



AGENDA MEMORANDUM

First Reading for the City Council Meeting of September 20, 2016
Second Reading for the City Council Meeting of September 27, 2016

DATE: September 8, 2016

TO: Margie C. Rose, City Manager

FROM: Daniel McGinn, AICP, Interim Director, Development Services Department
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Revised Draft of Plan CC, the City's Proposed Comprehensive Plan

CAPTION:

Ordinance adopting a new comprehensive plan for the City of Corpus Christi titled "Plan CC Comprehensive Plan"; providing that the adopted comprehensive plan shall amend, supersede, and replace the previous comprehensive plan titled "City of Corpus Christi Policy Statements: An Element of the Comprehensive Plan"; and providing for severance, publication and effective date.

PURPOSE:

The purpose of this item is to hold a public hearing on the latest draft of Plan CC, review the Planning Commission's recommendations, and seek input on additional changes to the plan desired by the City Council.

BACKGROUND AND FINDINGS:

Seeing that the City's comprehensive plan Policy Statements were written and adopted in 1987 and had not been updated since then, the City began work on a new comprehensive plan titled "Plan CC" in February 2014. The City had recently eliminated the Planning Department staff and hired a consultant to expediently produce a comprehensive plan including market and opportunities analysis. The City signed a contract for planning services with consulting firm Goody Clancy. Lead staff from Goody Clancy had separated from Goody Clancy and joined Stantec Urban just after the contract was signed. Stantec Urban remained a subconsultant and the project's lead.

Before drafting Plan CC, consultants conducted research on the city's existing conditions, challenges, and opportunities and collected input from various City departments, outside organizations, stakeholders, the public, and from working groups and a Citizens' Advisory Committee formed for the project.

In May 2015, the first draft of Plan CC was made available for public review and input. The first draft contained broad goals for the city, policies for decision-makers, strategies for implementation, and an action plan. After receiving public input during a 40-day

public comment period, City staff saw a need to redirect the project and ensure that the community first agree on the general goals and policies contained in the draft plan before trying to adopt specific strategies and an action plan. City staff significantly reduced the first draft to the broader goals and policies. Background information, strategies, and actions to implement Plan CC's goals were eliminated in the second draft.

In July 2015, a second reduced draft or version of Plan CC was made available for public review and input. An additional two-week public comment period was offered on the second draft of Plan CC. The Planning Commission held a public hearing on the second draft of the plan in August 2015. Over the course of three meetings, the Planning Commission reviewed and made recommendations on the second draft. The Planning Commission's recommendation and the draft plan were forwarded to the City Council for review.

On October 13, 2015, the City Council held a public hearing on Plan CC, listened to public comment, and reviewed the Planning Commission's recommendations. The City Council did not approve the Planning Commission's recommendations and decided to give each council member the opportunity to submit written comments by December 17, 2015, which would be forwarded to the Planning Commission for consideration. The City Council directed the Planning Commission to reconsider Plan CC in light of their comments.

On May 18, 2016, the Planning Commission conducted another public hearing on Plan CC and reviewed a revised draft provided by staff that incorporated City Councilmembers' comments. The Planning Commission voted to incorporate the changes recommended by staff with a few exceptions. The Planning Commission also voted to create a subcommittee to review Plan CC in light of the City Councilmembers' comments and to reformat it to address community and councilmembers' concerns. Over the course of five subcommittee meetings, the subcommittee revised the plan and the Planning Commission reviewed their work during August 2016 meetings. The Planning Commission recommended approval of the subcommittee's revisions to Plan CC with a few additional changes. The Planning Commission's recommendation, i.e. the revised draft of Plan CC, is submitted to the City Council for review and input and for a public hearing.

ALTERNATIVES:

Revise the content of Plan CC.

OTHER CONSIDERATIONS:

Not applicable

CONFORMITY TO CITY POLICY:

This item conforms to City policies and the City Charter. Where any conflict between current policies and Plan CC's policies exists, Plan CC's policies will overrule and conflicting policies are repealed.

EMERGENCY / NON-EMERGENCY:

Non-emergency

DEPARTMENTAL CLEARANCES:

Legal and Planning Commission

FINANCIAL IMPACT:☐ Operating☐ Revenue☐ Capital☒ Not applicable

Fiscal Year: 2015-2016	Current Year	Future Years	TOTALS
Line Item Budget			
Encumbered / Expended Amount			
This item			
BALANCE			

Fund(s): n/a

Comments: none**RECOMMENDATION:**

The Planning Commission recommends approval of Plan CC with their changes.

LIST OF SUPPORTING DOCUMENTS:

- Plan CC as Recommended By Planning Commission (*Changes Shown*)
- Plan CC as Recommended By Planning Commission (*Clean Version*)
- Ordinance