

City of Corpus Christi

Flour Bluff

AREA DEVELOPMENT PLAN

Online Community Meeting 2

Online Open House Results Summary

October 21, 2020



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Welcome to the Flour Bluff Area Development Plan Online Open House!

The City of Corpus Christi is updating the Flour Bluff Area Development Plan. We want your input about the draft vision themes, policy initiatives, and future land use map for the Island. Select each tab at the top of the screen to learn about the project, review the draft vision themes, policy initiatives, and future land use map, and share your feedback. We will collect feedback on the draft plan elements until midnight on October 21st. Your opinion is essential to shaping the future of the Island. For more information about this plan, visit the official project website at <https://www.cctexas.com/FlourBluff>.

A live presentation of the draft vision themes, policy initiatives, and future land use was given on October 7th, 2020. If you missed it, you can view a recording

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About the Online Open House

An online open house was developed to give the community the opportunity to further review the draft vision themes, policy initiatives, and future land use map and provide feedback on the draft materials. At the second community meeting, the draft vision themes were presented along with example images that represent the vision theme. The example images will be used to develop the vision theme renderings presented in the final report.

The online open house provided questions for the community to respond to and additional opportunities to provide other general comments. The online open house was available to the community to provide feedback from October 7, 2020, through October 21, 2020. The feedback received through the online open house will be used to revise the materials as necessary for the draft report. This summary document provides a summary of the feedback received through the online open house.

Screenshots of the Online Open House

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Online Open House Results

Following the meeting, the community was invited to visit the online open house to review the draft materials presented at the community meeting and provide feedback. The following are the results of the feedback received.

Draft Vision Themes

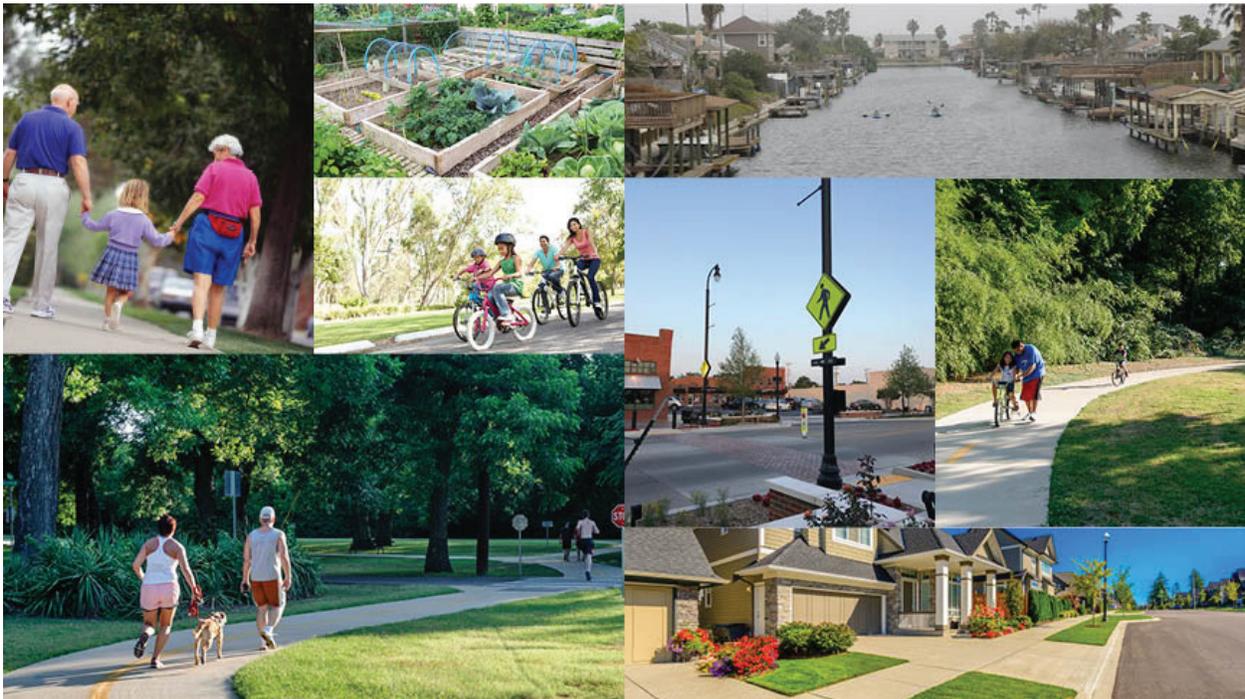
Vision Theme 1 - Safe and Healthy Community

Create clean, safe, and healthy neighborhoods that keep the community strong and connected.

Relevant Input from Community Survey

- » "A family friendly neighborhood with safe and quality amenities."
- » "A safe community to raise a family, have barbecue, and go to work."
- » "Safe, diverse & relaxed community to raise families with pride in our community spirit and beautiful environment."
- » "An inclusive community that continues to hold high educational standards and be a place where all are welcome."
- » "Safety and well being of every person living here and being able to take pride in the area."
- » "A peaceful crime free neighborhood with bird watching and water recreation."
- » "A family oriented, clean, safe place to live."
- » "A clean, safe beachside community"

Example Imagery for the Rendering

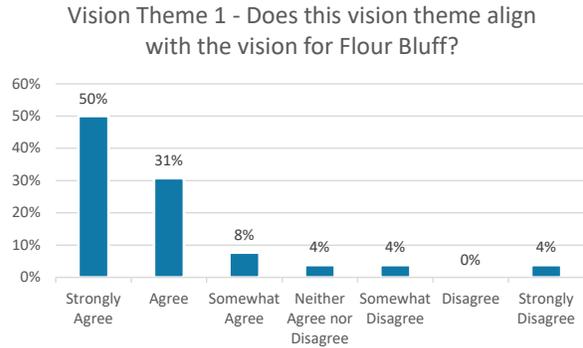


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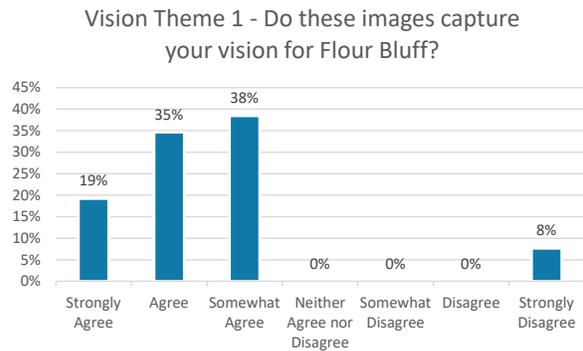
Does this vision theme align with the vision for Flour Bluff?

Response	Count	%
Strongly Agree	13	50%
Agree	8	31%
Somewhat Agree	2	8%
Neither Agree nor Disagree	1	4%
Somewhat Disagree	1	4%
Disagree	0	0%
Strongly Disagree	1	4%
Total	26	100%



Do these images capture the vision for Flour Bluff?

Response	Count	%
Strongly Agree	5	19%
Agree	9	35%
Somewhat Agree	10	38%
Neither Agree nor Disagree	0	0%
Somewhat Disagree	0	0%
Disagree	0	0%
Strongly Disagree	2	8%
Total	26	100%



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Do you have proposed changes to the vision theme statement?

Vision Theme 1	
#	Feedback
1	Less McMansions
2	A hike bike trail/bridge from Oso Wetlands, across the Oso Bay to a park on the FB side.
3	Needs more pictures of the views of the Laguna Madre and Oso Bay.
4	Reduce microwave radiation within our neighborhoods by refusing 5G and prohibiting the construction and use of additional cell phone masts within our geographical boundaries.
5	No
6	No
7	This vision is perfect. Bringing neighborhoods together for block parties to grow in unity and protection.
8	We have to have a safe and clean community, but you have to have local businesses inclusive of this vision. You simply cannot have one without the other. It's just not realistic or sustainable.
9	Stop Building. The roads and land cannot support anymore houses or people. You are destroying the Flour Bluff area. Remodel/reconstruct what is already built here.
10	I would not consider Flour Bluff "beachside" I would identify as an area with many outdoor enthusiasts on the bay.

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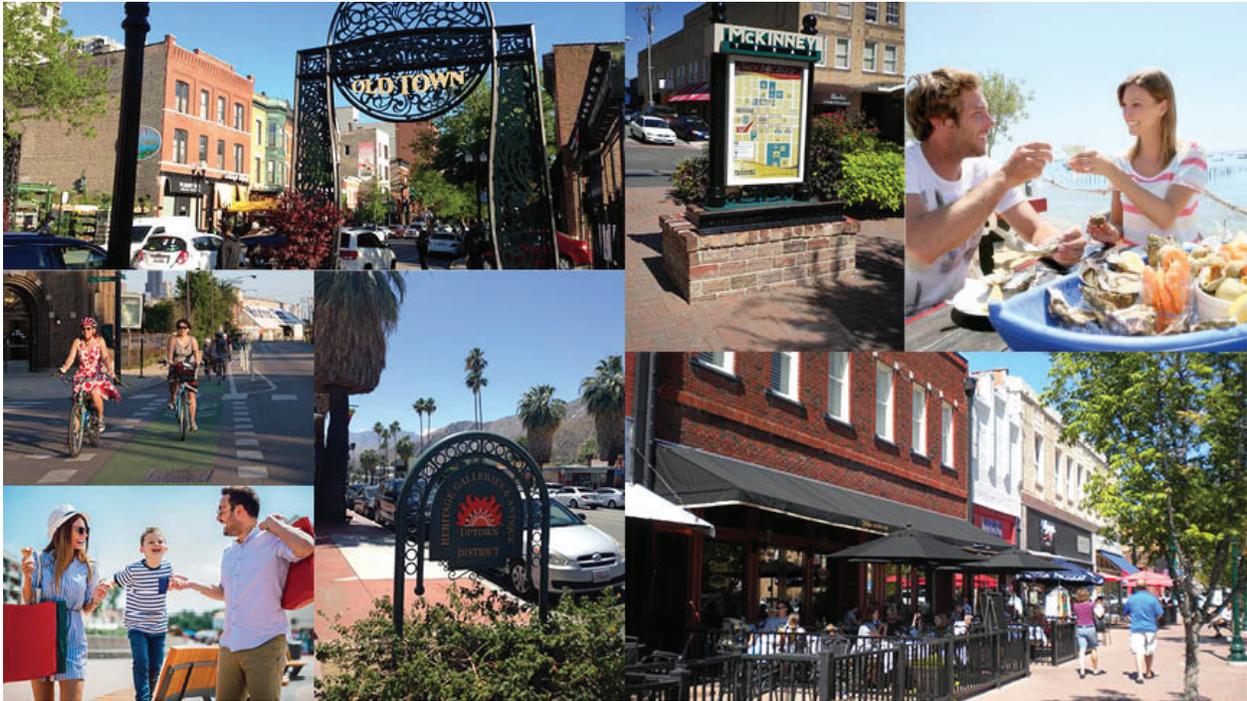
Vision Theme 2 - Strong Local Economy

Develop a welcoming business environment for the long-term sustainability of local business owners.

Relevant Input from Community Survey

- » “A clean community with more opportunities for dining, shopping, and parks.”
- » “A community where I can shop, dine, and be entertained. I would like it to be a community that shows its pride to the rest of the city and where others would like to come and enjoy and evening.”
- » “See Flour Bluff grow and thrive with families, community involvement and activities.”
- » “To make it a community full of opportunities, need more jobs in the area.”
- » “To become a safe clean place for existing businesses and residents.”

Example Imagery for the Rendering

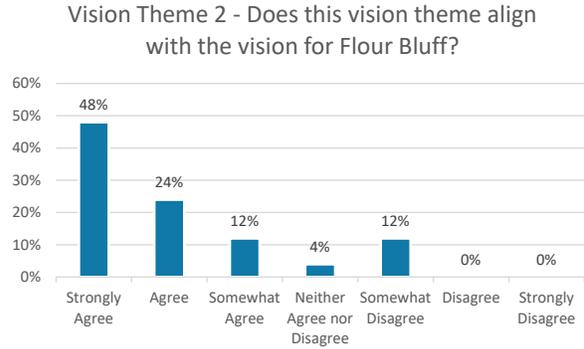


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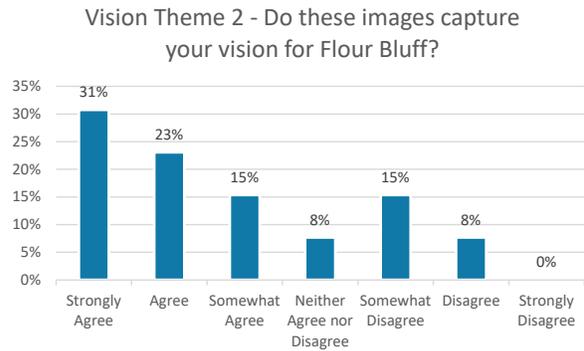
Does this vision theme align with the vision for Flour Bluff?

Response	Count	%
Strongly Agree	12	48%
Agree	6	24%
Somewhat Agree	3	12%
Neither Agree nor Disagree	1	4%
Somewhat Disagree	3	12%
Disagree	0	0%
Strongly Disagree	0	0%
Total	25	100%



Do these images capture the vision for Flour Bluff?

Response	Count	%
Strongly Agree	8	31%
Agree	6	23%
Somewhat Agree	4	15%
Neither Agree nor Disagree	2	8%
Somewhat Disagree	4	15%
Disagree	2	8%
Strongly Disagree	0	0%
Total	26	100%



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Do you have proposed changes to the vision theme statement?

Vision Theme 2	
#	Feedback
1	I'd like a mix between community and businesses. I don't want the Bluff to look like Saratoga. It's always been a family community of fishermen and the working class. There is a group here who is holding quiet meetings planning gentrification and removal of the working poor from the area. They have talked about this area and how to get rid of the lower class. They discuss pouring sugar on homeless camps, putting dumps behind the poorer neighborhoods, intimidations, etc. On the surface, it seems like a positive group, but honestly, they are terrible.
2	A hike bike trail/bridge from Oso Wetlands, across the Oso Bay to a park on the FB side.
3	Local businesses would be preferred over chain places. Also remove the transient/vagrant problem!
4	No
5	There is little space for businesses that have to compete with like businesses just across Oso Bridge. The long term vision should be to improve housing and clean neighborhoods. HEB and WalMart likely have the majority of the business tied up in the Bluff so who or what is going to compete for the crumbs left behind. So why not stick with the current statement?
6	No
7	Thriving businesses are vital to Flour Bluff! I've lived in Flour Bluff my entire life and have seen so many businesses fail. I was very excited to see the natatorium go in, only to find out the monthly dues are crazy expensive. Very disappointing, hence the empty parking lot and another wasted project in the Bluff. We have NO really nice parks in Flour Bluff that aren't filled with homeless people.
8	Images could reflect a more coastal aesthetic. Would like to see incentives for small and local business. I don't want to see a bunch of chain fast food and franchises move in.

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Vision Theme 3 - Protect Natural Resources

Protect habitat and wildlife to improve environmental quality and celebrate Laguna Madre and Oso Bay as community assets.

Relevant Input from Community Survey

- » "A family-friendly community that offers something for the residents and those who visit our community."
- » "A collaborative community that values sustainability."
- » "I would love an Oso Bay type park with trails in the area. It would be awesome one day to be able to walk or ride bikes along shoreline safely, with a view of the water."
- » "A destination for birding, wildlife and fishing using our natural resources. residents where our families will want to stay for generations to come."
- » "A premier safe residential area that allows plentiful access to waterways and abundant recreational parks and trails to enjoy wooded areas."

Example Imagery for the Rendering

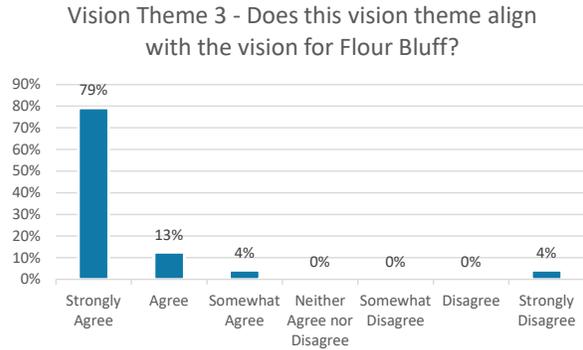


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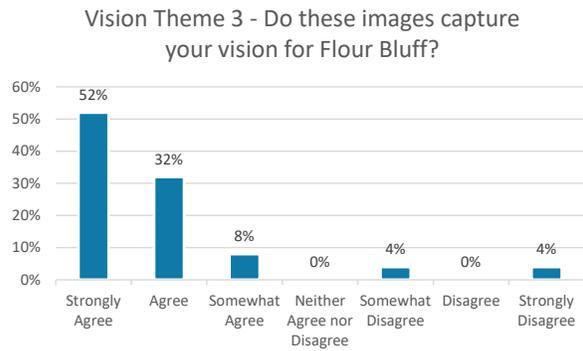
Does this vision theme align with the vision for Flour Bluff?

Response	Count	%
Strongly Agree	19	79%
Agree	3	13%
Somewhat Agree	1	4%
Neither Agree nor Disagree	0	0%
Somewhat Disagree	0	0%
Disagree	0	0%
Strongly Disagree	1	4%
Total	24	100%



Do these images capture the vision for Flour Bluff?

Response	Count	%
Strongly Agree	13	52%
Agree	8	32%
Somewhat Agree	2	8%
Neither Agree nor Disagree	0	0%
Somewhat Disagree	1	4%
Disagree	0	0%
Strongly Disagree	1	4%
Total	25	100%



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Do you have proposed changes to the vision theme statement?

Vision Theme 3	
#	Feedback
1	I love the idea of using and respecting our natural areas for recreation. This is a unique land and water area. We have so many people tearing down natural areas and destroying the grasslands near the water that protect a huge range of amazing wildlife. Let's take advantage of this fishing community.
2	A hike bike trail/bridge from Oso Wetlands, across the Oso Bay to a park on the FB side.
3	The safety and cleanliness of Flour Bluff will not be sustained without the removal of the vagrant problem.
4	Need a walkway across the Oso Bay from the FB side to the West side to connect parks on both sides.
5	We will need to become more resilient to societal collapse in any way we reasonably can. Sustainability and adaptability should be top priorities. We need reliable, scalable ways to keep people fed and watered in situ, for example, in the event of prolonged emergencies.
6	No
7	Provide sustainable access while protecting the natural resources and creating outdoor recreation opportunities to current and future residents and visitors.
8	No
9	No
10	Like this one the best, the trails is very appealing
11	No
12	This would be awesome if we had a better overall quality of people in Flour Bluff. Again, I'm a life-long resident of Flour Bluff. My dad graduated from FB. I've steadily seen the Bluff decline. Something HAS to be done with the nonstop problem/issue of the homeless and panhandlers. If you were vacationing here, would you want to be faced with a panhandler at every corner? What does that tell you of our City? It makes you uncomfortable. Laguna Shores could be an awesome area if developed properly and policed to keep the meth heads from stealing stuff or breaking into people's cars while they're out and about.
13	Re: Redhead Pond Conservation area. Is the Federal Government still in control of the area. If so, is it possible to have the Federal Government grant the city the parcel noted at the corner of Glenoak and Laguna Shores? It would be nice to have a park there with a viewing platform overlooking the wildlife area.
14	If you keep building houses 4 to 15 per acre you are destroying any chance for birding, fishing, etc.
15	Consider including outdoor recreation and eco-tourism.

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General Vision Theme Comments

Please share any additional thoughts or input.

General Vision Theme Comments	
#	Feedback
1	A hike bike trail/bridge from Oso Wetlands, across the Oso Bay to a park on the FB side. (10/07/2020)
2	Please work on Flour Bluff streets, and the vagrant problem. The toxic charity, Timmons, is enabling the continued drug addicts to remain here (10/09/2020)
3	What is your idea for sanitation and protection of our families due to Covid ? (10/10/2020)
4	All three visions are good for familiars businesses in Flour Bluff. (10/11/2020)
5	I love vision 1; vision 2 is more the coercion downtown should take and vision 3 is island is what I feel and believe. Thank you (10/11/2020)
6	Vision 3 (10/11/2020)
7	I think a hiking/walking/biking bridge from Oso Wetlands to FB would be fabulous. The homeless issue in FB is ridiculous. It is not safe to let our kids go to Parker Park to play basketball or to the skate park. FB is such an amazing community if we could just get it cleaned up. (10/11/2020)
8	Overall, there's been a really big push on cleaning up the Bluff. Will we ever get a handle on the homeless? It has gotten better, and thank God it's not as bad as downtown Corpus Christi. I was on Leopard and North Staples recently. I couldn't believe the nasty amount of homeless people laying on the sidewalks. (10/11/2020)
9	Overall, there's been a really big push on cleaning up the Bluff. Will we ever get a handle on the homeless? It has gotten better, and thank God it's not as bad as downtown Corpus Christi. I was on Leopard and North Staples recently. I couldn't believe the nasty amount of homeless people laying on the sidewalks. It's really depressing to me that we cannot sustain restaurants in Flour Bluff. I wish there would be more tax incentives for retailers and family-style sit-down restaurants in Flour Bluff. (10/11/2020)
10	Restaurants on Laguna Shores to compete with Doc's/Snoopys.. nice marinas.. birding areas off of laguna shores in land that can't be developed cause of old Exon pipelines. Enlarge skate park. Clear out the brush 30' away from ANY park. Get rid of each and every vagrant camp. Make them go to the shelters provided, go to work. Quit the thieving! Sick of coming to a light/ stop sign and having to worry if I'm gonna be harassed or attacked! (10/11/2020)
11	Flour bluff has such a bad reputation with the outside community. Once you live you have a sense of pride & family. We do need help with the homeless camps and drug problems on the north part of spud but other than that this small little home town has so much potential. We just need to have outsiders see what we see. Creating a bird park and safe fishing piers will not only bring in bird watchers, fishermen but will also bring in families wanting to explore the great out door. (10/11/2020)

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General Vision Theme Comments	
#	Feedback
12	Flour Bluff has such a bad reputation with the outside community. Once you live you have a sense of pride & family. We do need help with the homeless camps and drug problems on the north part of spud but other than that this small little home town has so much potential. We just need to have outsiders see what we see. Creating a bird park and safe fishing piers will not only bring in bird watchers, fishermen but will also bring in families wanting to explore the great out door. (10/11/2020)
13	Until residents start to take a personal interest in how their homes and curbside appeal sparkle I doubt any thing will change. We used to say in the military that it takes a generation to improve morale. (10/11/2020)
14	Would like to see a dog park and a splash pad and recreational area as well. Would like to see street sweeping done. There is alot of trash along Flour bluff drive and SPID. Alot of trash along a streets including residential. It would be nice to monitor the trailer parks community behind Luzuis drive. The dilapidated trailers, inoperable vehicles etc. More code enforcement all over Flour Bluff area. (10/12/2020)
15	The streets need to be fixed before anything else is done. Amber drive needs sidewalks, curbs, gutters, Children have no safe place to walk to get to the school bus. Graham is a major cut across from Waldron to Flour Bluff with no curbs no sidewalks no gutters...this is the priority (10/13/2020)
16	I'd love more parks and sidewalks! A large birding park or a park with a splash fountain would be great. Please remember to keep our wildlife in mind. It's an amazing feature of Flour Bluff. Also, while I'd like more places to shop, I do NOT want congestion like Saratoga. I like our small community. (10/13/2020)
17	1. We have a need for additional organized clean up neighborhoods. 2. Code enforcement of empty lots, both residential and commercial. Areas are over-grown into adjacent occupied lots. These empty lots are opportunities for vagrants and homeless to congregate. 3. Dilapidated structures need to be repaired or rebuilt. City and owner initiatives program. 4. Consider and boat, kayak rental, picnic, park and play area along laguna shores. After flood successful prevention plan is accomplished. 5. Secondary roads should be resurfaced instead of spot repairs. (10/17/2020)
18	Flour Bluff is a very special place with a lot of potential. We have ponds, creeks, a lot of water frontage. All opportunities to turn the undevelopable areas in Flour Bluff into parks and trails to attract visitors for walking, biking, and fishing. We also need to beautify existing commercial areas with landscaping in line with the current landscape regulations, whenever possible. Adding gateway signs at the entry points into Flour Bluff from Yorktown Blvd, both ends of Waldron Road and both ends of Flour Bluff Drive will also identify Flour Bluff as a destination. (10/21/2020)

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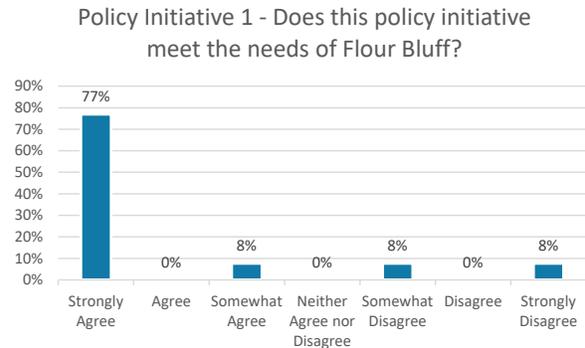
Policy Initiatives

Policy Initiative 1- Manage Stormwater and Flooding

Provide stormwater management solutions to help flood-prone areas.

Does this policy initiative meet the needs of Flour Bluff?

Response	Count	%
Strongly Agree	10	77%
Agree	0	0%
Somewhat Agree	1	8%
Neither Agree nor Disagree	0	0%
Somewhat Disagree	1	8%
Disagree	0	0%
Strongly Disagree	1	8%
Total	13	100%



What type of programs or actions would you like to see to implement this initiative?

Policy Initiative 1	
#	Feedback
1	Actually fix the drainage issues that have been reported for years
2	The removal of vagrants
3	Clean out existing ditches and drainage areas that are clogged up with grass and other items.
4	1. Implement proposed drainage project at Flour Bluff Dr & Glenoak Dr. 2. Add curb & gutter on remaining 75% of Glenoak Dr between Flour Bluff Dr and Waldron Rd. 3. Add curb & gutter on Don Patricio Rd, Compton Rd, and Graham Rd between Flour Bluff Dr and Waldron Rd. 4. Replace culverts/fix drainage in Don Patricio neighborhood (Woodcrest, Sentinel, Orange, etc.). 5. Prohibit additional concrete open gutters/bar ditches across roadways on North side. 6. Replace open gutters/bar ditches across roadways on North side.
5	I would like to see more of what Richard Martinez and Gabriel Hinojosa have done to help manage stormwater in the Ramfield and Golden Oak area of Flour Bluff. They drove to the site during a heavy rain event, took note of visible problems, met with the residents to learn about what they had witnessed over the years, employed engineering techniques to create an actual plan, shared the plan with the residents, and set to work to fix the problem. In the past, the answer was simply to dig the ditches deeper and wider, which never fixes the problem and actually creates an additional problem when they dig into the water table. This always leaves standing water, which means mosquitoes and other problems.
6	I would like to see each and every neighborhood in the Bluff get stormwater systems and sidewalks installed.
7	Better drainage off of Flour bluff drive and Purdue

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Policy Initiative 1	
#	Feedback
8	Cleaning drainage ditches- also understand our location leaves us vulnerable to flooding and accommodations for our waterways without destroying them.
9	Actually having contractors put in appropriate lines for service, before a subdivision is built. Why built a road and then have to damage the roads integrity because put in lines for utilities?
10	Regular street sweeping should be done so that trash and debris do not go into our storm drains. Pursue businesses and property owners when they mow and allow grass clippings to go into streets by encouraging residents to report it to Code Enforcement. No more ditches along major thoroughfares - Yorktown, Flour Bluff, and Waldron should have drainage pipes.

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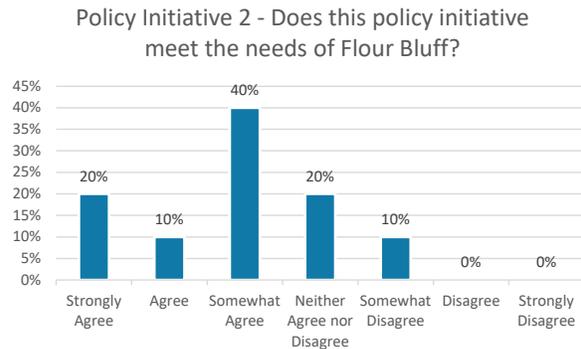
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Policy Initiative 2 - Equitable Opportunities

Create equitable opportunities for all Flour Bluff residents.

Does this policy initiative meet the needs of Flour Bluff?

Response	Count	%
Strongly Agree	2	20%
Agree	1	10%
Somewhat Agree	4	40%
Neither Agree nor Disagree	2	20%
Somewhat Disagree	1	10%
Disagree	0	0%
Strongly Disagree	0	0%
Total	10	100%



What type of programs or actions would you like to see to implement this initiative?

Policy Initiative 2	
#	Feedback
1	Keep it a family community, would rather not have more businesses. Keep 1+ acre lot neighborhoods the same don't add neighborhoods with 2 or 3 houses per 1 acre to those neighborhoods that are larger lots already. Especially since there are no sidewalks. West side- we walk with dogs and children in the streets
2	Grants to clean up and improve neighborhoods surrounding the freeway and base to increase property values.
3	We need to retrain people for different roles, and the training needs to be free or very low cost. Many people will lose their jobs and not be trained enough to fill jobs that need doing. In the absence of effective retraining, we would need something like UBI (universal basic income). With neither opportunities nor UBI, many local residents will become homeless in the coming years, something from which we may never recover. We must act decisively, quickly, and compassionately to keep good-intentioned people from falling through our social safety net.
4	1. Panhandling ban along South Padre Island Dr. 2. Provide resources to homeless directing them to central point of entry. 3. Require special permitting for food service to homeless. 4. Require indoor food service to homeless. 5. Prohibit homeless shelters with beds/sleeping areas. 6. Convert CCPD sub-station to full police station.
5	I am not certain that the wording of the initiative is clear enough to respond. However, I think the intent is to address the number one social issue which is the way the homeless population and several of the toxic charity non-profits do more harm than good to the overall community. These agencies must be monitored and restricted in their actions such as where they are allowed to feed (never in parks or on public property of any kind) and provide services (limited only to those agencies and those they serve who take part in coordinated entry), and the creation of a city ordinance to prevent panhandling, sleeping, and loitering of any kind in and around businesses.

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Policy Initiative 2	
#	Feedback
6	I'd love to see a health center, a community center for families, summer camp programs, campgrounds
7	Continued community input.
8	This policy initiative is too broad. Equitable opportunities for businesses? for residents? education? How is this policy measurable?

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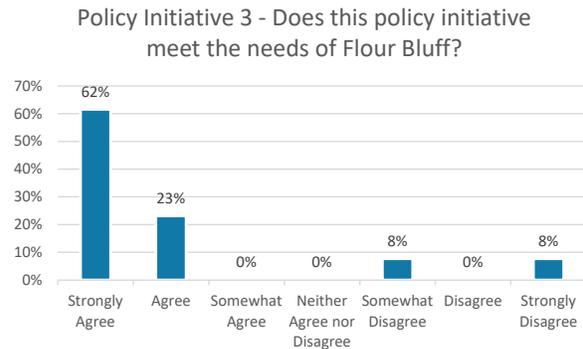
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Policy Initiative 3 - Connectivity

Improve roadway conditions and connect the community through alternative transportation options.

Does this policy initiative meet the needs of Flour Bluff?

Response	Count	%
Strongly Agree	8	62%
Agree	3	23%
Somewhat Agree	0	0%
Neither Agree nor Disagree	0	0%
Somewhat Disagree	1	8%
Disagree	0	0%
Strongly Disagree	1	8%
Total	13	100%



What type of programs or actions would you like to see to implement this initiative?

Policy Initiative 3	
#	Feedback
1	Fix the streets and add sidewalks to the west neighborhoods.
2	Raised roads near waterways.
3	The removal of the vagrants.
4	More parks along Laguna Shores Dr. and along the Oso Bay area, also more hiking trails and bike trails. Would like to see a walkway from the Flour Bluff side of the Oso Bay across the bay to the other side to connect the two areas and the great park that already exist on the West side.
5	1. Add more street lighting to Flour Bluff Dr. 2. Widen and add curb and gutter for Flour Bluff Dr from Don Patricio Rd to Yorktown Blvd. 3. Widen and add curb and gutter for Glenoak Dr, Don Patricio Rd, Compton Rd, and Graham Rd from Flour Bluff Dr to Waldron Rd. 4. Add more hike/bike trails, especially along Laguna Shores Rd. 5. Connect to District 5 via Holly Rd hike/ bike bridge. 6. Repair or resurface Meeks Rd., Security Dr., Debra Ln., and Roscher Rd. 7. Widen and add curb and gutter for Yorktown Blvd. from Oso Creek to Laguna Shores Rd.
6	Flour Bluff needs to be connected by sidewalks on the main thoroughfares (Waldron, Flour Bluff Drive, Yorktown, Glenoak, Purdue, Don Patricio, Graham, Compton, Laguna Shores).
7	Widen Flour bluff drive from Purdue to Yorktown not just repave. A lot of increased traffic and building more.
8	Repair and maintenance on ALL roads. And don't let them be neglected.
9	I would like to see walking and bike trails connectivity. No more patching of dilapidated roads. Pave with quality asphalt. Annual survey of road conditions so that poor roads can be repaired.

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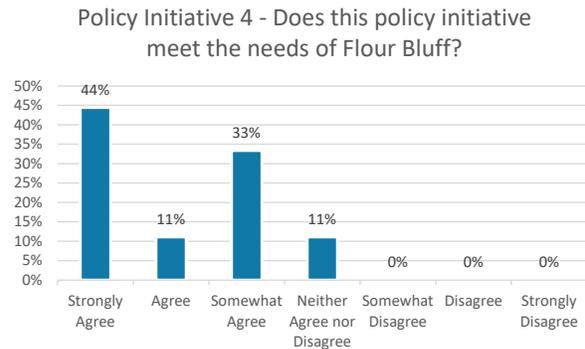
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Policy Initiative 4 - Community Pride

Foster Flour Bluff community pride.

Does this policy initiative meet the needs of Flour Bluff?

Response	Count	%
Strongly Agree	4	44%
Agree	1	11%
Somewhat Agree	3	33%
Neither Agree nor Disagree	1	11%
Somewhat Disagree	0	0%
Disagree	0	0%
Strongly Disagree	0	0%
Total	9	100%



What type of programs or actions would you like to see to implement this initiative?

Policy Initiative 4	
#	Feedback
1	Help resolve the homeless problem by reducing drug activity in Flour Bluff!
2	The removal of the vagrants.
3	More code enforcement in all areas of Flour Bluff especially the residential areas. More frequent brush and debris pick up especially after storms. Keep short term rentals under control by enforcement of zoning laws in residential areas. This is a major problem in some parts of FB and is ruining our quite neighborhoods by turning them into busy commercial areas.
4	1. Increase code enforcement. 2. Add code enforcement officer dedicated to Flour Bluff area. 3. Convert CCPD sub-station to full police station. 4. Ban panhandling along South Padre Island Dr.
5	In the past, a citizens collection center was proposed on Flour Bluff Drive. The citizens fought it and won because of where it was planned, within extremely close proximity to businesses and neighborhoods. It was supposed to serve both Flour Bluff and South Side. It was suggested that the facility be placed on city property at the end of Starry Road, far away and out of sight of all neighborhoods and businesses. Add to that the excessive cost of the facility, the money that was made by a sitting councilman, and a backroom deal for the construction of the project with Naismith Engineering, and it began to smell just like the trash it would have collected. Illegal dumpers do not use such facilities, as was shown by the numbers of piles of bulky items just outside the current drop off place. Litter Critter and community clean up events help bring people together. Better code enforcement and swifter actions for properties left untended or abandoned will help, too.
6	Street sweeping, yard of the month program residential and commercial.
7	More police presence and do something meaningful about the homelessness and druggies. Stop busing them in from other cities and downtown.

Flour Bluff

AREA DEVELOPMENT PLAN

Policy Initiative 4

#	Feedback
8	<p>This policy initiative is too broad. Foster Flour Bluff Community Pride by having quarterly community clean up days, placing flags along Waldron Road on poles from Purdue to Glen Oak, frequent pick up of illegal dumping, beautify along the frontage of each of the schools. The elementary has the nicest street frontage thanks to the trees. Add trees along the front of the Primary, Intermediate & Junior High schools. Pursue property owners that do not mow along the sidewalks, especially the large, vacant lots along Flour Bluff and Waldron. Find opportunities for shopping centers and existing businesses to beautify. The shopping center with Dollar Tree is so unsightly property and it's at one of the main entries of Flour Bluff. Clean up vacant lots, such as the one in front of Funtrackers with all of the palm debris. Remove illegal signage.</p>

Flour Bluff

AREA DEVELOPMENT PLAN

General Policy Initiative Comments

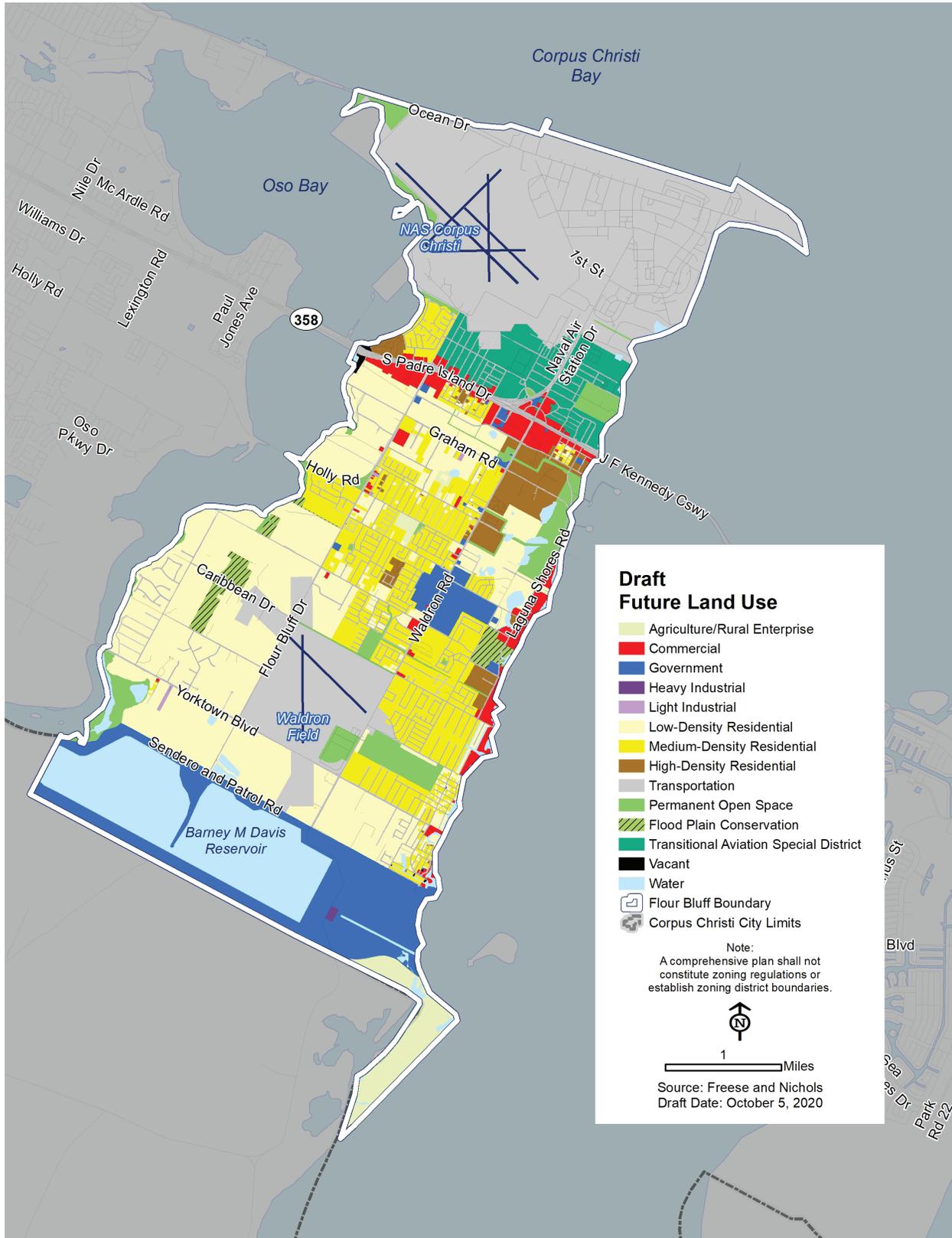
Please share any additional thoughts or input.

General Policy Initiative Comments	
#	Feedback
1	Help reduce the homeless issue by addressing the drug problem in Flour Bluff! (10/07/2020)
2	Not sure I agree with alternative transportation options. Buses already cover the area well. We can't expect the bus to come to every doorstep. (10/08/2020)
3	The bettering of Flour Bluff will be a waste of time if the vagrant issue is not taken care of (10/09/2020)
4	The trash in the bluff is every where . fine HEB Walmart for leaving there shopping carts all over the bluff . Those shopping carts are clearly marked as to the owner they are littering when left on streets and lots. There security guards and security cameras watch every day as they leave their property . Just CLEAN UP THE BLUFF FIRST . It aint Rocket science (10/10/2020)
5	Until the city begins to see Flour Bluff as the gateway to the Laguna Madre, the home of the best school in the entire area, and a place that can attract visitors such as fishermen, birders, and watersport fans, we will continue to be a dumping ground. When the city is willing to put policies into place and attach dollars to those policies, Flour Bluff will begin to bloom. We are like a secret garden waiting for the right people, policies, and commitment to make her bloom her best. (10/11/2020)
6	Clean up some of the area around Flour bluff drive and SPID. lots of debris in lot adjoining Fun Trackers. (10/12/2020)

Flour Bluff

AREA DEVELOPMENT PLAN

Draft Future Land Use Map



Flour Bluff

AREA DEVELOPMENT PLAN

General Future Land Use Comments

Please share any additional thoughts or input.

General Future Land Use Map Comments	
#	Feedback
1	All land close to the Waldron Airfield should be low-density residential and Agriculture/Rural Enterprises. No land in this area should be used for commercial. Flour Bluff is a small community, majority of the land should be used for Agriculture. We must continue to keep the small town feel while improving the roads, drainage and power outages. Electrical power lines are old throughout the city. (10/09/2020)
2	Good with change to low density residential and permanent open space between Glenoak Dr and Waldron Field NOLF near Flour Bluff Dr. Good with maintaining low density residential in Southwest quadrant. Does NAS approve of change to medium density residential on Southwest quadrant between Caribbean Dr and Yorktown Blvd? May be an issue with new NAS guidance coming out later. Good with open space along North side of Laguna Shores Rd. Transition Aviation Special District does not accurately describe that most of this area is medium density residential. (10/09/2020)
3	Over the years, the Transitional Aviation Special District areas have created a sense of hopelessness for these properties to develop, mainly because the feds do little to better the area that they have deemed basically unusable and without a future. (Even the mowing is left undone on properties and sidewalks owned by the federal government, such as on Mediterranean). This is the oldest part of Flour Bluff, an area that could be a great place to live and have businesses again if rental properties are kept to a minimum, incentives are given to builders who choose to upgrade properties or build new, and the area of Dimit Pier and Andy Bowie Park are made attractive to visitors, especially families. (10/11/2020)
4	I have been a property owner, commercial real estate broker and developer in Flour Bluff and Padre Island for the last 19 years. Properties along Flour Bluff Drive from South Padre Island Drive to Graham Road should be zoned for commercial along the frontage to take advantage of their proximity to the Super Walmart Store. This area is similar to the successful developments around the Walmart stores along Saratoga and Staples in Corpus Christi. National retailers and upscale tenants would also be most interested in this area due to the high income of residents to the south of Graham Road. The remaining land behind the commercial frontage along Flour Bluff Drive to Graham Road should be zoned for multifamily. Flour Bluff does not have any Class A apartment properties. Employees from CCAD, the Naval Air Station and Flour Bluff ISD are forced to travel into Corpus Christi to find new high quality Class A multifamily properties. The potential tax revenues from these developments are much higher than low density residential. The current plan calls for multifamily to the south of HEB along Waldron Road. Sites to the south of HEB are not suitable for multifamily since they are encumbered with pipelines, environmental problems from oil and gas activity\wetlands, flood plain and large overhead utility lines that restrict development. Numerous developers have attempted to develop these sites with multifamily, but all have failed or declined to move forward due to these issues. Therefore, I am respectfully requesting that the city should change the proposed land use plan to commercial and multifamily zoning designations along Flour Bluff Drive from South Padre Island Drive to Graham Road. Low density residential is not the highest and best use for this land (10/13/2020)

Flour Bluff

AREA DEVELOPMENT PLAN

General Future Land Use Map Comments	
#	Feedback
5	This is a great idea. Thought went into this. Can we have a nature trail that protects local Laguna Madre wildlife? It would be great to have a place to walk the dogs, bike, and explore our unique area. It would also be great if developers didn't stack properties. (10/13/2020)
6	Property along Laguna Shores between Glenoak and Knickerbocker really needs to be Permanent Open Space due to the rising tides and flooding. This is an opportunity for trails, fishing, and birdwatching. More commercial opportunities along Flour Bluff Drive at intersections. More park opportunities near medium and high density residential. Park needed at Yorktown & Oso Creek where people like to put in kayaks and go fishing. (10/21/2020)
7	We need to maximize on the natural resources we have in Flour Bluff, beautify, keep it clean, and provide opportunities for visitors to come enjoy and shop in our community. We need a variety of businesses and restaurants to want to open here in Flour Bluff. We need to add waterfront parks and trails, attract businesses, enforce property maintenance, fix our streets, clean up trash, beautify existing commercial properties, and maintain our roads. (10/21/2020)