

City of Corpus Christi

Flour Bluff

AREA DEVELOPMENT PLAN

Advisory Committee Meeting 4 Meeting Summary

March 1, 2021



Meeting Description

The fourth Advisory Committee meeting for the Flour Bluff Area Development Plan took place on March 1, 2021. 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 provided an overview of the draft plan. The draft plan includes the Future Land Use Map, Vision Themes, Policy Initiatives and Action Items, and Public Investment Initiatives for the short-, mid-, and long-term. Following the presentation, the Committee shared their thoughts and asked questions.

This meeting summary summarizes the information presented during the meeting and the discussion that took place. PDFs of the presentation and Committee review draft of the plan are available on the project website at www.cctexas.com/flourbluff and can be viewed using the following links.

- » [Presentation - Fourth Advisory Committee Meeting](#) (March 1, 2021)
- » [Draft for Advisory Committee Review - Flour Bluff Area Development Plan](#) (February 22, 2021)

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Meeting Notes

The following is a summary of the feedback received during the meeting from the Committee regarding the draft plan.

Vision Themes

For each of the Vision Themes, a rendering was created to illustrate that Vision Theme. The following are comments received during the meeting regarding the Vision Themes and renderings.

1. Safe and Healthy Community

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



Committee Comments

- » I really like the one-way bicycle path. That way bicycles are going in the same direction of traffic.
- » This really improves safety.
 - We wanted to focus on Glenoak Dr. because of the number of kids who use this road to get to school.
- » As the years go on, this area is going to get busier.

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2. Strong Local Economy

Support our local businesses so they can thrive.



Committee Comments

- » Is that the suggested location for the Flour Bluff sign in the median?
 - The City met with TXDOT about having a sign. Their concern is with safety and maintenance.
 - These renderings are conceptual. This location may not be the final location, or design, of a future sign but represents the concept of having an entry sign.
- » Other signage located in the parks with information about the native flora and fauna and the historical elements of Flour Bluff would be nice.
 - We may want to mark the location of the original school and the railroad near the Oso Hike and Bike Trail.
 - Highlight the history of how Flour Bluff got its name.
 - The history of this area is unique and needs to be highlighted.

3. Protect Natural Resources

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



Committee Comments

- » This picture is inspiring.
- » This is a dream picture.

Policy Initiatives and Action Items

A selection of Action Items from the draft plan related to each Policy Initiative were provided in the presentation. The full list of action items for each Policy Initiative is listed in the draft plan. The following are comments received during the meeting regarding the Policy Initiatives and Action Items.

2. Equitable Opportunities

Policy Initiatives and Action Items

2. Equitable Opportunities

Create equitable opportunities for all Flour Bluff residents.

Select Action Items from ADP

- | | |
|---|--|
| <p>2.1 The City's Homeless Services and Workforce Housing Division will continue to coordinate with the Flour Bluff Citizens Council, non-profit organizations, local churches, and other partner organizations on efforts that improve conditions for those experiencing homelessness to achieve the goals of coordinated entry, family reunification, housing, and jobs, as well as reduce the impacts of homelessness on neighborhoods.</p> <p>2.2 Develop a housing strategy that addresses the community's diverse housing needs, such as starter homes, programs to assist and promote rehabilitation of existing housing stock, attainable housing for lower-income working families, and housing that allows residents to age in place.</p> | <p>2.3 Collaborate with local and regional leaders such as the Coastal Bend Business and Innovation Center, the Corpus Christi Regional Economic Development Center, the Del Mar Small Business Development Center, and Flour Bluff business and community organizations to provide small business, entrepreneurship, finance, and similar workshop opportunities to encourage local business investment and growth in Flour Bluff.</p> <p>2.4 Promote the development of reliable electrical as well as broadband fiberoptic and 5G communication networks to attract new businesses and remote office-less workers, as well as to encourage existing businesses to expand their operations while remaining in Flour Bluff.</p> |
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Committee Comments

- » I was concerned this would be too general, but I'm really happy with all of these Action Items. This turned out well.

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Public Investment Initiatives

During the meeting, the draft list of projects and associated maps for the short-, mid-, and long-term timeframes were presented. The following are comments received during the meeting regarding the Public Investment Initiatives.

Short-Term Projects

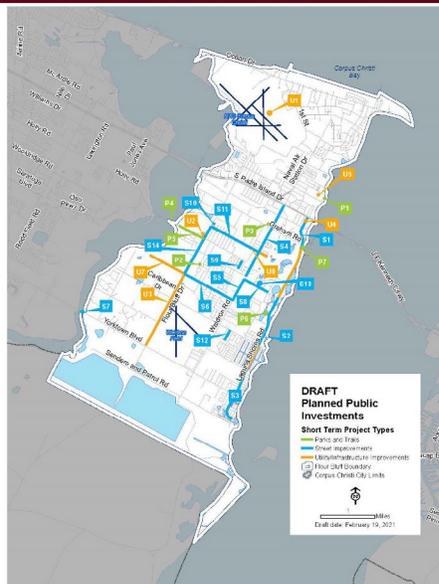
Short-Term Projects (1-5 Years)



#	PROJECT NAME	#	PROJECT NAME
PARKS AND TRAILS			
P1	Dimmitt Pier Improvements	S8	Hustlin Hornet Rehabilitation
P2	Retta Park Improvements	S9	Saxony Dr. Rehabilitation
P3	Parker Park Covered Basketball Court & Improvements	S10	Micah St. Rehabilitation
P4	Oso Bay Trestle Bridge Hike & Bike Design	S11	Don Patricio Rehabilitation
P5	Oso Day Hike & Dike Trail Phase 1	S12	Seafoam Dr.
P6	Red Head Pond Wetlands Enhancement	S13	Laguna Estates Subdivision Street Rehabilitation
P7	Laguna Shores Living Shoreline	S14	Flour Bluff Dr. (Don Patricio Rd. to Glenoak Dr.)
STREET IMPROVEMENTS			
S1	Laguna Shores Phase 1 (SPID to Graham Rd.)	S15	Years 3-5 IMP**
S2	Laguna Shores Phase 2 (Hustlin' Hornet Dr. to Caribbean Dr.)	UTILITY/INFRASTRUCTURE	
S3	Laguna Shores Phase 3 (Mediterranean Dr. to Wyndale St.)	U1	Naval Base Utility Line Improvements
S4	Waldron Road Improvements (SPID to Purdue Rd.)	U2	Elevated Water Storage Tank
S5	Waldron Road Improvements (Purdue Rd. to Glenoak Dr.)	U3	Flour Bluff Dr. Water line (complete)
S6	Glenoak Drive Reconstruction + Bike Mobility (Flour Bluff Dr. to Waldron Rd.)	U4	Laguna Shores Road Force Main Replacement (complete)
S7	Yorktown Mudbridge Evaluation	U5	Laguna Madre Wastewater Treatment Plant Improvements
		U6	Lift Station Repairs* (Waldron, Purdue, Laguna Shores, Jester)
		U7	Glenoak Stormwater Improvements
		U8	Don Patricio Drainage Study

*Projects Not Mapped

**The first two years of the Infrastructure Management Plan (IMP) are considered to be complete in the planning process, while the subsequent three-years are considered to be on a rolling list that is utilized for planning purposes. The IMP will be updated and presented to Council for adoption annually. Residents are encouraged to visit <https://www.ctexas.com/imp> for the most current list of projects.



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Committee Comments

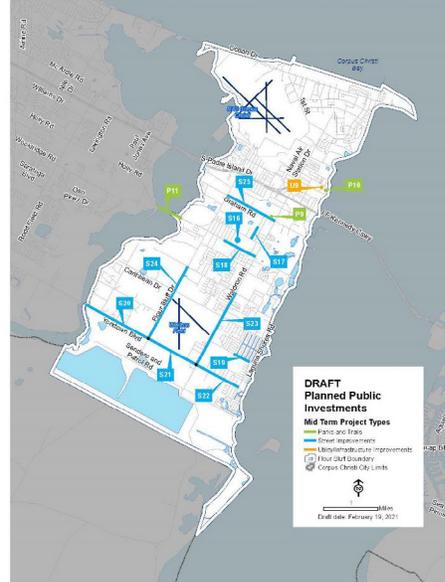
- » We should work with the Public Works Department about the street improvements.
- » It would be great if we could tie these projects in with the other City master plans. It would solidify the Committee's recommendations.
 - Improvements to Dimmitt Pier, Retta Park, Parker Park, and Red Head Pond are already in the works.
 - We want to be aligned with what other City departments are working on.
 - There is an action item about collaborating with the Parks Department to ensure projects in this plan are included in the Parks Master Plan. Many of the park projects are included in the Parks Master Plan or already underway.

Mid-Term Projects

Mid-Term Projects (5-10 Years)

#	PROJECT NAME
PARKS AND TRAILS	
P8	Non-Motorized Boat Launches*
P9	Ethel Eyerly Senior Center Improvements
P10	Laguna Madre / Dimmit Pier Trails Design
P11	Oso Bay Trestle Bridge Construction
STREET IMPROVEMENTS	
S16	Paper Streets (Don Patricio Rd. to Division Rd.)
S17	Dove Lane Paper Street
S18	Division Rd. Improvements
S19	Mediterranean Dr. Improvements
S20	Yorktown Blvd. (Mud Bridge to Flour Bluff Dr.)
S21	Yorktown Blvd. (Flour Bluff Dr. to Waldron Rd.)
S22	Yorktown Blvd. (Waldron Rd. to Laguna Shores Dr.)
S23	Waldron Rd. Improvements (Glenoak Dr. to Yorktown Blvd.)
S24	Flour Bluff Dr. Improvements + Bike Mobility (Glenoak Dr. to Yorktown Blvd.)
S25	Graham Rd. Improvements + Bike Mobility
UTILITY/INFRASTRUCTURE	
U9	Laguna Madre Wastewater Treatment Plant Improvements

*Projects Not Mapped



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Committee Comments

- » Meeks Rd. needs to be added to the mid-term list. It's a dirt road between Graham Rd. and Cornerstone Dr.

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Long-Term Projects

Long-Term Projects (10+ Years)



#	PROJECT NAME
PARKS AND TRAILS	
P12	Dimmit Park Trail System
P13	Laguna Madre Living Shoreline (GLO Project)
P14	Laguna Shores Hike & Bike Trail
P15	Drainage Channel Hike & Bike Trail
UTILITY/INFRASTRUCTURE	
S26	Yorktown Blvd Mud Bridge
S27	Debra Ln. / Jamaica St. Improvements + Extension
S28	Division Rd. Improvements + Bike Mobility

*Projects Not Mapped

Acronyms

GLO - General Land Office (Projects are from the Texas Coastal Resiliency Plan)



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Committee Comments

- » We should move Oso Bridge (**S26 Yorktown Blvd. Mud Bridge**) to the short-term list.
 - We discussed the permitting process for the Mud Bridge. The short-term year timeframe might include working with state and federal agencies, and construction may take place in the mid-term.
 - We are looking at including this project in the 2022 bond package. It will probably be in construction in 2024.
 - I would like to move the Mud Bridge up because when we met with the Mayor and Council Member Greg this was a concern for safety reasons. There are many new homes in that area too.
- » The Flour Bluff Citizens Council's Outdoor Recreation Enhancement Committee is coordinating with Texas General Land Office (TGLO) and National Park Service (NPS) to get a technical assistance grant from the National Park Service.

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General Draft Comments

- » This is awesome work. It is extensive. I'm excited about this plan!
- » Let's get the Assistant City Manager involved and let him know what the Flour Bluff residents want!
- » This is a great draft because it includes so much information. It includes things that are not readily available to the community. Usually, you would have to go to multiple locations to find this information. It's nice to have it all in one plan. It makes it easy for people to look at and enjoy.
- » This plan is a marketing tool as well.
- » We will receive Air Installation Compatible Use Zone (AICUZ) comments by the end of March. We may have a separate exhibit with the revised Future Land Use Map for P&Z.
- » Suggestions for additional photos from the Committee:
 - Naval Air Station Corpus Christi (NASCC) Historical Marker
 - Parker Park
 - Wranosky Park
 - Painted pillars under Waldron Rd. Keller-Williams will be donating paint. This is a project the school is working on right now.
 - I'd love to see the new water tower with a hornet on it.