

COMMENTS ON THE SECOND DRAFT OF PLAN CC DRAFT DATED JULY 2015

Matrix includes comments received through July 29, 2015


	Comment	Consultant Response	Staff Response
1	<p>Concerns about a statement in the Future Land Use Definitions, section Transition Districts, under Special I-37 Transition District and Special Aviation Transition District that states, "The transition should take place over time within a framework that provides fair compensation and assistance to residents in moving to other part of the city". (Page 37) This is more like a policy than a definition and should be removed.</p>	<p>Recommendation: Remove the statement in the definition section.</p>	<p>Same as consultant.</p>
2	<p>The idea that we will be able to use the current infrastructure (sewer/water/gas) to support new multifamily residential dwellings in the downtown area is questionable. Will there have to be rehabilitation of sewer lines to achieve the proper sizing for the demand of waste, and possibly adding lift stations to transfer waste to other areas? Do the water mains and service lines have to be increased in size to accommodate new buildings? Will tax payers be left with this cost?</p> <p>Maybe the downtown area should focus more on businesses and tourist attractions that could bring in revenue for the city and its residents rather than using the desirable area to provide "villages."</p> <p>How did the downtown area become what it is today? How can we make sure that it won't happen again if the city spends money to revitalize it?</p> <p>Rehabbing and improving downtown and older neighborhoods should not prevent residents from building new homes. Residents should not be manipulated into what the city's vision is for families and neighborhoods.</p> <p>Cities are developed around businesses. Businesses bring the money to the city and its residents.</p>	<p>Recommendation: No change.</p> <p>Downtown infrastructure: the downtown TIRZ can be used to upgrade infrastructure.</p> <p>Housing or businesses downtown? All successful downtown revitalizations in the last 25 years have been driven by downtown housing. For example, "retail follows rooftops" is the rule of thumb for retail development. For tourism, visitors are interested in seeing a downtown with the vitality that residents bring, not just isolated attractions.</p> <p>Revitalizing downtown does not preclude housing development elsewhere in Corpus Christi and Plan CC does not say this is an either/or issue.</p>	<p>Same as consultant.</p>
3	<p>First I want to make it clear that I am not AGAINST</p>	<p>Recommendation: No change.</p>	<p>Same as consultant.</p>

<p>this plan. My goal is to make the plan more inclusive of ALL housing and growth paths for the upcoming 20 years. Single family homes in the suburbs (i.e. southside, London, northwest and Padre Island) are now, and will still be, the choice of home buyers in the coming years. The city needs to be at least equally accommodating to this segment of the housing market as it is to the infill and downtown markets.</p> <p>Element 2: Parks Parks, well-kept and maintained, are a great asset to every neighborhood. However, poorly done parks are a detriment. Presently developers pay about \$400 per house into the city park fund for each new lot developed for park development and maintenance. Generally parks are not well kept (except Rancho Vista where the homeowners association pays for upkeep) by the city. I'd like to see some formal plans for written procedures to allow developer park funds to be retained within their neighborhood for at least initial building of parks and amenities. Improving parks will require additional funding; where and how will these funds be developed and who will pay? The plans call for parks to be walking distance of home owners; current city policy is to build up "regional" parks as opposed to "neighborhood" parks.</p> <p>Element 3: Energy efficiency</p> <p>I'd like to see Goal 1 restated to change "sea-level rise" to "tidal flooding". I have lived here 70 years and we certainly have not had sea level rise in that time; beach erosion maybe, but not rising sea levels due to "Global Warming" (which in my opinion is blown way out of proportion).</p> <p>Goals 3 & 4 – renewable energy is good but once government subsidies are removed such energy cannot compete with our current carbon based</p>	<p>Intro: Plan CC provides for future housing development in the Southside, Northwest, Southside/London (through an orderly planned development process) and Padre Island. While some households will continue to want to buy suburban-style housing, other households prefer different kinds of housing that are not well-represented in the Corpus Christi market today. In addition, there are many households who prefer to rent and who also would choose other types of rental options if they were available.</p> <p>Element 2 Parks: The city's Parks and Recreation Master Plan, Plan CC and the Background Report recommend investing in maintenance and enhancement of existing parks before acquisition of new park land. Retaining the developer parks fee for the areas that generate the fees is typically a feature of impact fee systems.</p> <p>Element 3, Goal 1-Sea level rise: Sea level rise on the Gulf of Mexico is a fact and has been measured in the Corpus Christi area as well as other locations along the Gulf Coast. The rate is a combination of slow subsidence and increasing water levels. Being aware of these changes and adapting to their long-term impacts is responsible planning for the future.</p> <p>Element 3 – Goals 3 & 4-Renewable energy: The goals and policies simply call for promoting diverse options, which people are then free to choose or not. Diversification of energy sources is a long-term strategy that benefits the community. Corpus Christi is already a center of wind energy and the declining prices of solar panels, for example, can provide options to individual property owners.</p> <p>Element 3 – Goal 6-Urban/community gardens already exist in Corpus Christi. In areas of higher density, community gardens can be located just like parks – they provide outdoor space for people who may not have back yards. This is a common practice in many cities. Community gardens offer the additional benefit of being able to provide access to fresh produce .</p> <p>Element 4 – Goals 1 & 2-Housing: Plan CC promotes more housing choice. Corpus Christi has many different kinds of households with a variety of housing needs, incomes, and capacity to pay. The current housing market offers a limited variety of housing types and does not</p>	
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<p>energy (which is the life-blood of all of us here in South Texas).</p> <p>Goal 6 – why encourage urban gardening when we live in an area where all kinds of farms are located. With the trend for higher housing density where will such “gardens” be placed?</p> <p>Element 4: Goals 1 and 2 – this wording scares me – “guide development, support planning, regulatory and funding of housing types”; the market will tell us what housing to put on the ground, not a planning team (unless it is their money). Supporting housing yes, it is good but guiding private investors, uh-huh. Also consider that for “infill” to be within the price range of a sizable segment of the housing market that there must be large re-investments in infrastructure, retail must be willing to bring services and school districts must be willing to bring schools to the area. It involves more than just clearing a few acres to build houses – someone has to “want” to live there.</p> <p>Goal 3 – good luck!</p> <p>Goal 6 – I just don’t see the “urban village” concept taking hold in our climate and our large geographic city area. We are not a compact urban area and I would fear a huge investment for this “planning tool” would not get the desired result. Downtown yes – walking and tourist traffic will drive this but not 6 points, 5 points, del mar college village, etc. As far as “mixed” neighborhoods, I invite all planners to attend any P and Z meeting where a developer wants to build apartments next to an existing single family neighborhood – I’ve seldom seen any acceptance of this concept.</p> <p>Element 5: Jobs. I like them and I like the goals set forth.</p>	<p>effectively serve all housing needs . Census data indicate that 64% of households do not include persons under 18 years old and 57% of households are made up of 1 or 2 persons. Many households do not have the down payment, income, or credit status to purchase a home and must rent. Others prefer to rent but do not find the kind of rental housing they like. There is a potential market for housing types that do not currently exist in Corpus Christi. The City can encourage more housing diversity by making sure that zoning allows for more variety in housing types in appropriate locations, can provide incentives or support developers who need subsidy to be able to provide below market rate affordable housing, and so on.</p> <p>Element 4 - Goal 3-Homelessness: There are strategies to reduce chronic homelessness that have been proven in a number of cities around the country. Salt Lake City, UT, is a notable example.</p> <p>Element 4 – Goal 6-Urban villages: Cities much bigger than Corpus Christi have urban villages—the concept is not related to the overall size of the jurisdiction. The total area proposed for urban village development constitutes less than 4% of the total geographic area of the city. Urban villages—which are simply modern versions of traditional neighborhoods that existed in Corpus Christi many years ago—would provide a choice that is increasingly desired by a portion of the housing market. Both urban villages and downtown revitalization have to be supported by housing—tourism and office traffic is not sufficient. Access to nearby employment (such as the Christus Spohn hospital complex) or colleges (such as the future southside campus of Del Mar) also attract people to urban villages. There are many examples of successful walkable urban village style development in Texas, as well as in other parts of the country.</p> <p>Mixed-use development: New design approaches, including transitions in height and density, are needed to create compatibility between single family and multi-family housing, as well as provision of amenities and walk-to neighborhood retail. The Barisi Village project recently approved by the City was supported by most adjacent single family neighbors.</p> <p>Element 5 – Jobs and economic development: The desired jobs and economic development articulated in these goals and policies are approved by the commenter. In many cases, these desired outcomes</p>	
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<p>Element 6: Goal 1 – I don't think we need to place strong emphasis on bicycles in our climate. Bikes are OK for exercise and downtown tourism but are not a factor for getting around town. Neither is an emphasis for walking except as mentioned above. It is too hot and too spread out. Also, Public Transportation has never been able to gain a foothold in CC and I would hate to invest millions in trying to force people to ride the buses and then find we meet with the same level of non-success.</p> <p>Goal 3 – No need to lower speed limits in neighborhoods. Please do not stress "road diet" arterials and, above all, stay away from "roundabouts" in street design.</p> <p>Element 7: I cannot argue with these goals – I just wonder how and who will pay for all these good improvements!</p> <p>Element 8: Goal 1- must include wording to the effect that CC supports the timely and orderly expansion of development into adjacent areas of the city. If we grow 2500 jobs each year we will need more, not less, single family housing in acceptable neighborhoods. I do not support "Scenario 3" mentioned in the original Plan 2035 that would reduce housing in outlying neighborhoods (i.e. southside, northwest, padre island) to 50 % of city housing. I don't think the few hundred citizens who did voice approval of this scenario represent the home buying public; I believe "Scenario 1" is the way the city should proceed with planning for the next 20 years.</p> <p>Goal 2 – I do not support "Urban Village" concept as I believe it will not be in vogue within the next 20 years in our climate and in our city size for reasons</p>	<p>are connected to provision of more housing choice, more different kinds of living environments, and more transportation choice—goals and policies that are questioned by the commenter. For the city to be more economically competitive, it needs to offer the choice in housing, transportation, and urban amenities that attract entrepreneurs and businesses (because businesses want to be where their labor force wants to be). Educated young adults leave Corpus Christi, and one of the reasons is that it does not provide the kind of city environment that young adults are seeking today.</p> <p>Element 6-Goal 1-Multimodal transportation: A multimodal transportation system provides more transportation choice for all kinds of trips—commuting, errands, recreation and so on. It is not assumed that individuals would have to use this network by going from one end of the city to the other, and build out of a network would be incremental. The City needs a more nuanced approach than it is currently using to provide bike lanes.</p> <p>Walking and biking and health: Corpus Christi has poor public health statistics that could be improved with more opportunities to walk and bike.</p> <p>Walking and biking in the CC climate: "Winter Texans" spend 6 to 9 months of the year in Corpus Christi because the weather is pleasant. Extreme heat does not prevail the entire year.</p> <p>Transit: The plan does not propose additional local funding for public transportation but support for the CCRTA's current strategy of improving service on the most-used routes by increasing the frequency, comfort and convenience of service, which can attract more riders.</p> <p>Element 6 -Goal 3 – Neighborhood collector and local streets: Traffic speeds on some collector streets should be reviewed to see if they impede safe crossing and connections between neighborhoods, access to parks, and so on. Road diets are not mentioned in the goals. The City has already adopted road diets for certain streets in Mobility CC.</p> <p>Element 7 – Infrastructure: In order to be competitive in the future—for both businesses and people-- Corpus Christi has to find a way to modernize and upgrade its infrastructure. Financing can come</p>	
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	<p>previously stated.</p> <p>Goal 3 – Ok to have design standards for public development but leave private developments to the individual owners and developers. We already have zoning ordinances which exert ample control over what can and cannot be built; we don't want, nor need, "design standards". If it is ugly it won't sell to the public who are the final determiners of such "standards".</p> <p>Goal 4 – Do not adopt the "1 lot/20 acres" zoning concept for newly annexed properties. I believe this is wrong and constitutes a "taking" for all property owners and will slow or stop all new annexation leaving the city with septic tanks all over the adjacent acreage. This is bad policy and an unabashed "government intrusion" onto private property.</p>	<p>through bonding, fees, and other measures.</p> <p>Element 8 – Future Land Use, etc.-Goal 1: See response above at the beginning of the response to this comment. The Future Land Use Plan provides for approximately 8,000 acres of expansion with orderly development into the ETJ in the Southside/London area and the Northwest.</p> <p>Element 8 – Goal 2: See response under "Housing."</p> <p>Element 8 – Goal 3: Design standards are for impacts on the public realm and primarily affect commercial development. They are less about architectural style than about creating attractive and functional public environments. Once a building is constructed, the public doesn't have an opportunity to do anything about it.</p> <p>Element 8 – Goal 4 [Goal 6 was probably intended since Goal 4 is about airfields] – Goal 6-Orderly annexation: The goals and policies do not mention specific policies and regulations but call for a system of orderly growth in the ETJ.</p>	
4	<p>Our land is highly impacted and devalued by this land use plan which designates our 400 acre Tufts Cove property on Mustang Island as "Open Space".</p> <p>This is the property which provided access to Wilson's Cut and goes north on the Bay Side. Our land use plan is attached. We have not submitted to the City as we have been working on grading permits. We realize this plan attached may not be close to the final but is a good example of the mix of homes, commercial and cluster residential that we believe will draw well in the market, provide a good tax base for the City and a unique experience for the residence.</p> <p>Please let me know the steps I need to take to insure that our property can be developed in a manner consistent or similar to that attached.</p>	<p>Recommendation: Review and make any necessary changes to Mustang Island land use.</p>	<p>Recommendation: Change this property's future land use designation to Planned Development while retaining a small portion on the bay as Flood Plain Conservation, similar to today's adopted Future Land Use Map.</p> <p>The area on Mustang Island between the Fire Station on the south and the City limit line on the north end should be designated as Planned Development in the Future Land Use Plan.</p>

	 LAYOUT A FOR ESTIMATE.PDF		
5	This is agenda21!!!! FYI there is a bill coming up in Texas to stop plans like these by sept 2015. "Smart growth" is just another Agenda 21 plan. Want to see a mass migration of property tax payers OUT of CC? Go ahead with this plan and that is coming soon. My family has been here and built a business since the 40s.BUT I'll sell off my rentals and move. Those little bedroom towns Rockport, Aransas Pass and others will be getting an economic boost soon. How are you going to pay for this when the actual tax payers get enough of this?	Recommendation: No change.	Same as consultant.
6	More people would comment if the sign up weren't so hard: Every time the city oozes south, we have to build more fire stations and we can't afford to staff the ones we have. We annexed Flour Bluff and Calallen more than 50 years ago and many places are still on septic tanks with a volunteer fire department.	Recommendation: No change.	Same as consultant.
7	This city needs to focus on the present problems: This city needs to resolve the present problems before it should even consider taking more debt.	Recommendation: No change.	Same as consultant.
8	It is sad that the City has chosen to gut most of the 1st draft of Plan CC 2035 which had many good recommendations for action. The current plan is a pale shadow of the former vision which seems designed for the City to put on a shelf and forget about as soon as it is adopted, just like all planning the City has done over the past 50 years. I wonder why Chapman Ranch was annexed when there is no plan for anything out there? Why is the City going to spend all that money putting infrastructure out to the middle of nowhere with no plan to actually develop it? The City should save	Recommendation: No change.	Same as consultant.

	<p>that money for needed infrastructure within the actual City and future actual City (as defined by Plan CC 2035) and dis-annex the Chapman Ranch immediately.</p>		
<p>9</p>	<p>First, I would like to thank you all for the opportunity to deliver to you my vision of CC 2035. This initial act of transparency is a monumental step forward and is the first stepping stone to on the path to a transparent system of government. When we are Visioning, we are creating a picture of what the future will look like. My vision of the future looks like this:</p> <ul style="list-style-type: none"> -I see a Corpus Christi with a renovated downtown with small local businesses featuring our local flavor represented. In this downtown, it is safe to park your car without fear of it being vandalized or of being robbed on the way to enjoy the attractions. -I see a Corpus Christi where North Beach is a hubbub of activity reminiscent of the Boardwalks on the Atlantic and Pacific Coasts. Where the new Harbor Bridge glows in the night sky, welcoming all who come to visit. Where, at the foot of that bridge, is a bed of cultural activity which is a world-class destination for our global visitors. -I see a Corpus Christi that celebrates the diversity of our city with placement of affordable housing projects not just in clusters, but evenly distributed throughout our neighborhoods. South Side, North Side, the Island, the East side and West side. -I see a Corpus Christi that effectively utilizes its public spaces and organizes events in public parks which leverages local and ethnic entertainment and coordinates events which are appealing to our citizens, leveraging Corpus Christi's history in various industries including Tejano. -I see a Corpus Christi that has billboards proclaiming the grandeur of our city along the I-35 corridor and promoting not only our downtown beaches, but of JP Luby, North Packery and South 	<p>Recommendation: No change.</p> <p>Many of the ideas in this comment are incorporated into the Plan CC Vision, Goals, and Policies.</p>	<p>Same as consultant.</p>

<p>Packery from Oklahoma City to San Antonio.</p> <p>-I see a Corpus Christi with clearly designated road signs directing folks not only to the Corpus Christi beach, but to the Island, as well as to emergent local attractions.</p> <p>-I see a Corpus Christi with a mobile night market which shifts from neighborhood to neighborhood, providing the opportunity for community members to get to know one another, that focuses on the development of small business and micro-business startups on the local level and encourages the formation of local collaborations for public safety and security.</p> <p>-I see a Corpus Christi that supports small business and micro-business with the same level of zeal given to the large corporations, with the provision of support services, tax breaks on initial licensing, the provision of a communal Commissary to develop an emergent food trailer market and the opportunity to participate in City functions at a reduced cost to locals.</p> <p>-I see a Corpus Christi that is on the cutting edge of emergent social programs. A Corpus Christi that is willing to invest in its citizens and develop the next generation of entrepreneurs and business owner. A Corpus Christi that solicits business not only with tax incentives, but partners with business to create job training programs specific to their needs. A Corpus Christi that exports our oil and gas expert workers around the globe to funnel that money back into our economy. A Corpus Christi that has diversified its tax base to protect itself from the boom and bust cycle of the oil industry.</p> <p>-I see a Corpus Christi that values its women and provides them appropriate medical interventions in order to develop career opportunities and maintain the control they desire of their bodies.</p> <p>-I see a Corpus Christi with a police department with a streamlined budget, whose top priority is the control of crimes of life and property, where traffic flow is enhanced by the provision of Fire and</p>		
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<p>Medical on site of an accident and an expanded Fire Department, not police, who respond to return traffic flow to normal. Where the beaches are beautiful and protected by appropriate fines for littering which are actively enforced. City and County services are accompanied with community partnerships with local use groups to deliver site services to defray budget cost, resulting in partnerships which last into the future.</p> <p>-I see a Corpus Christi that has embraced the Tech revolution, who has welcomed Google into our City with high-speed affordable internet connectivity, self-driving vehicles and partnerships with local colleges to buttress and expand services to emergent companies like SpaceX. We have a particular set of climate conditions which make Corpus Christi a great city for research and development, prototyping and product testing and in that future city, Corpus is a hotbed of emergent science and industry.</p> <p>-I see a Corpus Christi that is representative of its population, which elects representatives from proper districts which are free of gerrymandering and elected officials who are able to make decisions in the best interest of the City and not because of monetary donations from vested interests, but because it is the right thing to do.</p> <p>-I see open City Council meetings hosted not when the bulk of us are creating taxable income, but after we have had time to get home, have some dinner and then appear to give our feedback.</p> <p>-I see the development of a Social Media arm of our City, where we have a clear system of communication of intentions, meetings and schedules of events is delivered in a timely manner.</p> <p>-I see a City Government that works hand-in-hand with County and State Services, dovetailing their efforts to achieve a bright future, not haggling amongst themselves for a bigger slice of the pie.</p> <p>-I see a series of renovated neighborhoods, where Code Enforcement not only tells you what needs</p>		
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	<p>fixed, but is also supplied with information as to programs that assist income-bracketed homeowners in finding supplies and labor to complete the projects as well as a timeline for completion.</p> <p>-I see a Corpus Christi where the populace is free from fear. Fear of being pulled over because of a sticker being out of date, free from harassment by coordinated speed traps, free to come and go to work without being extorted by the police. Free of the fear of crime ridden neighborhoods, where criminals are allowed to roam free and break into our cars and homes, assault our friends and rob them, who perpetrate crimes against person and property.</p> <p>-Finally, I see a Corpus Christi which has ended the stream of inmates sent through the revolving door to the prison mill, where private corporations farm Texans for cash, where private companies profit from renting hardware and tech to insure a false sense of security because the net of preventative policing has caused our streets to be infected by the same behavior sets that define what is prison. The current policies and procedures have resulted in a sickness that has spread from our lowest income neighborhoods because their fathers only knowledge of how to be a man was taught to him by his cell mate. It has created a generation of children with no fathers, broken homes and despair. It has been held there for two generations of segregated low-income housing delegations driven by protectionist property owners with the capability to buy off local politicians with behind closed door agreements, where the public is free of the authoritarian chokehold created by private interest in public security and the fear mongering of judges and district attorneys up for re-election who used to feed us fear while making back room deals for a cut in the newest ankle monitor contract.</p>		
10	I understand the council is seeking public comment for the Second Draft of the PlanCC2035 through July	Recommendation: No change.	Same as consultant.

<p>20th. First, this second attempt is clearly an improvement over the earlier version. I have read most of the Plan and feel there are many positive ideas set forth such as a call for an organized approach to zoning and support for a strategic approach to providing adequate water, waste water-treatment and storm drainage and infrastructure for redevelopment and new development in targeted areas. Perhaps many of the topics raised by Mr. Ralph Coker in his Caller-Times Forum of July 13, 2015 could be worked into the overall Plan as well.</p> <p>Just a few observations of some of the wording causes alarm about the intent of the overall work product. Throughout (pg. 20, #8; and on pg. 33 Housing and Neighborhoods) calls for "guidelines that promote interconnected development". While idealistic, conceptually this ignores the desires of citizens wanting to live within the ETJ near schools and natural amenities such as the Oso Creek area with actual shorter travel times to commerce. Specifically "avoiding leapfrog development". I am reminded of the \$2.8 million dollar SPA #30 extended 1.8 miles out Airline about 6 years ago to a forgotten area that resulted in an immediate permitting of eight subdivisions. It changed the face of growth for over a decade.</p> <p>In the first draft the Plan states Corpus Christi is over 40 miles long from Callallen to the Island. By contrast, the London ISD area is actually almost as close to downtown as the Palmera Mall in miles and closer in minutes. I view this as actually infilling the middle section of our extremely linear city. Great transportation corridors are underway, city water exist and the Greenwood treatment plant a mere 1-1/2 miles away. Moreover the demand for housing is obvious.</p> <p>The previous draft called for a minimum lot size in</p>	<p>Element 4 – Goal 8 and Element 8 – Land Use Principles: “Throughout (pg. 20, #8; and on pg. 33 Housing and Neighborhoods) calls for ‘guidelines that promote interconnected development’”: Patterns of development that are interconnected are more efficient because infrastructure extensions are shorter and cost less, and people need to travel less to get to destinations, saving both time and money.</p> <p>Discussion on London ISD area: Plan CC promotes orderly annexation of the Southside/London area as well as an area in the Northwest, for a total of approximately 8,000 acres.</p> <p>Element 8, Goal 6 – Annexation: The Vision, Goals, and Policies do not identify specific policies and regulations to ensure orderly development.</p> <p>Element 7 – Goal 4-Environmentally and economically sustainable storm water and drainage system-policy to review storm water billing system: The Vision, Goals and Policies call for “review” and do not specify if change is needed and what that change should be. The background document suggests a task force that would include the development community to work on storm water issues.</p> <p>Element 8 – Goal 1-Redevelopment authority: The Vision, Goals, and Policies do not prescribe exactly how a redevelopment authority would function. There are examples of different approaches in Texas cities and elsewhere in states with similar economic environments. The purpose is to create conditions that can leverage private investment.</p>	
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<p>the ETJ of 20 acres and is now replaced with "Use annexation powers combined with minimum lot size in zoning and infrastructure policy to promote orderly and efficient development in the ETJ". The ETJ should not be treated differently than any other zoning classification within the City.</p> <p>Page 30, #4 "Review the creation of a more equitable billing system for storm water services." Hopefully this is not code for the creation of a Storm Water Utility District which is really an impact fee or tax and should be billed city wide equally to all users through the existing utility departments regarding maintenance of drainage systems. Most drainage outfalls are built and paid for by developers at the time of platting anyway.</p> <p>On pg. 33 #1, the reference to creation of a City Redevelopment Authority or similar agency will consist of business friendly individuals and those existing landowners willing to invest their own at risk capital as opposed to a call for investing our much needed tax dollars in areas lacking schools, adequate retail, infrastructure and transportation. Perhaps my opinion that the free enterprise system can work if left to it's own means is naive. If we are to subsidize the older redevelopment areas it should be based on a earned merit system that is actually monitored for performance.</p> <p>Thank you for your leadership in representing both those who wish for a Village Concept for our future as well as those who invest and recognize the need for growth and spreading our tax base for future generations. Please give good guidance for our ETJ as it really is our future, composed of responsible landowners willing to avoid the term "land acne". I wonder who came up with that? The real issue lies ahead as to how and when the details of the Plan CC 2035 get implemented. I have complete confidence in this Council and its determination to work</p>		
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	through the many challenges to create a business friendly climate for us all.		
11	<p>1) Downtown development areas need to be interconnected with public transit in order to make the whole more appealing. None of the sections have quite enough positives to thrive independently, but connected together, they all will. Synergy = strength.</p> <p>Emphasis on pedestrian traffic (walking) won't work; our climate isn't mild enough to foster walking; it's too hot or too windy too often, and tourists don't venture far into unfamiliar areas on foot. Chicago has its EL, NYC, DC and others have subways, Detroit has its downtown monorail loop, which might work here...adding a Disneyesque transit attraction for the convention bureau to hype. It would only need to be about a two or three mile loop with a half dozen-or-so stops, so walks would be broken up into quarter mile to half mile (ad)ventures. San Antonio has its Riverwalk, Corpus Christi could have its Downtown Zoom. A spur could get folks to the other side of the harbor to North Beach by being integrated into the new Harbor Bridge plan. Anchored by existing car parking at Whattaburger Field and similar potential in redeveloping areas such as the old Memorial Coliseum and old Harbor Bridge approaches, the park-and-shuttle circle system developed could become a large and flexible crowd-moving solution to a myriad of downtown needs, the first of which would be easy downtown access. Study large airport people-moving systems for inspiration and instruction.</p> <p>2) Plan for the potential of destination resort casino gambling in 3 Corpus Christi areas, all naturals: North Beach, Downtown (old Harbor Bridge approach area?) and Mustang Island, within Corpus Christi city limits. Our area could support a string of such casinos similar in capacity and competition to both the Mississippi Gulf Coast and all of the State of Louisiana. Texas will soon tire of allowing LA to</p>	<p>Recommendation: No change.</p> <p>Walking and biking is not just for tourists but to help make Corpus Christi a complete community with more choice in transportation and in recreation. Corpus Christi has a mild climate 6 to 9 months of the year—when the winter Texans come. In addition, it has poor public health statistics that could be improved with more opportunities to walk and bike.</p>	Same as consultant.

	<p>siphon off its gambling income, and if these areas do not become casinos within the next decade, the areas could later be re-purposed. My guess is that we have a race between 1) casino gambling legalization and 2) true on-line state sales taxes to see which potential revenue stream Texas next exploits. Both are huge.</p> <p>By the way, very few want to pay more to fly into Corpus Christi to get on a cruise ship. There are more lucrative paths into the hotel supply business. We should quit trying to ride that dead horse.</p> <p>3) Use water and sewer line construction and reconstruction as the means of controlling new development. The Lord (and everyone else) knows we have huge (billion\$) existing infrastructure reconstruction needs in Corpus Christi. Make sure all EXISTING infrastructure reconstruction needs are met PRIOR to EXTENDING water, sewer, street, curb and gutter to any new areas. This will assure that redevelopment trumps continued sprawl...folks are tired of new developments getting new city utilities while they experience generations of neglect by the city and the decay of their neighborhood infrastructure...some neighborhoods are losing their local parks! If developers complain, tell them to check out opportunities in places like Henderson, NV.</p> <p>4) When dismantling the old Harbor Bridge, accidentally drop enough of it on the old courthouse</p>		
12	<p>A watered down version for developers: it appears a small group of developers will once again prevail over the wishes of the people for no more sprawl. their is no plan for the chapman ranch except to tax it. it is also obvious developers want to expand the population in areas that will be submerged in the next hurricane. Plan CC 2035 is turning out to be a waste of money as none of its recommendations will survive political pressure.</p>	<p>Recommendation: No change.</p>	<p>Same as consultant.</p>

<p>13</p>	<ol style="list-style-type: none"> 1. Pg 10: Under Pursue high-quality development, delete “and establish high quality design standards for private development” 2. Pg 13: Natural Systems – Add bullet point under 1. – “Promote a drainage plan for the New Southside and drain it to a location other than the Oso Creek.” 3. Pg 14: Open Space, Parks and Recreation – Remove first bullet point under 9. 4. Pg 17: <ol style="list-style-type: none"> a. Resilience – Point 1. – what does this mean? b. Point 2. – Delete until specifics are shown c. Resource Efficiency – Add a bullet point under 5. – “...and adopt the Coastal Bend Green Built as the official Green residential program of the City of Corpus Christi.” 5. Pg 19: Line 1 under “Housing and Neighborhoods” – Delete “Connected” in the sentence – “High –Quality, safe, connected and diverse...” 6. Pg 20: Housing – <ol style="list-style-type: none"> a. Add second bullet point to 1. – “Create a “Housing Czar” at City Hall to coordinate all the Housing–Related entities.” b. Housing – Bullet point under 5. – Change the wording of the second bullet point to read – “Promote resource–efficiency in all new housing through financial, as well as non–financial incentives, such as permit streamlining.” 	<p>Recommendations:</p> <p>Element 3, Goal 5, potential additional policy: potential language could be:</p> <p>“Support the Coastal Bend Green Built program or any equivalent program as the green building standard for residential development and promote LEED (Leadership in Energy and Environmental Design) standards or the equivalent for non-residential building.”</p> <p>Element 6</p> <p>a) Goal 2 – street system; policy three – “ integrate transportation planning with utility infrastructure planning.” Adding “neighborhood planning” after “transportation planning” is a good idea.</p> <p>b) Goal 3 – reconstruction program for local streets – change “consider” to “create.”</p> <p>Element 8</p> <p>Page 33 Land Use Principles box, bullet 3 under Housing and Neighborhoods, change “Locate” to “Promote the location of”</p> <p>Page 36 et seq. – Residential uses definitions and keys to the maps:</p> <p>The commenter would like the three density levels of single family residential uses to be collapsed into one single family residential land use category. In principle, this is acceptable and this would leave density levels to be a matter for zoning within the overall single family land use category. There are pros and cons to this approach. The different density categories were chosen (1) to follow the City’s existing practice of indicating low/medium/high density; (2) to allow for designation of areas likely to be affected by imminent airport zoning as lower-density; (3) where possible, to indicate transitions in density. Since so much of the City’s land area is designated for single family residential uses, if one single-family land use category were to be used, the City should review and update single family zoning as needed to ensure that it meets Plan CC goals and principles relating to issues such as building neighborhoods and not just isolated subdivisions, transitions from lower-intensity to higher-intensity uses, and so on.</p>	<p>Same as consultant, except on page 36 regarding land use categories:</p> <p>Rename the residential land use categories in this way:</p> <ul style="list-style-type: none"> • Low Density Residential – up to 4 Dwelling Units Per Acre, color code is Light Yellow • Medium Density residential – 4 to 13 Dwelling Units Per Acre, color code is Bright Yellow • High Density Residential – greater than 13 Dwelling Units Per Acre, color code is brown <p>This eliminates the category of “High Density Single Family Residential.”</p> <p>The names of the categories would no longer reference single- or multi-family, rather just “residential” with an associated density.</p> <p>Response to specific comment #5 -- The text on this page is from the vision that was agreed to by the Citizens Advisory Committee and reviewed by the Planning Commission. The idea of “connected” neighborhoods also relates to goals in other</p>
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<p>a. Neighborhoods</p> <ol style="list-style-type: none"> i. Bullet point under 7. – Remove “walkable” ii. Add to third bullet point – “The “Housing Czar” will...” at the beginning of the sentence <p>b. Community Identity and Sense of Place</p> <ol style="list-style-type: none"> 1. Delete the wording in 8. – “rather than creating isolated subdivisions or apartment complexes” 2. Delete first bullet point entirely <p>7. Pg 23: Goals</p> <ol style="list-style-type: none"> a. Add to first bullet point of 2. –“Create a system to...” to the beginning of the sentence b. Remove third bullet point under 3. <p>8. Pg 27: Goals</p> <ol style="list-style-type: none"> a. Change the wording of the third bullet point under 2. to – “Integrate transportation planning with utility infrastructure and neighborhood development planning.” b. Second bullet point under 3. – Change the word “Consider” to “Create” <p>9. Pg 30: Infrastructure</p> <ol style="list-style-type: none"> a. Add third bullet point to 6. – “Sell or dispose of under-utilized structures and put underutilized land in a “City-Run Land Bank” b. Change 7. to read – “Public buildings, facilities and open spaces comply with ADA (Americans with Disabilities Act) standards. <p>10. Pg 32: Under “From the Principles”; Delete the wording – “and establish high-quality design standards for private development</p> <p>11. Pg 33:</p>	<p>Responses to specific comments:</p> <p>1. Vision and Principles: The Principles statements were approved by the Plan CC Citizens Advisory Committee. Design standards created by cities are not about architectural style but about impacts on the public realm to create attractive and functional development. They are more relevant to non-residential development.</p> <p>2. Element 2 – Goal 1: The proposed policy in the comment is a strategy or action rather than a policy because it specifies a particular way to solve an issue.</p> <p>3. Element 2 – Goal 9 - facilities and programs for swimming: While some programs and facilities exist, ensuring that everyone in a beach city has the opportunity to learn how to swim is a safety issue as well as a recreation issue.</p> <p>4. Element 3 – Goal 1-Holistic standard of resilience:</p> <ol style="list-style-type: none"> a) Hazard mitigation and emergency planning should be reviewed regularly to make sure that it is adaptable to changing conditions. b) Resilience means preparing for disaster crises, being able to respond effectively, and being able to learn and adapt to change. A holistic, community-level standard means ensuring that people understand what the risks are and how to be resilient on the household and business level, as well as the governmental level. c) See recommendation above. Residential development is not the only development in Corpus Christi. <p>5. See staff response</p> <p>6. Element 4, Housing</p> <ol style="list-style-type: none"> a) Goal 1 – comprehensive housing policy. The proposed language (“housing czar”) is a strategy or action and not a policy. It could be a recommendation of the policy group proposed in the bullet. b) Goal 5 – resource efficiency: The proposed language would include financial incentives for resource-efficiency. Rather than have a separate incentive for resource-efficiency, it should be part of any overall housing incentive program <p>Neighborhoods</p> <ol style="list-style-type: none"> i) Goal 7 – policy bullet 1: urban villages are walkable by definition ii) Goal 7 – coordination: see above on “housing czar” <p>Community identity</p>	<p>elements such as creating mobility options.</p>
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<p>a. Goals – Under 3. remove the wording “and private” from so sentence reads “public developments demonstrate high standards of design.”</p> <p><u>In Lower Part of the Page, in the Box</u></p> <p>b. Housing and Neighborhoods – Third bullet point – change it to read “Promote the location of multifamily...”</p> <p>c. Efficient Development Patterns</p> <ol style="list-style-type: none"> i. Remove first two bullet points ii. Remove the following wording from fourth bullet point “combined with minimum lot size in zoning and” <p>d. Environment and Resilience</p> <ol style="list-style-type: none"> i. Second bullet point change the word “Preserve” to “Promote the preservation of land...” ii. Add, to the end of the second bullet point, the wording “...by providing incentives, both financial and non-financial, to land owners and developers” iii. Third bullet point – change the word “Avoid” to “Promote the avoidance of development...” <p>12. Pg 36: Residential Uses</p> <ol style="list-style-type: none"> I. Delete this wording from the first sentence – “three density levels for single-family housing and a separate land use category for multifamily development and for mixed-use development, which can include housing.” II. Delete the entire wording of the Single-Family section <p>13. Pg 38: Under the “Key: Future Land Use Map” – Remove the 3 Single-Family Residential Land Uses</p> <p>14. Develop historic sites in the City of Corpus Christi such as Artesian Park</p>	<p>1) Goal 8 – creating a sense of neighborhood from a set of subdivisions or apartment complexes means they have to be connected rather than isolate.</p> <p>2) Goal 8 – interconnected development: the city needs to communicate the desire for connections, either through regulation or through voluntary guidelines.</p> <p>7. Element 5, pg. 23</p> <ol style="list-style-type: none"> a) Goal 2 – attract and retain firms; policy one proposed language “create a system to” seems redundant. b) Goal 3 – entrepreneurial ecosystem: proposed elimination of policy to encourage youth to develop entrepreneurial talents. No reason is given to delete this. <p>8. Element 6, pg. 27</p> <ol style="list-style-type: none"> a) Goal 2 – street system; policy three – “integrate transportation planning with utility infrastructure planning.” Adding “neighborhood planning” is a good idea. b) Goal 3 – reconstruction program for local streets – change “consider” to “create.” Good idea. <p>9. Element 7, pg. 30</p> <ol style="list-style-type: none"> a) Goal 6 – City maintains municipal facilities for long-term use: proposed additional bullet on creating a land bank of underutilized land and structures owned by the City. This is a specific strategy that may not be necessary depending on the results of the facilities plan now being developed. b) Goal 7 – ADA requirements. Privately owned properties open to the public (e.g., stores) are required under ADA to be accessible. <p>10. Element 8, pg. 32</p> <p>Page 32 – this proposed deletion is from language that was approved by the Citizens’ Advisory Committee.</p> <p>11. Element 8, pg. 33</p> <ol style="list-style-type: none"> a) Goal 3 – see previous discussion of design standards. Land Use Principles Box on pg. 33 b) Housing and Neighborhoods: Proposed addition/modification “Promote the location” instead of “locate” – Yes. c) Efficient development patterns – see previous discussion of cost-efficient land use patterns; a specific zoning policy is not stated here 	
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		<p>but simply that it is a tool to aid orderly development</p> <p>d) Environment and resilience: (i) In order to achieve the green corridor goals in the predicate of this sentence, promotion of preservation is not sufficient – the land needs to be preserved in some fashion. (ii) The proposed language is a strategy, not a principle. (iii) Hazard mitigation and resilience measures should be incorporated, not just promoted.</p> <p>12 & 13. See consultant and staff recommendations above.</p> <p>14. Not clear what is meant here by “develop” historic sites “like Artesian Park.” The land was donated in the 1850s by Kinney for a park – making this one of the oldest parks in Corpus Christi. If “develop” means improve the park as downtown revitalizes, that seems appropriate. However, for the Vision-Goals-Policies comprehensive plan, specific actions of this type are not appropriate.</p>	
14	<p>As an MBA student at TAMUCC, I see no point in staying in Corpus Christi. The focus on wanting graduates to stay is one thing but focusing on [illegible] is a mistake. Reconstruction of the downtown and the area of the bayfront is a start, however, no one wants to proceed with it. The wider variety of housing is too [illegible] and most people are just [illegible] with “very much,” less options next [illegible]. Lofts downtown with better business in the area would thrive; the city needs to be more open with [illegible] and stop wanting this “retirement” city where nothing thrives and graduates leave. The job market is small and most students I’ve talked to notice this and to earn a job in a decent company is to know someone’s dad or mom, or wait till someone retires and their position opens up.</p>	<p>Recommendation: No change.</p>	<p>Same as consultant.</p>
15	<p>I love the libraries. Don’t make cuts to library please. We need to increase literacy and knowledge to build a great workforce and students and adults.</p>	<p>Recommendation: No change.</p>	<p>Same as consultant.</p>
16	<p>To whom it may concern: The vision that has become "Plan 2035" is a very nice concept of a city that we could work towards into the future, meaning possibly 75 to 100 years in the future. To date we haven't been able to keep up with our</p>	<p>Recommendation: No change.</p>	<p>Same as consultant.</p>

	<p>infrastructure, street repair or our brush (debris) pickup. I can't imagine how you could possibly expect future Planning Commissions, or City Councils, to adhere to the prescriptions of this so called plan. I personally have two very large, exciting projects planned for the near downtown area that will fit beautifully in this vision, but we cannot set back the development of other parts of this city because of an unrealistic, unaffordable plan.</p>		
17	<p>The following comment is provided by myself, as an individual, with copies to the Sierra Club and the League of Women Voters at the request of the Sierra Club, local arm. I reviewed comparative drafts of Plan CC 2035 this afternoon at Neyland Library.</p> <p>Value of Draft #1. Draft #1 is a valuable, annotated (therefore authoritative) resource. As a comprehensive, 150 page work, it rationalizes and instructs in options to implement goals and policies the community values. Let's don't lose track of it, even if Draft #2 becomes the final plan. Findings and strategies are eye-openers, even if a person may not agree with all of them. Seldom do we, the ordinary citizenry, know what steps we ought to take as individuals, shoppers, or investors to cause a plan or policy we favor to materialize. Draft #1 provides that knowledge. Also, this draft is valuable legislative history, to support the Master Plan, even if Draft #1 is not the winner. For that reason, I hope bound copies of Draft #1 continue to be available for purchase. Civic and professional organizations can use the findings and enumerated strategies for projects to improve the community. Draft #1 ought to survive as a guidance document to Draft #2, the abbreviated version.</p> <p>Why Draft #2 is Acceptable. Concerning Draft #2, restatements of goals and policies for core planning elements in 9 categories seem to be fully captured</p>	<p><i>Recommendation:</i> No change.</p>	<p>Same as consultant.</p>

	<p>in abbreviated Draft #2. Draft #2 can be thought of as an "executive" summary of detailed Draft #1. Only 2 chapters, city history and recaps of community comments, have been omitted as fully developed chapters. History and Comments are not really planning elements, but are considerations. The outcome reduces the volume from approximately 150 pages to a manageable 50 pages of proposed plan, expressed in the boxed "Goals and Policies" tables for each of 9 "elements." So long as Draft #1 is preserved to memorialize findings and to publicize potential strategies, Draft #2 is acceptable to me as a statement of policy to meet legal requirements for a Master Plan.</p>		
18	<p>I have attended many meetings, regarding this new Comprehensive plan. I have read many sections from the original document. I think the comments made by Ron Olson at the end of the special city council reading were definitive for me. We must, by law, have a comprehensive plan. The money has already been spent and this plan will be adopted by the City of Corpus Christi.</p> <p>In addition, the comments made at the South Side Chamber meeting also matched my sentiments exactly. To complain about the Goals and Policies is like voting against motherhood and apple pie. They are lofty and desirable, to be sure. The comment about the devil existing in the details, is also true. I have EXTREME concerns after reading the strategies and actions that were included in the original document. I found them completely out of touch with our culture and climate. It is ALWAYS about the money. That being said, Unit 11 even mentions that the participants in the original study groups, were concerned that the goals were unattainable by our city budgets and limitations. Unit 11 also states that this plan was written to enhance the opportunity for the city to write and qualify for Grants from outside sources. Meaning, if we meet</p>	<p>Recommendation: No change.</p>	<p>Same as consultant.</p>

	<p>their requirements, we could hope they will fund our future projects. User fees were the other strongly recommended option, since CCTX is at their property tax limit and previous bonds need to be repaid before more can be borrowed.</p> <p>I have great trepidation about how we will proceed once these Goals and Policies are adopted....</p>		
19	<p>On page 44 of the second draft tract; 16.35 acres of Lot 19, Section 40, Flour Bluff & Encinal Farm & Garden tracts is classified as Flood Plain Conservation. A significant portion of this acreage is not located in the flood plain. I request that the map only classify the portion of this tract that is in the flood plain as Flood Plain Conservation and the remainder be classified the same as the surrounding tracts</p>	<p>Recommendation: Review the map and floodplain layers and make changes as appropriate.</p>	<p>Plan CC Future Land Use Map has a category called Flood Plain Conservation, which indicates property located within the 100-year flood plain. This category is similar to the today's land use category called Conservation/Preservation.</p> <p>Recommendation: Staff recommends that the Plan CC Flood Plain Conservation designation in the Future Land Use Map match the areas designated in today's Future Land Use Map as Conservation/Preservation, which would reduce the amount of land categorized as Floodplain Conservation in both the South Side and Padre/Mustang Island areas. However, following adoption of new FEMA maps, the City should review the boundaries of the Flood Plain Conservation designation in the Future Land Use Map.</p>
20	<p>It was a mistake to remove the strategies from the second draft. The city has been going in the wrong direction for years. The only way to make the new city plan work is to make it enforceable. Once you</p>	<p>Recommendation: No change.</p>	<p>Same as consultant.</p>

	<p>remove the strategies from the plan, it will just be put on the back burner and turn out to be wasted taxpayer money. Sitting back while the city sprawls southward endlessly and neglecting the rest of the city will burden the taxpayers which is what the strategies were designed to curtail. Removing them is a bad choice.</p>		
21	<p>I am most interested in plans for our downtown area. I have lived in several places where the same opportunity/effort have presented themselves.</p> <p>I like the way we are encouraging permanent residents to move into our downtown. The condominiums and apartments appeal to the young as well as the senior members of our community. What I want to suggest is to be sure they can draw upon conveniences close to where they live which will eliminate the use of an automobile for short distances.</p> <p>I suggest at least one mid-size grocery with a pharmacy and deli; a dry-cleaner/laundry, and other small businesses permanent residents will use daily. Using current structures in the area or constructing architecturally appropriate buildings will add to the charm of the environment.</p> <p>Tourists, too, would use the everyday conveniences for sightseeing trips/picnic supplies, snacks in their accommodations. I am picturing residents walking to meet their needs pulling a small cart on wheels as they shop.</p> <p>We should make our downtown “comfortable” for day-to-day living. We have restaurants, small gift shops....and our beautiful bayfront. We don’t need a carnival for our pristine setting. Some places have neighborhoods that center around their residents’ own needs as I suggested above. We can think of our downtown as it’s own</p>	<p>Recommendation: No change.</p>	<p>Same as consultant.</p>

	<p>community which is open for visitors and future residents to move in!</p> <p>I wish you much success as you plan and build our downtown into a terrific place to be.</p>		
22	<p>The Sierra Club Coastal Bend Group continues to support draft Plan CC 2035, as a positive path toward an environmentally sustainable future for our city, and we hope that our prior comments submitted on June 14 will be considered. There has been tremendous effort to get this plan this far, and we hope it will become a reality.</p> <p>We are pleased to see an emphasis on resource conservation and hope that with this plan, and the cooperation of the development community, an answer to our ever-increasing urban sprawl may emerge, and that our aging infrastructure problem can be addressed. We are concerned that if Padre Island, our barrier island, continues to develop as the Plan shows, we face tremendous traffic problems during hurricane evacuation, even with an additional bridge, and possible extreme debris problems after the fact. Our area has many experts and scientists in the fields of flood control, riparian corridor best practices, traffic planning, etc. and we encourage solicitation of their input.</p> <p>The following are based on a brief review of the current draft plan.</p> <p>"Our Vision" Please add "birding" in the Stewardship area. Birding is important to our tourism economy. At Pat & Hans Suter Refuge it is not unusual to meet foreign visitors who have come to Corpus Christi for the sole purpose of birding.</p> <p>Section 8 - Efficient Development Patterns</p> <p>"Avoid development that is incompatible with the operation of military airfields and the airport." Have</p>	<p>Recommendation: No change.</p> <p>Vision: Since the Citizens' Advisory Committee spent considerable time on the Vision and approved it, the wording of the vision encompasses birding, and environments for birds are mentioned in Element 2 (Green and Blue), it seems preferable not to modify the vision.</p> <p>Element 8 – Land Use, etc.</p> <p>-Development and the airfields: the Joint Land Use Study made recommendations about zoning to accommodate airport and airfield zoning and the City Council recently approved funds to develop this zoning.</p> <p>-Resilience: The holistic approach to resilience mentioned in goals and policies would include looking at elevation levels and upstream development.</p>	Same as consultant.

	<p>we checked with the military airfield to see how much protection they want, and what exactly might this protection consist of? NOTE: I have read on Caller.com that the military is not concerned about the proposed wind farm. TAMUCC is located very close to the base, and they apparently have not complained even though this does create traffic problems along Ocean Drive. Does the Port of Corpus Christi also need specialized mention?</p> <p>“Avoid development without resilience measures and mitigation in areas vulnerable to hazards. “ We should also look at elevation levels and upstream development, to just consider a few elements. NOTE: When developing, we could consider predominant wind directions and place housing where it can take advantage of our beautiful coastal breezes.</p>		
23	<p>I was the instigator in saving the old houses in Heritage Park back in 1974. They were to be destroyed and a parking lot was to go in that location. It seemed like the right thing to do. It proved to be worth the effort.</p> <p>I was also a partner/spokesperson in the Peoples Alley Project in 1976. Peoples Street was to be bulldozed, but we took control of one building and blocked the demolition. Then we brought people down there for a market on several Saturdays and it was a big hit. It was kinda like the Art Walk events, but on Peoples Street and also in the old Wards Building.</p> <p>I have developed some ideas over the years for Downtown. Here are 10 suggestions:</p> <p>1. CREATE EVENTS The Jazz Festivals, the Dia De Los Muertos Festivals, and the Art Walks have proved that a lot of locals</p>	<p>Recommendation: No change.</p> <p>The comments here are more specifically about strategies and actions related to downtown and not the overall Plan CC comprehensive plan.</p>	Same as consultant.

<p>will come out on weekend nights for a good time. There should be an event every month in as many venues as possible.</p> <p>2. PEDESTRIAN BUSINESS DISTRICT ON CHAPARRAL One way to get new shops and businesses Downtown would be to close Chaparral St. to vehicle traffic between Taylor and Williams along with all of the cross streets between Water St. and Mesquite St., Taylor and Williams. Invite citizen vendors of all kinds of merchandise including garage sale stuff to sell things at tents or booths in the street. It would serve as a business incubator to a large audience. Public electric and water outlets would attract vendors and food trucks, allowing them to avoid the noise and fumes of generators. Public restrooms should be located on every block. It should evolve into a type of world market, mercado, retail street with outdoor cafes. It could start with one block and expand one block at a time as demand requires. Keep it simple. And fun.</p> <p>3. PARKING GARAGES ALONG WATER STREET The lack of free parking is one of the things that killed Downtown. It might be time to fix that. Build multi-story mixed use garages on the four blocks of vacant land along Water St. between Schatzel and Williams. Retail at street level with wide, landscaped sidewalks, and apartments and offices could be placed on top to take advantage of the views. A</p> <p>4. CONNECT WATER ST. TO SHORELINE BLVD. NEAR PARK AVE. Connect Water Street to shoreline Blvd. south of Park Avenue. Let Water Street curve up to Shoreline as a boulevard with a landscaped median. This will give a better, more direct link between Downtown and the beach Park - something it lacks now. Water street behind the Shoreline Terrace will be closed from there to Park Avenue.</p>		
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<p>5. CONNECT MESQUITE, AGNES, LAREDO STREETS TO WATER STREET Agnes and Laredo Streets, and Mesquite Street need to be rerouted at the Kinney Street intersections. Agnes and Laredo Streets would curve onto a widened Kinney St. and proceed to Water Street. This will allow Chaparral Street to be closed off as in #2. Mesquite Street will be converted to a two-way street all the way to the Harbor/SEA District. Traffic then could circle the Chapparral Street Pedestrian shopping and festival area in both directions.</p> <p>6. ADD MUSIC Various musical style bands could play on stages at the cross street intersections regularly. Music always attracts people. It must be well lit, possibly string lighting.</p> <p>7. RETAMA PARK OASIS Retama Park should be expanded into a larger urban oasis by incorporating the block south of the park where the drive-thru bank sits. Schatzel Street would be closed between Mesquite and Broadway. The old 2-story building on the corner of Lawrence and Broadway could be re-purposed to relate to the park. A water feature or rock garden would be nice features in the new park.</p> <p>8. TUNNEL CONNECTING UPTOWN AND DOWNTOWN The new Retama Park needs a better connection to the upper bluff area. Build a brick-paved walkway about 35' wide (3 lanes) to connect the Retama Park to to Leopard Street between the Wilson Building and the 600 Building. The 600 block of Leopard Street would be closed to vehicle traffic and made into a pedestrian plaza. Westbound traffic on Leopard St. would be routed to Lipan St. on the south and to Buffalo St. on the north to access Downtown from Uptown.</p>		
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<p>9. BUFFALO STREET CONNECTION The traffic ramp from Taylor St. up th bluff to Buffalo St. will replace the Schatzel to Leopard Street ramp when Schatzel is closed (in#2). It would be nice to have a new, more direct connecting ramp from Taylor street up the bluff onto Buffalo Street but we could live with just improving the existing ramp. Buffalo St. will become a major entry/exit to both Shoreline Blvd on the East, and to IH37 on the west at rush hours when the new Harbor Bridge changes traffic patterns.</p> <p>10. RESTORE THE OLD COURTHOUSE We simply cannot sit here like helpless turtles on our backs while this GRAND DAME of south Texas architecture deteriorates when it could be making not only a reputation as a destination, but possibly money. A fine arts school/museum/gallery or a law school/law offices/mock courtrooms, a CASINO, or a South Texas History center/museum, etc. The building would make a great casino. Until the state law is changed the casino would be more like a pay to play with no tangible monetary rewards. People like to play all kinds of games that they don't get rewards for, so why not gambling games in a casino atmosphere.</p> <p>One thing I believe to be important is the preference of most citizens to maintain their view of the water from Shoreline Drive. Many people have proposed construction of structures on the median or over the water, and the citizens have opposed it every time. No one has a right to abscond with our view for their personal use or for profit. No restaurants, offices, condos, parking garages, mounds of dirt for landscaping, etc in the PUBLIC view space.</p> <p>I personally would like to see the East Shoreline Dr.</p>		
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	<p>north bound lanes along McGee Beach used for parking. Two lanes along the seawall for head-in or even back-in parking, and the other two lanes for 15 MPH traffic using speed bumps.</p>																	
<p>24</p>	<p>In going over the new draft I noticed some property I have an interest in in Flour Bluff is classified Flood Plain Conservation. The tract is 17 acres, about half is above the current BFE of 10' and over 40% is higher than 14'. Looking at other west side Flour Bluff property similarly classified the determining factor is property line rather than the 100 year flood line.</p> <p>To help meet resilience goals without limiting property owners' use of their land I would suggest that the City adopt language that would require all new structures a finished floor elevation built 2' above BFE. That would accomplish the strategic goal of resilience, should be well received by FEMA & make sure all property is subject to equal treatment giving us a more resilient community over all areas.</p> <p>Also in the first draft there was verbiage on sea level rise based on the Rockport tide gauge. Of the four closest long-term NOAA tide gauges, Rockport shows the largest change. Rockport also has numerous shallow fresh water wells making the area subject to subsidence due to ground water pumping. Below is a list of the closest NOAA long term tide gauges to Corpus Christi.</p> <table border="0" data-bbox="155 1166 751 1328"> <thead> <tr> <th><i>Location</i></th> <th><i>Rise-mm/yr</i></th> <th><i>Rise by 2100</i></th> </tr> </thead> <tbody> <tr> <td>Rockport</td> <td>5.27</td> <td>19"</td> </tr> <tr> <td>Bob Hall Padre Island</td> <td>3.48</td> <td>12"</td> </tr> <tr> <td>Port Mansfield</td> <td>1.93</td> <td>7"</td> </tr> <tr> <td>Freeport</td> <td>4.43</td> <td>16"</td> </tr> </tbody> </table>	<i>Location</i>	<i>Rise-mm/yr</i>	<i>Rise by 2100</i>	Rockport	5.27	19"	Bob Hall Padre Island	3.48	12"	Port Mansfield	1.93	7"	Freeport	4.43	16"	<p>Recommendation: Review the map and floodplain designations and make adjustments as needed.</p> <p>-Resilience/floodplain issues: In areas where properties have a substantial area to build or expand development outside the floodplain, preferable preservation of a floodplain conservation area by keeping development out of the floodplain entirely seems the most prudent option, since the potential impacts of extreme weather events appear to be increasingly unpredictable. The idea of a 2-foot freeboard requirement through a special permit process where the property owner would have to provide a justification for not conserving the floodplain altogether could be an appropriate way to encourage preferable preservation while providing an option.</p> <p>Since this is a specific strategy, in the Second Draft Plan CC, this idea would fall under Element 3, Goal 2, policy bullet 2, "Promote implementation of flood-protection measures throughout the city."</p> <p>This strategy and information on sea level rise measurement can be incorporated into the Background Document.</p>	<p>Same as consultant.</p>
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<p>25</p>	<p>In 2014 I bought 227 acres on Mustang Island. It is in CC on the west side of 361 & just north of the Island Construction site. The area is zoned rural farm.</p>	<p>Recommendation: Review and make any necessary changes to Mustang Island land use.</p>	<p>Recommendation: Change the Future Land Use Map designation to Planned</p>															

	<p>Besides farm/ranch use, I understood that this designation is sort of a holding zone. Once an owner has a use plan, the owner can present it and request a zoning change which may or may not be granted. I have several ideas for development of a portion of the tract.</p> <p>Under the proposed development plan, this tract is to remain open space. I strongly oppose this proposal. It seems the rules are being changed in the middle of the game.</p> <p>Thank you for your consideration of my input.</p>		<p>Development in the area on Mustang Island north of Fire Station 16 and south of the City Limit Line.</p>
26	<p>Correct errors in map data showing the location of the southern city line on Padre Island.</p>	<p>Recommendation: Review and correct any map errors.</p>	<p>Same as consultant.</p>
27	<ul style="list-style-type: none"> • Page 10, Promote Tourism – tourism represents 25% of the local economy • Page 10, In reference to “Pursue high-quality development” and change to “Pursue quality development.” • Page 12, insert a reference “to maintain and improve natural systems, parks and green areas.” • Page 17, Goal 4. policy – insertion of the word “compatible” renewable-energy options available to homes... • Page 27, Item 4. policy – strike the phrase Long Range Strategic Plan • Page 27, Add Item 7. Goals-Promote and Support a Plan for a second access on and off Padre Island; policy – maximize evacuation; diminish risks in traffic congestion; enhance safety; promote safe growth • Page 33, Item 1. policy – strike- or similar agency- insert- “comprised of the City Council.” • Page 33, Item 6. policy – insert “City complies to prior annexation agreements.” 	<p>Recommendation: A goal and policies for second access to Padre Island could be added (Page 27, addition of Goal 7).</p> <p>p. 10 comments – These are general principles agreed to by the Citizens Advisory Committee and reviewed by the Planning Commission. They are intended to be general values and not specific economic development policies.</p> <p>-The section on economic development includes tourism and other traditional economic sectors, such as oil and gas, as well as emerging and potential new sectors.</p> <p>-No reason given for eliminating “high.”</p> <p>P. 12 comment—The text on this page is from the vision that was agreed to by the Citizens Advisory Committee and reviewed by the Planning Commission. Goals and policies in this section refer to maintenance and improvements on page 14.</p> <p>P. 17 Goal 4 policy – Not clear what the purpose of adding “compatible” would be since incompatible options would not be chosen by homes or businesses. This is just about encouraging the offer of choices, not requiring any property owners to do anything.</p> <p>p. 27 – The phrase “Long Range Strategic Plan” is the title of the document being referred to.</p> <p>P. 27 -- addition of Goal 7 on second access to Padre Island. This is discussed in the background document and could be added as a goal in this section.</p> <p>Page 33 -- policy reference to redevelopment authority. Cities where the city council acts as the board of a redevelopment authority without professional staff in a defined agency typically do not gain effective performance from the redevelopment authority. Part of the reason for</p>	<p>Recommendation: Add a 7th goal to the Transportation and Mobility Element as suggested in the public comment that supports a second access to Padre Island.</p>

		having a redevelopment authority is to have professional staff who are knowledgeable about real estate and planning. Legislation to set up the authority would need to include clear language about how, for what purposes, and with what requirements the agency may act, and the relationship to city council.	
28	Cape Summer on Padre Island is already platted and planned for commercial, mixed, resort uses.		Recommendation: Change this property's designation in the Future Land Use Map to Planned Development not Flood Plain Conservation.
29	The color-coding of the Future Land Use categories Flood Plain Conservation and Permanent Open Space are too similar.		Recommendation: Find a way to better distinguish the two categories. Consider adding cross-hatching in thin black line to the Flood Plain Conservation layer.
30	The property around Island in the Son Church is planned for development.		Recommendation: Change this property's designation in the Future Land Use Map to Planned Development.
31	The southwest corner of Whitecap and SPID is private property planned for development not permanent open space.		Recommendation: Change this property's designation in the Future Land Use Map to Mixed Use to fit in with the Neighborhood Village concept proposed by Plan CC on the east side of SPID.
32	The north side of Packery Channel is anticipated for commercial development.		Recommendation: Change this property's designation in the Future Land Use Map to Planned Development.
33	The areas between the Seawall and Leeward Drive are in need of commercial uses within walking distance of residential uses/tourist accommodations and the beach.		Recommendation: Change this area's designation in the Future Land Use Map to Mixed Use.
34	Two "fingers" of land are missing north of Whitecap, east of SPID.		Recommendation: Update the maps in Plan CC to show these land masses, and designate them in the Future Land Use Map as Medium

			Density Residential (4-13 units per acre).
35	Padre Isles Golf Course should not be planned for commercial development.		Recommendation: Change this property's designation in the Future Land Use Map to Permanent Open Space. Only the area of the golf course developed by Schlitterbahn should be designated as commercial.
36	The property just northwest of the Schlitterbahn property should not be designated as commercial in the Future Land Use Map.		Recommendation: Change this property's designation in the Future Land Use Map to Planned Development.
37	The triangular piece of private property on Aquarius Drive across from the City park and Fire Station should not be designated as Flood Plain Conservation in the Future Land Use Map.		Recommendation: Change this property's designation in the Future Land Use Map to Planned Development.
38	Though outside city limits, the Port/Ship Channel (Industrial District) should be Heavy Industrial		Recommendation: Change this property's designation in the Future Land Use Map to Heavy Industrial.