

City of Corpus Christi

# Padre/Mustang Island

## AREA DEVELOPMENT PLAN

### Advisory Committee Meeting 1

### Meeting Summary

March 3, 2020



# Padre/Mustang Island

## AREA DEVELOPMENT PLAN

### Meeting Details

The first Advisory Committee meeting for the Padre/Mustang Island Area Development Plan took place on March 3, 2020, at the Holiday Inn Express and Suites on Windward Dr. The members of the Island Strategic Action Committee (ISAC) and one Planning Commission liaison serve as the Advisory Committee for the Area Development Plan. The Advisory Committee Meeting was held following the regularly scheduled ISAC meeting. In addition to the Committee members, a few community 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 about the project, expectations, and existing conditions. Following the presentation, the Committee participated in a discussion facilitated by the consultant team to identify the issues and opportunities for the Island and a vision for the future.

### Pictures from the Meeting

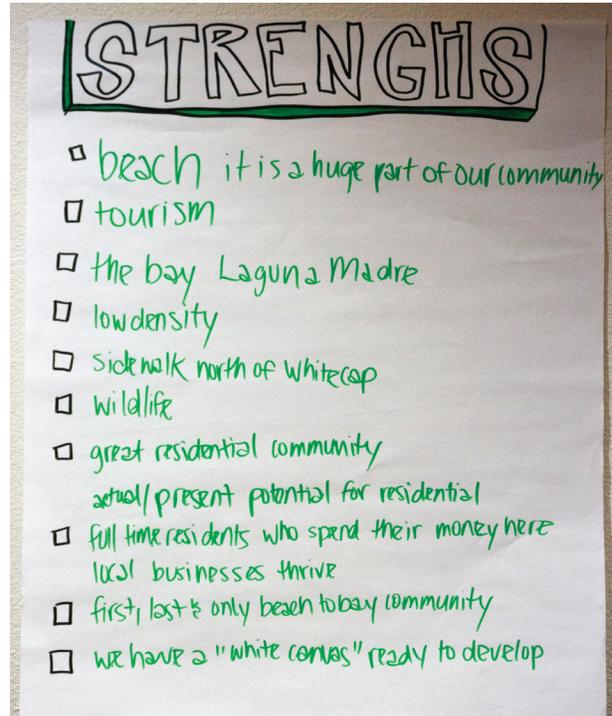


## Meeting Notes

The Committee was guided through a discussion to identify strengths, weaknesses, opportunities, threats, and vision for the future. The following notes are a transcription of the original meeting notes taken during the meeting.

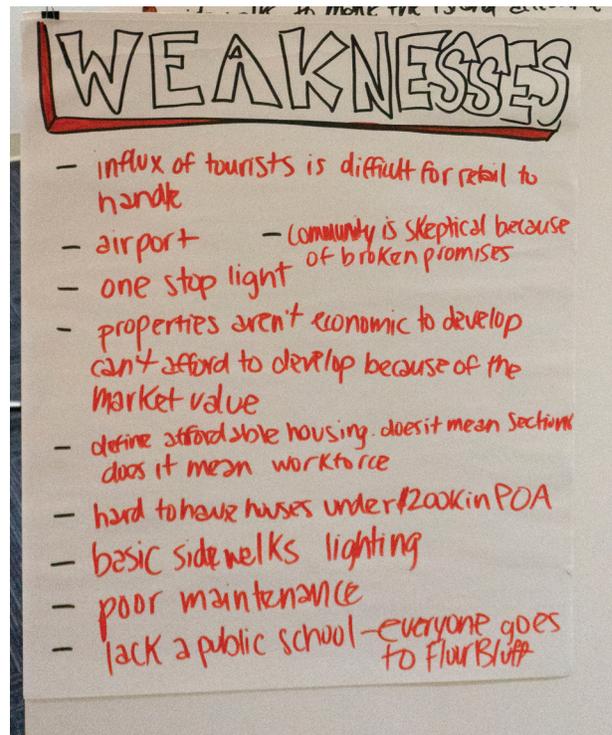
### Strengths

- » Beach – it is a huge part of our community
- » Tourism
- » The Bay, Laguna Madre
- » Low density
- » Sidewalk north of Whitecap Blvd.
- » Wildlife
- » Great residential community
- » Actual/Present potential for residential
- » Full-time residents who spend their money here local businesses thrive
- » First, Last, and Only “Beach to Bay” community
- » We have a “white canvas” ready to develop



### Weaknesses

- » The influx of tourists is difficult for retail to handle
- » Airport
- » One stoplight
- » Properties aren't economical to develop. Can't afford to develop because of market value.
- » Define “affordable” housing
  - Does it mean Section 8?
  - Does it mean workforce housing?
    - Service sector
    - College housing
- » Hard to have houses under \$250,000 in Property Owners Association (POA)
- » Basic sidewalk lighting
- » Poor maintenance
- » Lack of a public school – everyone goes to Flour Bluff
- » Community is skeptical because of broken promises

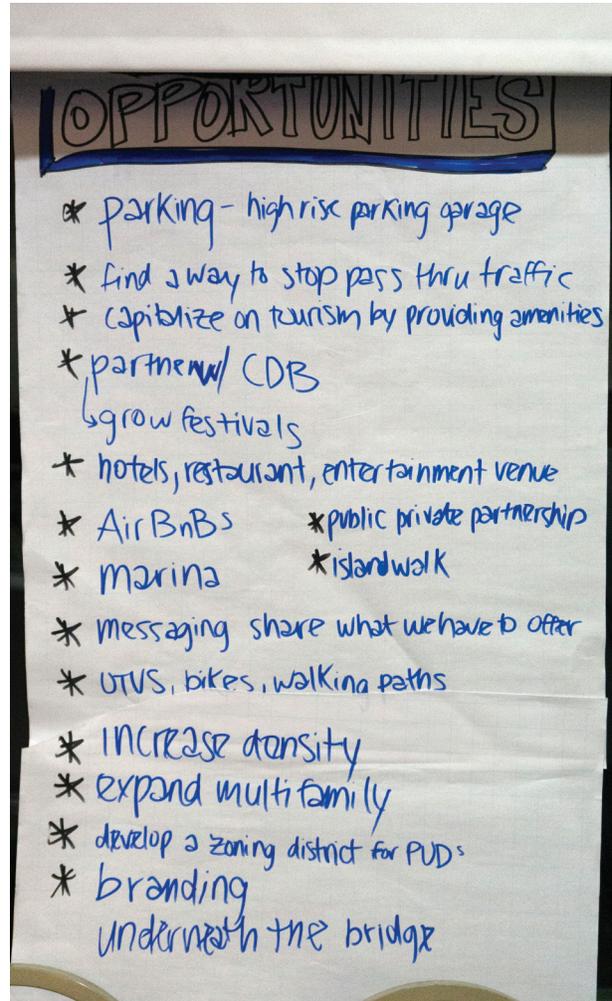


# Padre/Mustang Island

## AREA DEVELOPMENT PLAN

### Opportunities

- » Parking – high rise garage
- » Find a way to stop pass-through traffic
- » Capitalize on tourism by providing amenities
- » Partner with Convention and Visitors Bureau (CVB)
- » Grow Festivals
- » Hotels, restaurant, and entertainment venues
- » Airbnbs
- » Marina
- » Messaging – share what the Island has to offer
- » Utility task vehicles (UTVs), bikes, walking paths
- » Public-private partnerships
- » Island Walk
- » Increase Density
- » Mixed-Use Developments
- » Expand Multifamily
- » Develop a zoning district for Planned Unit Developments (PUDs) based on PUD applications
- » Branding
- » Park Road 22 pedestrian and golf cart access
- » Draw visitors from Houston, San Antonio, & Austin (approximately 20 million Texans)
- » Identify areas appropriate for smaller lots/unit
- » We have better beaches and Bay than Florida Pan Handle and Texans that are spending money there can be drawn to the Island.

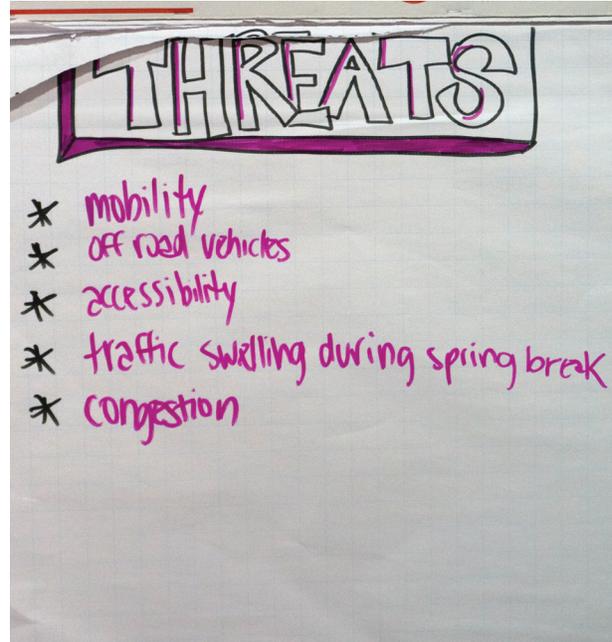


# Padre/Mustang Island

## AREA DEVELOPMENT PLAN

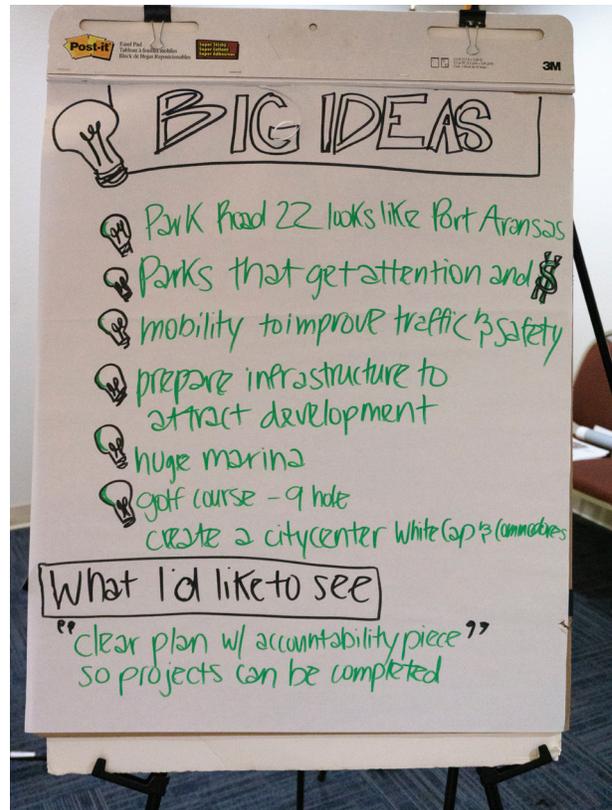
### Threats

- » Mobility
- » Off-road vehicles
- » Accessibility
- » Traffic swelling during spring break
- » Congestion
- » Need wetland mitigation solution. Look at County property.



### What's Missing?/Big Ideas?

- » Park Road 22 looks like Port Aransas
- » Parks that get attention and money
- » Mobility to improve traffic and safety
- » Prepare infrastructure to attract development
- » Huge marina
- » Revitalize golf course from 18 to 9 holes and water with effluent from wastewater treatment plant.
- » Create a city center (between Whitecap Blvd. and Commodores Dr.)
- » I'd like to see a "clear plan with accountability piece so projects can be completed."
- » Structured parking garage

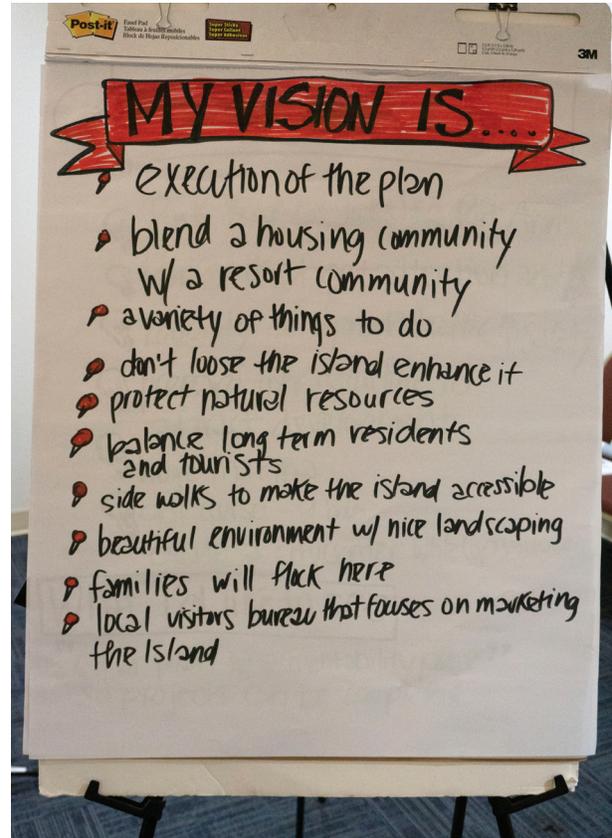


# Padre/Mustang Island

## AREA DEVELOPMENT PLAN

### Vision

- » Execution of the plan
- » Blend a residential housing community with a resort community
- » A variety of things to do
- » Don't lose the Island's existing assets, enhance them
- » Protect natural resources
- » Balance long-term residents and tourists
- » Sidewalks to make the Island accessible
- » Beautiful environment with nice landscaping
- » Families will flock here
- » Local visitors bureau that focuses on marketing the Island
- » Look at Kemah, TX for an example of a marina as a central gathering place



# Padre/Mustang Island

## AREA DEVELOPMENT PLAN

### Map Markups

