

City of Corpus Christi

Flour Bluff

AREA DEVELOPMENT PLAN

Advisory Committee Meeting 1

Meeting Summary

March 2, 2020



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Meeting Description

The first Advisory Committee meeting for the Flour Bluff Area Development Plan took place on March 2, 2020, at the Ethel Eyerly Senior Center. The Advisory Committee is made up of 15 stakeholders from various agencies, neighborhoods, and businesses. Thirteen members attended the first meeting. City staff from the Corpus Christi Planning Department and the consultant team from Freese and Nichols, Inc. facilitated the meeting.

The meeting began with a presentation about the project, expectations, and existing conditions. Following the presentation, the Committee participated in small group discussions to identify the issues and opportunities for the area.

Pictures from the Meeting



Meeting Notes

The Committee was guided through a discussion to identify strengths, weaknesses, opportunities, threats, and vision for the future. The following notes are a transcription of the original meeting notes taken during the meeting.

Strengths

- » Schools- excellent school district
- » All kinds of living facilities
- » Melting pot- diversity
- » Active community everyone is involved
- » Natural resources
- » We are uniquely situated between two bodies of water
- » Access and grid network lots of alternate routes
- » Accessibility
- » Enough businesses to run errands without leaving Flour Bluff
- » We do infill development well because of our unique geography
- » Multiple generations still live here. There is a history that keeps people together.
- » Strong relationship with the military
- » Strong faith community
- » University
- » Parks
- » Livability
- » Tourism
- » Water recreation
- » Agriculture
 - Horse breeding programs
 - Therapy horses
- » Community Pride
 - Flour Bluff Festival
 - HEB Earth Day
 - Relay for Life
 - Special Olympics

Strengths (continued)

- » Low tax rate
- » Safety
- » Cost of living
- » Location
- » Country-living feel
- » Separated from main part of city

Weaknesses

- » Need for infrastructure maintenance
- » Electrical grid problem in neighborhoods, school, and Waldron
- » Development Process- city support
- » Drainage
- » Incompatible land uses
- » Nuisances
- » Traffic
- » Hurricanes
- » Flooding
- » Mobility
 - Lots of ditches
 - Narrow roads
 - Streets with partial sidewalk
 - People walk in ditches and street
- » Lighting along Flour Bluff Dr. and Yorktown Rd.
- » Noticeable homeless population- most of the resources are provided in the center of the City
- » Airfield- Navy buys property and will restricts uses around it
- » Manufactured homes outside of mobile home parks

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Weaknesses (continued)

- » We are landlocked
 - How much more can we grow?
 - What will the peninsula support?
 - We don't want capacity issues
- » Traffic around the school (Purdue Rd. and Waldron Rd.)
 - Intersection needs better design to relieve traffic
 - Provide alternate routes to avoid school traffic
 - Crosswalk to help students cross intersections
- » We live on an old barrier island, as the sea level rises it will only get smaller
- » Poor quality streets with substandard widths
- » Septic throughout the southwest portion of Flour Bluff

Opportunities

- » Arts area from Agnes Street area connecting to downtown
- » Waterfront
 - Nature areas
- » Rebuilding Laguna Shores Dr. to draw tourists
- » Limit exits to get tourists to stop and visit local businesses
- » Redevelopment areas along Laguna Shores Dr.
- » Existing pocket parks
- » Reinvestment zones
- » Address code enforcement
- » Better water access
- » Better road access
- » Laguna Madre
- » Redhead Pond

Opportunities (continued)

- » Ecotourism lots of different species of birds, wetlands, and brush
- » Habitat restoration
- » Develop "river walk" along Laguna Shores
- » Widen shoulder
- » Pedestrian bike bridge at Holly Rd.
- » Paper streets

Threats

- » Homelessness
- » Low-lying areas
- » Development requirements
- » Perception
- » Disconnect with the Island and Flour Bluff
- » Hurricanes
- » Flooding
- » Expansion of Accident Potential Zones (APZs)
- » Trailers and manufactured homes behind business of South Padre Island Drive (SPID)
- » Incompatible land uses on both sides of SPID behind businesses
- » Homeless activity in parks at night
- » Abandoned properties including vacant lots- we aren't collecting tax dollars on these properties
- » Inadequate resources for homeless
- » Too broad of a council district to address needs specific to Flour Bluff
- » Ambulance has slow response time
- » Need better access/connection/evacuation routes

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What's Missing?

- » Convenient, local retail
- » Specialty retail
- » Variety of housing
- » More options for restaurants
- » Family oriented businesses
- » Waldron Park huge potential to improve access and add a venue (wedding or event space)
- » Multi-use facility with ample parking
- » Replace tennis courts
- » Improve amenities in parks
- » Residential land use complements naval air station

Vision

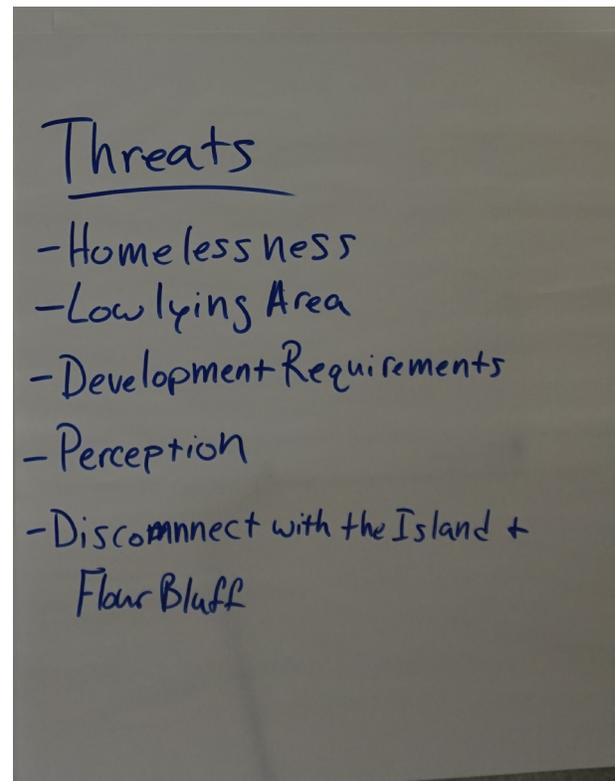
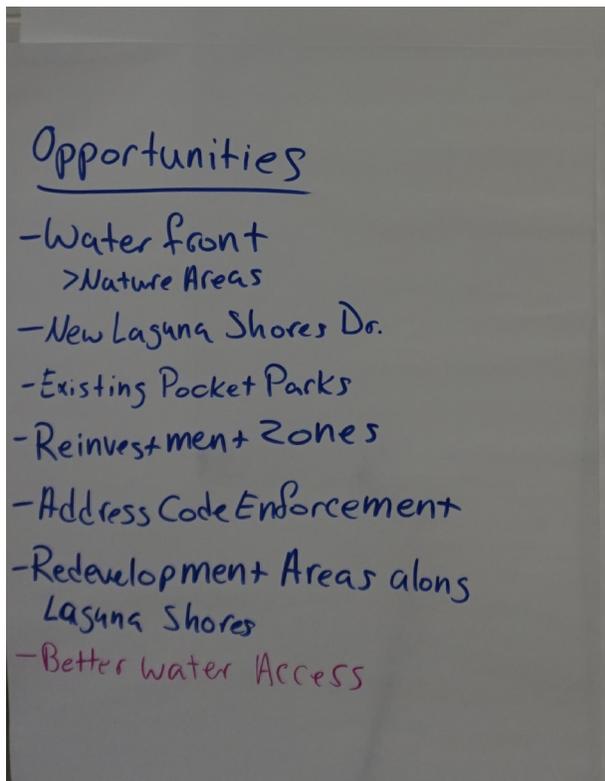
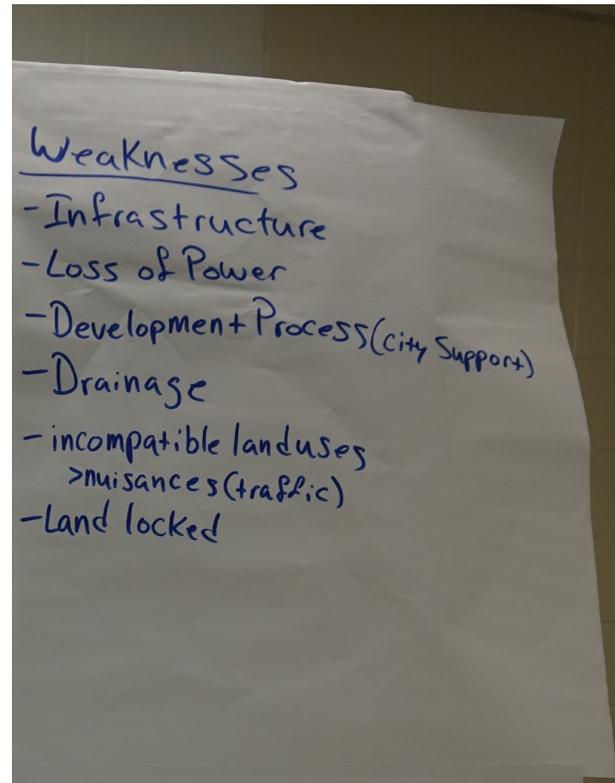
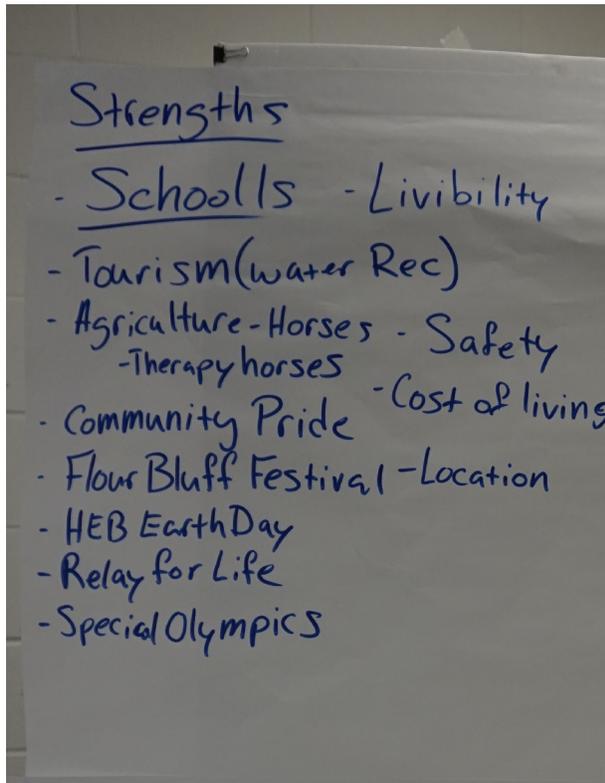
- » SPID better serve Flour Bluff businesses
- » Make Laguna Shores a destination
- » Make it accessible with more parking
- » Better retail
- » Better access
- » Continue large lot development in the southwest portion of Flour Bluff- prepare infrastructure
- » Bring Caribbean Rd. all the way through Flour Bluff
- » Improve circulation- we need more collector streets
- » Business sprinkled throughout (Flour Bluff Dr. and Yorktown Blvd.)
- » Destination and specialty retail to attract tourists
- » Buc-ee's
- » Specialty stores
- » Katy and Boerne, TX examples for Flour Bluff



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Original Meeting Notes and Map Markups



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STRENGTHS

excellent school district
all kinds of living facilities
melting pot - diversity
active community everyone is involved
natural resources
sand it affects everything
we are between two bodies of water
access to grid network
lots of alternate routes
accessibility offers enough business to run errand

WEAKNESSES

- hurricanes, flooding
- drainage issues
- electrical grid problem neighborhoods, school, Waldron
- mobility - lots of ditches narrow roads partial street w/ sidewalk people walk in ditches & street
- lighting Flour Bluff Dr & Yorktown
- noticeable homeless population most city resources are in the center of the city
- air field - Navy buys property and will restrict uses around it
manufactured homes outside of mobile home and dilapidated housing

○ We do infill development because of our unique geography

○ multiple generations still live here. there is a history that keeps people together

○ strong relationship w/ the military

○ strong faith community

○ university

○ parks

□ We are landlocked how much more can we grow what will the island support we don't want capacity issues

□ traffic around the school (Purdue & Waldron)
old barrier island as the sea level rises it will only get smaller

intersection better design to relieve traffic

□ alternate routes to avoid school traffic

□ crosswalks to help student cross intersection

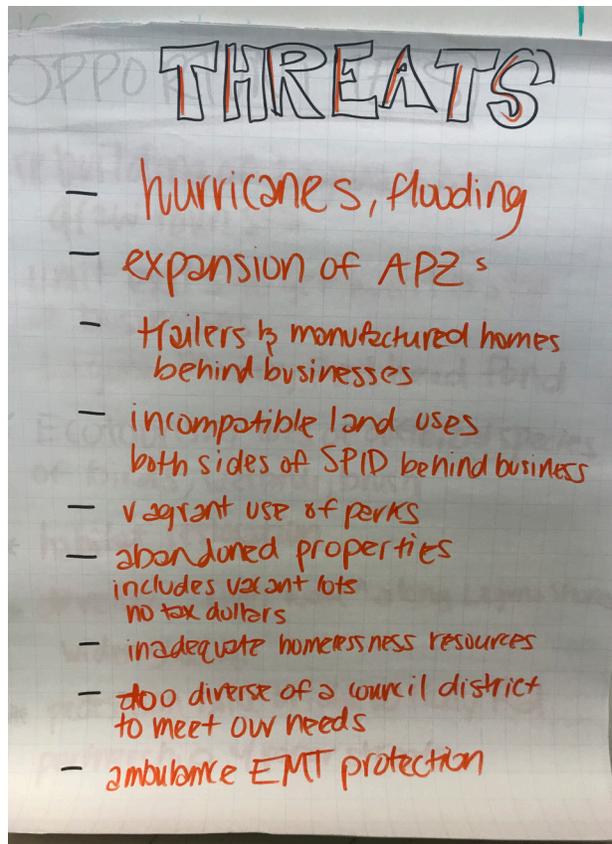
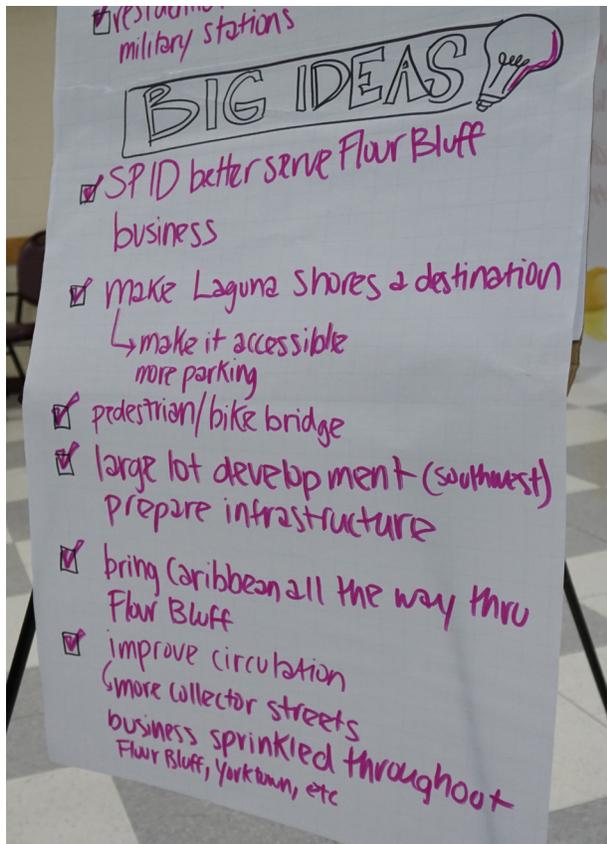
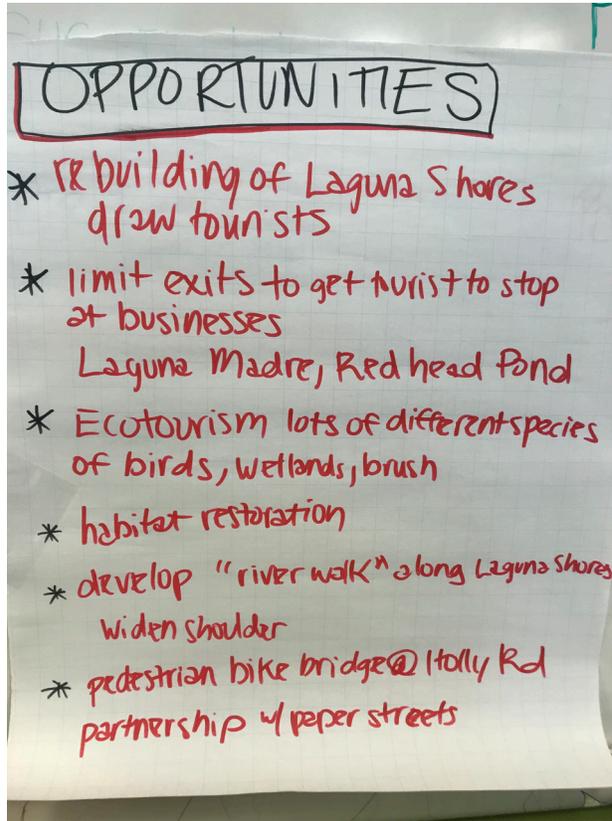
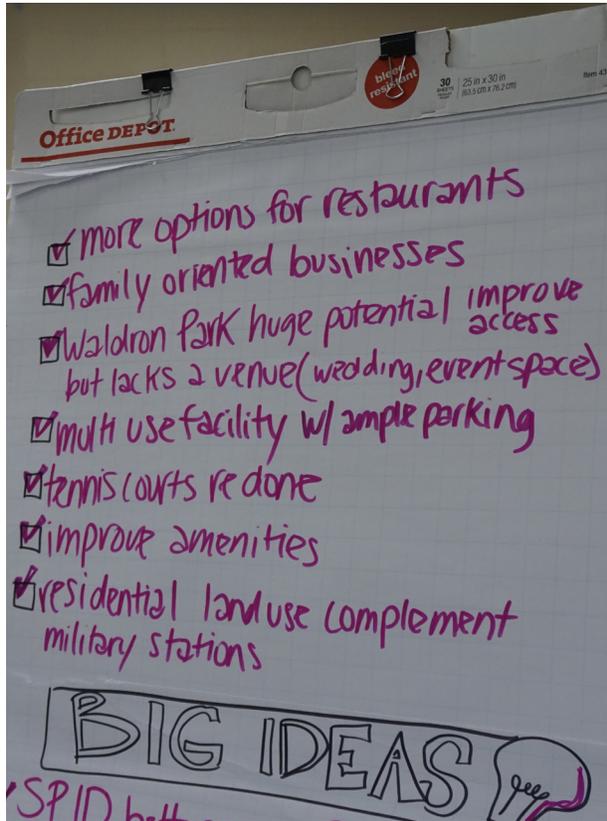
□ poor quality streets ^{with} substandard widths

□ septic in the southwest corner
drainage issues

homelessness staff

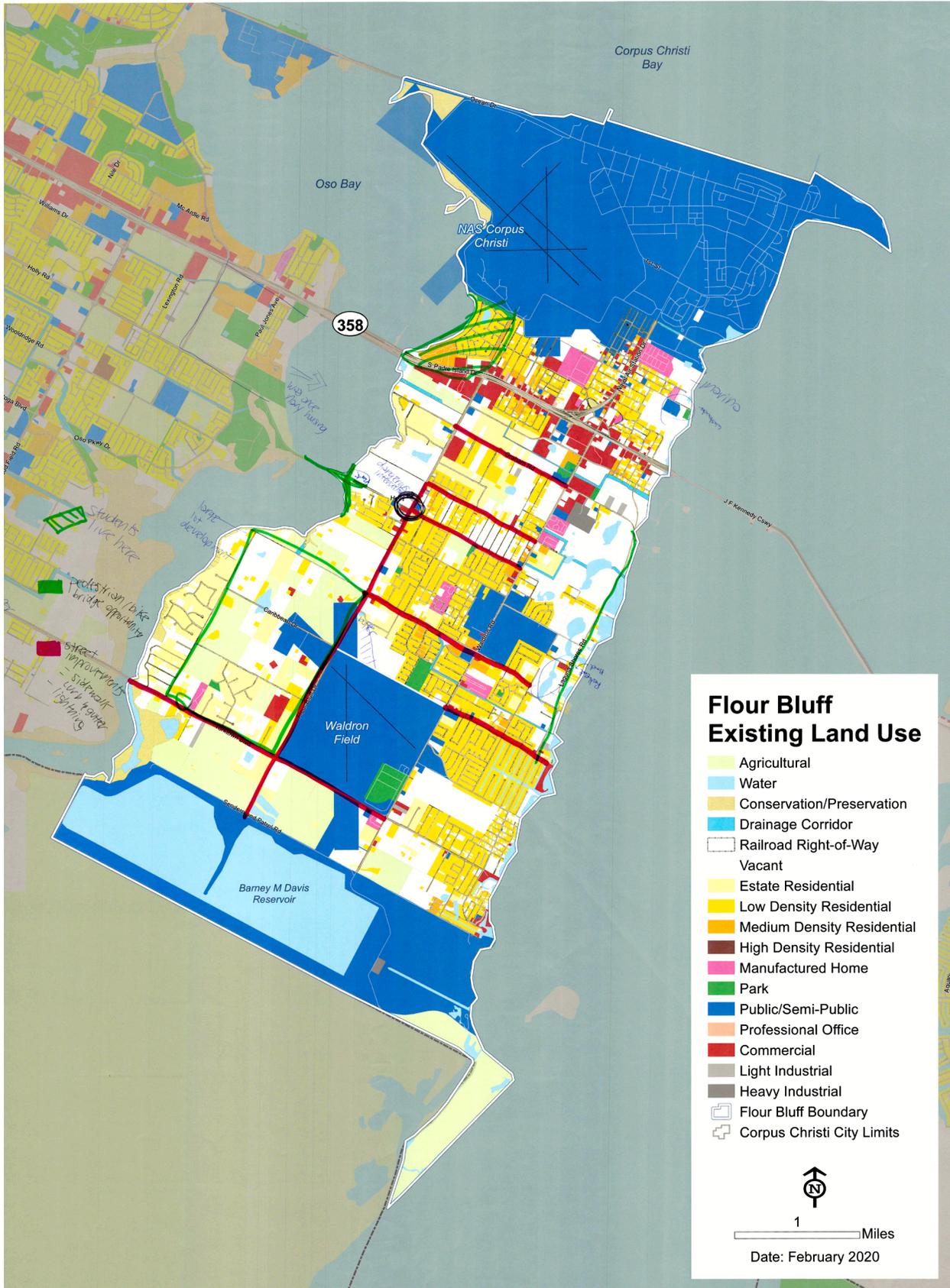
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