

City of Corpus Christi

Padre/Mustang Island

AREA DEVELOPMENT PLAN

Online Community Meeting 2

Online Open House Results Summary

October 15, 2020



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Share Your Input

Select each tab below to review the draft vision themes, policy initiatives, and future land use map. Then, respond to each question to provide your feedback. You can also leave additional feedback in the comment boxes. You do not have to provide your input all at once; you may visit the online open house as often as you like until it closes. Please be sure to submit all responses before exiting.

We will collect all responses until midnight on October 15th, 2020.

Vision Themes

Policy Initiatives

Land Use Map

Vision Themes

Draft vision themes have been developed to reflect the high-level, overarching goals of the community using the public input received from the community.

Padre/Mustang Island

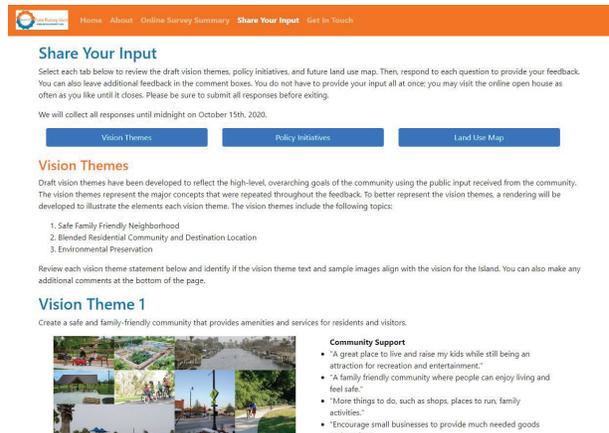
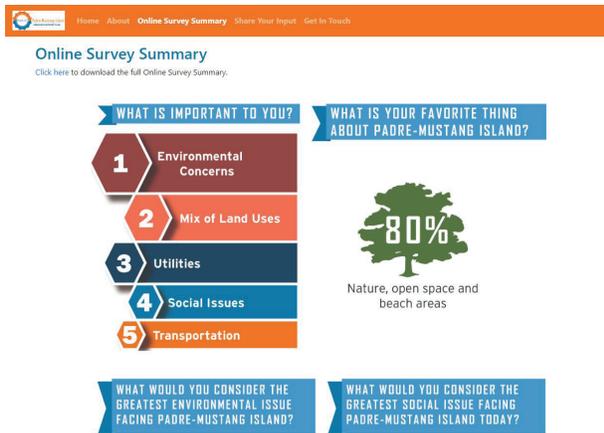
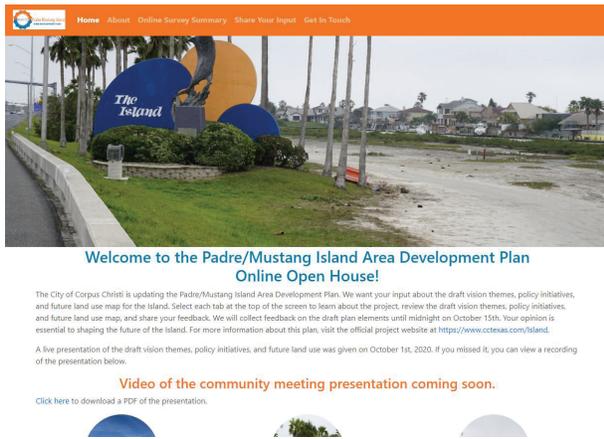
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About the Online Open House

An online open house was developed to give the community the opportunity to further review the draft vision themes, policy initiatives, and future land use map presented at the second community meeting and provide feedback on the draft materials. At the second community meeting, the draft vision themes were presented along with example images that represent the vision theme. The example images will be used to develop the vision theme renderings presented in the final report.

The online open house provided questions for the community to respond to and additional opportunities to provide other general comments. The online open house was available to the community from October 1, 2020, through October 15, 2020. The feedback received through the online open house will be used to revise the materials as necessary for the draft report. This summary document provides a summary of the feedback received through the online open house.

Screenshots of the Online Open House



Online Open House Results

Following the meeting, the community was invited to visit the online open house to review the draft materials presented at the community meeting and provide feedback. The following are the results of the feedback received.

Draft Vision Themes

Vision Theme 1 - Safe, Family Friendly Neighborhood

Create a safe and family-friendly community that provides amenities and services for residents and visitors.

Relevant Input from Community Survey

- » "A great place to live and raise my kids while still being an attraction for recreation and entertainment."
- » "A family friendly community where people can enjoy living and feel safe."
- » "More things to do, such as shops, places to run, family activities."
- » "Encourage small businesses to provide much needed goods and services."

Example Imagery for the Rendering

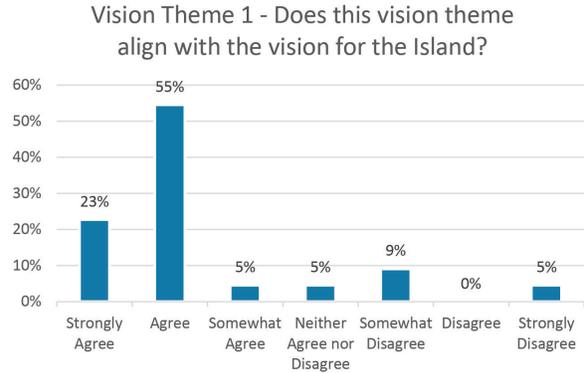


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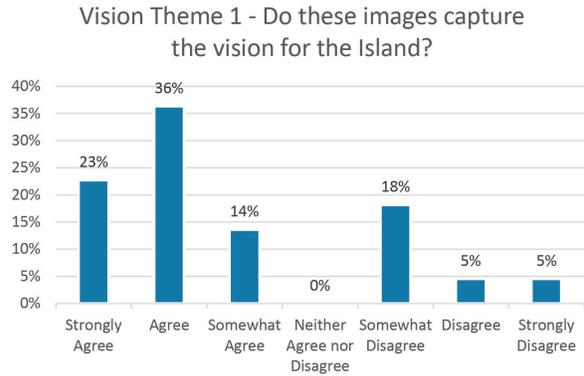
Does this vision theme align with the vision for the Island?

Response	Count	%
Strongly Agree	5	23%
Agree	12	55%
Somewhat Agree	1	5%
Neither Agree nor Disagree	1	5%
Somewhat Disagree	2	9%
Disagree	0	0%
Strongly Disagree	1	5%
Total	22	100%



Do these images capture the vision for the Island?

Response	Count	%
Strongly Agree	5	23%
Agree	8	36%
Somewhat Agree	3	14%
Neither Agree nor Disagree	0	0%
Somewhat Disagree	4	18%
Disagree	1	5%
Strongly Disagree	1	5%
Total	22	100%



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Do you have proposed changes to the vision theme statement?

Vision Theme 1	
#	Feedback
1	Yes, show the great freedom of cars, tents, picnics on the miles of beaches. That is a very unique feature and atmosphere that we need to protect and preserve.
2	Include more outdoor activities like having dog parks, covered/indoor basketball/volleyball courts, tennis courts, more sidewalks and bike paths.
3	Less home building more trails.
4	Family activities. Sidewalks/bike paths are essential to island growth.
5	If there are new shops that's great , but less bars . If outdoor activities are added please add shaded areas.
6	No new development!
7	It is already a great place provided by the nature that surrounds it. If you want to develop anywhere stay along South Padre Island DR. People come to the beach for the beach. I understand wanting more shops and attractions but take care of what we have first before adding anything more taxing. We laid down an expensive amount of sand to develop a riverwalk type atmosphere and never even started construction after that. The sand is just blowing away slowly. Metric tons of sand we paid for as tax payers...just blowing away in the wind. When the roads aren't even functioning in other areas of town. Just a thought.
8	Be sure all pictures are actually on the island.
9	I don't think the vision theme statement or the photos reflect the main reason we, and many on the Island chose to live here. There is not much about how close you can get to nature here. No photos of the beach, dunes, or other wild and open areas of the Island. The Island is a unique environment worth preserving, rather than creating "Anywhere USA with an added beach". As the Island develops I want to see the natural aspects we value here preserved. Yes we want to have a great neighborhood, safe area, protect the residential areas from commercial encroachment, and encourage small business, but we also want to preserve the unique natural features that are the Island.
10	Biking on the beach which be also a nice vision.

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Vision Theme 2 - Blended Residential Community and Destination Location

Encourage tourism and the development of local commercial businesses to build a robust economic environment and sufficiently support the year-round residential community.

Relevant Input from Community Survey

- » “Good restaurants, resort atmosphere, geared to both tourists and residents.”
- » “To see our community as a great place to live and a great place to visit.”
- » “Beautiful, modest community with a great opportunity for small businesses to open and become part of the community for modern living and tourism combined.”
- » “More developed with hopefully shops and restaurants along the Canal and lake padre where park road 22 bridge is to be built.”

Example Imagery for the Rendering

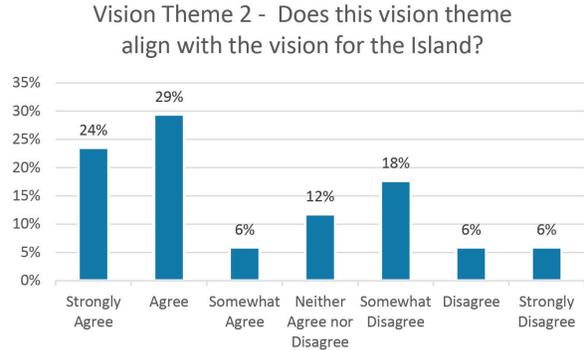


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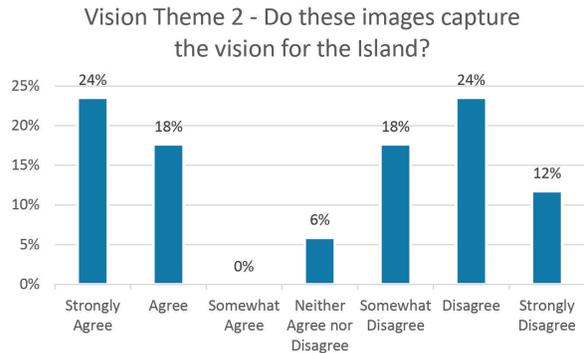
Does this vision theme align with the vision for the Island?

Response	Count	%
Strongly Agree	4	24%
Agree	5	29%
Somewhat Agree	1	6%
Neither Agree nor Disagree	2	12%
Somewhat Disagree	3	18%
Disagree	1	6%
Strongly Disagree	1	6%
Total	17	100%



Do these images capture the vision for the Island?

Response	Count	%
Strongly Agree	4	24%
Agree	3	18%
Somewhat Agree	0	0%
Neither Agree nor Disagree	1	6%
Somewhat Disagree	3	18%
Disagree	4	24%
Strongly Disagree	2	12%
Total	17	100%



Do you have proposed changes to the vision theme statement?

Vision Theme 2	
#	Feedback
1	Keep small - no commercial
2	Can we do this and still protect the environment and open space?
3	There is no cohesive development in the area . Every things is crammed together. There need to be a distinct business separation from housing. Then there needs to be a command uninformative to the look of these businesses. To create a desirable environment. The Speed limit and traffic will not allow Golf carts to travel safely On the road it could be fatal .
4	No new development!
5	This is not really what the community wants or wants to pay for.
6	Needs local pictures.
7	Less commercial development. Make sure that development is thoughtful in order to avoid overdevelopment and vacant buildings due to shop closures
8	Adding in opportunities to celebrate the natural world here on the Island. Create more opportunities for Eco-tourism.

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Vision Theme 3 - Environmental Preservation

Protect existing environmental features on the Island while balancing land development and preserving open space.

Relevant Input from Community Survey

- » "A balance between a sustainable environment, inviting tourism spot and community engagement."
- » "Preserve natural beauty, avoid overdevelopment"
- » "Better entertainment, restaurants and shopping without taking away from the Island Coastal community."
- » "A major natural wildlife & recreational area with minimal human development!"

Example Imagery for the Rendering

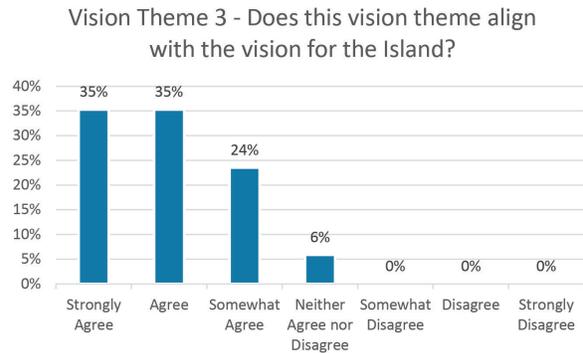


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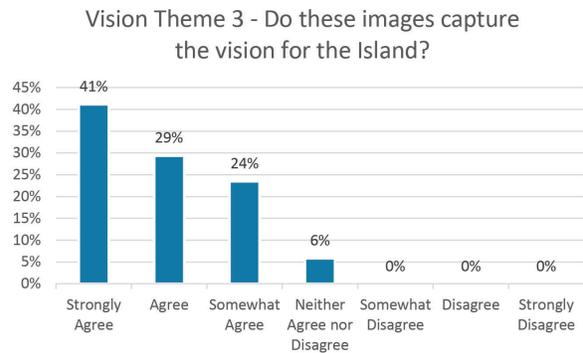
Does this vision theme align with the vision for the Island?

Response	Count	%
Strongly Agree	6	35%
Agree	6	35%
Somewhat Agree	4	24%
Neither Agree nor Disagree	1	6%
Somewhat Disagree	0	0%
Disagree	0	0%
Strongly Disagree	0	0%
Total	17	100%



Do these images capture the vision for the Island?

Response	Count	%
Strongly Agree	7	41%
Agree	5	29%
Somewhat Agree	4	24%
Neither Agree nor Disagree	1	6%
Somewhat Disagree	0	0%
Disagree	0	0%
Strongly Disagree	0	0%
Total	17	100%



Do you have proposed changes to the vision theme statement?

Vision Theme 3	
#	Feedback
1	Keep more nature less development with more sidewalks and bike trails
2	I like this paired with the other vision theme2. We need smart and friendly development to keep our island coastal community what it is.
3	Leave the beaches open for vehicle access and pedestrian access. Over-development will kill the beaches that the locals and visitors love so much.
4	These pictures don't seem to grab my attention. Needs work I think.
5	Preserve natural areas and add more
6	No, this exactly aligns with what I love about the island

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General Vision Theme Comments

Please share any additional thoughts or input.

General Vision Theme Comments	
#	Feedback
1	Ugh. (10/02/2020)
2	Improve recreational activities on the island by implementing safe cycle lanes. This will boost transportation options and enhance the recreational activities offered on the island. Currently the road shoulders on the island are dangerous to ride bike and no designated cycling lane exists. This would be a relatively affordable option for new development on the island and improve the appeal to prospective home buyers, tourists, and locals. High end coastal locations across the country offer safe cycling lanes on the coastal highways, and mustang island can follow suit. (10/03/2020)
3	Many islanders, including me, are extremely concerned about short-term rentals being operated out of detached single family residences. I feel this degrades our property values while the county continues to raise our property values to increase tax revenue. This must be addressed and the city must enforce city code regarding the plan they and the PIPOA develop. (10/04/2020)
4	Encouraging low income housing defeats the purpose of the island life. Lack of bike and running paths makes it difficult for growing families. More tourism will ruin the already packed island. Lack of being able to get over the bridge and home during peak season will only be impeded more by additional tourism. (10/04/2020)
5	I love 3 and 2. It is however very important to protect the beautiful nature that we have. Also I would wonder how you keep current home owners from being priced out through increases in taxes. Maybe have a grandfather program for existing residences to protect from crazy tax increases. (10/05/2020)
6	North padre island: Encourage Some development but with building requirements that fit within an overall planned feel of beach/ coastal aesthetics. Encourage business that are less commercial but unique to our area. Maintain beach town environment with golf cart use and roads to accommodate. We must have stronger police presence in residential community as crime is heavy and concerning. A pretty, quaint, planned beach community that is forward looking but is steadfast in maintaining charm. (10/06/2020)
7	Build as little as possible on barrier islands! (10/06/2020)
8	I grew up on the island... as an island. a place of locals and tourist once a year. Overlooking an 18 hole private golf course with little to nothing but private business, a Stripes, and CVS. Corporate has destroyed the island and before any attempt to make up for those efforts the water park mistakes need to be a lesson on why the locals should fight against all corp development and reconstruction of Padre. (10/07/2020)
9	Keep it casual and a colorful beach town (10/08/2020)
10	Island recycling center for Brush... (10/12/2020)
11	A nice addition for the island would be a library that housed a small island history/museum area. I would be a good small attraction for visitors interested in history while also providing a library within close driving distance for the island residents. (10/13/2020)

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General Vision Theme Comments	
#	Feedback
12	Sidewalks, please. Bike trails, please (or at least bike lanes). And a community pool!!!! (10/14/2020)
13	I prefer vision theme 3, and overdevelopment. (10/15/2020)
14	I prefer vision theme 3. (10/15/2020)
15	We have an opportunity to preserve many of the natural aspects of the Island environment. Before over development occurs hopefully we can proceed carefully. I would not want to see our Island become another South Padre. (10/15/2020)

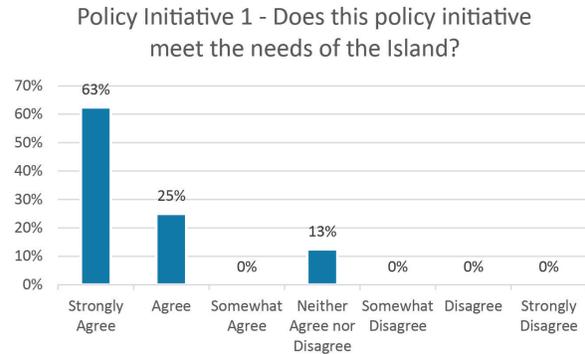
Policy Initiatives

Policy Initiative 1 - Transportation

Improve traffic flow, Island ingress and egress, safety, and roadway quality.

Does this policy initiative meet the needs of the Island?

Response	Count	%
Strongly Agree	5	63%
Agree	2	25%
Somewhat Agree	0	0%
Neither Agree nor Disagree	1	13%
Somewhat Disagree	0	0%
Disagree	0	0%
Strongly Disagree	0	0%
Total	8	100%



What type of programs or actions would you like to see to implement this initiative?

Policy Initiative 1	
#	Feedback
1	Lower speed limit on park road to reduce wrecks and push for second road to get on/off island.
2	A second bridge onto the island
3	Need more Left hand turn lanes in the medians, which might require some drainage improvements. Should also consider extending some of the existing left hand turn lanes. A lot of retail, restaurants, etc. on SPID cannot be accessed but from one way traffic...should consider left turn access points to highly traveled businesses or all businesses which will cut down on the majority of U-turns. Businesses along SPID will only grow so I could see the need for additional service roads to access those potential new businesses/developments...this could also give golf cart traffic potentially safe access. Additional golf cart routes accessing restaurants and entertainment would be nice...
4	Need safe pedestrian and cyclist space for outdoor activity. Streets are crowded with high speed traffic, golf carts, cyclists, any many types of pedestrians (children, dog walkers, runners, walkers). The potential for pedestrian and cyclist injury is great especially on residential streets that have NO SIDEWALKS.
5	The left turn pullouts on Park Rd 22 are created in such a way that if two drivers are facing each other in the opposing turn lanes, each of them has no view of the oncoming traffic they are attempting to turn across. Each car blocks the view for the other. This is an extremely dangerous situation for each driver. Many times one has to pull out blindly. Staggering the left turn lanes so that southbound and northbound drivers do not turn left at the same spot would solve this. With levels of traffic like we saw this summer, this is extremely dangerous.

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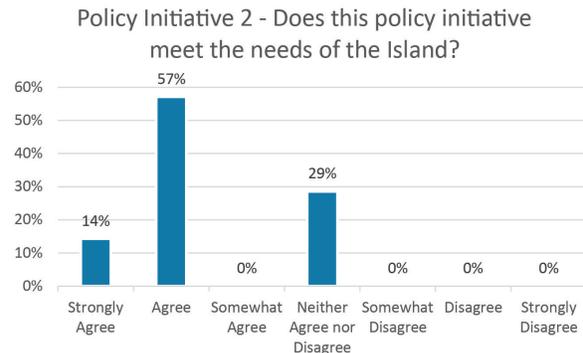
Policy Initiative 1	
#	Feedback
6	Dedicated bike access to the island so as to create a Corpus Christi wide bike network. No vehicles on the beach in front of the sea wall, slower speeds on the island and I would love to see a motorized vehicle toll for all non-resident visitors when coming across the bridge.

Policy Initiative 2 - Parks and Recreation

Enhance park and recreation facilities to provide a variety of activities and entertainment for all ages.

Does this policy initiative meet the needs of the Island?

Response	Count	%
Strongly Agree	1	14%
Agree	4	57%
Somewhat Agree	0	0%
Neither Agree nor Disagree	2	29%
Somewhat Disagree	0	0%
Disagree	0	0%
Strongly Disagree	0	0%
Total	7	100%



What type of programs or actions would you like to see to implement this initiative?

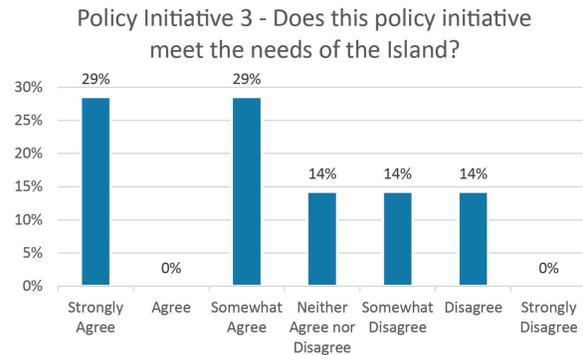
Policy Initiative 2	
#	Feedback
1	Take care of the parks that are already here. For example, Douden park is a mess - the playground equipment is old and hazardous and who knows when the palm trees were trimmed!
2	Everyone coming here is going to the beach...not sure this would work but you could potentially cut down on vehicular traffic on the beach if you have more parking and washing / showering facilities. also this kind of goes into the transportation theme but if added additional beach access points south of the bob hall pier it could cut down vehicles driving down the beach as far...they would still park on the beach but this would allow them to get more of the route completed on paved roads to get to there beach spot...
3	We need to replace basic playground equipment in the neighborhood parks. Those parks provide busy families with opportunities for bonding and getting outdoors together close to home, even when they have very little time to spend. I see kids and parents after work spending short amounts of time together in the parks. That opportunity exists because the park is close by. The playground equipment in most neighborhood parks is dilapidated. It doesn't need to be fancy. The most frequently used items n the park near our home are the basketball court, and the swings. We would just like the swings and playgrounds to be in good repair all over the Island. Also, some green space without sand burs would be great. Some areas of native grasses and other native plants that require little water, may serve to save the City mowing, and to be an example to home owners here of what can be done with native and xeriscape plants.
4	Bike paths in the local area. Repaving of the side of the road to the National Seashore to accommodate a dedicated bike lane. A new separate 2 lane bike pathway to Port Aransas.

Policy Initiative 3 - Tourism

Expand tourism on the Island by increasing marketing efforts and providing a variety of events and attractions.

Does this policy initiative meet the needs of the Island?

Response	Count	%
Strongly Agree	2	29%
Agree	0	0%
Somewhat Agree	2	29%
Neither Agree nor Disagree	1	14%
Somewhat Disagree	1	14%
Disagree	1	14%
Strongly Disagree	0	0%
Total	7	100%



What type of programs or actions would you like to see to implement this initiative?

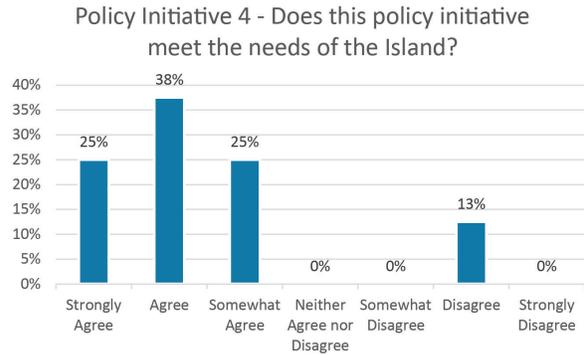
Policy Initiative 3	
#	Feedback
1	Plenty of visitors for the current infrastructure.
2	How does the theme "blended residential community and destination location" contribute to environmental preservation but the Theme "safe family neighborhood" does not? I would argue quite the opposite which means the theme "safe family neighborhood" now has 6 checks and is better than the theme "blended residential community and destination location" .
3	Events and attractions would help supplement the tourism draw to the island. The main attraction will always be the beach and outdoor activity, but it could use additional activities (ex. Mardi Gras parade, Run and walk events on the beach, sand castle competitions). Events along the sea wall could draw crowds, but the area cannot handle the influx of traffic.
4	More emphasis on Eco-tourism, especially since we are adjacent to the National Seashore, and an amazing birding destination. Insure that residential areas are adequately buffered from commercial development and crowding that will come with increased tourism.
5	I don't think there needs to be an increase in general marketing efforts - I think there needs to be focused marketing efforts on things like water sports, fishing, biking, running, and surfing.

Policy Initiative 4 - Environmental Preservation

Protect and monitor natural resources and assets critical to the health of the barrier island and regional ecosystem.

Does this policy initiative meet the needs of the Island?

Response	Count	%
Strongly Agree	2	25%
Agree	3	38%
Somewhat Agree	2	25%
Neither Agree nor Disagree	0	0%
Somewhat Disagree	0	0%
Disagree	1	13%
Strongly Disagree	0	0%
Total	8	100%



What type of programs or actions would you like to see to implement this initiative?

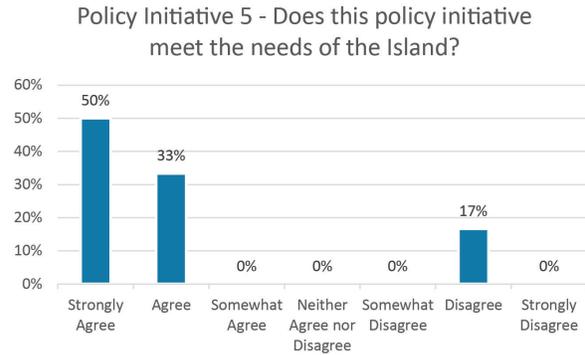
Policy Initiative 4	
#	Feedback
1	Too political and subject to interpretation. can be a total obstacle to development, quality of life, entertainment,...
2	More police and beach enforcement so people don't wreck it with their garbage
3	Monitor runoff of pesticides and herbicides that are used by many homeowners and businesses and that end up ultimately in the same water we and our kids swim in. Some educational opportunities on natural alternatives to chemical pesticides and herbicides. Be aware of the effects of addition of topsoil to properties especially on the east side of PR22. There are coastal communities with beautiful sand beaches that actually have ordinances against adding soil to some areas to avoid that soil ending up on the beaches due to runoff.
4	Much more environmental study of the effects of things like oil well development, methane levels from the refineries and the overall quality of the air and water on the island.

Policy Initiative 5 - Connectivity

Accommodate safe, efficient movement of pedestrians, bikes, and golf carts throughout the Island.

Does this policy initiative meet the needs of the Island?

Response	Count	%
Strongly Agree	3	50%
Agree	2	33%
Somewhat Agree	0	0%
Neither Agree nor Disagree	0	0%
Somewhat Disagree	0	0%
Disagree	1	17%
Strongly Disagree	0	0%
Total	6	100%



What type of programs or actions would you like to see to implement this initiative?

Policy Initiative 5	
#	Feedback
1	Dedicated lanes for golf carts, bikes and pedestrians.
2	More safe travel lanes for pedestrians, bikes, and carts are always good
3	Increasing safety and adherence to traffic laws is sorely needed.
4	Law that every business should have a bike rack. Dedicated bike lanes on major roads, bike traffic lights, bike trails, bike ingress and egress from the island cutting off one of the inbound lanes over the bridge. A lot more pedestrian crossings on the main roads to enable pedestrians to safely navigate the traffic.

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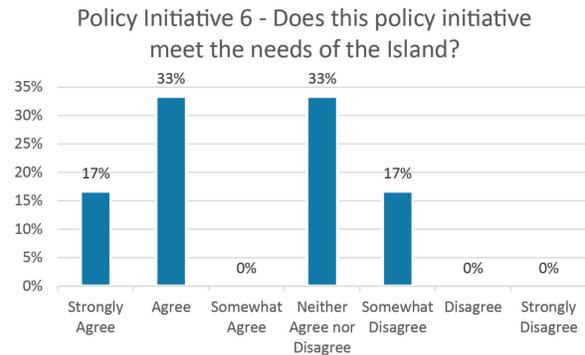
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Policy Initiative 6 - Development

Support and encourage compatible and context-sensitive development that provides a mix of land uses and respects the environment.

Does this policy initiative meet the needs of the Island?

Response	Count	%
Strongly Agree	1	17%
Agree	2	33%
Somewhat Agree	0	0%
Neither Agree nor Disagree	2	33%
Somewhat Disagree	1	17%
Disagree	0	0%
Strongly Disagree	0	0%
Total	6	100%



What type of programs or actions would you like to see to implement this initiative?

Policy Initiative 6	
#	Feedback
1	Better definitions of what needs to be protected. The IGA developers went through all kinds of [stuff].
2	The city should take the local schools into account for future development...as traffic and people increase they will be putting the more vehicles into areas that are highly walked and traveled by kids everyday.
3	I would like to see some limit on building height as well as some restrictions on commercial properties so that they don't look butt ugly and create eyesores. It would also be good to have a public pool on the island which would create an all year round swimming environment.

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General Policy Initiative Comments

Please share any additional thoughts or input.

General Policy Initiative Comments	
#	Feedback
1	<p>Environmental preservation - The beaches, Laguna Madre and associated wetlands are what bring people to the islands (i.e., the Golden Goose). They should be foremost in all decisions regarding development. Growth on the islands should never impair these natural places or diminish their beauty or productivity.</p> <p>Connectivity - Safe routes should be established for bicyclists and walkers between the neighborhoods west of Park Road 22 and the beach and commercial areas. Trying to ride a bike to the beach is scary and dangerous because vehicles are moving at highway speeds.</p> <p>Connectivity - Golf carts need their own lanes near the beaches, especially with new rental businesses coming to Whitecap Drive. Too many cart drivers are distracted or drunk. (10/14/2020)</p>

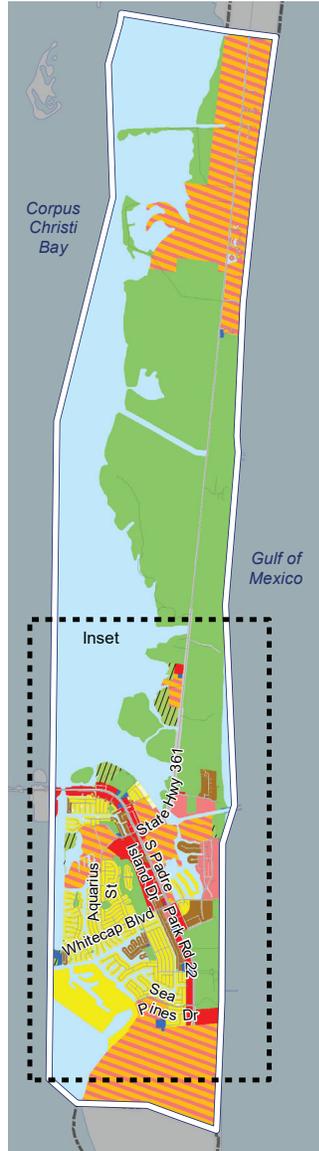
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Draft Future Land Use Map

Draft Future Land Use

- Mixed-Use
- Commercial
- Government
- Light Industrial
- Low-Density Residential
- Medium-Density Residential
- High-Density Residential
- Planned Development
- Transportation
- Permanent Open Space
- Flood Plain Conservation
- Water
- Padre/Mustang Island
- Corpus Christi City Limits



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General Future Land Use Map Comments

Please share any additional thoughts or input.

General Future Land Use Map Comments	
#	Feedback
1	We need a place to recycle brush on the Island. (10/04/2020)
2	Does not address the FEMA maps! (10/05/2020)
3	Would like the plan to insure that single-family residential homes are adequately buffered from commercial and/or high density development. This will protect homeowners investments and quality of life. (10/15/2020)