

City of Corpus Christi

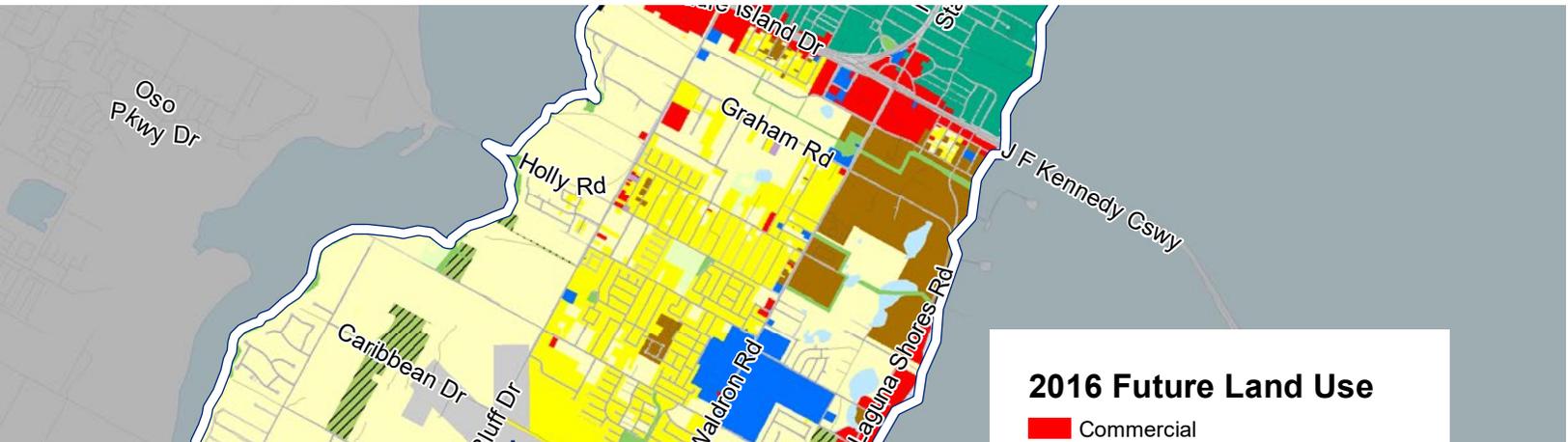
# Flour Bluff

## AREA DEVELOPMENT PLAN

### Advisory Committee Meeting 2

### Meeting Summary

August 31, 2020



## Meeting Description

The second Advisory Committee meeting for the Flour Bluff Area Development Plan took place on August 31, 2020. In addition to the Committee members, City staff from the Corpus Christi Planning Department and the consultant team from Freese and Nichols, Inc. were in attendance to facilitate the meeting.

The meeting began with a presentation by the consultant team that included a project update and a summary of the input received from the online survey. The Committee members then participated in a workshop to discuss the draft vision themes, policy initiatives, and potential changes to the future land use plan. The draft vision themes and policy initiatives were developed based on the feedback received from the online survey. This meeting summary summarizes information presented during the meeting, and the discussion that followed.

A PDF of the presentation, meeting handout, and online survey summary are available on the project website at [www.cctexas.com/flourbluff](http://www.cctexas.com/flourbluff) and can be viewed using the following links.

- » [Presentation - Second Advisory Meeting](#) (August 31, 2020)
- » [Handout - Second Advisory Meeting](#) (August 31, 2020)
- » [Flour Bluff Area Development Plan Metroquest Survey Summary](#) (August 4, 2020)

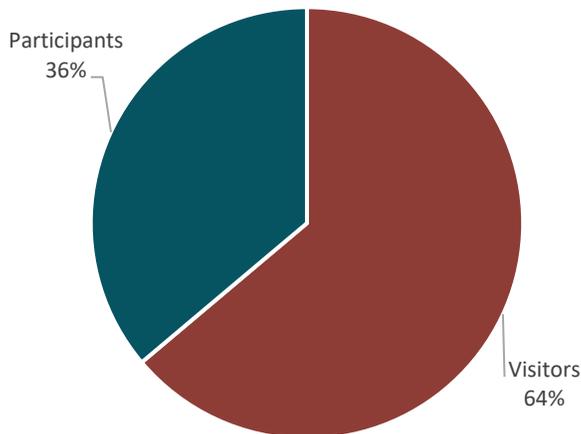
## Survey Summary

# 464 Participants

Platform Type



Survey Participation



Visitors means those who visited the survey  
Participants means those who took the survey

# Flour Bluff

AREA DEVELOPMENT PLAN

## WHAT IS IMPORTANT TO YOU?



## WHAT IS YOUR FAVORITE THING ABOUT FLOUR BLUFF?

47%



Schools

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

41%



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

69%



# Flour Bluff

## AREA DEVELOPMENT PLAN

### 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”

### Survey Summary Comments

- » Glad to see comments about parks came up in the survey. These results accurately reflect the desires of our community.
- » The Flour Fest event draws over 2,000 people on one day.
- » A lot of people here are fishermen and have boats so we are geared for the outdoors.

### Draft Vision Themes and Policy Initiatives

Draft vision themes and policy initiatives were developed based on the feedback received from public input. During the meeting, the Committee discussed each vision theme or policy initiative individually. For each of the vision themes, a rendering will be created to illustrate the vision. Illustrating the vision themes visually helps to build excitement and gain consensus from the community.

The Committee was given three prompt questions to direct the conversation.

1. Do you agree with this Vision Theme or Policy Initiative?
2. Is there anything you would change?
3. What imagery represents the Vision Theme?

#### Draft Vision Theme Topics

1. Safe and Healthy Community
2. Strong Local Economy
3. Protect Natural Resources
4. Promote Laguna Madre as a Community Amenity

#### Draft Policy Initiative Topics

1. Transportation
2. Manage Stormwater and Flooding
3. Create Equitable Opportunities for All
4. Connectivity
5. Code Enforcement

### Draft Vision Themes

#### 1. Safe and Healthy Community

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

##### Discussion Notes:

- "Healthy", to me, means opportunities to exercise outside
- Add "clean" to the beginning of the statement
- We want to be a welcoming community
- We should tidy up places that are highly visible

##### Imagery Notes:

- Outdoor activities
- Horseback riding
- Hike and bike trail

### 2. Strong Local Economy

Support our local businesses so they can thrive.

#### Discussion Notes:

- Try a different word choice because “support” makes it sound like the City will financially support businesses

#### Imagery Notes:

- Show an image of what a “Welcome to Flour Bluff” sign could look like. There is currently a sign that is managed and maintained by the business association.
- Big, colorful sign, with artist concepts. Located at the gateway to Flour Bluff, right on the Oso Bridge.
- Sign needs to catch the eye.
- Tree lighting during Christmas time just a little bit of color made a huge difference.

### 3. Protect Natural Resources

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

#### Discussion Notes:

- Merge with vision theme 4.

#### Imagery Notes:

- Laguna Shores along with Laguna Madre improvements to the fishing pier, highlighting birds and kayaking.

### 4. Enhance Laguna Madre for both residents and tourists

Enhance Laguna Madre for both residents and tourists.

#### Discussion Notes:

- There are no notes because this will be merged with vision theme 3.

#### Imagery Notes:

- There are no notes because this will be merged with vision theme 3.

### Draft Policy Initiatives

#### 1. Transportation

Enhance infrastructure to make it easier to navigate Flour Bluff.

##### Discussion Notes:

- There are no notes because this will be merged with policy initiative 4.

#### 2. Manage Stormwater and Flooding

Provide stormwater management solutions to help flood-prone areas.

##### Discussion Notes:

- No changes

#### 3. Create Equitable Opportunities for All Flour Bluff Residents

Provide support for people experiencing homelessness.

##### Discussion Notes:

- Reconsider wording. "Support" sounds like we are offering hand outs.
- Remove "homelessness". Calling it out specifically would not be a wise decision in this community.
- We should only be offering services for those who want the help.
- There is a difference between "homelessness" and "vagrancy".
- Creating equitable opportunities of Flour Bluff residents should stand by itself.

#### 4. Connectivity

Improve connectivity in Flour Bluff to allow for alternative transportation mobility options.

##### Discussion Notes:

- Include elements of the Transportation Policy Initiative that address infrastructure improvements.
- Add enhance infrastructure to connect the community with it's assets.
- Let's make sure we talk about the quality of the infrastructure.
- Alternate transportation options should include bike paths and walking paths.
- This should include walking trails along Laguna Shores, wayfinding signage and additional RTA bus routes.

#### 5. Code Enforcement

Clean up abandoned homes and improve areas along major corridors.

##### Discussion Notes:

- Increasing enforcement should be an action item for this policy initiative.
- We need to address the maintenance and upkeep of lots.
- When I think about abandoned homes there is nothing to clean up there should be demolition instead.
- Owners can't be found for some of our problem properties.
- Add "neglected" to the text.
- Add "waterways" to the end of the statement.

### Mapping Exercise

During the meeting, the Committee participated in a mapping exercise to make revisions to the future land use map. Several topics related to the map were discussed during the meeting. Then, the Committee had the opportunity to look at the map in further detail and give feedback following the meeting. The following is a summary of the topics discussed during the meeting.

- » Waldron Field
  - Might need to have a new definition for low density residential that is compatible with the airfields. The current definition says up to 3 acre but should be up to 2 dwellings per acre. We need to keep AICUZ in mind when we make these definitions.
  - Revised AICUZ will be released to the public in January. There are changes to the AICUZ in regard to the accident potential zones.
  - Keep residential surrounding Waldron Field low density residential.
  - This will maintain the character of the Flour. The variety of housing is what makes Flour Bluff unique.
  - There is an area north of Waldron Field called the Estate that would be classified as low density as opposed to medium.
  - An area to the east of Waldron Field should be changed to medium density to reflected what is currently developed now.
  - There are some homes in the clear zone but they were grandfathered in because AICUZ came along after they were built.
  - High Density development is coming R 4.5 along Flour Bluff Dr. just north of the Waldron Field.
- » Laguna Shores
  - Close to Laguna Shores is not a good place for development it is a vulnerable area. It should remain low density.
  - West of the ponds is high ground that is developable.
  - Commercial along Laguna Shores will need to be on stilts.
- » Open Space and Recreation
  - Rebuild Dimmit Pier it's a great fishing spot and there is a lot of interest in improving this area.
  - Consider the property at the end of Holly Road next to the Oso.
  - There is a stand of pine trees just east this should be designated as open space.

# Flour Bluff

## AREA DEVELOPMENT PLAN

