

# Flour Bluff

## AREA DEVELOPMENT PLAN

### Advisory Committee Meeting #3

Thursday, December 7, 2020

5:00 PM to 6:30 PM

#### Meeting Purpose

- » Review Draft Renderings
- » Review Draft Action Items
- » Review Draft Public Improvement Initiatives

#### Agenda

ADP Plan Process Update	FNI
Draft Vision Theme Renderings	Committee Discussion
Draft Action Items	Committee Discussion
Draft Public Improvement Initiatives	Committee Discussion
Wrap-up and Next Steps	FNI
Meeting Concludes	FNI

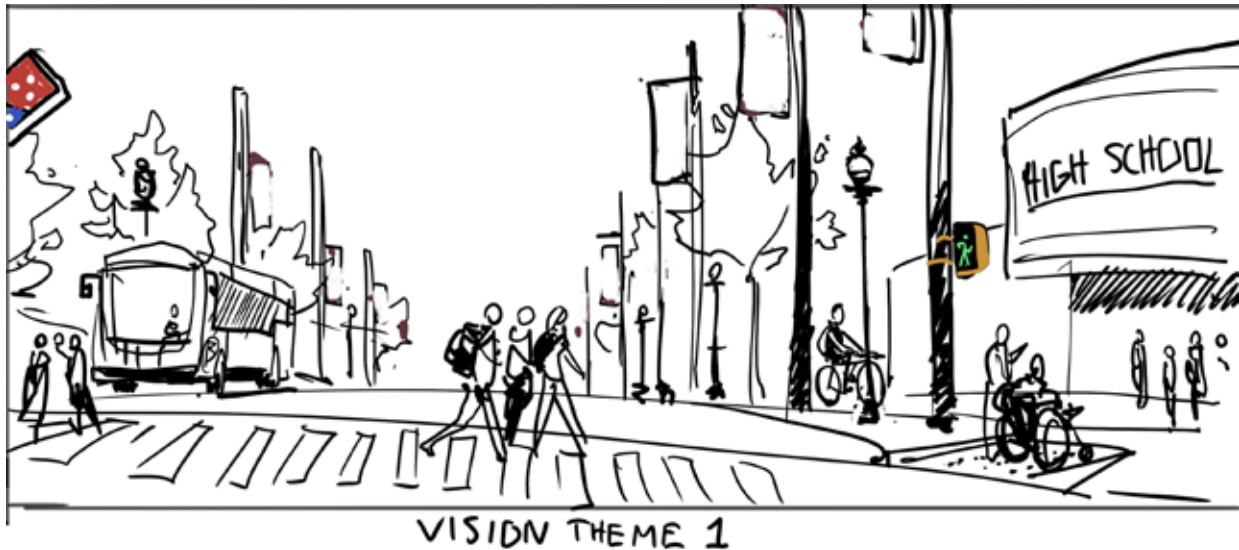
## Draft Vision Theme Renderings

### 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



## 2. Strong Local Economy

Support our local businesses so they can thrive.

### Rendering Features

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



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### 3. Protect Natural Resources

Protect habitat and wildlife to improve environmental quality of the Laguna Madre and Oso Bay.

#### Rendering Features

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



VISION THEME 3

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### Draft Action Items

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

#### Relevant Actions in Current ADP

CURRENT ADP ACTION #	CURRENT ADP ACTION TEXT	KEEP/ MODIFY/ DELETE?
A.1	<p>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:</p> <ul style="list-style-type: none"> <li>A) Protect environmentally sensitive lands.</li> <li>B) Ensure the best use of private and public open spaces.</li> <li>C) Establish design control for shoreline areas, i.e. signage, landscaping, etc.</li> <li>D) Protect water quality in the Laguna Madre in keeping with National Pollutant Discharge Elimination System (NPDES) mandates.</li> <li>E) Preservation of views from public rights-of-way to public bodies of water.</li> </ul>	
A.3	<p>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.</p>	
A.6	<p>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.</p>	
A.7	<p>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.</p>	
A.9	<p>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.</p>	
A.10	<p>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.</p>	

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CURRENT ADP ACTION #	CURRENT ADP ACTION TEXT	KEEP/ MODIFY/ DELETE?
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.

### Other Relevant Issues/Actions:

- 1.
- 2.
- 3.

## **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
    - » Coordinated entry
    - » Family reunification
    - » Housing
    - » Jobs
3. Creating opportunities for affordable housing.

### **Other Relevant Issues/Actions:**

- 1.
- 2.
- 3.
- 4.



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**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.

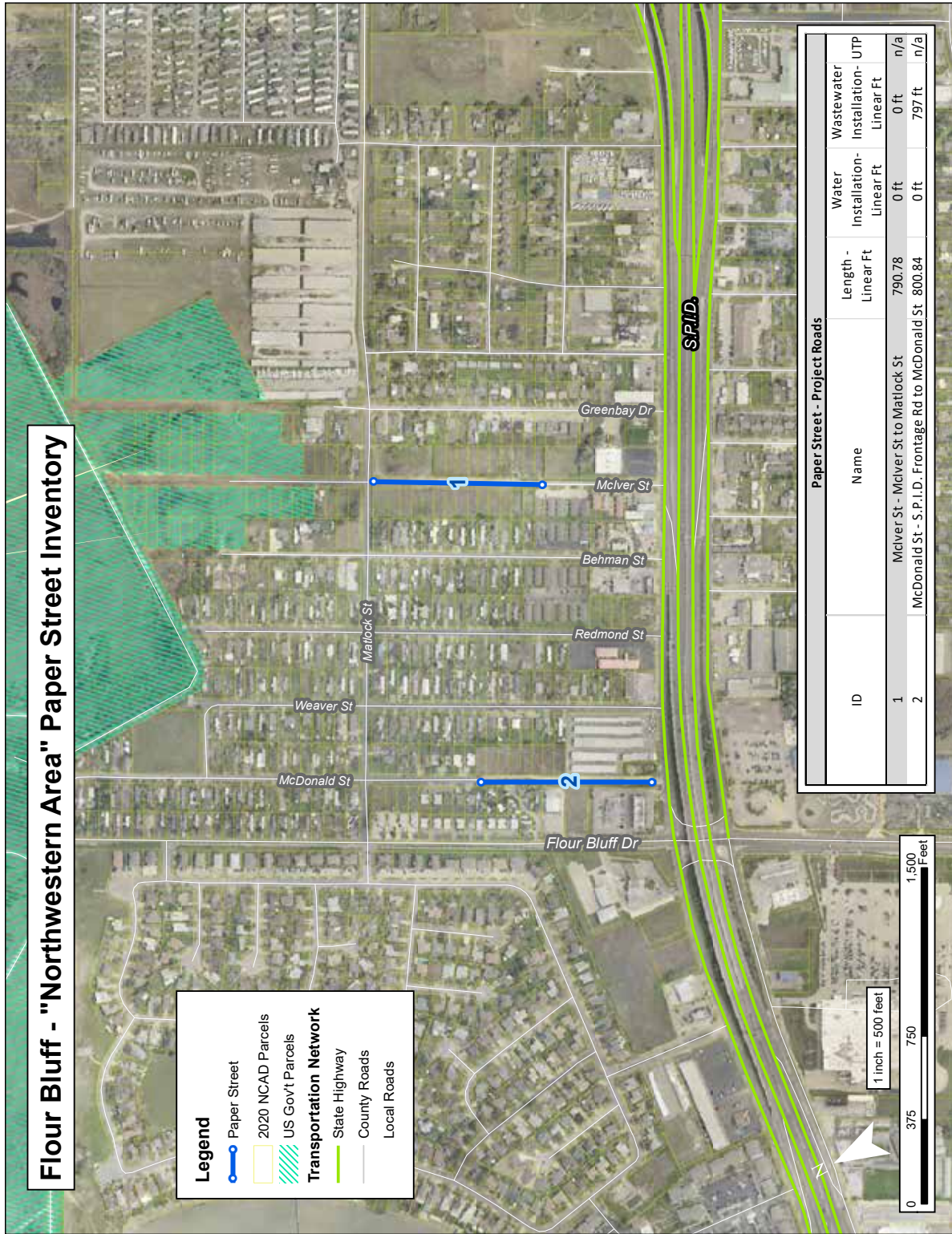
### Other Relevant Issues/Actions:

- 1.
- 2.
- 3.



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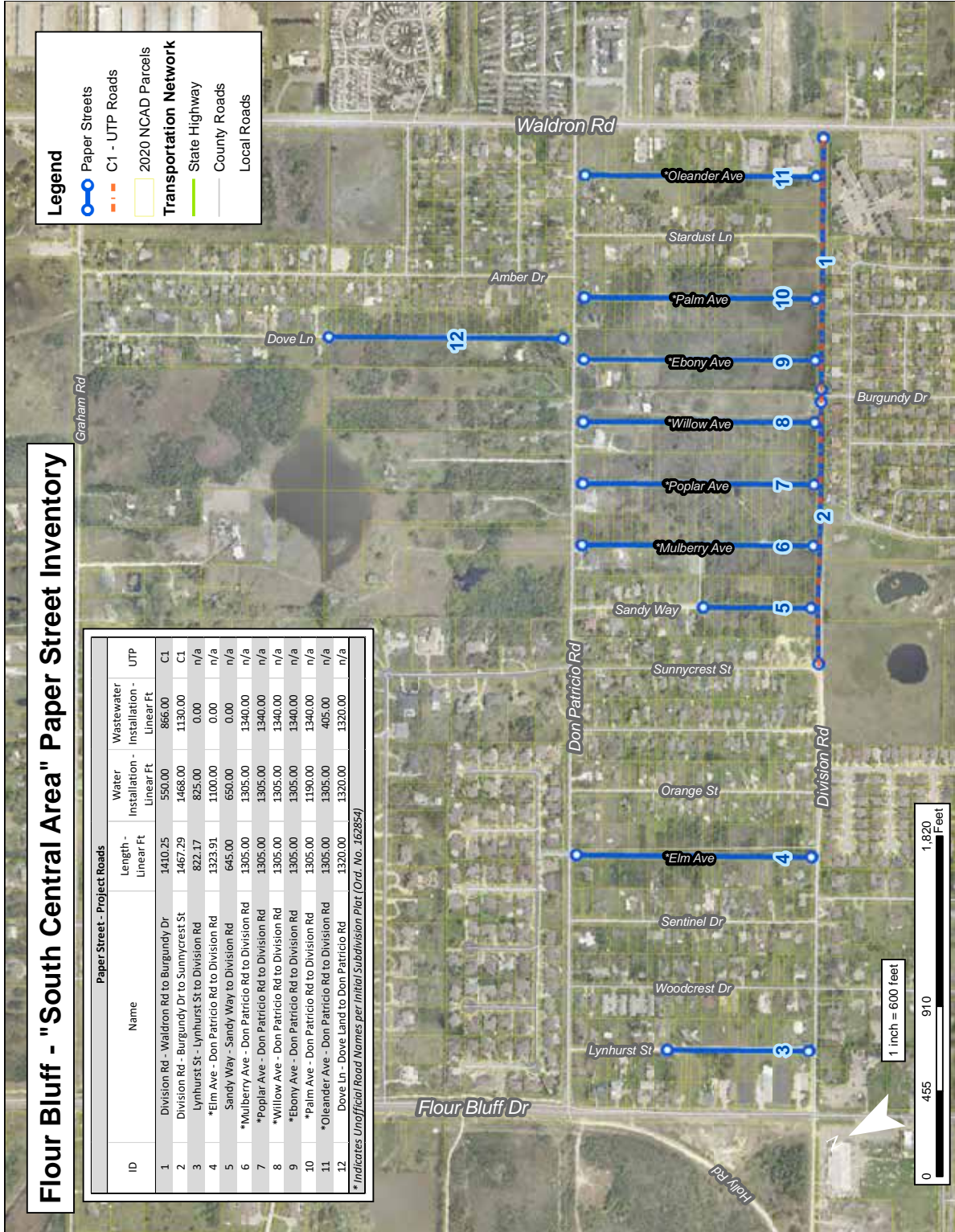
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### Flour Bluff - "South Central Area" Paper Street Inventory

Paper Street - Project Roads						
ID	Name	Length - Linear Ft	Water Installation - Linear Ft	Wastewater Installation - Linear Ft	UTP	
1	Division Rd - Waldron Rd to Burgundy Dr	1410.25	550.00	866.00	C1	
2	Division Rd - Burgundy Dr to Sunnycrest St	1467.29	1468.00	1130.00	C1	
3	Lynhurst St - Lynhurst St to Division Rd	822.17	825.00	0.00	n/a	
4	*Elm Ave - Don Patricio Rd to Division Rd	1323.91	1100.00	0.00	n/a	
5	*Sandy Way - Sandy Way to Division Rd	645.00	650.00	0.00	n/a	
6	*Mulberry Ave - Don Patricio Rd to Division Rd	1305.00	1305.00	1340.00	n/a	
7	*Poplar Ave - Don Patricio Rd to Division Rd	1305.00	1305.00	1340.00	n/a	
8	**Willow Ave - Don Patricio Rd to Division Rd	1305.00	1305.00	1340.00	n/a	
9	*Ebony Ave - Don Patricio Rd to Division Rd	1305.00	1305.00	1340.00	n/a	
10	*Palm Ave - Don Patricio Rd to Division Rd	1305.00	1190.00	1340.00	n/a	
11	*Oleander Ave - Don Patricio Rd to Division Rd	1305.00	1305.00	405.00	n/a	
12	Dove Ln - Dove Land to Don Patricio Rd	1320.00	1320.00	1320.00	n/a	

\* Indicates Unofficial Road Names per Initial Subdivision Plat (Ord. No. 162884)

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### 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.

Committee Review Draft

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5. Major and minor gateway and branding features at strategic locations to promote community Identity.
  - a. Enhance landscaping, signage, monumentation, etc.
  - b. Underground electric and communication utilities in key locations
6. Developing and promoting ecotourism opportunities in Flour Bluff.
  - a. Protecting existing natural habitats for wildlife.
  - b. Tree protection. Public. Private?
7. NASCC integral to Flour Bluff identity

### **Other Relevant Issues/Actions:**

- 1.
- 2.
- 3.
- 4.