

Padre/Mustang Island

AREA DEVELOPMENT PLAN

Online Community Meeting

March 26, 2020

6:00 PM

Questions and Answers

With the development plan, what strategies are being used to take into account the environmental impacts?

Various environmental analysis, including existing studies and local knowledge, will be incorporated throughout the process. Due to the important environmental impacts to the island, considerations such as wetland mitigation and the dune permitting process will be a big part of this exercise as they relate to the development of the island.

How will implementation of the area plan be documented? Will funding sources be shown?

This plan will include implementation elements throughout the document including strategies for policy and public improvement initiatives. Implementation elements will also include timeframes for implementation. Where specific funding sources are known, those will be identified in the plan and alternative funding sources will also be explored through this process.

How do we make sure that we can build small houses in our back yard for our parents? I read about small homes for the elderly and would like to do that here.

Small houses in the backyard are also known as accessory dwelling units. If the vision of community includes accessory dwelling units, that can be reflected in the plan as a policy recommendation. Currently, the Development Services Department is looking at some Unified Development Code amendments at a city-wide level. Regulations specific to the island, such as an overlay district, could also be considered as a recommendation through this process.

How do we slow the speeds down on the main roads? They are too fast, and people drive even faster.

The previous area development plan did address some design mechanisms that help with slowing down traffic such as a cross section of future Park Road 22 and incorporating recommendations of the mobility plan. We can explore incorporating traffic calming recommendations for busy roads into this plan.

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At the ISAC meeting you asked what is your vision for the Island in 20 years. That is a very important question and I hope it is on the survey!

A question asking, “What your vision is for the future of the Island?” is located on the Wrap-Up page of the online survey.

Will this plan have a focus on the existing residential community that is lacking in sidewalks, amenities, etc. As well with all the planned new development is Park Rd. 22 going to be widened to handle our increased population?

This plan looks at land uses, including residential, and aims to address those connections and amenities that may be missing. Your valuable input informs us about what desired amenities to integrate in the overall vision for the area including roadways that may need to be widened or adjusted.

Will the plan address the island [TIRZ] funding?

The island has the benefit of the funding mechanism through the Tax Increment financing district (TIRZ). This area development plan can help prioritize projects, recommend potential project plan amendments, and assist the TIRZ board in making informed decisions with funding.

Within the ongoing development, how involved will the local community be? Are there projects community groups could contribute?

The local community will be, and should be, involved throughout the process. There will be various opportunities for the community to be involved in the planning process like the online survey and community meetings. In addition, plan implementation doesn't always fall on the City or County. There may be some implementation items community groups can contribute to. The City and other partners should work together to bring the plan to fruition.

Please make sure that you don't add more roads for the few days per year that may have some congestion. I moved here from Nashville and if you make roads wider traffic actually gets worse.

The Corpus Christi Metropolitan Planning Organization (MPO) has a project to evaluate the intersection of Park Road 22 and SH 361 that could lead to recommendations for improvements to be made during peak event.

A big question regarding The Packery Channel. Critical repairs are needed before new development!

The Packery Channel had some damage from Hurricane Harvey. The Engineering Department is currently evaluating things as far as when repairs can be made and how they can be funded. That certainly could impact funding availability for other projects. Repairs to the Packery Channel is something that will be taken into consideration through this project.

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I would like to be able to ride my bicycle from the island to the bluff and the mainland. How do we get a bike bridge built?

The area development plan will explore options for multimodal transportation and the feasibility of different modes. We are currently not aware if a study has been conducted for bike infrastructure across the intercoastal waterway and would need to work with TxDOT to see if that is a possibility. We will look into this topic further.

One of the things that I really like about living on the island is being able to see stars. Can we make sure that we don't add streetlights that ruin the darkness?

Some cities do have dark sky ordinances and there is special street lighting that allow for reduced light pollution. This plan will not go into detail about certain types of lighting, but the plan could make recommendations for certain types of lighting to provide lighting for vehicles and pedestrians while maintaining dark skies.

Will the plan address the conceptual bike path proposed by the Nueces Coastal Parks beyond the city limits?

We will need to coordinate with the Nueces Coastal Parks to include necessary details of the conceptual bike path in this plan.