

City of Corpus Christi

# Padre/Mustang Island

AREA DEVELOPMENT PLAN

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**Island Strategic Action Committee**

**May 4, 2021**



# Agenda

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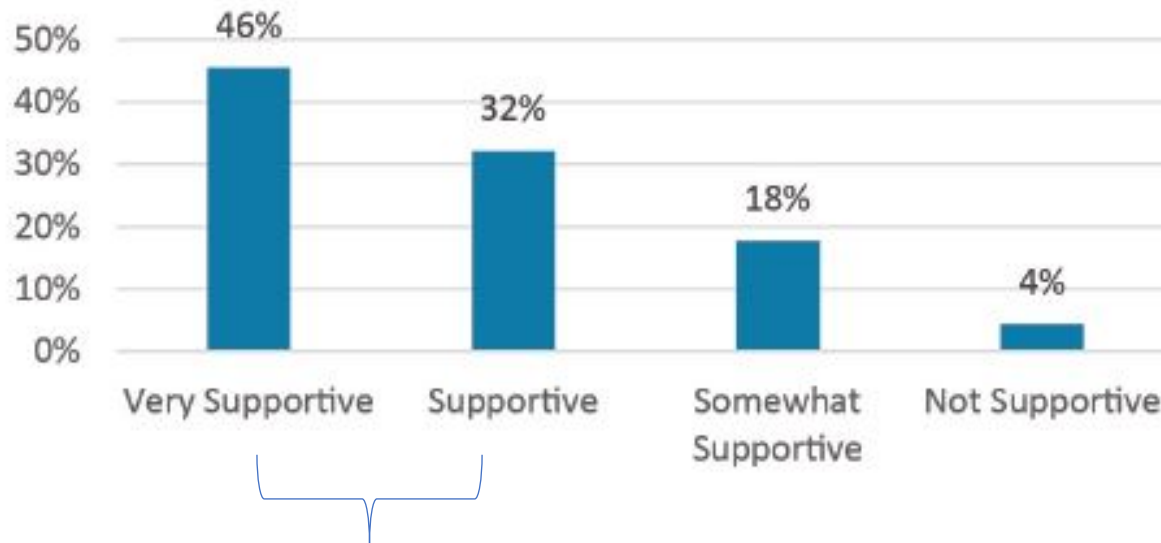


1. Online Survey Summary
2. Proposed ADP Revisions
  - a) Presented during April 6, 2021 ISAC meeting
  - b) Additional proposed revisions based on ISAC comments
  - c) Proposed revisions to Background Document based on ISAC comments
3. Motion recommending adoption of ADP

# Online Survey Summary



How much do you support adoption of the Padre/Mustang Island Area Development Plan?



78% of respondents were supportive or very supportive of plan adoption.

## ***Top 5 Ranked Short-Term Projects:***

1. (S9) Island Mobility Plan for Pedestrian, Bicycle, Golf Cart, and Other Alternative Transportation = 49 votes
2. (P6) Packery Channel Hurricane Harvey Repairs = 48 votes
3. (P5) Packery Channel Dredging & Beach Nourishment = 46 votes
4. (P4) Billish Park Amenity Improvements & Covered Basketball Court = 34 votes
5. (P1) North Padre Island Beach Facility = 27 votes



## ADP Text Revisions Presented to ISAC during April 6, 2021 Meeting

1. Update ISAC Members & add Acknowledgments for former ISAC members that served during ADP update process
2. Add Acknowledgements for partner agency representatives that provided technical review:
  - Robert MacDonald, MPO
  - Craig Casper, MPO
  - Gordon Robinson, CCRTA
3. 6.6.1. Work with the Corpus Christi Regional Economic Development Center Corporation (CCREDC) and the Del Mar Small Business Center to identify opportunities that encourage and incentivize small businesses development.

## Additional Proposed Text Revisions In Response to ISAC Comments

4. Change all parcels with “Flood Plain Conservation” designation to “Permanent Open Space”
5. Add new page after page 26. Title: “About the Island Strategic Action Committee” and include from ISAC Bylaws:

The Island Strategic Action Committee (ISAC) was established by the City Council of the City of Corpus Christi to accomplish the following:

1. The ISAC shall develop specific strategies for implementation of the Padre/Mustang Island Area Development Plan with specific timelines to implement the respective strategies and a clear determination of which agency or individual is responsible to implement specific projects or programs.
2. The highest priority projects for the ISAC include, but are not limited to:
  - a) Recommending appropriate Padre/Mustang Island ADP projects for inclusion in the next City Bond program;
  - b) Recommending implementation of sustainable new or additional funding sources for the Padre-Mustang Island area, I.e., tax increment reinvestment zones, public improvement districts, municipal management districts, or other mechanisms to fund projects;
  - c) Providing annual input on the City’s Capital Improvements Program;
  - d) Recommending State legislation pertaining to island concerns.

## Additional Proposed ADP Revisions In Response to ISAC Comments

6. **Pg. 30 Update 2.3:** Analyze and pursue alternative means of creating special funds for capital improvements, public facilities, and beach operations/maintenance. These funding mechanisms may include bond program funding, hotel/motel tax, beach parking fees, grants, and other local, State, or Federal programs, such as Coastal Erosion Planning and Response Act (CEPRA), Coastal Management Plan (CMP), Gulf of Mexico Energy Security Act (GOMESA), RESTORE Act, Texas Parks and Wildlife (TPWD) Outdoor Recreation Grants, etc.
7. **Pg. 34 Update 4.8:** Coordinate with responsible agencies to update and implement the Joint Erosion Response Plan.
8. **Pg. 38 Update 6.9:** Improve water and wastewater infrastructure to support future development along PR22 and continue to coordinate with the Nueces County Water Control and Improvement District #4 regarding water and wastewater service to Mustang Island north of Beach Access Road 3.
9. Revise **Short-term project U7 Description** to: "Impact Fee Study - Utility Master Plan Updates (Water, Wastewater, Stormwater, Roads)"
10. Add new page at end of document with the **TIRZ map exhibit** as found on page 99 of the Background Report.
11. Add new page at end of the document with the **Island Overlay District exhibit** as found on page 97 of the Background Report.

# Background Document

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## Additional Proposed Background Report Revisions in Response to ISAC Comments

1. Add CoBRA and OPA Exhibit
2. Add exhibit identifying City, County, or State-maintained Beaches
3. Add PIPOA Exhibit
4. Add Current Zoning Exhibit (note: not included in presentation)



**U.S. Fish and Wildlife Service**  
**Coastal Barrier Resources System**

OPA Padre and Mustang Island



April 14, 2021

**CBRS Units**

- Otherwise Protected Area
- System Unit

This map is for general reference only. The Coastal Barrier Resources System (CBRS) boundaries depicted on this map are representations of the controlling CBRS boundaries, which are shown on the official maps, accessible at <https://www.fws.gov/cbra/maps/index.html>. All CBRS related data should be used in accordance with the layer metadata found on the CBRS Mapper website.

The CBRS Buffer Zone represents the area immediately adjacent to the CBRS boundary where users are advised to contact the Service for an official determination (<http://www.fws.gov/cbra/Determinations.html>) as to whether the property or project site is located "in" or "out" of the CBRS.

CBRS Units normally extend seaward out to the 20- or 30-foot bathymetric contour (depending on the location of the unit). The true seaward extent of the units is not shown in the CBRS mapper.



## Beach Maintenance Inside Corpus Christi City Limits

City of Corpus Christi 4.2 Miles

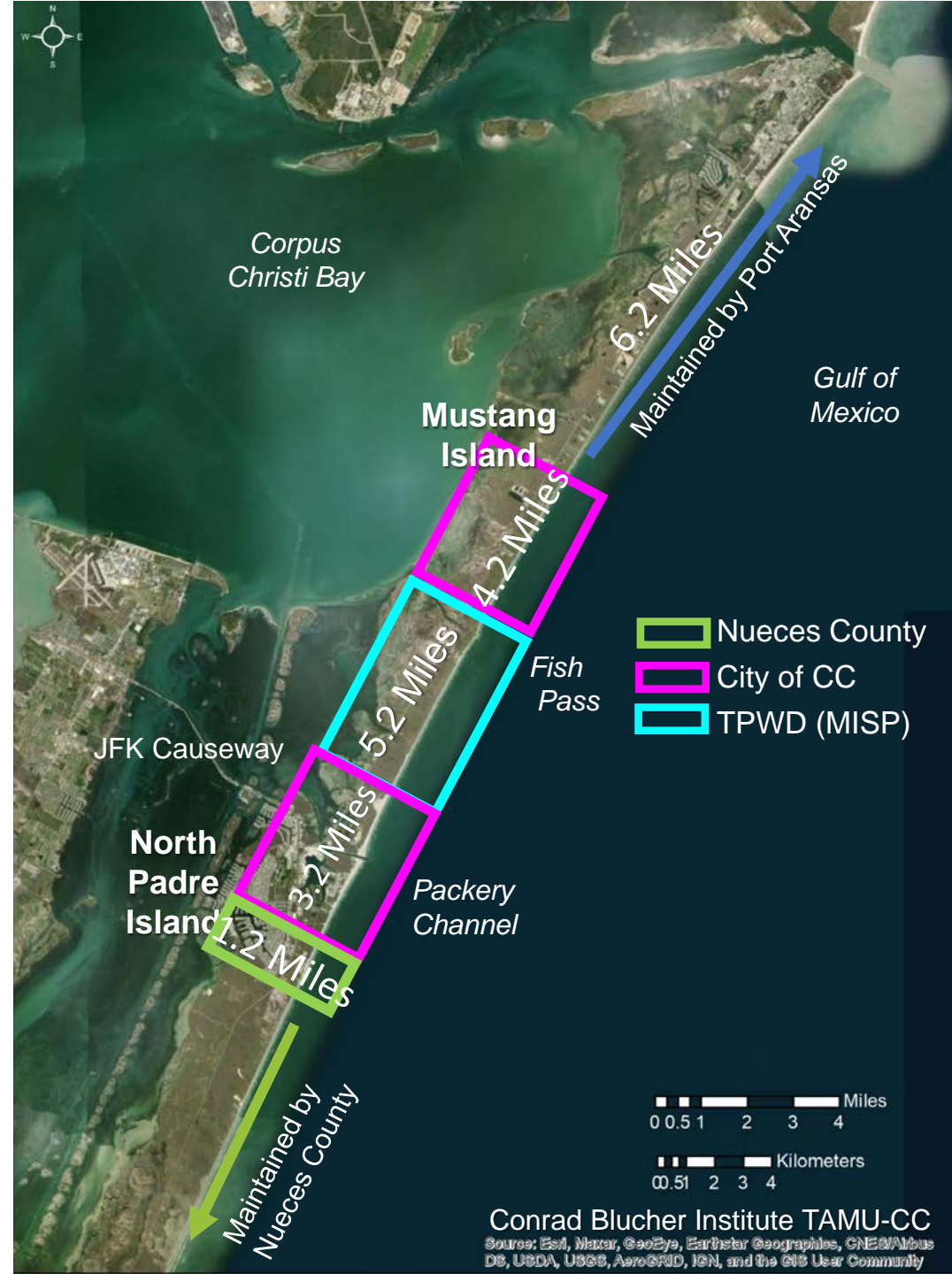
State of Texas 5.2 Miles

City of Corpus Christi 3.2 Miles

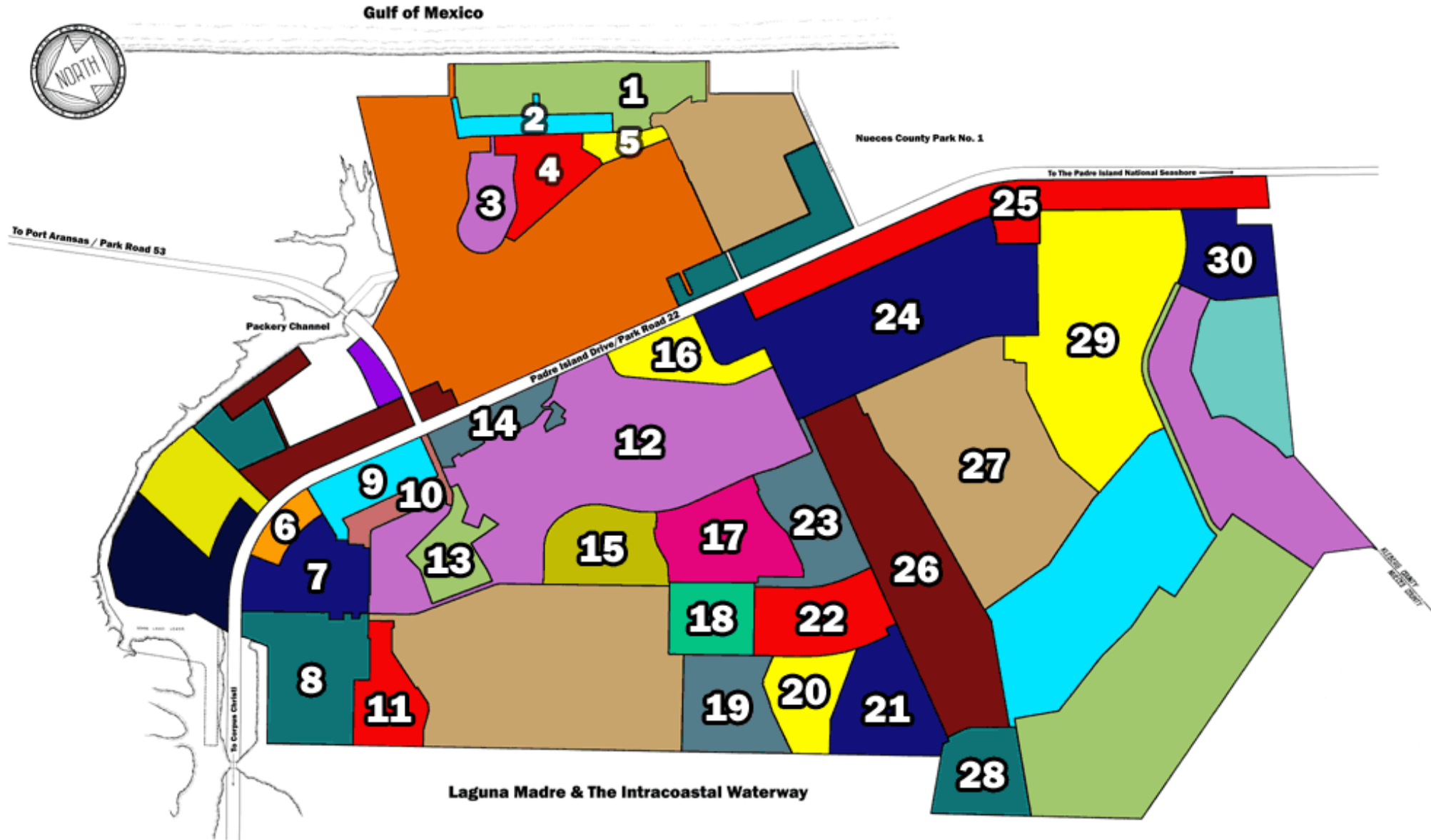
Nueces County 1.2 Miles

Total Miles in the City limits of Corpus Christi

13.8 Miles



Source: City of Corpus Christi Beach Operations and Conrad Blucher Institute, TAMU-CC; April 2021.



+ 1) Padre Island - Section A	+ 16) Island Fairway Estates - Section 14
+ 2) Padre Island - Section B	+ 17) Barataria Bay - Section 5 - Unit 3
+ 3) Padre Island - Section D	+ 18) Barataria Bay - Section 5 - Unit 4
+ 4) Padre Island - Section E	+ 19) Point Tesoro - Section 8 - Unit 3
+ 5) Padre Island - Section C	+ 20) Point Tesoro - Section 8 - Unit 2
+ 6) Padre Island - Section 6	+ 21) Point Tesoro - Section 8 - Unit 1
+ 7) Galleon Bay - Section 3	+ 22) Barataria Bay - Section 5 - Unit 2
+ 8) Galleon Bay - Section 2	+ 23) Barataria Bay - Section 5 - Unit 1
+ 9) Mariner's Cay - Section 6	+ 24) Tradewinds - Section 4
+ 10) Mariner's Cay - Section 6 - Unit 2A	+ 25) Padre Island - Section 16
+ 11) Commodore's Cove - Section 12 - Unit 1	+ 26) Point Tesoro - Section 19 - Unit 4
+ 12) Island Fairway Estates - Section 13	+ 27) Ports O' Call - Section 11
+ 13) Island Fairway Estates - Section 13	+ 28) Point Tesoro - Section 8 - Unit 5
+ 14) Island Fairway Estates - Section 15	+ 29) Coquina Bay - Section 10
+ 15) Barataria Bay - Section 5 - Unit 5	+ 30) Sea Pines - Section 7 - Unit 1

Source: Padre Isles Property Owners Association, April 2021 - <https://www.padreislespoa.net/community-information/island-map/sections>

# Next Steps



- ❑ Staff is seeking a motion from ISAC recommending adoption of the March 19, 2021 draft ADP with revisions 1 through 11, as presented by staff.
- ❑ Planning Commission and City Council Public Hearings  
**(est. May-July 2021)**

[www.cctexas.com/island](http://www.cctexas.com/island)