

Padre/Mustang Island

AREA DEVELOPMENT PLAN

Online Community Meeting 2

October 1, 2020
6:00 PM

Zoom Attendees: 24

Facebook Live Attendees: 44

A video recording of the meeting is available on the project website and can be viewed using the following link:

» [Video Recording of the Online Presentation](#)

Questions and Answers

Will the ADP mention or make recommendations on short-term rentals, including where specific zoning would allow it? This is a major issue with those homeowners who live full time on the Island.

The area development plan (ADP) would address this through the future land use map. Once we identify what and where residential uses are, specific action items related to this issue will be identified in the plan. The Island Strategic Action Committee (ISAC) also has a sub-committee looking at short-term rentals, and they will be looking to make some recommendations. While there are a few zoning districts that permit short-term rentals on the Island, there are also property owner association (POA) regulations that restrict or regulate them in certain areas.

Will your work with other parts of Corpus Christi look at the establishment of the bike route network for Corpus Christi with the Island?

The ADP will address transportation, which doesn't only include vehicular traffic, but all modes of transportation. We will look at connectivity for pedestrians, bikes, and golf carts to also move around the Island. Previous work with ADPs has looked at how the area ties into the existing bike network and made recommendations to improve the bike network as necessary. We want to make sure it's a comprehensive process to address bike connectivity.

We also recognize that there is a unique challenge on the Island with limited connectivity to the mainland. Part of this process is to identify short-, mid-, and long-range projects that can be incorporated into the plan and stay as part of the conversation as the City plans for future investments.

Is there any plan to include a gas/diesel station on the east side of the Island?

In terms of boating, there are some ideas that Lake Padre could be a marina, and a gas/diesel station could be a part of the plan if it does become a marina.

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With the current use of canals, and beaches in the canals, for recreation, do you take this into account to limit the planned development in and around the “ski canal”?

Many of those properties were carved out with the idea that they would be developed similarly to other single-family residential areas of the Island. In the long-term, the development of those properties would be up to the landowner. However, they would still be subject to City zoning and other regulations.

Will the plan create dedicated paths for golf carts? Should the plan include guaranteed golf cart access everywhere?

This plan won't specifically go into detail about creating routes for golf carts, but it can mention the need for dedicated paths for them. A more detailed study will be needed to assess where facilities should be located and what they would look like. There have been some conversations with the ISAC about a detailed study, and the City is already working with some existing developments to facilitate golf carts better.

Could there be a recommendation to allow for autonomous vehicles for delivery? There are some drug stores that are already delivering by small robots that roll along sidewalks and bike paths.

Technology is moving at a rapid pace. When building mobility infrastructure, there should be the flexibility to adapt to new uses in the future like autonomous vehicles. It is a good suggestion that as we discuss paths for golf carts and bicycles, we are also thinking into the future so that those are facilities are usable for decades to come.

Additional Comments

- » We need to show in your pictures that we'd like great free auto access to the beaches.
- » The Kennedy causeway GIWW bridge was built with an exception from the FHA without safety lanes. This needs to be addressed and remedied. It's not cheap to fix, but very important!!
- » On the subject of ingress and egress from the Island, using bike, ebike, or other modes of transport other than cars, I do think that you need to take the bull by the horns and use one lane of the highway over the bridge. Can I just say as well, that if you want to encourage bikes then you also need to ensure that businesses are encouraged to have bike racks. Hopefully, we can also get a bike shop on the Island at some point as well, just like we now have a golf cart rental store.
- » Thanks Team. That was a great presentation. I can only assume it was a laborious effort to sift through the number of hours of data to compile and put forth to summarize the ADP from the community input. I look forward to the refinement of the plan as it is moved forward. Great Work to All!
- » I think the environmental policy initiative should include something about coordinating with agencies that are responsible for environmental quality, such as the padre national seashore.
- » I really like the transportation policy initiative. I like how it's phrased.