No.	Suggested Edit	Notes	Addressed on Plan CC Page #	Planning Commission Recommendation
	Element 1, Vision and Principles			
1	**Introduction:** Add explanation of why City Charter established need for comprehensive planning.		9	
2	**Introduction**: Identify other city plans that follow the comprehensive plan.		9	
3	**Introduction**: Add a section called "Legal Effect of the Comprehensive Plan" to explain what the comprehensive plan's goals mean legally and what a comprehensive plan does not mean legally.		11	
4	**Introduction**: Add a section called "Implementation" to explain how a comprehensive plan's goal can be implemented.		11 - 12	
5	**Introduction**: Add a section on how to amend the comprehensive plan.		12	
6	**The Principles:** Pursue high-quality development. Make public investments a model of excellent design and function and ~~establish high quality~~ explore having design standards ~~for private development~~ that result in well-designed neighborhoods and built environments.	The purpose of this is to clear up mis-conceptions about this principle and to clarify that "high-quality development" is not about imposing architectural requirements on development but more about the function and appearance of public spaces and the "built environment," such as neighborhood layout, urban spaces like downtown or other mixed-use areas.	15, 52	
7	The Principles: Enforce codes. Codes are adopted for the purposes of being enforced. Enforcing codes for buildings in disrepair, litter and maintenance, among other things, will help to improve the image of Corpus Christi and will help instill city pride.	This is suggested for addition because several of the goals related to or rely on the city's enforcement of codes.	15	

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8	A section about public outreach conducted as part of the planning process was added upon request for transparency in the process of creating Plan CC.		16 - 22	
	Element 2, Natural Systems, Parks and Recreation			
9	Support initiatives to improve water quality so that ~~shellfish beds are open throughout the city and~~ aquatic life can thrive throughout the ~~Bay~~ the city's natural water bodies.	See Goal 1, Policy 2	25	
10	Important natural areas~~, such as bird breeding sites,~~ are preserved and protected as usable habitat networks with ecological integrity. [Staff]	See Goal 3	25	
11	~~Promote~~ Support ecotourism as a way to encourage and fund preservation of the natural environment and wildlife habitat.	See Goal 3, Policy 3	25	
12	Continue to ~~Secure~~ protect~~ion of~~ the Oso Creek corridor through implementation of ~~a linear park along Oso Creek~~ the adopted Oso Parkway Plan.	See Goal 4, Policy 3	25	
13	When improving parks, Ssupport cost-effective redesign to ensure that parks are safe and provide sufficient shade.	Goal 7, Policy 3	26	
14	~~Incorporate~~ Encourage sustainable maintenance practices where financially feasible.	Goal 8, Policy 3	26	

No.	Suggested Edit	Notes	Addressed on Plan CC Page #	Planning Commission Recommendation
	Element 3, Resilience and Resource-Efficiency			
15	Vision in Chapter 3: We work to understand and preserve our natural heritage because it is at the foundation of our way of life and our economy.	This is the same vision statement from page 14.	28	
	Element 4, Housing and Neighborhoods			
16	Corpus Christi has a comprehensive housing policy to ~~guide~~ advise development of quality housing for residents of all income levels in all parts of the city ~~neighborhoods~~.	Goal 1	33	
	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.	Goal 1, Policy 1	33	
18	Support nonprofit-sector capacity in housing production and explore creation of Community Development Corporations that assist with neighborhood revitalization.	Goal 1, Policy 2	33	
19	~~All h~~Housing is in good condition and code-compliant.	Goal 4	33	
20	Promote resource-efficiency in all new housing through financial or non-financial incentives, such as permit streamlining.	Goal 5, Policy 2	33	

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21	Support the locally created Coastal Bend Green Built program as the primary program to measure resource efficiency for new housing as it is a program geared towards the specific local climate of Corpus Christi.	Goal 5, Policy 3	33	
22	**New cost-effective residential subdivisions are established in high-growth corridors to support the demand for new housing.**	See Goal 6. A new goal is suggested to add clarity about how the city grows. While Plan CC calls for encouraging infill development as did the 1987 Policy Statements (commonly called the "1987 comprehensive plan"), Plan CC acknowledged, since its first draft, that annexation of land in the growth corridors should be considered for orderly development.	33	
23	Support protection of high-growth residential areas in the City's ETJ	Goal 6, Policy 1 -- see note above	33	
24	Promote orderly development with fairness to all tax payers while keeping in mind impacts to the affordability of housing.	Goal 6, Policy 2 -- see note above	33	
25	Support exploration of local nonprofit Community Development Corporations, which can assist in revitalizing neighborhoods through affordable housing and commercial development, job-creation initiatives, neighborhood planning and advocacy.	Goal 7, Policy 5	34	

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26	Focus public investments—physical, environmental, functional, and social—to be built in areas to support walkable neighborhood commercial and mixed-use districts, including compact centers along major roads.	Goal 8, Policy 1	34	
27	SupportGive consideration to regulations, projects, incentives, and guidelines that promote interconnected development, such as developments with a well-connected street network or appropriate connections to neighboring subdivisions, destinations or bicycle/pedestrian facilities.	Goal 9, Policy 1		
28	Ensure that Support making pedestrian and bicycle facilities are available in new and redeveloped areas where appropriate and consider financial or non-financial incentives.	Goal 9, Policy 2	34	
	Element 5, Diversifying the Economy and Strengthening the Workforce			
30	Support the expansion of port activities and consider land use compatibility.	Goal 7, Policy 2	38	
31	Encourage coordination with the Port and trucking industry to establish designated truck routes and to minimize delays on truck routes and seek funding mechanisms to maintain and operate truck routes.	Goal 7, Policy 3	38	

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32	Support the South Texas Military Facilities Task Force, which is a consortium of governmental entities and industry partners dedicated to preserving military missions and facilities in the South Texas Region and sponsored by the Corpus Christi Chamber of Commerce.	Goal 8, Policy 5	39	
	Element 6, Transportation and Mobility			
	No Comments.			
	Element 7, Community Infrastructure, Facilities and Services			
33	Consider impacts of FEMA flood zones and federal regulations.	Goal 4, Policy 4	48	
34	New or renovated ~~B~~buildings, facilities and open spaces, ~~both public and private,~~ that are required to comply with ADA (Americans with Disabilities Act) standards do comply.	Goal 7	49	
35	Work with electric service providers to harden the electric grid to increase resiliency ~~upgrade the grid and put it underground~~.	Goal 9, Policy 1. This changed is suggested based on input from AEP.	49	
36	Promote underground electric distribution lines whenever practical and financially and operationally feasible.	Goal 9, Policy 2. This language is based on the existing Franchise Agreement between the City and AEP.	49	

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37	All areas of the city receive equal access to emergency services and public safety is improved.	See Goal 10, which was added based upon Magill's comments.	49	
38	Explore revenue strategies for providing an equal level of service to all parts of the city.	See Goal 10, Policy 1, which was added based upon Magill's comments.	49	
Element 8, Future Land Use, Zoning and Urban Design				
39	*1st Bullet Point under Efficient Development Patterns:* ~~Locate~~ Promote and incentivize with both financial and non-financial incentives the location of new residential developments adjacent to and connected to existing development.	See the 1st bullet point under Efficient Development Patterns in the Land Use Principles.	53	
40	*2nd Bullet Point under Efficient Development Patterns:* ~~Avoid "leapfrog" development that locates subdivisions far from other residential areas.~~	See the 2nd bullet point under Efficient Development Patterns in the Land Use Principles. Staff suggests deletion because it expresses the same idea as the 1st bullet point.	53	
41	*See the 4th bullet point under Efficient Development Patterns:* Use annexation powers ~~combined with minimum lot size in zoning and infrastructure policy~~ and strategic City investments in infrastructure to promote orderly and efficient development in the ETJ.	See the 4th bullet point under Efficient Development Patterns in the Land Use Principles.	53	
42	*See the 5th bullet point under Efficient Development Patterns:* Where feasible, the City should extend all necessary utilities to facilitate orderly development patterns.	See the 5th bullet point under Efficient Development Patterns in the Land Use Principles.	53	

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43	Preserve and protect environmentally sensitive land and water using public funds or incentives to developers.	See the 1st bullet point under Environment and Resilience in the Land Use Principles.	53	
44	Support planning to ~~create~~ explore the idea of creating urban and neighborhood villages at major intersections as identified by the mixed-use category in the Future Land Use Map.	See Goal 2, Policy 1	54	
45	~~Public and private developments demonstrate high standards of design.~~ Corpus Christi has well-designed neighborhoods and built environments.	See Goal 3 - The purpose of this is to clear up mis-conceptions about this principle and to clarify that "high-quality development" is not about imposing architectural requirements on development but more about the function of public space and the "built environment," such as neighborhood layout, urban spaces like downtown or other mixed-use areas.	54	
46	~~Adopt design standards and guidelines that result in high-quality built environments.~~	Delete Policy 1 under Goal 3	54	
47	Encourage and incentivize, with both financial and non-financial incentives, design standards that result in high quality built environments.	Add Policy 2 under Goal 3.	54	
48	Support having a stakeholder committee to develop design standards and policies for areas of the city where deemed appropriate.	Add Policy 3 under Goal 3.	54	

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49	Continue to consider the compatibility of proposed uses with military airfield operations when making decisions on rezoning requests	Add Policy 2 under Goal 4.	54	
50	Annexation plans provide for orderly growth in the southern ETJ and industrial agreements in the northern ETJ (Extra-territorial Jurisdiction).	See Goal 6	55	
51	Continue to evaluate the use of industrial district agreements in lieu of annexation for industrial areas of the city and ETJ.	See Goal 6, Policy 6	55	
52	Lands within the 100-year flood plain, preferably preserved for environmental reasons. The flood plain conservation designation should be updated when new FEMA maps are adopted to better represent which lands are impacted by flooding.	See "Flood Plain Conservation" in the Future Land Use Definitions.	60	
53	Insert the draft FEMA map.		71	

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	Element 9, Stewardship and Implementation of the Plan			
54	Introduction: 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~~ <u>goals</u> that the City of Corpus Christi government can ~~take to implement the plan~~ <u>accomplish</u>, many ~~actions~~ <u>goals</u> will also need the participation of private-sector partners.	See the introduction	73	
55	<u>Consider new revenue strategies to meet capital and operational needs in the future.</u>	Goal 6, Policy 2 - added policy.	74	