

City Councilmembers' Comments as of Dec. 17, 2015

No.	By	Comment	Staff Input	Subcommittee Report Page #	May 18 Plan CC Page #
1	Martinez	The Table of Contents illustrates 9 elements consistent with a typical best practices for a comprehensive plan.	No change requested.	n/a	Pgs 7 -8
2	Martinez	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.		16	22
3	McIntyre	Definitions of verbs need to be clearly stated in the beginning of the document. Definitions of terms such as Promote, Support, Coordinate, Encourage etc... need to specify whether the City is committing financial and human resources, ordinances & laws, or resolutions of support of the efforts of the private and/or nonprofit sector. After defining these terms, they need to be carefully selected for use throughout the plan.	On Page 4, the ordinance to adopt the plan specifics that the comprehensive plan does not obligate the City to provide any program or regulate any activity. Therefore, the comprehensive plan does not commit the city to providing any financial or human resources. See "clarification to reader" on page 22.	16	22
4	McIntyre	On many comments mentioning EPA and TCEQ standards, rather than saying “meet or exceed standards,” we could state that we will “actively pursue grant funding from EPA and TCEQ.” This statement has the effect of recognizing the need for meeting standards while balancing the fiscal responsibility.		Various	Various
5	McIntyre	Within all elements, those committing financial and human resources should have a phrase “within financial constraints”		p. 7, last sentence of paragraph on "implementation"	Various

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6	McIntyre	Early in the plan, there should be a link to other planning/operation documents, i.e.. an org chart of plans so that readers can see where other elements can be found.	Organization chart can be added.	6	10
		Element 1 - Vision and Principles			
7	Martinez	Plan's Introduction: The language in first paragraph states the first phase fundamentally provides direction with the expectation of future details of details to follow.	No change requested.	5	9
8	Martinez	Vision: 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.	No change requested.	9	14
9	McIntyre	Vision is a critical part of the Plan. A Vision in the plan can be looked at in a similar way that Legislative Intent is used for law. If in doubt about a later goal or policy, the Vision can assist.	No change requested.	9	14
10	Martinez	The Principles are reflective of our values that fundamentally support our vision.	No change requested.	10	15
11	Martinez	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.	No change requested.	n/a	n/a

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12	Magill	Corpus Christi City Charter, Article V. Planning. Sec. 5. Legal Effect of Comprehensive Plan. "All city improvements, ordinances and regulations, shall be consistent with the comprehensive plan. In the case of a proposed deviation to the adopted plan, or any element or portion thereof, the planning commission shall communicate its recommendations to the council which may approve or disapprove such deviation." <i>Notwithstanding the foregoing, the Planning Commission intends Element 1 of this document to be severable from the Comprehensive Plan and shall not be subject to adoption by ordinance with the effect that the Article V, Sec. 5, does not apply to Element 1 herein ["Element 1" meaning entirety of Plan CC 2035 -- the Vision, Principles, Goals and Policies].</i>	Within the adopting ordinance, Staff provided clarity on the role of the Comprehensive Plan in light of the charter requirements. On page 11, staff provided an explanation of the the legal effect of the comprehensive plan. <i>A decision will need to be made on whether or not to adopt the goals/policies of Plan CC 2035 or whether they should not be adopted and instead be considered a Vision document separate from the comprehensive plan.</i>	2, 7	4, 11

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13	Magill	It is our hope for the future that this shall happen. We have set forth these hopes without constraint of real world boundaries like money, time, and specific direction, so that our imagination could soar to include what could be without limits. It is important to dream, because without ambitions, aspirations will never materialize. With this Vision in mind, it is clear to understand that these aspirations will only occur when staff time, budgets, and specific policies are proposed by Planning Commission or through specific authority and explicitly presented within City departmental business plans. Each of these requiring adoption by City Council, as a budgetary matter or Comprehensive plan matter, as required in the City Charter. As such, nothing contained within Element 1 of this Comprehensive plan shall attain the force of law, shall be official policy of the City, shall be an authorized budgetary activity, or shall be relied upon for decisions or rulings. Element 1 stands apart from the Comprehensive Plan for purposes of adoption of the Comprehensive Plan by ordinance.	See section on legal effect of the comprehensive plan, amending the plan and implementing the plan.	7	11
		Element 2 – Natural Systems, Parks & Recreation:			
14	Martinez	Element 2 Introduction: I would propose an amendment striking “expand networks” and replace with “maintain green corridors.”		17	23
15	McIntyre	Goal 1, policy 1: Support initiatives to ensure that water quality at public beaches on the bay and on Padre and Mustang Islands is safe for swimming.		17	25
16	McIntyre	Goal 1, policy 3: “continue to support.....”		17	25

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17	Martinez	Goal 1: 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.		17	25
18	Martinez	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."	See policies under Goals 2 and 3.	17	25
19	Martinez	Goal 6, policy 4: the word "support" should be amended to read "explore."	Martinez and McIntyre provided different ways to revise this policy.	18	25
20	McIntyre	Goal 6, policy 4: Support an urban forestry program within facility and parks planning.	Martinez and McIntyre provided different ways to revise this policy.	18	25
21	Martinez	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.	No change requested.	18	25
22	Martinez	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.	Martinez and McIntyre provided different ways to revise this policy.	20	26

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23	McIntyre	Goal 9, policy 1: “Continue” plan for facilities and programs so that “residents have” the opportunity to learn how to swim.	Martinez and McIntyre provided different ways to revise this policy.	20	26
24	McIntyre	Goal 9, policy 2: delete - (fishing, surfing, sailboarding, and boating are all water sports better dealt with in private sector. The marina already works with entities that use their facilities to moor their boats.)	Martinez and McIntyre provided different ways to revise this policy.	20	26
25	Magill	Objective (or Goal): Maintain a harmonious relationship between people and the environment.	Similar to Plan's Vision Statement in the Vision and repeated in Element 3	9, 17	14, 24
26	Magill	Objective (or Goal): Maintain a safe and healthy living environment.	Similar to Vision Statement #3 and Principles of "promote good health."	9	14
27	Magill	Objective (or Goal): Preserve or mitigate damage to environmentally sensitive areas according to federal, state, and local regulations.	Overall, the Plan CC goals in Element 2 relate to this objective.	17 - 20	25 - 26
28	Magill	Objective (or Goal): Preserve, where practical, historically significant areas.	Not covered in Plan CC. 1987 policies in support of this objective were not included in Plan CC 2036. This topic would be better suited for the "Housing and Neighborhoods" element. See Element 4, Goal 7, Policy 2 on page 34.	24	34
29	Magill	Objective (or Goal): Coordinate man-made improvements with the natural environment.	Overall, the Plan CC goals in Element 2 relate to this objective.	17 - 20	25 - 26
30	Magill	Objective (or Goal): Conserve water and energy.	Similar to Goals 3 & 4 of Element 3 "Resilience and Resource Efficiency"	22	29 - 30

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31	Magill	Objective (or Goal): Recycle water, mineral, and energy resources when feasible.	Similar to Goals 3 & 4 of Element 3 "Resilience and Resource Efficiency"	22	29 - 30
32	Magill	a. MAN-MADE DRAINAGE SYSTEMS SHOULD BE DESIGNED TO MITIGATE RUNOFF CONTAMINATION INTO THE CITY'S DRINKING WATER AND NATURAL WATER BODIES. In order to accomplish this task, standards should be developed which define and quantify the potential problem. Solutions should be developed to specifically address the problem areas that are discovered. The solutions should be implemented through the master drainage plan.	Related to Element 7, Goals 2 & 4.	33 - 34	47, 48
33	Magill	b. THE MAN-MADE DRAINAGE SYSTEMS ON THE BARRIER ISLANDS SHOULD UTILIZE THE NATURAL DRAINAGE PATTERNS OF THE ISLANDS SO THAT THE SYSTEMS WILL NOT INTERFERE WITH THE PROCESSES OF DUNE FORMATION OR PLANT SUCCESSION. Because Mustang and Padre Islands are fragile ecological. systems, they must be protected via conservation measures, This is important in order to maintain the estuarial balance that exists between the Bays and the Gulf and to provide the mainland with its first line of defense against hurricanes . Also, since these ecological systems are dynamic and sensitive to erosion, careful management of stormwater runoff should be required. Man-made drainage systems should be built so that they do not interfere with the natural drainage of the islands or destroy the ecological processes that lead to dune formation or plant succession. The latter process, plant succession, leads to a natural vegetative cover that creates and protects dunes from erosion.	Related to Element 2, Goal 5	18	25

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34	Magill	c. MINIMIZE THE ODOR AT ALL WASTEWATER TREATMENT FACILITIES AND THE IMPACT OF OUR WASTEWATER EFFLUENT ON OUR CITY'S WATER QUALITY. Municipal wastewater treatment facilities should incorporate appropriate treatment methods that will minimize the impact of odor on the rest of the community and effluent on area water resources.	Related to Element 7, Goal 3. Also, the City has taken action in the last few years to install improved odor controls at wastewater facilities.	33	47
35	Magill	d. NEW WASTEWATER TREATMENT AND SOLID WASTE DISPOSAL FACILITIES SHOULD BE LOCATED SO THAT THEY ARE COMPATIBLE WITH ADJACENT LAND USES OR ENVIRONMENTALLY-SENSITIVE AREAS. Wastewater treatment and solid waste disposal plants are major land use activities that can have negative impacts on adjacent land uses. To reduce land use conflicts, treatment facilities should be located with consideration given to adjacent land uses. In addition, consideration should be given to locating these facilities so that they will not negatively impact the natural environment.	Could add as a policy under Element 7, Goal 3, Policy 3 and Goal 5, Policy 3.	33, 34	47, 48
36	Magill	e. THE MASTER DRAINAGE PLAN SHOULD CONSIDER THE ULTIMATE DEVELOPMENT OF THE AREA. The master drainage plan should identify and quantify specific long-term outfall problems within the city and the extra-territorial jurisdiction. Once the problems are clearly identified, alternative means of solving the specific problems should be evaluated for costs, practicality , and environmental sensitivity.	Could be added as a policy under Element 7, Goal 4, Policy 8	34	48

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37	Magill	f. WHEN ECONOMICALLY FEASIBLE, WATER RESOURCES, MINERALS, AND ENERGY AVAILABLE AS BY-PRODUCTS OF WASTEWATER TREATMENT AND SOLID WASTE DISPOSAL SHOULD BE REUSED. In the wastewater treatment and the solid waste disposal processes, natural resources and energy by-products are available for recovery and reuse. These resources, if captured, could be sold to defray the operating costs of the treatment plants and reduce the demand for more natural resources.	See Element 3, Goal 3, Policies 2 and 5.	22	29
38	Magill	g. ALTERNATIVE METHODS OF RECYCLING WASTEWATER SHOULD BE CONSIDERED. Alternative methods of recycling wastewater should be considered in order to prevent capacity problems at existing wastewater facilities. Alternative methods of recycling wastewater should be considered in order to prevent capacity problems at existing wastewater facilities. Gray water recycling systems, water saving devices, and other techniques may be useful to meet the ever increasing demand placed on treatment plants. However, such systems must not pollute the environment or reduce the effectiveness of the City's existing wastewater system.	Could be added as Policy 5 under Goal 3 of Element 7.	33	47
39	Magill	h. QUALITY COLLECTION AND DISPOSAL FACILITIES SHOULD BE PROVIDED TO SATISFY THE NEEDS OF A GROWING POPULATION. As the population of Corpus Christi grows, the need for the disposal of wastewater and solid waste facilities will increase proportionately. Since the location and land acquisition process for these sites may take several years, the City should carefully plan for these sites far in advance of need.	Related to Element 7, Goal 5, and Goal 5, Policy 3 addressing advance planning for sites.	34	48

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40	Magill	i. TOXIC-WASTE DISPOSABLE FACILITIES IN THE CITY AND THE REGION SHOULD BE OPERATED IN AN ENVIRONMENTALLY-SENSITIVE MANNER. Toxic materials and their wastes are now a common occurrence in many communities. Therefore, the City should develop methods that will safely and efficiently minimize wastes to protect the environment.	Generally related to Element 7, Goal 5 in term of having access to environmentally safe solid waste services. City and TCEQ regulations cover this.	34	48
41	Magill	j. TO REDUCE AIR POLLUTION, THE CITY SHOULD ENCOURAGE ALTERNATIVE MODES OF TRAVEL. The level of pollutants could be reduced by lowering vehicular travel and encouraging more energy efficient alternatives. This task can be accomplished, in part, by expanding and improving the bikeway system, improving public transportation, and encouraging pedestrian access.	Reducing single-occupancy vehicle use is related to Element 6 "Transportation," Goal 4, Policy 1, but a statement about reducing air pollution could be added. Also, see New Goal under Element 2, Policy 1.	30, 18	43, 25
42	Magill	k. ADOPT POLICIES TO REDUCE AIRBORNE DUST. The City should periodically review its street cleaning and paving policies to insure that all city streets are as clean as possible.	See Element 6 "Transportation", Goal 2, Policy 4 . Also, see Element 2, Policy 2 under the New Goal.	30, 18	43, 25
43	Magill	l. ENCOURAGE INDUSTRIAL AREAS TO ELIMINATE INDUSTRIAL ODORS. Noxious odors emanating from industrial areas should be monitored to ensure that all industries abide by local, state, and federal air-quality regulations.	See New Goal under Element 2.	18	25

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44	Magill	m. HIGH-VOLUME TRAFFIC SHOULD BE SEPARATED FROM RESIDENTIAL AREAS OR OTHER NOISE-SENSITIVE LAND USES. Residential areas should be planned so that they are buffered from noisy high volume roads. Special attention should also be given to the ocational characteristics between high noise activities such as industrial uses, transportation facilities, and noise-sensitive uses such as parks and hospitals.	Could be added to Element 8, Land Use Principles under "Housing and Neighborhoods."	41	53
45	Magill	n. NOISE BARRIERS SUCH AS LANDSCAPING, FENCES, AND OPEN SPACE SHOULD BE USED TO PROTECT RESIDENTIAL LAND USES. Noise abatement techniques should be reviewed and used to protect residential areas, These techniques include the use of noise barriers such as landscaping, berms, and fencing between residen- tial areas and noisy activities such as loading areas, railroads, commercial or industrial areas, airports, arterials, and freeways.	This is more specific and implementation-oriented than other goals/policies in Plan CC and would typically be reserved for the implementation plan. Adoption of the Unified Development Code incorporated buffers and increased protections to residential areas. This is generally related to Element 8, Goal 3 about well-designed neighborhoods and built environment and Element 4, Goal 9, Policy 4.	39, 25	54, 34
46	Magill	o. INDUSTRIES THAT GENERATE HIGH LEVELS OF NOISE SHOULD BE LOCATED FAR FROM RESIDENTIAL AREAS. Noisy industries should be located so that they will not interfere with the peaceful surroundings of residential areas. In addition, industries with similar noise characteristics should be located, if possible, adjacent to each other so that they will be confined to certain areas.	Somewhat duplicative of Comment 44 above. See Element 4, Goal 7, Policy 6 about expansion of commercial/industrial uses into residential areas.	24	34

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47	Magill	p. LAND USES ADJACENT TO AIRPORTS SHOULD BE COMPATIBLE WITH THE ACTIVITIES OF ALL AIRPORTS. Areas adjacent to airports should be zoned so that activities adjacent to these uses will not be adversely affected by noise or accident potential associated with the operation of the airport. Uses that are incompatible with airport operation should be prohibit- ited in and around present and future airport facilities in order to ensure the viability of all airports and protect the public health, safety, and welfare.	Related to Element 8, Goal 4	39	54
		Element 3 – Resilience & Resource-Efficiency			
48	Martinez	Goal 1, policy 1 Define Resilience	Resilience is defined in the chapter's introduction.	21	27
49	McIntyre	The vision does not have anything to do with resource efficiency. One reason for resource efficiency is to stay within attainment. Vision should be modified to acknowledge this portion of the element.		9, 21	14, 28
50	McIntyre	Goal 3, policies....add “if lifecycle cost is cost effective and financially sound”		p. 7, last sentence of paragraph on "implementation"	29
51	Martinez	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.”	Comments are addressed by McIntyre's suggested edits.	22	29

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52	Martinez	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.”	Review Martinez's alternative wording to PC's recommendation.	22	29
53	Martinez	Goal 6, consider policy statement on options to address urban blight.	See added Policy 4.	22	30
54	Martinez	Goal 6, Policies 1-3 are not mandates.	No change requested.	22	30
55	Magill	a. MODERNIZE, STRENGTHEN AS NECESSARY, AND ENFORCE CITY CODES TO MAKE STRUCTURES HURRICANE RESISTANT. Buildings should be constructed so that they will be hurricane resistant, This can be accomplished by modernizing, strengthening as necessary, and enforcing building codes.	City building code requires all buildings comply with Texas Department of Insurance windstorm and FEMA requirements. Generally related to Goals 1 and 2.	21	29
56	Magill	b. MOBILE HOMES SHOULD BE ATTACHED TO PERMANENT FOUNDATIONS OR TIED DOWN SECURELY TO RESIST HURRICANE-FORCE WIND. Mobile homes should be tied securely to a foundation in accordance with all federal, state, and local requirements. Building inspectors should inspect all mobile homes to make sure that their owners comply with this regulation.	City building code requires all buildings comply with Texas Department of Insurance windstorm requirements. Generally related to Goal 1.	21	29

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57	Magill	c. PERMANENT AND PORTABLE SIGNS SHOULD BE REINFORCED TO RESIST HURRICANE DAMAGE. Sign regulations should require signage to be securely anchored in order to resist hurricane force winds. Unanchored or poorly anchored signs have the potential to damage property and cause injury during hurricane force winds.	Generally related to Goal 1. Also, the Unified Development Code requires signs 10 feet and over to be engineered and designed to withstand hurricane force winds.	21	29
58	Magill	d. EVACUATE PEOPLE FROM THE ISLANDS AND LOW-LYING COASTAL AREAS IN CASE OF A HURRICANE EMERGENCY. In times of emergency, the City, in conjunction with other governmental agencies, should be prepared to assist with the evacuation of people from the islands and low-lying coastal. areas. This should be done according to an emergency plan. This document, moreover, should be expanded and revised as new growth occurs on the islands and other low-lying areas. Promote and support a plan for a second access on and off Padre Island.	Could be added as Policy 3 under Goal 2.	21	29

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59	Magill	e. STORM-MADE PASSES OR NATURAL PASSES AND STORM SURGE ZONES SHOULD BE CLEARED OF OBSTRUCTIONS OR DREDGED AND LEFT UNDEVELOPED TO ALLOW THE TIDAL SURGE TO RECEDE TO THE SEA. During a hurricane, the tidal surge along the coastline recedes to the sea through storm- made or natural passes. If these passages are blocked, the velocity of the water currents directed at the leeward side of the islands will increase and cause greater ero- sion. For these reasons, development should be prohibited where it might block or partially block the natural or storm-made passes; and all natural passes should be cleared of obstructions or dredged, if necessary, to lessen the erosional impact of a tidal surge.	Related to Goal 2, Policy 1. Could additional phrase about reducing erosion.	21	29
		Element 4 – Housing & Neighborhoods			
60	Martinez	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.		Relates to entire Element - p 23	Relates to entire Element.
61	Magill	Delete from the introduction: all housing is code-compliant and resource-efficient. And, delete: "Goals and policies for neighborhood improvement include support for established neighborhoods, mixed-use urban villages, and more connected neighborhoods."	Deleting this would conflict with the housing and neighborhood goals found in Plan CC.	23	31
62	McIntyre	Vision...include “workforce housing” in list of needs. Economic development requires available affordable housing for employees.		23	32

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63	Magill	From the Vision: Delete "connected" in regards to neighborhoods. Delete "resulting in compact, mixed use centers in key commercial districts." Delete "connected" in regards to having a connected sense of place. Delete "mixed-income" in regards to neighborhoods being mixed-income.		23	32
64	McIntyre	Goal 5, policy 1 - add “as cost effective”		p. 7, last sentence of paragraph on "implementation"	33
65	McIntyre	Goal [now 9], policy 2 - add “as appropriate”		25	34
66	Martinez	Under Neighborhoods, Goals [now 7 & 8], 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.	No change requested.	24	34
67	Martinez	Under Community Identity and Sense of Place, Goal [now 9] 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.		25	34

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68	Magill	a. THE CONSTRUCTION OF QUALITY, AFFORDABLE NEW HOMES, AND THE REHABILITATION OF SUBSTANDARD HOMES SHOULD BE ENCOURAGED. Single-family home ownership is still viewed, by most people, as the ideal form of housing. However, rising costs have made the purchase of new homes difficult for many citizens especially young families and minorities. The maintenance of older residential areas and the rehabilitation of run down housing units will provide citizens with quality living environments and will help keep older neighborhoods viable.	Related to Goals 6 & 7.	24	33, 34
69	Magill	b. AN ACTIVE CODE ENFORCEMENT PROGRAM SHOULD BE FOLLOWED IN ORDER TO CORRECT CODE VIOLATIONS. If existing and new structures are to be viable community assets, the enforcement of building code requirements is essential. Effective inspection procedures will protect buyers, tenants, and contractors. In addition, building codes should be reviewed and updated periodically to accommodate newly tested and approved materials and appropriate current designs.	Related to Goal 4 and its policy on page 33 and see Guiding Principles about enforcing codes on page 15.	10, 23	15, 33

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70	Magill	<p>c. THE OPPORTUNITY FOR HOME OWNERSHIP SHOULD BE MADE AVAILABLE TO AS MANY CITIZENS AS POSSIBLE. The availability of affordable housing for citizens of all income levels is greatly influenced by codes and ordinances. Housing affordability should be a priority consideration in all actions that directly or indirectly affect housing cost. Every increase in the cost of building a new home has the effect of increasing the cost to the consumer of both new and existing homes. As a result, every increase in cost directly reduces the number of citizens who have the opportunity to purchase a home, or find an affordable rental unit. Similarly, every reduction in cost significantly increases the number of citizens who have an opportunity to own their own home, or find an affordable rental unit. Codes and ordinances should be thoroughly reviewed and revised to eliminate requirements that add cost with very little actual benefit and to encourage the use of new and innovative designs and products which are more cost effective.</p>	Related to Goals 1 and 2.	23	33
71	Magill	<p>d. HOUSING FOR ELDERLY AND DISABLED PERSONS SHOULD BE LOCATED WITH SPECIAL ATTENTION TO SOCIAL AND HEALTH SERVICES, MASS TRANSPORTATION, AND PUBLIC FACILITIES. Housing for the elderly and the disabled should be provided to meet the varied needs of these groups. Group or any quasi-institutional housing for these groups should be constructed so that the residents can be as self-sufficient as possible; and all available federal housing programs should be utilized to help the elderly and disabled find adequate housing.</p>	Related to Goal 8, Policy 5, and also related to Goal 2.	23, 24	34, 33

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72	Magill	e. INNOVATIVE SITE BUILT HOMES AND MANUFACTURED HOUSING SHOULD BE CONSIDERED AS A POSSIBLE SOURCE OF FUTURE LOW AND MODERATE INCOME HOUSING. Monitoring of codes and ordinances should be continued to make sure that changes in construction standards for manufactured and innovative site built homes are reflected in such regulations. However, any changes to the codes and ordinances must maintain the public health, safety, and welfare.	Related to Goals 1 and 2.	23	33
73	Magill	f. HOUSING SHALL BE AVAILABLE ON A NON-DISCRIMINATORY BASIS. Housing policies for the entire city should be carried out in a manner that promotes equal opportunity for everyone, Federal, state, and local housing laws should be enforced continuously to ensure Corpus Christi is in compliance.	Related to Goals 1 and 2.	23	33
74	Magill	g. A MIX OF HIGH, MEDIUM, AND LOW-COST HOUSING SHOULD BE ENCOURAGED THROUGHOUT THE CITY. A mix of subdivisions that contain affordable homes should be available to families of all income levels. Zoning, platting, building codes or other ordinances shall not be used to create a separation of ethnic and economic groups.	Related to Goals 1 and 2.	23	33

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75	Magill	h. INCREASE THE AVAILABILITY OF HOUSING FOR LOW AND MODERATE INCOME FAMILIES. One of the most elementary and vital elements of a desirable standard of living is the availability of standard housing for families, The City should seek all federal, state and local programs that can address this important need. Emphasis should be placed on providing adequate housing through the rehabilitation of substandard housing units. Emphasis should also be placed on the use of public funds to leverage private investment for housing rehabilitation and new construction of housing for low and moderate income families, In addition, where it is necessary, public housing should be built to provide for this fundamental need.	Related to Goals 1 and 2.	23	33
76	Magill	i. EACH NEIGHBORHOOD OF THE CITY SHALL BE PROTECTED AND/OR IMPROVED SO AS TO BE A DESIRABLE AND ATTRACTIVE RESIDENTIAL ENVIRONMENT. One of the most important resources a community has is its residential neighborhoods. A thriving neighborhood environment can encourage reinvestment and new investment in the community, promote community pride, and establish the community as a nice place to live. For these reasons, support for residential neighborhoods shall continue to be a fundamental land use policy.	Related to Goal 7	24	34

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77	Magill	j. THE HOUSING AND POPULATION DENSITY OF THE CITY SHOULD RESPOND TO CHANGING MARKET TRENDS, CONSUMER PREFERENCES, ECONOMIC REALITIES, AND DESIGN TECHNOLOGY. Density limits should be based on consumer preferences and current market conditions to provide tomorrow's renters and buyers the opportunity to have the housing of their choice. All ordinances and codes should be reviewed periodically to insure that they continue to meet the housing needs of today's market. Ranges of densities improve the affordability of housing, increase the cost effectiveness of services, and offer citizens the quality of life desired.	Could be added as a policy under Goal 2.	23	33
78	Magill	k. COMMERCIAL USES ADJACENT TO EXISTING OR PROPOSED RESIDENTIAL AREAS SHOULD BE BUFFERED OR USE SENSITIVE IN DESIGN. Commercial development can be a great convenience adjacent to a residential neighborhood, providing goods, services, and employment within walking distance. However, care must be taken in design of commercial property to make the use compatible with adjacent residential development. Traffic from commercial areas should be routed away from residential areas. In order to protect residential areas, open space, screening fences, and landscaping should be required and loud or disruptive uses should be prohibited unless other design techniques are used to make the uses compatible.	Could be covered under Goal 9, Policy 4.	25	34

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79	Magill	I. HIGH DENSITY RESIDENTIAL DEVELOPMENT SHOULD BE ENCOURAGED, ESPECIALLY IN THE CENTRAL AREA OF THE CITY. Well planned high-density development can be an efficient design for the provision of housing on land that would otherwise be developed for commercial or office activities. Both of these advantages are especially important in the central area of the city where land prices can be high and where efficient use of services is most critical. High density housing development in the central city will provide a population base that will support the commercial revitalization of the central core. Incentives should be explored to encourage this type of development.	This is related to Plan CC's Land Use Principles under Mixed Use Centers on page 53 and by Element 8, Goal 2 on page 54.	41, 38	53, 54
80	Magill	m. HIGH-DENSITY RESIDENTIAL DEVELOPMENT (MORE THAN 21 UNITS PER ACRE) SHOULD BE LOCATED WITH DIRECT ACCESS TO ARTERIALS. High-density apartment developments produce a high level of activity and heavy traffic movement. To prevent this traffic from spilling onto residential streets, high density apartments should be located with direct arterial access or along an interior access street designed specifically to collect the apartment traffic and distribute it directly to an arterial without passing through a lower density residential area.	This concept could be added to Plan CC's Land Use Principles under Housing and Neighborhoods.	41	53

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No.	By	Comment	Staff Input	Subcommittee Report Page #	May 18 Plan CC Page #
81	Magill	n. MEDIUM-DENSITY RESIDENTIAL DEVELOPMENT (10 TO 21 UNITS PER ACRE) SHOULD BE LOCATED IN AREAS WITH CONVENIENT ARTERIAL ACCESS. Traffic that is generated from apartment units causes problems if it is allowed to funnel through lower density residential areas. To avoid these problems, apartments should be located with convenient access to an arterial or, along a collector that provides access to an arterial.	This concept could be added to Plan CC's Land Use Principles under Housing and Neighborhoods.	41	53
82	Magill	o. APPROPRIATE TRANSITIONS SHOULD EXIST BETWEEN HIGH-DENSITY AND LOW-DENSITY (LESS THAN 10 UNITS PER ACRE) RESIDENTIAL DWELLINGS. While high-density apartments and low-density single-family homes are both residential uses, the difference in the intensity of the uses may cause conflicts if the transition is too abrupt. Such design considerations as building height, window and patio location, screening fences or landscaping, building setbacks, parking layout, and a variety of other techniques shall be used to create an appropriate transition.	This concept could be appropriately added to Element 4, Goal 9.	25	34
83	Magill	p. INFILL DEVELOPMENT SHOULD BE ENCOURAGED ON VACANT TRACTS WITHIN DEVELOPED AREAS. Owners of vacant tracts or lots should be encouraged to develop their properties. Steps should be taken to improve the economic viability of infill development through incentives that will attract private investments.	Related to Goal 7, Policy 1 on page 34 and found in the Land Use Principles on page 53 under Housing and Neighborhoods, 2nd bullet point.	24, 41	34, 53

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No.	By	Comment	Staff Input	Subcommittee Report Page #	May 18 Plan CC Page #
84	Magill	q. INCOMPATIBLE INDUSTRIAL AND COMMERCIAL LAND USES SHOULD NOT ABUT RESIDENTIAL AREAS. Many of the activities allowed in the industrial and commercial districts are incompatible with residential areas. Whenever possible, such uses should be separated from residential areas. When these uses must abut residential areas, steps shall be taken to minimize conflicts, i.e. , provision of open space, landscaping, screening fences, etc.	Related to Plan CC's Land Use Principles, 5th bullet point under Housing and Neighborhoods.	41	53
85	Magill	r. TRAFFIC HAZARDS SHOULD BE LESSENER BY DISCOURAGING THROUGH TRAFFIC WITHIN RESIDENTIAL AREAS. Residential areas should be developed so that homes face local or collector streets rather than arterial streets unless a marginal access street is provided, This design will reduce interruption to traffic on arterial streets and make residential neighborhoods safer for children, cyclists, and pedestrians.	This policy has already been implemented through adoption of subdivision and zoning regulations. The regulations are found in the Unified Development Code. On page 44, Element 6, Goal 3, Policy 1 covers making residential streets safer for children, cyclists, and pedestrians. Also, this relates to well-designed neighborhoods: Element 8, Goal 3 on page 54.	30, 39	44, 54
86	Magill	s. PLANNED UNIT DEVELOPMENTS AND OTHER CREATIVE LAND PLANNING TECHNIQUES SHOULD BE ENCOURAGED. Traditional land use regulations can sometimes discourage development on difficult sites or prevent innovative new designs. Cluster housing designs and planned unit developments allow flexibility for attractive, efficient design and can often reduce infrastructure installation and maintenance costs to the city. All ordinances governing planned unit developments should be reviewed periodically to insure that valid innovations in land planning are encouraged.	Related to Element 4, Goal 7, Policy 1.	24	34

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No.	By	Comment	Staff Input	Subcommittee Report Page #	May 18 Plan CC Page #
87	Magill	t. PUBLIC FACILITIES SHOULD BE MAINTAINED AND IMPROVED IN EXISTING RESIDENTIAL AREAS. Increase the viability of residential neighborhoods by maintaining and upgrading public facilities. Quality maintenance of streets, lighting, utilities, and recreational facilities should be performed to preserve residential neighborhoods and to encourage reinvestment by property owners.	Related to Element 7, Goal 6. Could add "Increase the viability of residential neighborhoods by maintaining and upgrading public facilities" as a policy to this goal.	35	48
88	Magill	v. CHRONIC HOMELESSNESS IS ADDRESSED IN AN ORGANIZED AND SYMPATHETIC MANNER. 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.	Concept is related to Element 4, Goal 3. Suggests deleting "significantly reduced" and replacing with "addressed" and adding "in an organized and sympathetic manner."	23	33
		Element 5 – Diversifying the Economy & Strengthening the Workforce			
89	Magill	Objective 1. Encourage residents to participate actively in the development of a healthy economy.	Possibly related to Goal 3	27	37
90	Magill	Objective 2. Maintain a well-balanced economy and promote a strong economic base.	See Goal 1	26	37
91	Magill	Objective 3. Expand and develop regional, national, and international business services in the economy.	See Goal 1	26	37
92	Magill	Objective 4. Support equal employment opportunities for all socio-economic groups.	See Goal 5	27	38
93	Magill	Objective 5. Expand and develop tourism.	Goal 1, Policy 5	26	37
94	Magill	Objective 6. Promote redevelopment of the Central Business District and other business areas and the development of new business areas.	See Element 8, Goal 2	38	54

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No.	By	Comment	Staff Input	Subcommittee Report Page #	May 18 Plan CC Page #
95	Magill	Objective 7. Promote the establishment of research and development facilities.	Goal 1, Policy 6	26	37
96	Magill	Objective 8. Create a positive national image of the business climate in Corpus Christi.	Goal 4, Policy 3	27	38
97	Magill	Objective 9. Create a business climate that fosters the creation of new business enterprises in Corpus Christi.	Goal 3	27	37
98	Magill	Objective 10. Encourage business and economic development activities that are compatible with orderly growth.	See Element 8, Goal 1 and its Policies 4-5	37	54
99	Magill	Objective 11. Support the coordination of economic development activities in the Corpus Christi area.	See Introduction to Element 5.	26	35
100	Martinez	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.	No change requested.	26	37
101	Martinez	Goal 4, Policy 4, define “positive incentives.”		27	38
102	Martinez	Under Goal 5, Policy 2, Clarify how we can support job seekers.		27	38
103	Martinez	Under Goal 5, Policy 3, identify and coordinate essential support services and strike the word, “promote.”		27	38
104	Martinez	Under Goal 6, Policy 1, strike “Make” and replace with “Encourage.”		27	38
105	Martinez	Under Goal 6, 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.	No change requested.	27	38
106	Martinez	Under Goal 6, Policies 3 & 4 are consistent with existing departmental careers educational partnerships.	No change requested.	27	38

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No.	By	Comment	Staff Input	Subcommittee Report Page #	May 18 Plan CC Page #
107	McIntyre	Goal 6, “....whether high school, technical school, or college....”		27	38
108	Magill	a. ENCOURAGE ORDERLY GROWTH. Orderly growth should be encouraged as it is necessary for maintaining a dynamic economy offering job opportunities and income levels commensurate with a rising standard of living. Conversely, rapid unorderedly growth of urbanized areas can cause numerous urban problems that include traffic congestion and the inability to meet infrastructure needs.	See Element 8, Goal 6, Policy 1	40	55
109	Magill	b. ENCOURAGE IN-MIGRATION FROM THE SURROUNDING AREAS, THE STATE, AND NATION. Corpus Christi is the regional center for new jobs and opportunities in the Texas Coastal Bend; and in order to maintain this position, it should continue efforts to attract new residents. New residents will help increase the demand for more goods and services, and cause new businesses to proliferate. More commerce means more jobs and shopping opportunities for local and regional shoppers. These activities, in turn, will lead to more development throughout the city.	See Element 5, Goal 4, Policy 1.	27	38

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110	Magill	c. PROMOTE THE EXPANSION OF EXISTING AND NEW BUSINESS DEVELOPMENT TO PROMOTE CITY GROWTH AND A STRONG LOCAL ECONOMY. The city should promote the growth and expansion of existing businesses because they are the "backbone" of the local economy, and it should also attract new businesses that will create new jobs and increase family income levels. A city must have a diversified economic base in order to insulate the area, to the greatest extent possible, from economic cycles in any sector of the economy. While the tourist and the oil industries are major employment generators, other sectors such as light manufacturing and high technology should also be encouraged to provide a wide spectrum of income and job opportunities. In addition, while businesses that require skilled workers are important to the city's economy, endeavors should be made to attract companies that need semi-skilled and unskilled workers. There is a large pool of semi-skilled and unskilled labor in Corpus Christi and the surrounding area. This situation makes the city an ideal site for labor-intensive industries, especially in manufacturing and construction.	See Goal 1, Element 5	26	37
111	Magill	d. MAINTAIN A HARMONIOUS RELATIONSHIP WITH THE MILITARY AND ENCOURAGE GROWTH OF ALL MILITARY FACILITIES. Obviously, the impact of the military on the local economy is great. With this in mind, every effort should be made to reasonably fulfill the needs of the military.	See Goal 8, Element 5	28	39

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No.	By	Comment	Staff Input	Subcommittee Report Page #	May 18 Plan CC Page #
112	Magill	e. MAKE CORPUS CHRISTI A MORE ATTRACTIVE PLACE FOR MILITARY INSTALLATIONS. Efforts should be made to enhance the city's image as a good place to build new military installations or expand existing facilities. New Military bases will increase the city's prestige and create new jobs in the Coastal Bend area. To accomplish these goals, friendly relations should be maintained with the Navy and other military branches at the local and national level. Local government/business leaders should jointly maintain a legislative liaison at the state and federal levels so that these installations will remain viable sources of local employment. Adopt regulations consistent with the recommendations of the Joint Land Use Study.	See Goal 8, Policy 1.	28	39
113	Magill	f. DEVELOP A CONTINGENCY PLAN TO ALLOW FOR THE EXPANSION AND CONTRACTION OF MILITARY ACTIVITIES. A contingency plan should be made to accommodate possible expansion or reduction of military facilities.	See Goal 8, Policy 3.	28	39
114	Magill	g. CITY POLICIES CONCERNING AREAS ADJACENT TO MILITARY AIRPORTS BE CONSISTENT WITH AIR INSTALLATION COMPATIBILITY USE. Development policies consistent with these AICUZs facilities will protect the health, safety, and welfare of the community.	See Goal 8, Policy 4.	28	39

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115	Magill	h. ENCOURAGE HIGH-DENSITY RESIDENTIAL DEVELOPMENT IN THE CENTRAL BUSINESS DISTRICT. High-density residential development is crucial to the continued redevelopment of the Central Business District and should therefore be encouraged. This type of redevelopment, combined with hotel and motel development, will help establish a core residential population that will serve to support further commercial growth and redevelopment in the Central Business District.	See Goal 9, Policy 1.	28	39
116	Magill	i. MAINTAIN PARKS AND PROMOTE PEDESTRIAN AMENITIES THROUGHOUT THE CENTRAL BUSINESS DISTRICT. Maintain all parks within the Central Business District area and provide landscaping and other amenities for a people-friendly pedestrian environment for residents and tourists. All Central Business District parks and heavily-landscaped areas should contain walkways and pedestrian amenities such as benches, trash containers, drinking fountains, and informational signs.	See Goal 9, Policy 2.	28	39
117	Magill	j. DEVELOP THE SEAWALL AS A PEOPLE-ORIENTED AREA. The area along the seawall and adjacent to Shoreline Boulevard, Magee Beach, and the marina should be encouraged to develop as a safe people-oriented tourist center. Improvements, both public and private, that can enhance this people-oriented atmosphere include the expansion of business activities, construction of numerous shade structures, landscaping, street furniture, public art, and improved lighting.	See Goal 9, Policy 3.	28	39

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118	Magill	k. MAINTAIN MAGEE BEACH AS A MAJOR RECREATIONAL PARK. Since the beach is extremely popular to weekend vacationers, waders, swimmers, and sunbathers, it should be maintained , restored, and kept clean and free of debris.	See Goal 9, Policy 4.	28	39
119	Magill	l. DEVELOP THE MARINA AS A RECREATIONAL AREA, AN ECONOMIC INCENTIVE TO WATERFRONT DEVELOPMENT, AND AS AN IMAGE FOR THE COMMUNITY. The growth and prosperity of the Marina is an important element to the future of the city because it is the symbol that identifies Corpus Christi as a vacation center.	See Goal 9, Policy 5.	28	39
120	Magill	Corpus Christi Beach is a physically-distinct geographical unit that lies north of the Ship Channel, with Corpus Christi Bay on one side and Nueces Bay on the other. Because the area is a self- contained peninsula with long, sandy beaches, it has the potential to become a significant tourist attraction. As indicated in the Bayfront Development Plan, the City will encourage the development of Corpus Christi Beach primarily as a hotel-motel center, including high density residential areas. The development of marinas, fishing-tourist attractions, and existing parks should be encouraged.	See Goal 10.	28	39

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121	Magill	m. ENCOURAGE MEDIUM AND HIGH-DENSITY DEVELOPMENTS THAT ARE TOURIST-ORIENTED. As tourist activities increase along Corpus Christi Beach, new commercial development is inevitable. To accommodate new growth, medium to high density development that is tourist-oriented should be encouraged. This includes hotel/motel operations, restaurants, specialty shops, high-rise residential buildings, and other activities that will promote economic growth.	See Goal 10, Policy 1.	28	39
122	Magill	n. RECOGNIZE THE VALUE OF THE TEXAS STATE AQUARIUM AND THE USS LEXINGTON MUSEUM. The Texas State Aquarium and the USS Lexington Museum are great tourist attractions as well as a valuable assets to local residents. Given these benefits, effort should be taken to encourage success of these organizations.	See Goal 10, Policy 2.	28	39
123	Magill	Corpus Christi has many natural amenities such as a scenic waterfront, warm summers, and mild winters. Based on these amenities, the tourist and convention industry has become an important part of the local economy. The City should encourage the development of this industry by protecting these natural amenities and by promoting, where appropriate, man-made developments that will attract and serve the tourist/conventioneer.	See Goal 11.	28	39

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124	Magill	o. PROMOTE THE NATURAL AMENITIES OF THE AREA. Corpus Christi has a unique advantage over other coastal cities: it has a beautiful central-city area and is adjacent to a 93-mile stretch of beautiful beaches along Mustang and Padre Islands. On the one hand , the city attracts tourists because it has a beautiful shoreline with numerous hotels, motels, retail stores, and cultural facilities in close proximity of one another while on the other hand , the islands attract tourists and residents because they are ideal vacation spots. The islands are also special because they offer many of the amenities offered by foreign, more expensive resorts, For example, the islands have hotel and motel accommodations and many places for relaxing and fishing.	See Goal 11, Policy 1.	28	39
125	Magill	p. PRESERVE NATURE. Preserve the natural state of public lands which are wild or environmentally sensitive. Preserve nature to promote ecotourism for its contribution to economic development, for education, and in trust for future generations.	See Goal 11, Policy 2	28	39
126	Magill	q. SUPPORT THE MARKETING OF THE TOURIST BUSINESS. A plan for developing the tourist business in Corpus Christi should be developed, implemented, and updated annually. The primary goals of the plan should be to use the natural and man-made amenities of the city.	See Goal 11, Policy 3	28	39

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127	Magill	r. SUPPORT THE MARKETING OF CONVENTION BUSINESS. A plan for increasing the convention business should be developed, implemented, and updated periodically. The plan should provide a strategy for the most effective use of the Convention Center and other cultural facilities in the area.	See Goal 11, Policy 4.	28	39
128	Magill	s. DEVELOP CULTURAL/ARTISTIC ACTIVITIES AND PROGRAMS THAT WILL PROMOTE THE CITY AS THE CULTURAL CENTER OF SOUTH TEXAS. Promote cultural and artistic activities that will draw artists to the city. These activities may include arts and craft fairs designed to attract visitors from the region.	See Goal 4, Policy 4.	27	38
129	Magill	Corpus Christi has a diversified economy of well-paying jobs that builds on existing industry strengths and technological innovation. Corpus Christi is able to attract and retain firms because of its competitive assets and supportive business environment.	These statements come from Plan CC. See Element 5, Goals 1 and 2.	26	37
130	Magill	t. BE BUSINESS FRIENDLY 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. Maintain transportation and utility infrastructure in good repair and make additional modernization investments as necessary in a timely manner. 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.	These statements come from Plan CC. See Guiding Principles on page 15. See Element 5, Goal 2, Policies 1-3 and 7 and see Goal 4, Policies 2-3.	10, 26, 27	15, 37, 38

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131	Magill	u. WORKFORCE DEVELOPMENT 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. Ensure that career training programs and other workforce development services are aligned with employer needs and responsive to changing employer demand. Promote alignment of education, including school boards and workforce development agencies, with the needs of local industry. Make school completion a high civic priority with broad community support and engagement.	These statements come from Plan CC. See Goal 2, Policy 6. See Goal 5, Policy 1. See Goal 6, Policies 1 and 4.	26, 27	37, 38
132	Magill	v. SMALL BUSINESS COMMUNITY Foster a community culture that recognizes and embraces innovation and entrepreneurship. Encourage youth to develop entrepreneurial talents.	This statement comes from Plan CC. See Goal 3, Policy 1.	27	37
		Element 6 – Transportation & Mobility			
133	McIntyre	Goal 3, policy 2: “create and implement a reconstruction....”		30	44
134	Martinez	Goal 3, Policy 1, Delete the words, “Promote” and “lower” and replace with “Study and ensure appropriate vehicular speeds....”		30	44
135	Martinez	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.”		30	44
136	Martinez	Goal 4, Policy 3, Including TOD’s is fundamentally part of development design and plan use in a comprehensive plan.	No change requested.	30	44
137	Martinez	Goal 6, Policy 2, we do not have direct authority to minimize but can “support” minimizing delays and improving safety.		30	44

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No.	By	Comment	Staff Input	Subcommittee Report Page #	May 18 Plan CC Page #
138	McIntyre	Goal 7 - Move existing statement to policy. Goal: "Access to, from and around Padre Island is safe and accommodates growth both in residential and tourist populations."		31	44
139	Magill	Objective: 1. Develop a safe, efficient transportation system that facilitates movement of people and goods.	See Goal 1	29	43
140	Magill	Objective: 2. Improve the aesthetics of major thoroughfares and city entrances.	See added Goal 8	31	44
141	Magill	Objective: 3. Utilize road improvements to stimulate redevelopment and orderly growth.	See Goal 2, Policy 5.	30	43
142	Magill	Objective: 4. Develop a transportation system that complements energy conservation and air-quality measures.	See New Goal under Element 2.	18	25
143	Magill	Objective: 5. Develop a multi-modal transportation system that will enhance the mobility of all citizens.	See policies of Goal 4.	30	44
144	Magill	Objective: 6. Develop a transportation system that will enhance the ability to evacuate people in times of emergency.	See Element 3, Goal 2 , Policy 3.	21	29
145	Magill	Objective: 7. Provide new opportunities for economic development through adequate port, rail, and airport facilities and services.	See Goal 5 in Element 5 on page 38. See Element 6, Goal 1, Policy 9 on page 43. See Element 6, Goals 5-6 on page 44.	27, 29, 30	38, 43, 44
146	Magill	a. PRESENT AND FUTURE ROAD NETWORKS SHOULD PROMOTE DESIRABLE PATTERNS OF LAND USE DEVELOPMENT. Auto transportation influences the direction, intensity, and timing of land use development. The construction of roads to areas improves accessibility and, in turn, may lead to rapid development. For these reasons, traffic impact analysis should be included in the planning process so that as development occurs, existing and future roads will adequately meet the needs of future land use activities. Support a long-term program to repair existing streets and regularly maintain the system to minimize life-cycle costs. Create a reconstruction program for local streets.	See Goal 1, Policy 11 and Goal 2, Policy 6.	29, 30	43

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147	Magill	b. PROMOTE EFFICIENT UTILIZATION OF ALL FORMS OF TRANSPORTATION. Strategies should be adopted that will conserve energy, coordinate the different modes of transportation, and improve transportation efficiency. Support a multimodal transportation network that is integrated with land uses, where destinations are easily connected by accessible paths.	See Goal 1.	29	43
148	Magill	c. IDENTIFY RIGHTS-OF-WAY FOR TRANSPORTATION CORRIDORS. To plan effectively for future street and highway developments capable of carrying projected traffic flows, it is necessary to obtain sufficient rights-of-way to allow for a timely and orderly expansion of streets and arterials. The City should therefore obtain, in advance of full development, sufficient right-of-way for proposed roads consistent with Area Development Plans and the Urban Transportation Plan. Integrate transportation and neighborhood planning with utility infrastructure planning.	See Goal 1, Policy 10. Note that prior to the platting of land for development, developers are required to give the City the right-of-way for streets proposed in the Urban Transportation Plan.	29	43

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149	Magill	d. STREETS SERVING STORAGE AND SHIPPING TERMINALS AT THE PORT OF CORPUS CHRISTI SHOULD BE EXPANDED TO ACCOMMODATE DEMAND Streets periodically carry peak-traffic flows and this heavy traffic movement produces poor road conditions. To relieve the traffic congestion and improve road surface conditions, federal and state assistance should be requested to construct additional arterial(s) to serve the port. In addition, local funds should be secured to make paving improvements on the existing arterials. Nueces County should participate in all costs associated with the project.	See Goal 1, Policy 9	29	43
150	Magill	e. CONTINUE TO SUPPORT THE REGIONAL TRANSIT AUTHORITY' S STRONG COMMITMENT TO A GOOD PUBLIC TRANSIT SYSTEM. Many of the poor, elderly, and unemployed depend on public trans- portation for commuting or travel purposes. For this reason, the City should remain committed to a public transit system operated by the Regional Transit Authority. Support an operations plan to increase the efficiency and lower the life-cycle costs of the public transportation system.	See Goal 4, Policy 1.	30	44
151	Magill	f. THE TRANSIT SYSTEM SHOULD DELIVER BASIC TRANSIT SERVICES TO TRAN SIT-DEPENDENT PEOPLE. A good transit system provides access to employment, social, and recreational opportunities. For many, especially the poor, elderly, and disabled, a good public transportation system means the difference between isolation and social interaction. For these reasons, transit services should be extended to all areas in the city where it is needed.	See Goal 4, Policy 4	30	44

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152	Magill	g. PROVIDE CONVENIENT TRANSPORTATION ACCESS TO INDUSTRIAL AREAS. Because raw materials and finished products are important to the city's economy, a rapid, cost-effective method of transporting goods is essential. Rail, air, water, and truck transportation are important for the transfer of goods. Transportation access to industrial areas should be facilitated.	See Goal 1, Policy 6	29	43
153	Magill	h. SPECIAL ROUTES SHOULD BE USED FOR THE TRANSPORTATION OF HAZARDOUS WASTES. Special routes, leading away from the city , should be designated for the transport of hazardous wastes. Preferably, they should be isolated away from major activity centers.	See Goal 1, Policy 7	29	43
154	Magill	i. TRUCK LOADING FACILITIES SHOULD BE PROPERLY LOCATED AND DESIGNED TO PREVENT CONFLICTS WITH OTHER LAND USE ACTIVITIES. The delivery of goods by truck is an essential aspect of commercial, office, and industrial activities. This activity often produces traffic congestion, noise, and roadware. Plans should account for this aspect.	See Goal 1, Policy 8	29	43
155	Magill	j. SUPPORT THE CORPUS CHRISTI INTERNATIONAL AIRPORT. Improvements to the international airport should keep pace with population and economic growth in the city. Surface access, circulation, and terminal facilities should be improved and new runways added, as necessary, to meet additional operating needs of the terminal and airport. Continue to implement the Airport Master Plan.	See Goal 5, Policies 1-4	30	44

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156	Magill	k. DEVELOPMENT OF AREAS ADJACENT TO CORPUS CHRISTI INTERNATIONAL AIRPORT SHOULD BE IMPLEMENTED IN A MANNER THAT MINIMIZES THEIR IMPACT ON THE AIRPORT. Efforts should be made to minimize the impact of the surrounding areas on the airport. A land use plan should be developed for all areas adjacent to the airport; and a land-acquisition program should be pursued to protect the airport from encroachment by incompatible land uses.	See Goal 5, Policy 3-4.	30	44
157	Magill	l. SUPPORT THE PORT OF CORPUS CHRISTI. The Port of Corpus Christi is one of the most important elements of the city's economy. The port should be managed according to a Port Master Plan.	See Element 5 on economic development, Goal 7	24	38
158	Magill	m. EVALUATE RAIL ENHANCEMENTS. Railway transportation is an important aspect of goods movement. Railroads provide economical transportation for bulk cargo handled at the port and in other industrial areas. Support enhancements to rail service essential to the city's economic success.	See Goal 6.	30	44
159	Magill	n. DEVELOP AND MAINTAIN SAFE RAILROAD CROSSINGS FOR PEDESTRIAN AND AUTO USE. All railroad crossings should meet federal and state regulations by ensuring that all required safety features be placed on crossings.	See Goal 6, Policy 3	30	44
		Element 7 – Community Infrastructure, Facilities & Services			

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No.	By	Comment	Staff Input	Subcommittee Report Page #	May 18 Plan CC Page #
160	Magill	The core role of City government is to provide utility infrastructure. The City has to balance the needs of residents, commercial users, rate payers, and the environment. The systems are expensive to expand, maintain, and compensate for prior underinvestment. The City must support a strategic approach to providing adequate water, wastewater-treatment and storm-drainage infrastructure to support redevelopment and new development.	See introduction to Element 7.	32	45
161	McIntyre	Goal 1, policy 1 “develop and maintain integrated water management strategies considering surface, ground, reuse, conservation....”		32	47
162	Martinez	Goal 1, Policy 1, add groundwater.		32	47
163	Martinez	Goal 1, Policy 2, Water master planning has a 50 year planning horizon and this is an industry standard for water.	No change requested.	32	47
164	Martinez	Goal 1, Policy 4, It is appropriate to define targeted areas to prioritize investments.	Decide whether or not to identify the targeted areas.	32	47
165	Martinez	Goal 2 should state “meets or exceeds” state water quality requirements.		33	47
166	Martinez	Goal 4, Policy 1, add “if feasible and /or cost effective.”		34	48
167	Martinez	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.	No change requested.	34	48

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No.	By	Comment	Staff Input	Subcommittee Report Page #	May 18 Plan CC Page #
168	Martinez	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.	No change requested.	34	48
169	McIntyre	Goal 4, policy 3....this statement could also fit on air quality policies...		34	48
170	McIntyre	Goal 4, policy 4 - remove		34	48
171	Martinez	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.		34	48
172	Martinez	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.	No change requested.	35	48
173	Martinez	Goal 6, Policy 2, “best practices” implies the cost/benefit makes sense.	No change requested.	35	48
174	Martinez	Goal 8, Policy 1, Past experience with city initiative was unsuccessful. At most, evaluate a best practice on viability.		35	49
175	McIntyre	Goal 8.....delete		35	49
176	Martinez	Goal 9, Policy 1, add “where feasible.”		36	49

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No.	By	Comment	Staff Input	Subcommittee Report Page #	May 18 Plan CC Page #
177	Magill	a. RIGHTS OF WAY, EASEMENTS, AND PROPERTY RIGHTS. In order to provide for orderly growth to new development areas, expansion of capacity to existing infill development, or reorganization of existing facilities, the City must plan for and purchase property or easement rights. Waiting to acquire these rights may cause them to become unavailable due to disorganized growth or cost prohibitive in an urban setting. Failure to secure these rights may limit growth of Corpus Christi and cause substantial economic harm.	See Goal 11 and its policies.	36	49
178	Magill	b. UPDATE, HARMONIZE, AND MODERNIZE MASTER PLANS FOR CRITICAL UTILITY INFRASTRUCTURE. The Master Plans for the critical utilities do not reflect the current growth of the city, have different requirements in different City areas as a historical artifact, and are not electronically available. The outdated nature of these plans are expensive for the City and the private entities that rely on these documents to develop public and private projects. The City must update and harmonize these Master Plans as well as incorporate the best practices available from current technology.	See Goal 1, Policy 5	32	47

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No.	By	Comment	Staff Input	Subcommittee Report Page #	May 18 Plan CC Page #
179	Magill	c. WATER UTILITY GOALS. Develop and maintain integrated water-management strategies of surface, reuse, conservation, groundwater, 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. 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 innovative and cost effective technologies where appropriate. Support efforts to find a regional solution to the water supply.	See Goal 1, Policies 1-3 and Goal 2, Policies 1-3.	32, 33	47
180	Magill	d. WASTEWATER STANDARDS. Support improvements to meet state and federal standards, except as are being appealed in good faith or operated under appropriate waiver. Support an approach that establishes priorities for the replacement and correction of existing facility deficiencies and for meeting future needs. The wastewater system should be maintained in an adequate state of repair and improved, where feasible, through technological innovations. A wastewater system is an important element necessary to accommodate urban life, As it deteriorates over time, the entire system from collection to discharge should be repaired and maintained through a phased program of replacement. The wastewater system should be operated according to a Master Plan which takes in to account current conditions and anticipated future growth.	See Goal 3, Policies 1 - 2 and Policy 5.	33	47

City Councilmembers' Comments as of Dec. 17, 2015

No.	By	Comment	Staff Input	Subcommittee Report Page #	May 18 Plan CC Page #
181	Magill	e. STORMWATER GOALS. The City must improve or expand stormwater mitigation in order to protect residents from flooding and meet environmental standards. A stormwater system is an important element necessary to accommodate urban life. As it deteriorates over time, the entire system should be repaired and maintained through a phased program. The stormwater system should be operated according to a Master Plan which takes in to account current conditions and anticipated future growth.	See Element 7, Goal 1, Policy 4 and Goal 4, Policy 8.	32, 34	47, 48
182	Magill	f. ENCOURAGE THE DEVELOPMENT OF GREENBELTS IN COMBINATION WITH DRAINAGE FACILITIES. Greenbelts can provide a connective function between residential areas and parks, schools, shopping centers, and other areas of activity. Greenbelts established adjacent to creeks can provide a unique location for walkways, bikeways, and jogging trails away from automobile traffic. Greenbelts designed in combination with drainage ditches should be encouraged. Typical drainage ditches contain too narrow a right-of-way and have too steep a slope for this combined use. However, dedication of street right-of-way and parkland might be combined to allow sufficient space for good greenbelt designs. Such facilities, although not appropriate in all locations, can be extremely effective for linking some parks, residential areas, and schools, shopping centers, etc.	See Element 2, Goal 4, Policy 4.	18	25
183	Magill	g. RESIDENCES AND BUSINESSES HAVE A DEPENDABLE, ENVIRONMENTALLY SAFE MEANS TO DISPOSE OF SOLID WASTE. Continue providing city and regional waste-management services.	See Element 7, Goal 5	34	49

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No.	By	Comment	Staff Input	Subcommittee Report Page #	May 18 Plan CC Page #
184	Magill	h. THE CITY MAINTAINS ALL MUNICIPAL BUILDINGS AND FACILITIES FOR LONG-TERM USE. 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, when it is cost effective.	See Element 7, Goal 6, Policies 1, 2, 4, 5.	35	49
		Element 8 – Future Land Use, Zoning & Urban Design			
185	Magill	Deletions in the introduction.		37	52
186	Magill	Delete first bullet point under Principles.		37, 10	52
187	Magill	Objective 1. Create safe, livable, and affordable residential areas.	See Element 4, Goals 1 and 2, and Goal 7, Policy 4.	23, 24	33, 34
188	Magill	Objective 2. Provide sufficient land use by type for continuous growth.	See Goal 1, Policy 4-5	37,	54, 55
189	Magill	Objective 3. Develop an efficient land use mix.	See Goal 1, Policy 4-5	37	54
190	Magill	Objective 4. Properly locate land uses based on the compatibility, locational needs, and characteristics of each use.	See Goal 1.	37	54
191	Magill	Objective 5. Preserve quality residential, commercial, and industrial areas.	See related Goal 1, Policy 4-5	37	54
192	Magill	Objective 6. Relate planned utility services to projected land use types and intensity.	See Element 7, Goal 1, Policy 6.	32	47
193	Magill	Objective 7. Promote adequate and equal housing opportunities for all citizens.	See Element 4, Goal 2.	23	33
194	Magill	Objective 8. Encourage orderly growth of new residential, commercial, and industrial areas.	See Goal 1, Policy 4.	37	54

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No.	By	Comment	Staff Input	Subcommittee Report Page #	May 18 Plan CC Page #
195	Magill	Corpus Christi is a community that is experiencing business and residential development in undeveloped areas and renewal in developed neighborhoods. As a means of achieving the long-range goals of the City, such development should be encouraged when consistent with the Comprehensive Plan. Through such developments, many improvements to the local quality of life will be realized. Land use policies provide the framework for this development, setting community standards for the location, and interaction of residential, commercial, and industrial activities that are responsive to both the needs of the marketplace and the goals of the citizens of Corpus Christi. Corpus Christi development patterns support efficient and cost-effective use of resources and high quality of life.	See Goal 1.	37	54
196	Martinez	To be consistent with format, Plan CC's Land Use Principles should follow the Vision and should be before Goals and Policies. (Sequence should be Vision, Principles, Goals)	This change was made. [The subcommittee reversed this change]	41 - 42	53 - 54
197	Martinez	Goal 1, Policy 3, Strike "support" and replace with "explore." Explore and identify the benefit and risks of a City Redevelopment Authority.		37	54
198	Martinez	Goal 2, Policy 1, City best practices currently utilize zoning tools to determine and prioritize development design and land use.	No change requested.	38	54
199	Martinez	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.	"high standards" and "high-quality" is suggested by staff for removal as the terms didn't quite explain the original purpose of the goal.	39	54
200	Martinez	Goal 4, Policy 1, add "appropriate" after "Adopt."		39	54

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No.	By	Comment	Staff Input	Subcommittee Report Page #	May 18 Plan CC Page #
201	Martinez	Goal 6, Policy 1, Define “Orderly.” In addition, annexation statutorily requires an adopted and funded 10 year service plan.		40	55
202	Martinez	Land Use is the primary goal of comprehensive planning. It is fundamental in defining 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.	No change requested.	49 - 58	61 - 70
203	Magill	Delete Plan CC's Future Land Use Maps, thereby keeping in place the Future Land Use maps that are currently adopted.		49 - 58	49, 61 - 70
204	McIntyre	Flour Bluff development plan - support Council suggestions on Turtle Cove and Laguna Shores: 1. Remove the Turtle Cove neighborhood from the Transition Special Aviation District around NAS-CC. 2. Remove the Floodplain Conservation designation in the Future Land Use Map from the properties on either side of Laguna Shores Road. Revert to today's Future Land Use Map, which shows mostly commercial uses.		54	66

City Councilmembers' Comments as of Dec. 17, 2015

No.	By	Comment	Staff Input	Subcommittee Report Page #	May 18 Plan CC Page #
205	Magill	a. LOCAL DEVELOPMENT PLANS SHOULD BE KEPT UP TO DATE. Local Development Plans determine the character of the neighborhood and growth patterns. They should be up to date and reflect current land usage as well as anticipated growth. The Planning Commission, and if necessary with the help of local, South Texas consultants who have a specific local knowledge, shall produce an updated Future Land Use Plan covering all areas of the City for approval by City Council.	See Element 9, Goal 2	60	74
206	Magill	b. RE-ESTABLISH THE PLANNING DEPARTMENT WITHIN CITY OPERATIONS. The Planning Department shall engage in the task of City planning and the coordination of other City Staff and resources in order to maximize efficiency of all adopted policies of the City.	See Element 9, Goal 3 and its policy.	60	74
207	Magill	c. ZONING IN AN AREA SHOULD BE CONSISTENT WITH THE ADOPTED AREA DEVELOPMENT PLANS. The City Council adopted area development plans shall be used as a guideline for zone changes and subdivision development decisions. In addition, the area development plans will provide a legal foundation upon which the City Council and the Planning Commission should base their land development decisions. However, area development plans should be flexible and are subject to revisions if conditions have changed since approval of an area development plan and/or if the proposed changes are consistent with the adopted comprehensive policy statements.	See Element 8, Introduction	37	51

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No.	By	Comment	Staff Input	Subcommittee Report Page #	May 18 Plan CC Page #
208	Magill	d. HIGH DENSITY ACTIVITY AROUND BUSINESS CORE AREAS SHOULD GRADUALLY DECREASE TO AREAS OF LOW DENSITY SUCH AS RESIDENTIAL DEVELOPMENT. High density business centers with high traffic and customer flows should serve as peaks of activity, with the amount of density declining as the distance increases from these centers. This means that business centers of high density should be surrounded by medium density activities such as medium density apartment or office use and the remaining area by low density use such as single-family dwellings.	See Plan CC's Land Use Principles, last bullet point under Housing and Neighborhoods.	41	53
209	Magill	e. RECOGNIZING THE CITY' S FINANCIAL LIMITATIONS, NEW DEVELOPMENT SHOULD OCCUR IN A PATTERN WHICH IS COST EFFECTIVE. The City should encourage new development where services can be provided economically and, wherever possible, promote contiguous development. City ordinances should be reviewed periodically to ensure they are consistent with this policy. Ordinances should allow state of the art land planning techniques to make available various densities and funding techniques while maintaining an attractive living environment. When considering the financial impact to the City of non-contiguous growth, the City should mitigate financial impact through cost sharing or financing arrangements with the private developers sponsoring the new development. The City should also consider the incremental tax base from the new development in its financial impact analysis.	See Element 8, Goal 1.	37	54

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No.	By	Comment	Staff Input	Subcommittee Report Page #	May 18 Plan CC Page #
210	Magill	<p>f. EXPANSION OF COMMERCIAL OR INDUSTRIAL USE INTO RESIDENTIAL AREAS MAY BE PERMITTED ONLY IF THE EXPANSION MAINTAINS OR IMPROVES THE RESIDENTIAL DESIRABILITY OF THE IMPACTED AREA.</p> <p>If an expansion of commercial and industrial use occurs, the relationship between residential and other land use types should be improved. Improvements should be made to vehicular access, design and location of buildings, parking areas, signs, and lighting. A buffer or open space should also be constructed between residential and intense land use types, However, this policy should encourage the use of mix-use development in areas where commercial and residential uses are designed harmoniously. Well planned commercial and residential activities in the same or adjacent buildings may actually enhance the quality of an area by providing needed service activities and encourage pedestrian rather than vehicular movement.</p>	See Element 4, Goal 7, Policy 6.	24	34

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No.	By	Comment	Staff Input	Subcommittee Report Page #	May 18 Plan CC Page #
211	Magill	g. THE DENSITY OF DEVELOPMENT IN AN AREA SHOULD BE DIRECTLY RELATED TO THE DESIGN CAPACITY OF THE INFRASTRUCTURE. The master plans for water, drainage, streets, gas and wastewater are based on a projected density of commercial and residential development. Problems occur when the actual density of development exceeds projected levels. Therefore, the projected densities utilized in making these plans need to be based on a thorough and realistic analysis of growth patterns and actual market trends, with a built in margin of safety. Actual development should be monitored against these projections to point out potential problem areas well in advance. Notwithstanding the foregoing, the Master Plans should not penalize developers by using capacity constraints to limit infill or new development which is otherwise allowed by permitted land use or zoning.	See Element 8, Goal 1, Policy 6	37	54
212	Magill	h. CORPUS CHRISTI BAY, LAGUNA MADRE, PADRE ISLAND, MUSTANG ISLAND, NUECES BAY, CAYO DEL OSO, AND OSO CREEK DEVELOPMENT SHOULD BE CONSIDERED IN CONTEXT WITH THEIR EFFECT ON THE ENTIRE CITY. These environmentally sensitive areas are important to the continued economic vitality of the city and the tourist industry. Any development of these areas needs to be viewed in light of their impact on the environment , on adjacent areas and on the aesthetics of the city as a whole.	Related to Element 5, Goal 11, Policies 2-3.	28	39

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No.	By	Comment	Staff Input	Subcommittee Report Page #	May 18 Plan CC Page #
213	Magill	i. LAND USE SHOULD BE SEPARATED INTO THREE PRIME LAND USE TYPES: RESIDENTIAL, COMMERCIAL, AND INDUSTRIAL USES, UNLESS PROPERLY DEVELOPED AS A MIXED USE CONCEPT. While incompatible land uses should be separated based on the type and use, compatible mixed uses of similar type such as neighborhood retail business and residential activity that is planned properly should be encouraged.	Review in light of Plan CC's Future Land Use Definitions	45 - 48	58 - 60
214	Magill	j. AREAS SURROUNDING EXISTING PRIVATE, PUBLIC, AND MILITARY AIRPORTS SHOULD BE DEVELOPED IN A MANNER THAT IS COMPATIBLE WITH THE OPERATION OF THE AIRPORTS. Airports are characterized by high levels of noise and the potential for accidents under the major flight patterns. Properties in the immediate vicinity of the airports should be required to develop in a manner that is sensitive to expected levels of noise and which will not subject residents to unreasonable risk due to possible accidents.	See Goal 4 and its policies on page 54 and see the Land Use Principles, bullet 3 under Efficient Development Patterns on page 53.	39, 41	53- 54
215	Magill	k. RESPECT PRIVATE PROPERTY RIGHTS. The City has obligations to many stakeholders to manage development in an orderly fashion for the benefit of the community as a whole and for the environment. However, the City understands an obligation, in compliance with applicable law or regulation, to support private property rights.	See Guiding Principles	10	15

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No.	By	Comment	Staff Input	Subcommittee Report Page #	May 18 Plan CC Page #
216	Magill	l. BUSINESS AREAS THAT FEATURE MIXED OFFICE USE AND RETAIL ACTIVITIES SHOULD BE ENCOURAGED. The development of commercial areas that contain mixed office use and retail activities should be encouraged, Location of retail shopping and office areas together can provide opportunities for dual purpose trips and can be mutually supportive, Planned unit development provides a flexible zoning technique for combining these mutually supportive uses.	See Element 4, Goal 8 on page 34 and Element 8, Goal 2 on page 54.	24, 38	34, 54
217	Magill	m. MINIMIZE THE IMPACT OF COMMERCIAL AREAS ON ADJACENT, EXISTING OR FUTURE RESIDENTIAL AREAS THROUGH THE USE OF COMPACT DESIGNS, SCREENING FENCES, OPEN SPACE AND LANDSCAPING. Compact commercial centers should be located at major intersections. Commercial centers that are compact as opposed to linear in form provide for a grouping of activities. Such grouping of activities generally permits more effective traffic management, i.e., left turn conflicts can be minimized, entryways/exits can be designed to serve several businesses and right turns onto major streets can be encouraged. Commercial centers should also be designed so that the impacts of automobile intrusion, noise and visual blight on surrounding areas will be minimized. Screening fences, open space or landscaping can provide an essential buffer between shopping and residential areas.	See Element 4, Goal 9, Policy 4. See also Land Use Principles "Commercial Centers" on page 53.	25, 41	34, 53

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No.	By	Comment	Staff Input	Subcommittee Report Page #	May 18 Plan CC Page #
218	Magill	n. EXPANSION OF COMMERCIAL USES INTO OR WITHIN RESIDENTIAL AREAS MAY BE PERMITTED ONLY IF SUCH EXPANSION MAINTAINS OR IMPROVES THE RESIDENTIAL DESIRABILITY OF THE IMPACTED NEIGHBORHOODS. Commercial development in residential areas may be allowed in situations where proponents of such change can demonstrate how rezoning changes will benefit the impacted neighborhood and the community.	See Element 4, Goal 7, Policy 6	24	34
219	Magill	o. ENCOURAGE ALL BUSINESS AREAS TO DEVELOP AND MAINTAIN A PLEASING ENVIRONMENT. A pleasant shopping environment is desirable to attract new shoppers and to coexist with nearby residents, The design of new structures should be sensitive in design to neighboring residential areas. Site planning should include such items as: parking areas, landscaping, screening of lights, fumes, and noise from adjoining areas; control of internal auto-pedestrian circulation; access; protection of pedestrians; and open space. Advertising signs should be designed to be compatible with adjacent residential areas.	See Element 4, Goal 9, Policy 4 on page 34. See Land Use Principles under Housing and Neighborhoods on page 53.	25, 41	34, 53

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No.	By	Comment	Staff Input	Subcommittee Report Page #	May 18 Plan CC Page #
220	Magill	p. PROVIDE ADEQUATE AND SUITABLY-ZONED LAND FOR BOTH LIGHT AND HEAVY INDUSTRIES. In recognition that not all industrial uses have the same location- al or service needs, industrially zoned land should be available in a variety of areas throughout the city. The quantity of available land should be abundant enough to keep land prices at a level that will not discourage new industries from locating in Corpus Christi. Provision of sufficient land for industry should take into account the wide variety of needs and activities associated with industrial uses.	See Element 5, Goal 2, Policy 8 on page 37 and see Element 8, Goal 1, Policies 5 on page 54.	26, 37	37, 54
221	Magill	q. AN ACTIVE PROGRAM SHOULD BE DEVELOPED TO RETAIN AND EXPAND EXISTING INDUSTRY. One of the principal components of industrial growth comes from the expansion of existing industry rather than from the development of new industry. Programs that will promote competitively-priced industrially-zoned land for expansion should be supported.	See Element 5, Goal 2, Policy 8.	26	37
222	Magill	r. PROPERLY PLANNED INDUSTRIAL PARKS SHOULD BE ENCOURAGED. A primary objective is to attract new industry for Corpus Christi . Business should be encouraged to develop in industrial parks that are properly planned and landscaped. Large industrial parks are to be encouraged as they usually offer more utilities and amenities to mitigate the effect of industrial development than do smaller, individual-lot developments.	See Goal 1, Policies 4-5.	37	54
		Element 9 – Stewardship & Implementation of the Plan			

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No.	By	Comment	Staff Input	Subcommittee Report Page #	May 18 Plan CC Page #
223	McIntyre	Goal 2, “The Comprehensive Plan, and associated area development plans and utility and transportation master plans are subject.....”		60	74
224	McIntyre	Goal 6, policy 3 “actively pursue grants to assist in implementation of comprehensive plan”		60	74
225	Martinez	Goal 6 and related policies should be clarified. It appears to a funding plan, but not clear.		60	74
226	Martinez	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.	No change requested.	60	74
227	Martinez	Annexation and Master Utility Plans are driven by the comprehensive plan and will roll up into the comprehensive plan.	No change requested.	60	74
		Magill's Proposed Element 9 on Annexation			
228	Magill	Introduction: Utilize an orderly and prioritized annexation program to insure an adequate supply of developable land. Use annexation to protect the city from urban growth that is incompatible with the developmental objectives of Corpus Christi.	See Element 8, Goal 6, Policies 1 - 3.	40	55

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No.	By	Comment	Staff Input	Subcommittee Report Page #	May 18 Plan CC Page #
229	Magill	Background: Metropolitan areas, irrespective of size and complexity, should ideally be integrated economically, socially, and physically. The ultimate quality and desirability of a city is largely dependent upon its ability to function as a unit. Without planning, guidance, and administrative direction, a city cannot maintain reasonable and orderly growth, especially if there is a rapid expansion of its economy and population.	No change. Related to Element 8, Goal 6 and its policies.	40	-
230	Magill	The benefits that are derived from an annexation program are usually not immediate. However, over the long term, it is much more fiscally responsible to manage growth early rather than to try and correct it 10 or 20 years after the fact. Uncontrolled growth outside the city limits may be tomorrow's problems if a City doesn't exert control early in the development process. Therefore, a policy of annexation should take into account both the long term and short term benefits of annexation. Consequently, the following policies provide direction concerning annexation and City actions to be taken prior to annexation.	No change. Related to Element 8, Goal 6 and its policies.	40	-
231	Magill	Objective 1. Utilize an orderly and prioritized annexation program to ensure an adequate supply of developable land.	See Element 8, Goal 6, Policy 2	40	55
232	Magill	Objective 2. Use annexation to protect the city from urban growth that is incompatible with the development objectives of Corpus Christi.	See Element 8, Goal 6, Policy 3.	40	55

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No.	By	Comment	Staff Input	Subcommittee Report Page #	May 18 Plan CC Page #
233	Magill	a) PURSUE A POLICY OF ANNEXATION OF LANDS AT THE PERIPHERY OF THE CITY TO ACHIEVE ORDERLY GROWTH. Annexation is essential to achieve orderly growth. Land should be annexed so that all structures are constructed in accordance with building, plumbing, electrical, and other City codes, which are designed to ensure the public health, safety, and welfare. Annexation should also occur, so that impacted areas may benefit from public health programs, zoning laws, police and fire protection, and so that new developments may be planned and linked to the municipal water supplies, wastewater, and storm drainage systems.	See Element 8, Goal 6, Policies 3, 4 and 5.	40	55
234	Magill	b) PURSUE A POLICY OF ANNEXATION ADJACENT TO THE CITY' S GROWTH AREAS IN ORDER TO EXTEND ZONING ORDINANCE CONTROL CONSISTENT WITH ADOPTED LAND USE PLANS. To prevent serious land use conflicts, it is necessary to plan ahead so that land use controls are implemented. The logical role that the City must assume in annexing areas is that of an aggressive leader. Although there may be many obligations and problems related to the annexation of new areas, action must be taken to encourage orderly growth. Failure to annex adjoining areas will lead to fragmentation of the urban landscape and allow uncontrolled, uncoordinated land development that, in the long run, will cost more to develop and may cut off the City from all future growth corridors.	See Element 8, Goal 6, Policies 3, 4 and 5.	40	55

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No.	By	Comment	Staff Input	Subcommittee Report Page #	May 18 Plan CC Page #
235	Magill	<p>c. CONTRACTS WITH PRIVATE WATER SUPPLIERS SHALL REQUIRE THEIR WATER CUSTOMERS TO COMPLY WITH ADOPTED DEVELOPMENT PLANS, BUILDING CODES AND OTHER APPLICABLE CODES. Areas within the city's extra-territorial jurisdiction (ETJ - 5 miles beyond the city limits) are currently only subject to the City's subdivision regulations. Historically, this limited control has resulted in the eventual annexation of development that is not consistent with development standards. When annexation occurs, such developments have at best, proven to be very difficult in applying good planning standards. To reduce these problems, the water supply corporations that purchase water from the city shall require their customers to meet or exceed the City of Corpus Christi's development standards.</p>	<p>This could be challenged by water suppliers. Developers of land in the City's ETJ who are connecting to the City's water system are required to comply with all City codes except zoning.</p>		-
236	Magill	<p>d) SUPPORT ENACTMENT OF LIMITED PURPOSE ANNEXATION WHEN IT BECOMES LEGALLY AVAILABLE. When limited purpose annexation becomes available, it should be used where land use controls are needed and full annexation is not necessary. Limited purpose annexations allow a municipality to zone land and enforce building codes within its ETJ without taxation. Use of limited purpose annexation will provide an opportunity to guide development according to adopted land use plans early in the development process and avoid many of the problems associated with annexation of substandard extra-territorial activities. Use of limited purpose annexation or pre-zoning techniques without an adopted Area Development (land use) Plan shall be strongly discouraged.</p>	<p>Limited Purpose Annexation is now legally available for cities' use. See Element 8, Goal 6, Policy 3 about pursuing an annexation policy.</p>	40	55

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No.	By	Comment	Staff Input	Subcommittee Report Page #	May 18 Plan CC Page #
237	Magill	e) BEACHES WITHIN THE EXTRA-TERRITORIAL JURISDICTION (ETJ) SHOULD BE ACCESSIBLE TO THE PUBLIC. Public accessibility along all beaches shall not be obstructed by private developments. Ensure public accessibility to all beaches through the platting process and the use of beach access easements and rights-of-way dedications.	See Element 2, Goal 9, Policy 3 about water-based recreation	20	26
238	Magill	f. EXPAND THE ETJ IN AN ORDERLY MANNER. As the City annexes new territory, the Planning Commission should make timely recommendations to the City Council for adoption of an expanded ETJ to new areas or updated requirements for the then existing ETJ.	See Element 8, Goal 6 and its policies. Note: The ETJ is automatically expanded upon annexation of new land.	40	55
		Magill's Proposed Element 10 on Public Services			
238	Magill	Objective 1. Provide public facilities and services throughout the city.	See Elements 2, 6, and 7.	Various	Various
239	Magill	Objective 2. Maximize the use of public facilities through cooperative and joint use agreements.	See Element 7, Goal 6, Policy 6.	35	48
240	Magill	Objective 3. Properly maintain public facilities and services and construct new facilities at optimal sites.	See Element 7, Goal 6, Policy 5.	35	48
241	Magill	Objective 4. Provide the city with appropriate cultural and educational facilities.	See Element 5, Goal 4, Policy 4 on culture and Goal 6, Policy 1 on education.	27	38
242	Magill	Objective 5. Create aesthetically pleasing public facilities through good design and art works.	see Element 4, Goal 8, Policy 3	24	34
243	Magill	Objective 6. Identify and obtain adequate sources of funding for the development and maintenance of public services and facilities.	See Element 7, Goal 6, Policy 4.	35	48
244	Magill	Objective 7. Encourage active citizen participation as public facilities are planned, constructed, and maintained.	See Element 7, Goal 6, Policy 7.	35	48

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No.	By	Comment	Staff Input	Subcommittee Report Page #	May 18 Plan CC Page #
245	Magill	g. ALL PUBLIC PARKS AND THEIR FACILITIES SHOULD BE UTILIZED EFFECTIVELY. The park and recreational system should remain open at times when visitors are most likely to use them. Proper maintenance of vegetation, equipment, and facilities is also essential to maintain new and old parks as attractive and desirable as possible. Present and future parks should be located in a way that maximizes [usage]. In addition, as neighborhoods experience socio-economic [change], their recreational needs also change. Therefore, renovation of park facilities to reflect changes in their respective areas should be encouraged. In this manner, the facilities will remain fully functional and viable as neighborhood needs change.	See Element 2, Goal 7 and Policy 1, and see Goal 8, Policy 1.	19	26
246	Magill	h. NEW PARK AND RECREATIONAL FACILITIES SHOULD BE CONSTRUCTED IN AREAS WHERE FACILITIES ARE INADEQUATE OR NON-EXISTENT. The size, type, and location of new parks and recreational facilities should be based on the characteristics of the population. Small neighborhood parks should be located at sites that are accessible to pedestrians. Larger facilities, serving the entire community , should be located at sites that are accessible to motorists. Where park land in older residential neighborhoods is inadequate, new park land should be acquired and developed so that the recreational needs of the city will be met. In addition, the City should continue to require park land dedication as a part of the subdivision process.	See Element 2, Goal 7, Policy 1	19	26

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No.	By	Comment	Staff Input	Subcommittee Report Page #	May 18 Plan CC Page #
247	Magill	i. JOINT CONSTRUCTION AND USE OF RECREATIONAL FACILITIES SHOULD BE ENCOURAGED. The sharing of city, school, and other governmental facilities should be encouraged to maximize utilization. For example, school gymnasiums and city tennis courts are now being shared. The program is beneficial. to the two entities because it increases the efficiency of the facilities and creates recreational opportunities that would otherwise be unavailable. The existing efforts to jointly utilize facilities should be expanded, where feasible, to include sharing of construction costs for facilities. In addition, quasi-public and/or private entities like churches, private clubs, etc. should be considered for joint use and construction projects.	See Element 2, Goal 8, Policy 2 and Policy 4.	19	26
248	Magill	j. DEVELOP AREAS ADJACENT TO THE CAYO DEL OSO AND OSO CREEK AS A NATURAL PRESERVE AND SCENIC PARKWAY. Areas adjacent to the Cayo del Oso and Oso Creek should be developed for park, recreational, and wildlife purposes. These uses should help preserve and protect the fragile wetlands. A scenic parkway, as indicated in the Urban Transportation Plan, should also be completed along the Oso Creek so that public access to the area will be as compatible as possible with the adjacent wetlands.	See Element 2, Goal 4, Policy 3 and Goal 2 and its Policy 1.	17, 18	25

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No.	By	Comment	Staff Input	Subcommittee Report Page #	May 18 Plan CC Page #
249	Magill	k. PROMOTE PUBLIC ART FACILITIES AND PROGRAMS THAT REFLECT CULTURAL HERITAGE IN PARKS. Construction of public art facilities and development of cultural programs that recognize the past are encouraged. Parks can be an ideal place for display of public art and for conducting programs that are related to the cultural heritage of the area.	See Element 2, Goal 8, Policy 5.	19	26
250	Magill	l. IDENTIFY POTENTIAL AREAS FOR FUTURE PARKS. Sites for future neighborhood, community, and regional parks should be identified. In addition, buffer areas and open spaces should also be identified because they can provide a smooth transition between incompatible land uses.	See Element 2, Goal 7 and its Policy 1.	19	26
251	Magill	m. A SUFFICIENT NUMBER OF FIRE STATIONS SHOULD BE CONSTRUCTED TO PROVIDE ADEQUATE FIRE PROTECTION FOR ALL AREAS IN THE CITY. In areas where special fire hazards may exist, sufficient fire fighting capabilities should be provided. For example, these hazards may include high density residential, commercial, and industrial developments. In addition, fire protection must be adequate in both new and older areas.	See Element 7, Goal 10.	36	49

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No.	By	Comment	Staff Input	Subcommittee Report Page #	May 18 Plan CC Page #
252	Magill	n. FIRE PROTECTION FACILITIES TOO CLOSE TO EACH OTHER SHOULD BE RELOCATED TO PROVIDE MORE EFFICIENT SERVICES. As the city changes in size, and as the activities within the city change, so does the need for fire protection service. Due to these changing conditions, it is necessary to periodically evaluate the location and service areas for each fire station. If it is found that existing fire stations are located too close to provide efficient service, then the stations should be relocated.	See Element 7, Goal 10.	36	49
253	Magill	o. NEW FIRE STATIONS SHOULD BE CONSTRUCTED IN NEWLY DEVELOPED AREAS. As the city grows, new fire stations will be needed. To select new sites, a systematic method should be used to fairly evaluate existing fire stations and the need for additional fire stations.	See Element 7, Goal 10.	36	49
254	Magill	p. SUFFICIENT WATER PRESSURE FOR FIRE PROTECTION SHOULD BE CAREFULLY CONSIDERED IN EXISTING AND DEVELOPING AREAS. A critical factor in providing fire protection is the availability of water at sufficient pressure to operate fire fighting equipment. Consequently, care shall be taken to ensure that adequate pressure is available and consistent with other similarly situated areas within the community.	See Element 7, Goal 1, Policy 5.	32	47

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255	Magill	q. BUILDING CODES SHOULD BE REVIEWED PERIODICALLY TO INCLUDE THE LATEST FIRE PREVENTION DEVICES. Periodic review of the building codes is necessary to keep them updated with respect to the latest, cost effective fire protection devices.	See Element 7, Goal 10, Policy 3	36	49
256	Magill	r. ECONOMIC IMPACT OF SYSTEM ABUSE. The City should evaluate its options to curb abusive use of the emergency transport facilities.	See Element 7, Goal 10, Policy 4	36	49
257	Magill	s. EXTEND POLICE PROTECTION TO NEWLY ANNEXED AREAS. Equal police protection should be extended to all newly annexed areas as required by state law. A level of service that is consistent with other similarly situated areas in the community should be provided.	See Element 7, Goal 10, Policies 1-2.	36	49
258	Magill	t. OBSOLETE POLICE STATIONS AND SUPPORT FACILITIES SHOULD BE RENOVATED OR REPLACED TO PROVIDE ADEQUATE SERVICES. Properly operating equipment and adequate facilities are critical to the operation of the police department, The police department responds to life and death situations each day and, therefore, obsolete or improperly operating equipment can place the lives of policemen in danger as well as prevent the protection of citizens that are in emergency situations.	See Element 7, Goal 10, Policies 1-2.	36	49

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No.	By	Comment	Staff Input	Subcommittee Report Page #	May 18 Plan CC Page #
259	Magill	u. EVERY EFFORT MUST BE MADE TO INCREASE PUBLIC UNDERSTANDING OF CRIME TRENDS IN CORPUS CHRISTI AND TO ENCOURAGE CITIZEN INVOLVEMENT IN CRIME PREVENTION. The City should encourage the local media to provide programs on crimes and crime prevention, Likewise, the City should encourage the development of private programs such as "Crime Stoppers" and "Neighborhood Watch" whose aim is to prevent or stop crimes.	See Element 7, Goal 10, Policy 5.	36	49
260	Magill	v. SOCIAL SERVICE FACILITIES SHOULD BE PROVIDED IN A SYSTEMATIC MANNER THAT ENSURES SERVICES ARE PROVIDED WHERE THEY ARE MOST NEEDED. In order to systematically provide these services, be developed which are based on population socio-economic characteristics of the population.	See Element 4, Goals 1 - 3 regarding housing on page 33 and see also Element 5, Goal 5 regarding employment on page 38.	23, 27	33, 38
261	Magill	w. CONTRIBUTIONS TO SUPPORT ART FACILITIES SHOULD BE ENCOURAGED. Many of the cultural-public facilities in the city include large buildings that require continuous maintenance and repair. To defray these expenses, the City should encourage voluntary contributions and offer its assistance in planning creative financing solutions for cultural public facilities needing maintenance and repair.	See Element 7, Goal 6, Policy 8	35	48

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No.	By	Comment	Staff Input	Subcommittee Report Page #	May 18 Plan CC Page #
262	Magill	PRESERVATION AND REUSE OF CULTURALLY AND HISTORICALLY SIGNIFICANT BUILDINGS, AREAS AND SITES IN CORPUS CHRISTI SHOULD BE ENCOURAGED. Proper identification of culturally and historically significant buildings is the first step in recognizing the historical identity.	See Element 4, Goal 7, Policy 2.	24	34