

DRAFT ORDINANCE

Ordinance adopting a new comprehensive plan for the City of Corpus Christi titled “Plan CC Comprehensive Plan 2035” and providing for a repealer clause and publication.

WHEREAS, the City of Corpus Christi, Texas (“City”), engaged in a two-year process of developing a twenty-first century comprehensive plan, titled Plan CC Comprehensive Plan 2035 (“Plan CC”), which includes policies to guide the physical and economic growth of the City and its extra-territorial jurisdiction through 2035 and replaces policies adopted in 1987;

WHEREAS, the City invited the public to workshops to give input and help develop a vision for Corpus Christi in 2035; and where the City used this input to develop the vision and principles element of Plan CC;

WHEREAS, City Staff provided guidance and assistance throughout the process and coordinated with various community agencies;

WHEREAS, the City invited community members representing a variety of interests to participate in a Citizens’ Advisory Committee to provide early input on the development of Plan CC and to review the draft document;

WHEREAS, numerous citizens and community organizations have studied Plan CC and presented their written or verbal recommendations for consideration;

WHEREAS, the Planning Commission, from time to time, may recommend amendments to Plan CC and the City Council may approve amendments consistent with the requirements of the City Charter;

WHEREAS, the Planning Commission has forwarded to the City Council its final report and recommendations regarding Plan CC;

WHEREAS, with proper notice to the public, public hearings on Plan CC were held on Wednesday, August 12, 2015, during a meeting of the Planning Commission, and on Tuesday, October 13, 2015, during a meeting of the City Council, during which all interested persons were allowed to appear and be heard; and

WHEREAS, the City Council has determined that Plan CC would promote sound development of the City and promote the public health, safety, and welfare of its citizens.

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF CORPUS CHRISTI, TEXAS:

SECTION 1. It is the public interest to adopt Plan CC Comprehensive Plan 2035 (“Plan CC”), a new 20-year comprehensive plan, as a guide for the physical and economic growth of the City and its extra-territorial jurisdiction, said document being attached hereto and labeled Exhibit A.

DRAFT ORDINANCE

SECTION 2. The City shall use Plan CC as a guideline to facilitate Area Development Plans, service Master Plans and other plans that the City considers necessary for systematic growth and development.

SECTION 3. The City shall use Plan CC to establish codes and ordinances, as the City deems necessary, to promote the sound development of the City and to provide for public health, safety, and welfare of its citizens.

SECTION 4. City Staff, Planning Commission, and City Council shall review and amend Plan CC, if necessary, at least every five years.

SECTION 5. All ordinances or parts of ordinances that are in conflict with this ordinance are hereby expressly repealed and the document titled “City of Corpus Christi Policy Statements: An Element of the Comprehensive Plan,” an element of the comprehensive plan adopted by Ordinance 19865 in 1987, is repealed.

SECTION 6. Publication shall be made in the City’s official publication as required by the City’s Charter.

DRAFT ORDINANCE

The foregoing ordinance was read for the first time and passed to its second reading on this the _____ day of _____, 20____, by the following vote:

Nelda Martinez	_____	Brian Rosas	_____
Rudy Garza	_____	Lucy Rubio	_____
Chad Magill	_____	Mark Scott	_____
Colleen McIntyre	_____	Carolyn Vaughn	_____
Lillian Riojas	_____		

The foregoing ordinance was read for the second time and passed finally on this the _____ day of _____, 20____, by the following vote:

Nelda Martinez	_____	Brian Rosas	_____
Rudy Garza	_____	Lucy Rubio	_____
Chad Magill	_____	Mark Scott	_____
Colleen McIntyre	_____	Carolyn Vaughn	_____
Lillian Riojas	_____		

PASSED AND APPROVED this the _____ day of _____, 20_____.

ATTEST:

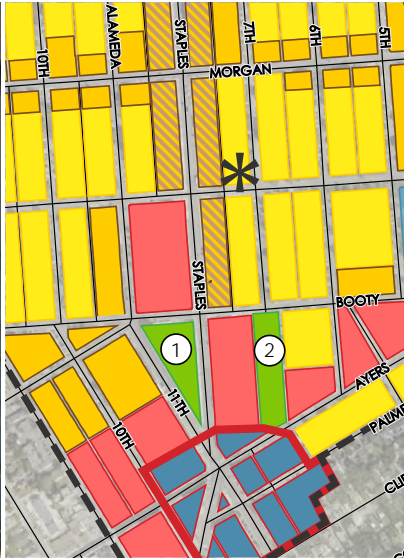
Rebecca Huerta
City Secretary

Nelda Martinez
Mayor

DRAFT
JULY 2015

Plan CC

Comprehensive Plan 2035



CITY OF CORPUS CHRISTI, TEXAS | JULY 2015

EXHIBIT A

Plan CC

Comprehensive Plan 2035



Acknowledgements



- Corpus Christi City Council, 2014-2015
- Plan CC Citizens Advisory Committee
- Mayor Nelda Martinez
- City Manager Ron Olson
- City staff members

THANK YOU to the residents, neighborhood and business leaders, community advocates, and stakeholders who participated in creating this Comprehensive Plan by attending public meetings and engaging with one another, by sharing your experience and knowledge of Corpus Christi in interviews and meetings with the planning team, and by expressing your commitment to Corpus Christi's future. Everyone can be part of putting this plan into action!

PLAN CC TEAM

- > Goody Clancy, *prime consultant*
- > Stantec Urban Group, *technical lead*
- > Peter Kwass Consulting, *economic development*
- > W-ZHA, *commercial market analysis*
- > Zimmerman /Volk Associates, *housing market potential*
- > TischlerBise, *cost-of-services analysis*
- > Kailo Communications Studio, *public outreach*

ORDINANCE WILL APPEAR HERE AND ON THE NEXT PAGE.
PAGES WILL BE ADDED AND LAYOUT ADJUSTED AS NEEDED.



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IF NEEDED.



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JULY 2015

1



A Vision and Guiding Principles for Corpus Christi's Future

Plan CC is a new kind of comprehensive plan for Corpus Christi. It has a 20-year time horizon and includes a vision for the future and goals and policies for an integrated series of elements that affect decision making about the physical development of the city. The plan provides direction for the city as a whole and will be followed by area development plans that provide more detailed direction for specific parts of the city while reflecting the overall vision and goals of the citywide plan.

This comprehensive plan for the next 20 years is not a **prediction** of what will happen by 2035, nor is it a 20-year **projection** into the future. It is a **plan**. It is designed to guide the city to take advantage of opportunities, invest in the future, and make choices that result in higher quality of life and a more diversified economy.

Corpus Christi stands poised for a once-in-a-generation opportunity for transformative growth. The city has long experience with the booms and busts characteristic of the energy economy. Since 2011, the city has enjoyed the benefits of the Eagle Ford Shale boom, but this time Corpus Christians want to use the boom to establish long-term, sustainable economic growth and enhance quality of life for everyone.

Developing a vision statement is an essential early step in creating a comprehensive plan. Vision statements and accompanying principles focus attention on a community's values, sense of identity, and aspirations. The **vision** statement tells a story and paints a picture of an ideal future in 2035. The **principles** are based on precepts that are important for guiding the comprehensive plan itself and its implementation. In public meetings around the city, interviews, and website commentary, citizens articulated their desires and hopes for an ideal future. The experience of creating the Plan CC vision and principles showed that citizens from different parts of the city and from all walks of life share many values and hopes about the kind of future they want for Corpus Christi.

Our Vision

In 2035... Corpus Christi is a thriving community with a strong, diversified economy, a high quality of life for individuals and families throughout the city, and a well-protected environment of natural beauty. Our unique combination of Gulf Coast bay and beach attractions, vibrant cultural life, economic opportunity, and a variety of housing choices supports long-established families and makes Corpus Christi a magnet for young professionals, entrepreneurs, retirees and visitors to the most distinctive destination on the Texas Gulf Coast.

> ***Our broadly diversified economy provides opportunity for all.***

While the port, the oil and gas industry, the military bases, and tourism continue as important mainstays of our economy, new sectors are thriving through entrepreneurial start-ups, technology spin-offs from university research, and expanded ecotourism. Our skilled workforce results from a commitment to a strong culture of educational achievement, from pre-school to grad school. Graduates of TAMU-CC and Del Mar College find jobs in Corpus Christi that allow them to stay, grow, and enjoy urban amenities in a Gulf Coast lifestyle.

> ***Modernized city services and systems support growth and vitality in all parts of the city.***

City services, infrastructure, and utility systems—including streets, drinking water supply, wastewater, and stormwater management—have been modernized over the last 20 years to ensure that the city can support and maintain urban and industrial growth, employing best practices in a cost-efficient manner.

> ***High-quality, safe, connected, and diverse neighborhoods provide a variety of living choices.***

Corpus Christi's growth has revitalized older parts of the city; created new live-work-play neighborhoods and downtown; resulted in compact, mixed-use centers in key commercial districts; and promoted a connected sense of place and neighborhood in new housing development. Mixed-income neighborhoods provide housing affordable at every income level for diverse households, young and old—singles, couples, families with children, empty nesters, and retirees. People can get around the city by multiple modes of transportation—connected networks of good streets and sidewalks, safe bicycle routes, and excellent public transportation.

> ***Stewardship of our natural heritage and green-space networks strengthens our unique character and supports resilience.***

As the major South Texas city on the Gulf of Mexico, our city offers a distinctive combination of an important port, city and island beach attractions and entertainment, greenways and parks, boating and fishing opportunities, and nature experiences. Good stewardship of natural assets reduces our vulnerability to coastal hazards and enhances our resilience. We work to understand and preserve our natural heritage because it is at the foundation of our way of life and our economy.

Corpus Christi in 2035 is a unique place to live, work, study and play—prosperous and full of opportunity, well-run and welcoming, livable and affordable, a lively urban center and a waterside playground—one of the most enterprising and forward-looking cities in Texas.

The Principles



Be strategic. Strategically integrate public physical, economic, and social investments to leverage private investment and grants in order to create critical mass that supports enhanced choices in housing, transportation, retail and services. This critical mass will then stimulate self-sustaining activities.



Be cost-effective. Establish cost-effective best practices and systems to support ongoing city services and infrastructure.



Act transparently. Promote civic engagement and keep everyone with a stake in the city's future informed about community conditions, options, and opportunities to participate in decision making.



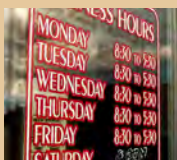
Be accountable. Establish action plans with time lines and responsible parties, as well as systems for regular public review of

the implementation of the comprehensive plan.



Pursue goals through partnerships. City government alone cannot implement the comprehensive plan.

Collaborative partnerships with regional groups, agencies, businesses, institutions, nonprofits, and citizens are critical to effective implementation.



Be business-friendly. Establish a climate that attracts new industries and supports business growth and entrepreneurship as well as streamlined regulations that also protect environmental resources and quality of life.



Pursue high-quality development. Make public investments a model of excellent design and function and establish high quality design standards for private development. Consistent application of clear standards will make the city more attractive for people who live here now and attract new residents.



Promote good health. Create policies and physical conditions that promote healthy lifestyles in Corpus Christi through easy access to physical activity, healthy food, and medical care.



Prepare students for good jobs by keeping the focus on educational achievement. 21st-century jobs increasingly require a post-secondary education, like associate's or bachelor's degrees or a technical credential. A skilled and well-educated workforce will attract new investment.



Support diversity. Establish policies and strategies that support physical, social and economic diversity in individuals, households, business, and living conditions. These will strengthen the city's ability to attract and retain people throughout the life cycle and across the income range and to create environments that support enterprises of all kinds—from microbusinesses and start-ups to major industries.

2



Green and Blue: Natural Systems, Parks & Recreation

Natural Systems, Parks & Recreation focuses on the protection and enhancement of natural areas and parks with goals to enhance water quality, preserve natural areas, expand networks of green corridors, improve green infrastructure and expand public access to diverse, high-quality recreation opportunities.

Plan CC's Vision for Natural Systems, Parks and Recreation

Stewardship of our natural heritage and greenspace networks strengthens our unique character and supports resilience. As the major South Texas city on the Gulf of Mexico, our city offers a distinctive combination of an important port, city and island beach attractions and entertainment, greenways and parks, boating and fishing opportunities, and nature experiences. Good stewardship of natural assets reduces our vulnerability to coastal environmental hazards and enhances our resilience. We work to understand and preserve our natural heritage because it is at the foundation of our way of life and our economy.



Goals and Policies

GOALS	POLICIES FOR DECISION MAKERS
Natural Systems	
1. Corpus Christi Bay, the Nueces River, Oso Bay, Oso Creek, and other water resources meet or exceed federal and state quality standards, provide environmentally healthy aquatic and wetland habitat, and are fishable and swimmable.	<ul style="list-style-type: none"> Support initiatives to ensure that it is always safe to swim at public beaches on the bay and on Padre and Mustang Islands. Support initiatives to improve water quality so that shellfish beds are open throughout the city and can thrive throughout the Bay. Support programs to manage the balance of fresh and salt water in the estuary.
2. Wetland areas are protected or effectively replaced so that there is no net loss of wetlands.	<ul style="list-style-type: none"> Support initiatives to preserve wetlands in the estuary. Support creation of a wetlands mitigation bank, if feasible.
3. Important natural areas, such as bird breeding sites, are preserved and protected as usable habitat networks with ecological integrity.	<ul style="list-style-type: none"> Support initiatives for preservation of bird rookeries and similar critical habitat sites. Continue to support and protect nature preserves. Promote ecotourism as a way to encourage and fund preservation of the natural environment and wildlife habitat.
4. The city has a network of green corridors including Oso Creek, drainage ways, medians and street trees, parks, and urban wilds to enhance connections for birds and other wildlife.	<ul style="list-style-type: none"> Give priority to natural, green drainage systems for storm water management. Give priority to strengthening the green character of existing open spaces. Secure protection of the Oso Creek corridor through implementation of a linear park along Oso Creek. Coordinate storm water management with trails and green network projects.
5. Natural barrier-beach environments are protected.	<ul style="list-style-type: none"> Support continued enforcement of regulations that protect barrier beaches.
Urban Forest	
6. Native and other trees adapted to the environment provide shade along major streets and in parks and other public spaces.	<ul style="list-style-type: none"> Promote tree preservation and tree planting on public and private property. Support creation of "adopt a tree" programs. Give priority to native tree planting along major corridors and other public spaces, with sufficient short-term irrigation to establish trees for long-term, drought-tolerant survival. Support a full urban forestry program with appropriate staff within the Parks and Recreation Department.

Open Space, Parks and Recreation

7. Corpus Christi has a network of attractive, safe, and well-maintained parks that provide shade and other amenities, are well-used by the public, and meet the diverse needs of the population.	<ul style="list-style-type: none">▪ Promote strategic implementation of the 2012 ten-year Parks and Recreation Master Plan (PRMP) to support comprehensive plan goals.▪ Update the PRMP every ten years.▪ Support cost-effective redesign to ensure that parks are safe and provide sufficient shade.
8. Parks, recreational areas, and other green public spaces are of high quality and are well-maintained.	<ul style="list-style-type: none">▪ Provide adequate resources for basic maintenance and operation of all parks, recreational facilities, and other green public spaces, as discussed in the PRMP.▪ Continue to seek partnerships and sponsorships to support park maintenance.▪ Incorporate sustainable maintenance practices.
9. Corpus Christi offers residents an array of opportunities for water-based recreation.	<ul style="list-style-type: none">▪ Develop a plan for facilities and programs so that every resident has the opportunity to learn how to swim.▪ Seek partnership options to create community boating programs and education.

3



Resilience and Resource-Efficiency

Resilience and Resource-Efficiency focuses on the issues of resilience and resource efficiency, particularly energy. Resilience is not only the ability to respond to and recover from hazard events but also the ability to anticipate hazards and reduce overall vulnerability by adapting to changing conditions and promoting multiple lines of defense against hazardous events. The section on resource-efficiency focuses on expanding access to renewable energy sources and promoting efficient resource use through sustainable design. Water conservation is treated in the element *Infrastructure, Facilities, and Services*.

Plan CC's Vision for Resilience and Resource-Efficiency

Good stewardship of natural assets reduces our vulnerability to coastal environmental hazards and enhances our resilience.



Goals and Policies

GOALS	POLICIES FOR DECISION MAKERS
Resilience	
1. Corpus Christi has a holistic community standard of resilience that adapts to changing conditions such as storm hazards, high winds, and sea level rise.	<ul style="list-style-type: none"> Support periodic review of resilience planning and implementation to adapt to changing conditions. Promote public understanding of risk and the responsibilities of individual households, as well as city, state, and federal governments.
2. The City has a multiple lines-of-defense strategy for protection against flooding from coastal storm surges.	<ul style="list-style-type: none"> Promote implementation of regulations that protect barrier beaches and dunes. Promote implementation of flood-protection measures throughout the city.
Resource Efficiency	
3. Government operations and buildings are models of resource-efficiency and renewable sources.	<ul style="list-style-type: none"> Support a greenhouse-gas audit and use of renewable energy sources. Continue organizational and operational improvements to maximize energy and resource-efficiency and reduce waste. Give preference to energy-efficient designs, materials and equipment in public facilities and in infrastructure. Expand the use of renewable energy sources for City operations.
4. Renewable sources of energy, including solar and wind, and other energy-conservation strategies, are available to city households and businesses.	<ul style="list-style-type: none"> Promote making renewable-energy options available to homes and businesses.
5. Green building techniques are used in new development and retrofits.	<ul style="list-style-type: none"> Promote green building through awards and nonfinancial incentives.
6. Reinvestment in existing communities conserves resources and sensitive environments.	<ul style="list-style-type: none"> Support clean-up and adaptive reuse of brownfields. Encourage the preservation and adaptive reuse of existing structures to reduce construction waste and conserve energy and materials. Encourage urban farming and community gardens to promote access to local food.

4



Housing and Neighborhoods

Housing and Neighborhoods focuses on three issues: overall access to a diverse supply of quality housing; investment in the quality of life in established and new neighborhoods; and promoting community identity and sense of place. Housing goals and policies focus on meeting the diverse needs of households at all income levels and all life-cycle stages, reducing chronic homelessness, and ensuring that all housing is code-compliant, in good condition, and resource-efficient. Goals and policies for neighborhood improvement include support for established neighborhoods, mixed-use urban villages, and more connected neighborhoods.

Plan CC's Vision for Housing and Neighborhoods

High-quality, safe, connected and diverse neighborhoods provide a variety of living choices. Corpus Christi's growth has revitalized older parts of the city; created a new live-work-play neighborhood downtown; resulted in compact, mixed-use centers in key commercial districts; and promoted a connected sense of place and neighborhood in new housing development. Mixed-income neighborhoods provide housing affordable across the income scale for diverse households, young and old—singles, couples, families with children, empty nesters, and retirees. People can get around the city by multiple modes of transportation—connected networks of good streets and sidewalks, safe bicycle routes, and excellent public transportation.



Goals and Policies

GOALS	POLICIES FOR DECISION MAKERS
Housing	
1. Corpus Christi has a comprehensive housing policy to guide development of quality neighborhoods.	<ul style="list-style-type: none"> Support a community-based system to develop and implement a citywide housing policy that includes stakeholders from government, the nonprofit sector, and the private sector.
2. Quality housing meets the diverse needs of households at all income levels and all stages of the life cycle.	<ul style="list-style-type: none"> Support the planning, regulatory and funding initiatives needed to provide a diversity of housing types—rental and ownership, market-rate and assisted—to meet community needs.
3. Chronic homelessness is significantly reduced.	<ul style="list-style-type: none"> Provide proactive city leadership in planning and implementing homelessness policies.
4. All housing is in good condition and code-compliant.	<ul style="list-style-type: none"> Support effective, efficient, and sensitive code enforcement that focuses on compliance.
5. New and redeveloped housing is resource-efficient.	<ul style="list-style-type: none"> Ensure that City-assisted housing, whether new or rehabilitated, is resource-efficient. Promote resource-efficiency in all new housing through non-financial incentives, such as permit streamlining.
Neighborhoods	
6. Corpus Christi sustains and maintains established neighborhoods.	<ul style="list-style-type: none"> Support programs to encourage infill development and rehabilitate housing stock in established neighborhoods. Support enhanced code enforcement and campaigns to address litter issues. Promote the organization of neighborhood associations and community initiatives to maintain neighborhoods.
7. Neighborhoods are enhanced by investments in “urban villages” to improve quality of life.	<ul style="list-style-type: none"> Focus public investments—physical, environmental, functional, and social—to support walkable neighborhood commercial and mixed-use districts, including compact centers along major roads. Locate public facilities, civic, and cultural uses within or adjacent to neighborhood commercial districts to act as anchors where feasible. Coordinate among city departments and with the Housing Authority, school districts, county, state and federal agencies on the location of new facilities and the disposition of properties.
Community Identity and Sense of Place	
8. The design of new developments promotes a sense of neighborhood rather than creating isolated subdivisions or apartment complexes.	<ul style="list-style-type: none"> Support regulations and guidelines that promote interconnected development. Ensure that pedestrian and bicycle facilities are available in new and redeveloped areas. Encourage unobtrusive parking solutions.

5



Diversifying the Economy and Strengthening the Workforce

The Economic Development and Workforce goals focus on diversifying Corpus Christi's economy and supporting well-paying jobs by building on existing industries, promoting innovation, and growing new sectors. Key elements to support diversification include retaining and attracting firms, cultivating an "entrepreneurial ecosystem" that supports small businesses, attracting talented professionals, and ensuring that students and unemployed or underemployed workers are adequately prepared to find and maintain employment. In addition to building on important long-time sectors like oil and gas and tourism, this element stresses the potential of assets such as higher education research and military bases to bring entrepreneurial energy and more 21st-century jobs to Corpus Christi.

Plan CC's Vision for Economic Development

Our broadly diversified economy provides opportunity for all. While the port, the oil and gas industry, military bases, and tourism continue as important mainstays of our economy, new sectors are thriving through entrepreneurial start-ups, technology spin-offs from university research, and expanded ecotourism. Our skilled workforce results from a commitment to a strong culture of educational achievement, from pre-school to grad school. Graduates of TAMU-CC and Del Mar College find jobs in Corpus Christi that allow them to stay, grow, and enjoy urban amenities in a Gulf Coast lifestyle.



Goals and Policies

GOALS	POLICIES FOR DECISION MAKERS
1. Corpus Christi has a diversified economy of well-paying jobs that builds on existing industry strengths and technological innovation.	<ul style="list-style-type: none"> ▪ Leverage the technological strengths of companies in the oil and gas cluster by supporting new product development and expansion into new markets. ▪ Support market diversification by the tourism industry. ▪ Promote expansion of public and private research activity in the region that offers the potential for the development of new products and the emergence of new industries.
2. Corpus Christi is able to attract and retain firms because of its competitive assets and supportive business environment.	<ul style="list-style-type: none"> ▪ Develop and maintain strong lines of communication between local government and businesses to ensure timely response to business needs. ▪ Ensure that business taxes, fees, and regulations are reasonable and equitable. ▪ Make regulatory processes efficient and transparent. ▪ Provide financial incentives judiciously for business investments that offer the potential for strong catalytic impacts, and structure incentives to provide the maximum public benefits. ▪ Increase the availability of technical and financial resources essential to entrepreneurship. ▪ Foster the development of a high-quality workforce across a wide range of occupations and skill levels that meets the current and emerging needs of local businesses and makes workforce a positive factor for business prospects. ▪ Maintain transportation and utility infrastructure in good repair and make additional modernization investments as necessary in a timely manner.
3. Corpus Christi has a robust “entrepreneurial ecosystem” that supports a thriving small business community.	<ul style="list-style-type: none"> ▪ Foster a community culture that recognizes and embraces innovation and entrepreneurship. ▪ Invest in the resources and capacity that support new venture startup and growth. ▪ Encourage youth to develop entrepreneurial talents.

GOALS	POLICIES FOR DECISION MAKERS
4. Corpus Christi is a community of choice for talented entrepreneurs and professionals.	<ul style="list-style-type: none">▪ Foster a community culture that embraces diversity, values new ideas, and welcomes new residents.▪ Create a strong, positive image for Corpus Christi, both internally and externally.▪ Strengthen community institutions and amenities that provide a high quality of life.▪ Provide positive incentives for highly skilled individuals who have other locational choices to settle in Corpus Christi to pursue their careers.
5. Unemployed and underemployed workers have access to training and support services that enable them to improve their employment status and qualify for jobs offered by local employers.	<ul style="list-style-type: none">▪ Ensure that career training programs and other workforce development services are aligned with employer needs and responsive to changing employer demand.▪ Support an easily accessible and seamless service delivery system for jobseekers.▪ Promote provision of essential support services that enable workers to seek and maintain employment.▪ Promote a balance between responding to immediate labor force needs and planning for longer-term changes in the labor market.
6. Every student completes his or her education, whether high school or college, with the skills needed to enter a well-paying career.	<ul style="list-style-type: none">▪ Make school completion a high civic priority with broad community support and engagement.▪ Promote partnerships and encourage integrated early childhood services—incorporating cognitive, intellectual and emotional development, health, and family social services—to ensure that children entering school are ready to learn.▪ Promote provision of a range of age-appropriate career exploration and experience opportunities for children, beginning at the elementary level.▪ Promote alignment of education, including school boards and workforce development agencies, with the needs of local industry.

6



Getting From Here to There: Transportation and Mobility

Transportation and Mobility focuses on improving Corpus Christi's transportation infrastructure and systems, including expanding mode choices to encourage biking, walking, and public transportation while maintaining the roadway system for long-term effective use. Integrating land use and transportation planning, along with support for aviation, rail freight and shipping from Corpus Christi, are key goals for the future.

Plan CC's Vision for Transportation and Mobility

People can get around the city by multiple modes of **transportation**—connected networks of good streets and sidewalks, safe bicycle routes, and excellent public transportation. City services, infrastructure and utility systems—including streets—have been modernized to ensure that the city can support and maintain urban and industrial growth, employing best practices in a cost-efficient manner.



Goals and Policies

GOALS	POLICIES FOR DECISION MAKERS
1. Corpus Christi has an efficient and safe transportation network, including bicycles, pedestrians, public transportation, aviation, shipping, trucks and automobiles, that is integrated with land uses and promotes transportation choice, healthy lifestyles, and sustainable development patterns.	<ul style="list-style-type: none"> ▪ Support a multimodal transportation network that is integrated with land uses. ▪ Support compliance with transportation design standards. ▪ Support the development of mode-choice corridors for bicycles, pedestrian and public transportation.
2. Corpus Christi's street system is maintained to standards for long-term effective use.	<ul style="list-style-type: none"> ▪ Support a long-term program to repair existing streets and regularly maintain the system to minimize life-cycle costs. ▪ Support adequate and balanced funding sources for long-term operation and maintenance of the street network. ▪ Integrate transportation planning with utility infrastructure planning.
3. Improve the design and function of neighborhood collector and local streets.	<ul style="list-style-type: none"> ▪ Promote lower vehicular speeds and bicycle/pedestrian use on neighborhood streets. ▪ Consider a reconstruction program for local streets.
4. Corpus Christi has a convenient and efficient public transportation system.	<ul style="list-style-type: none"> ▪ Support continued implementation of the Corpus Christi Regional Transportation Authority Long-Range Strategic Plan to prioritize funding to increase ridership and reduce single-occupancy vehicle use. ▪ Support an operations plan to increase the efficiency and lower the life-cycle costs of the public transportation system. ▪ Support transit-oriented development (TODs) near public transportation stations.
5. Corpus Christi International Airport is the aviation gateway to the Coastal Bend and supports economic development.	<ul style="list-style-type: none"> ▪ Continue to implement the Airport Master Plan.
6. Support and enhance continuing national freight rail service from Corpus Christi.	<ul style="list-style-type: none"> ▪ Support enhancements to rail service essential to the city's economic success. ▪ Minimize delays and improve safety at at-grade railroad crossings.



Community Infrastructure, Facilities and Services

Infrastructure, Facilities, and Services focuses on the improvement of long-term water supplies, water security, waste-water treatment, solid waste disposal and storm water and drainage systems through cost-effective and environmentally sustainable initiatives. Proposed improvements focus especially on long-term planning that integrates management strategies to meet or surpass regional and state goals and standards.

Plan CC's Vision for Infrastructure, Facilities and Services

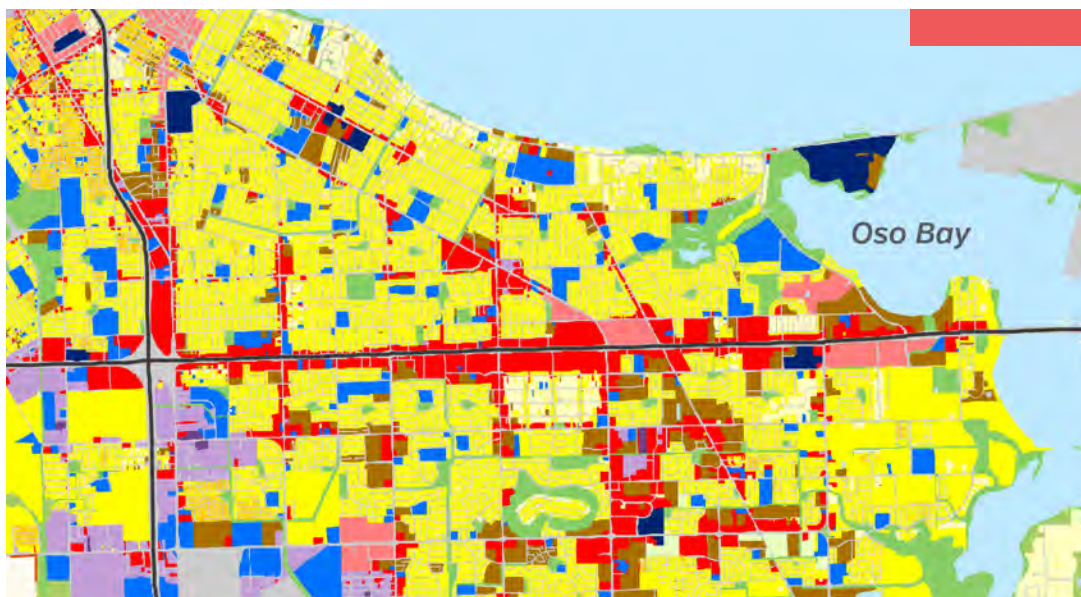
Modernized city services and systems support growth and vitality in all parts of the city. City services, infrastructure and utility systems—including streets, drinking water supply, wastewater, and storm water management—have been modernized to ensure that the city can support and maintain urban and industrial growth, employing best practices in a cost-efficient manner.



Goals and Policies

GOALS	POLICIES FOR DECISION MAKERS
Natural Systems	
1. Corpus Christi has an integrated, sustainable water-resource management program that provides a long-term supply of the right water for the right use—drinking water for residents and processed water for business and irrigation—while ensuring the integrity of environmental systems.	<ul style="list-style-type: none"> Develop and maintain integrated water-management strategies of surface, reuse, conservation, aquifer storage and recovery and desalination. Support a water system and management master plan to meet demand through the year 2060. Continue implementing the city's water-conservation plan. Support a strategic approach to providing adequate water, wastewater-treatment and storm-drainage infrastructure to support redevelopment and new development in targeted areas.
2. Corpus Christi has long-term water security that exceeds state water quality requirements.	<ul style="list-style-type: none"> Provide a safe, efficient, and sustainable water supply, treatment, and distribution system in an environmentally sound manner. Maintain and improve existing water infrastructure, including the incorporation of new technologies where appropriate.
3. Corpus Christi has a cost-effective and environmentally sustainable wastewater-treatment system that supports existing development and accommodates future growth.	<ul style="list-style-type: none"> Support improvements to meet state and federal standards. Support an approach that establishes priorities for the replacement and correction of existing facility deficiencies and for meeting future needs.
4. Corpus Christi has a storm water and drainage system that is environmentally and economically sustainable.	<ul style="list-style-type: none"> Promote natural drainage approaches ("green infrastructure") and other alternative non-structural and structural best practices for managing and treating storm water. Promote reduction of pollutants in the Bay by reducing storm water discharges. Promote economic development by reducing potential losses due to flooding and water-quality degradation. Review the creation of a more equitable billing system for storm water services.
5. All residences and businesses have a dependable, environmentally safe means to dispose of solid waste.	<ul style="list-style-type: none"> Continue providing city and regional waste-management services. Continue to maximize landfill capacity by supporting recycling that meets or exceeds state and regional goals.
6. The City maintains all municipal buildings and facilities for long-term use.	<ul style="list-style-type: none"> Support investment in an asset-management system. Continue to invest in best practices for long-term, life-cycle energy and resource efficiency in improvements, renovations, or new facilities.
7. Buildings, facilities and open spaces, both public and private, comply with ADA (Americans with Disabilities Act) standards.	<ul style="list-style-type: none"> Support programs to meet all outstanding ADA deficiencies in public facilities. Make ADA accessibility information available to the public.
8. Corpus Christi has state-of-the-art broadband and telecommunications services.	<ul style="list-style-type: none"> Seek provision of high-speed Internet and telecommunications access to all residents and businesses.
9. The city's electric grid is protected and resilient.	<ul style="list-style-type: none"> Work with electric service providers to upgrade the grid and put it underground.

8



Future Land Use, Zoning, and Urban Design

Every comprehensive plan contains an element on future land use and a future land use map. The **Future Land Use, Zoning, and Urban Design** element sets forth the policy framework for the physical development of Corpus Christi over the next 20 years. It is the guide for decision makers on the pattern, distribution, density and intensity of land uses that, over time, will help the city achieve the community's vision for the future. The future land use map is not a zoning map but provides the foundation for zoning. It guides land-use decision makers when they are called upon to exercise their discretion in making rulings on rezoning and similar issues.

Plan CC's Vision for Land Use, Zoning & Urban Design

FROM THE VISION:

Corpus Christi's growth has revitalized older parts of the city; created new live-work-play neighborhoods and downtown; resulted in compact, mixed-use centers in key commercial districts; and promoted a connected sense of place and neighborhood in new housing development....

FROM THE PRINCIPLES:

- **Pursue high-quality development.** Make public investments a model of excellent design and function and establish high-quality design standards for private development. Consistent application of clear standards will make the city more attractive for people who live here now and attract new residents.
- **Be strategic.** Strategically integrate public physical, economic, and social investments to leverage private investment and grants in order to create critical mass that supports enhanced choices in housing, transportation, and retail and services. This critical mass will then stimulate self-sustaining activities.



Goals and Policies

GOALS	POLICIES FOR DECISION MAKERS
1. Corpus Christi development patterns support efficient and cost-effective use of resources and high quality of life.	<ul style="list-style-type: none"> Protect and enhance stable residential neighborhoods. Promote revitalization and redevelopment of older neighborhoods. Support creation of a City redevelopment authority or similar agency.
2. Downtown and mixed-use urban and neighborhood villages provide walkable environments and new housing options.	<ul style="list-style-type: none"> Support planning to create urban and neighborhood villages.
3. Public and private developments demonstrate high standards of design.	<ul style="list-style-type: none"> Adopt design standards and guidelines that result in high-quality built environments.
4. Regulations to protect military and civilian airfield and airport use are in place.	<ul style="list-style-type: none"> Adopt regulations consistent with the recommendations of the Joint Land Use Study.
5. Transitions from residential enclaves to non-residential uses have occurred in industrial and aviation special districts.	<ul style="list-style-type: none"> Support city involvement in setting up a fair transition process.
6. Annexation plans provide for orderly growth in the southern ETJ and industrial agreements in the northern ETJ.	<ul style="list-style-type: none"> Adopt policies and regulations that ensure orderly development in annexed areas.

Housing and Neighborhoods

- Preserve and support the character of stable residential neighborhoods.
- Encourage residential infill development on vacant lots within or adjacent to existing neighborhoods.
- Locate multifamily development where there is nearby access to retail, services, and public transportation, such as in mixed-use centers or urban villages.
- Promote interconnected neighborhoods with appropriate transitions between lower-intensity and higher-intensity land uses.
- Avoid locating small areas of residential uses where they will be surrounded by intensive commercial or industrial uses.

Mixed-Use Centers

- Promote residential and mixed-use development downtown.
- Provide for compact and walkable mixed-use urban villages that concentrate retail and services within walking distance of neighborhood residences and where they could support improved public transportation service, such as expected major bus stations and future stops for bus rapid transit, creating “transit-ready” locations.
- Provide for neighborhood villages—smaller mixed-used areas to

concentrate neighborhood-serving retail and services along with some residential development.

Efficient Development Patterns

- Locate new residential developments adjacent to and connected to existing development.
- Avoid “leapfrog” development that locates subdivisions far from other residential areas.
- Avoid development that is incompatible with the operation of military airfields and the airport.
- Use annexation powers combined with minimum lot size in zoning and infrastructure policy to promote orderly and efficient development in the ETJ.
- Locate heavy industrial uses close to one another and to services for industrial uses.

Environment and Resilience

- Preserve and protect environmentally sensitive land and water.
- Preserve land around creeks and drainage corridors to achieve a green network of interconnected parks, multi-use paths, passive and active recreational spaces, and conservation land.
- Avoid development without resilience measures and mitigation in areas vulnerable to hazards.

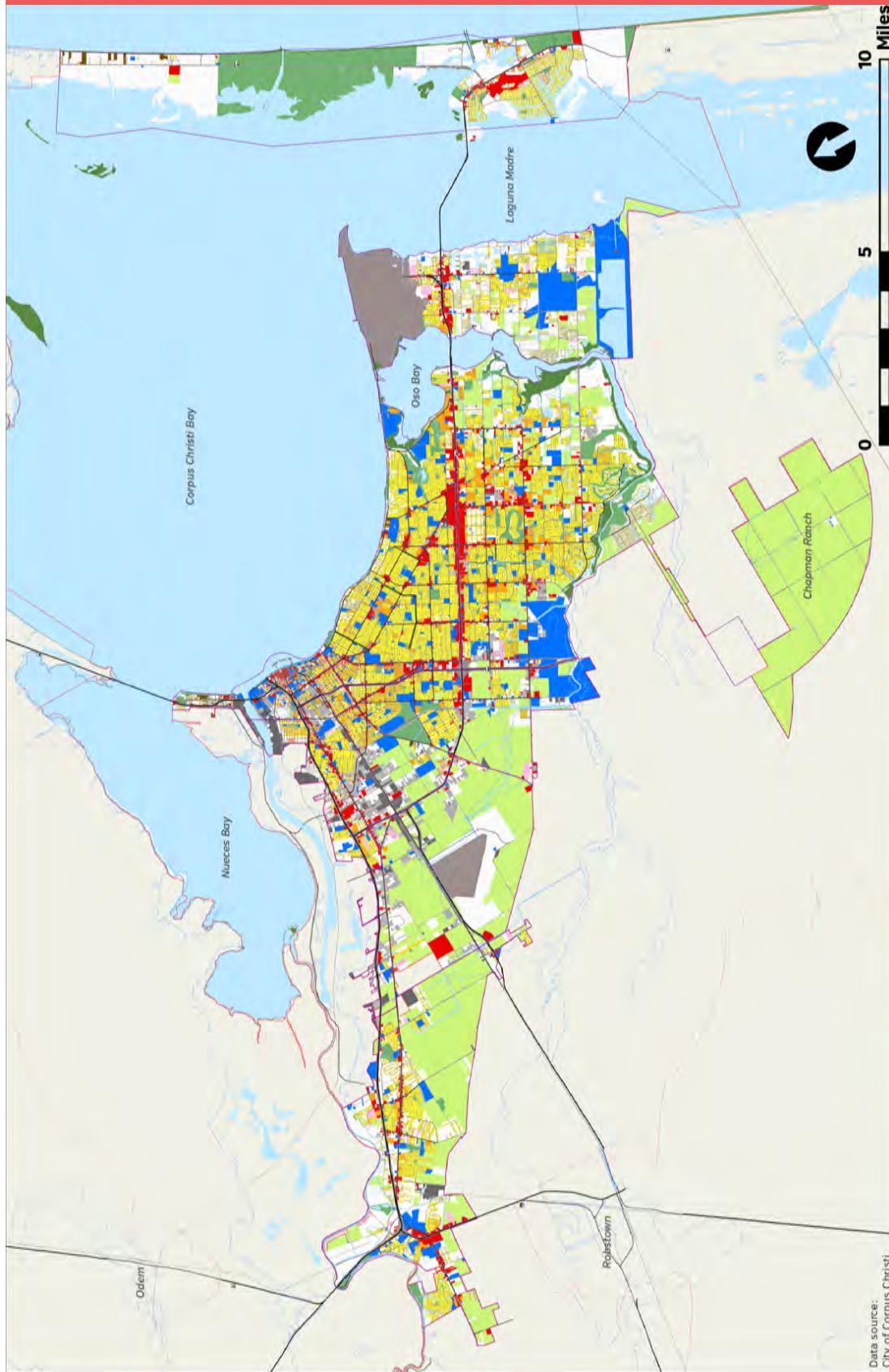
Plan CC's Land Use Principles

Planning Districts



Data source:
City of Corpus Christi

Existing Land Use



Data source:
City of Corpus Christi

- Water
- 100-year Flood Plain
- City Limits
- County Line
- Extraterritorial Jurisdiction
- Commercial
- Transportation
- Conservation/Preservation
- Drainage Corridor
- Dredge Placement
- Heavy Industrial
- Light Industrial
- Agriculture/Rural
- Estate Residential
- Low-Density Single Family
- Medium-Density Single Family
- High-Density Single Family
- Multifamily
- High-Density Single Family
- Mobile Home
- Park
- Professional Office
- Public/Semi-Public
- Vacant

Future Land Use Definitions

RURAL USES

Agriculture/Rural Enterprise

This category includes farms and other enterprises that serve the rural population, such as convenience retail and gas stations, agricultural suppliers, and so on. Uses include:

- Single-family homes on very large lots or associated with rural enterprise uses
- Agricultural uses
- Vacant land that has not previously been developed
- Small business clusters that serve a rural population

RESIDENTIAL USES

The predominant residential land use in the City of Corpus Christi is the single-family dwelling at a range of densities. Instead of a general residential category, the Future Land Use Map for Plan CC designates three density levels for single-family housing and a separate land use category for multifamily development and for mixed-use development, which can include housing. The purpose of this approach is to show multifamily housing locations. All residential categories also include schools, churches, and neighborhood-serving public uses. Where small enclaves of residential uses are surrounded by existing or planned light-industrial or intensive commercial uses, rezoning should not perpetuate or enlarge these enclaves.

Single-Family

- Low-density single-family: up to 4 units per acre
- Medium-density: 5 to 12 units per acre (including two-family dwellings)
- High-density: more than 12 units per acre

Multifamily

- Multifamily development can range from small apartment buildings with three or four units and townhouse developments to large apartment buildings.
- Smaller buildings of no more than three stories can coexist with neighborhoods of predominantly single-family housing, preferably located at intersections or on collector streets.
- Preferred locations for larger buildings include downtown and downtown-adjacent areas, locations within a walkable distance of urban village cores, and transportation and transit corridors.

COMMERCIAL USES

Commercial land uses include retail and office uses that are typically open to the public at large. Other commercial uses, such as wholesale and distribution businesses, are included in the light industry category because they have similar impacts, such as high volumes of trucking. In Corpus Christi, 60 percent of retail development is located in the SH358/South Padre Island Drive corridor. The concentration of retail and other commercial businesses in this corridor is unlikely to change, particularly because so much of it is located on frontage roads to the highway. The desired change is for redevelopment and transformation of this commercial area into higher-value and more attractive development with higher design standards. Schools, churches, and neighborhood-serving public uses can be included in commercial land use areas.

Zoning can distinguish among different types of commercial development including:

Neighborhood Commercial

- Areas for neighborhood retail and services that meet the day-to-day needs of residents and workers of surrounding neighborhoods (typically within a 3-mile radius) with a range of uses such as smaller grocery stores, banks, restaurants and services such as small professional and health offices, barber/beauty shops, dry cleaners, and so on.
- These areas are accessible by automobile with sufficient parking, but also should be designed to accommodate pedestrian and bicycle access.

General Commercial

- Commercial areas serving a citywide or regional trade area, including shopping and entertainment centers that offer a range of retail and service establishments, including large supermarkets, department stores, movie theaters, big box stores, and supporting retail and professional services.
- Office buildings or office uses on upper stories.
- Leisure and entertainment uses.
- General commercial areas are generally accessed by auto, but these properties should be designed to accommodate pedestrians and bicyclists, provide interior circulation between properties, and use appropriate landscaping to counter heat island and stormwater-management impacts.

INDUSTRIAL USES

Most of the industrial uses within the city limits of Corpus Christi are light industrial; heavy industry is located in the ETJ industrial districts.

Light Industrial

- Light industrial and office uses, potentially in “business park” settings, and typically near major transportation routes and services including highways, railroads, and airport facilities.
- Light industrial uses typically produce consumer or end-user goods, require limited amounts of raw materials and energy, and are small- to medium-scale in size. Examples include food processing, furniture manufacture, and consumer electronics.
- Small- to medium-sized warehouse and distribution uses.
- Urban agriculture to produce a mixture of foodstuffs for sale
- Supporting uses, such as minor retail and services that support the major uses.

Heavy Industrial

- Heavy manufacturing and large warehousing and distribution facilities.
- Heavy industry is capital-intensive and generally sells to other industries rather than to final consumers.
- Uses that require significant truck traffic and/or rail connections.
- Supporting uses such as minor retail, services, and offices connected to the industrial use or serving an industrial park.
- Certain public uses, such as landfills, that have an industrial character and impact.

TRANSITION DISTRICTS

Special I-37 Transition District

The Special I-37 Transition District covers the residential uses west of the alignment of the new Harbor Bridge and north of I-37, such as Hillcrest and Dona Park. Located close to oil refineries and other industrial establishments, these neighborhoods have long been concerned about environmental pollution and contamination and have been losing population. The construction of I-37 cut them off from neighborhoods to the south. The Transition District designation indicates that over time the residential uses should leave this area and the designated land use should become light industrial or a buffer use (offices,

supporting uses) within a heavy industrial district. The existing residential population includes both owner-occupants and tenants, predominantly low-income. The transition should take place over time within a framework that provides fair compensation and assistance to residents in moving to other parts of the city.

Special Aviation Transition District

The Special Aviation Transition District is also a district for transition from residential to non-residential uses, but for a different reason. NAS-CC and the City prepared and adopted a Joint Land Use Study (JLUS) in 2013 that called for land use changes to ensure compatibility with military and civilian aviation. For NAS-CC, this means avoiding residential land uses and other concentrations of people between the military installation and South Padre Island Drive. Implementing this recommendation of the JLUS is particularly important for NAS-CC, one of the most important employers in Corpus Christi. The federal government is expected to begin another evaluation of potential base closings in 2017, and efforts to implement the JLUS will help secure NAS in Corpus Christi.

Like the I-37 Transition District, the Aviation Transition District is home to a low- and moderate-income population of owner-occupants and tenants and the transition process is likely to take many years. A process providing for fair compensation and assistance should be put in place for this area as well and could involve reimbursement programs run by the Federal Aviation Administration.

MIXED-USE AREAS

Mixed-use centers, ranging from vibrant downtown environments to active urban villages, include residential, retail, and office uses. Mixed-use centers are pedestrian-friendly and provide concentrated population and activity centers that can support enhanced transit. The mixture can be vertical, with uses on different floors of a building, and horizontal, with different uses side by side, and include multifamily, townhouse, cottage and small-lot single-family residential, retail and services, offices, hotels and live/work structures. Buildings should be oriented to the street, with active ground-floor uses that provide easy pedestrian access. Parking should be located in the rear of the lot or to the side where

lots are shallow, or in parking structures. Shared parking districts can make parking more efficient and benefit the entire district. Uses that require large amounts of trucking are not suitable for mixed-use areas. Churches, schools and public uses are included in mixed-use areas.

Plan CC has one mixed-use land use designation that includes three types of mixed-use districts, which can be distinguished through zoning or overlay districts:

- **Downtown:** Downtown is the largest center of pedestrian-oriented, mixed-use activity, with both vertical and horizontal mixture of uses, including housing, offices, ground-floor retail, services, restaurants and entertainment, cultural amenities, and so on. The mixture of uses creates a vibrant 18- to 24-hour, 7-day-a-week live-work-play environment.
- **Urban Village:** Urban Villages are medium-sized walkable centers that cover multiple blocks, include ground-floor stores and restaurants and upper-story offices, and typically have public transportation stops or stations. The types of stores, restaurants, and other amenities serve residents in the surrounding neighborhood and attract people from other parts of the city.
- **Neighborhood Village:** Neighborhood Villages are smaller, walkable, mixed-use villages that can be as small as a few blocks around an intersection. They primarily serve the surrounding neighborhoods with retail and services.
- A “**collegetown**” is a type of Urban Village, with retail, services, entertainment, and (often) housing, that is oriented toward the needs of students and located near a university or college or student-oriented housing.

OTHER

INSTITUTIONAL

Hospitals, colleges, universities, and similar institutions, whether public or private, are designated as separate land uses because of their campus-like character, which requires special attention to edges and relationships with adjacent areas.

GOVERNMENT

Government uses include federal, state, county, regional and municipal government facilities and installations, except for government-owned institutions.

PERMANENT OPEN SPACE

Parks and playgrounds, recreational fields and facilities, greenways, and other green areas managed for public access and recreation

FLOOD PLAIN CONSERVATION

Lands within the 100-year flood plan, preferably preserved for environmental reasons

TRANSPORTATION

Airports, railroads, highway and interstate rights-of-way.

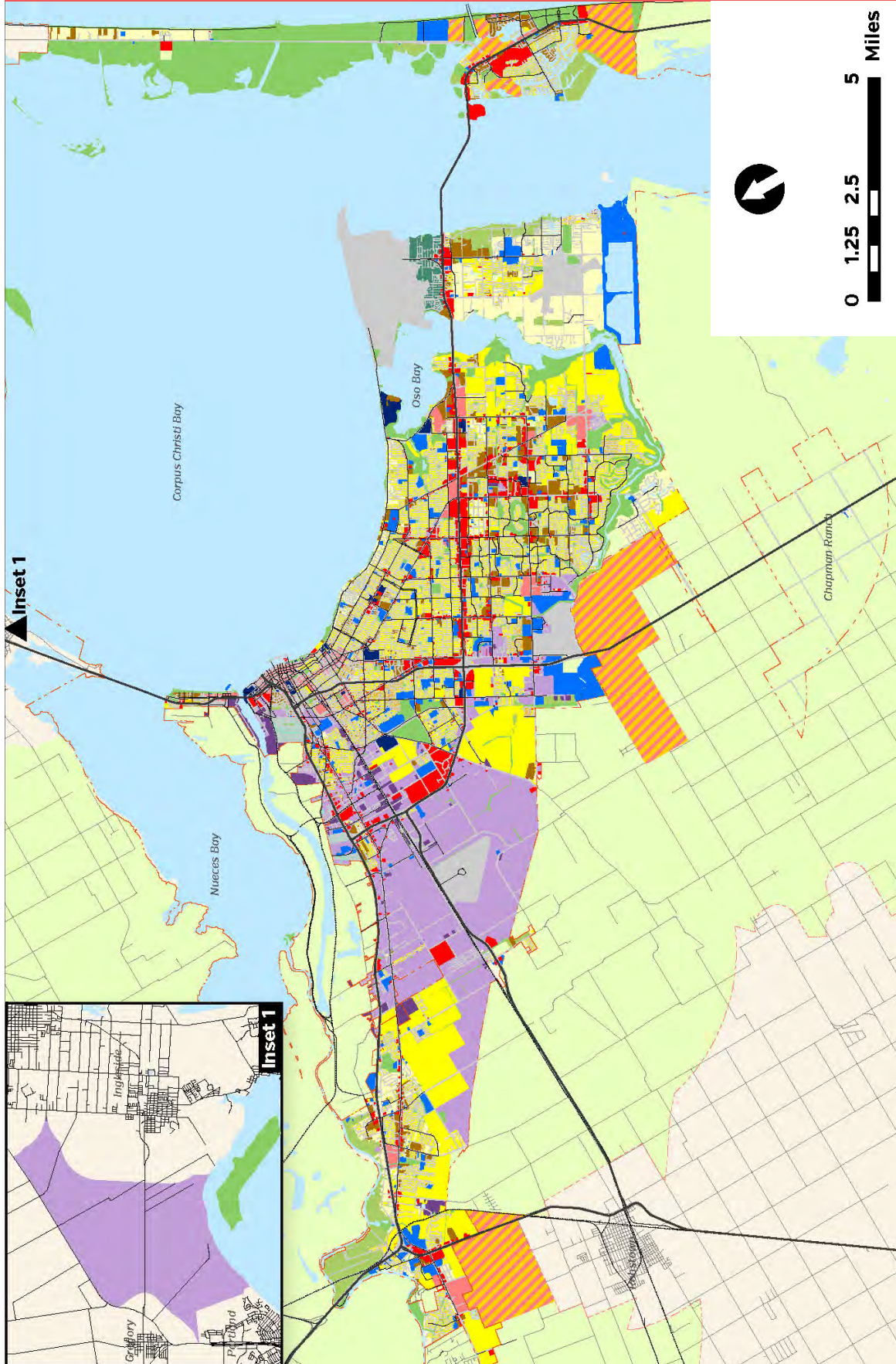
PLANNED DEVELOPMENT AREAS

Planned development areas are lands that are currently undeveloped or underutilized but may be suitable in the future for a variety of uses, taking into account environmental and other constraints. Designated on Padre and Mustang islands and in the potential annexation areas, planned development areas are expected to require a rezoning tied to a master planning process or an Area Development Plan process.

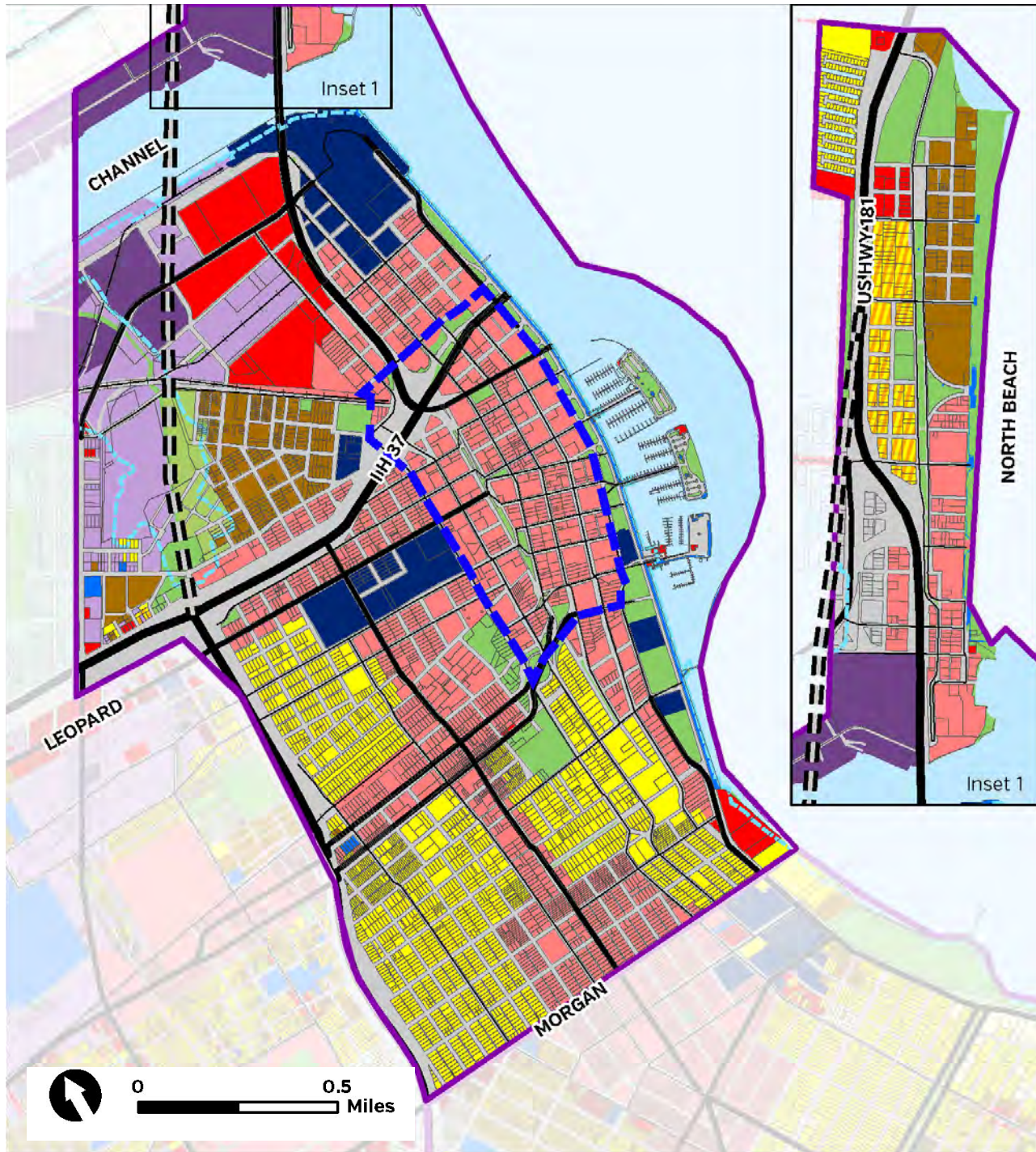
Key: Future Land Use Map [facing page]

 Mixed Use	 Medium-Density Single-Family Residential	 Flood Plain Conservation
 Agriculture/Rural Enterprise	 High-Density Single-Family Residential	 Water
 Commercial	 Multifamily Residential	 100-Year Flood Plain
 Government	 Transition Aviation Special District	 City Limit
 Institutional	 Transition Special District	 Extraterritorial Jurisdiction
 Heavy Industrial	 Transportation	 Planning District
 Light Industrial	 Planned Development	 Central Business District
 Low-Density Single-Family Residential	 Permanent Open Space	 Proposed Harbor Bridge Alignment

Future Land Use



Downtown Planning District **Future Land Use**



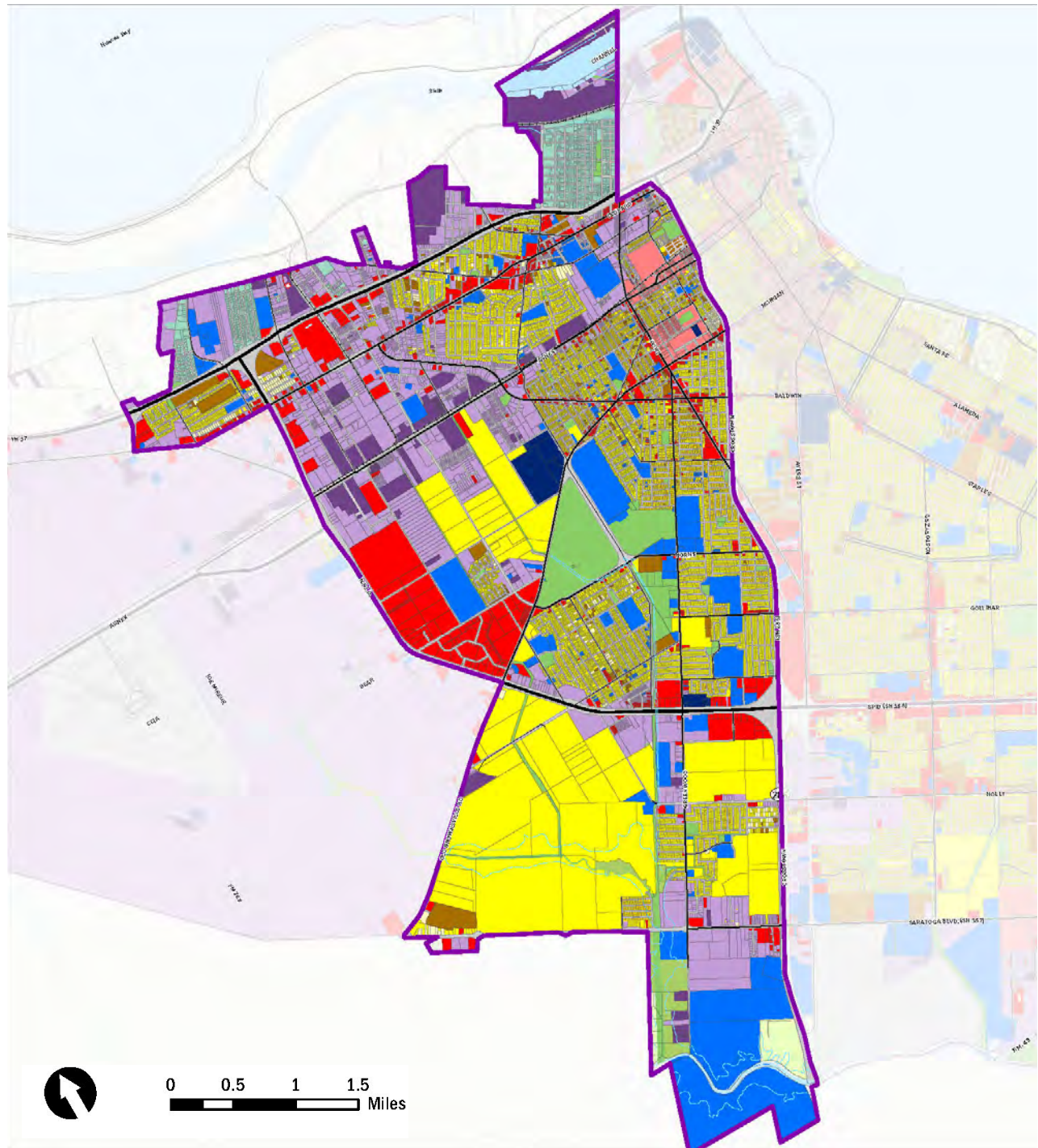
FUTURE LAND USE Downtown Planning District

- Mixed Use
- Agriculture/Rural Enterprise
- Commercial
- Government
- Institutional
- Heavy Industrial
- Light Industrial
- Low-Density Single-Family Residential

- Medium-Density Single-Family Residential
- High-Density Single Family Residential
- Multifamily Residential
- Transition Aviation Special District
- Transition Special District
- Transportation
- Planned Development
- Permanent Open Space

- Flood Plain Conservation
- Water
- 100-Year Flood Plain
- City Limit
- Extraterritorial Jurisdiction
- Planning District
- Central Business District
- Proposed Harbor Bridge Alignment

Westside Planning District **Future Land Use**

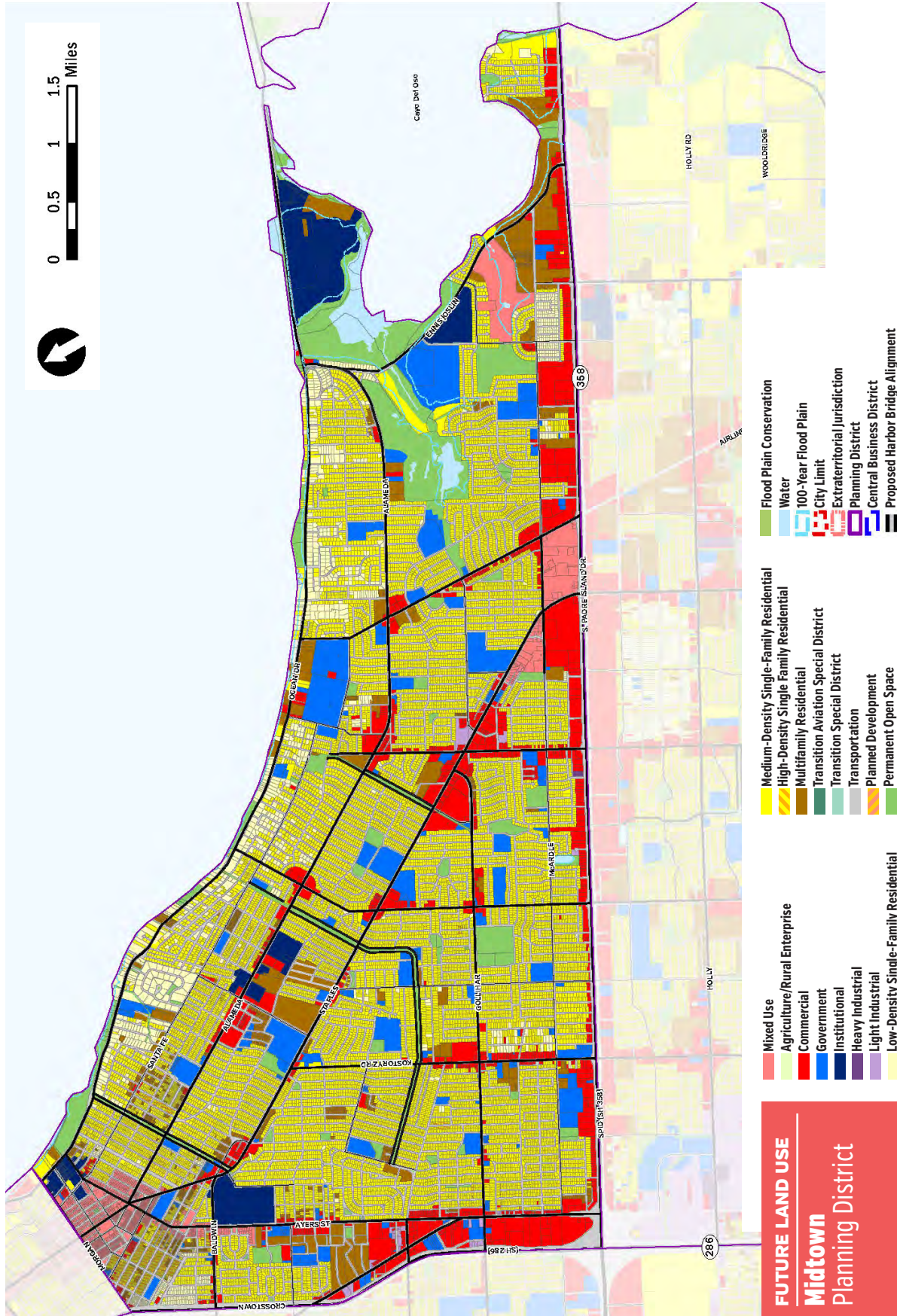


FUTURE LAND USE

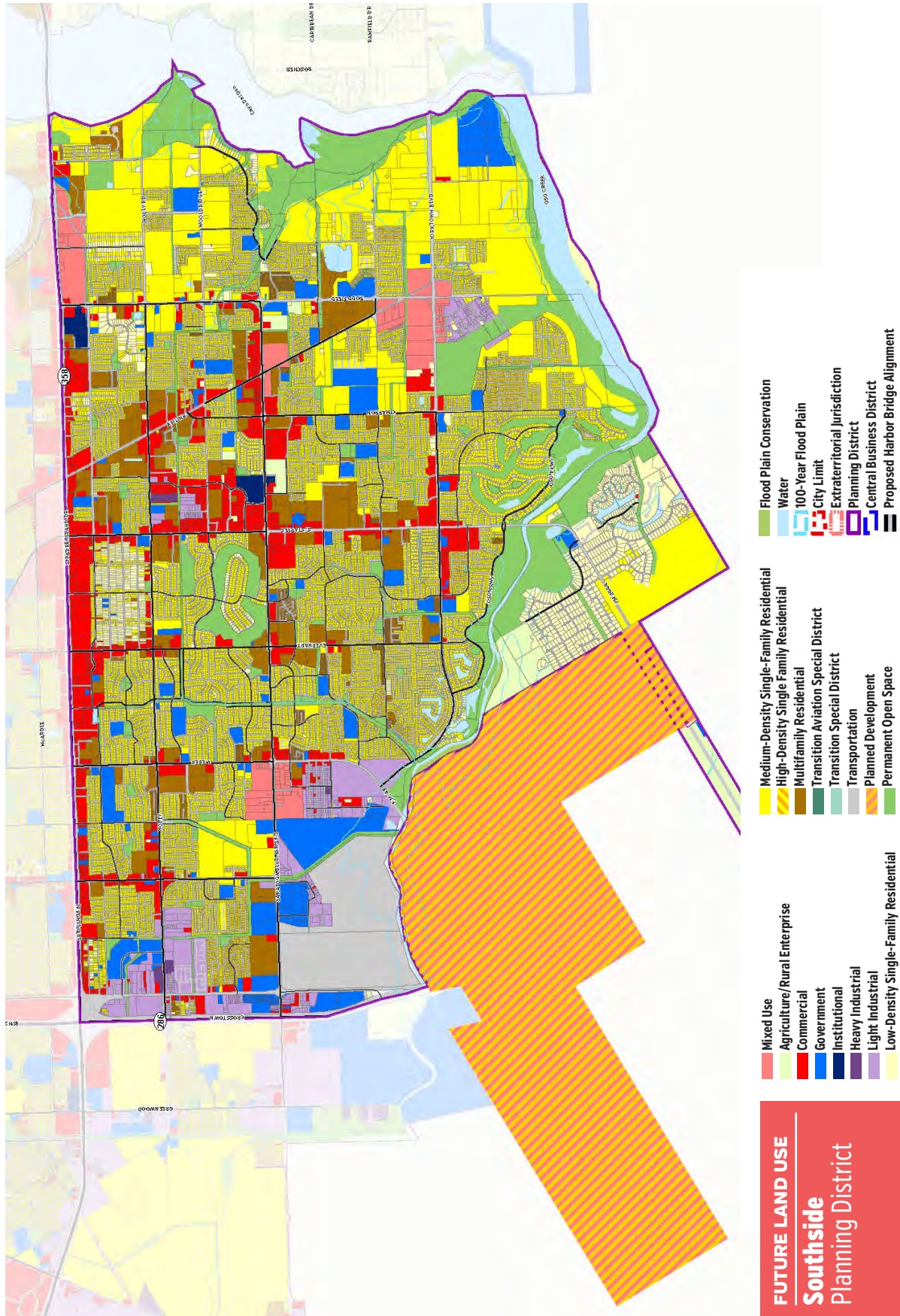
Westside Planning District

- | | | |
|---|--|--|
|  Mixed Use |  Medium-Density Single-Family Residential |  Flood Plain Conservation |
|  Agriculture/Rural Enterprise |  High-Density Single Family Residential |  Water |
|  Commercial |  Multifamily Residential |  100-Year Flood Plain |
|  Government |  Transition Aviation Special District |  City Limit |
|  Institutional |  Transition Special District |  Extraterritorial Jurisdiction |
|  Heavy Industrial |  Transportation |  Planning District |
|  Light Industrial |  Planned Development |  Central Business District |
|  Low-Density Single-Family Residential |  Permanent Open Space |  Proposed Harbor Bridge Alignment |

Midtown Planning District **Future Land Use**

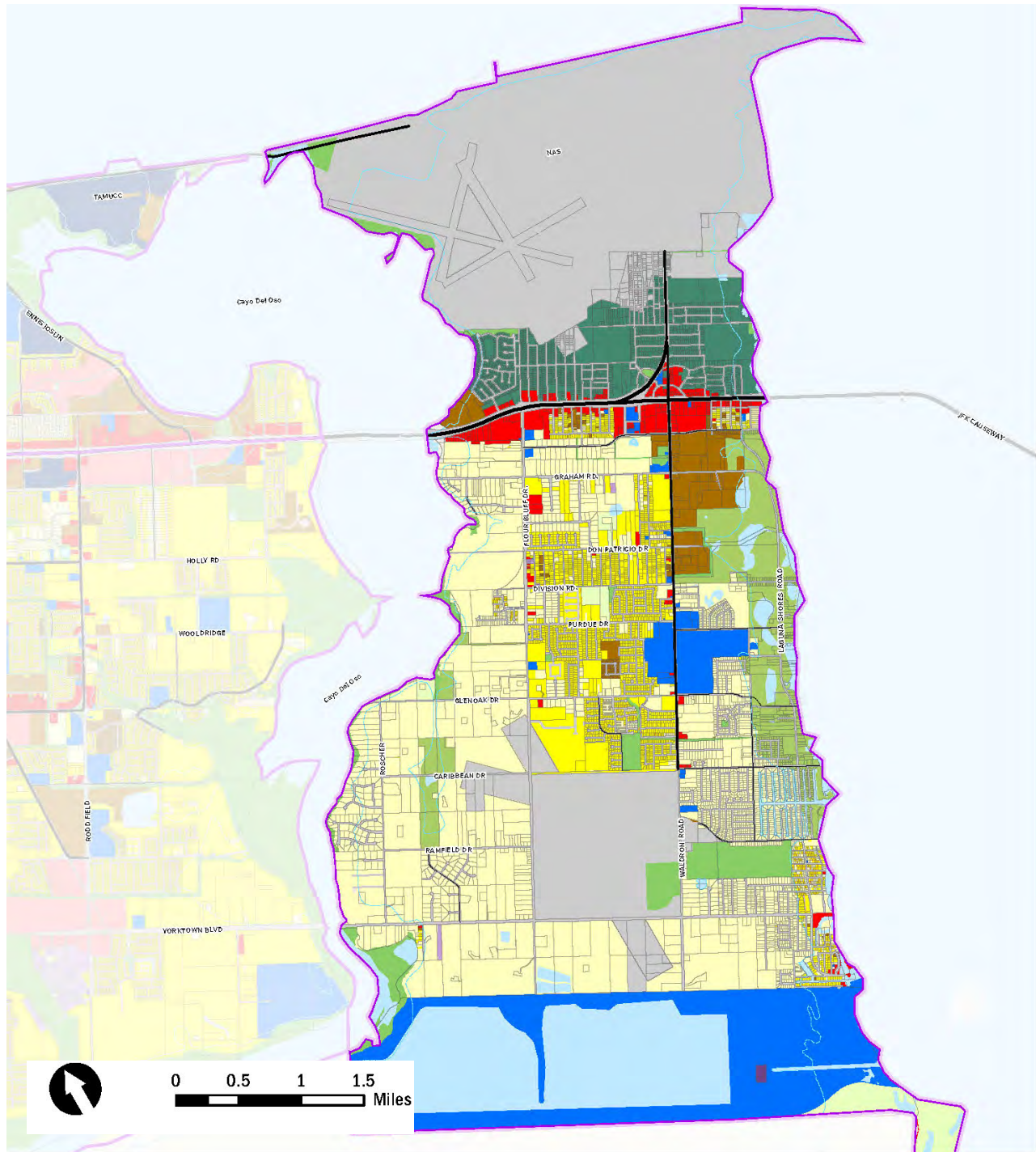


Southside Planning District **Future Land Use**



FUTURE LAND USE
Southside
Planning District

Flour Bluff Planning District **Future Land Use**



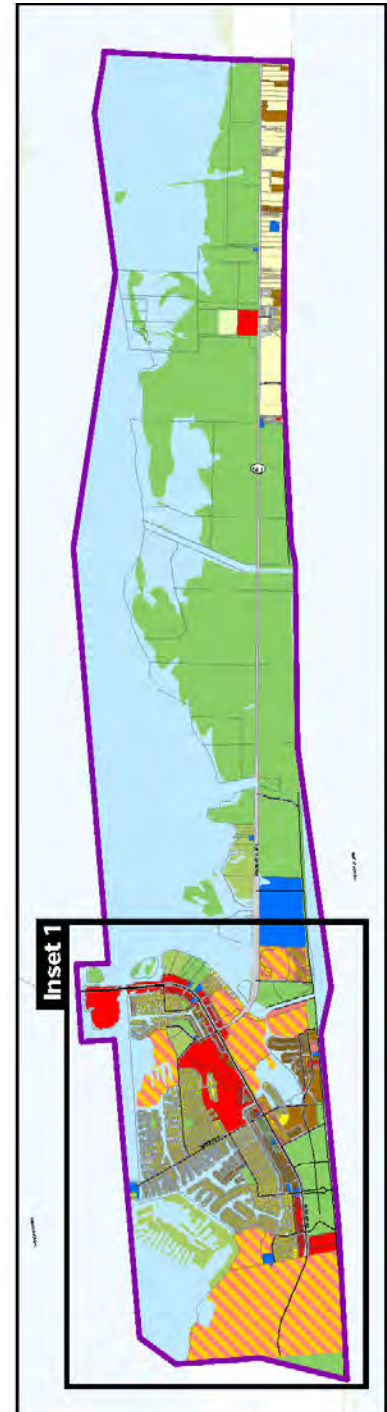
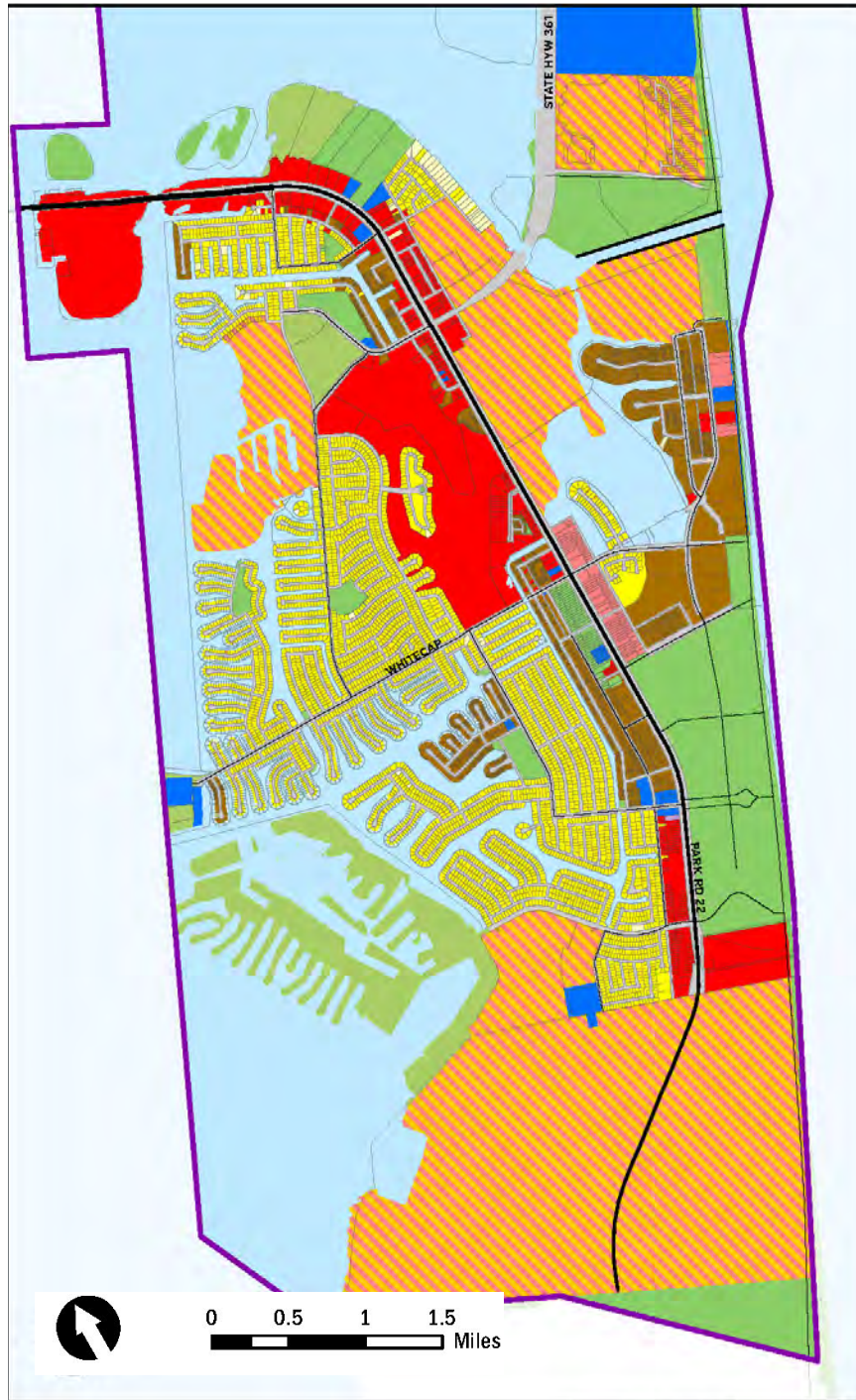
FUTURE LAND USE Flour Bluff Planning District

- Mixed Use
- Agriculture/Rural Enterprise
- Commercial
- Government
- Institutional
- Heavy Industrial
- Light Industrial
- Low-Density Single-Family Residential

- Medium-Density Single-Family Residential
- High-Density Single Family Residential
- Multifamily Residential
- Transition Aviation Special District
- Transition Special District
- Transportation
- Planned Development
- Permanent Open Space

- Flood Plain Conservation
- Water
- 100-Year Flood Plain
- City Limit
- Extraterritorial Jurisdiction
- Planning District
- Central Business District
- Proposed Harbor Bridge Alignment

Padre/Mustang Planning District Future Land Use



FUTURE LAND USE

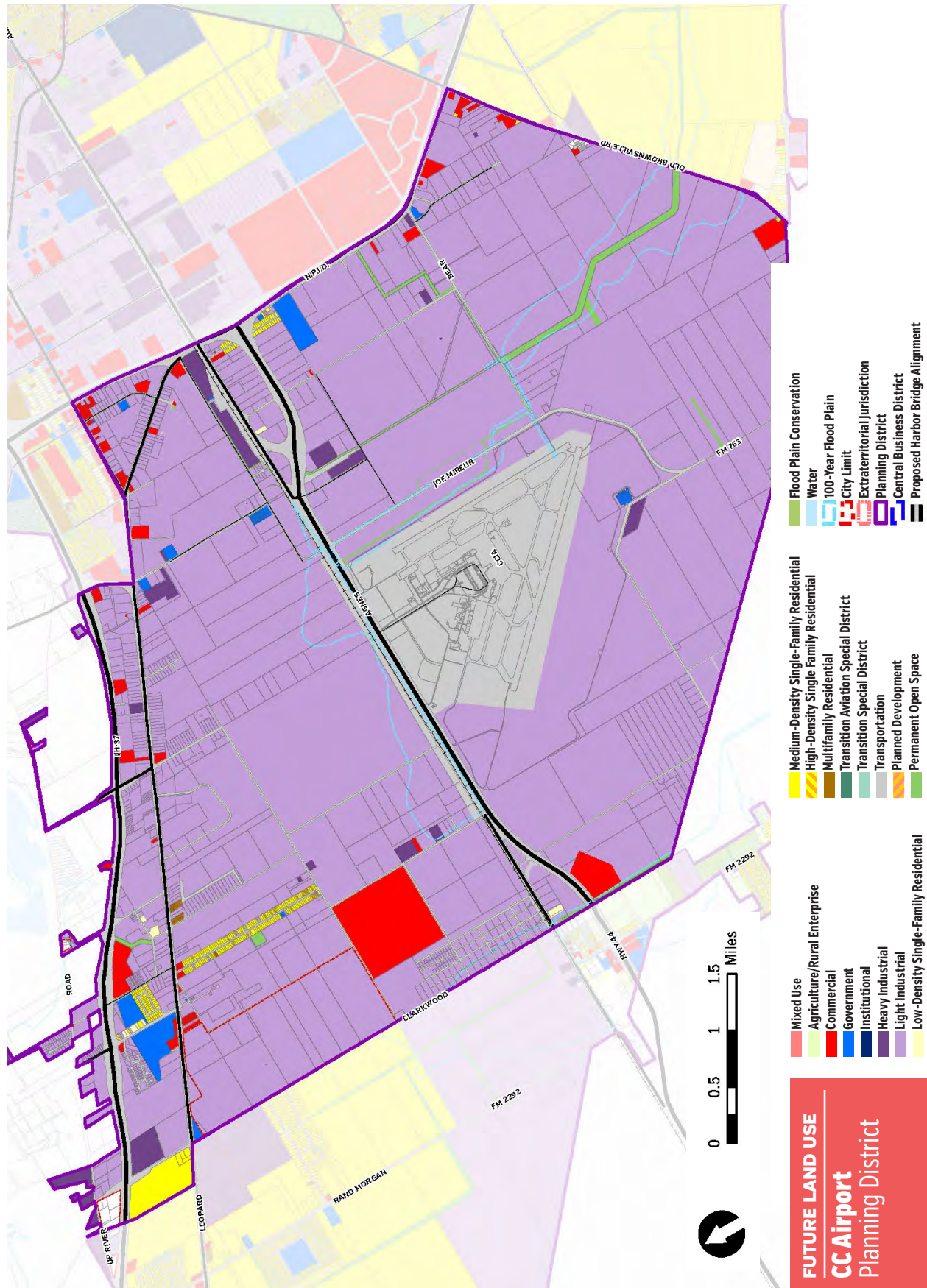
Padre Island/ Mustang Island Planning District

- Mixed Use
- Agriculture/Rural Enterprise
- Commercial
- Government
- Institutional
- Heavy Industrial
- Light Industrial
- Low-Density Single-Family Residential

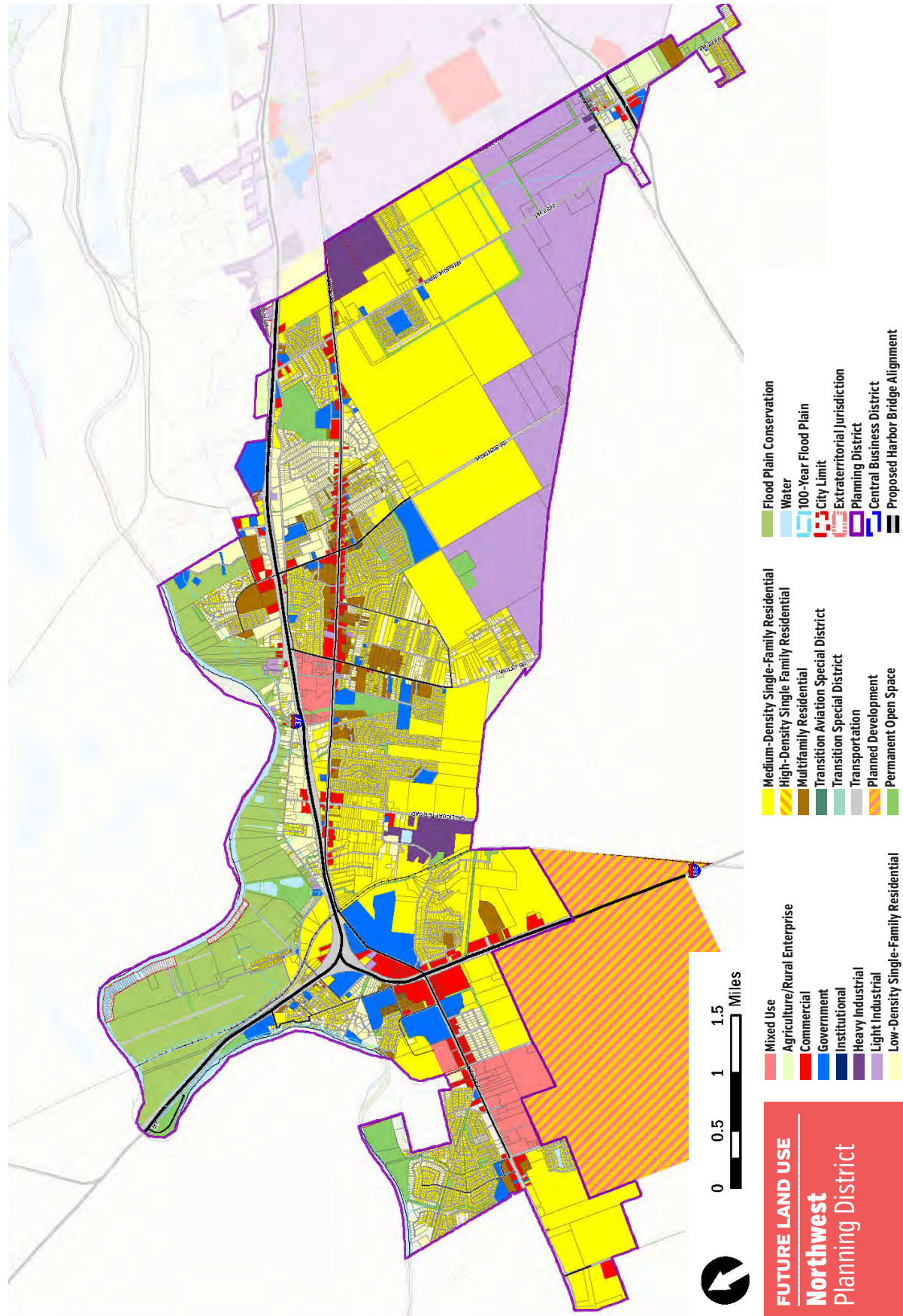
- Medium-Density Single-Family Residential
- High-Density Single Family Residential
- Multifamily Residential
- Transition Aviation Special District
- Transition Special District
- Transportation
- Planned Development
- Permanent Open Space

- Flood Plain Conservation
- Water
- 100-Year Flood Plain
- City Limit
- Extraterritorial Jurisdiction
- Planning District
- Central Business District
- Proposed Harbor Bridge Alignment

CC Airport Planning District **Future Land Use**

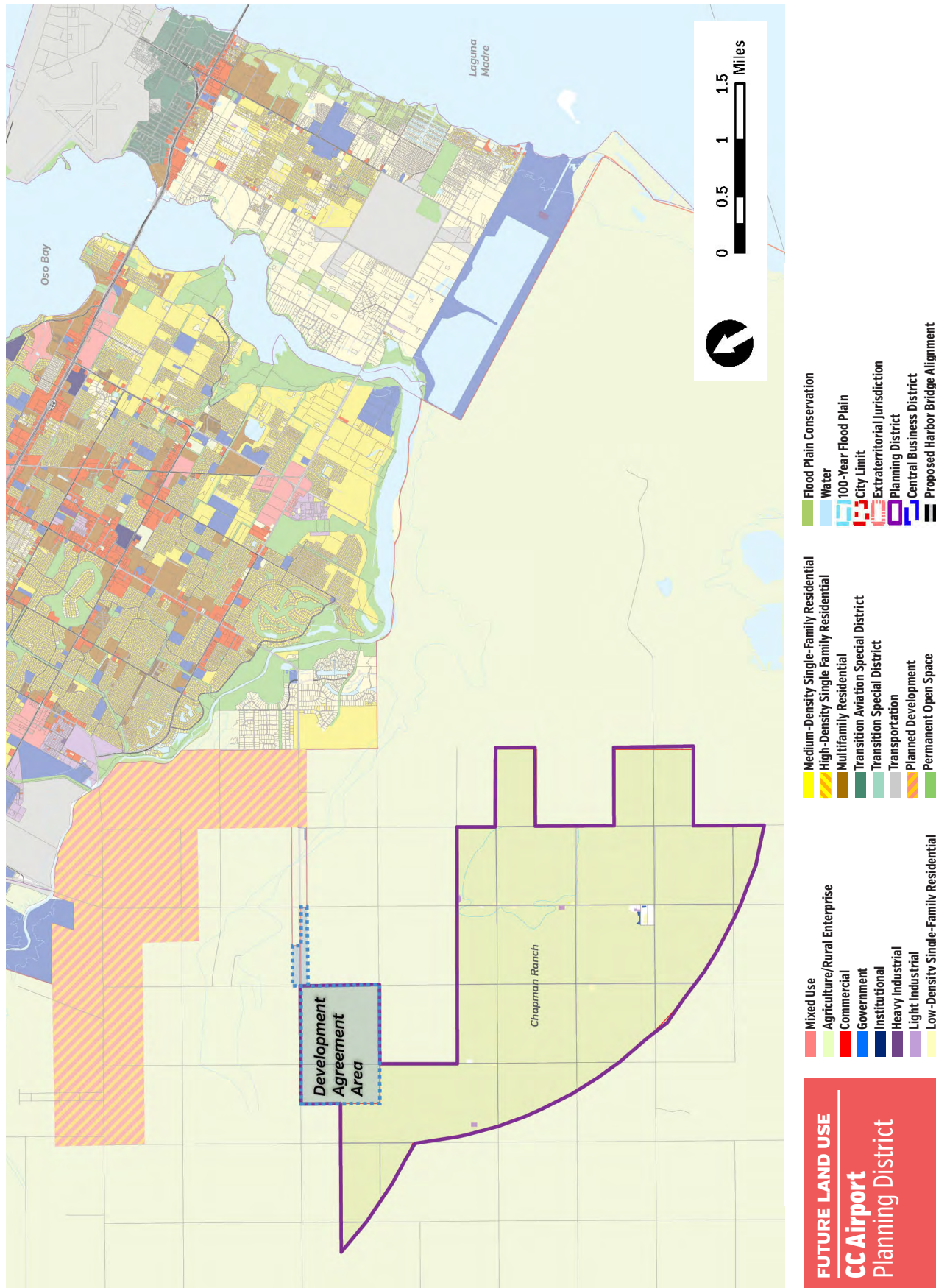


Northwest Planning District **Future Land Use**



FUTURE LAND USE
Northwest
Planning District

Chapman Ranch Planning District **Future Land Use**



9



Stewardship and Implementation of the Plan

This element focuses on **implementation of the plan** and has two sections. The first focuses on how to make Plan CC a “living” plan that is used, implemented, monitored and regularly updated, including organizational and incentive strategies to advance implementation. The second section provides a matrix of action plans that correspond to each of the plan elements. Although there is more focus on actions that the City of Corpus Christi government can take to implement the plan, many actions will also need the participation of private-sector partners.

Goals and Policies

GOALS	POLICIES FOR DECISION MAKERS
1. A new, long-range planning system is in place.	<ul style="list-style-type: none"> Establish a comprehensive plan system based on a twenty-year time horizon. Require that Area Development Plans and Specific Plans reflect the vision and goals of the overall comprehensive plan. Amend planning ordinances to reflect the new type of comprehensive planning system.
2. The comprehensive plan is subject to regular public review of progress.	<ul style="list-style-type: none"> Establish public review of progress in implementing the plan.
3. A new Planning Department is in place.	<ul style="list-style-type: none"> Give the Planning Department a proactive role in coordinating initiatives to implement comprehensive and other plans.
4. The City has enhanced and new tools to implement the plan.	<ul style="list-style-type: none"> Make City programs and resources consistent with implementation of Plan CC. Use incentives strategically to create a critical mass of improvements in designated areas.
5. Implementation of the comprehensive plan is incorporated in decision-making at multiple levels.	<ul style="list-style-type: none"> Use the plan in preparing and approving other planning and implementation activities by City agencies.
6. The City has expanded funding options to achieve the goals.	<ul style="list-style-type: none"> Use the funding approach that fits the goal. Build relationships with government funders and philanthropies.



CITY OF CORPUS CHRISTI, TEXAS | ADOPTED XXXX 2015

EXHIBIT A