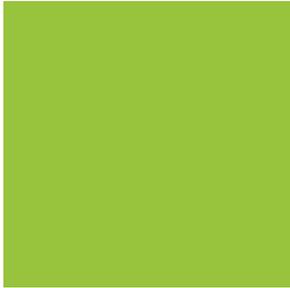
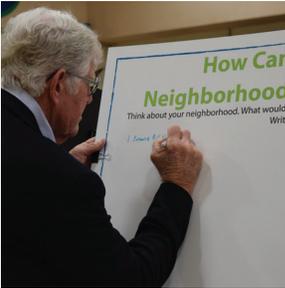
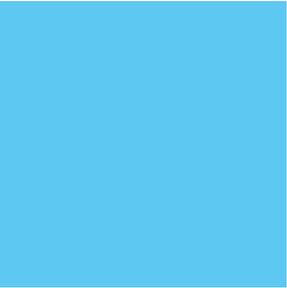
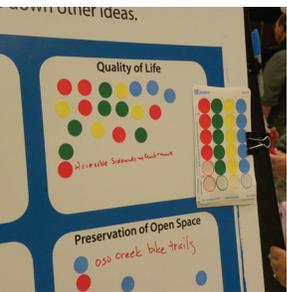


City of Corpus Christi

London

Area Development Plan



METROQUEST SURVEY SUMMARY

DRAFT JANUARY 23, 2020

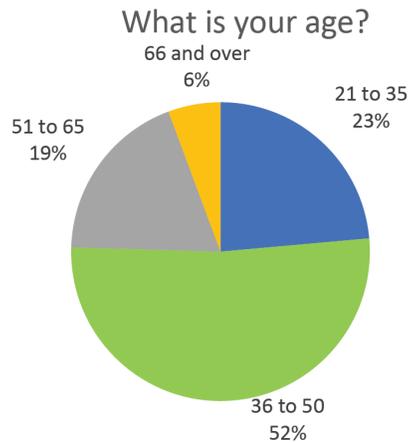


London
AREA DEVELOPMENT PLAN

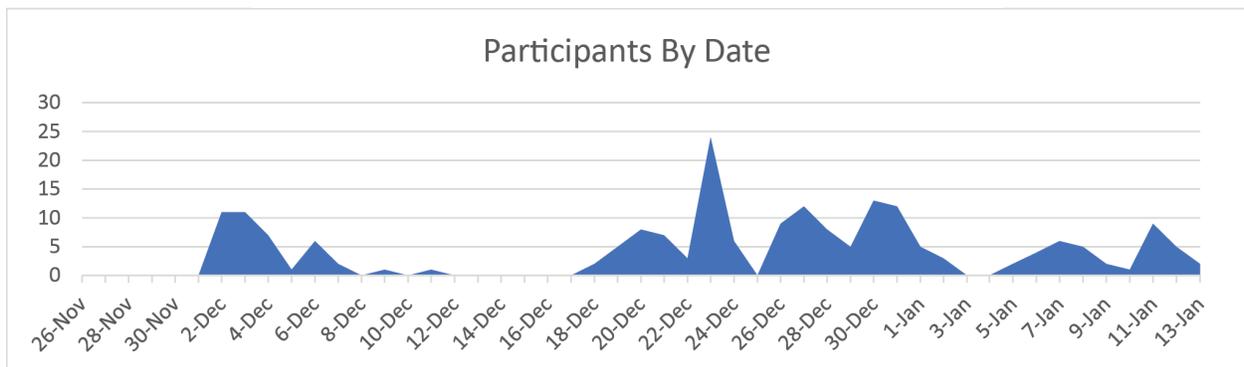
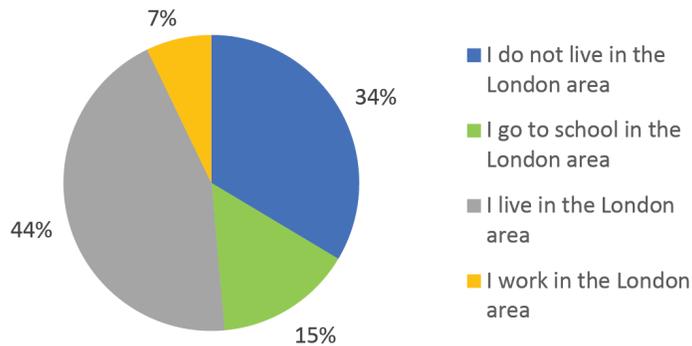
METROQUEST SURVEY SUMMARY

SURVEY TRAFFIC AND DEMOGRAPHICS DATA

198
Participants



Where do you live?



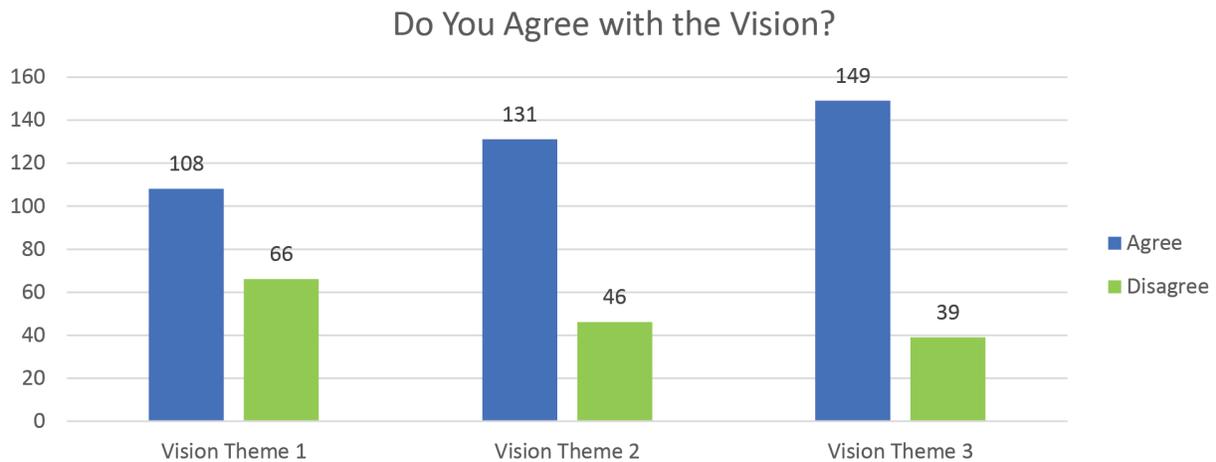
SCREEN 2 | VISION THEMES

Based on the public input, three vision themes have been created for the London area. Renderings accompany each vision theme to illustrate the vision. Identify if you agree with the following vision themes.

Vision Theme 1: Celebrate Our Community Character

Vision Theme 2: Promote Sustainable Growth

Vision Theme 3: Promote the Oso Creek and Bay as a Community Amenity



SCREEN 3 | POLICY INITIATIVES

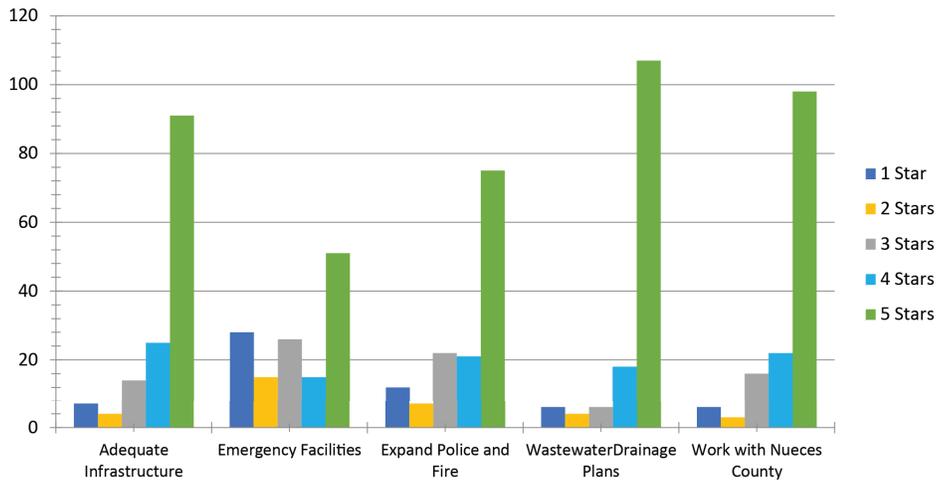
Rate how important each policy initiative is to achieve the vision for the London area. Prioritize the five policy initiatives based on how important the initiative is for future development to create a high quality of life.

PRIORITY RANKING ORDER	POLICY INITIATIVE	AVERAGE RANKING
1	Storm Water Improvements	2.37
2	Expand Infrastructure	2.8
3	Outdoor Recreation	3.12
4	Oso Creek and Bay	3.17
5	Land Development	3.35

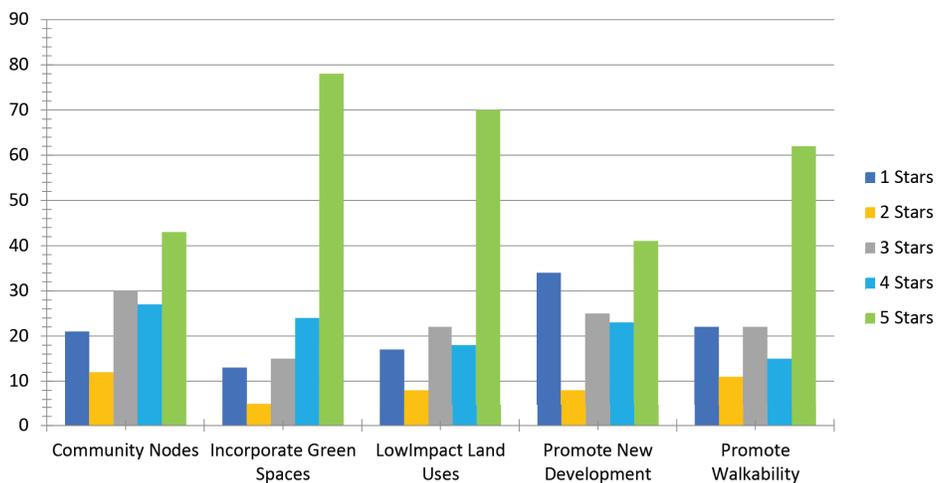
SCREEN 4 | KEY ELEMENTS

The following recommended strategies are methods to achieve the vision for the London area. The strategies are organized by the prioritized policy initiatives identified on the previous slide. Review and rate the importance of each strategy.

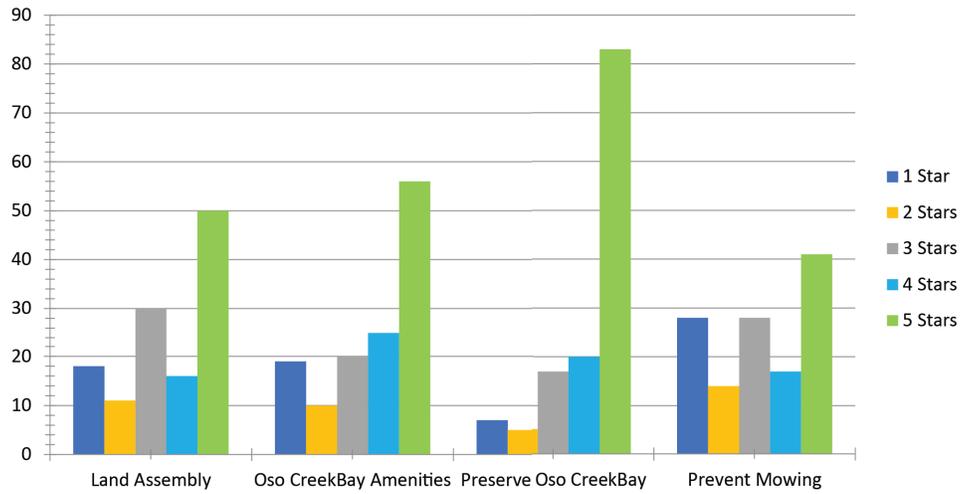
Improve Infrastructure



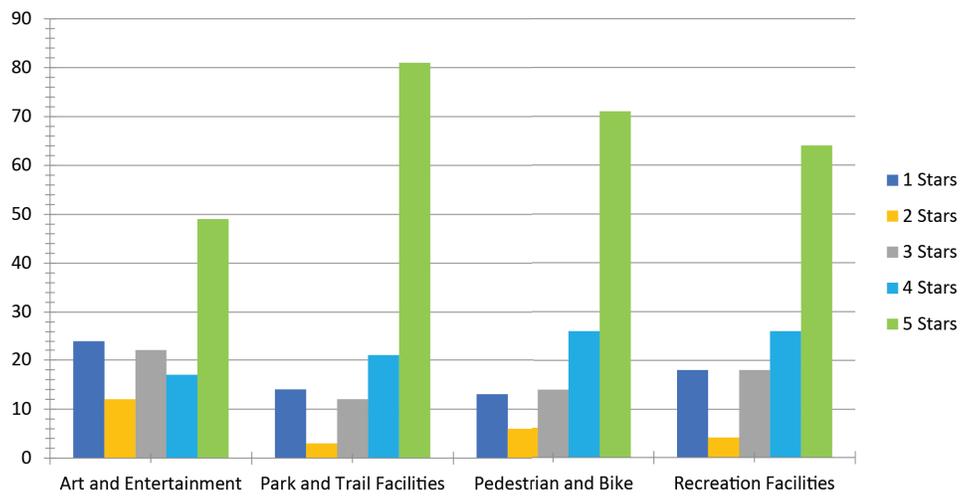
Land Development



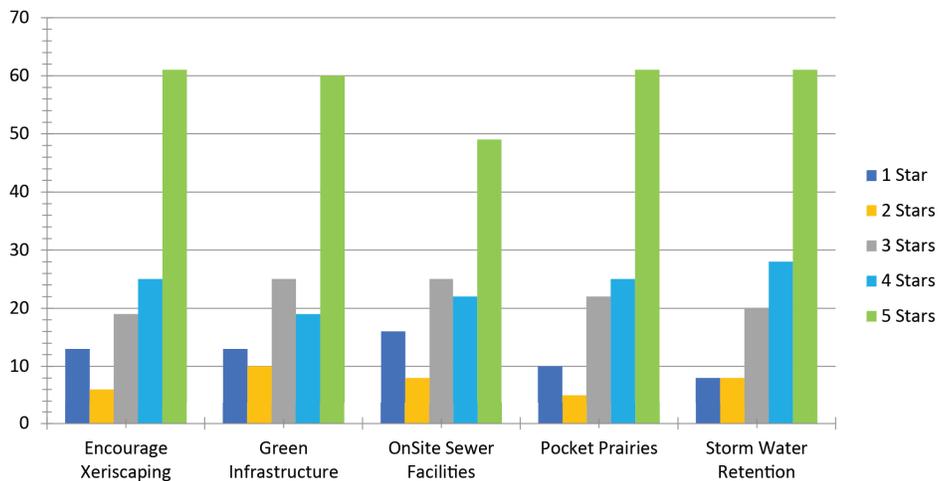
Oso Creek and Bay



Outdoor Recreation



Storm Water Improvements



GENERAL COMMENT THEMES

FEEDBACK
Prefer low density residential development
Concerns about infrastructure supporting growth
Encourage sustainable growth
London needs sewer infrastructure
There is great opportunity for new commercial along 286
Prefer small town character
Ensure proper drainage
Plans need consistency
London will incorporate
Ensure Sustainable Growth and Development
Create quality development
Not supportive of growth
Supportive of the planning process
Provide housing for multiple income levels
General distrust of the government
Improve Roadways
Improve aesthetics with landscaping

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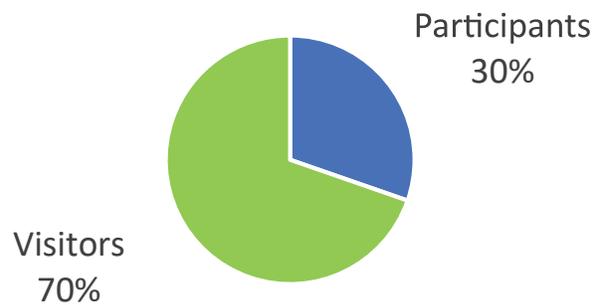
METROQUEST SURVEY RESULTS

SURVEY TRAFFIC DATA

SURVEY PARTICIPATION

USER TYPE	INPUT	%
Participants	198	30%
Visitors (to the Survey)	455	70%
Total	653	100%

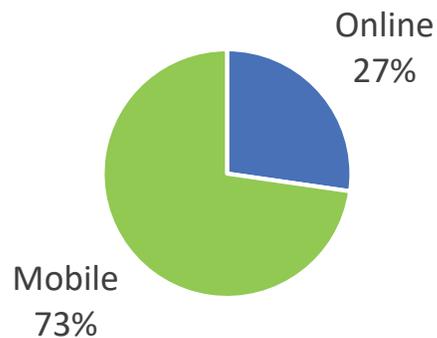
Survey Participation



SURVEY PARTICIPATION BY PLATFORM

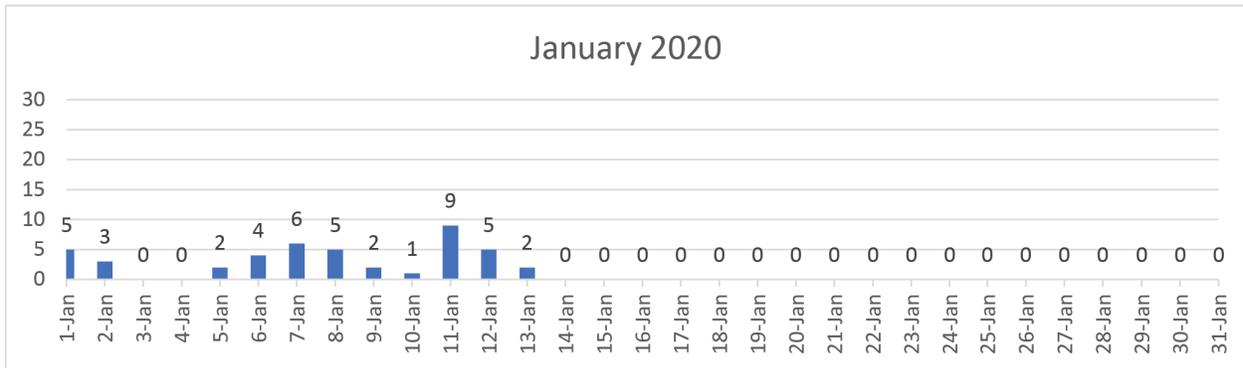
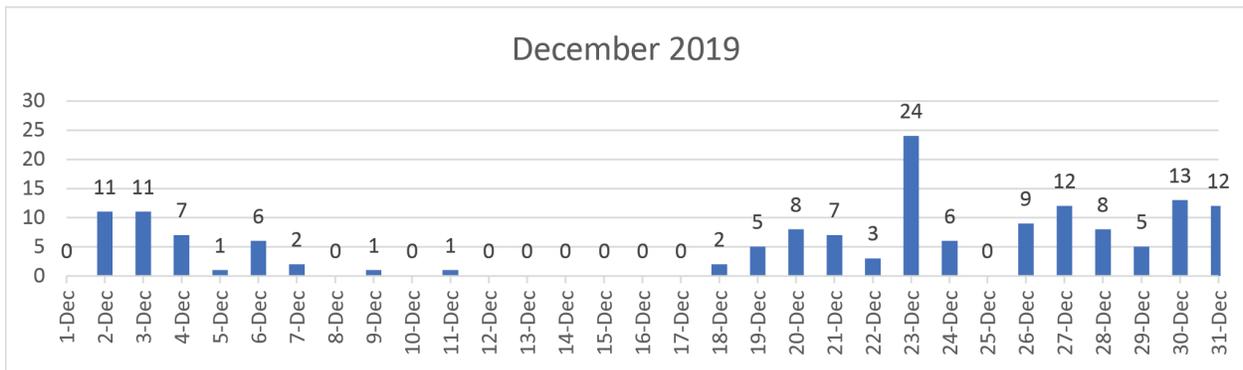
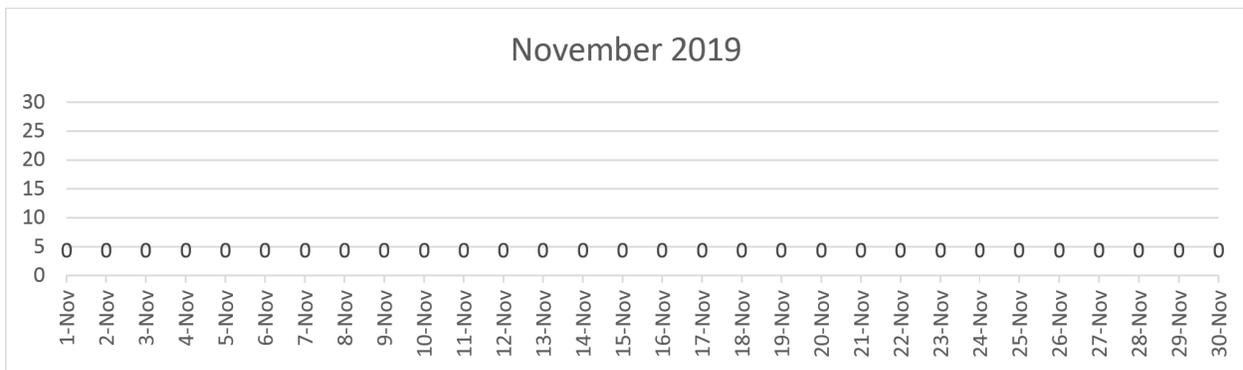
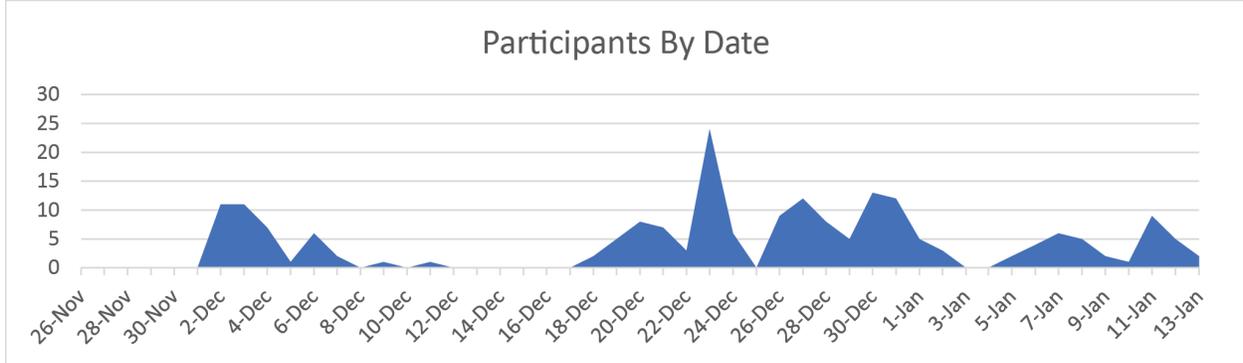
PLATFORM TYPE	INPUT	%
Online	54	27%
Mobile	144	73%
Total	198	100%

Survey Platform



SURVEY TRAFFIC DATA

SURVEY PARTICIPATION BY DATE



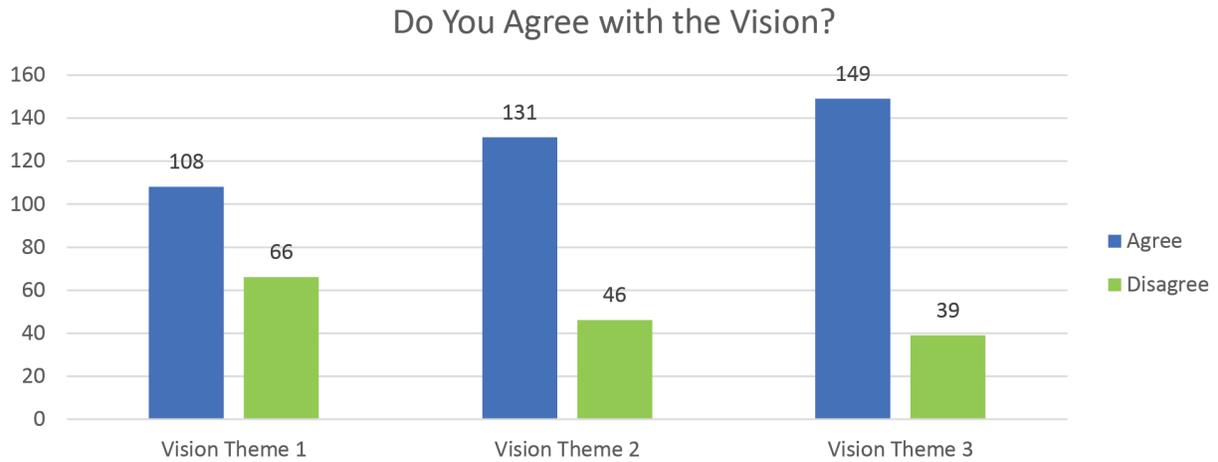
SCREEN 2 | VISION THEMES

Based on the public input, three vision themes have been created for the London area. Renderings accompany each vision theme to illustrate the vision. Identify if you agree with the following vision themes.

Vision Theme 1: Celebrate Our Community Character

Vision Theme 2: Promote Sustainable Growth

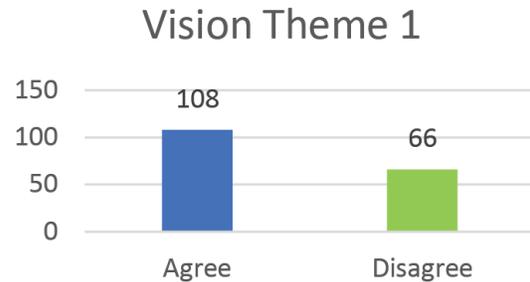
Vision Theme 3: Promote the Oso Creek and Bay as a Community Amenity



SCREEN 2 | VISION THEMES

VISION THEME 1: CELEBRATE OUR COMMUNITY CHARACTER

RATING	INPUT	%
Agree	108	62%
Disagree	66	38%
Total	174	100%

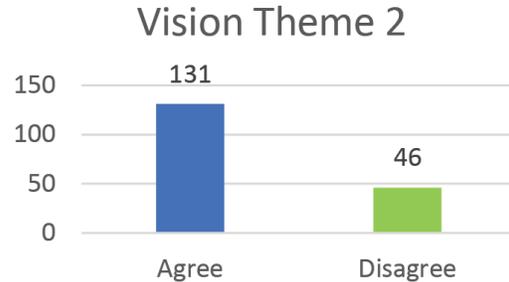


VISION THEME 1 FEEDBACK	
1	This sounds nice, but what is our "Community Character"?
2	Small rural community that exists in London will disappear with the growth if it is not limited to low density housing. LISD is the lowest paying school district in the region. It can not keep up with growth. Faculty can not afford to stay with the low wages. The school can not accommodate current students in buildings that are up to standards. The high school currently has only 2 science classrooms that were designed for a middle school science class. This plan will continue to overcrowd a school and ruin the one item that draws people to London at over 44% favored feature. London ISD can not support the growth.
3	"Celebrate Community Character" is incredibly vague.
4	As long as area residents keep their private life and large land plot sizes. That is the London Community Character.
5	The City is annexing these areas as Commercial/Multifamily and RS 4.5 Zoning. This is far from the Rural Living that the City and Developers are promoting. Especially when the RS 4.5 zoning allows 13 houses per square acre lot. It would be helpful if the City follows the plan that is selling versa annexing & Zoning it in per the developers request. What's the point if the plan isn't being followed?
6	What do you mean by this? I like the rural feel we had. It's getting to be something different than what I wanted when we moved here.
7	Proper development in keeping with the Unified Development Code for our city. Annexation is important. Stop the septic tank developments by providing access to city sewage infrastructure and drainage outfalls.
8	No one can answer why does the city needs to expand into London when it cannot fully support it's current footprint.
9	Not enough information
10	No new subdivisions. Revitalize older areas near downtown.
11	I have no idea what this entails so I must disagree. A completely vague vision statement that has no objectivity.
12	Too vague. What does this mean?
13	Community character is and always has been RURAL! Not the city. KEEP LONDON RURAL! Look at all the commercial shopping centers in Corpus Christi, majority of tenants are vacant majority of shopping centers are vacant. There is no need for commercial shopping centers in London when the city cannot even to fill the shopping center they currently have in the city limits.
14	Need higher density
15	In this vision do you see planting more trees? So sad the city keep growing with all new subdivisions, and the city allowed new neighborhoods with any environmental payback for our city to look better,
16	Need higher density

SCREEN 2 | VISION THEMES

VISION THEME 2: PROMOTE SUSTAINABLE GROWTH

RATING	INPUT	%
Agree	131	74%
Disagree	46	26%
Total	177	100%

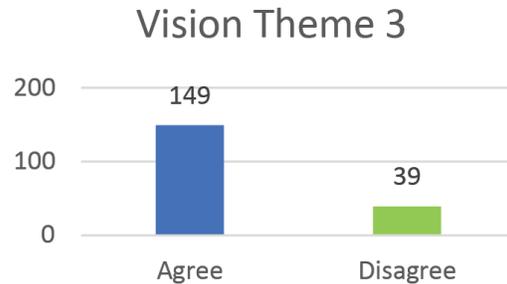


VISION THEME 2 FEEDBACK	
1	What is the true definition of "sustainable growth"?
2	A vision and or reality ? Adding more trees ! Come on people ...
3	Higher density
4	Keep residential as 1/2 - 1 acre homes! Keep values high! There's a reason London is Sought after. London has status and by creating sustainable growth toward people and just anybody can come live in London is not making it any different than the city of Corpus Christi. London needs gentrification!
5	What is the commitment from the city to promoted planting more trees?
6	What does sustainable growth mean to the city? This is another vague vision statement. We would like to have sidewalks and parks added to promote activity and growth to our community.
7	Revitalize areas near downtown.
8	Public spaces and parks are a wonderful addition. Given the climate (hot and sunny), consideration for covered parks and access to splash pads and swimming pools are paramount.
9	No septic! Need high density! Need sewer. Credits for detention and retention plans.
10	Growth should be organic and natural, not taxpayer funded.
11	Again, achieve a good mix of commercial, single and multifamily zoning and city services through annexation and infrastructure for well planned sewage and drainage.
12	Large areas, parks, trees, nature areas need to stay. No compact houses, no small land area plots.
13	How will the growth be sustained? When it floods, school has been delayed and canceled. The restrooms at LISD have been temporarily shut down due to the septic systems being full due to flooding. With developments. The farm land that currently serves as flood plane and drainage will be gone and create more issues. This issue has not been addressed sufficiently. The Oso floods easily and already adversely affects current residents. Growth will just cause more issues. Making parks while removing the majority of the open drainage in the farm land will cause more issues. The road ways are also an issue. The 3 lane road in front of LISD does not have room for expansion. There are already issues with traffic during school hours. Growth will only create more issues.

SCREEN 2 | VISION THEMES

VISION THEME 3: PROMOTE THE DSO CREEK AND BAY AS A COMMUNITY AMENITY

RATING	INPUT	%
Agree	149	79%
Disagree	39	21%
Total	188	100%



VISION THEME 3 FEEDBACK	
1	The area needs attention to address the issue of drainage and flooding.
2	Access to creek and bay by everyone, not just one neighborhood.
3	The City already owns a good amount of frontage at the north end of CR 33 and east toward SH 286. Why not dedicate it to a regional park for the citizens of the London area and areas north to enjoy?
4	If the London community wants parks, let them pay for them. Until corpus streets are no longer third world, streets before parks.
5	More human activity in an area = less nature activity in that area. Trash, pollution, and homeless will increase in this setting.
6	Revitalize areas near downtown.
7	This could be decent but the city always screws cyclists so this is a no, also
8	There needs to be a flood wall or some type of alterations to the creek to help with flooding.
9	For the love of God. Get all this new subdivisions developers for every house the is build they need to plant trees, our taxes are getting higher depending on the price of the house, when the entire subdivision is bare bake to tree to beautify our city ... think :)

SCREEN 3 | POLICY INITIATIVES

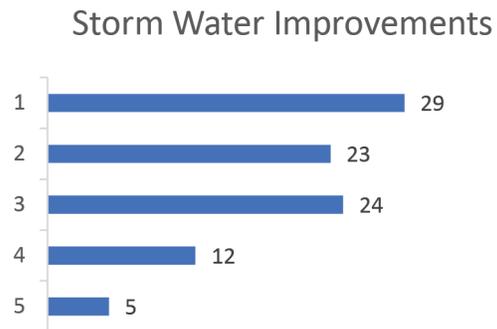
Rate how important each policy initiative is to achieve the vision for the London area. Prioritize the five policy initiatives based on how important the initiative is for future development to create a high quality of life.

OVER ALL PRIORITY RANKING

PRIORITY RANKING ORDER	POLICY INITIATIVE	AVERAGE RANKING
1	Storm Water Improvements	2.37
2	Expand Infrastructure	2.8
3	Outdoor Recreation	3.12
4	Oso Creek and Bay	3.17
5	Land Development	3.35

STORM WATER IMPROVEMENTS

RANK	INPUT	%
1	29	31%
2	23	25%
3	24	26%
4	12	13%
5	5	5%
Total	93	100%

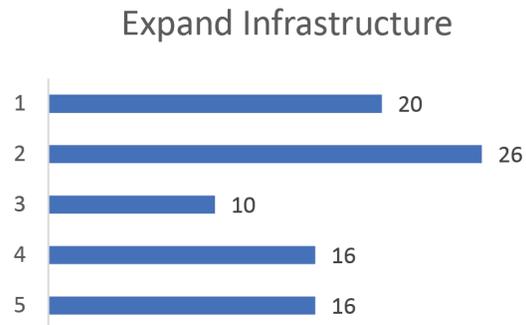


STORM WATER IMPROVEMENTS FEEDBACK	
1	I support regional water detention. Oso Creek Hike and Bike
2	Encourage detention ponds.
3	As with first one, we don't want Corpus involved. In Fact we are start a incorporating drive to effectively eliminate Corpus ETJ.
4	This always a plus it important
5	Reducing potential flooding is always good
6	All 5 of these seem equally important.
7	If it floods, they won't come. Control flooding and also control mosquitos.
8	Give credits for retention and detention ponds
9	Credits for retention and detention ponds.
10	Fix the storm water areas

SCREEN 3 | POLICY INITIATIVES

EXPAND INFRASTRUCTURE

RANK	INPUT	%
1	20	23%
2	26	30%
3	10	11%
4	16	18%
5	16	18%
Total	88	100%

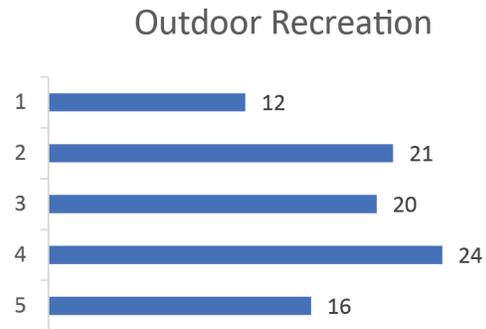


EXPAND INFRASTRUCTURE FEEDBACK	
1	Need sewer and water. No septic. Give credits for retention and detention ponds.
2	Maybe
3	Adding more city units may be harmful to the ecotourism
4	Infrastructure (SEWER)south of Oso Creek
5	Need more sewer and water
6	Heavy emphasis on long term planning for traffic management and upkeep of existing roadways. This is paramount.
7	All are important however infrastructure (streets, sanitary sewer and drainage are the key to proper growth.
8	Recommending London Incorporating, to eliminate any future. Development by Corpus
9	City water for rural homes.
10	Bring sewer, limit septic.

SCREEN 3 | POLICY INITIATIVES

OUTDOOR RECREATION

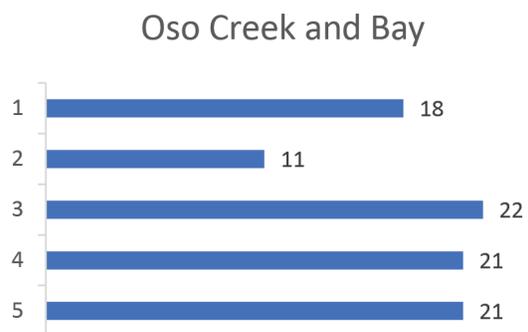
RANK	INPUT	%
1	12	13%
2	21	23%
3	20	22%
4	24	26%
5	16	17%
Total	93	100%



OUTDOOR RECREATION FEEDBACK	
1	Baseball fields for kids to practice.
2	Splash pad more outdoor play areas for kids
3	By adding outdoor amenities this encourages young families to visit
4	None of the plans address the issues that will impact London ISD
5	No outdoor Recreation
6	Make few parks but make them great.

OSO CREEK AND BAY

RANK	INPUT	%
1	18	19%
2	11	12%
3	22	24%
4	21	23%
5	21	23%
Total	93	100%



OSO CREEK AND BAY FEEDBACK	
1	I tend to think the Botanical Gardens already do this in a sustainable way. I wouldn't want to invite too much human intrusion into these wetlands as they are easily disrupted.
2	Ecotourism-
3	I am very excited for the ecotourism potential
4	Community park needed.

SCREEN 3 | POLICY INITIATIVES

LAND DEVELOPMENT

RANK	INPUT	%
1	16	18%
2	16	18%
3	15	17%
4	30	34%
5	11	13%
Total	88	100%



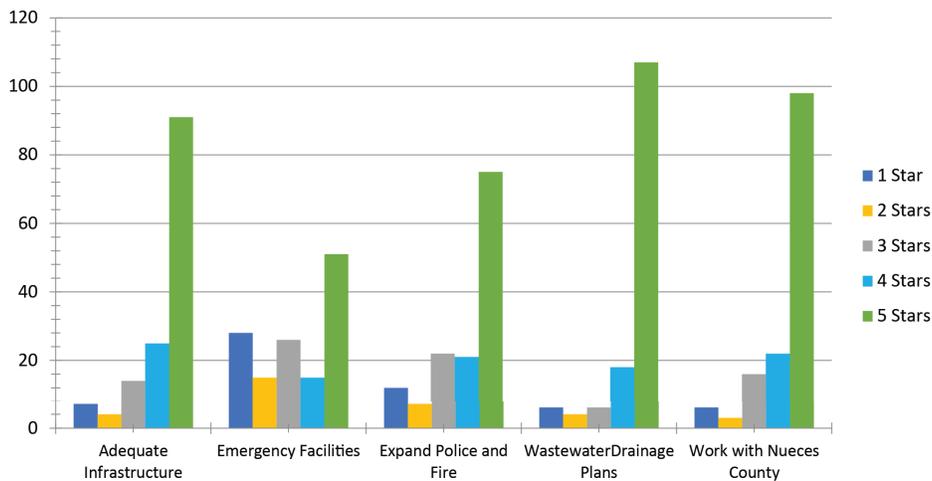
LAND DEVELOPMENT FEEDBACK	
1	Many families invest and sacrifice to live in the London community because it is small community that is close enough to businesses. More development will change what many families have invested in and love about London.
2	There is no need to rush to develop this area when we have not adequately developed and maintained the central city.
3	London ISD is bursting at the seams. Please don't ruin a wonderful little school district with development.
4	Yes
5	High density needed.
6	We in London do not want expansion
7	City Water for rural homes.
8	Small, local businesses, unique restaurants should be developed. We don't need anymore chain stores and restaurants in the community or Corpus
9	I support King's Lake project
10	I'm not overly keen in seeing strip malls and a lot of businesses in London
11	Corpus could easily spend less of our hard earned money on nice to have but unnecessary things. I need to see the money trail here. Pretty certain someone's uncle is getting set to be rich at the public trough
12	No more septic.

SCREEN 4 | KEY ELEMENTS

The following recommended strategies are methods to achieve the vision for the London area. The strategies are organized by the prioritized policy initiatives identified on the previous slide. Review and rate the importance of each strategy.

IMPROVE INFRASTRUCTURE

Improve Infrastructure



ADEQUATE INFRASTRUCTURE FEEDBACK	
1	First fix the present communities in need of repair
2	By agreeing here, I do NOT mean that we are looking to replace aerobic septic systems with central sewage. Frankly, I think the septic systems, at least on large enough lawns, have better long term environmental impacts than central sewage.
3	Bring in infrastructure at no cost to developers to encourage development
4	We need well planned out lift stations and trunk lines for sewage capacity. The Sanitary sewer trust fund allocation assessments should be increased
5	Concerned about needed increased resources for London school due to new construction
6	Adequate water outflow is imperative, too much gutter flooding and stagnant water on roads currently
7	Whoever approved septic systems on 0.5 acre lots should be ashamed of themselves. Every home in and around this city should be on city sewer!
8	Having an school district on septic has had many issues for many years. Flooding causes the septic system to fill with water and causes issues in the schools. With the growth, crowing in the schools has caused issues will most of the utilities.

SCREEN 4 | KEY ELEMENTS

IMPROVE INFRASTRUCTURE

EMERGENCY FACILITIES FEEDBACK	
1	Definitely not!!
2	Who will finance this? London ISD doesn't have the funding to have adequate classrooms for their students. How can LISD pay for something such as the dome? LISD is the lowest paying district in the region. They can not afford such a project.
3	Too early for this. Again, drive times to emergency facilities is not too long.
4	I'm not quite sure what this is so I will withhold comment.
5	That's not eye-appealing to look at or live next to. Take it far out.
6	Everyone is going to need to come to grips with the fact that if this area gets a direct hit from a class 3 or larger, there's going to be little to nothing that's salvageable.
EXPAND POLICE AND FIRE FEEDBACK	
1	use Weber Fire dept instead of Flour Bluff. Weber is closer to London
2	That would be nice adding more body's not expending the territory for a limited amount of First responders in that area.. and not having to wait log a long time when emergency's arrived
3	County is just fine- no need for city.
4	Within reason. We do not need to rush with a fire station and branch police dept building until density within the area justifies it. The drive time is minimal thanks to TxDot extensions of SH 286
5	The closest fire station that dispatches to London is the Nueces County fire station, but the closest station is on Weber (WOW). Need additional support for both police and fire.
6	make sure response time is consistent across all areas of the city
7	Being told London does not have fire or police protection is not entirely true as I have witnessed several wrecks in the area (outside city limits) and police and EMS have shown up quickly and adequately. I believe telling people that this area isn't served is more of a scare tactic than the truth. It may not be "city" personnel, but they do have service.
WASTEWATER DRAINAGE PLANS FEEDBACK	
1	Flooding causes issues with the roads. School has been shut down and closed due to flooding in the neighborhoods and concerns for student and staff safety. As more. Farm land is developed, runoff and flooding will become a bigger issue. Not being able to use the restroom during the school days because the septic system is full is unacceptable and has increased with the growing student population.
2	Whoever approved septic systems on 0.5 acre lots should be ashamed of themselves. Every home in and around this city should be on city sewer!
3	septic works just as well
4	There is already poor drainage in the London neighborhood, what will be done to help with this?

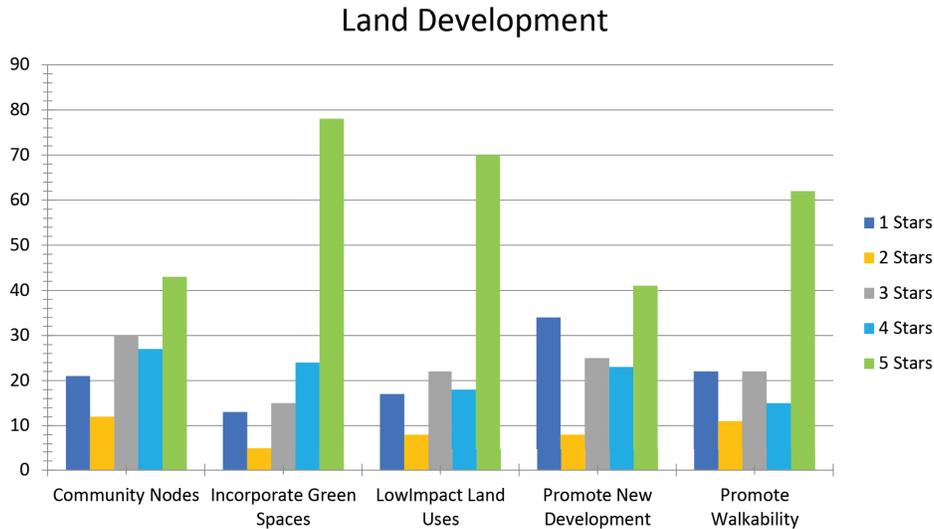
SCREEN 4 | KEY ELEMENTS

IMPROVE INFRASTRUCTURE

WASTEWATER DRAINAGE PLANS FEEDBACK	
5	Increase the per acres assessments flr the water and sewer Trust funds (paid by the development community) to assist in major trunk line extensions.
6	If it floods, they won't come. If the mosquitos are there, they won't come either. Both are solvable issues.
7	No! Wastewater is the HIGHEST priced item on the utility bill. As a previous city of Corpus Christi resident who sold my home to live in London to avoid paying these high prices, waste water will just rack up the bills to those with the service!
8	focus on city water ditches the flooding and water draining into the bay with grass clippings oil and other debris
WORK WITH NUECES COUNTY	
1	The current roadways can barely handle current traffic
2	Needed immediately!!
3	lessen traffic on FM 43, wider roads/more lanes. Sidewalks for students to walk safely to school
4	Petition the Court for incorporating
5	Considering London ISD is in the middle of these developments and 1100 students attend, the traffic and roadways must be addressed.
6	Very concerned about the traffic for London school with the added homes being built
7	Very concerned about the traffic for London school due to new construction
8	Yes, the county should participate with county road improvements to help meet the demands of increased traffic within the study area. Even though drainage outfalls are normally constructed by the developer, some monies should be invested by the City and County for major outfalls to assist in proper drainage.
9	CofCC annexed this, people built in a non incorporated area and were fine with the infrastructure. CC saw \$\$\$ and annexed it. Just another way to funnel tax dollars to developers and cronies.
10	Build new roads in Chapman Ranch area
11	Be transparent on how any fins are going to be spend ...
12	Alert the county to be more involved

SCREEN 4 | KEY ELEMENTS

LAND DEVELOPMENT



COMMUNITY NODES FEEDBACK	
1	Not commercial!
2	Involve the residents
3	Need water pads for kids, skate parks things for kids and teens to do.
4	Lower property taxes
5	The character is just now evolving with city growth. It's a new area of our community and represents true in-fill is a city already 39 miles long.
6	London is a rural area and over development will take the entire character away from it.
INCORPORATE GREEN SPACES FEEDBACK	
1	And add more tree into the plans,
2	No cycling areas are included even though they are used to sell this junk
3	Very important
4	lower property taxes
5	Of Course. Who doesn't like "green"? Let the UDC apply as to landscape requirements.
6	Respect nature, keep trees, parks natural areas without developing everything just for tax income
7	So far the plans that I have seen from the developers don't have any parks - just houses.
8	Moses already stated he offered to build a park in his development and give it to parks & rec but they supposedly declined because they didn't have the resources to maintain it. Parks & rec can already barely maintain the current city parks.

SCREEN 4 | KEY ELEMENTS

LAND DEVELOPMENT

LOW IMPACT LAND USES FEEDBACK	
1	Low impact denotes a lesser use and therefore a lower land value. The current zoning and platting methods should exist across all areas of our city. Otherwise some are compromised for having water front property without the ability to develop it properly.
2	Are the low-impact areas determined by the water and therefore developers can't build anyways. This is clearly and quickly becoming about the number of houses that can be jammed into the London area versa developing the area accordingly.
3	lower property taxes
4	Need high density
5	Don't mess around with Oso bay .. just add more trees!
PROMOTE NEW DEVELOPMENT FEEDBACK	
1	What's tight-knit? The city is annexing County land into the city. I don't have a problem with growth but the City is not following this plan and allowing the builders to have free reign of the developments. For those of us who actually live in the county, RS 4.5 is hardly rural - it will be tight knit when the builders are allowed to build up to 13 houses per square acre lot. So tight - can reach out and touch your neighbors house.....
2	keep the large home land plot areas. No 1/2 acre or less plots allowed
3	When developing a such a large capacity as what's going on, there is no longer a tight knit feel about the community. No longer small town feel!
4	A tight knit community can not be sustained with the proposed growth. There is no infrastructure to support it. The school is currently holding the community together. If the school balloons in accordance with the proposed growth, the sense is a rural, small school will disappear.
5	"Tight Knit" was frightful at a recent zoning and planning meeting. The few 1/2 acre homeowners on septic systems already there do not represent the thousands of acres owned by long time land stake holders or developers with at risk capital invested. We should strive for "normal urbanization".
6	The description of this sounds nice, but what the council has started with Mr. Mostaghasi feels like they are only looking to cash in on a new tax base. That wasn't about sharing London, it was about money. I'm not arguing with it, this is America, but it was about the money.
7	lower property taxes
8	No, need high density
9	"Anything that MOSES/MPM isn't a part of... NOT COMMERCIAL or small lots "
10	I don't know what this actually means.

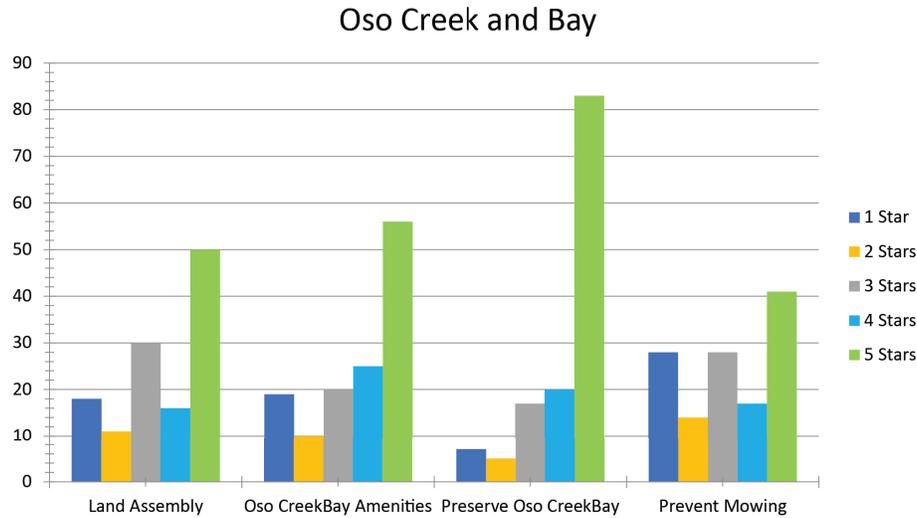
SCREEN 4 | KEY ELEMENTS

LAND DEVELOPMENT

PROMOTE WALKABILITY FEEDBACK	
1	Will bring homeless into area
2	How? It's county roads... no thanks! Keep MPM away.
3	Add more trees...
4	Lower property taxes
5	UDC codes are fine for street layouts
6	Need sidewalks to access schools and parks safely. Too much traffic on FM 43 currently

SCREEN 4 | KEY ELEMENTS

OSO CREEK AND BAY



LAND ASSEMBLY FEEDBACK

1	I hadn't considered this, but it is actually a very good idea!
2	With construction comes the disruption of the natural setting of the land and creek/bay.
3	Condemnation without proper value paid is a mistake. Pay for it and then use it.

OSO CREEK BAY AMENITIES FEEDBACK

1	Select viewing stations in Regional parks would be desirable.
2	With recreational things comes littering therefore harming rather than preserving. No matter how many trash can/recycle bins are put out there will still be those who do not care.
3	Is a habitat for so many birds don't destroyed beautiful land

PRESERVE OSO CREEK BAY FEEDBACK

1	Development will adversely affect the current ecosystem
2	Where feasible we should protect endangered species. Again careful not to penalize owners with water front property.

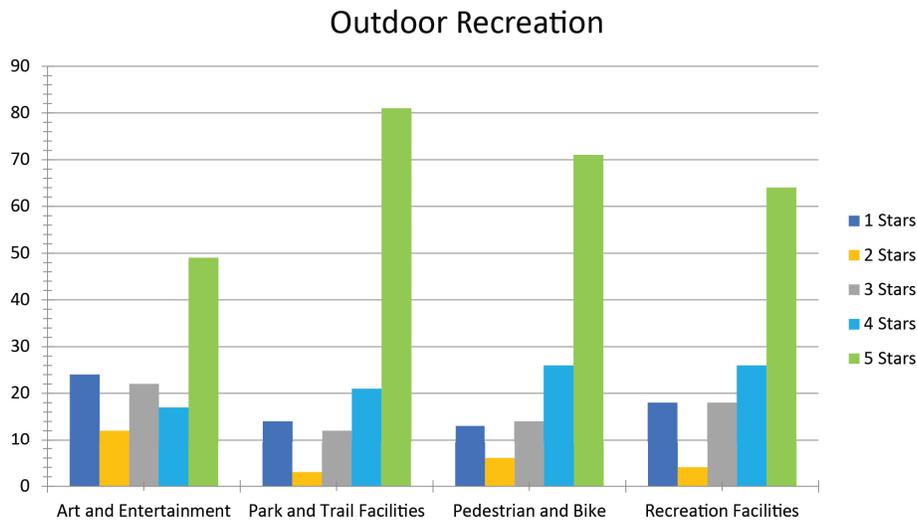
SCREEN 4 | KEY ELEMENTS

OSO CREEK AND BAY

PREVENT MOWING FEEDBACK	
1	Proper land use requires some mowing. Most all the land along the Creek has been farmed and used for crops for generations. What is the meaning and purpose of "no mowing"?
2	How else will you enjoy the creek if you can't walk along it.
3	Depends on the native/local fauna that live in the area. If there is not a disturbance to the local animal population, then mowing is good - keeps the snakes, chiggers, rats, and mosquitoes due to standing water. If it will disturb the local habitats, then we need to consider the affects of the mowing and make an environmentally beneficial decision.
4	Mixed feelings here. For those who own private property abutting these waterways, I'm not sure we have the right to tell them what they can and cannot do on their property. That said, I'm all for not selling water-front property for private development where-ever possible, so these environments can be conserved.

SCREEN 4 | KEY ELEMENTS

OUTDOOR RECREATION

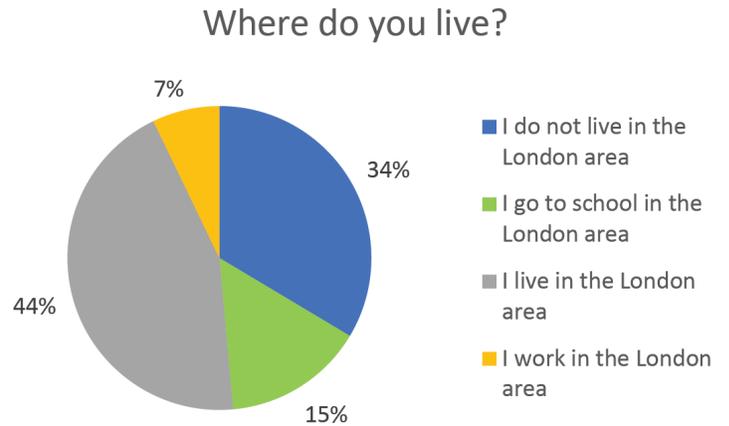


ART AND ENTERTAINMENT FEEDBACK	
1	Finally, a great idea...
2	With lots of tree.
3	Lower property taxes
4	Never to the scale of the recent Destination Bay Front failure.
PARK AND TRAIL FACILITIES FEEDBACK	
1	Yes for the regional park land the city owns along the Oso Creek south of the Landfill and across the Creek to the south. CR 33 to SH 286
2	Let the community HOA do these things. It's unfair for lower income taxpayers to pay for nice things in a rich neighborhood while their own continues to crumble and doesn't even have sidewalks for kids to walk to school.
3	Include cycling stuff that can actually be used by cyclists
4	Finally, another great idea. Let's hope Moses isn't the one who wants to develop this.
5	Don't forget the tree
PEDESTRIAN AND BIKE FEEDBACK	
1	Lower property taxes
2	Put it in the regional park
RECREATION FACILITIES FEEDBACK	
1	Not sure what this means????
2	Lower property taxes
3	London needs a park like the Oso Bay Wetlands Preserve... maybe near Botanical

SCREEN 5 | DEMOGRAPHICS

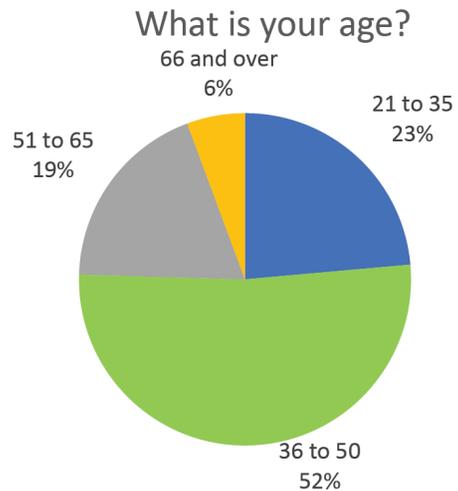
WHERE DO YOU LIVE?

RESPONSE	INPUT	%
I do not live in the London area	47	34%
I go to school in the London area	21	15%
I live in the London area	62	44%
I work in the London area	10	7%
Total	140	100%



WHAT IS YOUR AGE?

RESPONSE	INPUT	%
21 to 35	25	24%
36 to 50	55	52%
51 to 65	20	19%
66 and over	6	6%
Total	106	100%



OVERALL COMMENTS

FEEDBACK	
1	none
2	Would like to keep low density housing instead of high to medium density
3	How will London be able to accommodate growth and what will happen to the current 40% transfers. How will growth impact the Lago Vista zoning in the future and how can the school manage all of these changes?
4	All the open lots within the city limits that can be used to create a tax base but the city wants to expand into London and increase it's footprint and then catch up with the infrastructure. CC is primary a service industry and college grads leave and yet the council approved to build 1400 homes in the \$320+ range to attract who? Can't even maintain the current streets, manage homeless, and control crime but we're going to expand out!
5	Sustainable growth based on smart growth principles should be utilized. Developers should have to pay for adding additional infrastructure added into the area. Urban sprawl, which has generally been embraced by developers should be discouraged.
6	I do not correctly live or work in the London area, but wil do so in the next five years.
7	"Whoever approved septic systems on 0.5 acre lots should be ashamed of themselves. Every home in and around this city should be on city sewer! London ISD is busting at the seams...please don't ruin such a wonderful school district with rapid growth! "
8	Only low density housing development should be allowed. Bringing in too much population is not sustainable by the school and will change the area's dynamics with probable negative impacts
9	The city of Corpus Christi has a great opportunity to grow beautiful out Crosstown down to London. With so much land there is so much space to build great places for the people of London and the Southside. This part has the potential to build like the Whitestone area in Austin between Cedar Park and Leander on 183. Beautiful new buildings with shopping centers and restaurants.
10	You are killing our small community school feel...
11	The drainage channel along Oso creek downstream of the greenwood treatment plant has changed dramatically in the last 40 years. Reduced salt water despiser upstream and increased freshwater flows from green wood have spawned increased trees and vegetation which reduce flow capacity in floods. Look at google earth and use maps from the 50's and 60's. The trees should be removed/trimmed to enhance drainage flows and enhance the aesthetics.
12	Plans need consistency . Not just work for several builders.
13	London will Incorporate

OVERALL COMMENTS

FEEDBACK	
14	I am very concerned that the whole thing is being sold & promoted to the public but the plan is already not being followed or the limits are being pushed. I want to be clear, I am not against the growth. I am against over development.
15	I live adjacent to the London area, right on the other side of the Oso Creek. I may not live in the designated area, but it does effect us.
16	I and my family own farmland and improvements in the London area for over 100 yrs.
17	<p>I believe a lot of my neighbors lost hope that the city council will respect our input. It was a bad look to go against the zoning commission's recommendation for the MPM property. It seemed like they wanted that tax base so badly, that MPM got everything he wanted with no concessions.</p> <p>It's funny that he played the compassion card with allowing new families into the district via "affordable housing". A large number of these homes will be nearly as expensive on a per month basis, due to the higher cost of property taxes, now that it will be annexed, and a higher per month cost for utilities.</p> <p>Also, this large influx of children into the school will likely put a serious slowdown on transfers into the district, as well as impact the ability of the district to keep their high level of education excellence. Of course the school will go along with it because of..... money!</p> <p>Thank you.</p>
18	I just want the best that would be good for the city a place where people would feel a good place to spend their time and the community.
19	No
20	No
21	Stay out of London area. The city of CC can't keep up with the area they already have. Stay out and fix the current area first!
22	I'm a new professional (orthopedic surgeon) that moved to the London area. Initiatives like this make the area much more enticing to live in and stick around. These certainly allow for development of a vibrant and healthy community.
23	Create a community where all ranges of people live ..not only rich but middle and lower Class.
24	No because i think the city never actually takes anyone's input into account because we don't put side money into people's pockets downtown.
25	That area is prone to flooding. Housing development should not continue. These areas should be available the whole community and not private individuals

OVERALL COMMENTS

FEEDBACK	
27	Recent land / lot development approved by council is going to put a significant burden on London ISD and those of us that have children at LISD are concerned and worried about the boundary lines being changed for subdivisions like Lago Vista and Botanical Gardens.
28	I would really appreciate the repair of Ocean Drive as it is tearing up my cars.
29	Stop MPM Homes greed!!!! Keep London rural! There's a big reason to moving outside city limits, to avoid being in the city limits. As a previous city resident, I sold my home to go outside because services are horrible, tax structures are horrible, utility bills are high, CCISD is the worst. Don't infringe that for those who CHOSE to get away from it. Keep Moses out of London! He is bad news. If people can't afford London, WORK HARDER!
30	Need more trees at these homes, areas, and around town.
31	Let's make our city more beautiful by adding more trees, in all this new subdivision is a shame and sad to see how is not a priority for the city to do something about this problem!