
**CITY COUNCIL
AGENDA MEMORANDUM**

City Council Action Date: July 27, 2004

AGENDA ITEM:

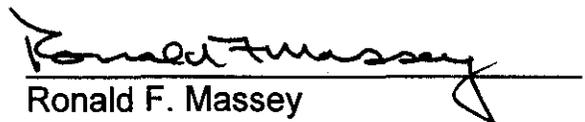
1. Motion to amend prior to Second Reading the ordinance amending the Comprehensive Plan of the City by amending the South Central Area Development Plan to include the Bayfront Master Plan, by including in Policy Statement G.3 a description of Shoreline Boulevard as an arterial street with 4 to 6 travel lanes between Buford Street and the Bayfront Convention Center.
2. Amending the Comprehensive Plan of the City of Corpus Christi ("The City") by amending the South Central Area Development Plan to include the Bayfront Master Plan; amending related elements of the Comprehensive Plan including the Urban Transportation Plan; providing for severance; and providing for publication.

ISSUE: On July 20, 2004, the City Council approved the Bayfront Master Plan on 1st reading and directed staff and the City's Bayfront Master Plan consultants to revise the draft plan to include a range of four to six travel lanes for Shoreline Boulevard. The proposed revisions to Policy Statement G.3 allow the City the flexibility to improve Shoreline Boulevard from four to six lanes as needed. Please find attached changes that have been made in legislative style (Attachment A), and a clean copy with all changes is made part of the attached ordinance.

REQUIRED COUNCIL ACTION: Adopt the Bayfront Master Plan as a component of the South Central Area Development Plan including accompanying illustrated plan concepts as an integral part of the Comprehensive Plan to read as shown in Exhibit "A", which is attached to and incorporated into this ordinance.

PREVIOUS COUNCIL ACTION: Bayfront Master Plan approved on 1st reading on July 20, 2004.

CONCLUSION AND RECOMMENDATION: Staff recommends adoption.



Ronald F. Massey
Assistant City Manager

Attachments

BACKGROUND INFORMATION

The South Central Area Development Plan (SCADP) was amended on February 17, 2004. The amendment included a requirement to provide neighborhood parks/activities (highest priority) and create incentives for promoting development of new tourist oriented uses along the Bayfront.

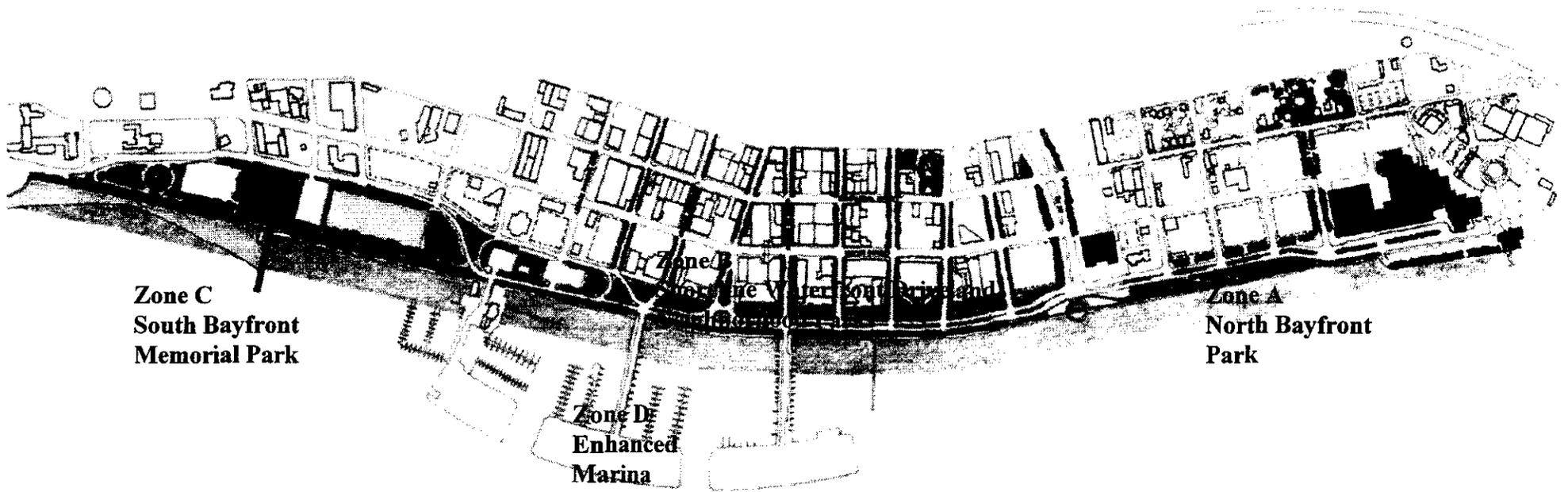
As a result of this requirement in the Plan, a design team was contracted in December 2003 for development of a Bayfront Master Plan. The design team includes: Gignac & Associates-Raymond Gignac; Sasaki Associates-Alan Ward; Thompson, Ventulett, Stainback and Associates (TVS)-Kevin Gordon; and Arquitectonica (ARQ)-Bernardo Fort-Brescia.

In February 2004, a Bayfront Questionnaire was put out to solicit input from interested groups and citizens, and five public meetings were held. A design charrette was held in March 2004. In April 2004, a presentation of preliminary concepts/options was presented to the City Council, and three public meetings were held. From April thru June 2004, six presentations were made to interested groups on the recommended Option #4. On June 29, 2004, presentation of the detailed plan (Option #4) was presented to City Council. During June-July 2004, fifteen public meetings were held to receive input.

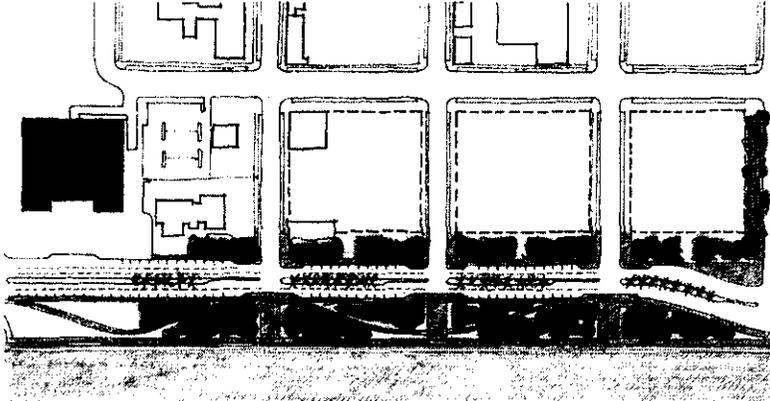
The Bayfront Master Plan was presented for review, comment and endorsement to the Park and Recreation Advisory Committee, Water Shore Advisory Committee, and Transportation Advisory Committee. On July 14, 2004, the Planning Commission conducted a public hearing on the Bayfront Master Plan and recommended City Council adoption of an amendment to the South Central Area Development Plan.

ATTACHMENT 1

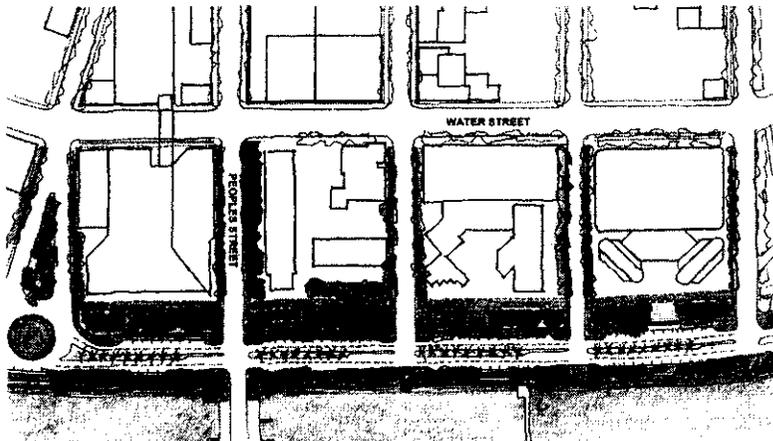
FIGURE 7: BAYFRONT MASTER PLAN



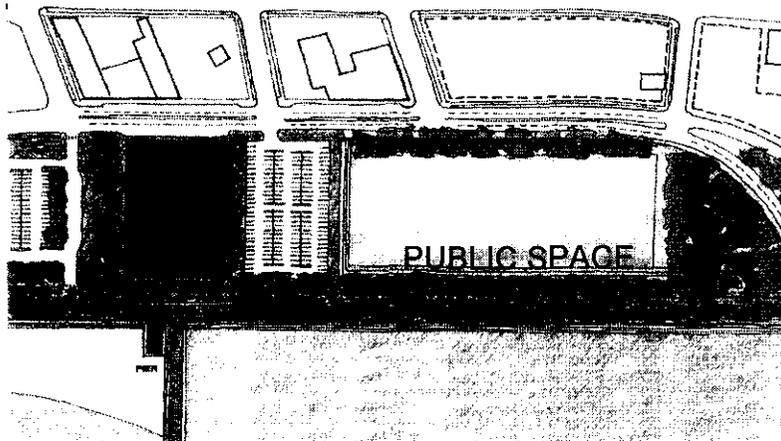
**FIGURE 8: ZONE "A"
NORTH BAYFRONT PARK**



**FIGURE 9: ZONE "B"
SHORELINE WATERFRONT DRIVE AND NEIGHBORHOOD PARKS**



**FIGURE 10: ZONE "C"
SOUTH BAYFRONT MEMORIAL PARK**



**FIGURE 11: ZONE "D"
ENHANCED MARINA**



The following policy statement and figures implement Policy Statement E.1 in the Public Services Section and should be added to the Plan Implementation Section as follows:

BAYFRONT MASTER PLAN

POLICY STATEMENT G.3

The City, after conducting a communitywide planning process, determined the most acceptable manner in which to create a Bayfront park is by realigning Shoreline Boulevard and the available public space ~~to provide a variety of parallel park settings along Shoreline Boulevard~~ as illustrated on Figures 7 thru 11, **Bayfront Master Park Concept Plans**. The Bayfront Master Plan, an amendment to the South Central Area Development Plan (SCADP), is consistent with the adopted plan policies which state that the highest priority are activities that benefit citizens and take advantage of the Bayfront's unique natural amenities, including wind, water, and climate. The SCADP also recommends that the City promote economically viable incentives for development of new tourist oriented uses on private property fronting Shoreline Boulevard.

Currently, Shoreline Boulevard is a formidable barrier to pedestrians attempting to cross the six travel lanes and 80 foot median, especially during time of large festival events, to enjoy waterfront activities. In addition, large festival events either block through traffic along Shoreline Boulevard or reduce the City's ability to operate large convention and arena events. The Concept Plan for a Bayfront Park provides the basis for more detailed design studies, specific cost estimates and capital improvement funding/timing.

This plan recommends realigning Shoreline Boulevard and designating it as an arterial with reduced separation between the travel lanes in order to consolidate as much of the green space to create larger more useful public areas. These larger areas are located immediately adjacent to the water's edge on the northern and southern reaches of Shoreline Boulevard and adjacent to the landward side of Shoreline Boulevard in the marina area. The actual number of lanes on Shoreline are envisioned to be from four to six total travel lanes depending on the completion of detailed travel analyses prior to commencement and approval of any lane reductions. However, the City will preserve sufficient right of way to maintain six lanes if traffic demands warrant such capacity. With adoption of this plan, the City's Urban Transportation Plan is amended to indicate a range of street cross section designs providing for four to six travel lanes on Shoreline Boulevard.

The "Bayfront Master Plan" identifies several objectives for future consideration and implementation. The specific concepts for realignment of Shoreline focuses on four areas:

- Zone A: North Bayfront Park-area north of IH37;
- Zone B: South Bayfront Memorial Park-area between Buford Street and the "L" Head";
- Zone C: Shoreline Waterfront Drive and neighborhood parks-the area encompassing Shoreline Boulevard abutting the Marina; and

Zone D: Enhanced Marina-facilities for boaters & public and expanded breakwater.
With similar character as the public spaces created along the Bayfront.

The Bayfront Master Plan includes creation of outdoor urban space with pedestrian
esplanades and walkways and recreation areas along the Bayfront. The Master Plan
~~The concepts recommended in the Bayfront Master Plan~~ includes:

Variations in green space and the relationship of the automobile to the waters edge
Arrival feature at shoreline and IH 37
Small scale commercial elements and green spaces
Flexibility and multi use capabilities of green spaces
True pedestrian connections to the water of the North and South parks

AN ORDINANCE

AMENDING THE COMPREHENSIVE PLAN OF THE CITY OF CORPUS CHRISTI ("THE CITY") BY AMENDING THE SOUTH CENTRAL AREA DEVELOPMENT PLAN TO INCLUDE THE BAYFRONT MASTER PLAN; AMENDING RELATED ELEMENTS OF THE COMPREHENSIVE PLAN INCLUDING THE URBAN TRANSPORTATION PLAN; PROVIDING FOR SEVERANCE; AND PROVIDING FOR PUBLICATION.

WHEREAS, the Planning Commission has forwarded to the City Council its reports and recommendations concerning the amendment of the South Central Area Development Plan, to include the Bayfront Master Plan, an element of the Comprehensive Plan of the City of Corpus Christi;

WHEREAS, with proper notice to the public, public hearings were held on Wednesday, July 14, 2004, during a meeting of the Planning Commission, and on Tuesday, July 20, 2004, during a meeting of the City Council of the City of Corpus Christi, during which all interested persons were allowed to appear and be heard;

WHEREAS, the City Council has determined that these amendments would best serve public health, necessity, and convenience, and the general welfare of the City of Corpus Christi and its citizens.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF CORPUS CHRISTI, TEXAS:

SECTION 1. That the South Central Area Development Plan (a part of the Comprehensive Plan of the City of Corpus Christi, Texas), is amended to include the Bayfront Master Plan, its accompanying illustrated plan concepts, and all other elements and parts of the Bayfront Master Plan, and is hereby adopted as an integral part of the Comprehensive Plan to read as shown in Exhibit "A", which is attached to and incorporated into this ordinance.

SECTION 2. That to the extent the amendments made by this Ordinance represent a deviation from the Comprehensive Plan, the Comprehensive Plan, including the Urban Transportation Plan, is amended to conform to the amendments made by this Ordinance.

SECTION 3. That the Comprehensive Plan of the City of Corpus Christi, Texas as amended from time to time, except as changed by this Ordinance and any other ordinances adopted on this date, remains in full force and effect.

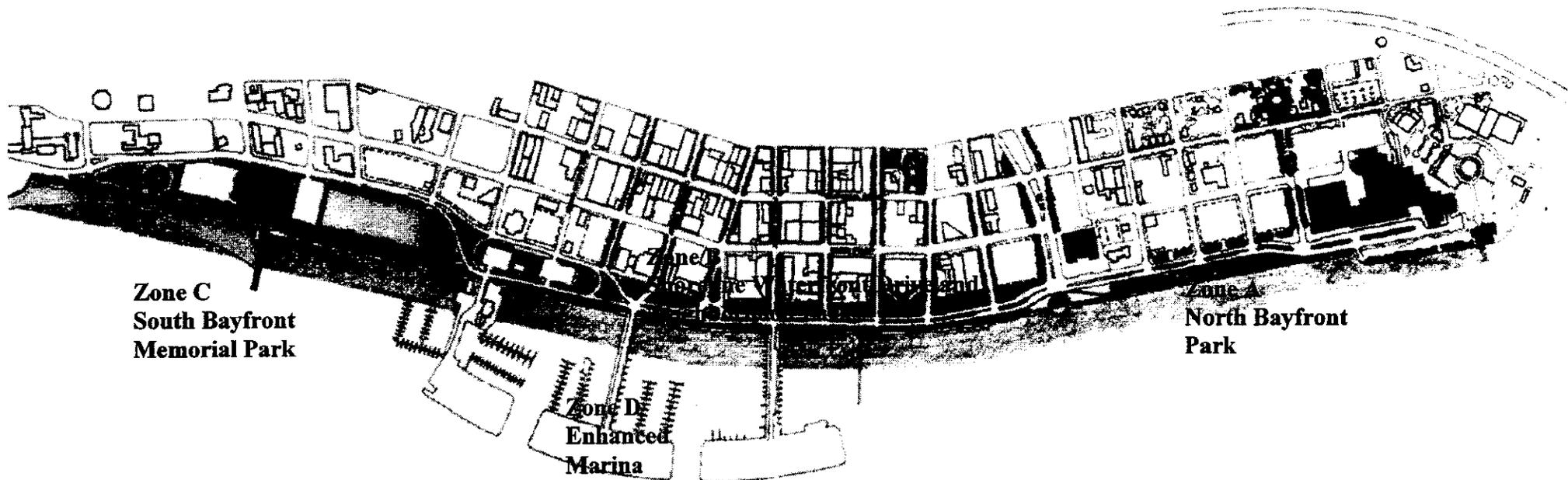
SECTION 4. That any ordinance or part of any ordinance in conflict with this ordinance is expressly repealed by this ordinance.

SECTION 5. The City Council intends that every section, paragraph, subdivision, clause, phrase, word or provision of this ordinance shall be given full force and effect for its purpose. Therefore, if any section, paragraph, subdivision, clause, phrase, word or provision of this ordinance is held invalid or unconstitutional by final judgment of a court of competent jurisdiction, that judgment shall not affect any other section, paragraph, subdivision, clause, phrase, word or provision of this ordinance.

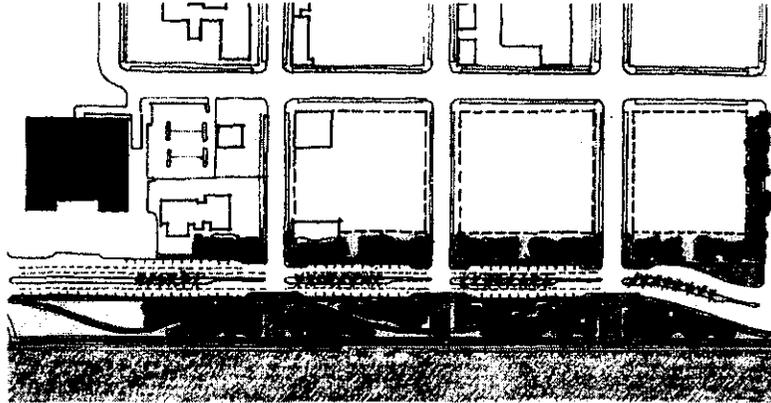
SECTION 6. Publication shall be made in the official publication of the City of Corpus Christi as required by the City Charter of the City of Corpus Christi.

ATTACHMENT 1

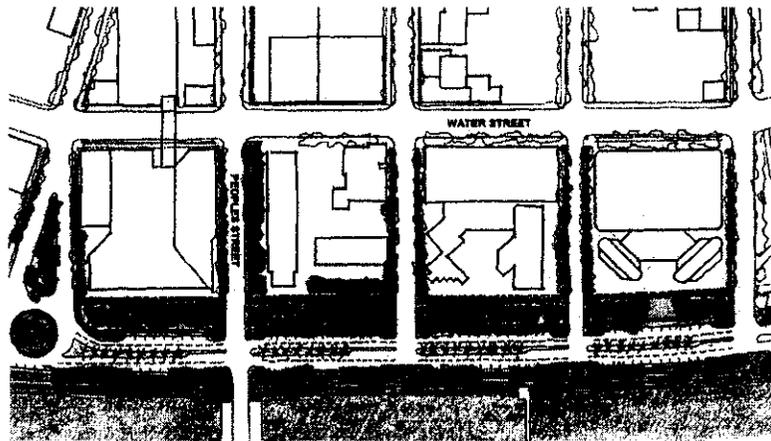
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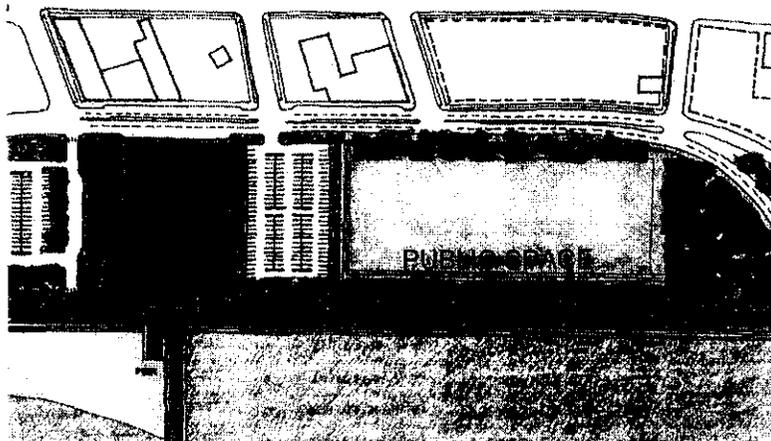
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Arrival feature at Shoreline Boulevard and IH 37

Small scale commercial elements and green spaces

Flexibility and multi use capabilities of green spaces

True pedestrian connections to the water at the North and South Parks

That the foregoing ordinance was read for the first time and passed to its second reading on this the _____ day of _____, 2004, by the following vote:

Samuel L. Neal, Jr. _____	Bill Kelly _____
Brent Chesney _____	Rex A. Kinnison _____
Javier D. Colmenero _____	Jesse Noyola _____
Melody Cooper _____	Mark Scott _____
Henry Garrett _____	

That the foregoing ordinance was read for the second time and passed finally on this the _____ day of _____, 2004, by the following vote:

Samuel L. Neal, Jr. _____	Bill Kelly _____
Brent Chesney _____	Rex A. Kinnison _____
Javier D. Colmenero _____	Jesse Noyola _____
Melody Cooper _____	Mark Scott _____
Henry Garrett _____	

PASSED AND APPROVED, this the _____ day of _____, 2004.

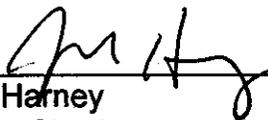
ATTEST:

CITY OF CORPUS CHRISTI

Armando Chapa
City Secretary

Samuel L. Neal, Jr.
Mayor

Approved as to legal form July 15, 2004;

By: 
Joseph Harney
Assistant City Attorney
For City Attorney