

City of Corpus Christi

# Padre/Mustang Island

## AREA DEVELOPMENT PLAN

### Online Community Meeting 3

### Online Open House Results Summary

April 11, 2021



Welcome to the Padre/Mustang Island Area Development Plan Online Open House!

#### We Want Your Input!

Answer the survey questions to give us your thoughts on the Draft Plan.

If you are having trouble viewing the questions, [click here to take the online survey.](#)

# Padre/Mustang Island

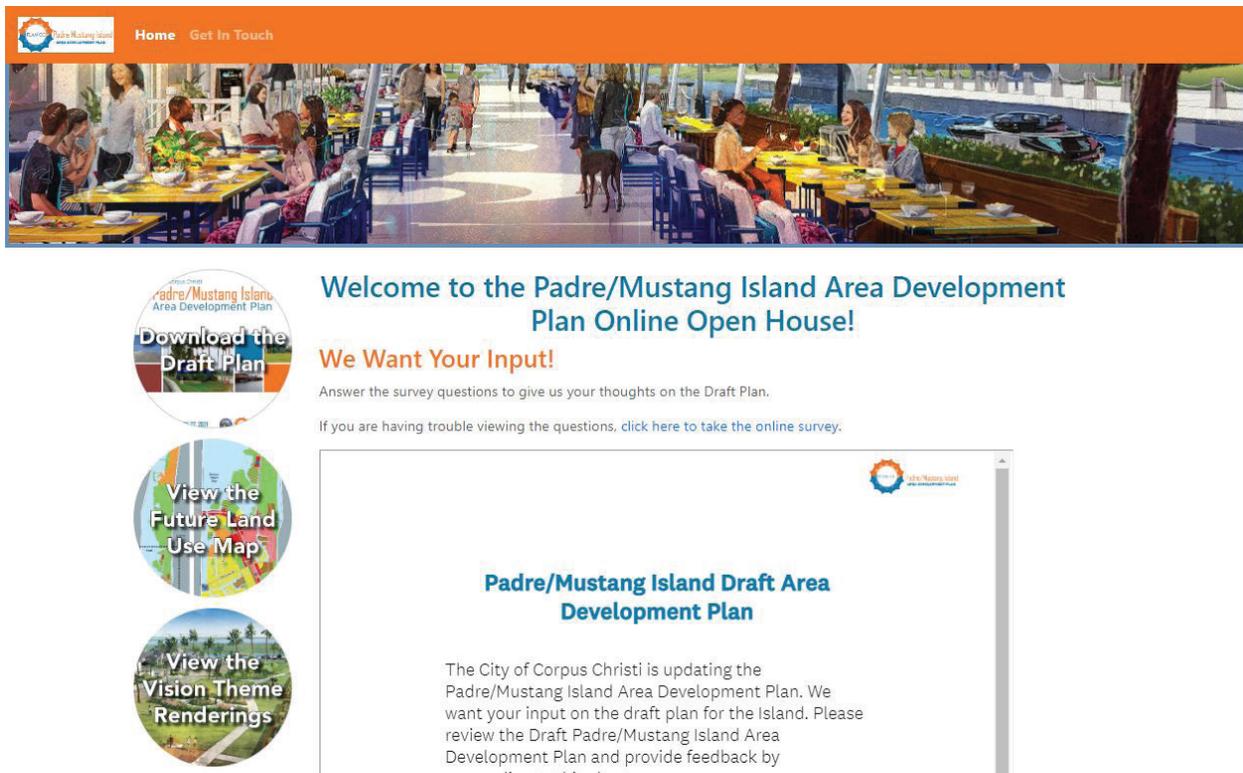
## AREA DEVELOPMENT PLAN

### About the Online Open House

An online open house was developed to give the community the opportunity to review the March 19, 2021 draft of the Padre/Mustang Island Area Development Plan and provide feedback. It included links to view the draft plan and a survey to provide feedback on each of the plan elements. The online open house was available to the community from March 22, 2021 to April 11, 2021.

This document provides a summary of the feedback received through the online open house. When reviewing the survey results, please note that participants are not required to answer every question, and some questions require multiple responses. The total number of responses may appear less or more than the total number of participants.

### Screenshot from Online Open House



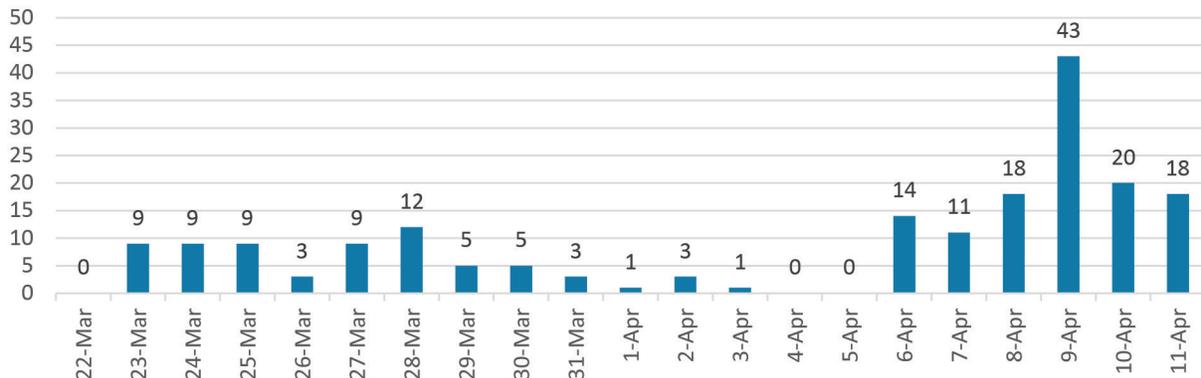
## Survey Traffic

### Survey Participation by Date

The survey was launched March 22, 2021 and closed April 11, 2021.

Date	Participants
22-Mar-2021	0
23-Mar-2021	9
24-Mar-2021	9
25-Mar-2021	9
26-Mar-2021	3
27-Mar-2021	9
28-Mar-2021	12
29-Mar-2021	5
30-Mar-2021	5
31-Mar-2021	3
1-Apr-2021	1
2-Apr-2021	3
3-Apr-2021	1
4-Apr-2021	0
5-Apr-2021	0
6-Apr-2021	14
7-Apr-2021	11
8-Apr-2021	18
9-Apr-2021	43
10-Apr-2021	20
11-Apr-2021	18
<b>Total</b>	<b>193</b>

Survey Participation by Date

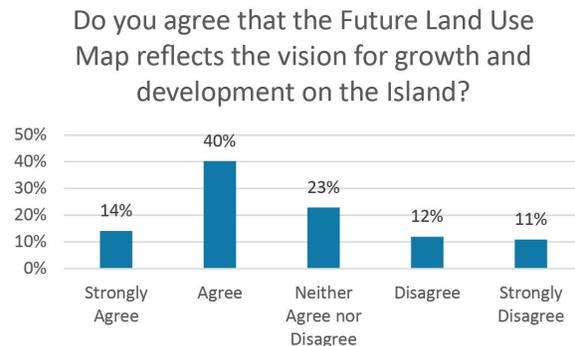


## Future Land Use

The Future Land Use Map serves as a guide for zoning decisions and influences new development and redevelopment within the City. Please review the Padre/Mustang Island Future Land Use Map then answer the following questions.

### Do you agree that the Future Land Use Map reflects the vision for growth and development on the Island?

Response	Count	Percent
Strongly Agree	26	14%
Agree	74	40%
Neither Agree nor Disagree	42	23%
Disagree	22	12%
Strongly Disagree	20	11%
<b>Total</b>	<b>184</b>	<b>100%</b>



### Do you have additional comments regarding the Future Land Use Map?

#	Feedback
1	I agree as long as planned development is only zoned as residential.
2	Ports o'call and Fortuna Bay Drive should be included as "yellow, residential areas". The condos are all listed as SINGLE FAMILY RESIDENTIAL PURPOSES. These condo areas west of Park Road 22 should not be for Short Term Rental Properties. Long term and Owner usage only. NO STR.
3	The bridge! One accident paralyzes traffic for hours.
4	Padre Island could greatly benefit from a small town/walk-able area with restaurants, shops, and bars, such as a river-walk to boost the economy and community. Suggest the canal/Park Rd 22 crossing as a possible site as it is vacant for commercial development and future high-density housing yet not walking distance (but golf cart distance) from all the single family homes currently on the Island.
5	Concerned about what will happen with the "planned development" areas.
6	I would like to see specific plans/ideas being proposed for the mixed areas. I would be more agreeable if future plans explicitly imply that current beaches will remain permanently open areas untouched by commercial enterprise.
7	We definitely think a river walk with shops, restaurants, and things to do would be amazing for the island... Along with more beach restaurants on piers.
8	Have an area designated for food trucks near the seawall.
9	Must not allow new multi-family housing west of SP22
10	The area where Schlitterbahn is (and will be torn down) should be a golf course and not track homes that D.R. Horton has already signed on. Why have an Area Development Plan when all the developments are already in process???? We need to start thinking about if our infrastructure can support more houses and condos. We are already having issues with traffic.

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#	Feedback
11	Would love to see a water park and other venues for children.
12	The land use map (lack of a map really, just a table of areas), is useless unless there is projected use data to accompany the current use data.
13	Can't even see the map. Bad link. And you say you're being transparent.
14	Leave the wetlands behind the Aquarius extension, do not fill and develop them. They are the winter home to tens of thousands of migratory waterfowl. Map out the walk / bike / golf cart paths and require all future development to incorporate them into design.
15	I disagree with the significant development off of Aquarius Street (the golf course). The residents need that area to remain open. Trails there would be nice. There is nowhere else for them.
16	Short term rentals and more commercial development should be allowed west of PR22.
17	Stay out of natural wetlands.
18	Reflects a vision, not the only possible one.
19	The link for the land use map does not work...
20	Would love to see some additional commercial if it came with a second access point to the island (ie. another bridge) further south.
21	The Map does seem to reflect current City Zoning Codes and PIPOA Covenant Requirements which may contradict the proposal.
22	Not at this time but may at a later date. Visions and plans tend to change in reference to the Island.
23	Overall it seems like a good approach to separating the residential portions of the island from the commercial/high density portions.
24	Too much commercial around former Waves.
25	I saw no bike paths in the vision themes! There absolutely needs to be bike paths that are spacious, safe and have clear separation from roads and sidewalks. Please see this document about separated bike lane that was prepared for the Federal Highway Administration: <a href="https://nacto.org/wp-content/uploads/2016/05/2-4_FHWA-Separated-Bike-Lane-Guide-ch-5_2014.pdf">https://nacto.org/wp-content/uploads/2016/05/2-4_FHWA-Separated-Bike-Lane-Guide-ch-5_2014.pdf</a>
26	No further comments.
27	Certain marked for residential development may also have some mixed use development. For example, Cape Summer by Seapines. Land plans have to be flexible to meet market conditions, particularly with large tracts.
28	No, because the map/data is rife with errors and misleading information. Why is "water" a land use category? And listing that "water" makes up 39% of the total acreage skews all of the numbers. Private property is listed as "permanent open space" and "flood plan conservation" lends even more doubt in the data. A portion of Padre Balli is marked as "permanent open space," too. It's possible that the County could/will develop a portion of the park.

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#	Feedback
29	Please leave the currently zoned RM-1, RM-2, RM-3 zoned areas with townhomes and condos (basically Seamount Cay, Salt Cay, Grass Cay, Gun Cay, Fortuna Bay) alone from commercial zoning, no change in their current use which does NOT permit/allow apartment hotel, bed/breakfast inn, extended-stay facilities, hotels, or motels. DO NOT rezone this area RM-AT!!! Otherwise, I think the future land use map is on point, especially to have a multi-use facility for a senior center, community use. Leave what is presently residential, and RM-1, 2, and 3 IS residential, as residential.
30	We need a nine hole golf course!
31	Would appreciate a bridge tall enough for larger fishing boats to utilize
32	Lower residential density.
33	No, because the map is rife with flaws. Is ~40% of the land use acreage really water? Floodplain?? Private property marked as open space?
34	No, because there are too many flaws in the map, starting with 40% of the acreage is water??
35	Must have side walks, bike lanes and golf cart paths to access restaurants and shopping!
36	Improve parks, walking, bike paths, golf course or driving range, community pool!
37	I want to see what development will happen at the Waves Resort before I decide if this is the right vision.
38	It is inspiring
39	I love the idea of making more waterfront restaurants and bars!
40	No short term rentals
41	No short term rentals
42	Now that Waves has been shut down, large areas have no plan approved
43	It would be nice to know what the planned developments actually are.
44	Permanently undeveloped land is not right. There will always be a narrow strip of land between the roadway and the dunes that is suitable for development. This strip is narrow and controlled by existing elevations and flood zones and does not need to be bound or enforced.
45	Too much development! Where are the waterfowl going?
46	Would like to see more boat ramps. Make sure boats can use the new water exchange bridge canal.
47	Putting more stuff on the Island will result in more properties at risk, more impact from storms, more evacuation problems, less space for wildlife. It will turn the Island into an overdeveloped monstrosity with enormous downstream costs.
48	If the use of the "Planned Development" acreage is low-medium residential, I strongly agree. As a homeowner, I prefer that the Island remain a homeowner/suburb community rather than primarily a short-term rental/tourist community.
49	Presented Land Use Map project multiplicative increase in localized population density. The area currently does not have available infrastructure (Law Enforcement, Fire/EMS, Utility continuity, roadway capacity to support current population.
50	How much of the 6,000 plus acres of green space is for parks, trails, fields, walking trails and not just dunes, etc?
51	We need more hotels and condos on the beaches.

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#	Feedback
52	I like many are very excited to see the waterway be built and have our very own "river walk." I do however hope to see that the "golf course" stay that way or at least become incorporated into the river walk area as a park or natural area.
53	I don't think it is a good idea to have bistro style dinning outdoors next to a noisy 55 mph highway (PR 22 Bridge)
54	The land south of Sea Pines should be preserved as open space.

## Vision Themes

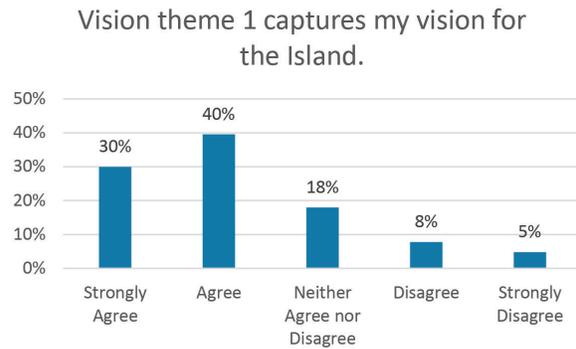
Through the public engagement process, three vision themes emerged related to residents’ desires for the future of the Island. Please review each of the Vision Themes then answer the following questions.

### Vision Theme 1

Continue to foster safe, family-friendly neighborhoods that provide needed amenities and services for local residents.

#### Vision theme 1 captures my vision for the Island.

Response	Count	Percent
Strongly Agree	50	30%
Agree	66	40%
Neither Agree nor Disagree	30	18%
Disagree	13	8%
Strongly Disagree	8	5%
<b>Total</b>	<b>167</b>	<b>100%</b>



#### Do you have additional comments regarding Vision Theme 1?

#	Feedback
1	Speed camera's on the causeway, almost every night you can hear the cars taking off racing across the bridge/causeway 12-3AM it's steady
2	Yes, providing there are no short term rentals west of Park Road 22. This will lead to a much needed tourism build on the east side of 22 where it was designed to be. VRBO is a bad thing for the west of 22.
3	Family friendly neighborhoods should not include the unregulated operation of STR's that presently exist. The STR renters and particularly the absentee investor/owners have little or no regard for their neighbors rights to the peaceful use of their properties. The renters come to the island to relax and party without any consideration of their disturbance to the peace and tranquility of the neighborhood, the very reasons that we moved to the island. Although courteous and understanding the CCPD officers do not have the City's backing to do little beyond giving polite warnings and occasional citations in the most grievous cases. Please do something to correct this cancer in our island neighborhood!
4	Traffic, crimes and taxes
5	I think implementing parts of all 3 plans would be great.
6	We do not have a "safe" neighborhood now and amenities are lacking. Difficult to "continue" what is not there.
7	We need to keep residential areas separate from commercial areas. This includes keeping short term rentals out of traditional full time residential areas.
8	Develop a bar shuttle to reduce or prevent impaired driving incidents. As development progresses, the risks increase.

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#	Feedback
9	No boat or vehicle parking except on platted lot driveways .
10	Developing commercial businesses here on the island is a joke..ask any new business owner! Plus the continued failure of venues like Schlitterbahn seems to be never end up by. Add in the ridiculous land sale price or ridiculous monthly rents for a commercial space then it's a fail/fail. Otherwise we would support vision 2
11	Hike / bike / golf carts paths in all neighborhoods. No short term rentals in single family neighborhoods.
12	It needs to include sidewalks and bike lanes. Also, walking trails would be nice (ahem, the golf course).
13	The island already has plenty of amenities for the neighborhoods. It's time the city increases amenities for tourists and those living in town visiting the island
14	So non-specific that any response can be interpreted to support any future action.
15	Love the community garden and park like feel to the image
16	The island needs more amenities that the residents have to travel over the bridge (OTB) to get so that the travel OTB can be eliminated.
17	There will always be progress and building in a nice community
18	There should not be any more parks unless the city can maintain them. They haven;t been very good about keeping up with what we already have on the island.
19	My Vision is based on the reality that the City which includes Padre and Mustang Island has huge problem of littering that seems to be created primarily by people who are primarily actual residents of the community and not so much caused by visitors. It seems that far too many locals literally trash the community and fail to properly maintain their homes and neighborhoods because it seems to be not a part of their value systems and probably never will be. So while the visions of the plan are very beautiful and noble and, if realized and built, will only offer opportunities for people to trash and allow to fall into decay.
20	The Island is where you come to raise your family and retire. The Island should not be turned into a destination party place or the high rises of South Padre. The family parks are a wonderful asset, but city does not take care of what they have now, especially on the Island. We the members had to take over Billish Park. Douden Park pictured here, the city has neglected.
21	This is the current island image and its ok. It would be nice to see our community parks/ facilities get improved. A community pool would be a great option (see Port A's community pool) actual sport fields, skate parks, etc. (again see Port A's or Portland's community facilities). So many of our island parks are just empty wide open spaces with a bunch of sticker burs that make the space unusable. Make them functional where the younger families with younger kids, who are moving to the island, can enjoy them.
22	I feel it's very important to support the permanent residents of the island and create a safe and desirable environment for families.
23	Add bike paths!
24	None
25	Emphasis on LOCAL residents. Don't go plunking lodging for visitors in and around the currently residential areas.
26	Walking paths and landscaping/irrigation of parks are very important

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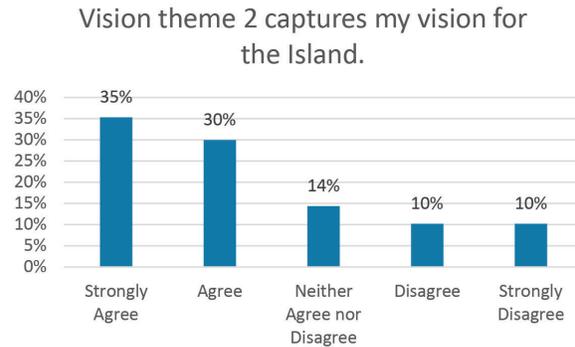
#	Feedback
27	I'd like to see a plan of how the amenities and services are going to be available to all groups without exclusivity or prohibitively expensive. I would also like to see a plan for security.
28	Short term rentals of single family homes in neighborhoods ruin your vision. As multiple people chip in for the rent. Have annoying loud parties with drug and alcohol use. Enforce the law. Long term rentals where renters are credit checked and background checked are better. Reduce crime and make homeowners happy.
29	No short term rentals for single family homes or multi
30	No short term rentals
31	This type of development brings in business as well as short term rentals and other big party draws
32	My son age 11 visits Billish Park on a regular basis with his classmates. I feel it is a safe environment and encourages outdoor physical and social activity. I am not concerned about his safety when he is there with friends. I would agree that more features could be added to the park, more basketball courts, etc.
33	Still the same thing. What about a splash pad or sport fields, community center, tennis court and a golf course
34	Amenities are strongly needed on the island. Specifically, shade improvements to playgrounds and sidewalks for families and kids to navigate the island.
35	I recommend a shade sun sail over the playground. I noticed them over many San Antonio public playgrounds and school playgrounds.
36	Placing more families homes and properties in harms way so that developers can make money is not in the public interest.
37	You are representing single family residences low population density aka Coco de Bara which does address proposed high density residences. Note: Even currently it is not maintained or upgraded by the City. What about Utility capacity, schools, frequent/recurrent power interruption?
38	We went on vacation to Cape Canaveral and Cocoa Beach. They had lots of pathway lights that had a solar panel on top and were very nice. They also had on pathways shrubs and bushes scattered making it more relaxing.
39	Yes More walking areas especially park like are needed. Thank you
40	Most families are unable to afford on-island living.

## Vision Theme 2

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

### Vision theme 2 captures my vision for the Island.

Response	Count	Percent
Strongly Agree	59	35%
Agree	50	30%
Neither Agree nor Disagree	24	14%
Disagree	17	10%
Strongly Disagree	17	10%
<b>Total</b>	<b>167</b>	<b>100%</b>



### Do you have additional comments regarding Vision Theme 2?

#	Feedback
1	I think implementing parts of all 3 plans would be great.
2	OK with tourism development as long as it is responsible. Encouraging visitors to “coastal distance” during a pandemic was irresponsible and ridiculous.
3	I believe this will be huge for the island.
4	Will never happen.
5	Added police presence. Local neighborhood police precincts. If you are going to grow, crime is also a factor.
6	The Island is a bit boring and needs some updating.
7	Do not encourage tourism. Let Port Aransas have the tourists. Many residents chose North Padre Island because it is NOT a crowded tourist destination.
8	So non-specific that any response can be interpreted to support any future action.
9	Things like local restaurants would be great.
10	Creating a River Walk style development along the new canal route with the bridge could be a HUGE game-changer.
11	I don't think tourism needs to be encouraged, time to slow down a little!
12	More restaurants and shops that can be accessed by both boats and cars
13	Comment is the same as I wrote for Vision Theme 1.
14	Expanded tourism brings expanded crime. Even Port A and South Padre experience down turns in off season. Even the Riverwalk in San Antonio experiences a reduction in business in the off season. Something like what this photo reflects would not sustain on the Island
15	Yes, we need more stuff for people to do while they are here visiting. Outside of the beach we don't have much for people to do. We need to improve that if we want people to stay longer and come back and enjoy themselves again.

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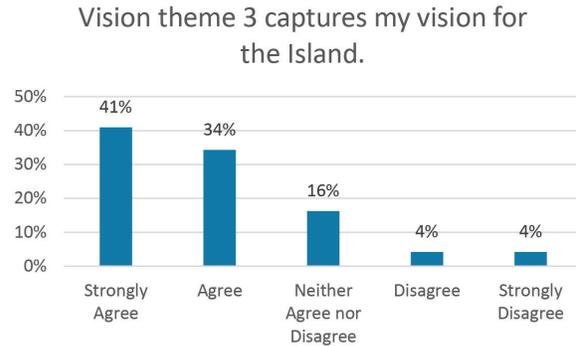
#	Feedback
16	I also agree with the encouragement of economic development to drive the success of the island as a whole. It needs to be in the designated areas and leave the neighborhoods already established for families and year round residents. Exception for existing condos and duplexes west of 22.
17	Boring. Also, the wind blows pretty hard so the design of the terraces need to be rethought.
18	None
19	The area surrounding the new PR22 bridge will not look at all like the consultant-developed rendering provided in this presentation.
20	I'm a bit concerned about "sufficiently support the year-round residential community..." Sufficient implies just barely enough, barely adequate. The island residents have been generating property taxes used mostly in town for far too long and not enough coming back to the island for the benefit of RESIDENTS--people who actually live here full time and there is a fairly substantial number.
21	Shade is very important
22	The lack of adequate parking for this type of development will forever plaque its success.
23	Visually beautiful and exciting shops and restaurants along canals, gondolas rides to add to entertainment and fun! Golf course or driving range! Fun for residents and tourists alike!
24	Allow short term rentals to support these visions
25	No short term rentals
26	See my comments from above. Family friendly will be able to give these types of places just as well
27	Padre Island cannot develop Vision theme 2 fast enough. As a longtime island resident...I feel we are truly "missing the boat" until something like or similar to Theme 2 is developed.
28	Smart growth
29	The shade structures will make this outdoor eating experience tolerable in the south texas summer heat.
30	We do not deal with business on the Island in a sustainable manner now. I have no faith that the city council will do so in the future.
31	We do not have year-round population density to support said enterprises. Note: Financial bankruptcy of Schlitterbaun, numerous restaurants, demise of Padre Bali Park, and Packery channel degradation.
32	Signage need to be uniform and not tall signs for businesses lowering signs feels alot more pleasing to the eye
33	Yes, up scaling our tourist attraction and having a relaxing place for the locals would be amazing.
34	It's pretty much already oriented to support commercial interests.

### Vision Theme 3

Capitalize on existing environmental features as assets for the community and ensure the preservation of these areas as the Island continues to develop.

**Vision theme 2 captures my vision for the Island.**

Response	Count	Percent
Strongly Agree	68	41%
Agree	57	34%
Neither Agree nor Disagree	27	16%
Disagree	7	4%
Strongly Disagree	7	4%
<b>Total</b>	<b>166</b>	<b>100%</b>



**Do you have additional comments regarding Vision Theme 3?**

#	Feedback
1	As long as there are no plans to curve driving on the beach or try and put in a boardwalk of any kind other than the walls that are already there.
2	I think implementing parts of all 3 plans would be great.
3	The beach and canals are huge assets that should be protected and preserved.
4	We need more protection from overdevelopment of our natural spaces.
5	Where are the big trucks that endanger lives on the beach?
6	These are not mutually exclusive. Tourists want a family friendly destination where the environment is respected.
7	Texas paddling trail please.
8	So non-specific that any response can be interpreted to support any future action.
9	The natural areas are what make this area so special! 100% need to keep it beautiful and natural.
10	The island needs to be developed, but we also need to maintain the natural beauty of the beaches and dunes.
11	This is the most important aspect of the island. If we don't preserve these natural areas, we ruin what the island should be all about...connecting with nature.
12	There is plenty of opportunity to preserve the beaches yet still expand residential and commercial. Second access point to the island further south would make utilizing this land much more realistic.
13	Provide more monitoring and research be we become over crowded
14	Comment is the same as I wrote for Vision Theme 1.
15	It is important that the natural habitat of the Island remains in tact. Our wildlife depends on them. Those dunes protect us during hurricane season.

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#	Feedback
16	To be able to fully support this vision of a beachfront community I would have to see more of the infrastructure from Vision #2 to be built.
17	Beaches and wetlands must be preserved within any of the themes. This is the "why" people want to be here in the first place. We have a unique environment on our island and we must make sure there is protection as well as public access for generations to come. There HAS to be a blend of the three themes. One single theme will not be beneficial in the long term.
18	None
19	Vision 3 is amusing, knowing the city and county just turn a blind eye to the beaches packed six deep with cars, with tourists backed in to and driving through the dunes. Does either agency have a current beach management plan? No.
20	I believe vision three (protecting portions of the land and waterways) can coexist with vision two with careful and visionary planning.
21	The abundance of undeveloped natural environment makes N padre island unique. Limit high density development.
22	We do need a strong emphasis on the balance of progression and preservation.
23	No short term rentals
24	Nothing wrong with keeping areas natural
25	Preference is to keep the island as undeveloped as possible. People come here to get enjoy the undeveloped land.
26	Smart growth
27	Access to fishing is essential
28	It is the only responsible thing to do.
29	Wishful thinking....The quality of life and serenity degraded significantly over the last decade. Simple things like Bob Hall Pier and Padre Bali Park are closed/or degraded; Schlitterbauh has closed as a result of abberant financial projections and delusional tax incentives.
30	We need to keep dunes it is a barrier for storms and flooding. Learn from other cities like Kill Devil hills NC and NJ and alot of their costs to do beach nourishment.
31	Let's not go overboard on preservation of environment. We need to develop for the enjoyment of all
32	Take care and nurture what you already have.
33	I think visions 1, 2, and 3 can all happen in tandem. They are all good visions and not mutually exclusive.

## Policy Initiatives

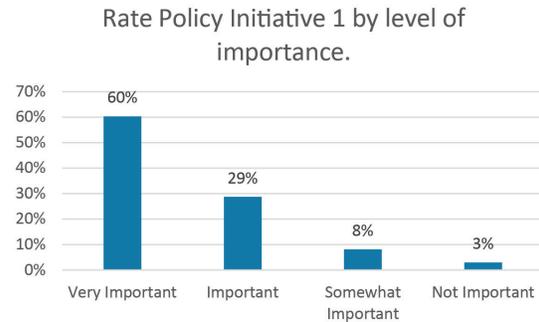
To implement the community’s vision, the plan includes six policy initiatives and detailed action items identified by residents during the community engagement process. Please review the Policy Initiatives and Strategic Action Items then answer the following questions.

### Policy Initiative 1

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

#### Rate Policy Initiative 1 by level of importance.

Response	Count	Percent
Very Important	82	60%
Important	39	29%
Somewhat Important	11	8%
Not Important	4	3%
<b>Total</b>	<b>136</b>	<b>100%</b>



#### Are any action items missing from Policy Initiative 1?

#	Feedback
1	Speed cameras on the causeway please so many people drag race across it late in the evening early in the morning.
2	Traffic flow during summer months on the bridge is terrible. A 2nd bridge on the Southside would improve flow and if something happens that prevents crossing then we aren't stuck here.
3	Street cleaning with a street cleaning truck is vital to the appearance of the roads as they prevent trash and debris from collecting on along the side curb. It is undesirable to bike and walk the existing bike paths due to poor maintenance. Recommend a street sweeping crew that occurs on a regular schedule.
4	Padre Island has a single chock point on/off the community with the only second option connecting to the city being a ferry up in Port A. For large continuous growth and the safety and conveniences of residence, I strongly suggest the consideration of a second low capacity bridge connecting Whitecap Blvd to Yorktown Blvd.
5	Gotta have better traffic management, especially on holidays. We never addressed the traffic flow that Schlitterbahn would have produced if competent people had owned it. It's time to think more than 5 minutes into the future.
6	Street lights
7	Sidewalks. I am concerned that street lighting would interfere with dark skies.
8	Street maintenance is severely lacking. Too many streets in disrepair from City neglect.
9	Getting rid of all the short term rentals in neighborhoods where people party all day and night and destroy our properties.
10	Divert Port Aransas traffic off North Padre Island with a flyover from SPID to 361.
11	Bike lanes and appropriate walking trails.

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#	Feedback
12	Policy initiative 1 cannot be found on website when clicking link above
13	I can't see the link. Bad connection.
14	Most critical to long term success. Island cannot grow without better access as existing highway is already overburdened
15	Residents would enjoy / be attracted to a more golf cart-friendly island.
16	We are currently having numerous auto break-ins and various types of thief, This needs to be gotten under control first, before anything else!
17	The island needs to be more user friendly, including people traveling by foot, bike, golf cart, etc.
18	Also improving traffic flow for pedestrians, golf carts, UTVs/ATVs. We have a high number of these vehicles and pedestrians and need to ensure safe roadways for them (crossover/walkways, bike paths, etc) along major corridors, not just arterial and residential streets.
19	I saw no bike paths in the vision themes! There absolutely needs to be bike paths that are spacious, safe and have clear separation from roads and sidewalks. Please see this document about separated bike lane that was prepared for the Federal Highway Administration: <a href="https://nacto.org/wp-content/uploads/2016/05/2-4_FHWA-Separated-Bike-Lane-Guide-ch-5_2014.pdf">https://nacto.org/wp-content/uploads/2016/05/2-4_FHWA-Separated-Bike-Lane-Guide-ch-5_2014.pdf</a>
20	None
21	The plan has to take into account access to the Lake Padre development on the east side of Park Road 22 and the development around the canal on the west side of Park Road 22. Two Park Road 22 entrances and one Highway 361 entrance are under consideration for the Lake Padre development.
22	Get off the second causeway idea. Seriously. Focus on a flyover from the bluff to 361. THAT is where you have major traffic problems. We've already paid for traffic studies that show >30% of the traffic over the bridge is for a left turn to port a.
23	It will be great to continue the bike and pedestrian crosswalk from Leeward to St. Augustine Dr and have a pedestrian entrance in the parking lot/beach access. Currently you enter by the car entrance. Have a pedestrian access to the beach through the parking lot
24	Safe bike and walking paths to access shops and restaurants. Promoting physical wellness
25	No
26	To deal with traffic growth and shop parking increases, consider building streets with sidewalks and additional parking behind commercial restaurants and shops and off of the main roadway.
27	Roads on the island are better maintained than roads in my neighborhood. Expansion is a mistake if we cannot maintain what we have.
28	Security (LEO) , parking, transportation capacity, emergency services, active/dedicated City maintenance and protracted upgrades vs irrational taxation.
29	Some are not acceptable. Remove all speed humps.
30	This topic is extremely important. All the businesses are located adjacent to 55 mph traffic on PR22. The ones with the access roads are ok, but those without are dangerous to access. Golf cart path connectivity for the entire island is critical. Even somehow getting golf carts from the residential areas to under the bridge to access Marker 37, Snoopy's and Docs safely.

# Padre/Mustang Island

## AREA DEVELOPMENT PLAN

### Are there action items in Policy Initiative 1 that are most important to pursue?

#	Feedback
1	Regulating incoming traffic from the west of the causeway.
2	Short term rental.
3	Walking and biking paths are most important to me.
4	Traffic flow and monitoring.
5	No value to add.
6	Road repair
7	The bridge and causeway maintenance and health are the most important items.
8	Second route on and off the island, and renaming beach access roads to match mile markers.
9	Second causeway on south end.
10	Link wouldn't open.
11	I can't see the link.
12	Improving traffic flow is a MAJOR need.
13	Bypass development to Port A.
14	More police on island, security for everyone. Have builders of new areas provide the money for a private police force if needed!
15	Road quality is number 1. Island streets are horrible. Change stop sign direction/placement on the streets by Third Coast and Sonic. You have to stop to cross the frontage road that is very dangerous. It should be the other way around.
16	Just overall functionality and flow of the island
17	Roadway quality, ingress and egress.
18	We need more than 1 way to get on/off the island. The freeze showed us how vulnerable we are and how stranded/cut off from the city proper we can get.
19	Bike paths.
20	Non
21	Traffic flow and ingress/egress. Without a solution to these issues, the others are irrelevant.
22	1. A fly over from Flour Bluff to 361. 2. Stop pushing bike lanes on the island. NO ONE rides a bike here, especially in the hot summer. FIND a workable solution for golf carts.
23	Hurricane evacuation
24	1.4
25	Keep the Island family focused
26	Roadway quality and implementation of consistent street sweeping
27	Creating more parking for Park Rd. 22 restaurants.
28	The use of the only golf carts. Not other sports vehicles that go too fast and they use in the sand dunes
29	You need to consider adding a few public parking lots since folks on the weekends, folks are already beginning to park in the bar ditches along the main roadway.
30	Sidewalks sidewalks sidewalks.

# Padre/Mustang Island

## AREA DEVELOPMENT PLAN

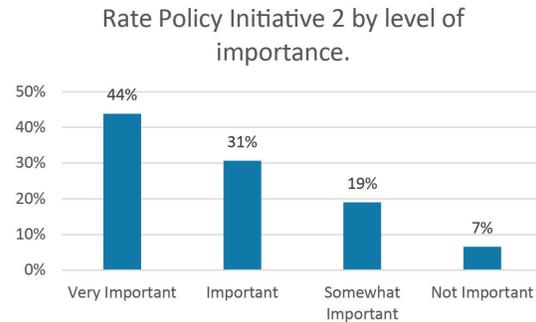
#	Feedback
31	Increase ingress and egress roads to permit tourism development and to allow increased traffic
32	Safety and road quality

## Policy Initiative 2

Enhance park and recreation facilities to provide various activities and entertainment for all ages.

### Rate Policy Initiative 2 by level of importance.

Response	Count	Percent
Very Important	60	44%
Important	42	31%
Somewhat Important	26	19%
Not Important	9	7%
<b>Total</b>	<b>137</b>	<b>100%</b>



### Are any action items missing from Policy Initiative 2?

#	Feedback
1	We will need more law enforcement. Tourist like to use boat ramps for over night stay and fishing gathering.
2	Fully develop and repair the south side of the Packery Channel. Refurbish or replace the storm surge flood gate to Lake Padre to prevent reoccurring damage to boating and fishing amenities of the property owners. This is the responsibility of the Parks Department.
3	Community entertainment center/sport complex
4	Texas Paddle trail. Shade structures for playgrounds. Hike / bike / golf cart paths.
5	More community gardens are needed. The demand far outpaces the supply.
6	Bad link. But I think parks and recreation would be a great addition to the island! Maybe affordable surfboard, paddle board, sailboat, windsurfing rentals?
7	City needs to start taking care of existing parks on the island that are currently neglected.
8	We have the gulf.
9	Dont add anything unless the city is committed to keeping up the maintenance including mowing and repairs.
10	How the city plans of maintaining the beauty of the parks. The city constantly turns their back on the Island.
11	I believe the items mentioned in Policy Initiative 2 would be nice improvements on the current facilities but would like to see soccer, fields, baseball fields and ideally a pool added as well.
12	Running paths like those at Billish would be good to have in other parks/free space. Also maintaining these areas is important. Douden Park was not maintained and it became a part of a new Bond Package to repair/replace it.
13	I see activities for children and adults. What about teenagers?
14	None
15	The parks on the island are pitiful at best. To think the city would improve any park other than the ocean drive area is amusing.
16	We are very happy with existing parks

# Padre/Mustang Island

## AREA DEVELOPMENT PLAN

#	Feedback
17	Tennis courts, community pool with swim team, golf course and driving range! More to do in area
18	Family focused will bring shops, restaurants, etc
19	Not sure if missing or included: There is tremendous need for trash control and sand/beach clean up of the North Padre Island beach on a regular basis. I will not promote our island beaches to my friends or relatives due to the trash issue. I encourage them to visit Port Aransas beaches for that reason.
20	Expand to new amenities, golf, tennis, community center
21	I sure wish you'd prioritize Ullberg Park as it is a regular destination for tourists coming to the Island to see the two Kent Ullberg sculptures on display. Also, there was no consideration of a community pool, one that could offer swimming lessons to residents and visitors. Please consider this.
22	Community pool.
23	You already demonstrated your lack of diligence regarding enhancement and maintenance of dedicated recreational sites. You have the beach. That is the reason people come to the Island
24	Enhance and continue upkeep or it will be for not
25	Beach, Sea and canals are the main focus
26	Absolutely Family friendly. North padre has always been called the family friendly beach vacation vs Port Aransas that tends to become more young adult college attraction. It is perfectly fine by me but I know growing in DFW that is how they were described and that is what we have seen since moving here 3 years ago.
27	Connectivity. The Island has barely any sidewalks. Plenty of residents and visitors would like to get around by walking, running, bicycling, or other self-powered methods, and right now they are basically taking their lives in their hands in doing so. Please consider integrating sidewalks in smaller streets, plus a wider pedestrian and bicycle path all along SPID and 361.

# Padre/Mustang Island

## AREA DEVELOPMENT PLAN

### Are there action items in Policy Initiative 2 that are most important to pursue?

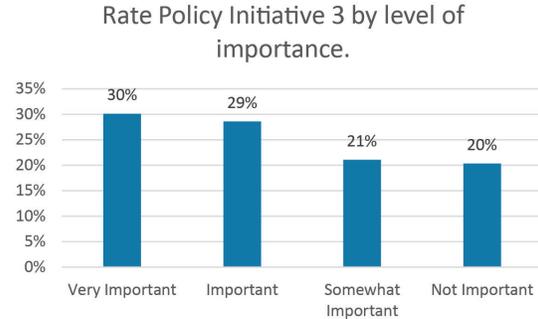
#	Feedback
1	Improving the existing parks. Interesting that the great playground equipment shown at Billish Park was paid for by fund raising efforts of local moms not the city.
2	Recreation facilities
3	No value to add.
4	2.3.2 We should charge more for parking on the beach.
5	Texas Paddle trail. Shade structures for playgrounds. Hike / bike / golf cart paths.
6	Community gardens. Walking trails (in nature) and sidewalks and bike lanes.
7	Bad link. Definitely the parks. I like parks.
8	Walking /Bike/ Golf Cart trails to connect island.
9	More law enforcement before more building!,
10	Maintenance and repairs should be done regularly
11	1. Maintaining those parks to where residents will use the parks.
12	I have a hard time seeing the Packery Channel Recreation facilities as a big draw to tourism. I work in hospitality and have had over 40,000 stays over the last 8 years and not one of them has said "Eww I can't wait to go hand out at the Packery Channel Recreation area" however I know I've heard a lot of people say they're looking forward to fishing at Bob Hall Pier and going to the beach.
13	The community definitely needs sticker free parks for our kids and adults. A community pool and golf would be great
14	None
15	Packery (and build it right this time).
16	I was very glad to see the item about a community center either city or partnering with the county. We shouldn't have to go into town to have access to this given the residential population on the island.
17	2.1
18	Family friendly restaurants
19	2.3.2 and 2.1.1. is most important to me.
20	Ullberg Park.
21	Shade on playgrounds, splash pad
22	People that want to spend time on the island already can. There is no need to take taxpayer's money and use it to enhance developer's wallets.
23	Increase and maintain Gulf and Laguna Madres access.
24	Pedestrian and bicycle connectivity.

### Policy Initiative 3

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

#### Rate Policy Initiative 3 by level of importance.

Response	Count	Percent
Very Important	40	30%
Important	38	29%
Somewhat Important	28	21%
Not Important	27	20%
<b>Total</b>	<b>133</b>	<b>100%</b>



#### Are any action items from Policy Initiative 3 missing?

#	Feedback
1	Already far too crowded on weekends.
2	Restrict STR's in the residential neighborhoods of NPI.
3	Tourism does not benefit Island residents.
4	3.1 should be missing. Islands are not cookie cutter! Who cares if our signs match.
5	Encourage development of a meeting/banquet facility as part of commercial development.
6	Do NOT increase tourism. I will vote against any elected leader who uses my tax money for tourism.
7	Events often draw a disruptive crowd. I'd target it to engaging businesses for retreats.
8	Events and attractions would be awesome! Maybe a beach concert venue?
9	The island creates tourism
10	No taxes on island residents for any new buildings. The buildings for expansion of city events should be self funding. For example, the group using the funds has to pay to use the facility i.e. RENTAL INCOME. We don't need another American Bank Center on the island.
11	We do need better marketing for the island. People come here to go to the beach, we need to use our best resource to our advantage. I believe the uniform signage would be a nice look for the island but as far as events go we need to put on "Good" events. As part of my job I track cell phone numbers coming into the area and it kills me when people say events like Barefoot Mardi Gras is bringing in tourism. Our data shows that just isn't true. We need to put together events that people want to travel here to enjoy.
12	None
13	Festivals?? No, because the last thing this island needs is a dang carnival.
14	Create a mini Venice with canals, wonderful water front restaurants, shops, Beautiful landscaping with twinkling lights at night!
15	Ok but eliminate short term rentals in single family residential neighborhoods.
16	None

# Padre/Mustang Island

## AREA DEVELOPMENT PLAN

#	Feedback
17	Tourism is great but we need to consider beach restrooms as well as public parking at restaurants and shops. If our little parking lots are full, tourists won't stop or they will park in undeveloped / protected areas where we don't want them to.
18	Do we really want more reasons to have drunk tourists?
19	This is not important to the residents, only to the those investors salivating for commercial development.
20	More high end hotels and tourist attractions

# Padre/Mustang Island

## AREA DEVELOPMENT PLAN

### Are there action items in Policy Initiative 3 that are most important to pursue?

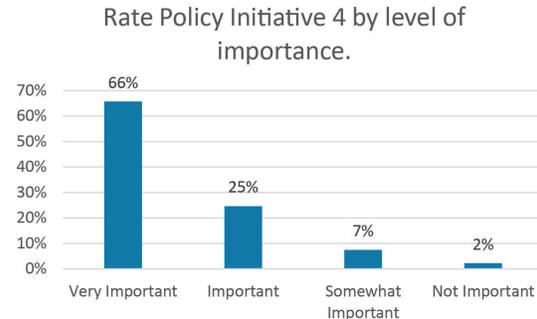
#	Feedback
1	Do not strongly any more tourism until the infrastructure, lodging, and police presence is in place.
2	Tourism marketing
3	Clean up the filth left behind on the beaches by tourists. Start using beach cleaning machines north of Bob Hall.
4	3.7 I don't understand why the city does not advertise the Island. It is a glaring omission from all their news releases and tourist brochures.
5	Do NOT increase tourism. I will vote against any elected leader who uses my tax money for tourism.
6	Not making the island trashy.
7	Increasing tourism is needed and creating a big draw for the city!
8	NO TAX INCREASE
9	I believe items 3.6, 3.7, and 3.8 are most important to pursue.
10	Tourism will drive the economy of the island for everyone. A concert venue would be great, along with other attractions like water sports (rentals), etc. The short term rental housing for said visitors needs to NOT be in the neighborhood west of 22. The community needs a meeting center since Waves is being torn down
11	This is important to increase revenue and support all of these projects. I think drawing business that residents of Corpus Christi and tourists can enjoy is incredibly important. Visitors have seasons, we residents would support these businesses year round if the fit our need and ideals.
12	Beware of additional traffic issues, parking etc
13	Another Schlitterban with more Type A funding (because it worked so well the first time)
14	Beautiful and carefully plan area
15	Keep some areas open from development and keep it natural
16	3.8 as I reside on Cane Harbor Blvd. on Lake Padre 3.1, 3.2, 3.4
17	Several restrict projected commercial/high density residential development. It will be the absolute demise of this unique location.
18	Providing events such as a jurorred art festival like the one on the board walk in Virginia beach. Free concerts that people can go to to relax and listen to music they have that as well in VB, VA.
19	Bicycle and pedestrian connectivity

## Policy Initiative 4

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

### Rate Policy Initiative 4 by level of importance.

Response	Count	Percent
Very Important	88	66%
Important	33	25%
Somewhat Important	10	7%
Not Important	3	2%
<b>Total</b>	<b>134</b>	<b>100%</b>



### Are any action items missing from Policy Initiative 4?

#	Feedback
1	Can't be done if City continues to promote tourist traffic.
2	We need to coordinated with PINS to make sure they do as many public hatchling releases as possible. It is important for the environment AND tourism.
3	Preserve the wetlands behind the Aquarius extension. They are the winter home to tens of thousands of migratory waterfowl.
4	Make the beach crews follow the permits and not groom the beaches in such a way as to harm our turtle nesting. (They absolutely do violate their permits every day of nesting season)
5	The health of the barrier island, its ecosystems and resources should always come first.
6	Perhaps I missed it but just generally educating the public on how important it is to protect and nurture our local resources/environment.
7	We are an extremely fragile environmental area, care needs to be taken.
8	"Encourage" the protection is weak. DEMAND the protection of the environment, starting with beach management plans that remain current (read not expired), dune protection, etc.
9	Stop allowing driving on all beaches. Create parking lots, charge fees on some to control crowds and protect beaches!
10	None
11	We shall see...
12	The is a buffer during a hurricane
13	Remember to keep a balance between costs and benefits. Environment protection should not be excessively costly, complicated and an obstacle to tourism development.
14	In 4.13 (or wherever most appropriate), could sea turtles be included in the mentioned of species being protected?

# Padre/Mustang Island

## AREA DEVELOPMENT PLAN

### Are there action items in Policy Initiative 4 that are most important to pursue?

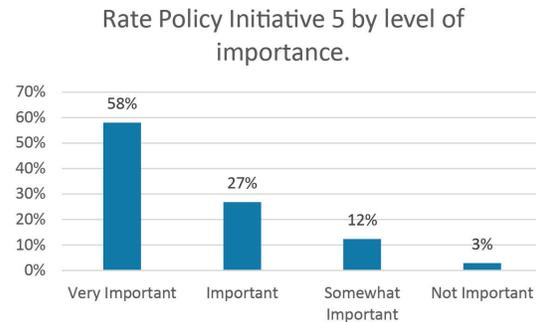
#	Feedback
1	Keep the wildlife safe.
2	Protect what we naturally have
3	The dunes and wetlands protect us. We must protect them.
4	Encourage development to include natural areas. The old golf course did that. With the building and soon to be completed demolition of The water park, much natural habitat was lost and should be reinstated
5	Preserve the wetlands behind the Aquarius extension. They are the winter home to tens of thousands of migratory waterfowl.
6	Expanding the turtle programs out of the National Park? It's a huge tourism draw and the (expletive) supervisor is slashing Dr. Shaffer's funding and damaging preservation efforts.
7	Can't see the link.
8	Protect the natural as much as possible while also fostering development.
9	For the most part these are all priorities that should be accounted for when developing the island.
10	Protection of and ACCESS TO our natural assets such as the beach is critical. Without that, no one wants to be here.
11	As a water property owner this is highly important to me. Flooding is a major concern and the erosion from storms in the past few years have put us at risk for more severe flooding if a storm occurs in the near future. It is important to preserve the natural beauty of the island, which is why so many choose to life here and vacation here (and fish here).
12	No
13	Keep people out of the dunes! The city and county turn a blind eye to it all.
14	More rules on driving cars on beaches, make it safe and family friendly
15	No

## Policy Initiative 5

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

### Rate Policy Initiative 5 by level of importance.

Response	Count	Percent
Very Important	80	58%
Important	37	27%
Somewhat Important	17	12%
Not Important	4	3%
<b>Total</b>	<b>138</b>	<b>100%</b>



### Are any action items from Policy Initiative 5 missing?

#	Feedback
1	Speed cameras on the causeway too many people racing along them.
2	Do not allow ATV's, of any kind. golf carts only or jeeps and automobiles. Sport vehicles like ATV are far to fast and dangerous.
3	Separate bike paths from roadways. A line painted on Whitecap offers no protection to bikes.
4	Reduce traffic on all residential streets west of SP22 to 20mph except on Commodores, Aquarius, Whitecap, Gypsy which should be 30.
5	Texas Paddle trails please.
6	Natural walking trails.
7	We need bike lanes!! A bike/ walking path going all along the island would be a HUGE draw. Even a bike path to get from corpus to the island would be a huge draw for people.
8	Aside from Overburdened highway, I believe this should be a top priority
9	A safe and friendly environment is what the island was founded on. Let's protect what we have!
10	I saw no bike paths in the vision themes! There absolutely needs to be bike paths that are spacious, safe and have clear separation from roads and sidewalks. Please see this document about separated bike lane that was prepared for the Federal Highway Administration: <a href="https://nacto.org/wp-content/uploads/2016/05/2-4_FHWA-Separated-Bike-Lane-Guide-ch-5_2014.pdf">https://nacto.org/wp-content/uploads/2016/05/2-4_FHWA-Separated-Bike-Lane-Guide-ch-5_2014.pdf</a>
11	Non
12	An understanding that bike lanes would be a waste of money, especially to/from the bluff.
13	Need side walls and bike paths. Create environment that no car is needed to access shopping
14	No ... I love this ... it will boost tourism
15	No
16	Only golf carts. Not the bigger faster vehicles that are up in the dunes and speeding down the street
17	Please see my comment to initiative 1 regarding access.

# Padre/Mustang Island

## AREA DEVELOPMENT PLAN

#	Feedback
18	I said it above, but sidewalks. Walking with young children on bikes is scary on main roads(Encantada, Gypsy)
19	Actual bike lanes would be nice. There is essentially no reasonable access to the island for bicycles.
20	What road system will you utilize. It is currently at maximum capacity without appropriate safety or control by law enforcement. Try getting on or off the Island during a weekend/holiday emergency
21	What about cars? Golf carts and Cars are the main transport used by 99% of the people. We need to keep the Island and the Beaches Car and Golf Cart friendly.

# Padre/Mustang Island

## AREA DEVELOPMENT PLAN

### Are there action items in Policy Initiative 5 that are most important to pursue?

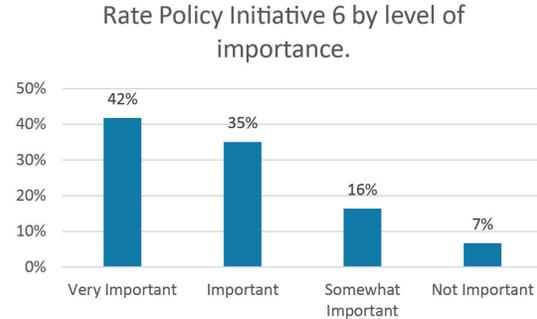
#	Feedback
1	Pedestrian paths
2	There should be more walk thru paths from Windward Drive to the seawall.
3	Sidewalks! They build community.
4	Need more bike paths, and especially a bike path to the national seashore.
5	Texas Paddle trails please.
6	We need to connect both sides of pr 22 to golf carts.
7	Bike paths!! I've seen many people almost get hit. It's a huge problem here, and all other beach places (even port a) are more bike friendly.
8	The island is a relaxed place, so allowing for moving around through walking or riding a bike or driving a golf cart instead of driving you car is very needed.
9	We honestly need multiple lanes due to the high number of pedestrians, bikes and golf carts. Some atv/utvs go 35 miles an hour, golf carts move at close to 20, bicyclists at 7-15mph and then pedestrians or small children on bikes far less than that. It is currently difficult to navigate all in ONE lane. Also some simple directional markings would assist in the correct flow of traffic. People on bikes drive on the wrong side of the road constantly.
10	No
11	A bike/walking path would promote safety, tourism (local and nonlocal), community esp for residence, and support our environment by allowing the opportunity to choose bikes > cars/ golf carts to make a trip to neighbors homes/beach/bay etc.
12	Rules concerning young children riding without proper child seats and seatbelts must be addressed and enforced.
13	Gypsy desperately needs a sidewalk. It is a busy road, enough to install speed bumps, and should therefore have a safe walking space for pedestrians as they make their way to Billish Park.
14	np
15	Bike lanes and implementation of safe cycling routes
16	Safe bicycle paths that provide a barrier from the road. I do not feel safe for myself or our children with "painted only" bike paths. Designated golf cart paths. I think it is unsafe for golf carts to drive amongst vehicles.
17	Gulf cart access is for the advantage of Hotels. Make them pay for it. There has been NO STREET MAINTENANCE in my neighborhood since 1996.
18	Bike trails for people year round to utilize for visitors and community.
19	Safe bicycle/pedestrian connections to Port Aransas, PINS, and Flour Bluff

## Policy Initiative 6

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

### Rate Policy Initiative 6 by level of importance.

Response	Count	Percent
Very Important	56	42%
Important	47	35%
Somewhat Important	22	16%
Not Important	9	7%
<b>Total</b>	<b>134</b>	<b>100%</b>



### Are any action items from Policy Initiative 6 missing?

#	Feedback
1	We need more restrictions and oversight on developers. They care about profit, not the environment or sustainability.
2	No new multi-family west of 22
3	We can bury all of our cables, but if OTB, where our power comes from, is vulnerable, our power is at risk.
4	Preserve the wetlands behind the Aquarius extension. They are the winter home to tens of thousands of migratory waterfowl.
5	Maybe some museums or a science/nature center. These could bring in people in the winter months.
6	Non
7	Area needs careful planning. Create beautification of the area. Cute shopping centers and restaurants that add charm to the area. More things for residents and tourists to do. Top golf? County club resort with pool, tennis, golf
8	None
9	These are code words for development couched in environmentally friendly language. Shame on you. You are supposed to serve the public, not big business.
10	Empty verbiage without credibility. The City has not done so to date.
11	Keep costs and burden of rules and regulations in check.

# Padre/Mustang Island

## AREA DEVELOPMENT PLAN

**Are there action items in Policy Initiative 6 that are most important to pursue?**

#	Feedback
1	Restrict and eliminate the STR's in the residential neighborhoods of NPI.
2	Encourage development of more boutique, locally owned businesses.
3	Preserve the wetlands behind the Aquarius extension. They are the winter home to tens of thousands of migratory waterfowl.
4	Cannot see the link.
5	Absolutely respect the environment.
6	The POA needs to enforce trailers being left out on streets, especially where there are condos. Many of the trailers block the flow of traffic. Also, homes that are in poor disrepair should be fined or torn down. You can have a \$600,000 home and right across the street is a dilapidated structure that is falling apart. There needs to be consistency in upkeep and there should be negative consequences for owners who don't keep up their property.
7	This is the only sensible way forward for the success of our island.
8	No
9	6.5, 6.6, 6.7, 6.10
10	You will destroy the Island ecological and residential premise.

# Padre/Mustang Island

## AREA DEVELOPMENT PLAN

### General

**Do you have additional comments about the Policy Initiatives and Action Items?**

#	Feedback
1	Allow short term rentals for all property owners. This will generate tax dollars for the city from tourist visiting the area. STRs are not going away as it is an industry only at the infancy of its existence and potential- likely to disrupt the hotel industry in the years to come. Allow property owners the freedom to use their property how they wish (with regulations set in place). This will allow property owners to get a head start on this new industry by investing/ improving properties and establishing Corpus Christi and North Padre island as one of the highest rated locations in the nation for STRs. This is an opportunity that should be seriously considered by city council and leadership.
2	Every development on the island is shrouded in secrecy often developers claim they sent out public notices for public comment yet NO ONE receives any of this
3	Why is 6.8 on there? Why can't the city provide this monthly? Also we need small dumpsters with lids on the beach, not those overflowing trash cans that allow all the trash to blow out. Thank you
4	Make it happen!
5	Keep short term rentals out of single family residential neighborhoods.
6	Save our "In-Neighborhood" green spaces!
7	Driving range!!!
8	None of the links work.
9	New canals and Lake Padre need mixed use to allow for tourists to shop/eat by boat/golf cart
10	Just that those are some lofty goals but I would love to see them all workout.
11	None
12	I'm still looking for a realistic policy/action plan.
13	It is VERY important to have a diesel/gas station to supply boats on the East side of the Island. Ideally on the boat ramp Packery Channel. This is very important and not let to a private owner, maybe City can grant a concession but some how have control to ensure a public service
14	This area needs careful planning. It has so much potential but needs to be looked at a self supported community, for family, residents and tourists. A destination that's how it will add to the future growth of the area. Property values and more business will flood on creating more revenue for the city.
15	They are all brilliant and reflect forward thinking
16	Again, think about adding in a public parking lot or two with sidewalks so we don't have to walk in the street or park in a bar ditch off of the main road. And to keep the main road safer, public access / parking also can be on the backside of the commercial building. Last, if this is to be pedestrian friendly, we need sidewalks and bike lanes.
17	I am not in favor of financing developers pocket books.
18	Empty verbiage absolutely without credibility. The City has not done so for decades
19	A lot of good things, but can be completely misused by overzealous government and green activists.
20	No more housing please!

## Public Investment Initiatives

Public investment projects support the implementation of the Island community’s vision and goals. Some identified projects are currently planned capital improvements by the City. Others are proposed projects for implementation based on feedback from the community. The public investment projects are divided into three timeframes:

- » Short-Term (Next 5 Years)
- » Mid-Term (6-10 Years)
- » Long-Term (More Than 10 Years)

Please review the Public Investment Initiatives then answer the following questions.

### Short-Term

Select the top 5 short-term projects in ranking order from 1 to 5, with 1 being the highest priority.

#	Project Name	1st	2nd	3rd	4th	5th	Total	Percent
S9	Island Mobility Plan for Pedestrian, Bicycle, Golf Cart, and Other Alternative Transportation	14	13	7	6	9	49	11%
P6	Packery Channel Hurricane Harvey Repairs	15	10	7	9	7	48	10%
P5	Packery Channel Dredging & Beach Nourishment	10	15	10	6	5	46	10%
P4	Billish Park Park Amenity Improvements & Covered Basketball Court	4	10	6	6	8	34	7%
P1	North Padre Island Beach Facility	9	5	6	2	5	27	6%
P8	Dune and Beach Monitoring	5	3	5	6	4	23	5%
U3	Whitecap Wastewater Treatment Plant Improvements	4	5	3	6	5	23	5%
U4	Whitecap Wastewater Treatment Plant, Odor Control, Bulkhead Improvements	6	4	7	2	4	23	5%
S1	Park Road 22 Bridge	7	1	3	7	2	20	4%
S2	JFK Causeway Access Road Improvements (Bond 2018)	1	2	7	5	4	19	4%
S10	Pedestrian and Bike Safety Improvements (North Padre Sea Wall Area)	2	6	5	3	1	17	4%
P9	Riley P. Dog Park (Civic Organization)	4	4	4	0	3	15	3%
U7	Stormwater Master Plan Development	5	1	3	3	3	15	3%

# Padre/Mustang Island

## AREA DEVELOPMENT PLAN

#	Project Name	1st	2nd	3rd	4th	5th	Total	Percent
P3	Aquarius Park Improvements	0	1	3	5	4	13	3%
P7	Packery Channel Monitoring	0	2	5	4	1	12	3%
S6	Encantada Traffic Safety Improvement Project	4	1	4	0	2	11	2%
U5	Park Road 22 Lift Station	0	0	1	4	4	9	2%
P2	Douden Park Improvements	3	1	1	2	0	7	2%
S11	Sea Pines Dr. Rehabilitation	2	1	1	0	3	7	2%
U1	Packery Channel Water Line	0	1	1	2	1	5	1%
U6	Aquarius Lift Station Repairs	0	0	1	3	1	5	1%
S5	PR22 South Access Road Improvements	0	1	1	2	1	5	1%
S8	Beach Access Road 2A Construction	0	0	0	3	2	5	1%
S7	Beach Access Road 2A Design (Bond 2020)	0	0	0	0	4	4	1%
S3	Jackfish Ave. Improvements	0	1	0	2	0	3	1%
S15	Aquarius St. Rehabilitation (Topsail to Whitecap Blvd.)	1	0	0	1	1	3	1%
S24	Years 3-5 IMP	1	0	0	1	1	3	1%
U2	Sand Dollar Pump Station	0	0	1	0	0	1	0%
S4	PR22 Median Improvements (Compass St.)	0	0	0	1	0	1	0%
S14	Aquarius St. Rehabilitation (Commodores to Das Marinas Dr.)	1	0	0	0	0	1	0%
S16	Caravel Dr. Rehabilitation	0	1	0	0	0	1	0%
S17	Yardarm Ct. Rehabilitation	0	0	1	0	0	1	0%
S18	Bowspirit Ct. Rehabilitation	0	0	0	0	1	1	0%
S23	Barataria Dr. Rehabilitation	0	0	0	1	0	1	0%
S12	Cruisier St. Rehabilitation	0	0	0	0	0	0	0%
S13	King Phillip Ct. Rehabilitation	0	0	0	0	0	0	0%
S19	Mutiny Ct. Rehabilitation	0	0	0	0	0	0	0%
S20	Beaufort Ct. Rehabilitation	0	0	0	0	0	0	0%
S21	Blackbeard Dr. Rehabilitation	0	0	0	0	0	0	0%
S22	Man O War Ct. Rehabilitation	0	0	0	0	0	0	0%
<b>Total</b>		<b>98</b>	<b>89</b>	<b>93</b>	<b>92</b>	<b>86</b>	<b>458</b>	<b>100%</b>

# Padre/Mustang Island

## AREA DEVELOPMENT PLAN

### Are any projects missing from the short-term projects list?

#	Feedback
1	Speeding on Whitecap towards the yacht club
2	More bike paths included in the street rehab projects.
3	Escapade, Cutlas, Whaler street resurfacing.
4	Build a outdoor beach amphitheater/ band shell. This could be an easy build and would really draw people in.
5	Safety should be a top priority
6	No
7	No
8	How about the beach maintenance operations facility the city is again trying to sneak into a residential neighborhood and a park?
9	Multi-Purpose Community Meeting Center should be planned to be within the next 3-5 years. It was needed "yesterday" and we deserve it ASAP
10	Yes enforce the law. Eliminate short term single family home rentals.
11	Yes! Gypsy desperately needs a sidewalk. There is room on the west side near the condos and apartments for a pathway. That is a busy street and pedestrians are making their way to Billish park to enjoy it. Please fund a sidewalk for that road.
12	Ullberg Park

### Should any proposed short-term projects move to a different timeframe? (ex. mid- or long-term)

#	Feedback
1	Why include short term projects for the ADP that are already in play i.e. Park Road 22 Bridge, Doudon Park and Aquarious Park???? These are just 3 short term projects already being worked on!!
2	No
3	Where is the beach maintenance facility going?

### Do you have additional comments regarding the proposed short-term projects?

#	Feedback
1	Texas Paddling trail please.
2	There were a lot of projects that are just road repairs. These do not really add much to the whole environment/atmosphere of the island.
3	Eliminate all short term rentals
4	No
5	Short term for the city means 10 years later and still nothing done.
6	Some of these are maintenance. They should get priority over filling developer's bank accounts.

# Padre/Mustang Island

## AREA DEVELOPMENT PLAN

### Mid-Term

Select the top 3 mid-term projects in ranking order from 1 to 3, with 1 being the highest priority.

#	Project Name	1st	2nd	3rd	Total	Percent
S26	PR22 Pedestrian and Access Management Improvements (TxDOT)	11	18	9	38	17%
P10	Seawall Repairs, Access Improvements, and Amenities (Private Owner-Funded)	17	6	12	35	16%
U8	Whitecap Wastewater Treatment Plant Improvements	9	10	12	31	14%
S25	PR22/SH361 Intersection Improvements Study and Implementation (TxDOT)	16	3	7	26	12%
P16	Packery Channel Nature Park Habitat Restoration (GLO Project)	7	8	6	21	9%
P11	Seawall Parking Lot Pavillion	4	8	5	17	8%
S29	JFK Causeway Evaluation	6	7	3	16	7%
P15	Mustang Island Bayside Wetlands Restoration (GLO Project)	0	5	5	10	4%
S28	Mobility Plan Implementation Phase I	3	3	4	10	4%
P13	Commodore Park Improvements	0	4	1	5	2%
P14	Shamrock Island Restoration (GLO Project)	2	1	2	5	2%
S27	Packery Channel Loop Road	1	0	3	4	2%
S30	Paper Street Development (Private Ownership)	0	1	2	3	1%
P12	Ulberg Park Improvements	0	1	1	2	1%
<b>Total</b>		<b>76</b>	<b>75</b>	<b>72</b>	<b>223</b>	<b>100%</b>

Are any projects missing from the mid-term projects list?

#	Feedback
1	RESTORE THE BOB HALL PIER AND RESTAURANT
2	Texas Paddle trail please.
3	Bike lanes should be moved up
4	Maintenance should take precedence over development.

Should any proposed mid-term projects move to a different timeframe? (ex. short- or long-term)

#	Feedback
1	S25 to short term
2	No

# Padre/Mustang Island

## AREA DEVELOPMENT PLAN

**Do you have additional comments regarding the proposed mid-term projects?**

#	Feedback
1	Bike lanes and paths.
2	No
3	Please look at community plans like in Virginia Beach, VA that have great mix of commercial and events, for people to do and enjoy. We need some diversity of things todo year around for the most part.

## Long-Term

Select the 1 project you believe is the highest priority.

#	Project Name	Count	Percent
P17	Bike Path from Balli Park to Padre Island National Seashore	34	39%
P18	Multi-Purpose Community Meeting Facility	27	31%
S31	Mobility Plan Implementation Phase II	26	30%
<b>Total</b>		<b>87</b>	<b>100%</b>

Are any projects missing from the long-term projects list?

#	Feedback
1	Sidewalks in Padre Island neighborhoods would be a great long term project.
2	Riley P Dog Park
3	I love the bike path idea.
4	BEACH and dune management
5	Community pool

Should any proposed long-term projects move to a different timeframe? (ex. short- or mid-term)

#	Feedback
1	Yes, the bike path to PINS should be move up to a mid term at a minimum.
2	P17 bike path move to short term.
3	Bike path would be amazing if it was moved up in time scale!
4	Bike Path Should be a mid term project.
5	Would like to see P18 moved to mid-term
6	No
7	BEACH and dune management at the top of every list.
8	Move the Multi-Purpose Community Meeting Facility to short-term or at least mid-term
9	Community multi purpose meeting facility - SHORT TERM
10	P17. We have already been waiting decades for this.

Do you have additional comments regarding the proposed long-term projects?

#	Feedback
1	The meeting facility is needed NOW since Waves is being torn down
2	No
3	BEACH and dune management at the top of every list.
4	What is an S31? Why bother asking about it? It makes me think that this survey is just a cover to stuff developers pockets. That is what CC has been doing since I moved here.

# Padre/Mustang Island

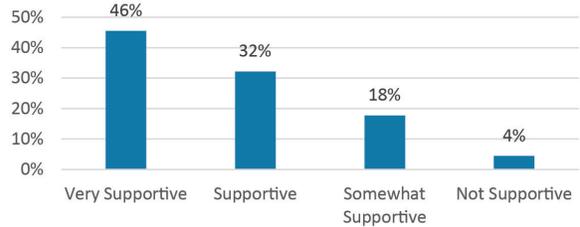
## AREA DEVELOPMENT PLAN

### General

How much do you support adoption of the Padre/Mustang Island Area Development Plan?

Response	Count	Percent
Very Supportive	41	46%
Supportive	29	32%
Somewhat Supportive	16	18%
Not Supportive	4	4%
<b>Total</b>	<b>90</b>	<b>100%</b>

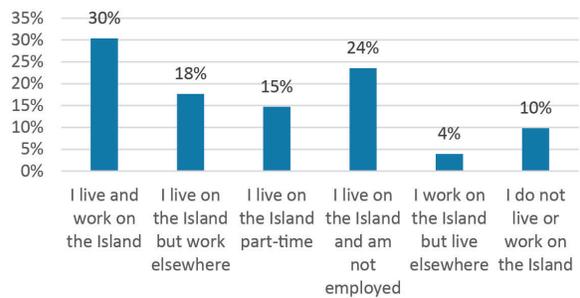
How much do you support adoption of the Padre/Mustang Island Area Development Plan?



Which best describes you? (Optional)

Response	Count	Percent
I live and work on the Island	31	30%
I live on the Island but work elsewhere	18	18%
I live on the Island part-time	15	15%
I live on the Island and am not employed	24	24%
I work on the Island but live elsewhere	4	4%
I do not live or work on the Island	10	10%
<b>Total</b>	<b>102</b>	<b>100%</b>

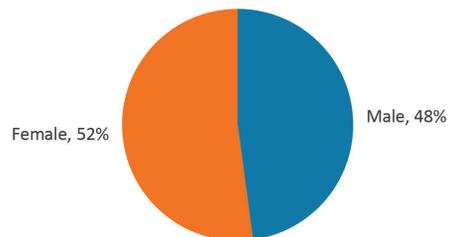
Which best describes you? (Optional)



What is your gender? (Optional)

Response	Count	Percent
Male	45	48%
Female	49	52%
<b>Total</b>	<b>94</b>	<b>100%</b>

What is your gender? (Optional)



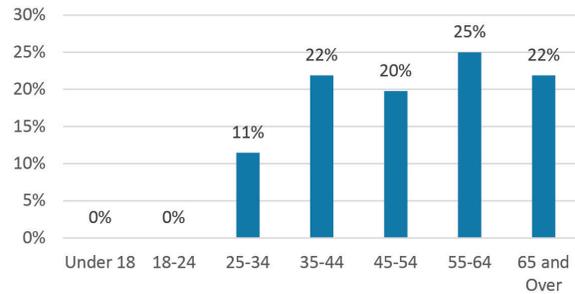
# Padre/Mustang Island

## AREA DEVELOPMENT PLAN

### What is your age? (Optional)

Response	Count	Percent
Under 18	0	0%
18-24	0	0%
25-34	11	11%
35-44	21	22%
45-54	19	20%
55-64	24	25%
65 and Over	21	22%
<b>Total</b>	<b>96</b>	<b>100%</b>

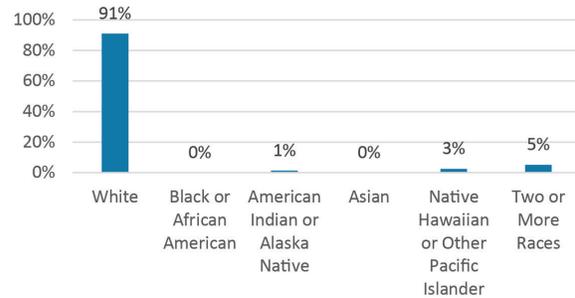
### What is your age? (Optional)



### What is your race? (Optional)

Response	Count	Percent
White	71	91%
Black or African American	0	0%
American Indian or Alaska Native	1	1%
Asian	0	0%
Native Hawaiian or Other Pacific Islander	2	3%
Two or More Races	4	5%
<b>Total</b>	<b>78</b>	<b>100%</b>

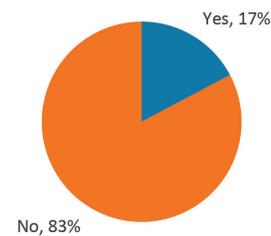
### What is your race? (Optional)



### Are you of Hispanic or Latino Origin? (Optional)

Response	Count	Percent
Yes	14	17%
No	67	83%
<b>Total</b>	<b>81</b>	<b>100%</b>

### Are you of Hispanic or Latino Origin? (Optional)



# Padre/Mustang Island

## AREA DEVELOPMENT PLAN

### Do you have any other thoughts or comments you want to share about the Padre/Mustang Island Area Development Plan?

#	Feedback
1	Short-term rentals- The City zoning for most of the Island's single-family residential areas prohibit short-term rentals. The PIPOA has created a list of properties advertised and rented as short-term rentals in the single-family zoning areas. Therefore, the properties on this list are in violation of Corpus Christi City ordinances. The city not enforcing these violations therefore makes the city complicit with these activities.
2	LET THE PUBLIC VOTE ON ANY MAJOR DEVELOPMENTS SO WE DON'T GET STUCK WITH ANOTHER SCHLITTERBAUN.
3	The issue of Short Term Rentals continues to be pushed by POA board members...meanwhile they let true nuisances, health hazards, and violations exist without attention. The Texas Supreme Court already ruled in 2018 that STR's cannot be outlawed by a City or POA. Please make your deals with the Vrbo and airbnb companies to collect your city tax but put a stop to the nonsense about outlawing STRs unless you intend to fight it at the Supreme Court level. The city's noise and other ordinances are more than enough to control any issues. Frankly, the permanent residents can be more troublesome than a renter anyway with piles of junk, standing black water in what used to be pools, trees that aren't trimmed and pose health hazards, non-working vehicles occupying every square inch of a homeowner's yard...those things are actually important to address to maintain property values.
4	Allow short term rentals for all properties and property owners. This will generate tax dollars for the city from tourist visiting the area. STRs are not going away as it is an industry only at the infancy of its existence and potential- likely to disrupt the hotel industry in the years to come. Allow property owners the freedom to use their property how they wish (with regulations set in place). This will allow property owners to get a head start on this new industry by investing/improving properties and establishing Corpus Christi and North Padre island as one of the highest rated locations in the nation for STRs. This is an opportunity that should be seriously considered by city council and leadership.
5	NO SHORT TERM RENTALS IN RESIDENTIAL NEIGHBORHOODS
6	I am concerned with the superintendent at PINS taking that park in the wrong direction. The health of the National Seashore is key to the health of our Island. Thank you.
7	To expand the population density as aggressively as your map suggests, the current transportation infrastructure will have to be completely redone. Don't let the houses/ rentals outpace the roads or EVERYONE will be upset. Also, don't develop the golf course. Let that remain green space!
8	Get it going!
9	Whatever is decided, do it RIGHT! And do it right the FIRST time!
10	Remember you advertised this to be a place to retire.
11	Slow the building down until crime gets under control
12	Nothing was mentioned regarding Short Term Rentals. STR's should be in designated areas only, not single family residential zoned areas.
13	No
14	Again, the plan is flawed, with inaccurate and incomplete data.

# Padre/Mustang Island

## AREA DEVELOPMENT PLAN

#	Feedback
15	Don't over develop.
16	Whatever we can do to preserve our land, beaches, and natural habitat and make the community healthy I am 100% supportive of that. :)
17	Preserve short term rentals. The island is a tourist destination
18	Just get rid of short term rentals in single family residential neighborhoods. Reduce undesirables and criminals.
19	Street cleaning is needed throughout the neighborhood and surrounding areas. Also, we should allow short term rentals on the Island such as Airbnb.
20	Street cleaning and creation of bike paths and cycling paths (along existing roads) would benefit the island and its residents and tourists greatly.
21	Short term rentals need to be banned in residential areas. There are plenty of areas of the island with condos/hotels/multi-family housing so there is no need to bring this disruptive element into the residential housing areas.
22	I appreciate the work going into this and hope to see real planned progress.
23	Improve roads, bring tourists, but please protect the island and wetlands. Many come for the birds!
24	Let's get this moving so we can make our community an even better place!
25	Yes. I think that this is a plan to turn the Island into a means to fill developer's pockets. I do not think that the council has considered the costs. The fact that we cannot maintain what we have is sufficient reason to not expand.
26	If you rebuild the pier on the island the tenant Michael Mays need to have a lease that benefits the county not give them a lease for 100 yrs and pay nothing.
27	More police presence at night! Too much petty crime and not enough lights on streets. Need more police out here at night to patrol the neighborhoods.
28	I really appreciate your hard work. Padre island isn't a "retirement" community anymore and so many families are moving here. I am glad to see that safety for children getting to and from school via bikes is improving with the stop signs at whitecap. My children would love to see that design of Douden park come to life and similar improvements for Aquarius park. More nature/outside walking/biking areas Please. Thank you
29	I don't work or live on the Island, but I visit dozens of times per year, and if it were not for the Island I would not live in Corpus Christi. It's a crucially important area for the economy and quality of life for the city and region.

## Online Open House Comments

**Participants were asked to share any additional thoughts or input on the online open house website. The following is the feedback received.**

#	Feedback
1	We need something to increase tourism. While the beautification of neighborhoods is wonderful, what does it add to increase traffic? (03/25/2021)
2	I am definitely not opposed to growth/improvements to The Island. However, it is extremely important to not lose sight of what draws people, families and tourists alike, to the area...the environment, laid back lifestyle, and safety. We cannot lose any of those. We must protect the beach and dunes in the process. We must also keep the family/neighborhood feel as we grow. And, safety MUST be a priority. Because of that, I am NOT a supporter of short-term rentals in my neighborhood. (03/27/2021)
3	The overdevelopment of the island is a serious mistake. Stop allowing chain restaurants (Starbucks was horribly placed and is ruining traffic flow). Maintain the beaches remove the pier. Allow the natural beach to be the draw. (03/27/2021)
4	No short term rentals in residential areas on the island. We want to protect our property values, decrease crime, and maintain our quality of life. NO high density housing and overcrowding on the island. (03/28/2021)
5	The new plan for the Island is amazing. Please carry through with all of it! (03/29/2021)
6	Get rid of dangerous short term rentals. Had shootings on Suntan and several police calls not to mention the annoying parties and noise from the one next to me. Had to call police at 11 PM. (03/29/2021)
7	Do not limit or ban short term rentals. They do not cause problems. They increase property values, bring in revenue, and enhance the island as a destination. A myth exists that STR increase crime. No, crime is local. I was a crime victim on 2020. The criminals were local. Most renters are families with children who come to enjoy the beauty of the island. North Padre Island is and can continue to be a wonderful place for visitors. (03/30/2021)
8	The rationale behind the ability to short term rent your property zoned as r-6 is archaic and not data driven. The truth of the matter is that limitations on who a homeowner can allow in their home stomps on constitutional rights. The argument that STR create an annoyance from wild party animals is just not the case. Managed responsibly, use of residential homes for short term rentals can be enjoyable, safe, and financially lucrative for homeowners, cities, and states. Local ordinances controlling noise, maintenance, etc are already in place and is the owners obligation to be in compliance at all times. This mob mentality of homeowners has got to stop and should not be supported by local regulation. Property owners, while not disrupting peace in the neighborhood, should have the right to allow individuals use of their home as they see fit, fee or no fee. (03/31/2021)
9	No short term rentals in areas zoned single family residential (03/31/2021)
10	More space needs to be kept forever green, space for wildlife, space for people to experience peace through natural surroundings. Not everything needs to be developed (03/31/2021)
11	I'd like to see more shops and restaurants. (04/06/2021)
12	We really need a sidewalk along Aquarius between Whitecap & Commodores. The tragic combined with cars on the shoulder make it impossible for a safe walk. Thank you. (04/07/2021)

# Padre/Mustang Island

## AREA DEVELOPMENT PLAN

#	Feedback
13	To much commercial in Commodore area. Old golf course should remain open spaces. (04/08/2021)
14	No short term rentals in single family residential areas. Start enforcing city ordinances. Keep all resort type business on the east side of Park Road 22. (04/09/2021)
15	Yeah all of the links in the survey gave a 404 error. Couldn't see any of them. (04/09/2021)
16	All lands that have been designated already as wetland mitigation areas should be left untouched. The beauty, fishing and wetlands and bird sanctuaries are what bring people to the Island. We do not need a manmade manipulated commercial space where estuaries have thrived. Develop the area of the ski canals. You will be destroying the habitats and beauty of our wildlife, including birds, bait fish, oyster beds and dolphins. Enough greed!!! (04/09/2021)
17	Leave natural estuaries, bird habitats, oysterbeds, etc (04/09/2021)
18	Need to clearly dictate what is acceptable in the various areas ... for example, no short term rentals in medium density single family neighborhoods. (04/09/2021)
19	Commercial development should remain on the beach side of 22 (04/09/2021)
20	Support the development of the Padre Lakes Marina! Any other development on this property to make a [Kemah] like atmosphere and tourist interests! (04/09/2021)
21	Residential only. (04/09/2021)
22	I'd like to see a River Walk similar to San Antonio's... more restaurants, shopping & nightlife. (04/10/2021)
23	Short Term Rentals - The City should enforce its existing Ordinance which makes Short Term Rentals illegal in single family neighborhoods zoned RS-6. Currently, the City is collecting Hotel Occupancy Tax on many of those illegal Short Term Rentals, located within Padre Isles single family home neighborhoods zoned RS-6. That makes the City complicit in the illegal activity of Short Term Rentals on Padre Island. (04/10/2021)
24	Short term rentals- The City of Corpus Christi should enforce the law (ordinance) that prohibits short term rentals in neighborhoods zoned RS-6 (single family residence). The city of CC is currently collecting taxes from these illegally operated businesses. That makes the city of Corpus Christi complicit in conducting illegal activity. This is a on going problem that needs to be fixed now. Continuing to do nothing is unacceptable to law abiding citizens and residents of Padre Island that adhere to the rules. (04/11/2021)
25	SHORT TERM RENTALS: The City of Corpus Christi NEEDS TO ENFORCE the existing Ordinance which makes Short Term Rentals illegal in single family home neighborhoods zoned RS-6. More and more Short Term Rentals are happening within the Padre Island single family home neighborhoods and are a nuisance. The City of Corpus Christi currently collects hotel occupancy tax on some of these STR's which makes the City complicit with the illegal activity of Short Term Rentals in the RS-6 zoned neighborhoods. (04/11/2021)
26	Stop AirBnB and Vrbo from destroying the Islands single family residential neighborhoods (04/11/2021)
27	Limit short term rentals to the gulf side of park rd 22.. allow those of us in residential neighborhoods peace and quiet. (04/11/2021)

# Padre/Mustang Island

## AREA DEVELOPMENT PLAN

#	Feedback
28	<p>Thank you for taking the time to propose a new vision for NPI. As a home owner on the Island and a father of 2 children, safety, good parks and outdoor activities are important to us and need to be great improved upon. We believe all rental units should be grouped into the same area and not spread across the residential areas where we live. A couple of key aspects of your proposal that has no mention of very important needs of the community. No new schools. There is currently a waiting list at Seashore due to capacity. We need another grade school - middle. We also need a high school. The old firehouse needs to be remodeled and or a new fire station added with a police substation. We also need an additional bridge or way to and from the Island as traffic is getting worse by today's standards. Look at South Padres traffic woes with one bridge. Thank you, [Personal Information Redacted] (04/12/2021)</p>