

Padre/Mustang Island

AREA DEVELOPMENT PLAN

Online Community Meeting 3

March 25, 2021
6:00 PM

Zoom Attendees: 39

Facebook Live Attendees: 18 (at highest point)

YouTube Attendees: 13 (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

What is a paper street?

Paper streets are properties that have been platted, but do not 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.

On the street rehabs, the streets listed like Mutiny, Bowsprit, etc. are off Captain Kidd which needs to be resurfaced. Why was Captain Kidd not included?

The City has a new systematic plan to address residential streets known as the Infrastructure Management Plan (IMP). On the Public Works Department web page, there is an interactive map that identifies which residential streets are to be improved each year and what treatments are planned for each street. Projects within years 1 and 2 are shown on the Area Development Plan's short-term projects map. The interactive web map can be viewed at www.cctexas.com/imp.

How will the projects in this plan be funded?

A combination of utility funds, bond programs, grants and other funding mechanisms may be used for capital improvements. The Area Development Plan aids in identifying and prioritizing project and program needs based on community input.

Can you elaborate on conservation corridors?

We are fortunate to have partner organizations that the City can work with to identify where these areas are in terms of local wildlife habitats. There are a few action items in Policy Initiatives 4 and 6 that discuss collaborating with partner organizations to enhance existing habitats and identifying priority areas.

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The Lake Padre marina is not listed in Public Investment Initiatives. Can you identify if the marina will be developed in the short-, mid-, or long-term?

The Lake Padre marina is not a City marina and will be privately funded. The City would work with the developer. So, the timing of the project would be dependent on when the developer constructs the marina.

The ADP and the MPO need to address the JFK Causeway and the need for safety lanes.

This ADP includes action items and a project related to the evaluation of the JFK Causeway bridge based on the input we received at a previous community meeting. The City has started to have conversations with the MPO and TxDOT.

What is going to be built in place of the water park/golf course and when will that construction begin?

The City does not have a timeline for development of the site and has not received plans from the private developer/landowner.

The drawing you provide on the ADP for Douden Park is basically a dramatically improved beautified version of what is currently there. Are your drawings going to be what is actually going to be put in place?

These illustrations are intended to provide a visual of what an area or land use could look like. The specific elements within the image may not be what is ultimately included in park improvements, but future development may be similar to align with the community vision.

If the land on the Island gets rezoned against this plan, I think there should be a report back every year, so people know about it.

When a zoning request is made, compatibility with the Future Land Use Map is one of the many factors considered by staff and Council.

Is the PR22 bridge moving on schedule?

The project is on schedule.

Schlitterbahn is to be torn down and the owners are stating they plan to build a mixed-use development. Does this require rezoning and notifying the community?

The City has not received plans from the private developer/landowner. All rezoning applications in the City are processed by Development Services in accordance with public notification requirements.

Can you give an update on Bob Hall Pier?

Bob Hall Pier is a County facility.

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

The left turn lanes on PR22, if a car in each direction is trying to turn at the same time, one car blocks the view of the other, so neither car can safely turn left, because for both the view of oncoming traffic is blocked. Are there plans to address this? This is already a big safety issue, and especially so during high traffic periods like spring break. It will continue to be a bigger concern with future growth. Unless you live and drive here regularly, you may not be aware of the issue. Thanks!

Generally addressed as part of Action Item 1.3 and mid-term project S26 in the plan. Also referring to Public Works.

Is there any room out there for 10 miles of horseback riding trails, or do you know of another area that could be used?

Referred to Parks and Recreation for discussion as part of Parks Master Plan Update.

Sidewalk on Aquarius please.

Additional Comments

- » This has been a good process. If you get any complaints about participation or not knowing about it, then those people have no one to blame but themselves. I have followed this process from the beginning and the results mirror the input.
- » Why doesn't the city move the aquarium off of north beach before it sinks and put it on the Island or at least on Flour Bluff?