

**Public Comments on the Second Draft of Plan CC
Submitted During City Council Public Hearing Process**

No.	By	Comment	Staff Recommendation	PC Recommendation No.
1	Bay Area Smart Growth Initiative	Page 10, The Principles -- Under "Promote good health:" Rather than the term medical care, use the broader term of health care, which encompasses medical and related.	Revise statement as follows: "Create policies and physical conditions that promote healthy lifestyles in Corpus Christi through easy access to physical activity, healthy food, and medical <u>health</u> care."	
2	Bay Area Smart Growth Initiative	Page 10, The Principles -- There is excellent policy guidance from AARP, Livable Communities, that addresses impacts and needs of an increased population of older citizens and their desire for quality of life. The term Livable Communities should be incorporated, as it mirrors many of the principles of Smart Growth, and is frequently a City Initiative.	Add a policy on Page 20, Element 4 "Housing and Neighborhoods," Goal 7 under Neighborhoods that reads: "Support programs and regulations that help create livable communities for the aging population."	
3	Bay Area Smart Growth Initiative	Page 27, Element 6, Goal 1 -- Policies: Destinations are easily connected by accessible paths of travel and a diversity of modes of travel, both private and public.	Amend Policy 1 under Goal 1 to read as follows: "Support a multimodal transportation network that is integrated with land uses, <u>where destinations are easily connected by accessible paths.</u> "	
4	Sierra Club Coastal Bend Group	Page 13, Element 2, Goal 6, Policy 3: Urban Forest -- "Give priority to DIVERSE native tree planting..." (Add "diverse")	Amend the third Policy to read: "Give priority to <u>diverse</u> native tree planting along major corridors and other public spaces, with sufficient short-term irrigation to establish trees for long-term, drought-tolerant survival."	
5	Sierra Club Coastal Bend Group	Page 14, Goal 8 -- High quality and well maintained green spaces. Partnerships and sponsorships would be best used to enhance not merely provide park maintenance.	Amend Policy 2 under Goal 8 to read as follows: "Continue to seek partnerships and sponsorships to support park <u>enhancements and</u> maintenance."	

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6	Sierra Club Coastal Bend Group	Page 17, Element 3, Goal 4 -- "Recommend that builders/developers consider designing houses to take advantage of prevailing winds, allowing homeowners to reduce dependence on air conditioning when possible."	Under Goal 5, add a policy that reads: "Support building and site designs that take advantage of renewable resources such as prevailing winds, sunlight, shade trees, etc., to reduce energy consumption."	
7	Sierra Club Coastal Bend Group	Page 30, Element 7, Goal 4, Storm water and drainage system -- Promote reduction of pollutants "and litter" in the Bay...(add "and litter.")	Amend Policy 2 under Goal 4 to read: "Promote reduction of pollutants <u>and litter</u> in the Bay by reducing storm water discharges."	
8	Sierra Club Coastal Bend Group	Page 33, Element 8, in the Land Use Principles text box -- Preserve and protect "local watersheds and other" environmentally sensitive land and water. (Add "local watersheds and other")	Amend the statement to read as follows: "Preserve and protect <u>watersheds and other</u> environmentally sensitive land and water."	
9	Bay Area Smart Growth Initiative	Page 14, Element 2, Goal 7 – add "including accessibility."	No change. Goal 7 states that parks should "meet the diverse needs of the population." Staff believes the phrase "diverse needs" as stated in this goal covers accessibility needs.	
10	Bay Area Smart Growth Initiative	Page 17, Element 3, Resilience, Goal 6 – Policy: Affordable housing preservation is part of this planning.	No change. Staff believes that the 2nd policy under Goal 6 covers this requested change.	
11	Bay Area Smart Growth Initiative	Page 20, Element 4, Add Goal 6: "Establish a public-private initiative to address affordable rental housing."	No change. Goal 1, Policy 1 and Goal 2, Policy 1 address this concept generally. The public comment is considered more like a strategy for the implementation plan, which is to be created at a later date.	

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12	Bay Area Smart Growth Initiative	Page 20, Element 4, Policies: Provide support for stakeholder interests to convene and define housing affordability, determine housing market options and potential public and private investment opportunities, provide current data on level of rental housing availability by income category and need, and develop a data base to help identify the level of affordable housing in each Council District.	No change. Goal 1, Policy 1 and Goal 2, Policy 1 address this concept generally. The public comment is considered more like an actionable item for the implementation plan, which is to be created at a later date.	
13	Bay Area Smart Growth Initiative	Page 20, Element 4, Policies: Conduct a Citywide Impact Assessment in readiness for the (new) HUD Fair Housing Act requirements prohibiting income segregation within PJs. The Consolidated Plan to be developed for 2018 will contain provisions for analysis and plan. The City's current Con Plan has no plan to address the finding that only 10% of the housing stock in 2013 was affordable to individuals and households at 30% AMI (extremely low income category).	No change. Goal 1, Policy 1 and Goal 2, Policy 1 address this concept generally. The public comment is considered more like an actionable item for the implementation plan, which is to be created at a later date.	
14	Bay Area Smart Growth Initiative	Page 20, Element 4, under Neighborhoods -- Goal: Adopt the policies and strategies within the "Missing Middle" to developing affordable housing, increased density, mixed housing, and creative financing in urban areas.	No change. The concept is addressed generally by Goal 2. Also, Planning Commission recommendation #16 partly addresses this comment by adding a phrase about "including affordable housing" at the end of Goal 2.	16

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15	Bay Area Smart Growth Initiative	Page 20, Element 4, under Neighborhoods -- Policy: Plan for and support housing choices that recognize and encourage the addition of multiple housing options within the housing continuum – the large missing middle in Corpus Christi - between “multi-family housing” on the one end and traditional “single-family housing” on the other. (See information provided to Planning Commission.)	No change. Staff believes Goal 2, Policy 1 addresses this comment generally.	
16	Bay Area Smart Growth Initiative	Page 27, Element 6 -- Policy: Enhance transportation options with the addition of water transportation, developed with public-private investments.	No change. Staff believes this concept is generally addressed in Plan CC under Goal 4 of Element 6.	
17	Bay Area Smart Growth Initiative	Page 27, Element 6 -- Policy: Support the MPO Active Mobility Plan.	No additional change recommended. Planning Commission recommendation #27 adds another policy under Goal 1 that staff believes addresses this comment. The recommended additional policy reads: "Support and coordinate with the Corpus Christi Metropolitan Planning Organization's projects, plans and initiatives."	27
18	Bay Area Smart Growth Initiative	Page 30, Element 7 -- Policy: Annexation must be supported by an urban growth boundary policy and strategy. See element 8	No change. This comment is addressed in Plan CC in Element 8, Goal 6. Also, this comment suggests an item that might be more appropriate as an action in the implementation plan.	

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19	Bay Area Smart Growth Initiative	Page 33, Element 8: Established metropolitan boundaries, identified as urban growth boundaries, which may be expanded into the ETJ through annexation only when infill development within the City has reached a pre-identified level of attainment. The amount of vacant and near vacant land within City boundaries provides tremendous “in-pansion” possibilities. Incentives for property owners, developers and investors must be developed as part of boundary growth regulation. City priority must be to maintain and upgrade what we currently have that has been neglected (under a deferred maintenance practice) and will continue to degrade the Central City.	No change. This comment is addressed in Plan CC in Element 8, Goal 1, Policies 1-3 and Goal 6, Policy 1.	
20	John Kelley, Santa Cruz Partnership	"We ask that PlanCC2035 be altered to recommend one of two courses: 1. Disannexation of the Chapman Ranch: Disannexation would relieve the City of a \$21 million capital cost program and additional costs related to providing public safety services, solid waste, road and storm water maintenance. Disannexation would, return the property to its rural use and still be free of wind turbines. 2. Promote development of the Chapman Ranch: Recommend the Chapman Ranch be designated as Planned Development and provide infrastructure to the intersection of 70 and 286 or allow the creation of Municipal Utility Districts to allow development to occur in the City identified growth corridor without capital cost to the city."	No change recommended.	

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21	Sierra Club Coastal Bend Group	Page 20, under Neighborhoods, Goal 6 -- Much much more is needed than one sentence to encourage infill development. The City needs to completely change the way utilities are planned and paid for, removing the burden from the developers/building; this would allow the City to plan where to develop, or re-develop, by seeing that the utilities are in place for new development and that infill development no longer requires a builder/developer to pay for the increased cost of providing utilities in older areas.	No change recommended. Staff believes this comment is covered in other sections of Plan CC, specifically Element 8, Goal 1	
22	Sierra Club Coastal Bend Group	Page 27, Element 6 -- Add additional policy: Support bicycle routes that promote safe biking to and from the workplace.	No additional change recommended. Planning Commission recommendation #27 creates a policy to support the Corpus Christi Metropolitan Planning Organization's (MPO) initiatives, and the MPO is currently conducting a study of strategic bike route locations. Element 6, Goal 1, Policies 1 and 3 also support the request made in this comment.	27
23	Sierra Club Coastal Bend Group	Page 30, Element 7, Goal 5 -- Add additional policy: "Encourage entrepreneurial reuse of collected recycled items.	No change recommended. This request is more like a strategy. Staff believes Goal 5, Policy 2 covers this topic generally in that Policy 2 seeks to maximize landfill capacity as does the Sierra Club's suggested policy.	
24	Sierra Club Coastal Bend Group	Page 30, Element 7, Goal 4, on the topic of Storm Water and Drainage System -- Change "Review the creation of a more equitable billing system" to "Create a more equitable billing system."	No change recommended.	

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25	Sierra Club Coastal Bend Group	Page 30, Element 7, Goal 7: The ADA [Americans with Disabilities Act] is 25 years olds; perhaps the word “quickly” or “immediately” should be added. Add an item: Conduct an audit to identify remaining non-compliant spots.	No change recommended. Staff believes Goal 7, Policy 1, which states "Support programs to meet all outstanding ADA deficiencies in public facilities," covers this request. Additionally, the priority/timeframe for strategies/actions will be discussed in the implementation plan.	
26	Lamont Taylor	Spoke in opposition to Plan CC 2035 referencing the Hillcrest neighborhood as a "transition" neighborhood, and requested that the reference be removed from the draft plan.	<p>"Transition" describes the current conditions of the neighborhood, which has seen the number of residents decrease and greater industrial impacts. A specific plan for neighborhoods in the transition districts with community participation would be needed. It is intended that at a later point, there would need to be a long-term, community process that provides options to residents who want to either stay in the area or relocate. 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>Existing zoning designations of property do not change with the adoption of a new Future Land Use Map. A change of zoning (or rezoning) is a separate process that requires its own public hearings and notification of landowners. Current conforming uses of property, such as single-family dwellings, can remain, be remodeled, and be reconstructed as long as their current zoning district allows.</p>	

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27	Errol Summerlin	Representing the Citizens Alliance for Fairness and Progress. stated that Plan CC 2035 establishes a pre-determined outcome and foundation for the future zoning in the Hillcrest area. The policy/goal in Plan CC needs to be a commitment by the City to engage in a community-based process that addresses the unique history, interests of the residents, and the competing interests of industry. The Alliance supports a planning process for the future of the Hillcrest neighborhood that is community driven, ensures that the City will provide services and amenities to enhance the residential character of the neighborhood, for residents that wish to remain, and provide sufficient funding for Hillcrest residents who wish to relocate. The plan must meaningfully address the neighborhood by providing fair options for those who want to stay and for those who want to leave rather than continuing on the current path of neglect.	Same response as #26	
28	Reverend Adam T. Carrington	Stated that previous plans regarding the Hillcrest area called for revitalization of the neighborhood and spoke in opposition to Plan CC 2035 referring to Hillcrest as a "transition" neighborhood.	Same response as #26	
29	Daniel Peña	Asked questions regarding the decisions made to designate the Hillcrest area as a "transition" area and said the residents were not notified.	Same response as #26	

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30	Fred Braselton	Addressed the following topics regarding Plan CC 2035: the plan inadequately addressed the annexed areas and new areas of the City; the majority of residents live in the suburbs; infill and revitalization cannot provide enough housing for future needs; modifications are needed to the extent of the Plan's urban villages and mixed neighborhood concepts; and suggests not to waste time and money on the urban village concept because residents will not want urban villages.	No change recommended.	
31	Carolyn Moon	Spoke in favor of the original Plan CC 2035 draft, but said she does not support future growth south of Oso Creek because it will require taxpayers to pay for additional infrastructure and public safety.	No change recommended.	
32	Reverend Henry Williams	Stated that the Plan CC 2035, which was written by a Boston firm, characterized the Hillcrest neighborhood as "transitioning" to light industrial zoning. Rev. Williams said the vision for the Hillcrest area must come from the people in the area who will be affected the most.	Same response as #26	
33	Dr. Gilda Ramirez	President of the Westside Business Association, spoke in support of Plan 2035 and the urban villages and mixed use centers. Spoke about the need for equity.	No change.	
34	Gretchen Arnold	Spoke in support of the following: mixed-use and urban villages, supporting areas that are not being serviced, and encouraging ways to reduce the source of pollutants.	No change	

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35	Judy Telge	Spoke on behalf of Bay Area Smart Growth, provided recommendations for elements in the plan that addressed the following: accessibility; affordable housing and rental housing; multiple housing options; accessible paths of travel, including water; and annexation. Ms. Telge said the group was concerned about the removal of the strategies and policies presented in the first draft.	No change. See changes identified above as suggested in Bay Area Smart Growth Initiative's letter.	
36	Dr. Gloria Randall Scott	Spoke regarding the plan addressing the Coles, Washington, and Hillcrest Neighborhoods together and being listed as transition areas.	No change.	
37	Warren Andrich	Thanked the City Council for slowing down the process to allow citizens an opportunity to respond to the plan and for transparency. Mr. Andrich also encouraged the City Council to stop spending money on consultants -- councilmembers and City staff have local knowledge and are capable of creating a plan.	No change.	
38	Shirley Thornton	Said she was glad that there is a plan that was developed with public input and would like to see the following: more sidewalks, affordable housing, a pay-as-you-go process, a health general fund, a way to address existing debt; and focusing tax dollars on the needs of the City.	No change.	
39	Abel Alonzo	Thanked the staff and consultants for listening to citizen input and for being inclusive. Mr. Alonzo spoke in support of accessible streets, improving economics, focusing on affordable housing, and public transportation.	No change.	

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40	James Skrobarczyk	Spoke regarding the following topics: the need for additional housing, having a mechanism in place to amend the plan; identifying outside funding sources; the transition areas; and proper identification of land.	No change.	