



North Beach Development Plan Overview with TIRZ Board Input and Direction

May 12, 2026

Existing Adopted Plans (North Beach)

Multiple adopted plans guide North Beach:

- 2011 North Beach Area Development Plan
- 2018 Downtown Area Development Plan (includes North Beach)
- 2018 North Beach Revitalization Initiative Plan

Together, these documents provide a current policy and planning framework for the area.



Current Conditions

- Harbor Bridge demolition is underway after major delays
- No major large-scale redevelopment has occurred since the adoption of the plans
- Physical land use patterns remain largely unchanged
- Infrastructure conditions are consistent with prior planning assumptions
- Opportunity exists to align implementation with available funding tools, including the TIRZ



North Beach Plan Context & Relevance Today

- The **2011 plan** remains the foundational framework for North Beach development
- The **2018 plans updated and reinforced key priorities**, particularly post–Harbor Bridge demolition, which was delayed
- The removal of the old Harbor Bridge is the most significant physical change since adoption
- Overall, the core vision and land use structure remain consistent with adopted plans



Key Concepts from Prior Planning Efforts

Across all adopted plans, recurring themes include:

- Mobility and circulation improvements (roadways, access, connectivity)
- Pedestrian and bicycle infrastructure enhancements
- Open space and waterfront activation
- Strategic redevelopment opportunities tied to infrastructure changes
- Long-term revitalization and tourism potential



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NB Revitalization Initiative Potential CIP Project List

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|------|---|------|---|
| (1) | Surfside Blvd. Overlay (complete) | (19) | Close Portion of Timon Blvd. / Eco Park related |
| (2) | Timon Blvd. Overlay (complete) | (20) | Close Portion of Gulfbreeze Blvd./ Eco Park related |
| (3) | North Beach access improvements | (21) | Close Sandbar Ave./ Eco Park related |
| (4) | Beach Ave. Improvements in progress | (22) | Bring Seagull Blvd. to collector standards |
| (5) | Traffic Circle | (23) | Bring streets up to adopted street standards |
| (6) | Land Acquisition for Roads Under Harbor Bridge | (24) | Remove W. Surfside Blvd. |
| (7) | Wetlands Identification | (25) | Remove current Seagull Blvd. |
| (8) | Gulfspray Ave. Pedestrian/Bike Improvements in Progress | (26) | Eco-Destination in progress |
| (9) | Seagull Blvd. Extension | (27) | Dolphin Park (complete) |
| (10) | Timon Blvd. Realignment | (28) | Surfside Park (complete) |
| (11) | Connect Walnut St. and Paul Pl. | (29) | Kiwanis Park |
| (12) | Connect Elm St. to Surfside Blvd. | (30) | Potential Cruise Ship Tourism Infrastructure |
| (13) | Connect Coastal Ave. | (31) | Canal/ Cove/ Jetties -Private/ Public Opportunity |
| (14) | Storm Water Management in progress | (32) | Breakwater Islands -Private/ Public Opportunity |
| (15) | Pedestrian and Bike Trail | (33) | TxDOT street projects |
| (16) | Pedestrian Improvements | | |
| (17) | Close Portion of Reef Ave. | | |
| (18) | Close Portion of Seagull Blvd. | | |



TIRZ Board Direction & Next Steps

TIRZ Board input on project priorities, including:

- Which types of projects should be advanced for deeper evaluation?
- Are there specific concepts the Board wants prioritized?
- Are additional project ideas recommended for consideration?

Next Steps:

- Incorporate Board feedback
- Refine and prioritize project list
- Conduct feasibility and cost analysis
- Return with structured recommendations for TIRZ consideration





Thank you!