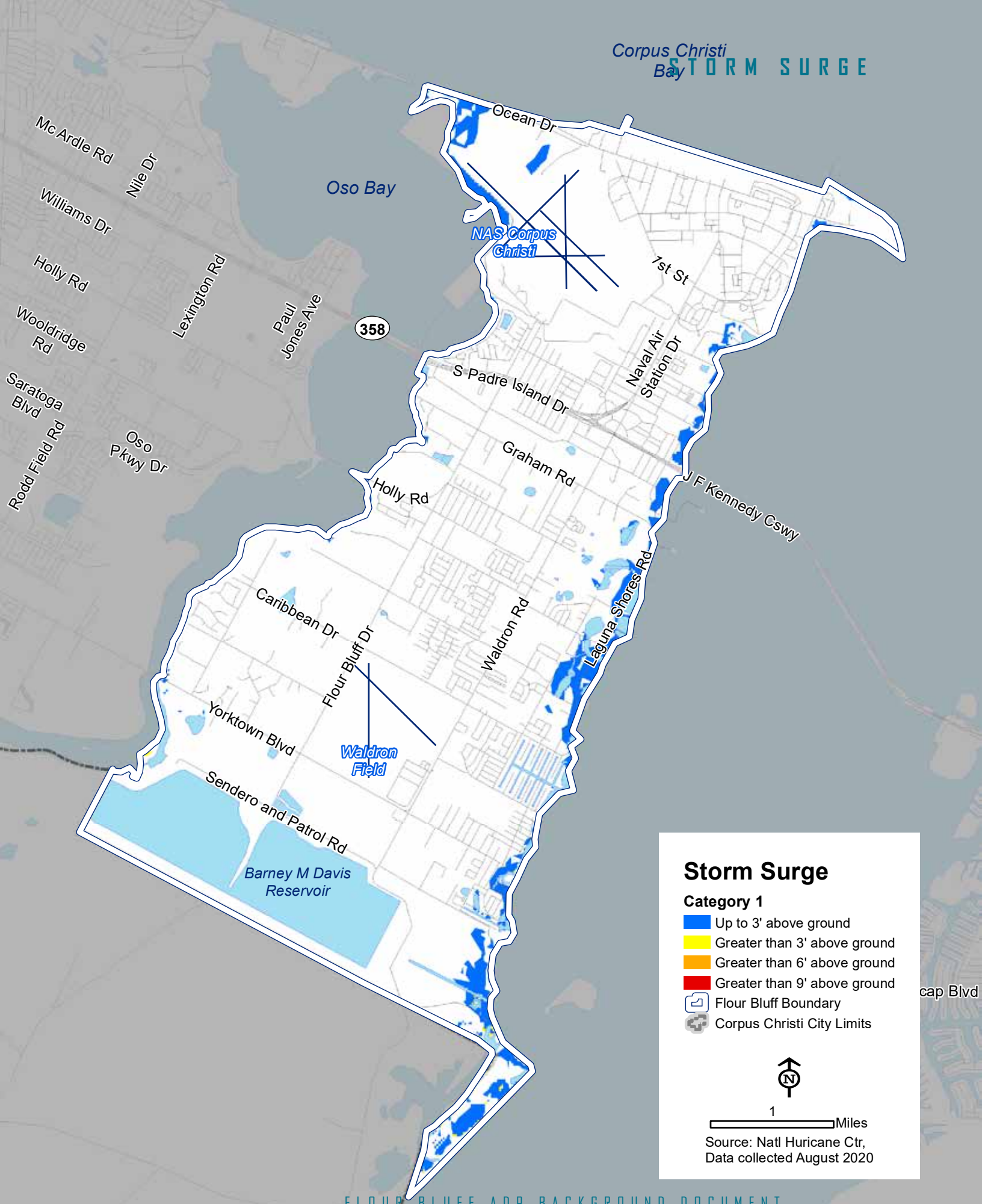
STORM SURGE

CATEGORY 1 HURRICANE

CATEGORY 1	ACRES	NUMBER OF STRUCTURES
Up to 3' Above Ground	475.2	18
Greater than 3' Above Ground	485.0	18
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.



Storm Surge

Category 1

- Up to 3' above ground
- Greater than 3' above ground
- Greater than 6' above ground
- Greater than 9' above ground
- Flour Bluff Boundary
- Corpus Christi City Limits

N

1 Miles

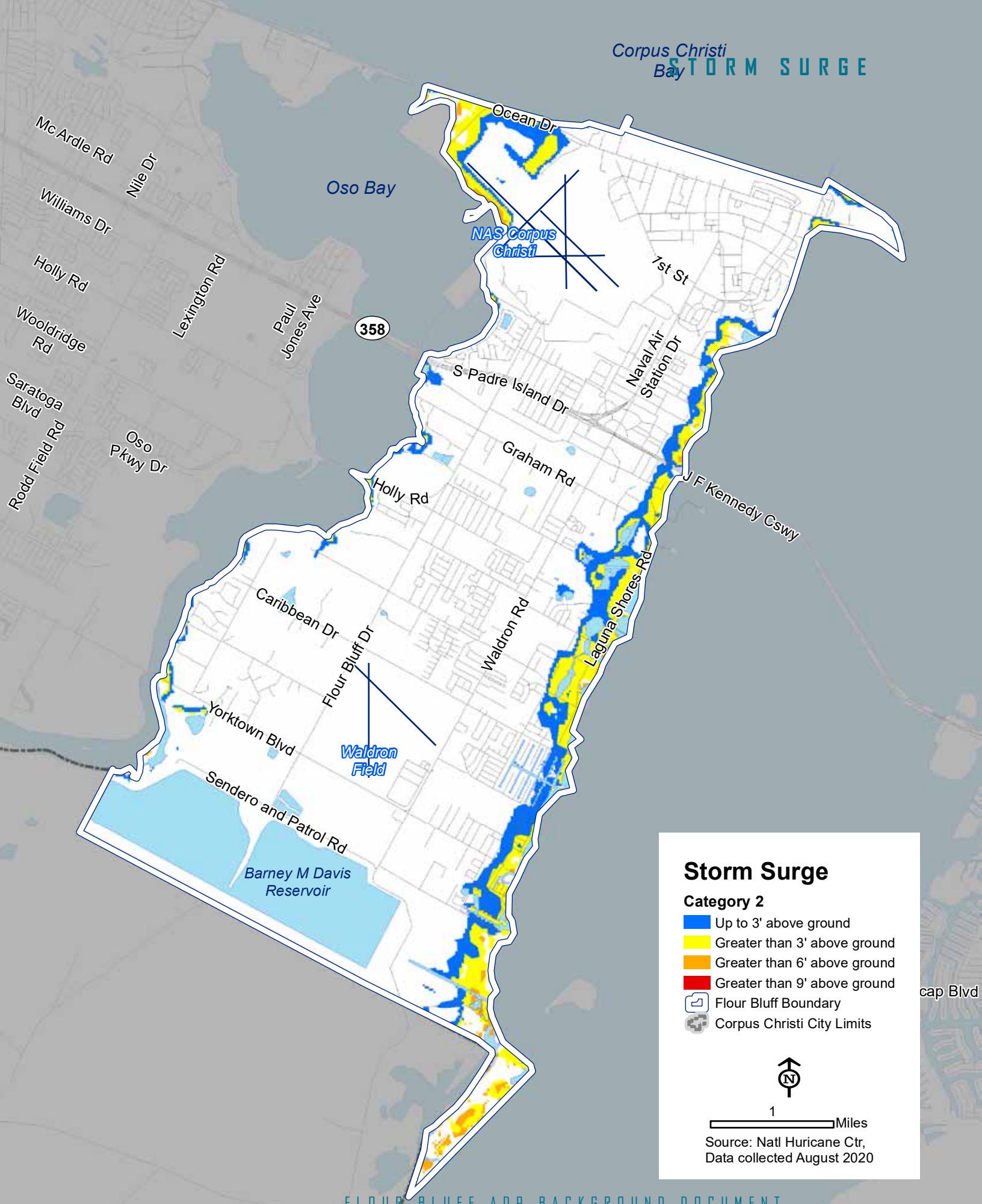
Source: Natl Huricane Ctr,
Data collected August 2020

CATEGORY 2 HURRICANE

CATEGORY 2	ACRES	NUMBER OF STRUCTURES
Up to 3' Above Ground	597.8	164
Greater than 3' Above Ground	1,190.0	197
Greater than 6' Above Ground	1,278.0	197
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.



Storm Surge

Category 2

- Up to 3' above ground
- Greater than 3' above ground
- Greater than 6' above ground
- Greater than 9' above ground
- Flour Bluff Boundary
- Corpus Christi City Limits

N

1 Miles

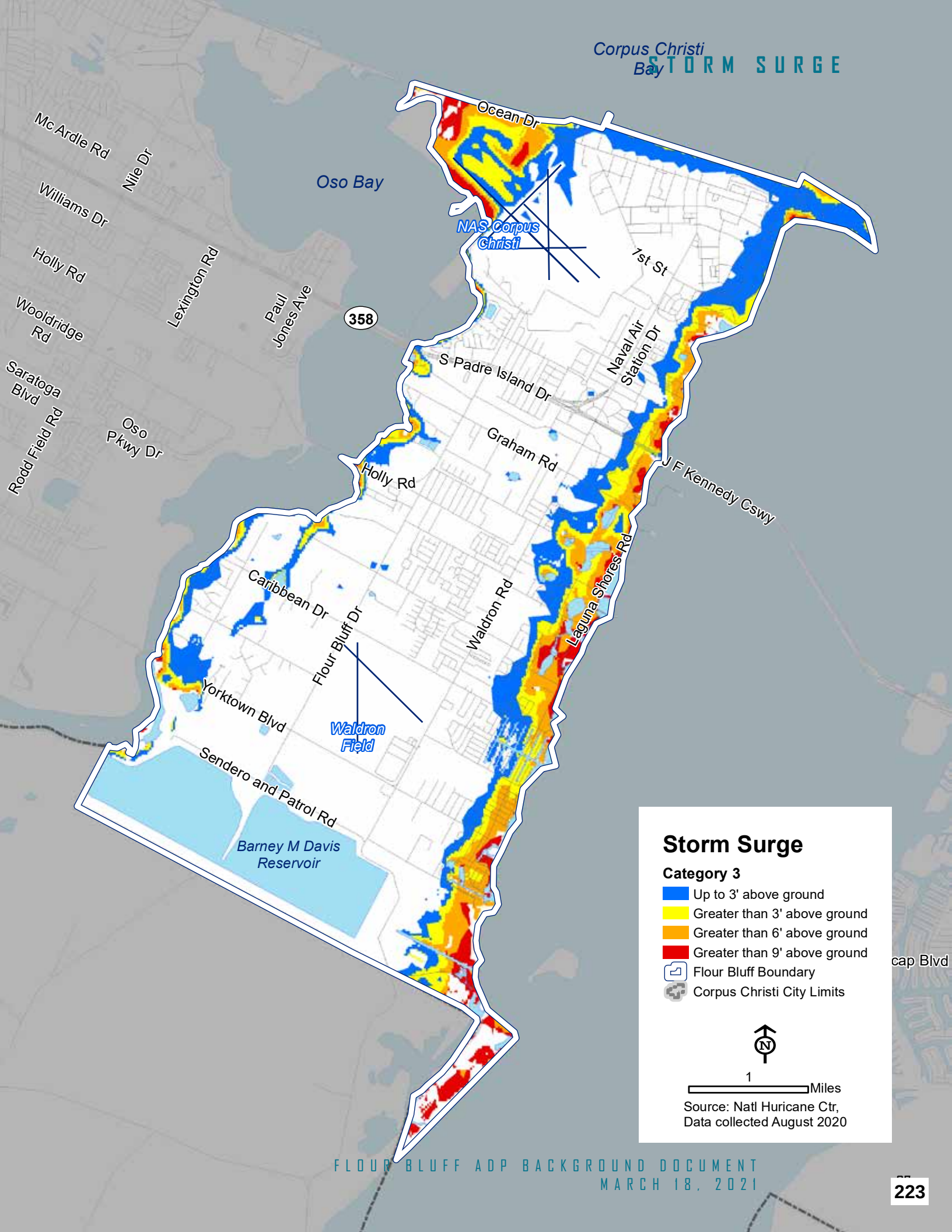
Source: Natl Huricane Ctr,
Data collected August 2020

CATEGORY 3 HURRICANE

CATEGORY 3	ACRES	NUMBER OF STRUCTURES
Up to 3' Above Ground	1,289.3	542
Greater than 3' Above Ground	1,965.8	690
Greater than 6' Above Ground	2,607.0	770
Greater than 9' Above Ground	2,954.2	778

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.



Storm Surge

Category 3

- Up to 3' above ground
- Greater than 3' above ground
- Greater than 6' above ground
- Greater than 9' above ground
- Flour Bluff Boundary
- Corpus Christi City Limits

N

1 Miles

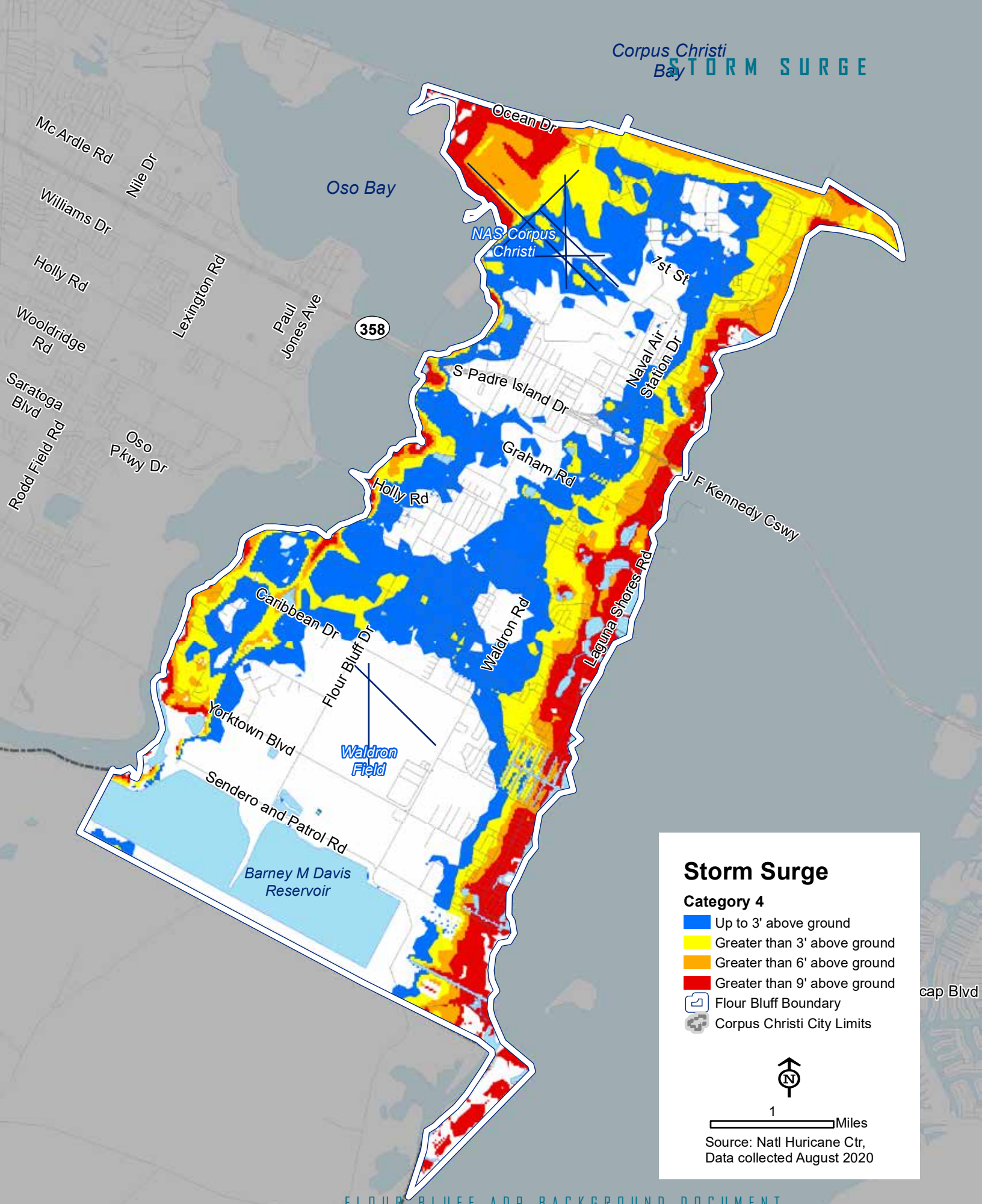
Source: Natl Huricane Ctr,
Data collected August 2020

CATEGORY 4 HURRICANE

CATEGORY 4	ACRES	NUMBER OF STRUCTURES
Up to 3' Above Ground	3,221.7	2,846
Greater than 3' Above Ground	4,885.0	3,614
Greater than 6' Above Ground	5,822.5	3,781
Greater than 9' Above Ground	7,035.0	3,920

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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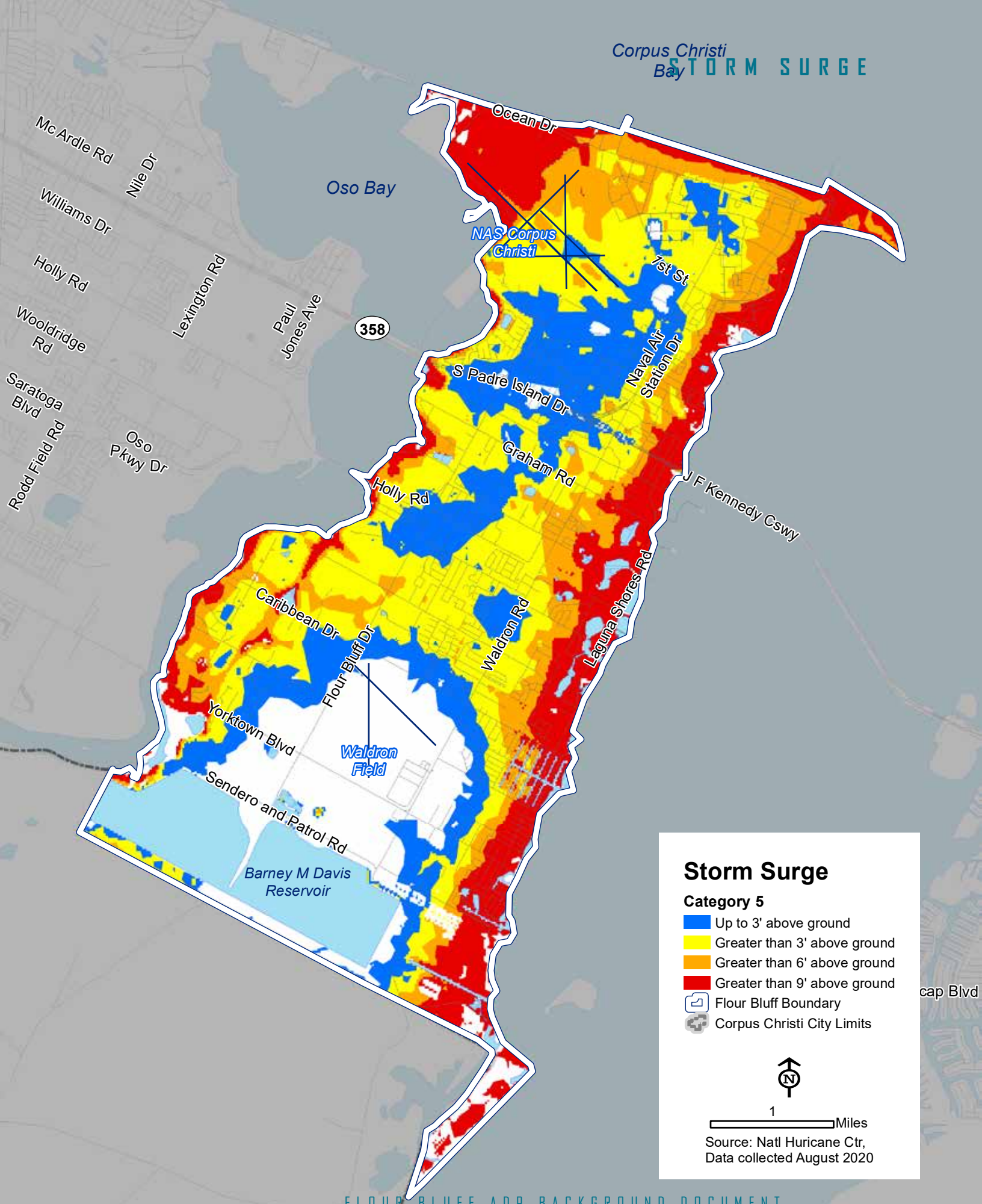
Waldron Rd
Caribbean Dr
Flour Bluff Dr
Yorktown Blvd
Waldron Field
Sendero and Patrol Rd
Barney M Davis Reservoir
cap Blvd
Storm Surge
Category 4
Up to 3' above ground
Greater than 3' above ground
Greater than 6' above ground
Greater than 9' above ground
Flour Bluff Boundary
Corpus Christi City Limits
N
1
Miles
Source: Natl Huricane Ctr,
Data collected August 2020

CATEGORY 5 HURRICANE

CATEGORY 5	ACRES	NUMBER OF STRUCTURES
Up to 3' Above Ground	2,273.8	2,371
Greater than 3' Above Ground	5,597.8	5,032
Greater than 6' Above Ground	7,341.4	5,933
Greater than 9' Above Ground	9,657.8	6,286

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.


Corpus Christi Bay
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Mc Ardle Rd
Nile Dr
Williams Dr
Oso Bay
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Rodd Field Rd
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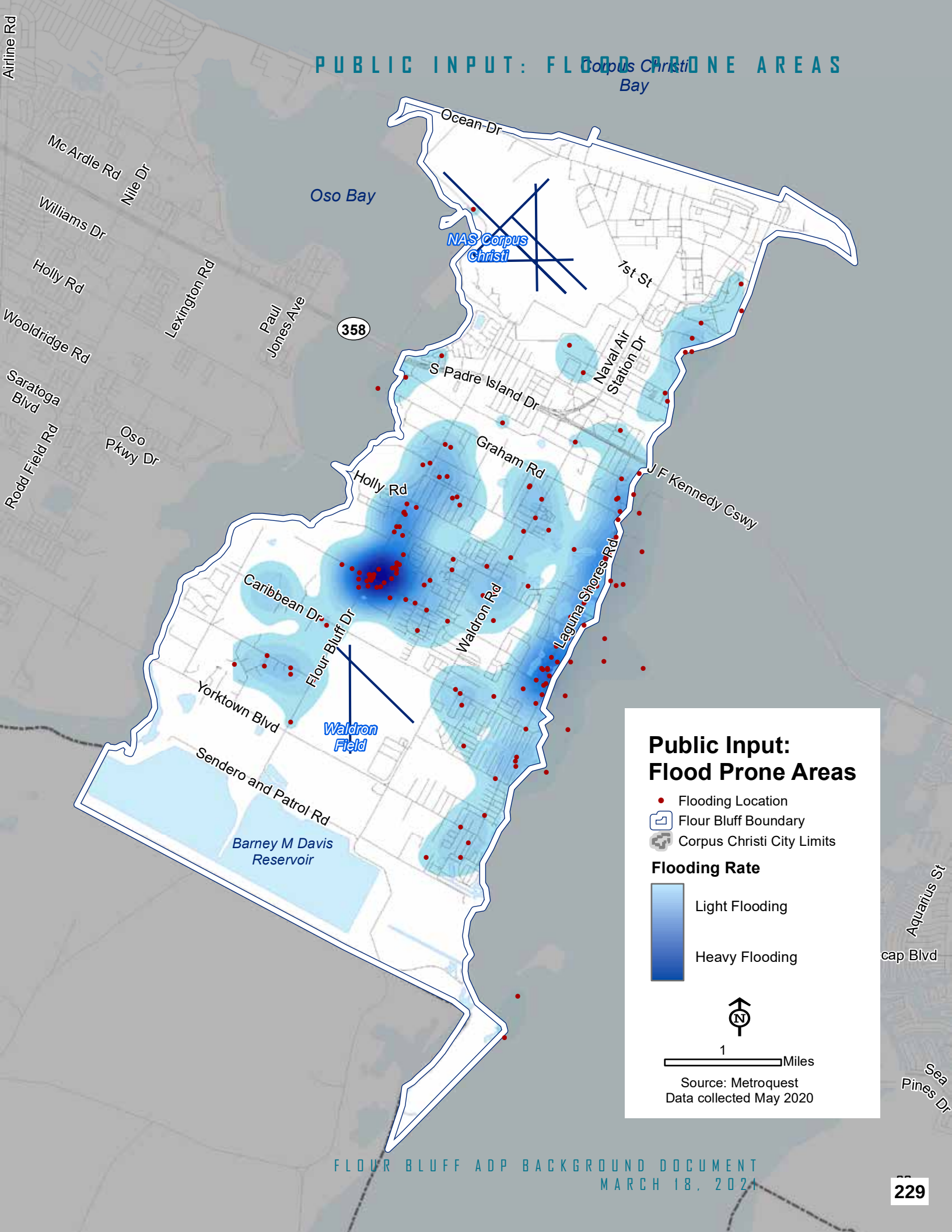
J F Kennedy Cswy
Laguna Shores Rd
Waldron Rd
Caribbean Dr
Flour Bluff Dr
Yorktown Blvd
Waldron Field
Sendero and Patrol Rd
Barney M Davis Reservoir
cap Blvd
Storm Surge
Category 5
Up to 3' above ground
Greater than 3' above ground
Greater than 6' above ground
Greater than 9' above ground
Flour Bluff Boundary
Corpus Christi City Limits
N
1
Miles
Source: Natl Huricane Ctr,
Data collected August 2020

PUBLIC INPUT: FLOOD PRONE AREAS

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

This map reflects information gathered from the online survey. For details regarding the comments related to each data point, see Online Survey 1 Summary.



Public Input: Flood Prone Areas

- Flooding Location
- Flour Bluff Boundary
- Corpus Christi City Limits

Flooding Rate

- Light Flooding
- Heavy Flooding

N

1 Miles

Source: Metroquest
Data collected May 2020

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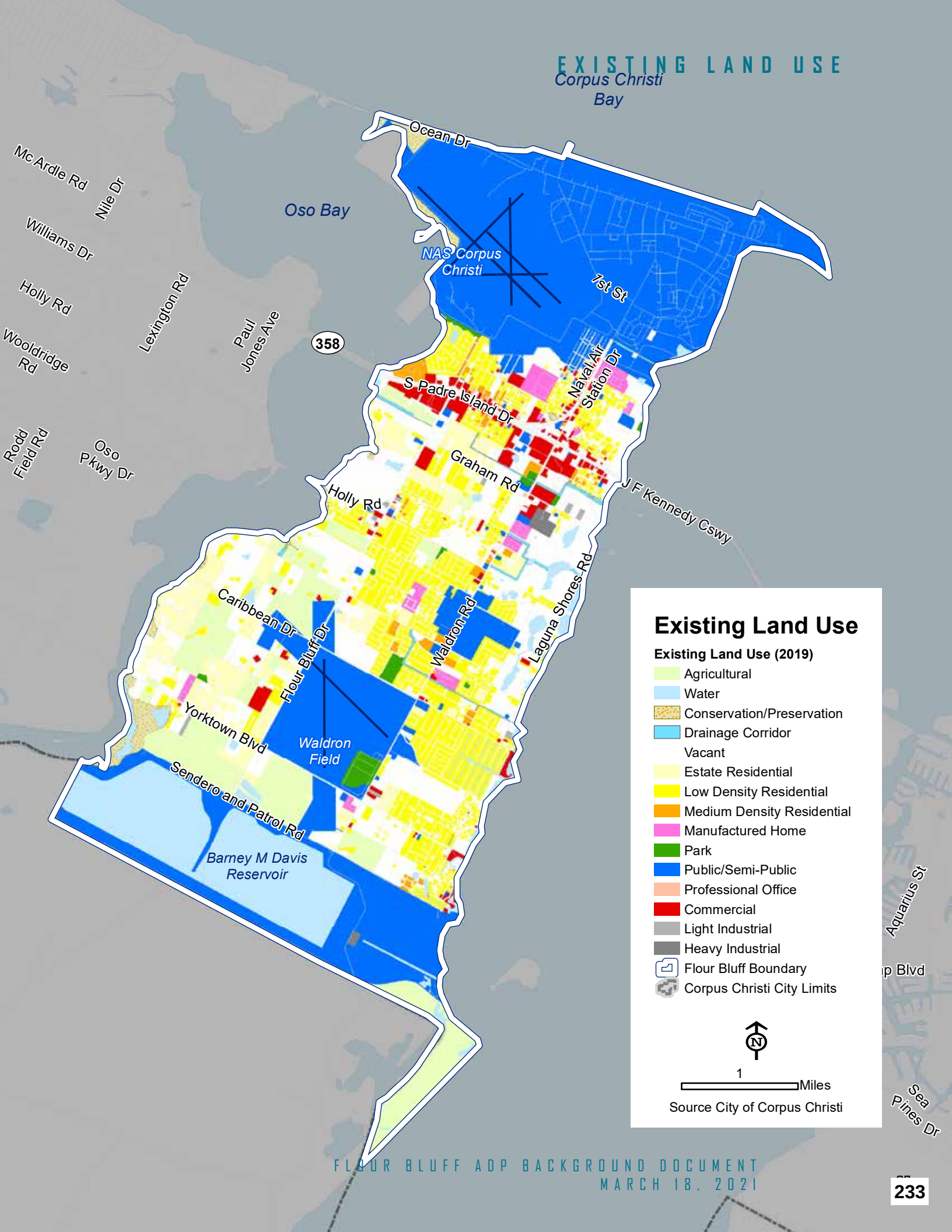
LAND USE

EXISTING LAND USE

LAND USE	ACRES	PERCENTAGE
Agricultural	1,059.6	8.1%
Water	1,368.8	10.4%
Conservation/Preservation	197.9	1.5%
Drainage Corridor	55.7	0.4%
Railroad Right-of-Way	811.5	6.2%
Vacant	2,143.3	16.4%
Estate Residential	672.6	5.1%
Low-Density Residential	1,383.9	10.6%
Medium-Density Residential	127.0	1.0%
Manufactured Home	144.0	1.1%
Park	88.8	0.7%
Public Semi-Public	4,703.2	35.9
Professional Office	5.0	<0.1%
Commercial	291.5	2.2%
Light Industrial	26.1	0.2%
Heavy Industrial	27.6	0.2%
Total	**13,106.6**	**100.0%**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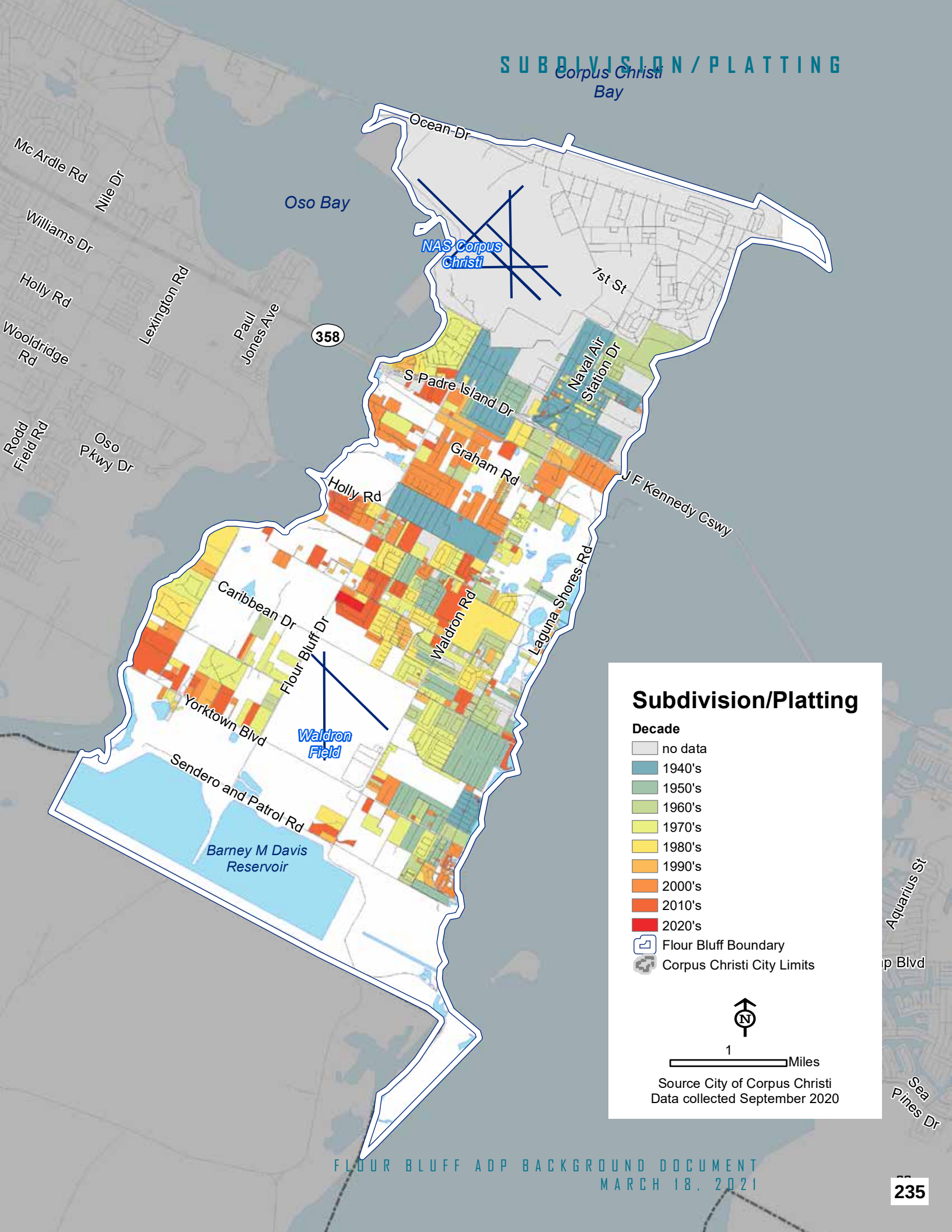
Caribbean Dr
Flour Bluff Dr
Waldron Rd
Yorktown Blvd
Waldron Field
Sendero and Patrol Rd
Barney M Davis Reservoir
Aquarius St
Sea Pines Dr
Existing Land Use
Existing Land Use (2019)
Agricultural
Water
Conservation/Preservation
Drainage Corridor
Vacant
Estate Residential
Low Density Residential
Medium Density Residential
Manufactured Home
Park
Public/Semi-Public
Professional Office
Commercial
Light Industrial
Heavy Industrial
Flour Bluff Boundary
Corpus Christi City Limits
N
1
Miles
Source City of Corpus Christi

SUBDIVISION/PLATTING

DECADE	NUMBER OF SUBDIVISIONS	ACRES
1940s	11	732.8
1950s	20	433.2
1960s	114	594.4
1970s	153	873.3
1980s	94	653.0
1990s	53	202.6
2000s	98	589.8
2010s	104	469.1
2020s	5	14.6
no data	49	2,951.5
Total	**701**	**7,514.2**



Subdivision/Platting

Decade

- no data
- 1940's
- 1950's
- 1960's
- 1970's
- 1980's
- 1990's
- 2000's
- 2010's
- 2020's
- Flour Bluff Boundary
- Corpus Christi City Limits

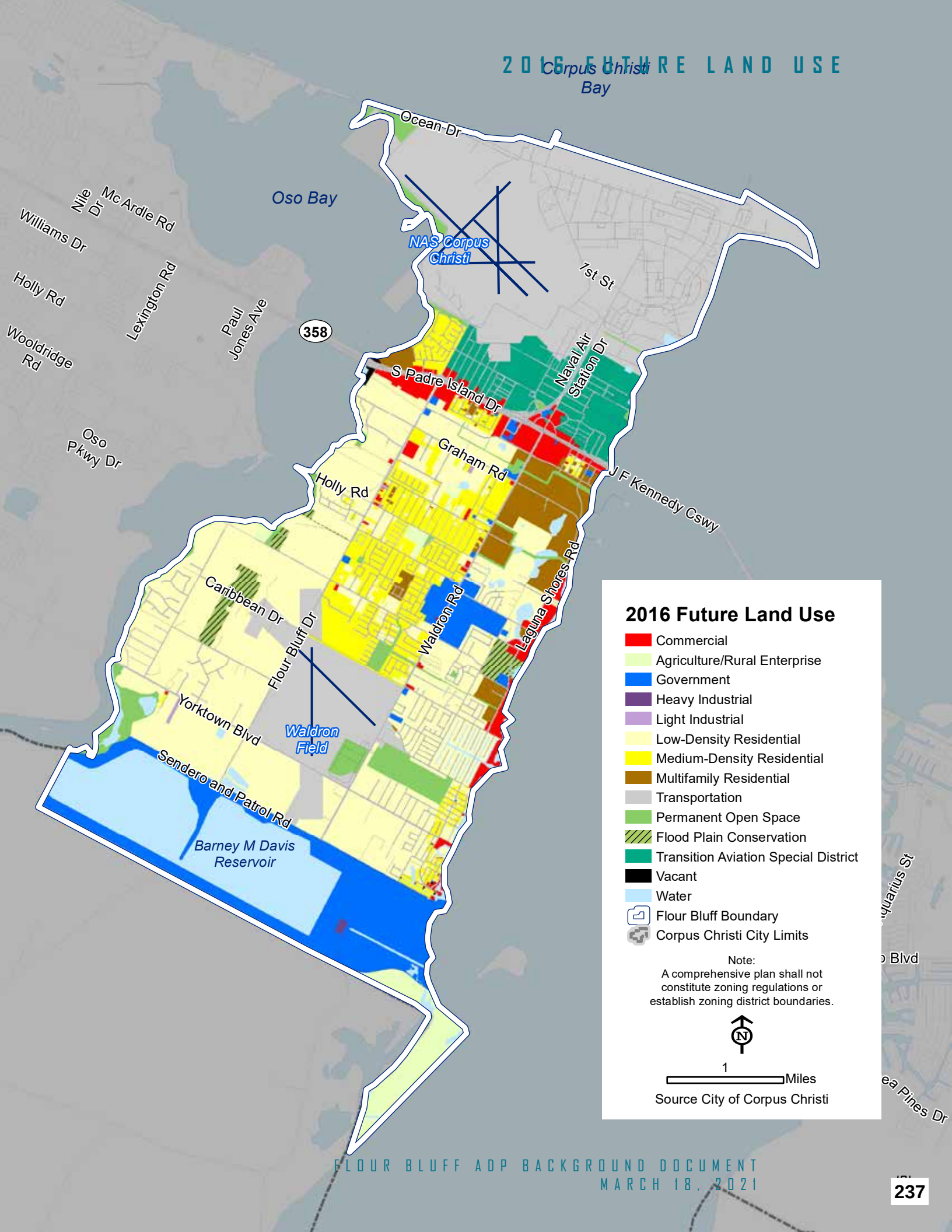
N

1 Miles

Source City of Corpus Christi
Data collected September 2020

2016 FUTURE LAND USE

LAND USE	ACRES	PERCENTAGE
Agriculture/Rural Enterprise	295.7	2%
Commercial	313.6	2%
Government	1,071.4	8%
Heavy Industrial	5.4	<1%
Light Industrial	8.9	<1%
Low-Density Residential	3,364.5	26%
Medium-Density Residential	856.0	7%
Multifamily Residential	414.8	3%
Transportation	4,409.3	34%
Permanent Open Space	430.4	3%
Flood Plain Conservation	130.8	1%
Transition Aviation Special District	497.6	4%
Water	1,296.7	10%
Vacant	11.6	<1%
Total	**13,106.6**	**100.0%**



2016 Future Land Use

- Commercial
- Agriculture/Rural Enterprise
- Government
- Heavy Industrial
- Light Industrial
- Low-Density Residential
- Medium-Density Residential
- Multifamily Residential
- Transportation
- Permanent Open Space
- Flood Plain Conservation
- Transition Aviation Special District
- Vacant
- Water
- Flour Bluff Boundary
- Corpus Christi City Limits

Note:
A comprehensive plan shall not constitute zoning regulations or establish zoning district boundaries.

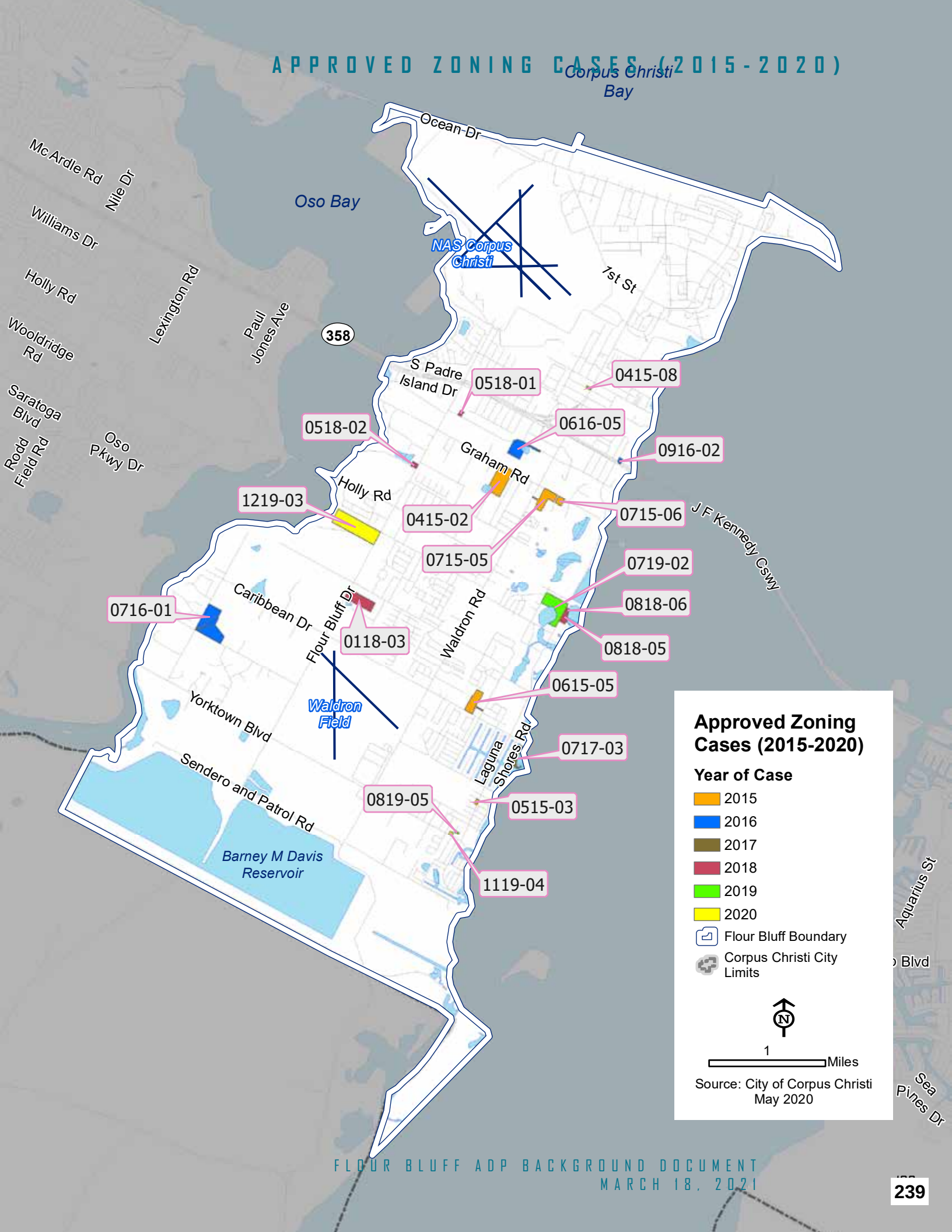
N

1 Miles

Source City of Corpus Christi

APPROVED ZONING CASES (2015-2020)

ZONING DISTRICTS	
FR	Farm Rural
RE	Residential Estate
RS-4.5	Single-Family 4.5
RS-6	Single-Family 6
RS-15	Single-Family 15
RS-22	Single-Family 22
RM-1	Multifamily 1
RM-3	Multifamily 3
RM-AT	Multifamily AT
SP	Special Permit
CR-1	Resort Commercial (Bayfront)
CC	Commercial Compatible
CG-1	General Commercial (Limited)
CG-2	General Commercial
RV	Recreational Vehicle Park District
RMH	Manufactured Home District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Nile Dr
Oso Bay
Williams Dr
NAS Corpus Christi
7st St
Holly Rd
Lexington Rd
Paul Jones Ave
358
Wooldridge Rd
S Padre Island Dr
0518-01
0415-08
Saratoga Blvd
0518-02
0616-05
0916-02
Graham Rd
Oso Pkwy Dr
Rodd Field Rd
Holly Rd
1219-03
0415-02
0715-06
J F Kennedy Cswy
0715-05
0719-02
0716-01
Caribbean Dr
Flour Bluff Dr
0118-03
Waldron Rd
0818-06
0818-05
0615-05
Yorktown Blvd
Waldron Field
Laguna Shores Rd
0717-03
Sendero and Patrol Rd
0819-05
0515-03
Barney M Davis Reservoir
1119-04
Aquarius St
Sea Pines Dr
Approved Zoning Cases (2015-2020)
Year of Case
2015
2016
2017
2018
2019
2020
Flour Bluff Boundary
Corpus Christi City Limits
N
1
Miles
Source: City of Corpus Christi
May 2020

APPROVED ZONING CASES (2015-2020)

CASE NUMBER	DATE APPROVED	ZONING CHANGE
0415-02	5/19/2015	RS-6 to RS-4.5
0415-08	5/26/2015	CG-1 to CG-1/SP
0515-03	6/23/2015	RS-6 to RS-4.5
0615-05	7/21/2015	RM-1 to RS-6
0715-05	9/8/2015	RM-1 to CG-2
0715-06	9/8/2015	RM-1 to CC
0616-05	8/9/2016	RE & CG-1 to RE/SP
0716-01	8/16/2016	FR & RS-6 to RS-22/SP
0916-02	11/1/2016	RS-6 to CG-1
0717-03	10/24/2017	CG-2 to RV
0118-03	3/27/2018	CG-1 & RS-6 to RS-22
0518-01	7/17/2018	CG-1 & RE to RS-22
0518-02	7/24/2018	RM-1 to CN-1
0818-05	10/9/2018	CR-1 to RS-15
0818-06	10/9/2018	CR-1 to RS-15
0719-02	10/15/2019	RE to RS-15
0819-05	12/17/2019	RMH to RS-6
1119-04	1/21/2020	RMH to RS-6
1219-03	2/18/2020	RS-6 and CG-2 to RS-4.5

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AIR INSTALLATION COMPATIBLE USE ZONE (AICUZ)

DEFINITIONS OF ACCIDENT POTENTIAL ZONES

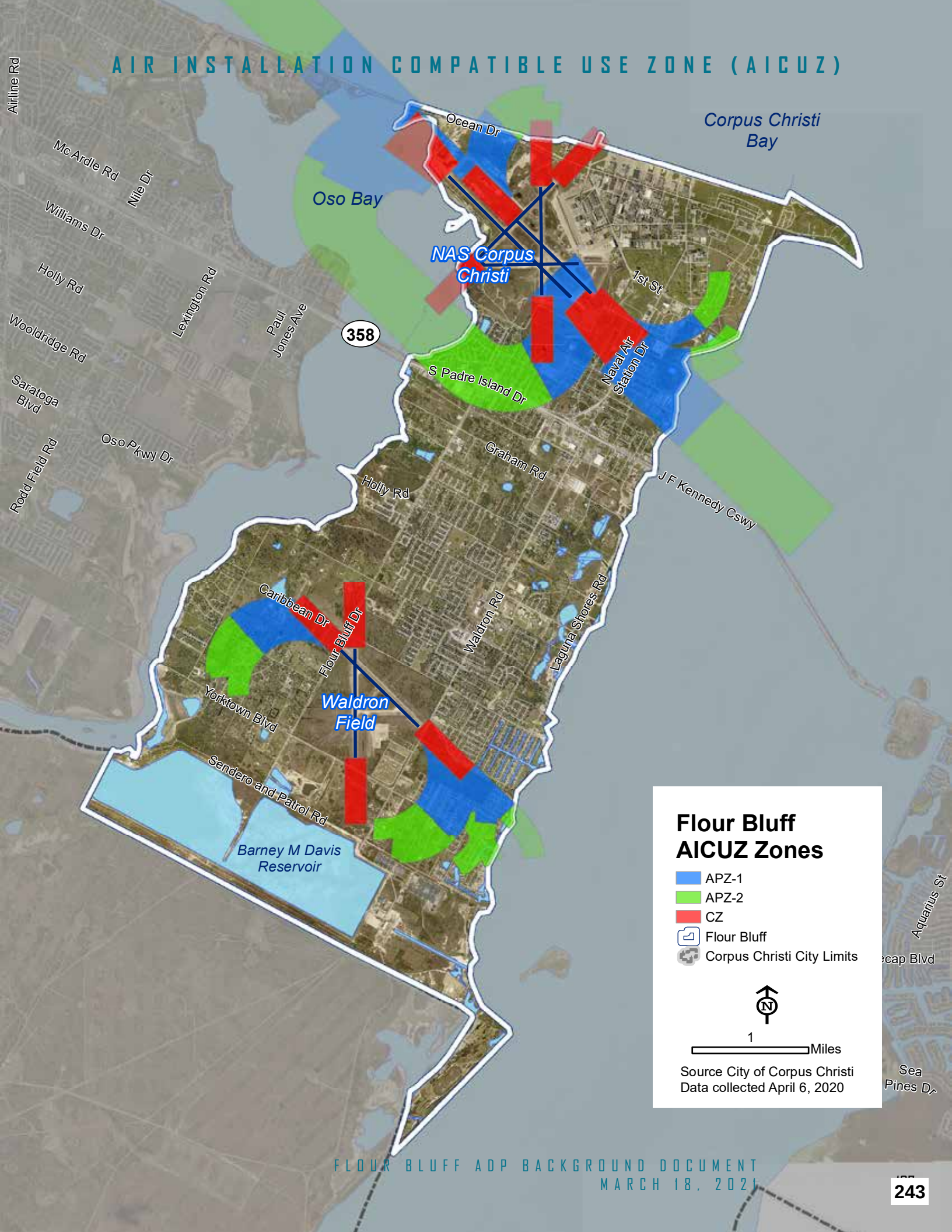
APZ-1 - Accident Potential Zone 1

APZ-2 - Accident Potential Zone 2

CZ - Clear Zone

For details regarding the AICUZ, see the NAS Corpus Christi Joint Land Use Study (JLUS)

ZONING DISTRICTS		ACCIDENT POTENTIAL AREA (ACRES)			
		CLEAR ZONE	APZ-1	APZ-2	TOTAL
CG-1	General Commercial	0.0	1.7	123.5	125.2
CG-2	General Commercial	0.0	0.0	15.4	15.4
CN-1	Neighborhood Commercial	0.0	2.2	0.6	2.8
CR-1	Resort Commercial	0.0	0.0	10.1	10.1
FR	Farm Rural	279.4	129.1	82.2	490.7
IH	Heavy Industrial	11.0	75.4	8.3	94.7
IL	Light Industrial	0.0	190.4	24.5	214.9
RE	Residential Estate	4.9	5.1	81.8	91.8
RM-1	Multifamily 1	0.0	1.4	46.3	47.7
RMH	Manufactured Home	0.0	21.2	37.6	58.8
RS-15	Single-Family 15	0.0	35.6	0.0	35.6
S-22	Single-Family 22	0.0	4.0	15.8	19.8
RS-4.5	Single-Family 4.5	0.0	0.7	13.6	14.3
RS-6	Single-Family 6	440.2	515.4	279.2	1,234.8
RS-TF	Two Family	0.0	1.9	9.0	10.9
RV	Recreational Vehicle Park	0.0	0.0	3.7	3.7
	Total	**738.0**	**984.0**	**751.7**	**2,473.7**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Yorktown Blvd
Sendero and Patrol Rd
Barney M Davis Reservoir
Aquarius St
Sea Pines Dr
Flour Bluff AICUZ Zones
APZ-1
APZ-2
CZ
Flour Bluff
Corpus Christi City Limits
N
1
Miles
Source City of Corpus Christi
Data collected April 6, 2020

BUSINESS ANALYST: RETAIL MARKETPLACE PROFILE

Retail MarketPlace Profile

Flour Bluff
Area: 20.49 square miles

Prepared by Esri

Summary Demographics						
2019 Population						22,861
2019 Households						8,572
2019 Median Disposable Income						$43,916
2019 Per Capita Income						$26,729
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	$261,540,589	$178,906,932	$82,633,657	18.8	118
Total Retail Trade	44-45	$235,695,147	$157,897,148	$77,797,999	19.8	80
Total Food & Drink	722	$25,845,442	$21,009,784	$4,835,658	10.3	38
2017 Industry Group	**NAICS**	**Demand** (Retail Potential)	**Supply** (Retail Sales)	**Retail Gap**	**Leakage/Surplus Factor**	**Number of Businesses**
Motor Vehicle & Parts Dealers	441	$51,325,250	$42,674,126	$8,651,124	9.2	17
Automobile Dealers	4411	$41,322,019	$10,529,791	$30,792,228	59.4	6
Other Motor Vehicle Dealers	4412	$5,500,308	$30,407,623	-$24,907,315	-69.4	10
Auto Parts, Accessories & Tire Stores	4413	$4,502,924	$1,736,711	$2,766,213	44.3	1
Furniture & Home Furnishings Stores	442	$8,120,229	$2,134,221	$5,986,008	58.4	3
Furniture Stores	4421	$4,736,930	$2,134,221	$2,602,709	37.9	3
Home Furnishings Stores	4422	$3,383,299	$0	$3,383,299	100.0	0
Electronics & Appliance Stores	443	$8,445,107	$2,056,778	$6,388,329	60.8	2
Bldg Materials, Garden Equip. & Supply Stores	444	$15,352,553	$339,660	$15,012,893	95.7	2
Bldg Material & Supplies Dealers	4441	$14,482,009	$0	$14,482,009	100.0	0
Lawn & Garden Equip & Supply Stores	4442	$870,544	$339,660	$530,884	43.9	2
Food & Beverage Stores	445	$42,723,523	$26,246,821	$16,476,702	23.9	14
Grocery Stores	4451	$38,795,907	$23,100,497	$15,695,410	25.4	9
Specialty Food Stores	4452	$1,814,435	$500,101	$1,314,334	56.8	2
Beer, Wine & Liquor Stores	4453	$2,113,180	$2,646,223	-$533,043	-11.2	3
Health & Personal Care Stores	446,4461	$13,676,511	$3,948,389	$9,728,122	55.2	3
Gasoline Stations	447,4471	$23,859,829	$14,411,384	$9,448,445	24.7	6
Clothing & Clothing Accessories Stores	448	$10,479,248	$1,129,415	$9,349,833	80.5	4
Clothing Stores	4481	$6,981,855	$432,842	$6,549,013	88.3	2
Shoe Stores	4482	$1,476,205	$0	$1,476,205	100.0	0
Jewelry, Luggage & Leather Goods Stores	4483	$2,021,188	$696,573	$1,324,615	48.7	2
Sporting Goods, Hobby, Book & Music Stores	451	$7,984,974	$9,022,236	-$1,037,262	-6.1	10
Sporting Goods/Hobby/Musical Instr Stores	4511	$7,118,613	$9,022,236	-$1,903,623	-11.8	10
Book, Periodical & Music Stores	4512	$866,361	$0	$866,361	100.0	0
General Merchandise Stores	452	$40,833,916	$52,429,707	-$11,595,791	-12.4	7
Department Stores Excluding Leased Depts.	4521	$28,257,981	$47,881,931	-$19,623,950	-25.8	2
Other General Merchandise Stores	4529	$12,575,935	$4,547,776	$8,028,159	46.9	5
Miscellaneous Store Retailers	453	$9,291,120	$3,504,412	$5,786,708	45.2	12
Florists	4531	$386,156	$131,493	$254,663	49.2	1
Office Supplies, Stationery & Gift Stores	4532	$1,973,629	$1,227,579	$746,050	23.3	5
Used Merchandise Stores	4533	$1,550,838	$956,563	$594,275	23.7	2
Other Miscellaneous Store Retailers	4539	$5,380,496	$1,188,776	$4,191,720	63.8	4
Nonstore Retailers	454	$3,602,889	$0	$3,602,889	100.0	0
Electronic Shopping & Mail-Order Houses	4541	$2,586,311	$0	$2,586,311	100.0	0
Vending Machine Operators	4542	$211,972	$0	$211,972	100.0	0
Direct Selling Establishments	4543	$804,606	$0	$804,606	100.0	0
Food Services & Drinking Places	722	$25,845,442	$21,009,784	$4,835,658	10.3	38
Special Food Services	7223	$308,179	$110,331	$197,848	47.3	1
Drinking Places - Alcoholic Beverages	7224	$931,589	$1,946,604	-$1,015,015	-35.3	7
Restaurants/Other Eating Places	7225	$24,605,674	$18,952,849	$5,652,825	13.0	30

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

Source: Esri and Infogroup. Esri 2019 Updated Demographics. Esri 2017 Retail MarketPlace. Copyright 2019 Esri. Copyright 2017 Infogroup, Inc. All rights reserved.

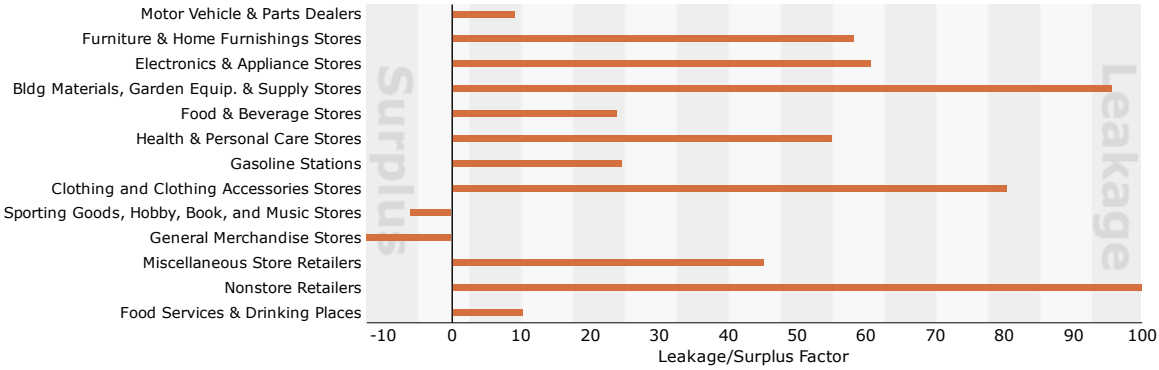
February 18, 2020

Retail MarketPlace Profile

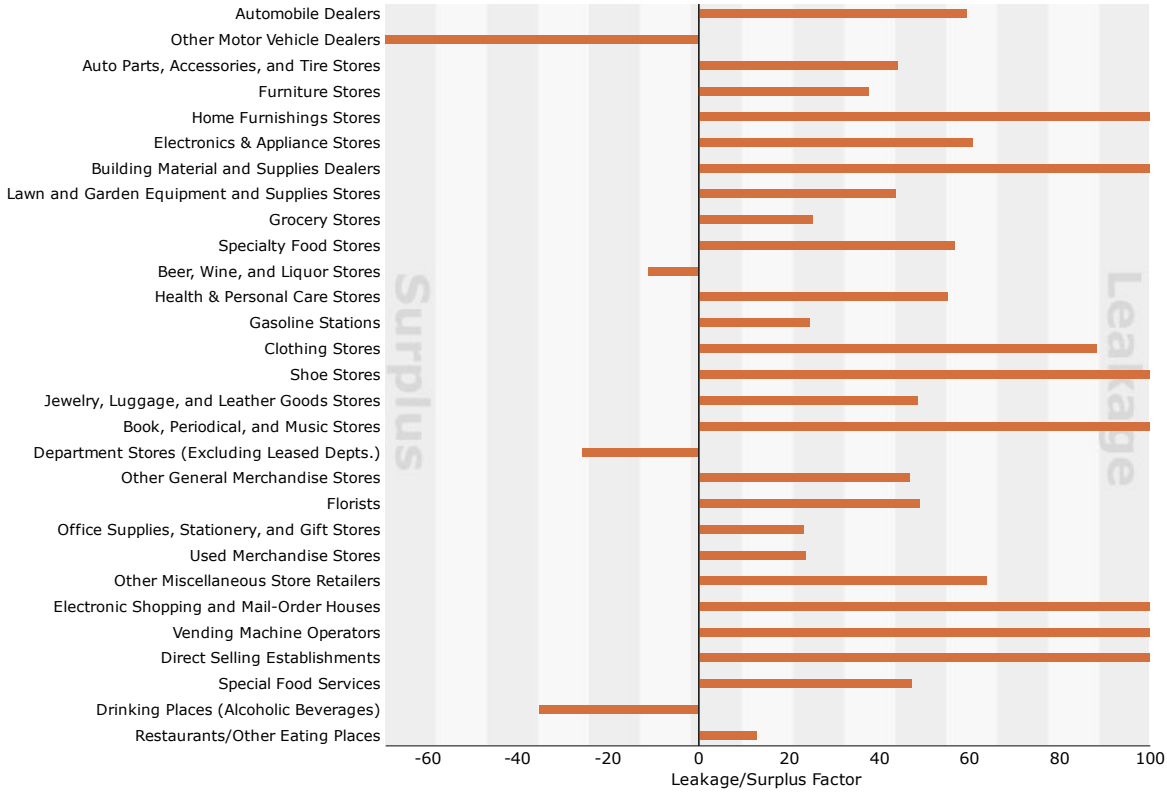
Flour Bluff
Area: 20.49 square miles

Prepared by Esri

2017 Leakage/Surplus Factor by Industry Subsector



2017 Leakage/Surplus Factor by Industry Group



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February 18, 2020

City of Corpus Christi

Flour Bluff

AREA DEVELOPMENT PLAN

Online Community Meeting 3

Online Open House Results Summary

April 11, 2021

Welcome to the Flour Bluff Area Development Plan Online Open House!

We Want Your Input!

Answer the survey questions to give us your thoughts on the Draft Plan.

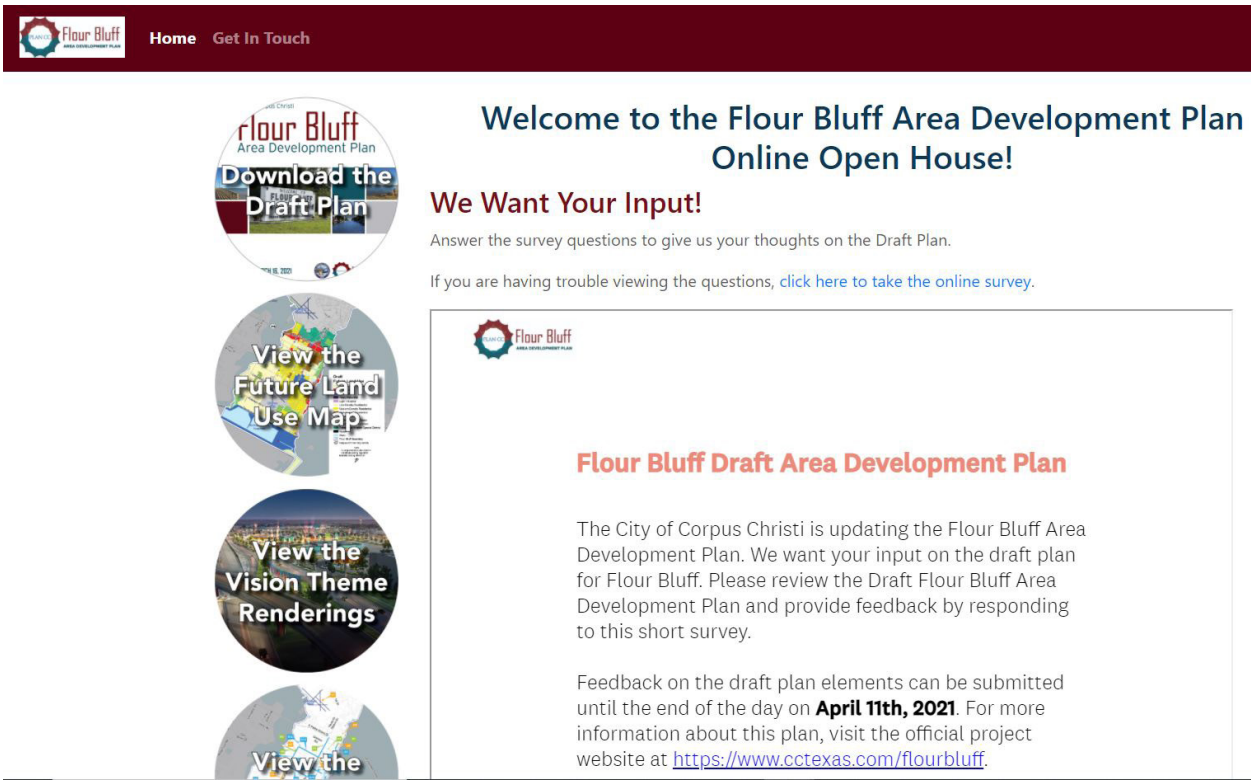
If you are having trouble viewing the questions, click here to take the online survey.

About the Online Open House

An online open house was developed to give the community the opportunity to review the March 19, 2021 draft of the Flour Bluff Area Development Plan and provide feedback. It included links to view the draft plan and a survey to provide feedback on each of the plan elements. The online open house was available to the community from March 22, 2021 to April 11, 2021.

This document provides a summary of the feedback received through the online open house. When reviewing the survey results, please note that participants are not required to answer every question, and some questions require multiple responses. The total number of responses may appear less or more than the total number of participants.

Screenshot of the Online Open House

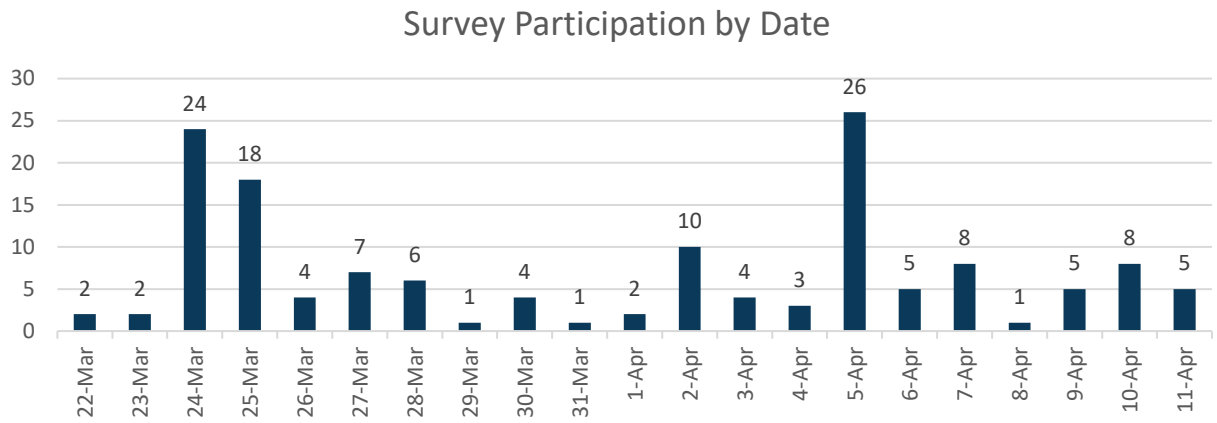


Survey Traffic

Survey Participation by Date

The survey was launched March 22, 2021 and closed April 11, 2021.

Date	Participants
22-Mar-2021	2
23-Mar-2021	2
24-Mar-2021	24
25-Mar-2021	18
26-Mar-2021	4
27-Mar-2021	7
28-Mar-2021	6
29-Mar-2021	1
30-Mar-2021	4
31-Mar-2021	1
1-Apr-2021	2
2-Apr-2021	10
3-Apr-2021	4
4-Apr-2021	3
5-Apr-2021	26
6-Apr-2021	5
7-Apr-2021	8
8-Apr-2021	1
9-Apr-2021	5
10-Apr-2021	8
11-Apr-2021	5
Total	**146**

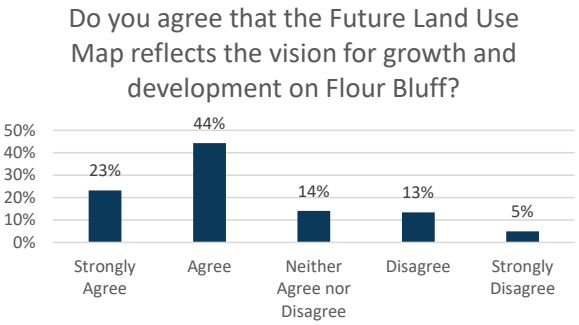


Future Land Use

The Future Land Use Map serves as a guide for zoning decisions and influences new development and redevelopment within the City. Please review the Flour Bluff Future Land Use Map then answer the following questions.

Do you agree that the Future Land Use Map reflects the vision for growth and development on Flour Bluff?

Response	Count	Percent
Strongly Agree	33	23%
Agree	63	44%
Neither Agree nor Disagree	20	14%
Disagree	19	13%
Strongly Disagree	7	5%
Total	**142**	**100%**



Do you have additional comments regarding the Future Land Use Map?

#	Feedback
1	Need to reduce the amount of medium and high density housing. Increase low density.
2	The neighborhoods next to the base in the Dewitt neighborhood and surrounding ones need sidewalks. We have a bunch of kids and elderly around here constantly dogging cars because we have no sidewalks.
3	FB needs a south most access across ranch land to the west (London area) to US Highway 77 and to the east across the Laguna Madre to North Padre Island. This would be in addition to Yorktown Blvd crossing the Cayo del Oso. Bridges from the extension of Flour Bluff Dr, Laguna Shores Dr and Waldron Rd to the south to cross the Barney Davis Power Plant cooling ponds would become an economic engine along the new access of London/North Padre Island connecting boulevard. This would also serve as a secondary escape route for FB and North Padre Island. Also explore a cross agreement between the US Navy and small commercial aviation (joint use) of Waldron Field.
4	I understand that we need not encroach on the NAS however it is unfair to expect all of the affordable housing units in the north bluff will be eliminated. That is a whole lot of green north of SPID. That is a high concentration of mobile and manufactured homes and does not seem like something that can or will be accomplished and if so, where will all of the lower class people have to live? The city does not allow developers to develop manufactured home subdivisions or at least they haven't over the past twenty years.
5	Developers are pushing into the agricultural/rural areas throughout Flour Bluff many of which are now labeled low density on this map. This will have a moderate impact on wildlife diversity. Additionally, the sewer infrastructure is non-existent in these areas and should be considered as a requirement for altering the land use by the city at the cost of associated developers.

#	Feedback
6	More permanent open spaces would be beneficial for flood control , preserve wildlife habitat and provide for limited outdoor recreation activities.
7	Need to convert more medium density housing to low density housing.
8	Stop building OMG you money people are destroying the land and community and environment, can't you money crabbing people see this.
9	No
10	5% of permanent open space is not enough for a well rounded community. Not everyone is capable of going to the beach or go fishing for an outdoor experience. There needs to be more green space. Green space is not wasted space! Emphasis should be given to exceeding expectations and have a more rounded community, rather than have a third of the acreage devoted to residential and the rest to building something that not everyone can appreciate and little to nothing of getting outside space. Green space is a cheap improvement to the Flour Bluff community!
11	Future Land Use, we must continue to keep the small town feel in Flour Bluff and not overcrowd our small town.
12	I would love to see the continued street improvements as well as improvements to the areas already in existence. I am concerned about high density housing on Laguna Shores Dr.
13	Why had this taken 40 years to start?
14	Disagree with low density only area behind the commercial properties on Flour Bluff Dr close to SPID. That property should be allowed to be high density to increase property race revenues
15	The amount of Low density near SPID is not the best use and restricts the city's potential tax revenues. Multifamily apartments would be a better use for the property.
16	I live in a mobile home park on the base side of flour bluff, how will this plan affect the residents if(when) the park sells? We will need to pay the expenses of moving homes and finding land for those throws of homes. What's the plan for the homeowners in mobile home parks who own the homes and not the land?
17	Disagree with the addition of residential land use.
18	In order to grow we need money. Where is the money going to come from? Also Flour Bluff needs more business land on North side of Flour Bluff Dr. In order to generate more money.
19	The need for higher density land use is apparent with the lack of available land for development.
20	We need parks and Splash pad for wide range of age groups. We need a sidewalk on Waldron road from Flour Bluff Drive to Mediterranean. It is so unsafe having no sidewalks.
21	Hard to tell where things are with not enough names of streets
22	Using Laguna shores without a bulkhead is futile. The area around the water treatment plant should be light residential.
23	Just one thing. Yes things are growing but council has to remember we do still live here not tourists.
24	We would like to see more residential usage of the available land.
25	Flour bluff struggles with drainage. Not much is being kept for flood plain. Look at city records to see how many houses and streets are affected by flooding.

#	Feedback
26	I feel like Yorktown is going to become much more important in the future and so should have more multi family or job land uses.
27	Infrastructure towards electric towards Waldron and Yorktown would be great. It takes forever for the power to be restored.
28	I just hope we will be especially cautious regarding mobile homes not in mobile home parks. They create a problem in property values and the rise of abandoned properties, which become problem properties.
29	We need to allow golf carts/side by side usage on streets. Waldron speed can be lowered to accommodate.

Vision Themes

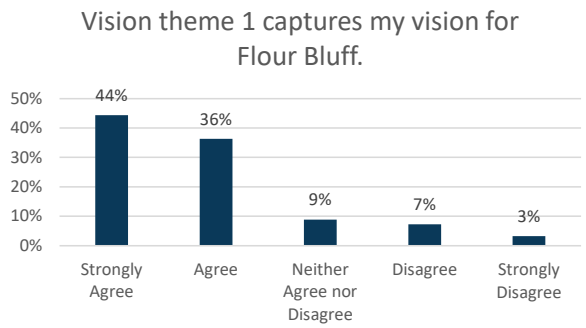
Through the public engagement process, three vision themes emerged related to residents' desires for the future of Flour Bluff. Please review each of the Vision Themes then answer the following questions.

Vision Theme 1

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

Vision theme 1 captures my vision for Flour Bluff.

Response	Count	%
Strongly Agree	55	44%
Agree	45	36%
Neither Agree nor Disagree	11	9%
Disagree	9	7%
Strongly Disagree	4	3%
Total	**124**	**100%**



Do you have additional comments regarding Vision Theme 1?

#	Feedback
1	Some side walks are needed and bike lanes.
2	NO
3	The need for more commercial spaces
4	Sidewalks and bike lanes are sorely needed. Very few streets have them. I am saddened every time I see children walking in the ditches to avoid traffic.
5	Add green to the vision since we have so much natural wetlands and environmentally conscience residents. For example, "Create safe and healthy neighborhoods that keep the community strong, connected, and green."
6	Looks interesting and very green...nothing that is a reality for the future or nor current conditions? Where does this vision come from?
7	No
8	We live in a new development in the FB and we are new to CC. Our neighborhood is very quiet BUT, Flour Bluff has a bad reputation, anytime I tell someone I live in FB they look at me and ask why we moved there.
9	No bike lane. In the city its against the law to ride a bike on the sidewalk. Just make a massive sidewalk.

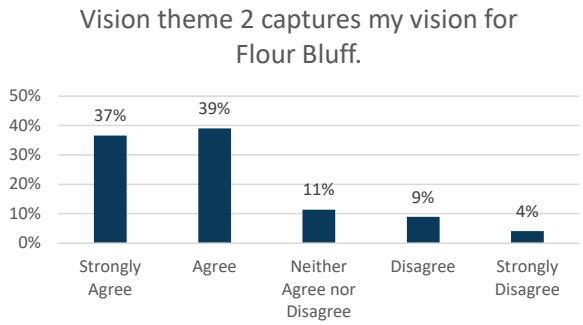
#	Feedback
10	While I live here my children transfer into their old school district because the neighborhood just isn't comparable to the old one. I would also like to see less transients, it makes it very nervous to trust my children anywhere when there's so many. A quick trip to the dollar tree and you see at least 1 outburst or get approach. Or NAS-CC could force us out since we are on the base side and if I don't find a place suitable for my mobile home from the park I live in I guess I'd be taking a survey later on another part of the area.
11	Would like public park improvements
12	More patrolling to keep bums out of this area
13	During the late Spring, Summer, and Fall, it's really too hot to be outside.
14	We need parks and Splash pad for wide range of age groups. We need a sidewalk on Waldron road from Flour Bluff Drive to Mediterranean. It is so unsafe having no sidewalks
15	It would be nice but I think our biggest problem with this picture is when school traffic before and after school looks nothing like this.
16	Just got to make it easier for pick up and drop off kids
17	It is going to be hard to have a "safe" and "healthy" community when there are so many homeless people all around.
18	Society is changing with less stores to shop in and more working from home. Good communities to live in is most important.
19	Is there a plan for other intersections in addition to just the one only?
20	Better lighting in neighborhoods. It's dangerous driving at night.
21	This would only work if something is done about vagrants and homeless population. Nobody wants to be out on a family stroll and run into Ralph, or any other unsafe vagrants.
22	Need to have wider roads and sidewalks with bike area as pictured all the way down Flour Bluff Dr, Waldron, and Laguna as well as Yorktown
23	Golf carts need to be added to picture

Vision Theme 2

Support our local businesses so they can thrive.

Vision theme 2 captures my vision for the Flour Bluff.

Response	Count	%
Strongly Agree	45	37%
Agree	48	39%
Neither Agree nor Disagree	14	11%
Disagree	11	9%
Strongly Disagree	5	4%
Total	**123**	**100%**



Do you have additional comments regarding Vision Theme 2?

#	Feedback
1	Need to do something with abandoned businesses. Knock them down.
2	No
3	Keep new business on the main corridor off SPID.
4	yes to emphasis 'local businesses'
5	Save for the Flour Bluff sign, that is pretty much what it looks like now? Support the local businesses sounds great...I'm sure HEB and Walmart get the vast majority of the local monies spent How does that change, why would you want to from a Corpus Christi as a whole vision, what would it take from everyone living in the Bluff to spend the majority of their money strictly in the Bluff, when does this need to occur and what if it doesn't happen???
6	No
7	We need more variety of restaurants and shops. When you turn onto Waldron from SPID it looks like a run down part of town that you wouldn't want to live near.
8	While keeping the small town feel.
9	I support cleaning up the eyesore unappealing business fronts
10	I would love to see more local businesses in flour bluff.
11	More patrolling to keep loiterers away from this area.
12	Why is the North side of F.B dark? The North side of F.B is important too.
13	We did not need a Sherwin Williams. FB needs better choices for dining out and shopping.
14	I do support our local if possible
15	Attracting and supporting proper local businesses that lift and improve the overall community. Not smoke shops, pawn shops, and other trashy businesses (with property filled with debris, old boats, vehicles, etc).
16	The main roads need to be narrower because self driving cars don't need lanes as wide as we have, and we don't need as many lanes. More trees and solar panels

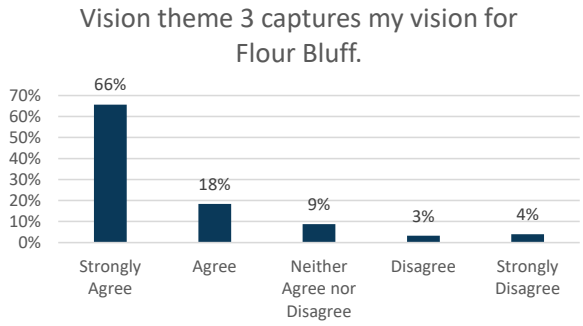
#	Feedback
17	Love it. But. Nothing will beautify the Bluff until the issue of vagrants staggering around this area is stopped. They are not homeless! They are drunks, druggies and thieves.
18	Offer incentives like the downtown area in CC for local businesses to thrive.
19	I would like to see more community pride types if signage. For example, the pillars at the Waldron Road and SPID underpass could be painted maroon and white and say Flour Bluff and depict a Hornet, the FBISD mascot. This would be similar to what TAMUCC has done at Nile and SPID. Also, it would be great to have "Home of the Flour Bluff Hornets" painted on the water tower. Our school has been in existence since 1892, so we're just a little bit proud...just a little bit.
20	Support local businesses and limit the same type of businesses from opening, we don't need ANY more storage units!!!

Vision Theme 3

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

Vision theme 3 captures my vision for the Flour Bluff.

Response	Count	%
Strongly Agree	82	66%
Agree	23	18%
Neither Agree nor Disagree	11	9%
Disagree	4	3%
Strongly Disagree	5	4%
Total	**125**	**100%**



Do you have additional comments regarding Vision Theme 3?

#	Feedback
1	We already do a great job on this in the bluff. We don't have a lot of problems with trash in the laguna and there is lots of places to fish and enjoy a sunset. Access to these could be made easier but I think we take care of the laguna pretty well over here.
2	No
3	The Laguna Madre could be a huge tourist draw for bird watching if only it was more accessible with parking and viewing areas on Laguna Shores Drive.
4	You are doing the total opposite of protecting the habitat and you don't care whatsoever, you are only interested in making your pockets bigger. shame on you
5	The City should do everything in its power and then some to ensure the upper Laguna Madre and Corpus Christi Bay is protected to beyond EPA standards. Corpus Christi should be setting an example on how to protect the environment. It's not hard...just takes a commitment to excellence - for once in the City's life!
6	In vision theme #3 I don't see a raised portion of the walkway that would allow motorboats to navigate from one side of the walkway to the other.
7	The City needs to own Redhead Pond. TPWD has not maintained this wildlife management area and it is not accessible to the public
8	Great 40 years ago even better now
9	This vision also needs credit as an economic development vision, because it will be a boon to tourism and real estate.
10	Love the walking path, park and joining of the 2 parks.
11	I come from a very active outdoor community and I would like to see those things offered in Flour Bluff as well. Unless I'm forced to different parts of the coastal bend because the land I rent for my mobile home gets sold and I no longer can place a mobile in the bluff because I can't find suitable land with a mobile on it to move or that's been there less than 12 months per "grandfather" guidelines then I guess I wouldn't benefit would I?
12	I agree with all of these visions, and I think we can have it all, in balance.

#	Feedback
13	Better patrolling to make sure homeless don't take over these areas.
14	Unless this walkway is really tall it will block small boats from key fishing points. Also the tides and white capping will destroy it.
15	Make the Oso area more aesthetically pleasing, add sidewalks and walking bridge so people can safely visit the area.
16	We need to protect the night resting sites of the Sandhill Cranes in the Oso.
17	Protect it in a manner that still allows us to go see and enjoy it
18	Realistically I don't think people will actually swim in the Oso. We would be better served to have a couple of fishing piers instead. The turn around is always flooded with people fishing off the bank.
19	Yes, for protecting and improving amenities for our Laguna Madre related assets. The proposed bridge over the Oso seems like an extremely low priority relative to all of the other things that our community should be focusing its limited resources on. How many people are going to spend their recreational time enjoying time on the Oso that is a dark brown mucky body of water that smells?
20	This trestle is a road to nowhere and may never be a reality. Parker Park should have been highlighted in this plan. It a historical landmark.
21	What makes for good habitat isn't always what attracts the tourists. Balancing that is tricky, especially if you are trying to provide enough cushion for the habitat to be able to absorb major damage from a hurricane or two.
22	Beautiful
23	This rendering is beautiful and captures a dream so many of us have had for the Oso trestle bridge. We have a very active group working with the city to get grants to get this project started.
24	The pedestrian bridge will be amazing! Please make sure that there is enough area for fishing spots that do not obstruct the walking/bike area.
25	The bridge pedestrian project will be amazing! Please make sure that you give enough space for fishing areas as it will be a high demand.
26	Allowing golf carts

Policy Initiatives and Strategic Action Items

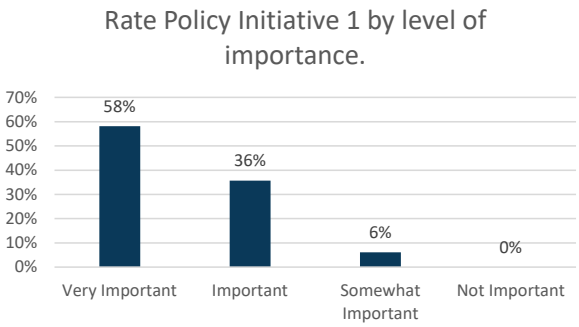
To implement the community's vision, the plan includes four policy initiatives and detailed action items identified by residents during the community engagement process. Please review the Policy Initiatives and Strategic Action Items then answer the following questions.

Policy Initiative 1

Provide stormwater management solutions to help flood-prone areas and enhance natural recreation assets.

Rate Policy Initiative 1 by level of importance.

Response	Count	%
Very Important	57	58%
Important	35	36%
Somewhat Important	6	6%
Not Important	0	0%
Total	**98**	**100%**



Are any action items missing from Policy Initiative 1?

#	Feedback
1	Keeping trash out of bay by stormwater drains
2	Storm water management is huge issue here in the bluff especially on laguna shores. I'd rather see that be the major concentration over worrying about the environment. Why spend millions making it "eco friendly" when all people want is so there houses and roads don't flood.
3	No
4	Voluntary compliance rarely work, but mandatory actions often do...this is too important of an issue not to take seriously.
5	No
6	Hopefully the city will make FB a place CC residence want to live.
7	Is this a joke, should of happened in 1960
8	There are many low lying streets and areas in F.B that need attention. Some of the most important are along Laguna Shores. A bulkhead needs to be built along the Laguna Madre to insure no flooding along Laguna Shores or around the sewer treatment plant, park, and pier.
9	Ive been in my home over 25yrs and waldron never flooded until the street was lowered and redone now it floods everytime it rains. The problem was made worse
10	Making the stormwater and other related systems be able to withstand a strong storm, because we know we will get at least one hitting us in the next 10 years. Make them strong enough.
11	I don't know if it's feasible, but enhancement of Mud Bridge to accommodate safe fishing spots would be good.

Are there action items in Policy Initiative 1 that are most important to pursue?

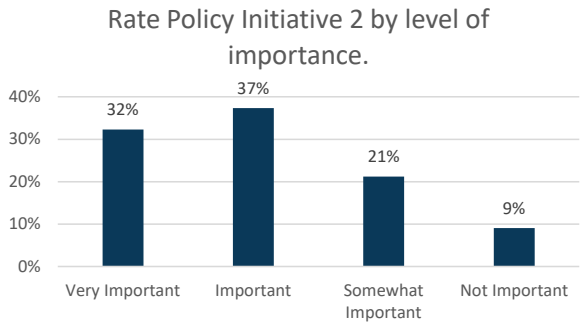
#	Feedback
1	Flooding
2	Stop the flooding over everything else.
3	The drainage plan is most important to me.
4	Flooding
5	Wastewater and stormwater management are very important to improve and appropriately maintain in the future.
6	limit non-porous ground cover
7	No
8	1.5 "...work with Federal and State agencies to use, where feasible and environmentally beneficial..." these folks have the expertise and the authority to ensure compliance and a positive outcome.
9	Create hike and bike pathway throughout Flour Bluff and connect over Oso Bay through Holly Road
10	There are a lot of street improvements already in place however, Mediterranean and Caribbean are being heavily utilized now that Laguna Shores is finally getting an upgrade. I believe those streets need to be replace before the 5-10 year look ahead.
11	Sidewalk not ditches
12	Development of the rail trestle. This would be great for real estate, business, recreation, and tourism! Many birds with one stone.
13	If you build fancy drainage system please maintain them
14	Yes a bulkhead.
15	Flooding problems.
16	Not letting people rebuild in areas that we know will get major floods. Duh.
17	1.6.2
18	The Oso hike and bike trail is one that has garnered lots of support from individuals, businesses, schools, environmental groups, and governmental agencies. It was in the 1992 FBADP, but no one moved on it. It could be the one project that puts Flour Bluff on the great spots to visit map.

Policy Initiative 2

Create equitable opportunities for all Flour Bluff residents.

Rate Policy Initiative 2 by level of importance.

Response	Count	%
Very Important	32	32%
Important	37	37%
Somewhat Important	21	21%
Not Important	9	9%
Total	**99**	**100%**



Are any action items missing from Policy Initiative 2?

#	Feedback
1	The main problem when it comes to this is not lack of housing for the homeless, it's lack of mental health services. If you work or live in the bluff you realize most of these homeless have serious mental health problems. They need to be transferred to a place that can help them and not just left on the streets for us to have to deal with. Building cheap housing won't fix this and neither will be adding to Timmons ministries. All that does is attract more of them over here.
2	Way too vague. Not actionable.
3	There is always going to be those that live on the edges of society, try to help those you can but it is too great of a problem to fix. Do what you can to address these issues but you can not win every battle.
4	No
5	There good and bad, the bad wanna stay that way. Even if help is given.
6	The homeless want to be homeless. There are several HUD housing apartment complexes in F.B. Timon Ministries also helps the homeless with a free meal everyday. Quit giving out so much free stuff and the homeless will find somewhere else to go. Quit catering to the homeless.
7	Programs to incentivize local real estate investors/flippers to create affordable housing.
8	How much more diverse can the bluff get in housing? One street is low income and the one next to it is affluent and adjacent to that street is an RV park.
9	Address homelessness. It is as bad as it has ever been.
10	Opportunities can't be equitable. Equity in is judged by OUTCOMES and very specifically means that opportunities are not equitable so that the disadvantaged end up with equal results.
11	This is the top reason preventing certain businesses from coming to the area is the homelessness issue. It is very important to develop this so they have a place to go and businesses feel safe opening.
12	Tired of all the vagrants in fb. When parker park was resin I tried to take my child but too many vagrants having around sleeping on the nice new benches
13	Golf carts

Are there action items in Policy Initiative 2 that are most important to pursue?

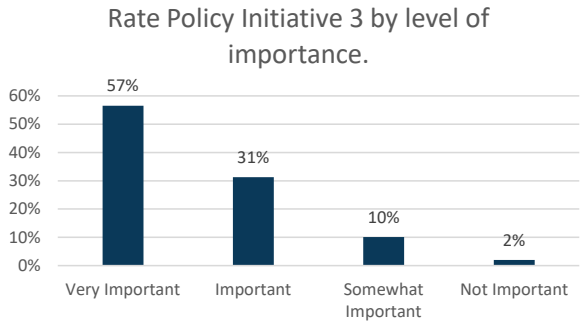
#	Feedback
1	Deal with the mental issues of the homeless before you waste money building more low income housing that you have to stay poor to afford.
2	Attention to families and children should come first. The vast majority of us are a product of our upbringing. Do what we can for those that will accept it and use it to improve their situation but you have to limit the time and resources to those goals that are achievable.
3	No
4	This is a combination of 2 and 3, but I don't see it listed anywhere to create a bicycle/ wheelchair/pedestrian bridge over SPID. I see people running or cycling across SPID between Waldron and Flour Bluff Drive way too often. They're coming from the low socioeconomic areas on the north side of the highway to the businesses on the south side. It's so dangerous. I-37 has a pedestrian bridge, and SPID could truly use one here.
5	Move the Homeless out.
6	No
7	Keeping vagrants away. They can quickly grow in numbers and I must say theft has decreased with the added police cruisers.
8	Real, swear to god, equitable outcomes.
9	2.4
10	Housing that is affordable for young families and the working poor.

Policy Initiative 3

Improve roadway conditions and connect the community through alternative transportation options.

Rate Policy Initiative 3 by level of importance.

Response	Count	%
Very Important	56	57%
Important	31	31%
Somewhat Important	10	10%
Not Important	2	2%
Total	**99**	**100%**



Are any action items missing from Policy Initiative 3?

#	Feedback
1	Speed bumps or more police patrol to stop speeders
2	Fix the roads. Overpriced fancy public transportation never get used. There is no need for it.
3	More bike path for foot traffic
4	Yes!!! We need sidewalks in the neighborhoods outside of the base in the Dewitt neighborhood and surrounding areas. We have a bunch of families with kids over here as well as wheel chair bound people. We need sidewalks so the kids and elderly aren't dodging cars.
5	A circulating bus route from SPID down Flour Bluff Dr to Yorktown, back up Waldron Rd to SPID - - or somehow that makes sense.
6	All NEW construction should have sidewalks of sufficient width. Not the old style ones that barely can two people walk.
7	The use of new public transportation methods will be very costly and will not be used enough to justify the cost. Keep the roads in good condition.
8	No
9	Throw Graham Rd. in there as well as it relates to the sidewalk connections.
10	This is a combination of 2 and 3, but I don't see it listed anywhere to create a bicycle/ wheelchair/pedestrian bridge over SPID. I see people running or cycling across SPID between Waldron and Flour Bluff Drive way too often. They're coming from the low socioeconomic areas on the north side of the highway to the businesses on the south side. It's so dangerous. I-37 has a pedestrian bridge, and SPID could truly use one here.
11	The concrete side walks from Don Patricio to SPID are great and need to be extended at least to Purdue Rd.
12	So t just stop with Flour Bluff fix the pot holes and streets in all of Corpus particularly Holly Between Ayers and Greenwood those poor people ruin, absolutely ruin their cars getting out of their neighborhood and home.
13	Please add a sidewalk to the block of Graham road where Parker Pool is, for more accessibility to the pool and playground.
14	Yes.
15	Need to figure our the school traffic problems

#	Feedback
16	Make our roads safe for bicyclists. The steep ditches and no shoulders mean that bicyclists must use a lane of traffic with no option to get out of the way of speeding cars. It is terribly dangerous to ride a bike in Flour Bluff-like on Flour Bluff drive between Glenoak and Yorktown
17	It isn't about how fast we can move, it's how long it takes to get where we're going. If we don't need to go to the mainland for things then we meet that goal easier.
18	Allowing golf carts

Are there action items in Policy Initiative 3 that are most important to pursue?

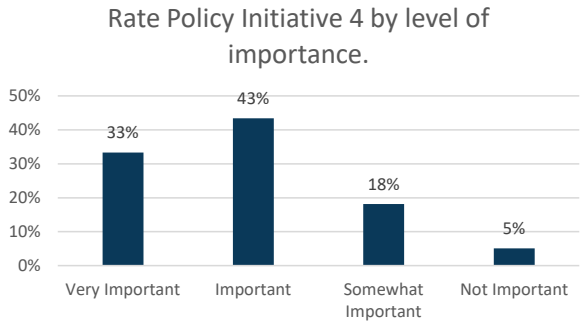
#	Feedback
1	Everyone needs sidewalks, not just the nice looking neighborhoods that make y'all feel nice.
2	Fixing roads throughout Flour Bluff. Quality control to improve completed work by contractors.
3	Connect Flour Bluff Drive to Waldron to Laguna Shores Road as well as it relates to a sidewalk/ bike/hike system.
4	No
5	Alternative transportation is better roads that 2 cars can pass at same time.
6	No
7	The streets off Yorktown are terrible. Clearview, Lynda Lee, Jamaica, Sweet Bay, Alisa Ann and more are pure potholes that the city puts asphalt in and 3 months later they are potholes again.
8	Safe side walks and bicycle paths to the ISD from all points of Flour Bluff
9	Getting paper streets developed will open up opportunities to make a more connected community as well as affordable housing opportunities on land that can't currently be developed because of a lack of access. These items should be moved to short term.
10	SIDEWALKS AND BIKE TRAILS! cant get anywhere from Yorktown bc there arent sidewalks or safe bike paths. What kind of city doesnt put sidewalks in?
11	Expansion and improvement of Yorktown from the Mud Bridge to Waldron. This is not only a critical safety issue, but also needed for an improved evacuation means for Flour Bluff residents.
12	A transportation system that doesn't freaking kill people. How is it ok that so many people die just trying to go some place? Why, if you kill someone with a car is it an accident, but if you do it, literally any other way, it's manslaughter?
13	3.7
14	3.7 should be at the top.

Policy Initiative 4

Foster Flour Bluff community pride.

Rate Policy Initiative 4 by level of importance.

Response	Count	%
Very Important	33	33%
Important	43	43%
Somewhat Important	18	18%
Not Important	5	5%
Total	**99**	**100%**



Are any action items missing from Policy Initiative 4?

#	Feedback
1	Waste of money when many streets in flour bluff still do not have sidewalks. Let's concentrate on stuff that will actually help and not just put paint on a turd.
2	Clean up and beautify NAS it is embarrassing that the approach to the base is an eyesore for those that come from out of state to the base and the RV park at the end of Skipper St.
3	No
4	The city needs to enforce the code restrictions already in place and make residents clean up their yards.
5	A Litter Critter in the right location would be nice.
6	Paint the water tower with to promote and show flour bluff pride.
7	I would love to see a farmers market to allow local businesses the opportunity to get their names out there. I'd rather buy local
8	I would love to see Parker Pool more recognized as a resource for teaching Flour Bluff kids to swim, an essential life skill for any kids growing up surrounded by water.
9	No
10	Creating a "city center" where local retail and food industries bring the community together. Something along the lines of the Pearl in San Antonio.
11	More trees and distributed electrical generation.
12	Kiosks with historical information could be added to parks. Flour Bluff has a rich history, one that has created a Flour Bluff attitude among those past and present who have lived and attended school here.
13	Golf carts

Are there action items in Policy Initiative 4 that are most important to pursue?

#	Feedback
1	Zero. It's money better spent on sidewalks.
2	No
3	No
4	Parker Park was once a great place to play tennis in the Spring. The pool was a great place for the kids to get cool. The Ethel Eyerly senior center is very nice. Flour Bluff is the gateway to the island. I have always said the roadways need to be improved and more lighting also.
5	Underground electric and better parks/playgrounds. Putting in another skate park? Why? That only hits a minimal portion of the population. Give all kids of all ages something they can enjoy. My kids arent skaters. They want playgrounds and fitness playgrounds. Take a look at the park in Rockport. Its fantastic.
6	Tree City USA!
7	4.7.3 and 4.7.4

General

Do you have additional comments about the Policy Initiatives and Action Items?

#	Feedback
1	Need ordinances to prevent junk, old cars and general poor yard maintenance.
2	Sidewalks in the poorer neighborhoods and not just the others.
3	Connect, green up, spruce up, repair infrastructure and protect the environment would be the best things for the Flour Bluff community.
4	I can't wait to see what the City has done to Laguna Shores. Hopefully with the upgrades to Laguna Shores it will get rid of the Sargassum smells
5	No
6	Monument street structures are not necessary. Keep the RV areas on the beach.
7	Paper streets need to be moved to the short term goals list. The development of these streets will foster a boom in available and affordable housing for the area.
8	I'll believe all this when I see it. I know FB drive will get redone in 6 months with crappy patchwork and unlevel pavement. Hire people that make flat roads that dont have to be redone every 6 months.
9	Where is the enforcement of land use plans? What percent of rezonings get approved? It feels like is should be very few, like 25%, but when I look it seems like 99%.

Public Investment Initiatives

Public investment projects support the implementation of the Flour Bluff community's vision and goals. Some identified projects are currently planned capital improvements by the City. Others are proposed projects for implementation based on feedback from the community. The public investment projects are divided into three timeframes:

- Short-Term (Next 5 Years)
- Mid-Term (6-10 Years)
- Long-Term (More Than 10 Years)

Please review the Public Investment Initiatives then answer the following questions.

Short-Term

Select the top 5 short-term projects in ranking order from 1 to 5, with 1 being the highest priority.

#	Project Name	1st	2nd	3rd	4th	5th	Total	Percent
P5	Oso Bay Trestle Bridge Hike & Bike Design	17	6	10	4	6	43	11%
P6	Oso Bay Hike & Bike Trail Phase 1	7	15	4	6	6	38	10%
P3	Parker Park Covered Basketball Court & Improvements	8	2	6	3	5	24	6%
P4	Wranosky Park Skatepark Improvements	3	6	5	3	5	22	6%
S6	Glenoak Drive Reconstruction + Bike Mobility (Flour Bluff Dr. to Waldron Rd.)	4	5	5	4	3	21	6%
P1	Dimmit Pier Improvements	0	1	5	4	6	16	4%
S9	Yorktown Mud Bridge Evaluation	4	3	1	4	3	15	4%
U7	Glenoak Stormwater Improvements	2	3	3	3	3	14	4%
S2	Laguna Shores Phase 2 (Hustlin' Hornet Dr. to Caribbean Dr.)	1	6	4	2	1	14	4%
P8	Laguna Shores Living Shoreline	1	3	4	2	4	14	4%
S1	Laguna Shores Phase 1 (SPID to Graham Rd.)	5	3	2	2	1	13	3%
S4	Waldron Road Improvements (SPID to Purdue Rd.)	3	3	3	3	1	13	3%
P7	Red Head Pond Wetlands Enhancement	2	2	2	5	2	13	3%
U5	Laguna Madre Wastewater Treatment Plant Improvements	4	0	3	4	1	12	3%
P2	Retta Park Improvements	3	2	2	5	0	12	3%

#	Project Name	1st	2nd	3rd	4th	5th	Total	Percent
S7	Flour Bluff Dr. (Don Patricio Rd. to Glenoak Dr.)	1	3	2	1	5	12	3%
S5	Waldron Road Improvements (Purdue Rd. to Glenoak Dr.)	2	3	3	2	1	11	3%
U2	Elevated Water Storage Tank	2	2	2	2	3	11	3%
U6	Lift Station Repairs (Waldron, Purdue, Laguna Shores, Jester)	3	0	2	1	3	9	2%
S3	Laguna Shores Phase 3 (Mediterranean Dr. to Wyndale St.)	1	1	2	5	0	9	2%
U3	Flour Bluff Dr. Water Line (complete)	1	2	1	1	3	8	2%
S8	Caribbean Dr. Reconstruction. (Waldron Rd. to Laguna Shores Dr.)	1	1	2	1	2	7	2%
U8	Don Patricio Drainage Study	1	0	1	0	4	6	2%
U1	Naval Base Utility Line Improvements	0	1	0	2	2	5	1%
S13	Don Patricio Rehabilitation	2	0	1	0	0	3	1%
U4	Laguna Shores Road Force Main Replacement (complete)	1	0	1	1	0	3	1%
S10	Hustlin Hornet Rehabilitation	1	1	0	0	0	2	1%
S15	Laguna Estates Subdivision Street Rehablitation	0	1	0	0	1	2	1%
S12	Micah St. Rehabilitation	0	1	0	0	0	1	0%
S11	Saxony Dr. Rehabilitation	0	0	0	1	0	1	0%
S14	Seafoam Dr.	0	0	0	1	0	1	0%
S16	Years 3-5 IMP	0	0	0	0	0	0	0%
	Total	**80**	**76**	**76**	**72**	**71**	**375**	**100%**

Are any projects missing from the short-term projects list?

#	Feedback
1	You need bike lanes and sidewalks
2	Yes. Sidewalks in the Dewitt and surrounding neighborhoods. We have lots of families with kids and disabled elderly that are in wheel chairs. This needs to be a priority.
3	Caribbean Rd. repair from Waldron to Roscher, Ramfield Rd widening and repair from Waldron to Roscher.
4	Waldron Park is much more enjoyable to families than Retta Park. Waldon Park has much more to offer and should be on this list.
5	S21, S22, S23, and S26 from the mid-term should be accelerated.
6	Sidewalks/Bike Paths completely along Flour Bluff drive. All the way to Yorktown.
7	A LOT
8	Mediterranean needs to be moved up on the list of projects! The Laguna Shores project is already underway. Why is it listed again?
9	Graham road desperately needs to be fixed. The police use it as well as many residents and it's a Segway to the main roads.
10	Yes, finish the 2020 bond for curbs, gutters and sidewalks, from Jester, to Skipper, includes, Valerie, Marzbacker, and Carletta.
11	Paper Streets development
12	Don't see fixing from Caribbean to Yorktown or any of Yorktown
13	Comprehensive life cycle evaluation of infrastructure investment needs in Flour Bluff. Making the schools better. While the teaching and buildings are the ISD, the streets and adjacent facilities can make a big difference. The library, adjacent parks, and streets and sidewalks should be a short term priority.
14	Glen Oak, from Waldron to Debra. Need sidewalk for kids walking to/from school
15	We would love to see some benches between the play structures at Parker Park. There is only two benches and both are not close enough for multiple families to be able to sit and watch their children play and be close to them in case something were to happen.
16	There needs to be a sidewalk between Caribbean Dr. and Mediterranean St. People have to walk on stickers, in dirt or on the street itself. Needed pretty bad for kids going to school.

Should any proposed short-term projects move to a different timeframe? (ex. mid- or long-term)

#	Feedback
1	Infrastructure should come first...the city is already in trouble over wastewater discharge, the roads are a disgrace...and everything else city should be mid-term...there should be very few long term projects unless that is how funding works out (if seeking significant external funding).
2	Almost everything was at least a 3.
3	No
4	Any new park/trail should be delayed until current parks and trails are improved
5	Yes, all park improvements.
6	Expedite Mud Bridge expansion evaluation so it can dovetail with a Yorktown expansion plan.
7	Mud bridge to 1-5 years.
8	Trestle bridge hike and bike design.
9	The Oso trestle bridge project should be moved into the 1-5 year range.

Do you have additional comments regarding the proposed short-term projects?

#	Feedback
1	Dimmit pier is a waste of money they tear it up all the time. During the day the park is used by people having sex, drug deals and to dump animals. The police need to patrol the park more often.
2	The Oso Bay trestle bridge will be a huge benefit for real estate and development as well as recreation - I am glad to see it on the short-term list!
3	No
4	There is so much potential and interest in expanding the Wranosky skatepark. It's is always busy but cannot safely accommodate more that 2-3 skaters at a time. Flour Bluff should have a full sized skatepark including pools and bowls for different ability levels from beginner to expert. A well designed skatepark will not only provide a safe place for local Flour Bluff kids to skate but would also attract visitors from across the state.
5	Ranking these, without the benefit/cost analysis and total project cost of each, with available funding, is futile and leads only to conflict between neighbor factions.
6	Parker Park should really be done nicely with sand volleyball, more play areas, expanding the skate park at wranosky. We have a great park and need to improve it a lot. Corpus really lacks in neighborhood parks areas compared to other cities so this is a big place to really do well.

Mid-Term

Select the top 3 mid-term projects in ranking order from 1 to 3, with 1 being the highest priority.

#	Project Name	1st	2nd	3rd	Total	Percent
P12	Oso Bay Trestle Bridge Construction	18	4	4	26	12%
S26	Flour Bluff Dr. Improvements + Bike Mobility (Glenoak Dr. to Yorktown Blvd.)	8	6	10	24	11%
S22	Yorktown Blvd. (Mud Bridge to Flour Bluff Dr.)	5	11	7	23	11%
S23	Yorktown Blvd. (Flour Bluff Dr. to Waldron Rd.)	4	8	10	22	10%
P10	Ethel Eyerly Senior Center Improvements	11	2	5	18	8%
S21	Yorktown Blvd Mud Bridge	8	7	3	18	8%
U9	Laguna Madre Wastewater Treatment Plant Improvements	5	5	8	18	8%
P9	Non-motorized boat launches	3	5	8	16	7%
P11	Laguna Madre / Dimmit Pier Trails Design	3	7	2	12	6%
S27	Graham Rd. Improvements + Bike Mobility	4	4	3	11	5%
S24	Yorktown Blvd. (Waldron Rd. to Laguna Shores Dr.)	4	2	4	10	5%
S25	Waldron Rd. Improvements (Caribbean Dr. to Yorktown Blvd.)	1	5	2	8	4%
S17	Paper Streets - (Don Patricio Rd. to Division Rd.)	1	0	2	3	1%
S20	Mediterranean Dr. Improvements	0	1	2	3	1%
S18	Dove Lane Paper Street	1	1	0	2	1%
S28	Meeks Road Reconstruction (IMP-Eligible project)	0	0	1	1	0%
S19	Division Rd. Improvements	0	0	0	0	0%
Total		**76**	**68**	**71**	**215**	**100%**

Are any projects missing from the mid-term projects list?

#	Feedback
1	A LOT
2	Making the Bluff more storm resistant and survivable. A long term funding program so we can see all of the projects get built. Otherwise these are just a dream. Educating everyone what things cost to build and maintain should be taught in the schools and brought home to the parents.

Should any proposed mid-term projects move to a different timeframe? (ex. short- or long-term)

#	Feedback
1	The water treatment improvements should be moved up to short term. The bluff always has it the worst when it comes to water boils.
2	S21, S22, S23, and S26 from the mid-term should be accelerated.
3	They all should be short term!
4	Move S27 to short.
5	No
6	Yes, all paper street developments should be moved to short term.
7	We need sidewalks and bike paths from glenoak-waldron and glenoak-FB drive to yorktown and all of laguna shores YESTERYEAR!
8	Making the schools better. While the teaching and buildings are the ISD, the streets and adjacent facilities can make a big difference. The library, adjacent parks, and streets and sidewalks should be a short term priority.
9	S17 should be moved to the bottom. It will be very difficult to pull off. Plus, the Don Patricio area can not handle any more subdivisions until the drainage issues are fixed.

Do you have additional comments regarding the proposed mid-term projects?

#	Feedback
1	The parks should all have circular walking paths and shade cover.
2	Bike trails are a waste of money, they aren't used in town, this isn't a cycling city.
3	No
4	In order to put trails by the Dimmit fishing pier you will need a bulkhead as during a hurricane (Hanna and Harvey) the area floods. The current rebuild of the pier should have been made of concrete!
5	The city should not be responsible for funding the improvements to “paper streets”. The owners of this properties acquired those properties in their current conditions and therefore paid a commensurate price for those. The owners can’t expect the city to now foot the bill to fund the subpar conditions of those streets, etc.....the owners bought those with their eyes wide open.
6	I feel like not all the short term projects will get done even in the midterm so these are really just to pacify the loud complainers.

Long-Term

Select the 1 project you believe is the highest priority.

#	Project Name	1st	2nd	3rd	Total	Percent
P15	Laguna Shores Hike & Bike Trail	22	19	9	50	24%
P16	Drainage Channel Hike & Bike Trail (Glenoak Dr. to Laguna Shores)	12	10	12	34	17%
P13	Dimmit Park Trail System	12	7	9	28	14%
P14	Laguna Madre Living Shoreline (GLO project)	8	9	9	26	13%
P17	Drainage Channel Hike & Bike Trail (Parker Park to Laguna Shores)	3	9	12	24	12%
S29	Debra Ln. / Jamaica St.- Street, Stormwater, & Pedestrian Improvements + Extension	9	3	10	22	11%
S30	Division Rd. Improvements + Bike Mobility	6	10	6	22	11%
Total		**72**	**67**	**67**	**206**	**100%**

Are any projects missing from the long-term projects list?

#	Feedback
1	shame on you people
2	Making the schools better. While the teaching and buildings are the ISD, the streets and adjacent facilities can make a big difference. The library, adjacent parks, and streets and sidewalks should be a short term priority.

Should any proposed long-term projects move to a different timeframe? (ex. short- or mid-term)

#	Feedback
1	No
2	Yes the pedestrian and storm drainage improvements for Wagner Lee to Holland drive should be in phase #1.
3	Sidewalks, pedestrian paths and bike trails need to be short term.
4	The living shoreline should be short term
5	S29

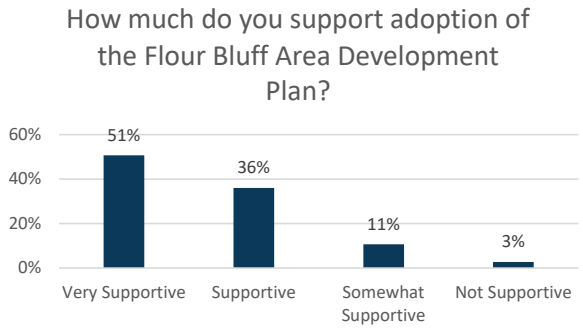
Do you have additional comments regarding the proposed long-term projects?

#	Feedback
1	No
2	Who is funding this?
3	It doesn't seem like any of the foreseeable changes in our society are being planned for.

General

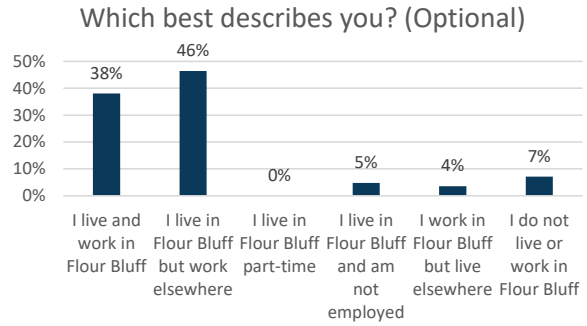
How much do you support adoption of the Flour Bluff Area Development Plan?

Response	Count	%
Very Supportive	38	51%
Supportive	27	36%
Somewhat Supportive	8	11%
Not Supportive	2	3%
Total	**75**	**100%**



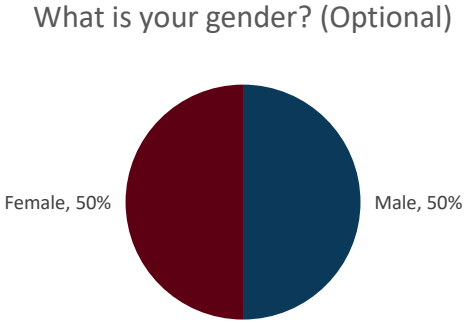
Which best describes you? (Optional)

Response	Count	%
I live and work in Flour Bluff	32	38%
I live in Flour Bluff but work elsewhere	39	46%
I live in Flour Bluff part-time	0	0%
I live in Flour Bluff and am not employed	4	5%
I work in Flour Bluff but live elsewhere	3	4%
I do not live or work in Flour Bluff	6	7%
Total	**84**	**100%**



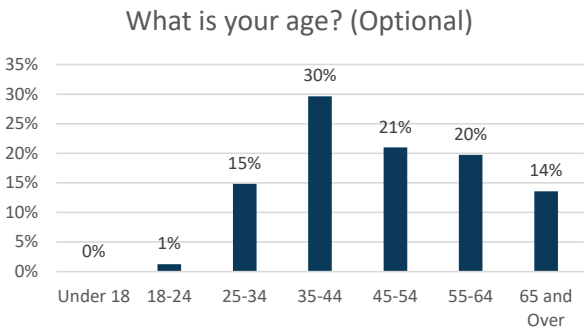
What is your gender? (Optional)

Response	Count	%
Male	41	50%
Female	41	50%
Total	**82**	**100%**



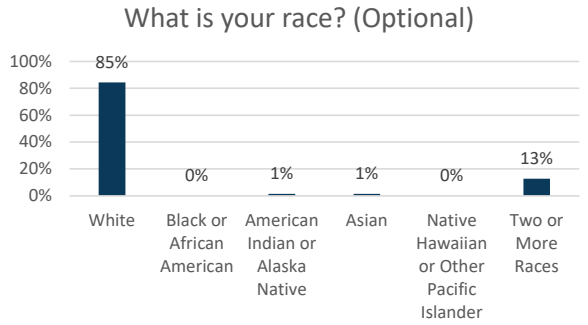
What is your age? (Optional)

Response	Count	%
Under 18	0	0%
18-24	1	1%
25-34	12	15%
35-44	24	30%
45-54	17	21%
55-64	16	20%
65 and Over	11	14%
Total	**81**	**100%**



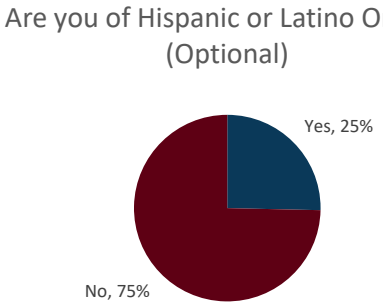
What is your race? (Optional)

Response	Count	%
White	60	85%
Black or African American	0	0%
American Indian or Alaska Native	1	1%
Asian	1	1%
Native Hawaiian or Other Pacific Islander	0	0%
Two or More Races	9	13%
Total	**71**	**100%**



Are you of Hispanic or Latino Origin? (Optional)

Response	Count	%
Yes	18	25%
No	53	75%
Total	**71**	**100%**



Do you have any other thoughts or comments you want to share about the Flour Bluff Area Development Plan?

#	Feedback
1	We need to clean up the neighborhood. Closed businesses and residents yards.
2	Recreational use of cannabis
3	Sidewalks have to the priority in the bluff before we do much else. We have people constantly walking in the streets over here because they have no where else to go. This is dangerous for children as well as the elderly trying to get to bus stops.
4	FB, in the north/south direction, is a dead-end community. It needs north/south recreational landmarks and commercial destinations with good roads that go "places." There's much more to be said about this futuristic idea!
5	Please address the growing homeless population in Flour Bluff
6	Do not procrastinate...get it done!
7	No
8	It's very important we do not overcrowded our town. As we develop, let's keep the country rural area feel in our town.
9	I believe Flour Bluff is an up and coming area. The citizens that live there need to be responsible for the upkeep of their yards. I would like to see monitoring of Laguna Shores road once completed. IT seems to be a dumping ground for tires, couches, and junk.
10	I fully support making Flour Bluff a place to be proud to call home I just hope when NAS-CC takes the mobile home park I love and live in there's consideration for the people who own homes that will have to make arrangements to move those homes and purchase land.
11	More street lights in residential neighborhoods (Vialoux Dr)
12	No
13	Very excited about this plan and looking forward to seeing it implemented
14	PLEASE put this web page on TV. I was unaware of this and so were several of my friends. The 5 P.M. news would be great! Even the 12:00 news would be fine. I have lived in F.B for 40 years.
15	Paper street development needs to be a much higher priority.
16	Sidewalks sidewalks sidewalks. All-age playgrounds please. I hope the bidder that is agreed upon does quality work and not some half-*** job making the neighborhood a mess and needing to be redone over and over.
17	Having to take and pick up from the schools, a plan needs to be figured out to help with traffic. Going from high school to Purdue it takes 30 minutes.
18	Just remember we still live here don't raise the property taxes for all this
19	This should be revisited regularly, and used in the schools.
20	Repair Don Patricio between Flour Bluff Dr. & Waldron. Add street lights all the way down Flour Bluff Dr.
21	Finish the projects before I have grandkids so they can enjoy visiting their grandparents.
22	These are all good ideas, but Flour Bluff will continue to be unsafe at parks, etc..... with current homeless population.

#	Feedback
23	Flour Bluff is a community ready to happen. The citizens are biting at the bit to see it become the best it can be.
24	We need to have a dedicated mowing, edging and weed-eating team that also cleans up litter. We need to mow all fields down to prevent homeless encampments. We need to get the homeless off the streets.

Online Open House Comments

Participants were asked to share any additional thoughts or input on the online open house website. The following is the feedback received.

#	Feedback
1	What happen to those of us who only in the last couple of years bought a brand new house in this Aviation zone?? All this stuff about improving the bluff I was excited about but now it appears I'm going to be kicked out? Is the government going to buy this land? I bought this as an invest since the property values are on good climb. Now your taking my investment? (03/25/2021)
2	Making a groove in gutters will not improve flooding. (03/25/2021)
3	Corpus Christi needs to offer multi-family housing in Flour Bluff targeted to Navy personnel. The Navy is moving from on-base quarters to off-base housing in the private sector. NAS CC will undoubtedly be considered in the future for base realignment/base closings, and lack of good, close housing for its personnel could put the base on the chopping block. (04/02/2021)
4	Focus on the needs for Navy personnel assigned to NAS CC. (04/02/2021)
5	Adequate housing in FB for Navy personnel is top priority to ensure viability of NAS CC when base realignment/base closure measures are taken under consideration. (04/02/2021)
6	Please make street repairs a priority as well as installing sidewalks. (04/03/2021)
7	The picture is beautiful, but, having lived in Flour bluff for OVER 40 years, I believe it is "a Pipe-Dreams Christi treats Flour Bluff like an UNWANTED Step Child. (04/05/2021)
8	I would love to see the tennis courts at Parker Park resurfaced. On a summer night especially the courts will fill up quickly with seasoned players and lots of beginners. You will see Church groups out there with a group of young people learning to play. The structure is already there it needs repairs! Please consider this in addition to your basketball court work. I honestly see more tennis players out there than basketball players. [Personal Information Redacted] (04/07/2021)
9	Do not start any project you can not finish. Corpus has been the same for 30 years. I came back to care for my Mom and it is worst than when I left. Streets are so messed up, downtown has no businesses like in other cities have developed apartments with shops that people would be able to stroll and enjoy music as well. It's like city leaders have not gone to other cities to see how they have evolved. The bay front should be filled with restaurants and music venues. It's like the only attraction is Selena statue, cemetery and the beach. There are no fancy resort type hotels in Corpus. I could go on and on. Oh and let's not forget there are no police patrolling neighborhoods like when I was a kid, the police officer who patrolled our neighborhood knew all of my 8 siblings. There are drug dealers almost at every corner!!!! (04/10/2021)

CITY OF CORPUS CHRISTI

1201 Leopard Street
Corpus Christi, TX 78401
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MEETING MINUTES

AIRPORT ZONING COMMISSION
(PLANNING COMMISSION)

Wednesday, January 20, 2021 **Via WebEx Vide Conference**

I. CALL TO ORDER - ROLL CALL

The meeting was called to order and a quorum was established with Vice Chairman Dibble absent.

II. PUBLIC COMMENT: None.

III. APPROVAL OF ABSENCES - October 28, 2020: None.

IV. APPROVAL OF AIRPORT ZONING COMMISSION (AZC) MINUTES

1. AZC Regular Meeting Minutes – October 28, 2020

A motion to approve item "1" was made by Commissioner Miller and seconded by Commissioner Schroeder. The motion passed.

V. DIRECTOR'S REPORT:

Al Raymond, Director of Development Services had nothing to report at this time. Staff mentioned that Mr. Ben Polak, Ex-Officio, was not in attendance tonight to give an update on the Air Installation Compatibility Use Zone. The last briefing Staff received was that the update was in the "draft" phase. Staff mentioned there would need to be a significant amount of public outreach for the update and Staff anticipates it will be distributed to the AZC during that phase. Staff is on standby and will reach out to Mr. Polack for a timeline.

VI. Items to be Scheduled: None.

VII. ADJOURNMENT OF AIRPORT ZONING COMMISSION MEETING

There being no further business to discuss, Chairman Baugh adjourned the meeting at 6:40 p.m.