

Plan CC Comprehensive Plan 2035



Planning Commission
Presentation
April 15, 2015



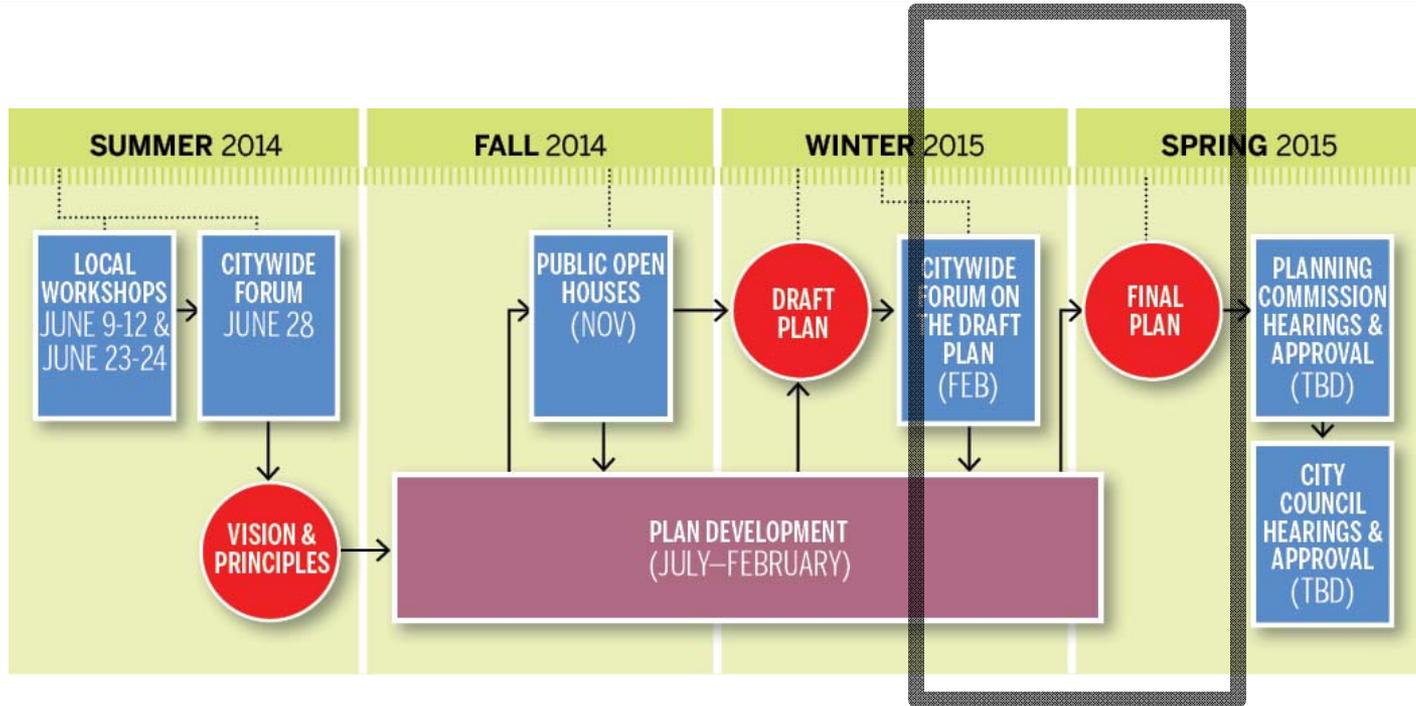
AGENDA



1. Project Status
2. Plan CC – the Big Picture
3. Land Use Policy Issues
4. Questions/Discussion



WHERE ARE WE IN THE PROCESS?





THE BIG PICTURE



- **Twenty-year time horizon:** one-volume plan for the whole city
- **Community-based:** shared vision
- **Strategic:** critical mass for visible impact
- **Action-oriented:** coordinate and collaborate over the short, medium, and long terms



THE BIG PICTURE



- Focus on **development and redevelopment within 2014 city limits** (excluding Chapman Ranch)
- Build on assets to **create compact, walkable centers**: Downtown, Urban and Neighborhood Villages



THE BIG PICTURE



- **Use incentives strategically for critical mass to leverage private investment.**
- **Create Orderly Development Annexation Areas.**
- **Build local capacity to implement the plan.**



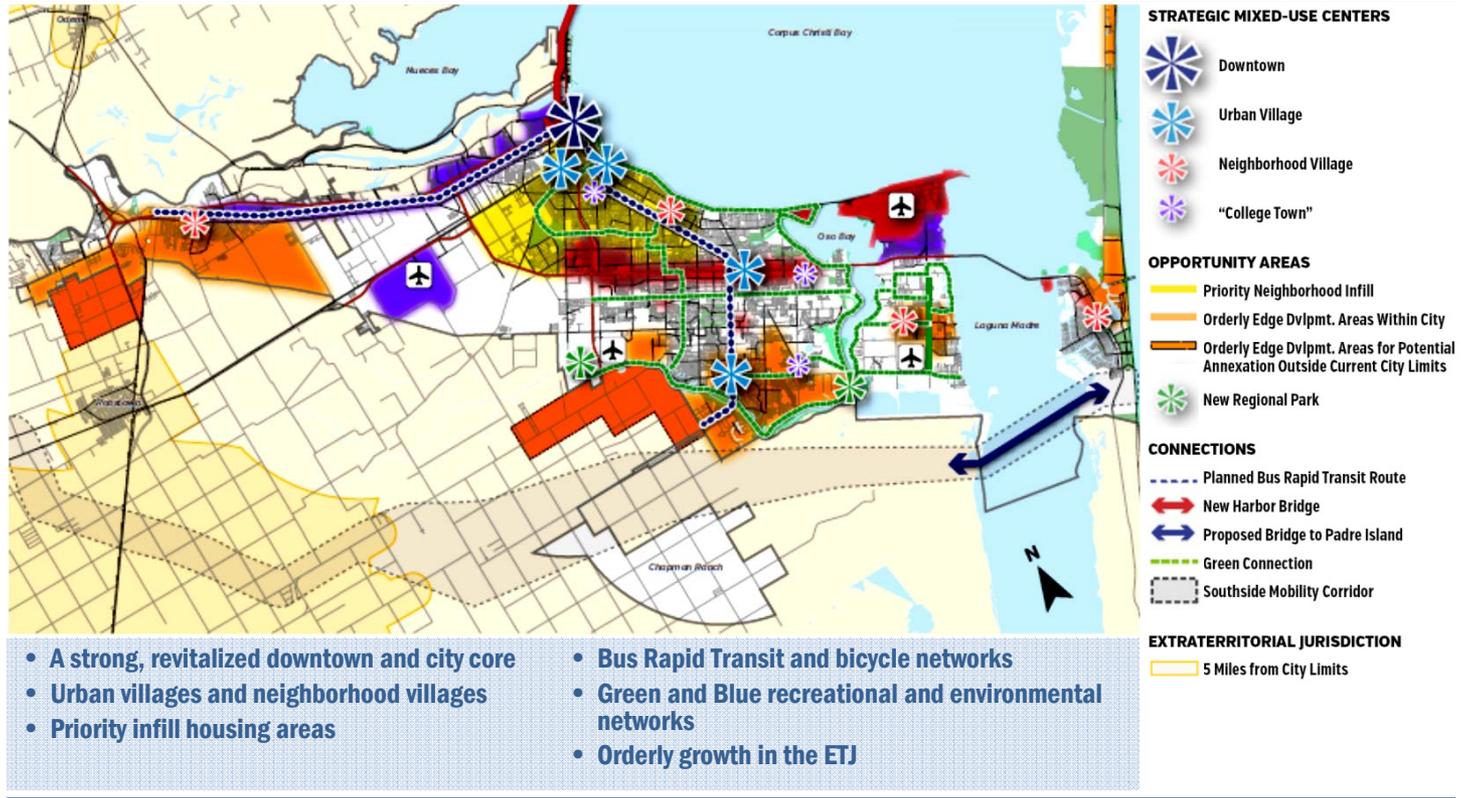
FOUR KEYS TO THE VISION



- **Diversify the economy and strengthen the workforce.**
 - *Our broadly diversified economy provides opportunity for all.*
- **Modernize and maintain infrastructure.**
 - *Modernized city services and systems support growth and vitality in all parts of the city.*
- **Enhance quality of life by improving places and connections.**
 - *High-quality, safe, connected and diverse neighborhoods provide a variety of living and housing choices.*
- **Protect and enhance green and blue resources.**
 - *Stewardship of our natural heritage and green space networks strengthens our unique character and supports resilience.*



STRATEGIC POLICY PRIORITIES DIAGRAM

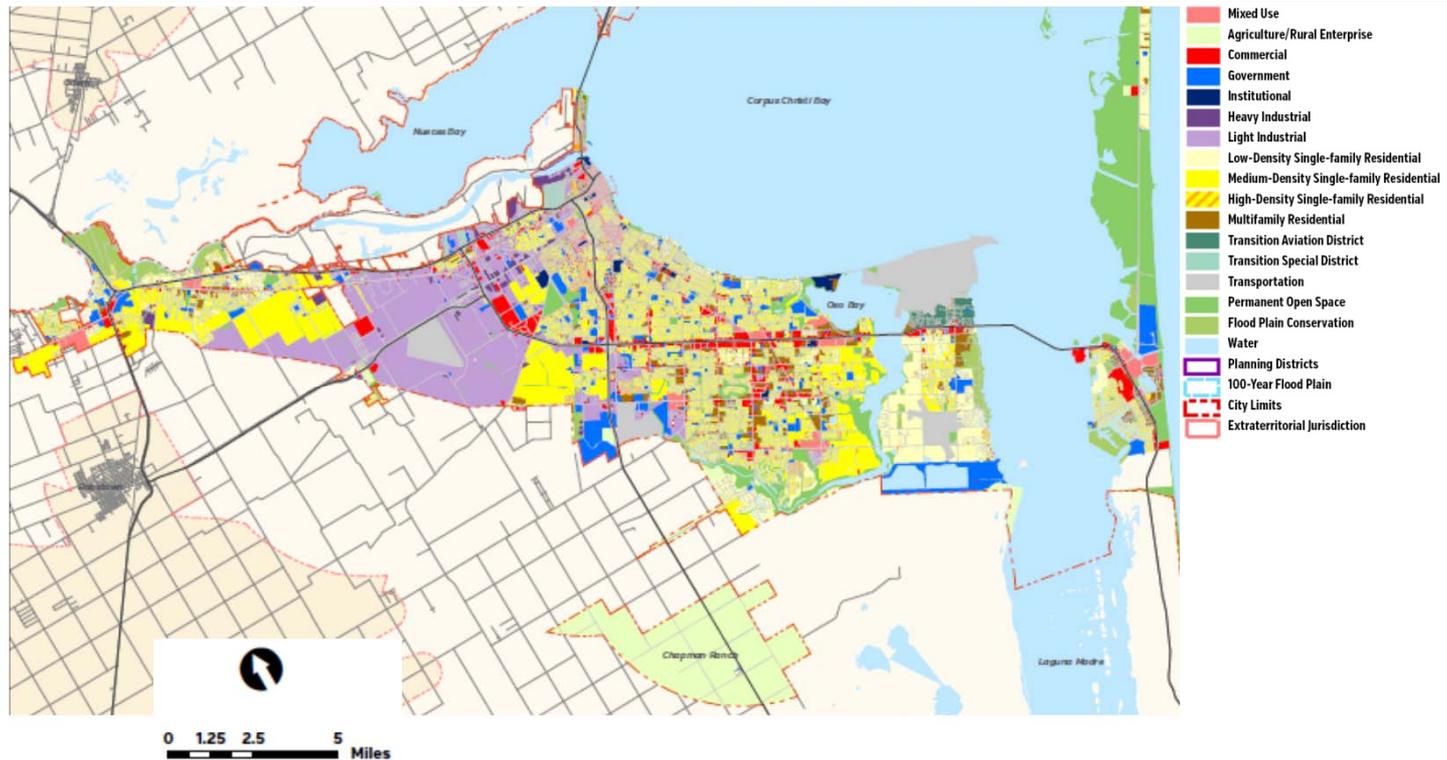


- A strong, revitalized downtown and city core
- Urban villages and neighborhood villages
- Priority infill housing areas

- Bus Rapid Transit and bicycle networks
- Green and Blue recreational and environmental networks
- Orderly growth in the ETJ



FUTURE LAND USE MAP





LAND USE POLICY ISSUES



- Special land use **transition areas**
- **Orderly development areas** and annexation
- Revitalization and **affordable/workforce housing production areas**
- **Strategy, capacity building and coordination actions**

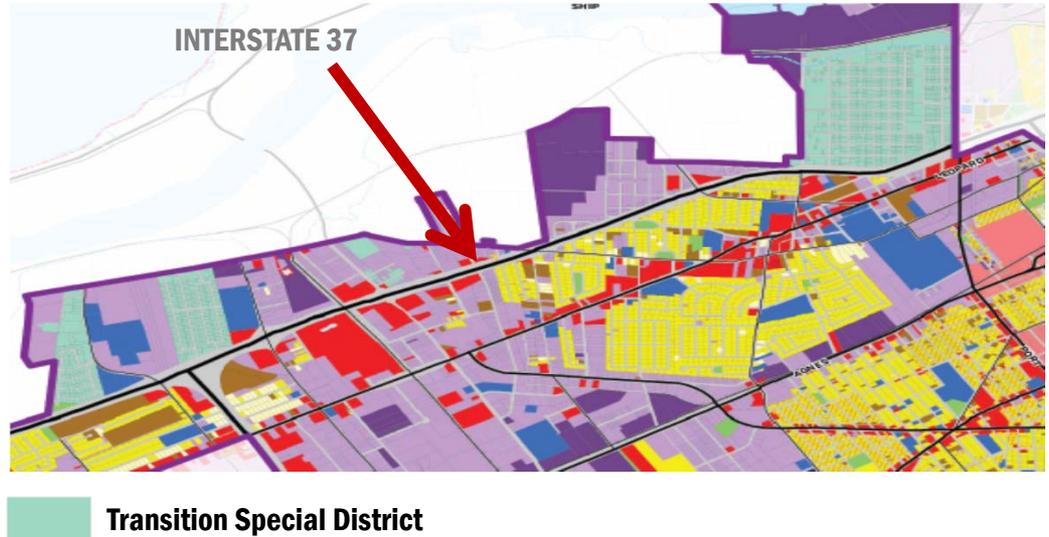


LAND USE COMPATIBILITY TRANSITION AREAS



Transition Special District:

- Residential enclaves north of I-37 and south of the industrial district
- Incompatible with adjacent industrial uses





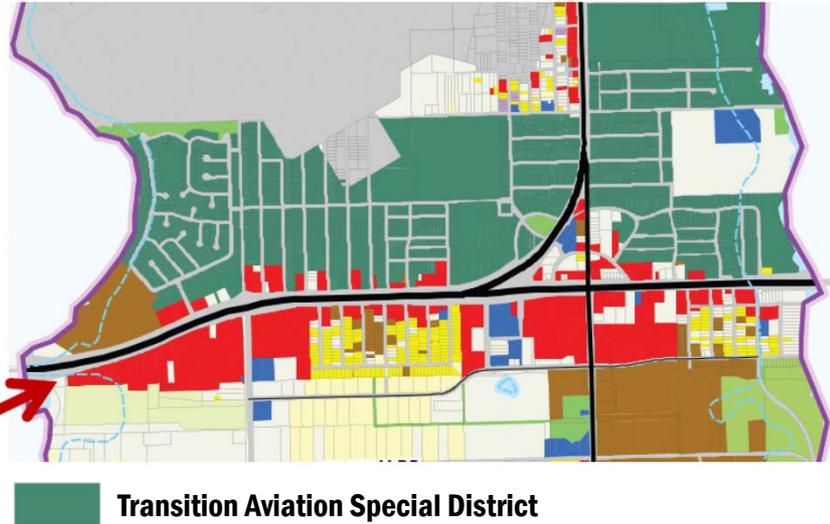
LAND USE COMPATIBILITY TRANSITION AREAS



Transition Aviation Special District:

- Residential enclaves north of SPID and south of NAS-CC
- Incompatible with safe air field operation

S. PADRE
ISLAND
DRIVE





ORDERLY DEVELOPMENT SYSTEM FOR ANNEXED LAND



- Establish a **new residential zoning district: 1 dwelling/20 acres.**
- Make this **the default district after annexation.**
- Establish a **new infrastructure policy: no extension of public water without public sewer.**
- Allow **rezoning only after identification of funding** for extension of public water and sewer.



INFRASTRUCTURE FUNDING OPTIONS



Those who directly benefit pay for infrastructure extensions, rather than all ratepayers.

- **Special assessment districts, such as Public Improvement Districts**
- **Impact fees**



POTENTIAL ANNEXATION AREAS

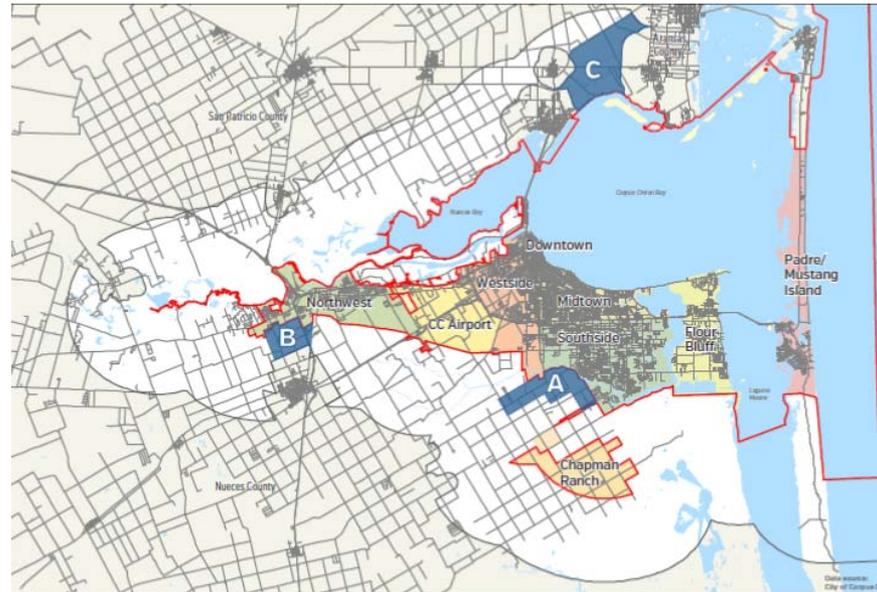


Orderly Development Areas:

- A Southside/London
- B Calallen

Industrial Agreements:

- C San Patricio
industrial area



- Proposed Annexation Areas
- Extraterritorial Jurisdiction
- Corpus Christi City Limits

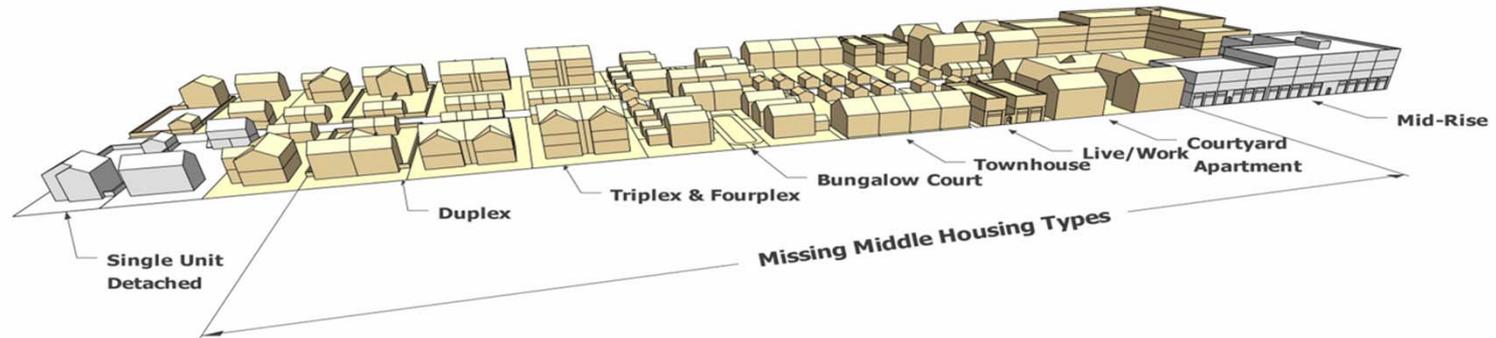




HOUSING REVITALIZATION AND AFFORDABLE HOUSING



- Housing choice
- Urban/Neighborhood Villages



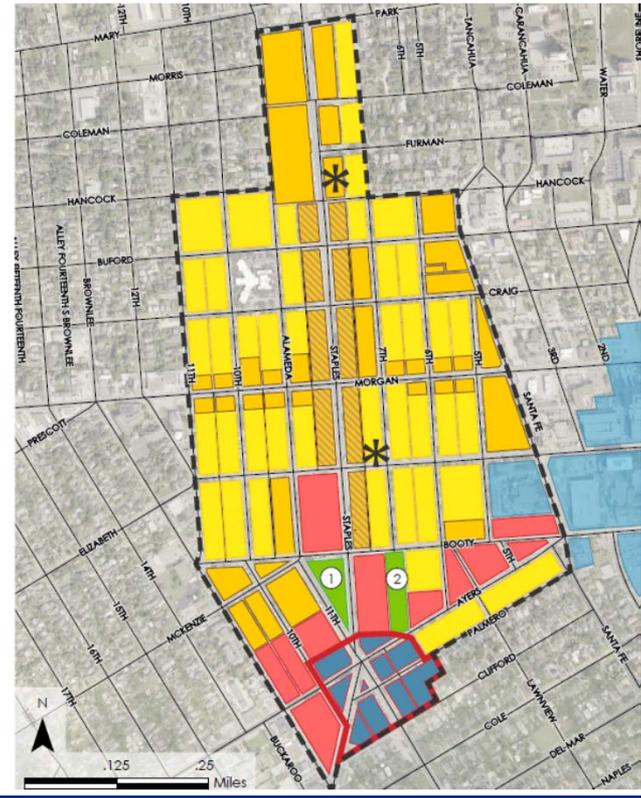
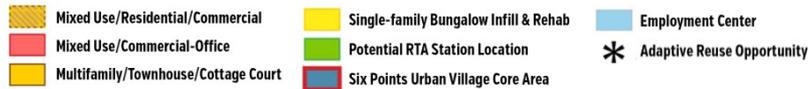


HOUSING REVITALIZATION AND AFFORDABLE HOUSING



Six Points area example:

- RTA and hospital investment
- Walkable area
- Commercial core
- Housing mix to support diverse housing needs
- Vacant land and buildings for redevelopment





HOW? STRATEGY



- Create a **Redevelopment Agency** as a local government corporation.
 - Professional staff
 - Initial capitalization
- Create **Neighborhood Empowerment Zones**.
 - Tax abatements, fee waivers, other incentives
- Create a **Corpus Christi Affordable Housing Trust**.
 - CC Housing Finance Corporation bonds
 - Dedicated permit fee or portion of fee
- Strategically **target Type A housing funds**.



HOW? CAPACITY BUILDING



Build local capacity:

- Housing Policy Advisory Committee
- Local Community Development Corporation

Build relationships with national funders:

- Choice Neighborhoods and Promise Neighborhoods
- Enterprise Community Partners
- Purpose Built Communities
- LISC (Local Initiatives Support Corporation)
- Rockefeller Foundation Resilience Program



WHO? COORDINATION



New Planning Department or Division

- Expertise in land use, housing, transportation, urban design, economic development
- Grant proposal writing
- Coordination of implementation of plans – breaking down silos
- Project management
- Potential co-location with Development Services or Housing & Community Development



Questions?