

NAS CORPUS CHRISTI

JOINT LAND USE STUDY

EXECUTIVE SUMMARY

NASCC JLUS OVERVIEW

The Naval Air Station Corpus Christi (NASCC) Joint Land Use Study (JLUS) was conducted as a collaborative planning effort led by the City of Corpus Christi, and in partnership with Nueces County and NASCC. The intent of this planning effort is to establish and foster an on-going working relationship among NASCC and its neighboring communities.

The JLUS was undertaken in an effort to develop a set of recommendations that would prevent or mitigate encroachment in the areas surrounding the four airfields that NASCC uses for their military training missions. The four airfields are geographically separated and include:

- NASCC Truax Field
- NASCC Cabaniss Field
- NASCC Waldron Field
- Corpus Christi International Airport (CCIA)

The term encroachment refers to incompatible uses of land, air, water, and other resources that may individually or cumulatively impact the military's ability to carry out its training mission.

The JLUS recommendations help protect the installation's military mission, and the public health, safety, quality of life, and community economic stability.



COLLABORATIVE PLANNING



The JLUS planning process was designed to create a locally relevant plan that builds consensus and obtains support from the various stakeholders involved. The general public was instrumental in the development of this JLUS by providing their

perspective and feedback, both in the JLUS public forums, public hearings, and through the use of the interactive project website (www.ccjlus.com).

The project had two committees comprised of stakeholder representatives that provided guidance and direction into the development of the study. Specifically, the Policy Committee provided project oversight, guidance, and decision-making, and the Technical Advisory Group assisted in the identification and assessment of compatible use issues, the development of recommendations, and the overall report development.

JLUS RECOMMENDATIONS

The heart of the NASCC JLUS is the set of over 50 recommended strategies that address compatibility issues. Because the NASCC JLUS is the result of a collaborative planning process, the recommendations represent a true consensus plan; a realistic and coordinated approach to compatibility planning developed with the support of stakeholders involved throughout the process.

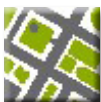
One of the recommended strategies is the establishment of a JLUS Coordinating Committee. This committee would be responsible for oversight of, and monitoring of, the implementation and execution of the JLUS recommendations. Through this committee, local jurisdictions, NASCC, and their partners will be able to continue and strengthen their working relationship and partnership.

Key recommended strategies include:



PLAN UPDATES

- Develop a Dark Sky Zoning Ordinance to address night training mission requirements.
- Update the Corpus Christi Comprehensive Plan Future Land Use Element and develop a Military Sustainability Element to address land use compatibility near military and civilian airports.
- Collaborate with each of the five school districts that are proximate to military or civilian airports to modify and develop School District Master Plans that address compatible development under flight patterns.
- Modify the Corpus Christi Future Land Use Plan / Map consistent with JLUS recommendations.
- Develop a plan to identify preferable locations for the siting of alternative energy development.
- Develop an interactive web based electronic military compatibility tool to proactively assess if issues exist or may occur in the future.



ZONING UPDATES

- Establish a Land Use Military Compatibility Area (MCA) Overlay District within the Corpus Christi Unified Development Code.
- Update and amend the Corpus Christi Unified Development Code to add Commercial Compatible and Industrial Compatible Districts.
- Consider rezoning undeveloped lands around Cabaniss Field with compatible uses per 2009 AICUZ guidelines.
- Review applications for FAA Part 77 compliance when permitting for tall structures such as cell towers and wind turbines.



COMMUNICATION

- The city, with assistance from NASCC, should establish partnerships with existing conservation organizations, such as members of the Texas Conservation Alliance for recovery, enhancement, and/or mitigation credits that apply to wetlands and other natural areas.
- Develop and distribute Bird Aircraft Strike Hazard (BASH) educational materials.
- Develop a process to include an ex-officio representative of NASCC to participate on the city's Planning Commission.
- Provide notification prior to executing land sale/lease agreements, such as real estate disclosure statements, to be included in all future land transactions within the MCA.
- NASCC should develop a Midair Collision Avoidance Pamphlet. The pamphlet, electronic media, and / or website should address potential frequency interference from wind turbines and include instructions on Visual Flight Rules squawking and how to make an aircraft visible to air traffic control and other air traffic.



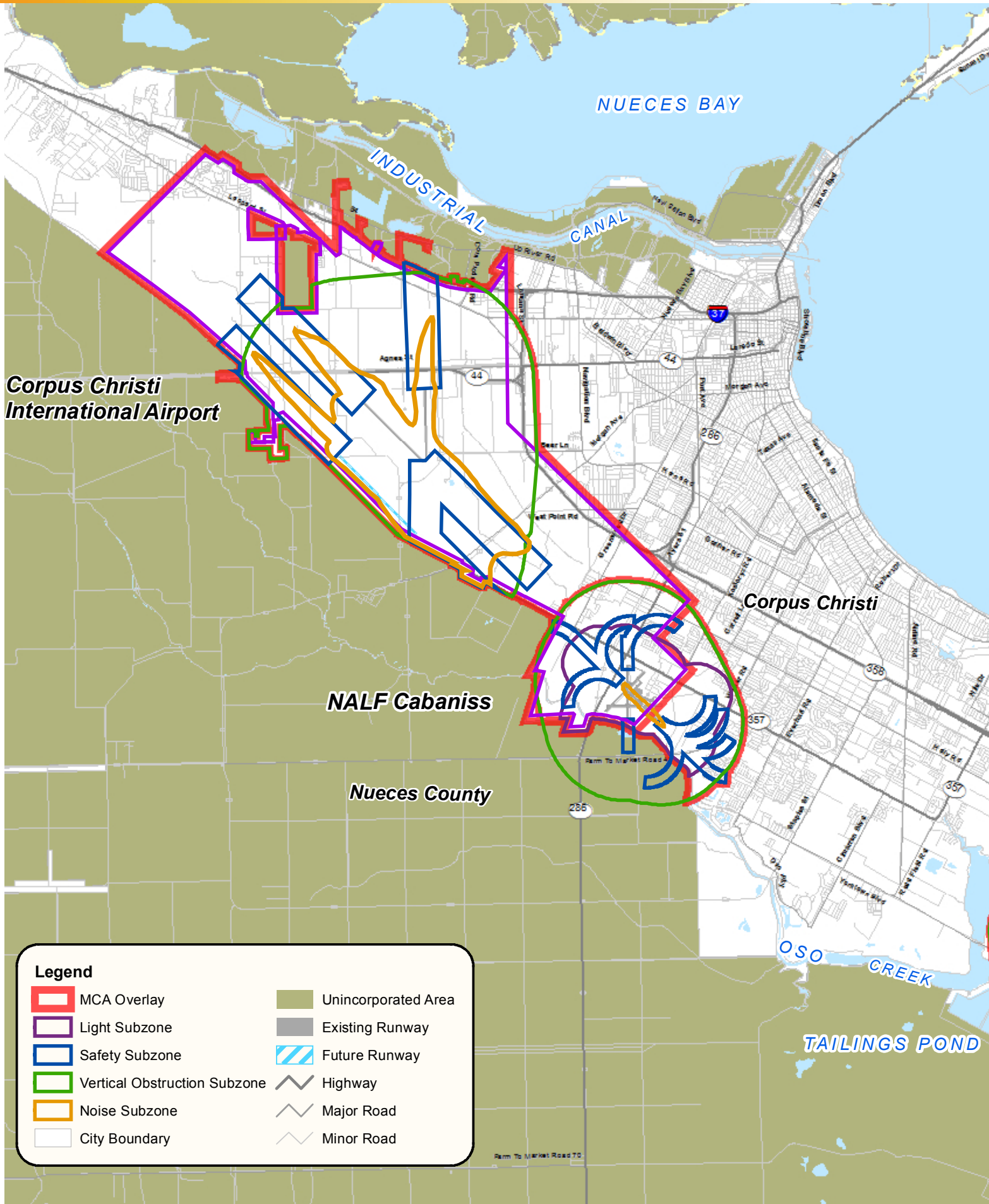
ACQUISITION

- Develop a plan for annexation of lands south of Cabaniss Field to assure compatibility.
- Pursue grant funding through the Navy's REPI Program for the purpose of conserving environmentally sensitive areas near the installation and outlying fields.



MEMORANDUMS OF AGREEMENT

- Develop an MOA between NASCC and TAMUCC to formally coordinate NASCC as part of the future development review process in order to identify if proposed development on campus may pose compatibility concerns that could impact the military mission.
- Develop an MOA between NASCC, CCIA, Nueces County and San Patricio County to encourage and / or require developers to consult with NASCC and CCIA during the early stages of planning for future wind turbine development.
- The City of Corpus Christi, in collaboration with Nueces County and NASCC, should seek review of all renewable energy permit applications that may affect air operations via the DOD Clearinghouse Review and the FAA Obstruction Evaluation process to ensure compatibility with military and civilian airport operations.
- NASCC will encourage local wind farm developers to enter into an MOA to outline efforts and actions to minimize interference with military operations.



MILITARY COMPATIBILITY AREA

The term Military Compatibility Area (MCA) is used to formally designate a geographic area where military operations may impact local communities, and conversely, where local activities may affect the military's ability to carry out its mission. An MCA was proposed for each of the airfields associated with NASCC training mission. These airfields include:

- NASCC Truax Field
- NASCC Waldron Field
- NASCC Cabaniss Field
- Corpus Christi International Airport (CCIA)

The MCAs for the four airfields consist of the following four distinct geographic subzones:

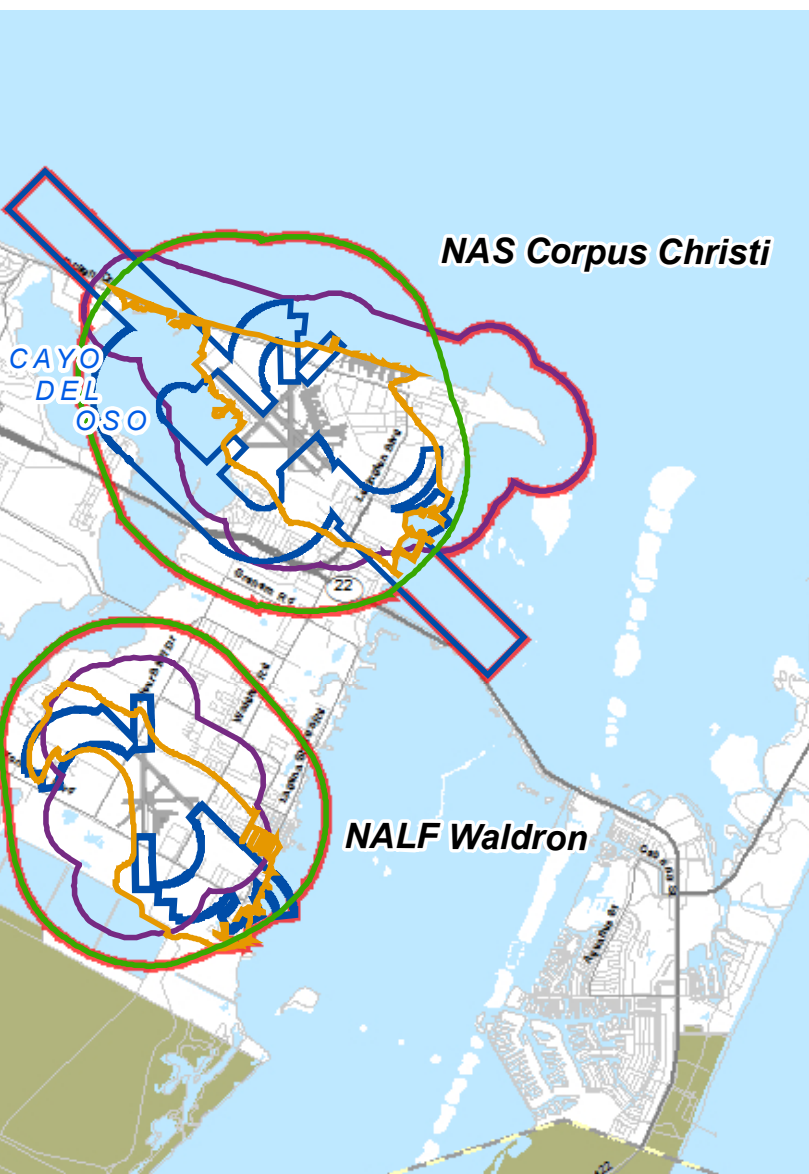
SAFETY SUBZONES would serve as areas where land use types and densities / intensities within the Clear Zone and Accident Potential Zones 1 and 2 could be regulated to prevent incompatible development.

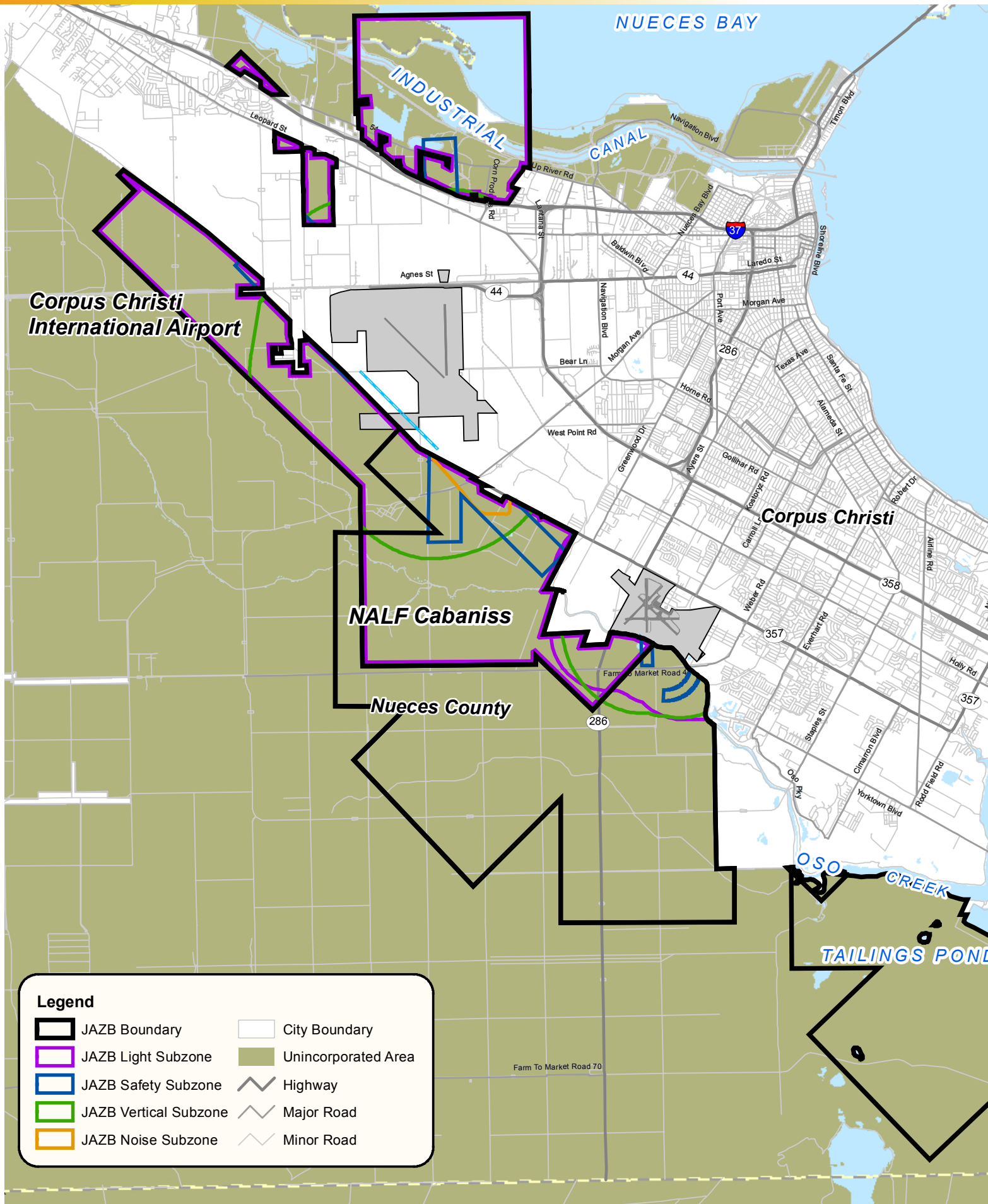
NOISE SUBZONES includes all lands located off-installation that fall within the noise contours greater than 65 dB DNL noise levels associated with military and civilian aircraft activities. Residential developments and other noise sensitive land uses within this MCA subzone may be subject to sound attenuation measures to reduce interior noise impacts and to achieve a maximum interior noise level of 45 DNL. In addition, residential densities are proposed to be regulated within this area.

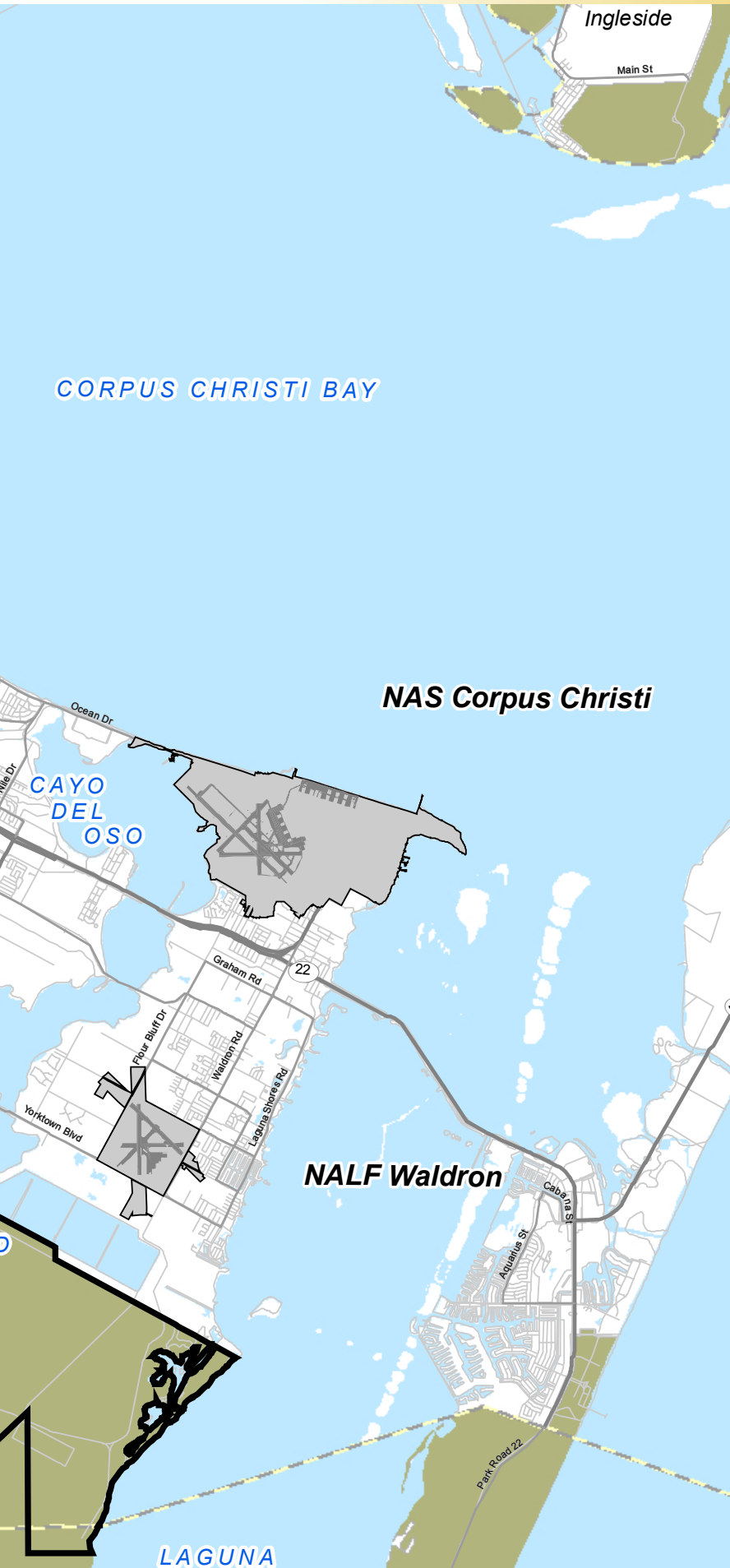
VERTICAL OBSTRUCTION SUBZONES The JLUS recommends that the height of all structures and buildings within the area be regulated as defined by FAA guidance and Navy AICUZ instructions known as imaginary surfaces. The Vertical Obstruction Subzone is intended to denote the importance of following the FAA imaginary surfaces with regard to structure height and is not intended to reduce or change FAA guidance with regard to maximum height of structures.

LIGHT SUBZONES address areas that may generate ambient light and the direction of light that have the potential to affect night training missions. The Light Subzones are comprised of a one mile buffer around the perimeter of each military airfield and up to five miles around the perimeter of CCIA.

This MCA, with associated subzones, is recommended to be the proposed MCA Zoning Overlay District. The MCA Zoning Overlay District is proposed to be implemented through the City of Corpus Christi Unified Development Code and the proposed Joint Airport Zoning Board Zoning Ordinance. Several of the recommended JLUS strategies are associated with the areas bounded by the MCA and / or the MCA subzones.







JOINT AIRPORT ZONING BOARD CONTROLLED COMPATIBLE AREA

Section 241.014 of the Texas State Local Government Code allows jurisdictions “to whose benefit an airport is used in the interest of the public or in which an airport owned or operated by a defense agency of the federal government or state is located” to create a “joint airport zoning board” (JAZB). As an entity, the board has the power to adopt, administer, and enforce compatible land use regulations within a statutorily defined area. As per statute, the area of authority can extend no farther than a rectangle bounded by lines located no farther than 1.5 statute miles from the centerline of an instrument or primary runway and lines located no farther than five statute miles from each end of the paved surface of an instrument or primary runway.

The recommended subzones within the JAZB Controlled Compatible Area are the areas corresponding to the safety zones, noise contours, vertical obstruction hazards areas, and light protection areas, referred to as the MCA subzones for the areas within city limits, that extend into Nueces and San Patricio counties within the jurisdictional area of the JAZB.

Per Texas Local Government Code Chapter 241, the City of Corpus Christi and Nueces and San Patricio counties could reconstitute the JAZB to regulate through zoning the type of land use, building requirements, and height restrictions within the Controlled Compatible Land Use Areas (Controlled Area) for CCIA, Waldron Field, and Cabaniss Field. The areas for which the JAZB would have regulatory authority per state statute are illustrated in the figure to the left.



JLUS RESOURCES

Several JLUS resources providing different levels of information are available to the public, elected and appointed officials, and the military. These resources provide an overview of the JLUS process, detailed information on NASCC and the overall study area, an assessment of existing compatibility issues, and the recommended implementation plan. The resource documents include:

JOINT LAND USE STUDY (JLUS) REPORT

The JLUS Report presents an overview of the JLUS planning process, purpose and objectives of the study and the recommended implementation plan. The report presents a concise description of the following:

- JLUS project study area, including NASCC associated airfields used for their training mission;
- Corpus Christi region, its demographic profile and market trends;
- Compatibility Assessment of the factors and encroachment issues identified during the JLUS process; and
- Set of recommended strategies to mitigate or prevent encroachment and proactively achieve land use compatibility.

JLUS BACKGROUND REPORT

The NASCC JLUS Background Report provides the technical background and detailed compatibility assessment that was used to identify issues and develop JLUS recommendations.

JLUS EXECUTIVE SUMMARY BROCHURE

The JLUS Executive Summary Brochure serves as a quick reference describing the purpose of a JLUS and providing an overview of the key JLUS recommendations.



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