

City of Corpus Christi

Padre/Mustang Island

AREA DEVELOPMENT PLAN

Advisory Committee Meeting 2

Meeting Summary

September 1, 2020



Meeting Details

The second Advisory Committee meeting for the Padre/Mustang Island Area Development Plan took place on September 1, 2020. The Advisory Committee Meeting was held following the regularly scheduled Island Strategic Action Committee (ISAC) meeting. 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 the information presented during the meeting and the discussion that followed.

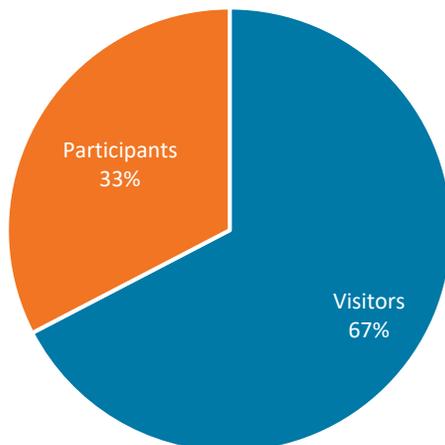
A PDF of the presentation, meeting handout, and online survey summary are available on the project website at www.cctexas.com/island and can be viewed using the following links.

- » [Presentation - Second Advisory Meeting](#) (September 1, 2020)
- » [Handout - Second Advisory Meeting](#) (September 1, 2020)
- » [Padre/Mustang Island Area Development Plan Metroquest Survey Summary](#) (August 4, 2020)

Online Survey Results Summary

518
Participants

Survey Participation



Visitors means those who visited the survey

Participants means those who took the survey

Platform Type



Padre/Mustang Island

AREA DEVELOPMENT PLAN

WHAT IS IMPORTANT TO YOU?

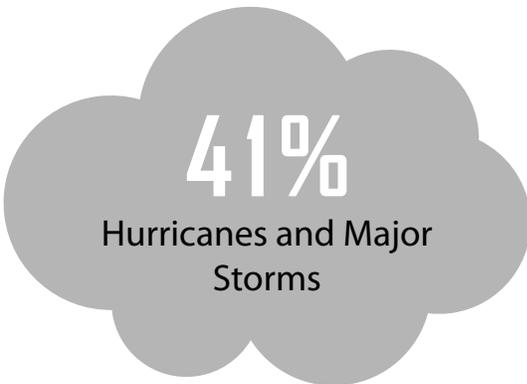


WHAT IS YOUR FAVORITE THING ABOUT PADRE-MUSTANG ISLAND?

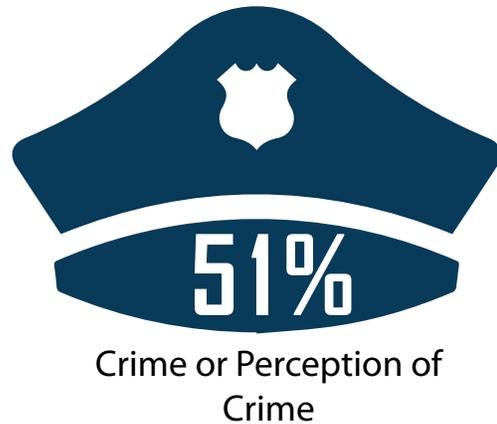


Nature, open space and beach areas

WHAT WOULD YOU CONSIDER THE GREATEST ENVIRONMENTAL ISSUE FACING PADRE-MUSTANG ISLAND?



WHAT WOULD YOU CONSIDER THE GREATEST SOCIAL ISSUE FACING PADRE-MUSTANG ISLAND TODAY?



Padre/Mustang Island

AREA DEVELOPMENT PLAN

WHAT IS YOUR VISION FOR THE ISLAND?

“Better entertainment, restaurants and shopping without taking away from the Island Coastal community”

“Keeping the island clean, peaceful, and prosperous Encourage small businesses to provide much needed goods and services.”

“50/50 split between primary residences and destination recreation.”

“Beautiful and safe beaches and views”

“A safe, family friendly place with open beaches and parks where kids can play.”

“A balance between a sustainable environment, inviting tourism spot and community engagement.”

“A destination for vacationers and locals alike with quality amenities.”

Survey Summary Discussion

- » What does Port Aransas have that Padre Island does not?
 - Port Aransas is a marina community. There needs to be more focus on the marina/Lake Padre area.
 - We should dredge sand to the beach to allow for boats, build a marina, and promote the marina as a feature of the Island.

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 Themes

1. Safe Family Friendly Neighborhood

Create a safe and family friendly community that provides needed amenities and services for local residents.

Discussion

- » Add “and visitors” to the end of the statement.

Imagery Notes

- » Boats
- » Beaches
- » Parks
- » Family

2. Blended Residential Community and Destination Location

Encourage tourism and the development of local commercial businesses to build a strong economic environment and sufficiently support the year-round residential community.

Discussion

- » This sounds good. This came up during the business climate focus groups. There are no places to meet or host events on the Island.
- » “Local” does not have to be locally owned, but less chain and big box feel. Keep the unique coastal bend and island feeling. This is why we like to live on the Island and why visitors come here.

Imagery Notes

- » Show Lake Padre as a marina area.
- » City center/commercial district with people walking.
- » Example: Margaritaville

3. Environmental Preservation

Capitalize on existing environmental features as amenities for the community and ensure the preservation of these areas as the Island continues to develop.

Discussion

- » No changes discussed.

Imagery Notes

- » Birding
- » Sea turtles
- » Beaches
- » Wetlands
- » Sand dunes
- » Show different transportation modes (i.e. bike lanes, golf carts lanes, etc)

Draft Policy Initiatives

1. Transportation

Improve transportation conditions on the Island.

Discussion

- » Add more specifics to the statement.
- » Discussion topics from the focus group include PR 22, safety, congestion, quality of roads, access on and off the Island, and the lack of safety lanes on the intercoastal bridge.

2. Parks and Recreation

Enhance park and recreation facilities on the Island for both residents and tourists.

Discussion

- » Change “tourists” to “visitors.”
- » This plan can link to the parks master plan for enhancing parks.
- » Local parks and dog parks came up in the community feedback often. Primarily focused on the maintenance of the parks.

3. Tourism

Encourage tourism on the Island.

Discussion

- » A concern about tourism is the need for increased representation and marketing.
- » Increase the amount of time people are on the Island.
- » There is a need for more development and tourism infrastructure to facilitate tourists staying on the Island.

4. Environmental Preservation and Concerns

Preserve and protect existing natural areas on the Island.”**Discussion**

- » There are several natural areas on the Island that prevent the expansion of development.
- » “Monitoring” could be added to the text. Collecting data to have baseline information on environmental quality and is important to monitor changes over time. This is something that was mentioned during the focus group meetings.
- » This statement should describe “Celebrating the Island’s important role in the ecosystem.”

5. Connectivity

Improve connectivity on the Island to allow for alternative transportation mobility options.

Discussion

- » This policy initiative would include action items related to future studies, golf carts, bicycles, east/west connections, and north/south connections.
- » Create “beach-to-bay” connectivity
- » Bicycles, e-bikes, golf carts are different modes that can be used to get around to relieve traffic.
- » The original corridor study conducted a few years ago included super streets and turnarounds. The study didn’t take a detailed look at the golf cart network.
- » The Island doesn’t need a traffic “study.” It needs a traffic “plan.”
- » A target industry study is being conducted. The Island is being looked at as an attraction for a high-tech workforce that can work remotely.
- » Increase fiber and broadband infrastructure on the Island to support telecommuting.
- » Include something about the lack of safety lanes on the bridge.

6. Neighborhoods

Provide amenities and services to allow for thriving neighborhoods.

Discussion

- » This policy initiative focuses more on the needs of the residents.
 - This policy initiative could possibly be removed. The amenities and services are represented by several of the other policy initiatives like connectivity, parks and recreation, and development.
 - Maybe Connectivity and Neighborhoods could be combined by adding amenities and services to the Connectivity policy initiative text.
 - The thriving neighborhood concept could be moved to the next policy initiative.
- » The target industry study is looking at the Island as an attraction.
- » Telecommuting is a good trend to keep in mind
 - Broadband should be included somewhere. Where does infrastructure needs go? Broadband is a community issue, not only a resident issue.
- » A huge amenity for families is the video game rooms and virtual reality. These provide entertainment for teens and could set the Island apart.

7. Development

Encourage an appropriate level of development to meet the needs of the Island.

Discussion

- » Focus on what we can accomplish, as opposed to what we shouldn't do.
- » During the Environmental Focus Group, there was a good comment made about balancing development needs and goals with environmental assets that would be good for this policy initiative.
- » Maybe this policy initiative should be merged with the environment concerns policy initiative. This one also works well with Tourism.
- » "Balance" is a good term—the idea of balance development without impacting the natural environment.
- » In order to implement a policy initiative like this, you have to identify the needs of the community, and then that will lead you to what is appropriate.

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. No changes were made at that time. 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.

Discussion

- » The term “planned development” sounds like there is already a plan for those areas.
 - We might get better ideas if people don’t think there is already a plan
- » As part of this exercise, we can define some of these areas now that we are planning for the future. Now, we also have the chance to update the map to reflect things that are currently on the ground.
- » Is there a way that the general public can get involved and get informed.
 - We make sure to outline the engagement process within the plan document. We recognize that residents are experts in their community. We work with various organizations throughout the process and will list organizations such as the MPO, ISAC, and TxDOT to show who was involved.
- » How does the land use interface with the policy initiative #7 on development?
 - They are directly related. The future land use plan identifies land uses for different areas that influence where development can happen.
 - Several of these policy initiatives are interwoven in the future land use plan.
- » There are several critical habitat zones that we should be aware of when developing the plan.

2016 Future Land Use

-  Mixed-Use
-  Commercial
-  Government
-  Light Industrial
-  Low-Density Residential
-  Medium-Density Residential
-  Multifamily Residential
-  Planned Development
-  Transportation
-  Permanent Open Space
-  Flood Plain Conservation
-  Vacant
-  Water
-  Padre/Mustang Island
-  Corpus Christi City Limits

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