NORTH BEACH DEVELOPMENT PLAN

INTRODUCTION

The North Beach Development Plan is an element of the Comprehensive Plan and a more specific supplement to the City’s adopted Future Land Use Plan. This plan replaces the North Central Area Development Plan adopted in 1989. The purpose of the Corpus Christi Development Plan is to provide a basic City Council decision document for analyzing existing conditions and developing comprehensive recommendations and concepts for the area.

Improvement projects, legislative goals and funding strategies. The plan is intended to be flexible in addressing future needs and opportunities, and will allow for modifications at any time after adoption through a change in the Comprehensive Plan.

STATE ENABLING AUTHORITY

Chapter 211 of the Texas Local Government Code authorizes a municipality to create a Comprehensive Plan - for the purpose of promoting sound development and controlling, guiding, and coordinating public services and facilities. Chapter 211 authorizes a municipality to adopt a Comprehensive Plan. Such a plan may determine the future land use of the area, set out goals and objectives relating to the area and provide for the carrying out of the objectives by legislative and other means. The plan and development actions may be carried out in accordance with the Texas Public Utilities Code. The plan may contain recommendations for public improvements and facilities, and may include recommendations for public improvement and facilities that will provide for the public welfare. The plan may include recommendations for the improvement of public safety, health, and the environment. The plan may include recommendations for the preservation of open space, scenic beauty, and historic and cultural resources.

NORTH BEACH

North Beach is a small urbanized sandy beach area located in the northwest quadrant of Corpus Christi. The area is bounded by the Corpus Christi Bay to the north, the coastal wetlands to the east and south, and the U.S. Highway 281 between the north and west ends of the beach. The area is relatively flat and low-lying, with a maximum elevation of 12 feet above mean sea level. The area is subject to frequent flooding, particularly during high tide and storm surges. The area has a population of approximately 10,000 people, with a median household income of $40,000. The area is predominantly residential, with a mix of single-family homes and multi-family apartments. The area is served by a network of public streets, including Padre Boulevard, Beach Street, and Coastal Avenue.

EXISTING CONDITIONS

Population and Housing Characteristics

- Population: 10,000 people
- Median household income: $40,000
- Housing units: 3,000
- Households: 2,500

Land Use

- Residential: 70%
- Commercial: 20%
- Industrial: 10%

Existing Land Use

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EXISTING-LAND USE

With a total area of 4,540 acres, the North Beach area is located by the north side of the City’s planning area. The area is characterized by low-lying, sandy soils and a mix of residential, commercial, and industrial uses. The area is subject to frequent flooding, particularly during high tide and storm surges. The area is served by a network of public streets, including Padre Boulevard, Beach Street, and Coastal Avenue.

ZONING

The North Beach area is zoned to include tourist oriented development with some residential use. Land use planning and zoning is found in the North Central Area Development Plan. The area is zoned to include tourist oriented development with some residential use. Land use planning and zoning is found in the North Central Area Development Plan.

LAND USE AND ECONOMIC DEVELOPMENT

Policy Statement 7: Preserve and develop a host of community and family oriented amenities and facilities in the north and east end of the beach. Opportunities for activities include: scenic beauty, family recreational activities, and a combination of social and water transportation.

DEVELOPMENT GOALS

- Develop a multi-use area that is located near the north and east end of the beach. Opportunities for activities include: scenic beauty, family recreational activities, and a combination of social and water transportation.

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Policy Statement 10: POLICE: Secure the neighborhood patrol program for North Beach. The City should adopt a neighborhood patrol program under the supervision of the Police Department to provide a visible and responsive presence in the neighborhood. The program should include regular patrols by police officers and community members to ensure the safety and security of the community.

Policy Statement 11: STORM DRAINAGE: Develop a specific Drainage Master Plan for North Beach. Each level of government should develop a specific Drainage Master Plan for the area. The plans should include a comprehensive drainage system with adequate and efficient facilities to accommodate the estimated growth.

FINANCING

Policy Statement 12: BOND PROGRAMS: Obtain bond project moneys for the North Beach area. The City should develop a comprehensive bond program for the area. The program should include a comprehensive drainage system with adequate and efficient facilities to accommodate the estimated growth.

Plan Project Priorities

1. Develop Paradise Landing and Observation Platform. Paradise Park was once a major attraction on North Beach and a new landing and observation platform would provide an enhancement to existing beach activities and a potential new destination.
2. Reduce street flooding by clearing out underground drainage lines. Determine what additional drainage improvements are needed.
3. Improve streets with sidewalk to exist high density residential developments, north to Sultana Park and north to beach access parking. Elevate beach and waterfront facilities serving existing high density residential developments.
4. Adopt a specific implementation plan for Surfside Park and Dolphin Park. Consider participation water features, piers and public art as potential destinations.
5. Replace the public bathhouses at Surfside Park and Dolphin Park with a water park master plan.

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