

Flour Bluff

AREA DEVELOPMENT PLAN

Online Community Meeting 2

October 7, 2020
6:00 PM

Zoom Attendees: 20
Facebook Live Attendees: 114

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

What about the roads in the area? How will we improve them?

The draft policy initiative 3 will allow us to develop recommendations that address roadway improvement and connect the community through various transportation modes. We want to make sure the community is well connected.

I am curious about the land use changes. I own commercial property on Flour Bluff Dr, and it looks like you made some zoning changes to the area between Division and Don Patricio. I am unaware of any approval by property owners to make those changes.

We aren't aware of any zoning changes that have occurred recently on Flour Bluff Drive. This is a draft future land use map, and we are still meeting with landowners as we finalize this Future Land Use Map. A Future Land use Map is not code; it's a guide that provides direction as zoning changes come before the City Council and Planning Commission. We are open to talk about any changes with property owners.

Where will homelessness and vagrancy issues fit into the plan?

There has been a robust conversation so far since we have started discussing the plan with the community. We have heard this topic come up in the survey back in the spring. Also, we had a focus group that discussed this specific topic. We had a productive dialogue. The plan is important, but the planning process is often just as important. Because we have these conversations now, we have already seen some solutions emerge that weren't on the table before. We have a new staff member with the City focused on homelessness, and the City is putting a great effort and resources into address this issue citywide as well as in Flour Bluff.

Flour Bluff

AREA DEVELOPMENT PLAN

What is the future plan/ vision in regards to agriculture land and all the horse properties?

We recognize Flour Bluff offers a variety of land uses. We want to ensure this variety is still there in the future. Most rural land in Flour Bluff is maintained in the Future Land Use Map; you'll see the majority of the southwest side of Flour Bluff is designated as low-density residential where there is 1-2 dwelling units per acre. The center and southeast portion of Flour Bluff is where the residential uses intensify. Closer towards the highway corridor, it is high-density residential, which is typically multifamily. Two factors keep the southwest low-density: access to wastewater and compatibility with Waldron Field. These are two factors that contribute to this land development pattern now and will continue in the future.

Have you consulted with the University to understand and protect the hypersaline nature of the Laguna Madre as a breeding grounds for our fish and sealife?

As part of the focus groups, we have reached out to the University, and we had significant participation from them. One of the things that have come up is the need to monitor our natural resources over time to understand how they are functioning and how we can protect them in the future. One thing that has come up consistently throughout this planning process is the community's desire to promote and celebrate it's natural resources.

Are these ideas funded through a bond or our city budget?

We will be developing more specific action items following this meeting. The funding will come from a variety of sources bonds, the City budget, and grants. The project list helps the City develop the bond program in the future and the capital improvement program. Opportunities for potential federal grants have been discussed as a part of this planning process. Working with partners helps us better identify funding sources.

A few years back, the proposal to provide a temporary dump site was voted down. Dumping is a huge issue in the Caribbean area where I live. What discussion on this topic again?

We have a new solid waste director who is working on several programs to address illegal dumping. There was a proposed project a few years back, but council decided they didn't want to move forward with it.

Could you let everyone know how a future project moves from the idea stage to a funded project via the ADP?

The process starts with input from the community, which informs the community's overall vision themes and policy initiatives. Once action items are identified we can get into the specific details of how projects are funded. Then we will address the timeframe for the completion of each project.

Once the development on the corner of Purdue and Flour Bluff Drive is complete will that light at the intersection be operational for them?

This is a major street for those who travel to the schools from east and west and there is currently an operational light at this location.

Is there any way of putting a beach/swimming area?

During the focus groups, we discussed increasing recreational opportunities in Flour Bluff. We also heard through the survey that the community has a desire for more recreation opportunities. In the Future Land Use Map we will address this by designating areas for various recreation uses. This area development plan could be followed by other specific studies to determine what recreational opportunities will work.

Flour Bluff

AREA DEVELOPMENT PLAN

Is there a minimum square footage for new housing development for back yards? We have a few houses on date palm with houses with basically no back yards basically for families with children and therefore they are forced to play, gather in their front yards, streets. With compacted subdivisions and smaller lots. The streets are also are narrow and that makes it even harder for kids anyone to bike etc.

The new projects we see in Flour Bluff on the southside meet the minimum standards for the subdivision zoning ordinance. We don't have anything that regulates the building size. We have noticed in the newer subdivisions, developers are maxing out the site with the footprint of the house, and there isn't much space for back yards.

How can community groups get involved and help bring this plan to fruition once it has been adopted?

Plans and recommendations are not solely the City's responsibility. It takes the entire community to be able to implement some of these items. As we develop action items, we will be conscious of responsible parties. If you continue to give us input and spread the word, that will help the community's vision come to fruition.

Are there plans to widen Flour Bluff Drive to Yorktown?

Right now, there is not a project on the books for that portion of Flour Bluff Dr. As we work through this plan we will work with the community to develop short, mid, and long-term projects. This plan sets the stage for projects that get funded in future years.

Are there any plans for sidewalks on Yorktown or Flour Bluff Drive to Yorktown?

Yes, we are identifying improvements and categorizing them as short, mid, and long term. The sidewalks are especially crucial for those going to and from the schools, so we will make sure these comments are captured in the plan.

Additional Comments

- » It would be nice to public access to the water on Laguna Shores avoid building that would obstruct this view so we can enjoy what we have in Flour Bluff.
- » Driving safety around schools area is definitely needed
- » West area where pastureland has been sold...roads.
- » Dumping is a problem all over the bluff, that site solid waste lied about how it would be used.
- » West area roads are terrible for cars and bicycles.
- » Bike and hiking path off of Flour Bluff drive by the water tower? Dog park?
- » Hike and bike trails are needed
- » I would also like to see large lot neighborhoods kept as is, instead of building many small homes on small lots on all the pastureland that is sold within those nice neighborhoods
- » Exciting to see Flour Bluff improvements being focused on, thank you for this!
- » Thanks for doing this. We appreciate the open process. Shout out to all the city staff involved with this work!
- » Thank you for all that you are doing to help us make our vision for Flour Bluff a reality.
- » Flour Bluff Drive seriously needs to be widened especially with new development coming in.

Flour Bluff

AREA DEVELOPMENT PLAN

- » Appreciate your work - Flour Bluff is due some attention but I would hate to outprice this area for those who live here and love it
- » Sidewalks are needed everywhere in Flour Bluff
- » Dumping is an issue all over Flour Bluff
- » It would be nice to have a public access to the water on Laguna Shores and keep from building that obstructs the view to enjoy the water we have to go to the island.