

City of Corpus Christi

Flour Bluff

AREA DEVELOPMENT PLAN

Advisory Committee Meeting 3
Meeting Summary
December 7, 2020



Meeting Description

The third Advisory Committee meeting for the Flour Bluff Area Development Plan took place on December 7, 2020. 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 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/flourbluff and can be viewed using the following links.

- » [Presentation - Third Advisory Committee Meeting \(December 7, 2020\)](#)
- » [Handout - Third Advisory Committee Meeting \(December 7, 2020\)](#)

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 and Healthy Community

Create safe and healthy neighborhoods that keep the community strong and connected.

Rendering Features

- » Waldron Rd.
- » Pedestrians
- » Crosswalks
- » Bicyclists
- » RTA bus
- » Banners along the street



VISION THEME 1

Committee Comments

- Make sure that the landscaping and other details reflect what is there.
- The banners could be a possibility.
- Trees won't be located where they are shown in the image.
- Consider a complete overhaul of this area?

Questions:

- Can you take off the Domino's sign?
- Does this plan look far enough in the future?
- Can this view be moved to show Waldron closer to SPID?

2. Strong Local Economy

Support our local businesses so they can thrive.

Rendering Features

- » Gateway features
- » Signage
- » Revitalized commercial buildings
- » Landscaping in medians



Committee Comments

- Show an image of what a welcome to Flour Bluff sign could look like the entrance sign should be at the first exit at Flour Bluff.
- I like the landscaping along the roadway.
- Maroon should be the primary color used in the signage because that is what is associated with Flour Bluff.
- The preferred sign is one that no one can camp behind or in. An elevated sign would be best.
- Doesn't seem like a mural would fit in this suburban setting.
- Shirley will share a postcard that can be used as a reference.
- Show street lights along the access road.

Questions:

- Can we show this rendering during the evening?
- Is there an option to put a sign on the overpass before the exit? Is there precedent for this in other cities?
- Is it appropriate or possible to have a mural on the Goodwill building?
- Is there a way to highlight the planned commercial development along Laguna Shores in this rendering?

3. Protect Natural Resources

Support our local businesses so they can thrive.

Rendering Features

- » Passive recreation
- » Kayaking
- » Birding
- » Bicyclists
- » Trails



Committee Comments

- This is exactly what I envisioned for this area.
- The water in this area is effluent.
- A close shot with more detail would be better.
- The homeless population camps out in the area where you show more native vegetation.
- We should try to keep this area from having dense vegetation to prevent congregation.
- Show lighting to show that this area is safe at night.

Questions:

- The thing that got everyone excited is potential commercial development along Laguna Shores. Can we show the commercial area in the distance?
- Is it possible to see the Holly Road in a rendering too?
- Is the pier finished?

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. Manage Stormwater and Flooding - Provide stormwater management solutions to help flood-prone areas.

Relevant Actions in Current ADP

Create safe and healthy neighborhoods that keep the community strong and connected.

CURRENT ADP ACTION #	CURRENT ADP ACTION TEXT	KEEP/MODIFY/DELETE?
A.1	Protect the Laguna Madre’s sensitive shoreline environment by creating an overlay district between the shoreline and Laguna Shores Road with site plan review to accomplish the following objectives: A) Protect environmentally sensitive lands. B) Ensure the best use of private and public open spaces. C) Establish design control for shoreline areas, i.e. signage, landscaping, etc. D) Protect water quality in the Laguna Madre in keeping with National Pollutant Discharge Elimination System (NPDES) mandates. E) Preservation of views from public rights-of-way to public bodies of water.	
A.3	The City should continue to work with State and Federal agencies to balance protection of the environment with the development needs of the community. This is especially important in Flour Bluff, where many public and privately owned lands contribute to the bay area and coastal ecosystem.	
A.6	The City encourages the use of drainage channels as a land use separator between residential and non-residential uses. Use of drainage facilities to separate land uses helps to create a definite edge to a neighborhood and prevent encroachment of non-residential activities.	
A.7	Where feasible, encourage drainage channels in residential areas to be a swale type design as they are more compatible with residential development than the traditional “v” type ditch. Swale type drainage channel allow the opportunity for park-like amenities, sidewalks/bike paths while providing flood protection. Such drainage facilities should be located to provide a connection between neighborhoods and, schools, parks, recreation centers and other public places. Natural ground cover rather than concrete liners is preferred.	

Flour Bluff

AREA DEVELOPMENT PLAN

CURRENT ADP ACTION #	CURRENT ADP ACTION TEXT	KEEP/ MODIFY/ DELETE?
A.9	The City should encourage groups familiar in habitat objectives to assist in a program to document the location of threatened and endangered species habitats in Flour Bluff.	
A.10	The City Park and Recreation Department will coordinate with City Engineering Services and U.S. Corps of Engineers to establish a program to monitor Laguna Madre and Cayo Del Oso shoreline erosion. Where feasible, shoreline maintenance and capital improvements should be used to control erosion along City-owned shoreline areas.	
D.4	The City will work with Federal and state agencies to use, where feasible and environmentally beneficial, natural, or man-made wetlands as stormwater retention facilities.	
D.5	The City will strive to assure stormwater discharges occur where the soil is stable or require dissipaters. This would reduce the amount of erosion, which contributes to stormwater flow problems and degradation of water quality consistent with NPDES mandates. At the same time the City should encourage stormwater system development which uses existing natural and man-made retention ponds.	
D.6	The overall long-range goal for wastewater service in Flour Bluff is to continue eliminating on-site disposal systems. Due to the sensitive wetlands environment, protection of water quality and, high water table which make traditional on-site septic systems less feasible than in areas with deeper water tables, the City should require residents to tie on to the system when it is made available.	

Relevant Issues/Topics for Action Item Consideration:

1. Protection of the shoreline along the Laguna Madre.
 - a. Implement a living shoreline
 - b. Overlay district with design controls
 - c. Riparian vegetation
2. Promote Recreational opportunities and public water access along Laguna Madre and Oso Bay.
3. Address flooding in residential neighborhoods. – Along Flour Bluff Dr., Glenoak Dr., Graham Rd., Purdue St.
 - a. Possible implementation of Low Impact Development (LID). – Bioswales, retention ponds
4. Aging infrastructure
 - a. Expanding water and sewer, allowing on-site sewer in certain areas.
 1. Proactive monitoring and inspections of on-site sewer
5. Partnerships with TAMUCC, NAS, or other organizations.
6. Concerns about stormwater runoff and protecting the water quality.

2. Equitable Opportunities - Create equitable opportunities for all Flour Bluff residents.

Relevant Actions in Current ADP

No relevant actions from current ADP.

Relevant Issues/Topics for Action Item Consideration:

1. Health and safety for people experiencing homelessness
2. Opportunities for all
 - a. Focus on goals presented to the City Council by the Advisory Council on Homelessness
 1. Coordinated entry
 2. Family reunification
 3. Housing
 4. Jobs
3. Creating opportunities for affordable housing.

3. Connectivity - Improve roadway conditions and connect the community through alternative transportation options.

Relevant Actions in Current ADP

CURRENT ADP ACTION #	CURRENT ADP ACTION TEXT	KEEP/ MODIFY/ DELETE?
C.3	To assure adequate circulation and egress in times of emergency, the City places as a priority extension of Debra/Jamaica Street as a north/south collector north of Mediterranean to serve as a relief to Laguna Shores Road.	
C.4	Continue sidewalk improvement programs, including those associated with the Voluntary Paving Program, the School Sidewalk Program and the TXDOT multimodal initiative/rules, the street capital improvement program, and as part of new subdivision development. Also, "sidewalk only" street improvements should be based on the following criteria: A) Sufficient right-of-way exists to permanently places the sidewalk, thus avoiding sidewalk relocation costs when full street improvements are constructed. B) Priority should be given to projects likely to serve the most significant number of users. C) Priority should be given to projects which are most likely to increase pedestrian safety.	

Relevant Issues/Topics for Action Item Consideration:

1. Enhance public transportation circulation in Flour Bluff.
2. Increase pedestrian safety.
3. Improve connectivity through Flour Bluff by extending the sidewalk network through east-west connections.
4. Work with property owners to leverage funds to improve paper streets.
 - a. Incorporate utility improvements
5. Coordination with MPO to identify potential federal and state grant opportunities for street improvements.

Flour Bluff

AREA DEVELOPMENT PLAN

4. Community Pride - Foster Flour Bluff community pride.

Relevant Actions in Current ADP

CURRENT ADP ACTION #	CURRENT ADP ACTION TEXT	KEEP/ MODIFY/ DELETE?
A.2	The City should designate the Cayo Del Oso basin as a wildlife area between Ocean Drive and Weber Street. Power/motorized boating should be prohibited in this area.	
B.5	The City encourages development that is compatible with the Naval Air Station, Waldron Field, and Cabaniss Field. A primary concern associated with these Naval facilities is land use compatibility in the Navy's Air Installation Compatible Use Zones (AICUZ).	
B.7	The City should continue to encourage large lot development in the southwest quadrant consistent with the existing development trend in the area and to preserve environmental qualities of the area.	
B.9	The City encourages expanded and additional recreation vehicle area to serve tourists. Rezoning of proposed commercial and/or multi-family land use near SPID and adjacent to the Laguna Madre for recreational vehicle usage should be encouraged. Zoning this area for recreation vehicles (RV) would take advantage of the natural resource of the Laguna Madre, excellent access to SPID, and would meet community objectives to minimize the potential for property losses in flood-prone areas.	
B.10	Gateways are designated as areas where public landscaping should be used to beautify rights-of-way. Gateways are designed to give a sense of place marking passage from one area to another.	
B.11	Designation of water view turn-a-rounds are intended to maintain and enhance existing public access to Cayo Del Oso and the Laguna Madre. These areas provide opportunities to view the natural beauty of the Cayo Del Oso and the Laguna Madre and the hundreds of bird species that inhabit/or migrate thru the area.	
B.13	The City encourages opportunities for mixed commercial and residential uses when such mixed use development is part of a well-integrated land use and public service plan of development.	
D.13	To increase building use and service to residents the City will pursue a joint use agreement with Flour Bluff Independent School District (FBISD) for recreation and park facilities.	
D.17	The City will increase attention to areas of blight since they create a negative aesthetic reflection of the community and are a hazard to the health and welfare of the citizens.	

Relevant Issues/Topics for Action Item Consideration:

1. Neighborhood revitalization – code enforcement, housing, grassroots programs
2. Commercial Revitalization
3. Reduce light pollution for wildlife while adding lighting for safety
4. Encourage opportunities for mixed commercial and residential uses along Laguna Madre.

Draft Public Investment Initiatives

Public improvement initiatives are the physical implementation of the policy initiatives. During the meeting, examples projects that could be implemented in the short-, mid-, and long-term time frames were presented.

- » Short-term: Laguna Madre Living Shoreline
- » Mid-term: Yorktown Blvd.
- » Long-term: Holly Rd. Rail Trestle Hike/Bike Trail

The following are comments received during the meeting regarding public improvement initiatives.

Committee Comments

- » The Holly Rd. Hike and Bike Trail is an existing project. It should be moved to mid-term because it is generated a lot of excitement in the community. There is momentum behind it since it is a project that will connect Flour Bluff to other parts of Corpus Christi.
 - Grant writing and such this should be mid-term.
 - The way the projects work, there may be multiple phases, so we can accommodate phases in different time frames.
 - Parks and recreation are in the process of their parks master plan so incorporating it in that plan can be the way to get it done.
- » Maybe a long-term investment is addressing elevation and drainage.
- » We have the opportunity to determine base flood elevation (BFE). Currently, it is one foot. We can recommend increasing that through this plan.
 - We have a subsidence issue. I think a two foot BFE might be good long-term.
 - Building higher is always an added expense, but you need to think about what would happen in the future.
- » Protection of existing improvements like a seawall should fall into the long-term category.
- » Focus on enhancement of the natural shoreline instead of a hard structures like you've mentioned with the Laguna Madre Living Shoreline project.
- » We need to think about infrastructure vs. road quality.
- » Waldron Rd. improvements are on the bond. Where would you put Flour Bluff Dr. improvements in terms of timing?
- » Underground power lines should be a priority.
- » Lighting on Flour Bluff Drive.
- » There has been a huge increase in traffic at Yorktown and Flour Bluff Drive.
- » Flour Bluff Drive at Purdue is a bottleneck.
- » Some of the east/west connections need improvements (short-term).
- » Flour Bluff Drive improvements (mid-term).