

Padre/Mustang Island

AREA DEVELOPMENT PLAN

Advisory Committee Meeting #2

Tuesday, September 1, 2020

6:00 PM to 8:00 PM

Meeting Purpose

- » Provide Public Input Updates
- » Develop Vision Themes and Policy Initiatives
- » Develop Future Land Use Map

Agenda

6:00 p.m.	Introductions	Dan McGinn
6:05 p.m.	ADP Plan Process Updates	FNI
	Public Input Summary	FNI
6:15 p.m.	Vision Themes and Policy Initiatives	FNI/Committee
7:15 p.m.	Future Land Use Planning Exercise	FNI/Committee
7:55 p.m.	Wrap-up and Next Steps	FNI
8:00 p.m.	Meeting Concludes	FNI

Draft Vision Themes

1. Safe Family Friendly Neighborhood

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

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.

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.

Draft Policy Initiatives

1. Transportation

Improve transportation conditions on the Island.

2. Parks and Recreation

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

3. Tourism

Encourage tourism on the Island.

4. Environmental Preservation and Concerns

Preserve and protect existing natural areas on the Island.

5. Connectivity

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

6. Neighborhoods

Provide amenities and services to allow for thriving neighborhoods.

7. Development

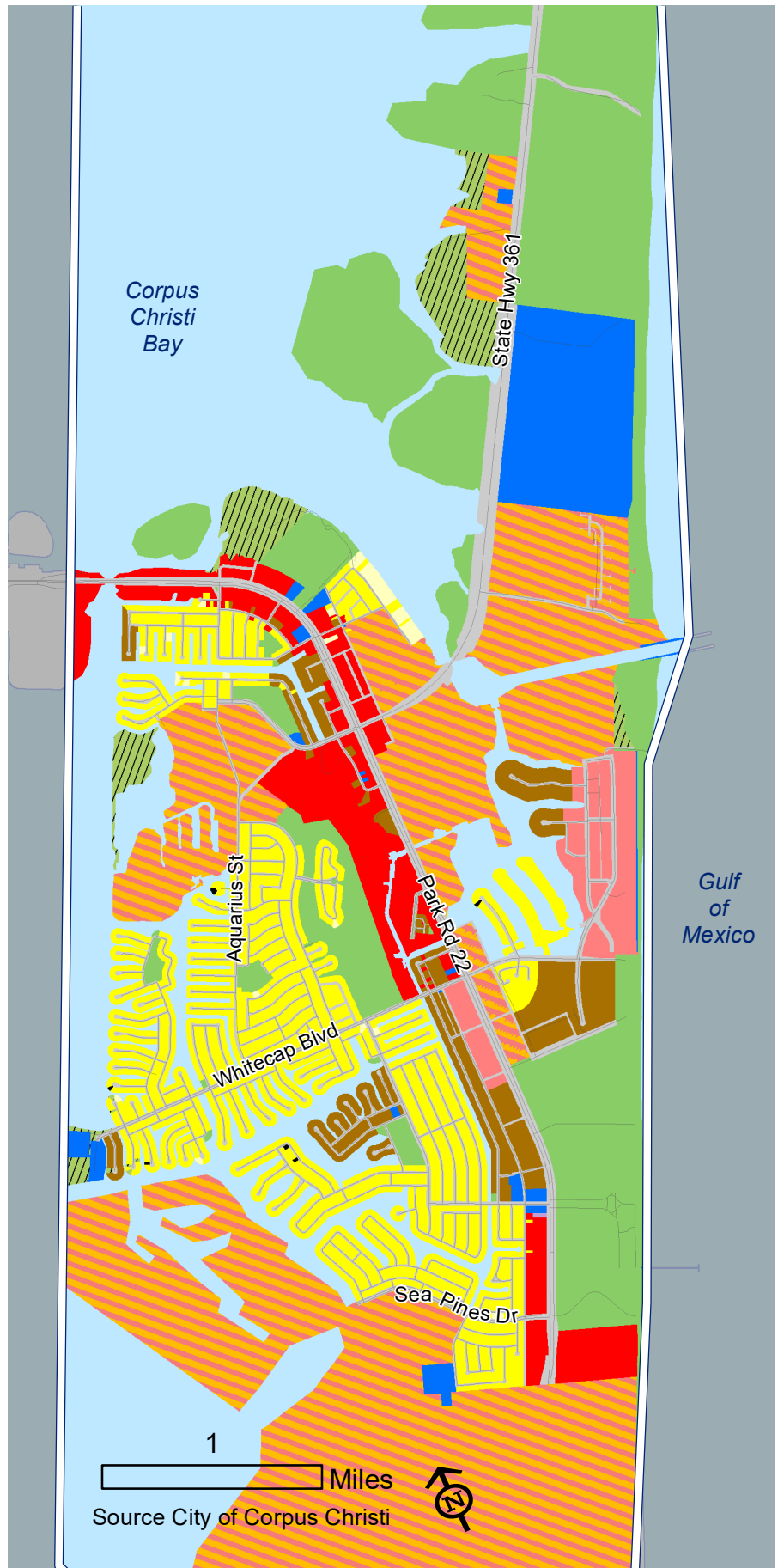
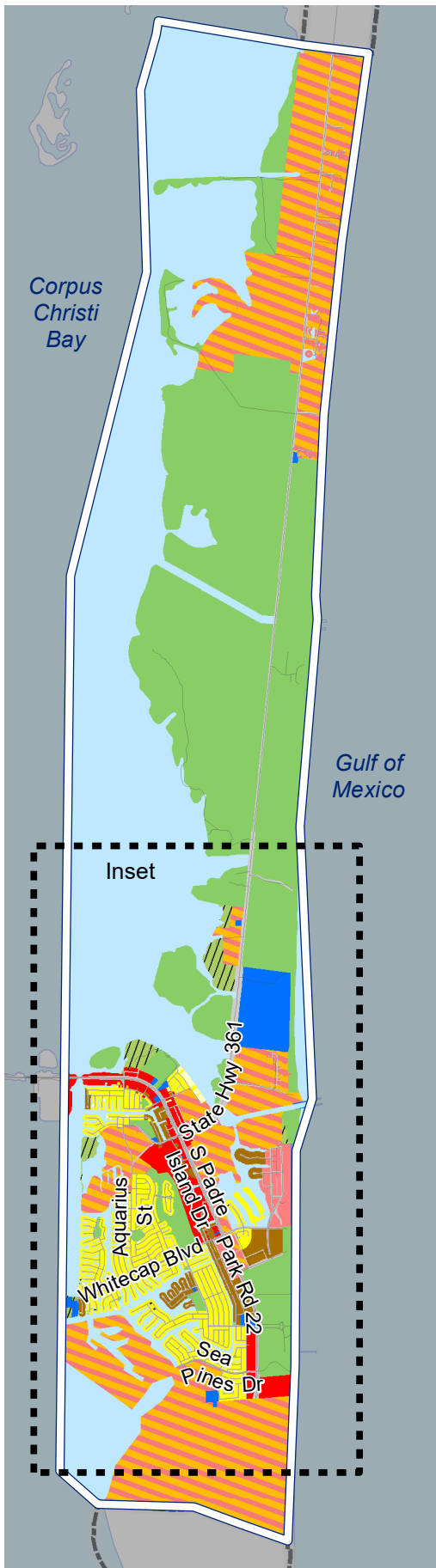
Encourage an appropriate level of development to meet the needs of the Island.

2016 FUTURE LAND USE MAP

LAND USE	ACRES	%
Mixed-Use	130	1%
Commercial	340	2%
Government	312	1%
Light Industrial	1	<1%
Low-Density Residential	21	<1%
Medium-Density Residential	873	4%
High-Density Residential	244	1%
Planned Development	4,269	20%
Transportation	784	4%
Permanent Open Space	6,057	28%
Flood Plain Conservation	166	1%
Water	8,546	39%
Vacant	1	<1%
Total	21,744	100%

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AREA DEVELOPMENT PLAN



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.



MIXED-USE AREAS

Mixed-use centers include residential, retail, hotel, and office uses. Mixed-use centers are pedestrian-friendly with buildings oriented towards the street. Residential uses are generally of a higher density, including apartments, condominiums, townhomes, cottage housing, and small-lot single-family residential. The mixture can be vertical, with different uses on different floors of a building, and horizontal, with different uses side by side. Churches, schools and public uses are included in mixed-use areas.



INSTITUTIONAL

Hospitals, colleges, universities, schools, large churches, and similar institutions, whether public or private, are designated as separate land uses because of their campus-like character, which requires special attention to edges and relationships with adjacent areas.



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. Designated on Padre and Mustang islands and in the potential annexation areas, planned development areas are expected to require a rezoning tied to a master planning process or an Area Development Plan process.



TRANSPORTATION

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



GOVERNMENT

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



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.