

COMMENTS ON THE SECOND DRAFT OF PLAN CC DATED JULY 2015
Public Hearing Comments from the August 12, 2015 Planning Commission Meeting

	Comment	Consultant Response	Staff Response
1	<ul style="list-style-type: none"> Everything in the Plan seems very generic – just pie in the sky. No actual action is called for: no call to “rezone these areas or to build these things.” The plan is missing a call to action. I want to see a safe network of bike trails so I can get to different parts of the city. Trails along drainage ditches would be good idea. Oso Parkway Plan was created but nothing has been done to build a trail in 20 years. 	<p>Recommendation: No change.</p> <p>The Background Report has many strategies and actions and an implementation matrix, which serve as the starting point for implementation.</p> <p>Likewise, the Background Report includes strategies and actions for a bicycle network and for implementation of the Oso Parkway Plan.</p>	<p>Recommendation: Same as consultant</p> <p>Element 9, Goals 2 and 3 in particular address a commonly expressed concern of citizens about the implementation of Plan CC.</p>
2	<p>Member of Citizens Alliance for Fairness & Progress: I take exception to transition of the area north of IH-37 being called out in the future land use map to transition from residential uses to industrial uses. That neighborhood is still livable.</p>	<p>Recommendation: No change.</p> <p>The transition is already taking place piecemeal. The transition area designation indicates a need to address how the neighborhood could transition over the long term. A specific plan for this transition with community participation would be needed. A transition plan should accommodate potential life estates for older people who want to live out their lives in the neighborhood. A planned transition for the whole neighborhood is more likely to provide a better outcome than the continuation of incremental incursion by non-residential uses and declining values.</p>	<p>Recommendation: Same as consultant</p>
3	<p>I am a member of Citizens Alliance for Fairness & Progress</p> <p>In 1944, the Planning Commission addressed the “Negro” problem of overcrowding in Washington Coles. They were concerned that overcrowding in Washington-Coles would lead to blacks moving to white parts of the city.</p> <p>The City asked whites to leave Hillcrest so blacks could be “contained.”</p> <p>The neighborhood has more than 1,200 people, 450 single family houses with 70 years of history</p> <p>1992 – City adopts Preservation Plan, called for protecting Hillcrest as historical district.</p> <p>Since the late 1980s, there have been five attempted plans for Hillcrest. Each plan called for the revitalization of the neighborhood, but the city didn’t want to do that.</p> <ul style="list-style-type: none"> City has allowed encroachment of industry into the neighborhood. 	<p>Recommendation: No change.</p> <p>See comment above on Item 2.</p>	<p>Recommendation: Same as consultant</p>

	<ul style="list-style-type: none"> • Affects neighborhood churches • Citizens Alliance opposes any plan calling for Hillcrest to be a transitional area; residents will not lay down this issue 		
4	<ul style="list-style-type: none"> • Online comments didn't go through. • Goal 7 – Magee Beach is underutilized. <ul style="list-style-type: none"> ○ Unique to Corpus Christi; other cities would love to have ○ Magee Beach should be exploited; made safe ○ 12" steps are dangerous; overlay shorter steps with handrails are needed ○ Encourage more people to use it ○ Facilities needed for restrooms, changing clothes; clothes lockers ○ Volleyball courts, Frisbee golf, trash cans, beach cleaning are all needed – utilize unemployed • Bicycle Traffic <ul style="list-style-type: none"> ○ The city needs a safe network across town ○ Coordinated bike facilities • Goal of economic diversity to retain creative class. <ul style="list-style-type: none"> ○ Very important to city's progress ○ Since weather is generally pleasant, this should be a "festival city" 	<p>Recommendation: No change.</p> <p>The Background Report, the Parks and Recreation Master Plan, the Mobility CC Plan, and the upcoming bicycle and pedestrian plan being created by the MPO all address these issues.</p>	<p>Recommendation: Same as consultant</p>
5	<ul style="list-style-type: none"> • The city has become unmanageable ("sprawl") – going from one side of SPID to the other takes 20 minutes. • Traffic problems created by people living on outskirts of city traveling to workplaces located in central part of city. • Plan CC seems to aim at restraining sprawl and rebuild older areas • Lamar Park Shopping Center is walkable; can get there from your neighborhood. There is no fence forcing you to walk all the way to the corner [no barrier to walking there]. • Problems created by building in flood plains – south of Oso Creek's recent spring flooding an example 	<p>Recommendation: No change.</p>	<p>Recommendation: Same as consultant</p>

<p>6</p>	<p>My family owns property in Washington-Coles</p> <ul style="list-style-type: none"> • Another dimension of work needing to be done: <ul style="list-style-type: none"> ○ Only two sentences about Washington-Coles/Hillcrest in Plan CC ○ Plan CC calls it a transition neighborhood ○ Make a diagram of race/income – we should not make decisions when information is missing. • Code Enforcement at Hillcrest houses – <ul style="list-style-type: none"> ○ Police should not have taken over Code Enforcement; 10 police officers entered a woman’s home over an issue with windows. Waste of resources in addition to frightening citizen. ○ Who is behind the transition? • Harbor Bridge replacement is being done to increase height; to accommodate traffic from the Panama Canal. <ul style="list-style-type: none"> ○ Blue route would have not interfered with property. ○ The new bridge will destroy current places. ○ Benzene will be a threat if the red route is selected for the new bridge. EPA has report on effects. • There must be some persons or company who profits by getting rid of Hillcrest. • A black Spanish slave was the first non-native to explore Corpus Christi. • Look into Pioneer company in Houston for a plan to use in the North side of Corpus Christi; includes apartments/townhomes 	<p>Recommendation: No change.</p> <p>Washington-Coles is not included in the proposed transition district land use designation in the future land use plan because it will be reconnected to downtown when the bridge is built. It is included in the Downtown Area Development Plan as an area for revitalization and mixed-income housing. It could be developed to welcome residents from Hillcrest who want to stay in the general neighborhood but who now would be much better connected to the rest of the city should the Harbor Bridge be relocated as is currently proposed.</p>	<p>Recommendation: Same as consultant</p>
<p>7</p>	<p>I am a third generation Corpus Christian.</p> <ul style="list-style-type: none"> • My grandfather’s business was wiped out in the 1919 hurricane. My father was a teacher at Solomon Coles; later had medical practice for 35 years on Sam Rankin Street. • “Body of Christ” – The name of our city gives us a definition of who we are and how we should treat each other with civility, and the needs of people – no matter what part of town. • We need a vision for Corpus Christi that comes together to be sensitive to the needs of residents. • San Antonio has the Alamo; Houston as, “what?”; 	<p>Recommendation: No change.</p> <p>See comments to Item 2.</p>	<p>Recommendation: Same as consultant</p>

	Austin has the Capitol; we are Corpus Christians		
8	<p>I am a commercial real estate broker.</p> <ul style="list-style-type: none"> • I am in favor of planning, but I want a plan that works for a majority. Plan CC has great potential. • Parts of the plan need work: • I suggest the consultant, staff, realtors, architects, builders and engineers review chapters 11 & 12 together [reference to 1st draft's chapters]. • If changes aren't made, that group will not be behind Plan CC. 	<p>Recommendation: No change.</p> <p>Comments are on the first draft of the plan, which is not the document being proposed for adoption. There is no Chapter 12 in the first draft of the plan. The commenter was likely referring to Chapters 10 (Future Land Use, Zoning, and Urban Design) and 11 (Stewardship and Implementation of the Plan).</p>	<p>Recommendation: Same as consultant</p>
9	<p>I am a builder/developer/consultant and a 3rd generation Corpus Christian.</p> <ul style="list-style-type: none"> • Next 9 years we'll double our population in the MSA (TX A&M). People are coming because of international economics not just quality of life. Predicts addition of 1.2 million people in the MSA. • Referring to Future Land Use Map: 1 house for 20 acres is a problem. People will go outside the ETJ. • How do we pay for everything if we keep expanding? • Has a plan for developing North Beach – preferable to sprawl • Walking concept is good, but what can we afford? How much will people utilize walking/biking in hot climate? • We can't dictate where people are going to live and at what density; developers build to meet demand. • Sit down with developers and realtors for input. 	<p>Recommendation: No change.</p> <p>Comments refer to misinterpreted aspects of the first draft of the plan, which is not the document being proposed for adoption.</p>	<p>Recommendation: Same as consultant</p>
10	<p>Member of the Association of Realtor Government Affairs Committee. Reiterates what other brokers/realtors have said and adds that the problems with Plan CC are:</p> <ul style="list-style-type: none"> • Regarding the adoption of rental housing registration -- Council has already examined this idea and discarded it. • Implementation of Plan CC relies on having a Planning Department, the re-establishment of which may or may not happen. 	<p>Recommendation: No change.</p> <p>Comments refer to the first draft of the plan, which is not the document being proposed for adoption.</p>	<p>Recommendation: Same as consultant</p>

	<ul style="list-style-type: none"> • Redevelopment Agency – This is eminent domain. An entity that can take property is scary; especially if they are not elected officials. 		
11	<p>Member of Plan CC Citizens’ Advisory Committee</p> <ul style="list-style-type: none"> • More growth is coming • We don’t have sprawl; we have growth because there’s only one direction you can grow. <ul style="list-style-type: none"> ○ North there are pipelines ○ West is the Oso Creek ○ East is the bay • Need annexation of more land and revitalization at the same time. • The 2nd draft of Plan CC is much improved, but there are some changes that need to be made. 	<p>Recommendation: No change.</p>	<p>Recommendation: Same as consultant</p>
12	<p>Member of the Assoc. of Realtors</p> <ul style="list-style-type: none"> • Plan CC doesn’t contain an annexation element • Needs Industrial Agreement • Needs Capital Improvement Program • Some things need to be talked through further 	<p>Recommendation: No change.</p> <p>Background report contains discussion of annexation and industrial agreements. The City has a Capital Improvement Program that refers to the comprehensive plan for projects and can be adopted by reference when it is prepared.</p>	<p>Recommendation: Same as consultant</p>
13	<p>On the Board of Realtors</p> <ul style="list-style-type: none"> • The city is growing. Example: I used to dove hunt of Slough Road; now it’s full of development • Downtown is not doing well. • People want to spread out and want white picket fences • 1 dwelling unit per 20 acres infringes on individual property rights 	<p>Recommendation: No change.</p> <p>Comments based on first draft of the plan, which is not the document being proposed for adoption.</p>	<p>Recommendation: Same as consultant</p>
14	<p>Member of the Westside Business Association</p> <ul style="list-style-type: none"> • Supports Plan CC – it’s an equity growth plan, provides choices for all areas • We have an affordable housing crisis • There is potential in historic sites, such as the Galvan Ballroom • I want to see downtown developed; I want to live there and be able to walk to the beach. • The city needs a plan in order to get grants; City charter calls for a plan • It’s time to start working on revitalization 	<p>Recommendation: No change.</p>	<p>Recommendation: Same as consultant</p>

15	<ul style="list-style-type: none"> • No complaints about Plan CC; especially likes Elements 5 & 6 • But is concerned with implementation – how do we get there? • Tie Element 9 into everything else; make it more detailed • Include more detailed action items. 	<p>Recommendation: No change.</p> <p>The Background Report has many strategies and actions and an implementation matrix, which serve as the starting point for implementation.</p>	<p>Recommendation: Same as consultant</p>
16	<ul style="list-style-type: none"> • Does affordable housing include manufactured housing? • Make use of empty lots on North/West side. I'm frequently asked about moving manufactured homes there and always have to tell people it's not allowed. • Manufactured housing can be beautiful. • Currently not allowed to move a second Manufactured House onto a lot that's been vacant for one year after another Manufactured House has moved – that is discriminatory. 	<p>Recommendation: No change.</p> <p>The City can take a look at manufactured housing during implementation. Addressing the issue in the code is not really a comprehensive planning item</p>	<p>Recommendation: Same as consultant</p>
17	<ul style="list-style-type: none"> • General support for Plan CC • Affordable housing for people of extremely low income need to be better addressed (elderly for example) • Plan should consider inclusionary zoning – vacant lots, empty buildings, in-fill • Deeply subsidized rental housing is needed; enough to meet need – look at each Council district's needs. HUD definition of no more than 30% of income = affordable housing • City's consolidated plan • Ask that it be included in Plan CC • Statewide trend – people moved from being institutionalized into homes; Corpus Christi not able to do that due to lack of housing 	<p>Recommendation: No change.</p> <p>The Background Report has many strategies and actions and an implementation matrix, which serve as the starting point for implementation.</p>	<p>Recommendation: Same as consultant</p>
18	<ul style="list-style-type: none"> • Supports Plan CC as a resident • It's a good start. • It addresses the need to improve infrastructure and in-fill. • Of course, people want to move to south side where the infrastructure and schools are good. But, abandoning infrastructure in older neighborhoods <i>pushes</i> people to the south side (example: Houston Heights) 	<p>Recommendation: No change.</p>	<p>Recommendation: Same as consultant</p>

	<ul style="list-style-type: none">• For the first time, we are addressing the need of sharing wealth and revitalizing the city		
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