

# Plan CC Comprehensive Plan 2035



November 17, 2015



# CITY CHARTER



## City Charter - Article V. – Planning

### **Sec. 4. - The comprehensive plan.**

The city council shall adopt by ordinance a comprehensive plan, which shall constitute the master and general plan of the city. The comprehensive plan shall contain the city's policies for growth, development and aesthetics for the land within the corporate limits and the extraterritorial jurisdiction of the city, or for portions thereof, including neighborhood, community and, area-wide plans.

The comprehensive plan shall include the following elements:

- (1) A future land-use element;
- (2) An annexation element;
- (3) A transportation element;
- (4) An economic development, element;
- (5) A public services and facilities element, which shall include a capital improvement program;
- (6) A conservation and environmental resources element; and
- (7) Any other element the city council may deem necessary or desirable in order to further the above objectives.

Each element of the comprehensive plan shall include policies for its implementation and shall be implemented, in part, by the adoption and enforcement of appropriate land development regulations and other ordinances, policies and programs.



# Hierarchy of Plans



## I. Comprehensive Plan

### A. Area Development Plans

1. Master Service Plans
  - a) Capital Improvements Plans
  - b) Codes and Ordinances
  - c) Operation and Maintenance Plans (Budgets)
2. Specific Plans (Neighborhood Efforts)



# Background



- Issue: Long-term Plans Dated

Item	Age	Date of Last Update
Comprehensive Plan Policy Elements	26 years old	6/21/1987
10 Area Development Plans	5 19+ years old; 4 10+ years old	London 1987; Flour Bluff 1995; South East 1995; West-side 1995; South-side 2000; North West 2001; South Central 2004; Mustang Padre Island 2004
Annexation Plan	None	
Utility Master Plans	Updates needed	



# Background



- Fall of 2013
  - Dissolved the Planning Department
  - Requested Statement of Qualifications to Obtain Planning Services via Contract
  - Budget limited to Planning Department Funding
    - \$932,000/Year



# Background



- Selection Process: *“Most Qualified” Professional Services*
  - ▶ 2-Step Selection Process
    - Step 1a: Statement Of Qualification Submittals & Evaluation
    - Step 1b: Presentation & Interviews/Q&A
    - Step 2: Contract Negotiations
  - ▶ 2 firms submitted Statements Of Qualifications



# Background



- Selected: Goody Clancy & Associates
  - ▶ Planning & urban design, architecture, & preservation firm
  - ▶ National Awards include:
    - *2013 Award for Excellence in a Planning Firm* from American Planning Association
    - New Orleans post-Katrina comprehensive plan
  - ▶ Plans for:
    - Tyler, Texas
    - New Orleans & Shreveport, LA
    - Atlanta, Baltimore, Birmingham, Chicago, Columbus, Miami, etc.
  - Expertise of Sub-Consultants



# Background



- Contract Awarded – February 11, 2014
  - Strategic Comprehensive Plan
  - Downtown Area Development Plan
  - Southside Area Development Plan:
    - Scope to be defined & agreed upon after better understanding of issues during comprehensive plan work
- Current Budget:
  - Plan CC - \$957,487
  - Downtown Area Development Plan - \$417,560





# Background



COMMUNITY ENGAGEMENT:  
so all can have ownership of the Plan



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## What was Proposed.

Created Citizen Advisory Committee (CAC)

– Purpose:

- **Ensure that Plan CC is grounded in the values and aspirations of the people of Corpus Christi**
- Serve as sounding board and advisor to Planning Team
- Review and comment on draft plan
- Promote public participation

– Membership:

- Appointed by City Manager after obtaining input from City Council Members
- 78 Representatives



# Background



## ROBUST ENGAGEMENT PROGRAM

- ▶ Concentrated month of workshops:
  - Districts and neighborhoods
  - Citywide forum
- ▶ Digital outreach
- ▶ Survey



### AYUDA A PLANIFICAR EL FUTURO DE LOS PARQUES Y ESPACIOS PÚBLICOS DE MIAMI.

Planifica un espacio público para tu ciudad.

¿DÓNDE QUERES PARTICIPAR?

AREA FLAGLER NET	
NOVIEMBRE 23	NOVIEMBRE 23
NOVIEMBRE 23	NOVIEMBRE 23

AREA CENTRAL WEST NET	
NOVIEMBRE 30	NOVIEMBRE 30
NOVIEMBRE 30	NOVIEMBRE 30

AREA WEST FLAGLER NET	
NOVIEMBRE 7	NOVIEMBRE 7
NOVIEMBRE 7	NOVIEMBRE 7

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## Outreach:

- Stakeholder Interviews
  - Over 80 – Including City Council Members
- Working Groups
  - 8 Meetings
    - City staff
    - Local “experts”
    - CAC Members
- Public Meetings
  - 17 Meetings
    - Within Districts
    - City-Wide
  - On-line “town hall”

## What was Proposed.



# Background



## REVIEW EXISTING PLANS

- ▶ Consistency with Vision and Principles, best practices, market opportunities, citywide framework



## What was Proposed.

## Plans reviewed

- Existing Comprehensive Plan
- Existing Area Development Plans
- Master Service Plans
  - Utility Master Plans
  - Parks & Recreation Master Plan
  - Oso Parkway Plan
  - MPO Bicycle and Pedestrian Plan
  - MobilityCC & Urban Transportation Plan
  - Integrated Community Sustainability Plan
  - NAS-CC Joint Land Use Study
  - Erosion Response Plan
  - Northside Studies



# Background



## MARKET AND ECONOMIC REPORTS

- › Housing market
- › Commercial market
- › Cost of land use analysis
- › Economic and workforce opportunities



What was Proposed.

## Reports Produced:

- Residential Market Potential Analysis
- Office, Retail & Hotel Market Assessment
- Economic Development Assessment
- Cost to Serve Fiscal Analysis (Draft)
- Fiscal Impact Analysis of Future Land Use (Draft)
- Revenue Strategies (Draft)



# Plan CC 2035 Documents

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- I. Comprehensive Plan
- II. Strategic Implementation Plan
- III. Background Information



# Implementation Process



Comprehensive Plan

Strategic Implementation Plan

Departmental Strategic Plan

Annual Business Plans

- Partnerships

Annual Budget



# Schedule



- November 17 – Discussion
  - ❑ Motions of Direction for Changes to the Plan
- December 8 – 1<sup>st</sup> Reading of Ordinance
- December 15 – 2<sup>nd</sup> Reading of Ordinance

Image © 2014 Larry D. Moore



# Today

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- Discussion
  - Review and Recommend Changes