

Mayor Nelda Martinez Amendments to PlanCC2035 Comprehensive Plan

Page 5: The Table of Contents illustrates 9 elements consistent with a typical with best practices for a Comprehensive Plan

Page 7: The language in first paragraph states the first phase fundamentally provides direction with the expectation of future details of details to follow.

Page 9: This is our vision for the comprehensive plan. We are not stating this has been accomplished. We are saying this is what we aspire to be in 2035. This page is what it is titled, "Our Vision." Can anyone argue with the vision of a broadly diversified economy, modernized infrastructure supporting growth, diverse neighborhoods with housing options, stewardship of our natural resources and rich heritage? This Vision Statement is a mental map of our future.

Page 10: The Principles are reflective of our values that fundamentally support our vision.

Element 2

Page 11: We have moved to a distinct separate element which is element 2. However, specifically on this language, I would propose an amendment striking "expand networks" and replace with "maintain green corridors." You will note that elements 2 through 8 are distinct separate areas of focus in order to achieve element 1 of our vision. The plan ends with element 9 which is the implementation of said plan. A comprehensive plan is a living document and amended through time. Element 9 of implementation keeps the plan accountable.

Page 12: The goal is not to exceed federal or state water quality standards. It is to meet OR exceed. Essentially we are going to meet the fundamental regulatory requirements. With respect to language on fishing and swimming, they are goals. It is reasonable to have goals say we can swim and fish safely in our bodies of water. A goal related to the public's health and safety in recreating in our natural bodies of waters is not related to hiring life guards.

For clarity under the policies for elements 2 through 8, define "support." The word "support" should be broadly defined to include partnership opportunities, collaborations and not exclusively direct city financial support. In addition "support" could mean explore.

In relation to preservation of wetlands, bird rookeries/similar critical habitats, nature preserves, ecotourism, storm water management, green spaces, and protecting natural barrier-beach environments, these are important goals. However, under the policies that support these goals, we should amend policy language that commits to a specific program before it has been fully explored and vetted. For example, "Give priority to natural, green drainage systems for storm water management," add "if feasible and /or effective." In addition, under Goal 6, policy 4, the word "support" should be amended to read "explore."

Page 13: Goal #6, in general, tree planting and preservation initiatives are not restricted to city funding and planting trees. Best practices for tree planting and preservation are not limited to city funding and or maintaining trees.

Page 14: Policy #8, correct spelling of “protect” in first policy bullet.

Page 14: Goal #9 put comma after recreation and add “including the opportunity to learn how to swim.” Delete first bullet policy under Policy #9. Under second bullet, amend to include swimming programs.

Under Element 3:

Page 17: Goal 1, policy 1 Define Resilience

Page 17: Goal 2, policy 1 is consistent with best practices for protection against flooding from coastal storm surges. Goal 2, policy is critical for public safety.

Page 17: Goal 3, Policy 1, change “support” to “explore.” Under Policy 3, the word “Preference” should be removed and add “Determine cost/benefit for energy-efficient designs.”

Page 17: Goal 4, Policy 1, remove “Make” and replace with “Promote.” Policy 2, replace “Ensure” with “Raise awareness of available energy options to residents and businesses.”

Page 17: Goal 5, Policies 1,2 & 3 are not mandates.

Page 17: Goal 6, consider policy statement on options to address urban blight. Policies 1,2 & 3 are not mandates.

Element 4:

Diverse options for housing are paramount. City planning is a tool to provide these options. Texas cities zoning routinely guide development design and land use. The state explicitly gives Texas cities this fundamental role.

Page 20: Under Neighborhoods, Goals 6 & 7, fundamental best practices support safe and healthy/walkable neighborhoods. It is also maximizes public investment in existing infrastructure. There are significant benefits economically with said best practices.

Page 20: Under Community Identity and Sense of Place, Goal #8 needs to be consistent with policy bullets. Fundamentally to be consistent, the goal should focus on building or designing healthy neighborhoods with a focus on alternative modes of transportation and connectivity. The header is not reflective of policy bullets. Amend as aforementioned.

Element 5:

Page 23: Goal #1, Policies 1,2 & 3, the city does have a role. This is consistent with the work of the Corpus Christi Regional Economic Development Corporation, Type A investments and the Convention & Visitor Bureau.

Page 24: Goal #4, Policy 4, define “positive incentives.” Under Goal #5, Policy #2, Clarify, how we can support job seekers. Under Policy 3, identify and coordinate essential support services and strike the word, “promote.” Under Goal #6, Policy 1, strike “Make” and replace with “Encourage.” Policy #2 is consistent with existing partnerships with our city including but not limited to our Parks & Recreation Latchkey program, Youth Commission, 78415 Committee, etc. Policy 3 & 4 are consistent with existing departmental careers educational partnerships.

Element 6:

Page 27: Goal #3, Policy 1, Delete the words, “Promote” and “lower” and replace with “Study and ensure appropriate vehicular speeds....” Under Goal 4, Policy 1, Strike all and replace with “Continue partnership with Regional Transportation Authority to increase ridership and reduce single-occupancy vehicle use.”

Page 27: Goal #4, Policy 3, Including TOD’s is fundamentally part of development design and plan use in a comprehensive plan.

Page 27: Goal #6, Policy 2, we do not have direct authority to minimize but can “support” minimizing delays and improving safety.

Element 7:

Page 30: Goal #1, Policy 1, add groundwater. Goal #1, Policy 2, Water master planning has a 50 year planning horizon and this is an industry standard for water. Goal #1, Policy 4, It is appropriate to define targeted areas to prioritize investments.

Page 30: Goal #2 should state “meets or exceeds” state water quality requirements.

Page 30: Goal #4, Policy 1, add “if feasible and /or cost effective.”

Page 30: Goal #4, Policy 2, This goal states “promote” and does not mandate an action. In addition, reducing pollutants into the bay is not necessarily difficult or expensive. For example, screening outfalls, partnerships with Bays & Estuaries existing programs, etc. are options. Page 30: Goal #4, Policy 3, Cities are the only governing body that have the authority to regulate flooding and water quality. Cities with best practices of said regulations and enforcement have stronger and sustainable economic development. The more land and businesses we have that do not flood supports a strong economic vitality. For example, capital investment is not made in chronic flood areas. Flooded areas take land out of development and hence reduce revenue for cities.

Page 30: Goal #4, Policy 4, Reviewing a more equitable funding source for storm water services is a major policy decision and should be considered in our comprehensive plan.

Page 30: Goal #6, Policy 1, In order to maintain all municipal buildings and facilities in this goal, an asset management system is needed to accomplish the goal.

Page 30: Goal #6, Policy 2, “best practices” implies the cost/benefit makes sense.

Page 30: Goal #8, Policy 1, Past experience with city initiative was unsuccessful. At most, evaluate a best practice on viability.

Page 30: Goal #9, Policy 1, add “where feasible.”

Element #8:

Future Land Use, Zoning, and Urban Design is its own distinct and separate element and format supports continuity of elements 2 through 8.

Page 33: Goal 1, Policy 3, Strike “support” and replace with “explore.” Explore and identify the benefit and risks of a City Redevelopment Authority.

Page 33: Goal 2, Policy 1, City best practices currently utilize zoning tools to determine and prioritize development design and land use.

Page 33: Goal 3, Policy 1 is subjective. “High Standards” and “high-quality” should be defined and cost/benefit should be analyzed. No city should aspire to low quality development in poor neighborhoods as a goal.

Page 33: Goal 4, Policy 1, add “appropriate” after “Adopt.”

Page 33: Goal 5, Policy, Rezoning and buyouts are used in cities across the state and nation as options for related issues. The operative words in this policy are “fair process.”

Page 33: Goal 6, Policy 1, Define “Orderly.” In addition, annexation statutorily requires an adopted and funded 10 year service plan.

To be consistent with format, Plan CC’s Land Use Principles should follow the Vision on page 32 and should be before Goals and Policies on Page 33. (Sequence should be Vision, Principles, Goals)

Page 34: Land Use is the primary goal of comprehensive planning. It is fundamental in defining on how you grow, where you grow and what said growth looks like. Therefore, a comprehensive plan is not complete without the inclusion of land use maps. Legal notices to surrounding land owners are delivered upon changing land use through ordinance. Each and every land use change is required to go through the planning commission with final city council approval. Public hearings are required. This is our current practice and process per our codified ordinances for any land use change. Individual land use changes may vary. The inclusion of the Land Use Maps in our comprehensive plan is a starting place related to all planning elements. Page 34 defines the area planning districts. The existing Land use Map is on page 35, the definitions of different land use categories begin on page 36 and the recommended future land use ends on page 39. The details of future recommended land use by planning district begin on page 40.

Element 9:

Page 50: Goal #6 and related policies should be clarified. It appears to a funding plan, but not clear.

Public Safety, Animal Control, Finance, Emergency Response Initiatives, etc. are operational and the appropriate planning document is in the city's departmental business plan. For example, body cameras and/or training for police officers should be in a departmental business plan. A Comprehensive Plan is specifically related to physical growth and related elements like infrastructure. But administrative and operational planning belongs in departmental business plans.

Annexation and Master Utility Plans are driven by the comprehensive plan and will roll up into the comprehensive plan.