

City of Corpus Christi

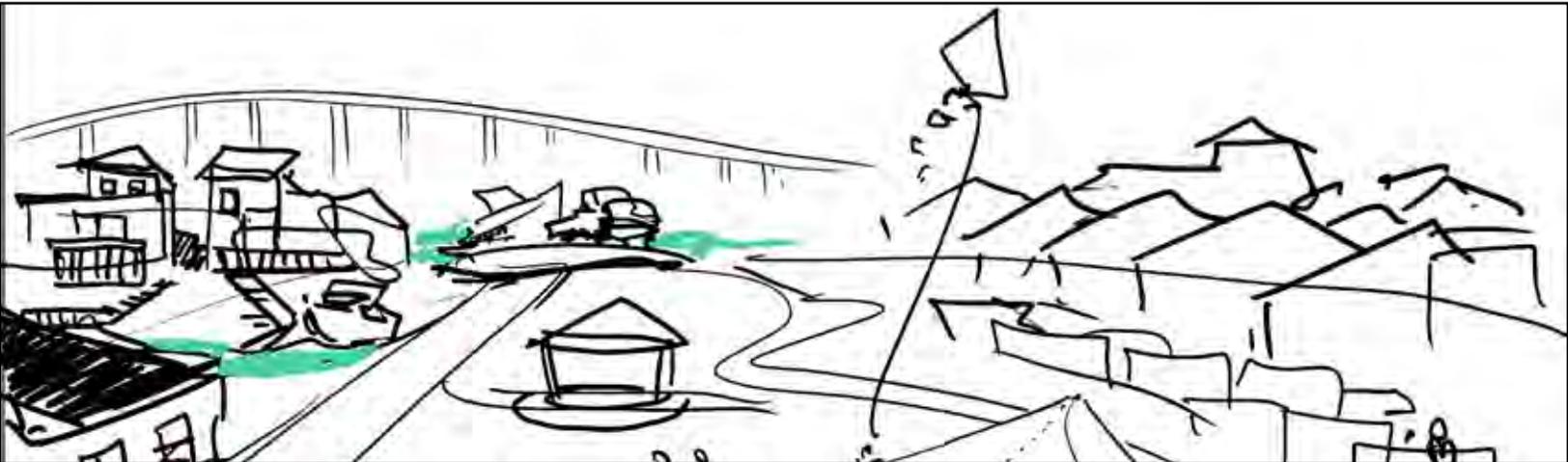
Padre/Mustang Island

AREA DEVELOPMENT PLAN

Advisory Committee Meeting 3

Meeting Summary

December 3, 2020



Meeting Details

The third Advisory Committee meeting for the Padre/Mustang Island Area Development Plan took place on December 3, 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 an orientation to the materials in the Committee handout. During the meeting, the Committee members participated in a workshop to discuss the draft rendering sketches. The purpose of this exercise was to confirm that the draft images accurately reflect the vision theme statements to begin finalizing the renderings. Also presented during the meeting were examples of draft action items and public investment initiatives. The Committee was provided with worksheets with the draft information presented during the meeting. Following the meeting, the Committee was instructed to review the action item worksheets and draft projects lists in the handout and provide feedback.

This meeting summary summarizes the information presented during the meeting and the discussion that took place. A PDF of the presentation and meeting handout are available on the project website at www.cctexas.com/island and can be viewed using the following links.

- » [Presentation - Third Advisory Committee Meeting \(December 3, 2020\)](#)
- » [Handout - Third Advisory Committee Meeting \(December 3, 2020\)](#)

Draft Vision Theme Renderings

For each of the vision themes, a rendering will be created to illustrate the vision. Draft rendering sketches were presented to receive feedback from the Committee to determine if the images are accurately reflecting the vision themes before finalizing the renderings. The following is a summary of the feedback received from the Committee.

1. Safe Family Friendly Neighborhood

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

Rendering Features

- » Local Park - Douden Park
- » Family Friendly Neighborhood
- » People Walking/Biking
- » Community Garden



Committee Comments

- » Generally, this image works.
- » Reference real images of community gatherings to create the images.

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.

Rendering Features

- » PR22 Look North
- » Golf Cart Path
- » Commercial/Mixed Use Development
- » Marina Development
- » Improved PR 22 and New Bridge



Committee Comments

- » I've seen 5 or 6 renderings of this area and none have been implemented.
- » Have you reached out to Kim Lang and his group? They are talking about breaking ground in this area. I'd encourage you to have a conversation with them because it doesn't have plans to be developed to this scale.
- » The area in lower right hand corner - Apartments or Condos could be a potential use for that parcel of land.
- » The question marks on the west side of PR22 - On the northside, they have designed as mixed-use board walk, think River Walk type of design.
- » The area on the east side of PR22 north of the canal right by the bridge probably won't be mixed-use retail.

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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.

Rendering Features

- » Healthy Dunes
- » Beach activity
- » Environmental Corridors

Rendering View Option 1 - Ground Level View of Beach



View Option 2 - Aerial View of Mustang Island



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Committee Comments

- » Are you aware that people can drive on the beaches here? These pictures don't look realistic to what is being shown.
- » Illustrate driving on the beach as a positive.
- » Add beach access to the bullet points.
- » Environmental corridors get compromised because of the way the beaches are accessed.
- » How are you incorporating winter Texans into this vision? They come down here every year and have been coming down for years the condos are full and the beaches aren't as busy.
- » The beaches should be shown as more busy.
- » The second version looks like we have a few houses in the middle of wilderness. This is not realistic, even for a vision.

Draft Action Items

Draft action items were developed based on the feedback received from the public input, Committee members, and City staff. During the meeting, each policy initiative was presented and examples of action items related to each initiative were presented including recommendations from the current plan and potential action items based on the information received through the planning process. Following the meeting, the consultant team will use the feedback from the Committee to finalize the draft action items to include in the plan. There were no comments from the Committee during the meeting. The Committee was directed to review the information in the handout and provide feedback after the meeting. The following are the draft action items presented for review.

1. Transportation - Improve traffic flow, Island ingress and egress, safety, and roadway quality.

Relevant Actions in Current ADP

CURRENT ADP ACTION #	CURRENT ADP ACTION TEXT	KEEP/ MODIFY/ DELETE?
C.1	The City Council adopts the Transportation Plan, which is part of MobilityCC, the Mobility Element of the City's Comprehensive Plan to guide future transportation decisions. The transportation section of this Area Development Plan recommends amendments to the Corpus Christi Urban Transportation Plan recommendations are based on the "ultimate" street network necessary to serve a fully developed plan area. Unless otherwise specified or where not feasible, all streets are recommended to contain sidewalk, curb, gutter and underground drainage.	
C.3	The City, in coordination with Federal, State, and County governments, will prioritize a long-term emergency action plan for maintaining sufficient emergency egress from the Islands, which will include a second crossing of the Laguna Madre.	
C.6	Encourage a second crossing of the Laguna Madre, as included in Segment A of the seven segment Regional Parkway Mobility Corridor project, as described in a 2013 Feasibility Study and a 2016 Planning and Environmental Linkages study. Recognition of the potential need for an alternative crossing is documented in studies from the 1980s and 1990s, including the South Loop transportation Study (1999). Segment A would be intended to: A) Provide secondary emergency evacuation route from Mustang and Padre Islands. B) Serve the growing residential population on the south side of Corpus Christi and facilitate regional mobility and connectivity. C) Alleviate mounting congestion and operational/safety issues on the SH358 corridor.	

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CURRENT ADP ACTION #	CURRENT ADP ACTION TEXT	KEEP/ MODIFY/ DELETE?
C.7	For public safety and to protect roadway capacity on SPID and SH361, future development will require access management controls, i.e., shared driveways, interconnected parking, etc. Implementation of the recommendations derived from the 2016 Padre Island Access and Mobility Study should be prioritized.	
C.8	Encourage working with the appropriate agencies to develop a solution for traffic congestion at PR22 and SH361 intersection and access road.	
C.9	The City will continue to work with private landowners, TxDOT and the Texas General Land Office to identify potential beach accesses and get them constructed. (i.e. Access 2A, 2B, and 3A). The City will also continue to maintain these access roads for the benefit of the public. The access roads should be renamed to correspond with their adjacent mile marker.	
E.10	Establish a short, medium, and long term schedule for all existing streets on the Island. Collector and arterial streets and beach access roads will have priority for street resurfacing.	

Relevant Issues/Topics for Action Item Consideration:

1. Speed Limits
 - a. Arterials, Collectors, and Residential Street
 - b. Design elements: ex. lane widths in line with National Association of City Transportation Officials (NACTO) recommendations?
 - c. PR 22, Whitecap, Aquarius,
2. Island bus circulator route - RTA
3. Golf Cart routes – multimodal transportation plan
4. Paper Streets – Sand Dollar; Headsail Ave., Crowsnest
 - a. Funding sources & possible collaboration with private owners
5. Street Lighting program to meet the city standards for the distance between light poles. Ensure lighting standards reduce light pollution to maintain dark skies for wildlife

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2. Parks and Recreation - Enhance park and recreation facilities to provide various activities and entertainment for all ages.

Relevant Actions in Current ADP

CURRENT ADP ACTION #	CURRENT ADP ACTION TEXT	KEEP/ MODIFY/ DELETE?
E.6	A high recreational improvement priority of the City is to fully develop existing parks on the island. These parks include Jackfish, Aquarius, Commodores, Billish, and Douden Parks. The improved parks will be regularly maintained according to the City's Parks Master Plan.	
D.1	The City will analyze and pursue alternative means of creating special funds for capital improvements, public facilities, and beach operations/ maintenance. These funding mechanisms include bond program funding, hotel/motel tax, beach parking fees, grants, tax increment financing, and other local, State, or Federal programs.	
E.5	The City will pursue additional public boat ramps and parking for access to the Laguna Madre and Corpus Christi Bay. Joint public agreements between the County, the State or other entities could facilitate this objective and reduce overall costs. Potential sites for consideration should include: existing park locations; Wilson's Cut on Mustang Island and Kleberg County, Laguna Madre shoreline or other viable alternatives.	
E.7	The City will pursue development of a multi-purpose meeting facility as a place for resident public functions, senior citizen activities, and other public/recreational functions. If land on existing City parks is not suitable, the City should consider a joint agreement with the County on County park land in the area.	

Relevant Issues/Topics for Action Item Consideration:

1. New park amenities, including skateboard facilities, dog parks, volleyball courts, pickle ball, tennis courts, public pool/splash pad.
2. Packery Channel facilities: roadway access, parking, pavilions, concessions, bathhouses, restrooms, public fishing facilities, beach maintenance, observation areas, nature trails, and street lighting.
3. Current Parks Master Plan update effort – relevant actions to the development of amenities and maintenance of parks and open space on the Island.
4. Beach Maintenance
 - a. Coordination with Nueces County, Port Aransas, and other organizations
 - b. Beach parking fee study
5. Water Recreation and Water Safety Programs and Activities:
 - a. Ocean Safety and Educational Training Center,
 - b. Nature Center,
 - c. Canoe/Kayak Clubs,
 - d. Surf clubs

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3. Tourism - Expand tourism on the Island by increasing marketing efforts and providing a variety of events and attractions.

Relevant Actions in Current ADP

CURRENT ADP ACTION #	CURRENT ADP ACTION TEXT	KEEP/ MODIFY/ DELETE?
B.5	Signage requirements should promote a coordinated and cohesive design and reinforce a desirable identity of the Islands.	
B.8	Work to create a conveniently located permanent Islands visitor center.	
D.4	Promote tourist oriented development east of State Highway 361/ Park Road 22 and between Zahn Road and Whitecap Boulevard by providing public and private amenities to make the area more attractive and “people friendly”. These amenities should support a multimodal transportation system (pedestrian, bicycle, vehicular, and water transit) and uniquely attractive developments, both public and private, with facilities using the highest quality design and materials.	
D.5	Private land located south of the Packery Channel and landward of the seawall should be developed with a mix of high-density tourist oriented commercial and residential activities. Development standards for this area will be of a very high order requiring abundant landscaping, a consistent urban design theme, and public improvements that exceed standard requirements.	
D.7	Encourage the development of a full service marina in Lake Padre opening up Padre Island to recreational sailing and power vessels with unfettered access to the Gulf.	
E.4	The City will encourage festival sites on the Island for special events. Facility improvements are intended to make the Corpus Christi gulf coast a premier location for hosting special beach events on the Texas gulf coast. Festival site facilities and locations may be developed as joint ventures with the County, State, or with private property owners.	

Relevant Issues/Topics for Action Item Consideration:

1. Provide destination, recreation, and entertainment options and activities that encourage visitors to lengthen their stay on Padre/Mustang Island.
2. Partner with Visit Corpus Christi:
 - a. Focused campaign to promote the Island.
 - b. Specify tourism opportunities for eco-tourism, fishing, birding, water sports, and family-friendly activities through marketing efforts.
 - c. Implement initiatives identified in the 2021-2023 Strategic Plan.
3. Feasibility study for a convention center and hotel on the Island.
4. Lake Padre to serve as a town center development and a central community gathering space
 - a. Commercial or mixed-use zoning – residential, hospitality, retail/commercial
 - b. Other design / code options to facilitate intended development outcome and increase developer and investor confidence?

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4. Environmental Preservation - Protect and monitor natural resources and assets critical to the health of the barrier island and regional ecosystem.

Relevant Actions in Current ADP

CURRENT ADP ACTION #	CURRENT ADP ACTION TEXT	KEEP/MODIFY/DELETE?
A.2	Due to the complexity of the Islands development and the need to protect environmentally sensitive areas, the City recommends site plan review process for all commercial and multi-family residential development on the Islands, in conjunction with the issuance of building permits.	
A.4	The design and use of naturally regenerating systems for prevention and control of beach dune erosion are encouraged and preferred over bulkheads and other hard structures provided the protection system is a reasonable solution to the site where it is proposed. Regenerating systems include, but are not limited to: <ol style="list-style-type: none"> 1. Beach nourishment; 2. Adapted beach management practices; 3. Planting with short-term mechanical assistance, when appropriate; and 4. Any other method consistent with the recommendations of the Texas General Land Office's Dune Protection and Improvement Manual for the Texas Gulf Coast. 	
A.5	The City will encourage the protection of sensitive wildlife habitats and the Islands' environment by considering innovative design techniques, implementation of incentives for developers, and allowing higher than typical development density in uplands where practical. It is not the intent of this plan to initiate requirements for protection of non-jurisdictional wetlands. The City encourages any developer to voluntarily preserve the existing natural environment by concentrating the total number of units allowed, based on gross acreage (including wetlands), into a multi-story building or buildings. This "cluster development" results in large setbacks, buffer zones, reduced infrastructure costs, and more permanent open space.	
A.6	The City should develop a revision to the landscape requirements in the Zoning Ordinance to create an indigenous species and wetlands allowance for landscaping on the barrier islands. New development may incorporate natural wetlands and vegetation to partially satisfy landscape requirements where such features can meet the screening performance criteria.	
A.7	Encourage development of an expanded canal system, including the bridge on SPID, to connect Lake Padre/Packery Channel with the existing Padre Isles Subdivision. The expanded canal system is consistent with proposed developer plans and would benefit Padre Island in several ways as follows: <ol style="list-style-type: none"> 1. Improve canal system water quality in Padre Isles; 2. Improve surface drainage along SPID, i.e., a canal system parallel to SPID could provide outfalls for storm drainage along the roadway; 3. Provide a convenient water transportation system for small watercraft between the Padre Isles residential area and future commercial development in Lake Padre/Packery Channel. 	

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CURRENT ADP ACTION #	CURRENT ADP ACTION TEXT	KEEP/MODIFY/DELETE?
A.10	Encourage the use of native coastal plant species and discourage the use of invasive species.	
A.11	Encourage the development of future expanded canal systems on North Padre Island and Mustang Island.	
A.12	Continue on-going maintenance of the Packery Channel as it is a valuable resource for material to re-nourish the beach.	
E.14	The City will continue to reuse effluent from the Whitecap Wastewater Treatment Plant to benefit the Island as a source of water for landscaping on the Islands.	

Relevant Issues/Topics for Action Item Consideration:

1. Dune and Beach Maintenance, Management and Protection
 - a. Review and update as needed: Joint Erosion Response Plan, Adaptive Beach Management Plan, Beach Maintenance Plan, and Packery Channel Dredging Plan
 - b. Incorporate dune construction and repair methods recommended by the Dune Protection and Improvement Manual for the Texas Gulf Coast.
 - c. Ensure future development is consistent with the recommendations of the plans.
 - d. Establish a baseline and sufficient budgeting source to support sustainable monitoring of the plans.
2. Improve stormwater infrastructure to address flooding on roadways and standing water. Where applicable, utilize green infrastructure techniques such as bioswales and permeable parking surfaces.
 - a. Coordinate Stormwater projects/solutions on Mustang Island
3. Increase construction requirements to 2 feet above base flood elevation (BFE)? Currently 1-foot requirement.
4. Wildlife Habitat:
 - a. Work with the local environmental organizations to conserve the critical habitat for protected species, including Red Knots, Black Rails, and Piping Plover.
 - b. Develop and preserve conservation corridors to provide freedom of movement for wildlife.
 - c. Work with General Land Office to implement restoration projects on Padre and Mustang Islands.
 - d. Tree preservation – public land. Private land too?
 - e. Discourage invasive animal and plant species from the Island:
 - i. Provide a program to educate the public about the dangers of Invasive species to the sensitive ecosystem on the Island.
 - ii. Expand and replicate Texas Gulf Coast Cooperative Weed Management Area program.

5. Connectivity - Accommodate safe, efficient movement of pedestrians, bikes, and golf carts throughout the Island.

Relevant Actions in Current ADP

CURRENT ADP ACTION #	CURRENT ADP ACTION TEXT	KEEP/ MODIFY/ DELETE?
C.2	The City will encourage implementation of the pedestrian and bicycle amenities as prescribed in the MPO’s Strategic Plan for Active Mobility Phase 1: Bicycle Mobility (completed 2016) and Phase II: Pedestrian Mobility (under development 2016). These plans are intended to foster cycling and walking as safe and viable transportation alternatives to enhance access to essential goods and services for all residents and visitors in our community.	

Relevant Issues/Topics for Action Item Consideration:

1. Make roadway and trail improvements to create a community that can easily be traveled from beach to bay.
 - a. Improve pedestrian & bicycle safety infrastructure to facilitate crossing PR22 at Whitecap Blvd and SH361.
2. Work with MPO to update the Mobility Plan to include alternative modes of transportation such as pedestrian and golf cart connectivity, in addition to bicycles.
 - a. Create a sidewalk network that provides pedestrian connectivity among residential, retail, commercial, and recreational uses.
 - i. Provide safe pedestrian facilities along PR22.
 - ii. Provide a pedestrian boardwalk along Lake Padre.
3. Support the addition of sidewalk infrastructure to Public Work’s Roadway Pavement Conditions analysis.
4. Coordinate with RTA to increase bus transit service to and from the Island.
5. Coordinate with TxDOT and evaluate options to provide bike facilities to Flour Bluff and the mainland.
6. Incorporate ADA accessibility in all pedestrian connectivity improvements ensure people of all abilities are accommodated.

6. Development - Support and encourage compatible and context-sensitive development that provides a mix of land uses and respects the environment.

Relevant Actions in Current ADP

CURRENT ADP ACTION #	CURRENT ADP ACTION TEXT	KEEP/ MODIFY/ DELETE?
A.9	The City will continue streamlining the process for permitting.	
B.12	Utility lines will be placed underground, where practical, and minimize disturbance of wetlands, dunes, or other sensitive habitats and wildlife. This will improve the aesthetics of the area and potentially improve public safety, particularly in times of weather emergencies. A) The installation of new electrical, telephone, or other utility lines, where practical along expressways, arterials, and collector streets, or the substantial expansion of existing electrical, telephone, or other utility lines along these roadways should be accomplished underground or underwater, where practical. B) Existing Utility lines are to be relocated underground wherever practical, as the City and/or State undertake street or highway projects or when a utility company replaces overhead utility lines.	
B.15	ISAC (Island Strategic Action Committee) will be notified of all zoning and re-zoning cases that come before the City regarding the Island at the time of public notification.	

Relevant Issues/Topics for Action Item Consideration:

1. Zoning
 - a. Short-term rentals. Allow in Single-family zones with regulations? Continue to prohibit in Single-family? Add regulations in other zoning districts?
 - b. Review existing Planned Unit Developments (PUDs) to determine common elements and incorporate them into a new base zoning district.
 - c. Update zoning ordinance to provide a clear description of mixed-use development and what is permitted in designated areas.
 - d. Zoning updates to align zoning designations with future land use designations.
2. Develop a consistent theme and character for Island businesses that create a sense of place.
 - a. Update the Island Overlay District to incorporate design standards that align with the character of the Island. Recommended updates include adding golf cart parking regulations, revised architectural design, and revised landscaping requirements.
3. Renew Tax Increment Reinvestment Zone (TIRZ) No. 2.
4. Include utilities with paper streets solution.
5. Encourage the development of locally-owned boutique-style retail and entertainment venues.
 - i. Provide incentives to make the development processes easier for small businesses.
6. Expand the availability of 5G and fiber connections on the Island.
7. Solid Waste program for brush & bulky items in the Island.

Draft Public Improvement Initiatives

Draft public improvement initiatives were developed based on the feedback received from public input, Committee members, and City staff. During the meeting, examples projects that could be implemented in the short-, mid-, and long-term time frames were presented. There were no comments from the Committee during the meeting. The Committee was directed to review the information in the handout and provide feedback after the meeting. The following are the draft public improvement initiatives presented for review.

Short Term Public Improvement Initiatives

Short-Term Projects

#	PROJECT NAME
H1	Fire Station 16 Roof Improvements and Upgrades
P1	JFK Boat Ramps (Billings and Clems Marina Parking Lots, Phase III)
P2	North Padre Island Beach Facility
P3	Packery Channel Recreational Improvements
P4	Douden Park Improvements
S1	King Phillip Court
S2	Aquarius St. Improvements
S3	Zahn Rd. Reconstruction
S4	Newport Pass Rd. Reconstruction
S5	JFK Causeway Access Rd. Improvements
S6	Marina Dr. Reconstruction
S7	Park Road 22 Bridge
S8	Pescadores Dr. Reconstruction
S9	Soto Dr. Reconstruction
S10	Cruisier St. Rehabilitation
S11	King Phillip Ct. Rehabilitation
S12	Sea Pines Dr. Rehabilitation
S13	Aquarius St. Rehabilitation (Commodores to Das Marinas Dr.)

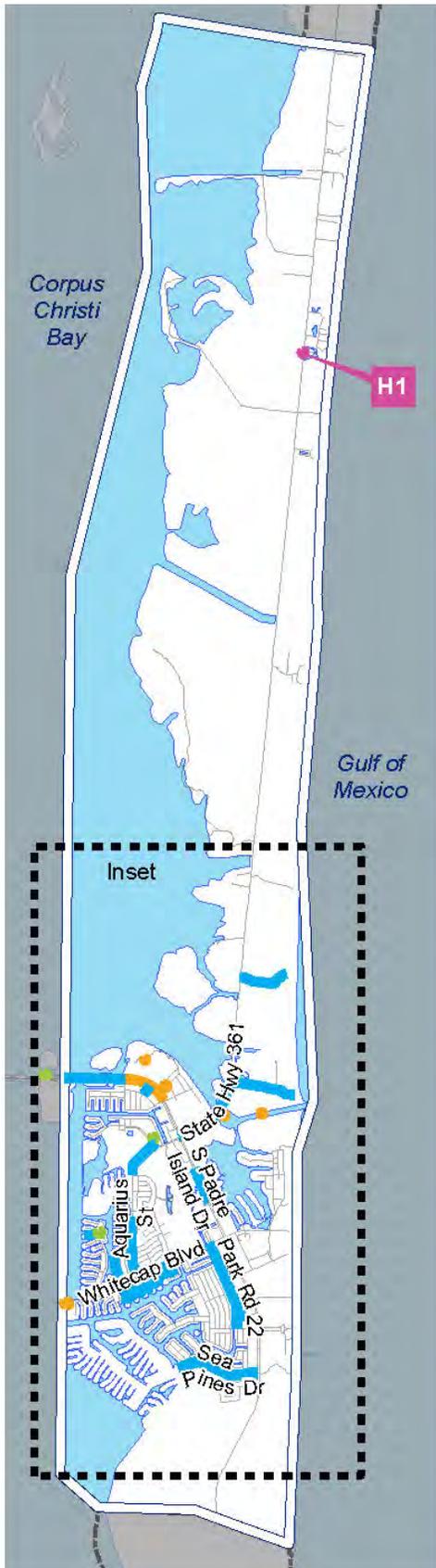
#	PROJECT NAME
S14	Aquarius St. Rehabilitation (Topsail to Whitecap Blvd.)
S15	Barataria Dr. Rehabilitation
S16	Beaufort Ct. Rehabilitation
S17	Blackbeard Dr. Rehabilitation
S18	Bowspirit Ct. Rehabilitation
S19	Caravel Dr. Rehabilitation
S20	Man O War Ct. Rehabilitation
S21	Mutiny Ct. Rehabilitation
S22	Yardarm Ct. Rehabilitation
S23	PR 22/SH361 Intersection Feasibility Study
U1	Packery Channel Water Line
U2	Padre Island Water and Gas Line Extension
U3	Park Road 22 Lift Station
U4	Sand Dollar Pump Station
U5	Whitecap Wastewater Treatment Plant (WWTP) Improvements
U6	Whitecap WWTP, Odor Control, Bulkhead Improvements
U7	Packery Channel Dredging, Repairs, and Monitoring
U8	Wastewater Master Plan*

*Project Not Mapped

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Short-Term Projects Map



Mid-Term Public Improvement Initiatives

Mid-Term Projects

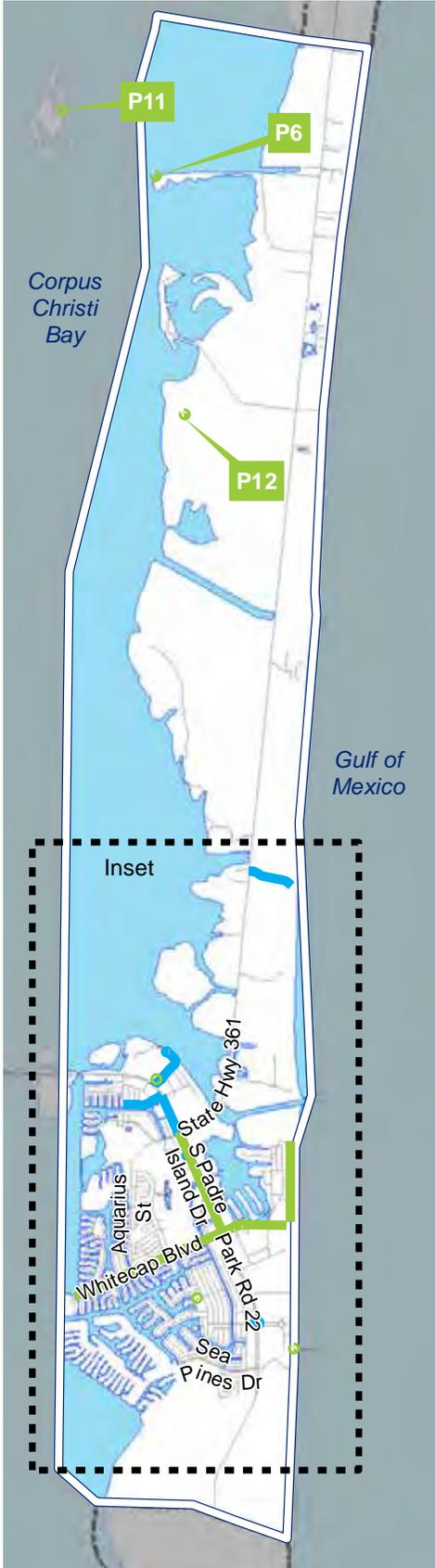
#	PROJECT NAME
P5	Seawall Public Access Improvements
P6	New Boat Launch (Wilson's Cut)
P7	Improved Bike Facilities (Whitecap Blvd.)
P8	Improved Bike Facilities (PR22 from Commodores to Whitecap)
P9	Bob Hall Pier Improvements
P10	Billish Park Improvements
P11	Shamrock Island Restoration
P12	Restore Barrier Island Bayside Wetlands on Mustang Island
P13	Packery Channel Nature Park Habitat Restoration
P14	Specific Beach Utilization Plan*
S24	Beach Access Road 3 Improvements
S25	Park Road 22 South Access Road Improvements
S26	Jackfish Ave. Improvements
S27	PR22 Median Improvement
S28	Encantada Ave. Intersection Improvements
S29	Packery Channel Park Road Improvements
S30	PR 22/SH361 Intersection Improvements
U9	Update Stormwater Master Plan*

*Project Not Mapped

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Mid-Term Projects Map



Long-Term Public Improvement Initiatives

Long-Term Projects

#	PROJECT NAME
P15	Create future Bike Path from Balli Park to Padre Island National Seashore
P16	Improved Bike Facilities (SH361)
P17	Create Bike Path from Padre Island to the Mainland*
S31	Regional Parkway Connection to Padre Island

*Project Not Mapped

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Long-Term Projects Map

