



AGENDA MEMORANDUM

Future Item for the City Council Meeting of December 18, 2012

Action Item for the City Council Meeting of January 8, 2013

DATE: November 19, 2012

TO: Ron L. Olson, City Manager

FROM: Pete Anaya, P.E., Director of Planning and Environmental Services
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Resolution Requesting Nueces County Appraisal District provide a web link to Navy Flight Zone Information

CAPTION: Resolution to request that the Nueces County Appraisal District (“NCAD”) include a link on the NCAD website relating to information on local Navy flight zones referred to as Air Installation Compatible Use Zones.

PURPOSE: The City is currently undertaking a Joint Land Use Study to create land use compatibility surrounding Navy airports facilities. A major goal for the study is to raise public awareness on where Navy flight zones (Air Installation Compatible Use Zones) are located. A web link on the Nueces County Appraisal District website is proposed to help inform the public on flight zone locations and Navy information about the zones.

BACKGROUND AND FINDINGS: Over 50 Joint Land Use Studies have been completed around the country and in many cases the cities or counties with completed Joint Land Use Studies are well on their way to implementing study recommendations. Corpus Christi is in the process of catching up with some of the other cities or counties and taking action to request a notice on the Appraisal District website would be a positive step toward greater land use compatibility through public information.

Staff has met on several occasions with the Nueces County appraisal district staff to discuss the best manner in which to get information out on Navy flight zones. The Appraisal District has indicated that an informational link on the Appraisal District website could be made at the City of Corpus Christi.

On July 18th, the Planning Commission requested that staff obtain input from the Corpus Christi Board of Realtors concerning the proposal to request the Nueces County Appraisal District provide information to property owners on Navy flight zones through the District website. On September 10th, staff and a Joint Land Use Study Consultant met with the Executive Director of the Corpus Christi Board of Realtors and then on September 20th, met with the Corpus Christi Board of Realtors Governmental Affairs Subcommittee. Both the Executive Director and Subcommittee agreed that a web notice on the Nueces County Appraisal District website would be helpful to buyers and sellers of property and the professional Realtors that represent them.

ALTERNATIVES: Other alternatives include letters to property owners, public service announcements and notes on subdivision plats for property being subdivided under a Navy flight zone.

OTHER CONSIDERATIONS: The military is constantly evaluating military facilities all over the world for land use compatibility within local jurisdictions. Actions to create land use compatibility are within local control and could play an important role in determining if a facility can expand existing missions or accept new missions, thereby benefiting the local economy.

CONFORMITY TO CITY POLICY:

Corpus Christi Policy Statements

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.

Adopted Flour Bluff Area Development Plan - Goals

Encourage sensible and appropriate development adjacent to Naval Air Station facilities. The presence of the Naval Air Station is important to the economy of Corpus Christi and every effort should be made to encourage their continued operation.

EMERGENCY / NON-EMERGENCY: Non-emergency.

DEPARTMENTAL CLEARANCES:

The Development Services Department and the Planning and Environmental Services Department recommend adoption of the attached resolution.

Planning Commission recommended approval on November 7, 2012.

FINANCIAL IMPACT:

Operating Revenue CIP Not applicable

Fiscal Year: 2011-2012	Project to Date Expenditures (CIP only)	Current Year	Future Years	TOTALS
Line Item Budget				
Encumbered / Expended Amount				
This item				
BALANCE				

Fund(s):

Comments: NA

RECOMMENDATION: Staff recommends approval

LIST OF SUPPORTING DOCUMENTS:

- Air Installation Compatible Use Zone Map
- Excerpt from Planning Commission Draft Minutes
- Resolution