

Flour Bluff

AREA DEVELOPMENT PLAN

Online Community Meeting 3

March 24, 2021
6:00 PM

Zoom Attendees: 47

Facebook Live Attendees: 33 (at highest point)

YouTube Attendees: 5 (at highest point)

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

As we move forward with the projects, will it be possible to change the order?

The Area Development Plan is a guide, and changes can be made after it is adopted. The community can also share additional feedback on the projects through the Online Open House Survey through April 11, 2021.

Is the Mud Bridge project moving up to the 1-5 year planning timeframe as discussed at the last Advisory Committee meeting?

At the last Advisory Committee meeting, it was discussed whether the Mud Bridge Project should move from the long-term to the short-term. During the discussion, it was noted that coordination and design would take place in the short-term, and construction would likely take place in the mid-term. S9 Mud Bridge Evaluation is currently shown in the short-term, and S21 Yorktown Mud Bridge was moved from long-term to its current location in the mid-term, alongside other Yorktown Blvd. projects.

With Flour Bluff being a Coastal community, especially with a significant amount of waterfront property and water features, I feel like it is prudent that the City make it required going forward that any new/renovated roadway projects have the inclusion of hike/bike paths.

When the City has a road project, we try to incorporate elements of the adopted Bicycle Mobility Plan into the design as feasible.

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The plan proposes improving connectivity, which would include connecting streets once development occurs. We have situations in the Bluff right now where streets are not being extended. How do we prevent that from continuing?

As properties develop, large tracts may have different ownership. One development may stub a street into a vacant area. Then, the next developer would extend the road system into another area to complete that network. The Urban Transportation Plan (UTP) guides this process, but there are local streets where this same situation may occur. Where roadways are not completed, it may be the case that we are waiting on the next property owner to develop that site.

Is the Transitional Aviation Special District area by the base going to be developed by Corpus Christi Army Depot (CCAD), and are we going to have to move, or is the area highlighted to inform someone that it is CCAD property that is subject to development in the future? How is the aviation transition area going to limit growth for northern Bluff business owners?

The Future Land Use Map is not a zoning map. The Future Land Use designations inform zoning decisions and help develop a vision for the future. So, when a property owner comes forward with a request, the Future Land Use Map is used as a reference to see how a request compares to the vision of that area. The Transitional Aviation Special District land use designation came out of Plan CC in discussions about land uses surrounding the Naval Air Station. This land use designation aims to avoid uses that create a concentration of people and encourages other uses that are more compatible with the Navy operations.

Are there any specific ideas in the ADP to help promote and encourage businesses moving into the Bluff other than storage facilities and light industrial uses?

There are recommendations in Policy Initiative 2 that address economic development in Flour Bluff. Some of the topics discussed include coordinating with regional economic development, supporting small businesses, and expanding broadband communication networks to attract business.

On the trestle bridge, what is the plan for public parking access? There are no connecting bike paths on the Flour Bluff side of this proposed trestle bridge. Where do we anticipate these folks riding their bike when they go over the bridge?

Currently, there are no specific plans for where parking would be located, however there is City-owned property in that area that could be an option for a future parking area. The goal is to develop trail connections within Flour Bluff and across the trestle bridge to Southside to create a complete trail network as identified in the Bicycle Mobility Plan.

Why are we developing paper streets when we have so many developed areas without sidewalks, curbs, gutters & lighting?

Paper streets are properties that have been platted, but don't necessarily have infrastructure like water, wastewater, or roads. The plan recommends that the City collaborate with the property owners to find a viable solution to provide infrastructure to these properties. This plan does not suggest that the City pay for the infrastructure.

Many of us would like to know if the 18-month Laguna Shores project which began in September is still on track?

That project is on schedule and on budget.

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How will traffic on roads like Hustlin' Hornet and other roads near the schools be addressed? How will access to sidewalks be improved for kids that walk home after school?

There are several recommendations and projects related to roadway and sidewalk improvements near the schools that will help with improving traffic in that area. The rendering for Vision Theme One shows pedestrian improvements on Glenoak Dr. at Waldron Rd. Improving safety for the pedestrian network around the schools may encourage more students to walk or bike to school and in turn reduce the number of vehicular trips during peak traffic times before and after school.

People are purchasing property off Laguna Shores with specific building plans in mind. After purchasing, they discover the property is not zoned for their project. This then turns into rezoning disputes. Is there a way to require sellers to disclose zoning prior to sale?

Zoning information is publicly available on the City Website.

Will septic users be forced to connect to City wastewater? Who will bear those fees? This was originally voluntary.

The City does not currently have a policy that requires properties to connect to the public system.

How is floodplain conservation managed? The map shows very little marked areas. How do we as a community know this is enough? Is there another report that outlines how much land is needed?

A significant portion of Flour Bluff is within the floodplain especially on the east side. A large portion is owned by Exxon, nonprofits, the school district, and other owners who aim to keep their properties in a natural state. In our mapping, we identified areas that make sense to preserve as open space and should remain in their natural state to help manage flooding. There are many efforts occurring now to improve and preserve natural areas.

What are the plans to help alleviate the homeless population?

Action items pertaining to this topic are in Policy initiative 2. This is a multifaceted issue. The City has a new Homeless and Housing Division that conducts outreach services and coordinates closely with other organizations to address homelessness in the community.

Not only is there a flooding issue, but what about addressing electrical outages?

Action item 2.4 in the plan identifies the need to promote reliable electrical as well as communication networks based on community input received during the plan development. These are private and not public utilities.

Are there any rezoning surprises coming with this plan? Also, concerning rezoning, can the notification area for rezoning be expanded outside a 300 Ft. radius. Many affected residents get left out of rezoning cases that will affect them.

The Area Development Plan does not initiate any rezoning actions. The Future Land Use Map is referenced during rezoning applications. The City follows State requirements regarding noticing for zoning applications.

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Why hasn't the Transfer Station for brush & bulky items on Flour Bluff Dr. come back on the Agenda.

Action Item 4.7.4 encourages the promotion of solid waste programs such as litter critter and super bag for brush and bulky items. These programs are designed for pick up at residential and commercial properties.

Questions Referred to Other Departments (Answers will be posted once received)

I recall from a past town hall meeting that the Laguna Shores project did not include sidewalks. Can someone please reiterate the reasons why they couldn't?

Why are your street signs in the middle of the street poles?

Is there a possibility of installing a "Deer Crossing" sign Waldron Rd. by Waldron Field and on Yorktown Blvd.?

What can be done to resurface the Retta Dr. between Purdue Rd. and Glenoak Dr.? It is very dangerous to walk down.

Additional Comments

- » I second the need for more crosswalks on Hustlin' Hornet. It's a very long road with only one crosswalk in front of the intermediate school. It's scary during drop off and pick up times having adults and kids crossing from any location. The area near the schools should be more pedestrian friendly.
- » I have a suggestion for a project. I think it would be a great idea to build a big pier much like one of the new piers in Rockport. It would be nice to have a big pier off Laguna Shores to fish from. A pier that would measure a quarter mile and could enter and exit from either end.
- » Something to consider is not using the green stained concrete shared use path. After repairs/patches it is hard to match the color to the existing.
- » We need a concrete median from the intersection of Flour Bluff Dr./SPID to just passed Murphy's to keep people from turning left and either holding up traffic or causing accidents.
- » Yes, this all needs to be done, but just remember we still live here.
- » More crosswalks.
- » I have lived in the Bluff since 1983 and have noticed that new subdivision are getting resurfaced at least twice while the older streets do not get the same care.
 - Very true. I've been in my home 25 years and the road has been done once.
- » Y'all hitting all problematic areas.
- » I have lived in Flour Bluff for 38 years and the current level of homelessness is the worst that I have ever seen.
- » Thank you, City Manager! We appreciate your dedication to the City.

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- » Please relay to the residents of Flour Bluff that the Navy is grateful for the continued support of the military training in the area at Waldron that contributes to the defense of our country.
 - We need the Navy to stay here.
 - We love our military presence.
 - Many of us residents are former military.
- » Thank you for caring about our community and including us in the development of the FBADP. We are a community committed to making a positive difference where we live. Great work, everyone!
- » Thank you all!
- » Thanks everybody!
- » Thank you, great plan!