

A COMPREHENSIVE MASTER PLAN

of

THE CITY OF INGLESIDE ON THE BAY, TEXAS

REVISED BY THE PLANNING AND ZONING COMMISSION

February 2009

Adopted by the City Council on April 7, 2009

by Ordinance No. 2009-03

Howard Gillespie, Mayor

Ingleside on the Bay is a quiet, peaceful community. Although we have limited government resources and limited growth potential, we have demonstrated that we can overcome these challenges with volunteers who are creative problem solvers and hard workers. Change is inevitable. Adaptability essential.

We want to promote the intrinsic values that are needed to maintain the joy of this paradise. By striving to be peacemakers and caring for and accepting others while being sensitive to the needs of our community, we can create a place pleasing to all.

Let us choose to be good neighbors. People who have their hearts tuned to the song of paradise can become a team. This kind of team can handle the challenges that our city faces.

#### Capital Improvements:

The potable water, fire protection water projects, fire hydrants and wastewater system are in place as of July, 2007. The city will inspect, maintain and improve these necessities as needed.

The City could use grants, property taxes, general fund revenues, water/waste-water bill assessments, state sales tax revenues, franchise fees, donations and any other monies available to fund these and any other projects deemed worthy by city council and to continue using the pay-as-you-go system that has kept our city solvent since the beginning. It should be the goal of the city to remain debt-free whenever possible.

#### Water:

Water is a major concern in Ingleside on the Bay and will only become more so as water everywhere gets more and more scarce.

The city should secure a reliable source of water and keep our infrastructure well-maintained. The city should also initiate a program to communicate green living practices to our citizens.

#### Functional safe streets:

The City should maintain a functional city-wide traffic control plan utilizing appropriate and creative signage and speed deterrents. The City should concentrate its efforts on slowing traffic to 30 miles per hour or less to invite slow driving and welcome those who walk for exercise for themselves and their pets.

#### Drainage:

The City should work with the drainage district to prevent flooding due to canal water backflow.

The City should also work to lessen the amount of rainwater that drains into the bay by using berms and small ponds.

#### Fire Department:

The City should promote and support our local volunteer fire department in every way possible. The hours of training and expense of the equipment are essential to saving lives and property.

#### Volunteers:

Volunteers are essential to the success of this community.

The City should maintain the plan that matches the needs of the community with the people who have the talent and skills to meet them.

Communication with citizens is a must. People can only respond to needs if they know about them.

#### Emergency Management Plan:

The City should continue to maintain and upgrade emergency management and mitigation action plans as needed.

#### Safe, exciting parks:

Our park board and volunteers have done a fantastic job of establishing our park and making it an attractive place to gather. This successful endeavor needs to be continued.

One of the park board's goals is to integrate some kind of indication that our streets are not just for driving, but also for walking, bicycling and exercise. This can be accomplished by "Share the Roadway" signs with a picture of a person bicycling. No one was really in favor of putting lines on the streets to mark lanes for pedestrians or bikers.

#### Recycling:

The City should explore economical ways of recycling and encourage people to participate.

#### Erosion:

The City should work on grant applications and partner with the industries that pass by our coastline to expand on the erosion control measures already planned by the Port of Corpus Christi.

#### Ordinances:

Necessary ordinances should be well-crafted, kept to a minimum and enforced.

#### Silting of canals:

It is true that the canals are private property and the city can spend no money to dredge them, but perhaps working with property owners, the city can facilitate finding inexpensive, successful ways to get this job accomplished. This task will need to be carefully engineered to prevent damage to bulkheads and existing property shorelines.

#### Buffer Zone:

A greenbelt should be established offering transition between our community and the development on the Port of Corpus Christi Authority property adjacent to Ingleside on the Bay. This greenbelt should be an area at least 150 feet wide following the western boundary of the Port property adjacent to Ingleside on the Bay extending from FM 1069 to the Port's beach property on Corpus Christi Bay with a path suitable for walking and bicycling. Motorized vehicles should be prohibited.

We would like to see native trees such as live oak, mesquite, wild olive and bay trees utilized along with landscaping consistent with the landscaping throughout their development.

This transition zone will promote a spirit of cooperation among Ingleside on the Bay, Ingleside, and the developer.