



## AGENDA MEMORANDUM

Public Hearing/First Reading for the City Council Meeting of September 24, 2013  
Second Reading for the City Council Meeting of October 8, 2013

**DATE:** August 22, 2013  
**TO:** Ronald L. Olson, City Manager  
**FROM:** Pete Anaya, P.E., Director of Planning and Environmental Services  
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Public hearing to accept the Corpus Christi Joint Land Use Study Background Report and adoption of the Corpus Christi Joint Land Use Study (JLUS) as an element of the Comprehensive Plan

### **CAPTION:**

Ordinance accepting the NAS Corpus Christi Joint Land Use Background Report and amending the Comprehensive Plan of the City of Corpus Christi by adopting the NAS Corpus Christi Joint Land Use Study; providing for repeal of conflicting ordinances; providing for severance; and providing for publication.

### **PURPOSE:**

To create compatible land use surrounding NAS CC airports (including Waldron and Cabaniss Fields) and CC International Airport for public safety and military sustainability.

### **BACKGROUND AND FINDINGS:**

In 2007, the Office of Economic Adjustment (OEA) of the Department of Defense nominated Corpus Christi to receive a Joint Land Use Study Grant. The OEA indicated that the Navy was in the process of preparing a study of flight zones based on a new T-6 Trainer which would gradually replace the existing T-34 Trainer. The Navy presented the flight zone study to City Council in May 2011. The title of the flight zone study was the 2009 Air Installation Compatible Use Zone Study for Naval Air Station Corpus Christi, Texas. Shortly thereafter the City applied for and received an OEA JLUS Grant for \$237,500. The total value of project was estimated to be \$264,862 with a City in-kind match of 12%.

A JLUS Policy Committee was approved by City Council containing seven members for the purpose of providing project oversight, assisting with consultant selection, and to satisfy the grant requirement to "accept" the final product of the Corpus Christi Joint Land Use Study. The Policy Committee consisted of: the Mayor, a City Councilperson, NAS CC Base Commander, the Nueces County Judge, a Vice President of Texas A&M CC, and two Planning Commissioners.

Concurrent with establishment of the JLUS Policy Committee, the City Manager appointed a Technical Working Group (TAG) for the purpose of assisting with consultant selection and

reviewing and commenting on consultant work products prior to forwarding the information to the JLUS Policy Committee. The Technical Advisory Group consisted of representatives from over 15 different city departments, local public or semi-public or private agencies. Some of these included:

Legal Department	TxDOT
Aviation Department	Corpus Christi Chamber of Commerce
Department of Intergovernmental Affairs	Builders Association Corpus Christi Area
Development Services Department	Corpus Christi Regional Economic
Planning and Environmental Services	Development Corporation
Nueces County Appraisal District	Texas A&M University Corpus Christi
Nueces County	Port of Corpus Christi
San Patricio County	Corpus Christi Board of Realtors

In October 2011, the City Council approved a contract to hire Matrix Design Group with a local consultant liaison of 3DD Results.

Major recommendations contained in the NAS Corpus Christi Joint Land Use Study include:

- Inside City limits the creation of Military Compatibility Area (MCA) Overlays that address four subzones:
  - Safety – appropriate uses under flight zones;
  - Height – height of new structures to prevent obstructions hazards to aircraft;
  - light and glare – ground lighting must not create a hazard to aircraft or control towers; and
  - noise – mitigation of aircraft noise inside of new buildings.
- Outside City limits the JLUS recommends reestablishment of the Joint Airport Zoning Board or establishment of an Airport Zoning Commission.
- Acquisition by the Navy of City owned Clear Zone land is recommended.
- Amend Future Land Use Plans for compatibility near airports
- Rezone property near the four airports as necessary to achieve greater compatibility.
- Work with local school districts to develop school master plans that address compatibility under flight zones.
- Develop a plan for annexation of lands near Cabaniss Field to achieve compatibility.
- Develop a plan to identify preferable locations for siting of alternative energy development.
- Develop a Memorandum of Agreement between NAS Corpus Christi and TAMUCC to formerly coordinate development.
- Develop a web based electronic military compatibility tool.
- Pursue grant funding through the Navy's REPI program for conserving environmentally sensitive areas near the airports.
- Pursue grant funding through the Navy's REPI program for the sale of city owned clear zone land to the Navy.
- Enhance notification prior to executing land sales/lease agreements.
- Process for including NASCC review/comment on development applications within MCAs.
- NASCC development of a mid-air collision avoidance pamphlet.
- Educational information on how electronic devices can interfere with airport operations.

- Training for area agencies concerning the National Telecommunication and Information Administration Spectrum XX1 training.
- Development of a frequency spectrum ordinance.
- Update the city noise ordinance.
- Educational program on building construction techniques to reduce interior noise from over flights.
- Pursue amendments to Chapter 241 of the Local Government Code to address potential threats to air operations from alternative energy developments.
- Amend the Unified Development Code to including measures to prevent light and glare within MCAs.

**ALTERNATIVES:**

Not applicable

**OTHER CONSIDERATIONS:**

Not applicable

**CONFORMITY TO CITY POLICY:**

Corpus Christi Policy Statements, Economic Development, Military Installations, D. City policies concerning areas adjacent to military airports should be consistent with Air Installation Compatible Use Zones (AICUZ).

**EMERGENCY / NON-EMERGENCY:**

Non-Emergency

**DEPARTMENTAL CLEARANCES:**

Joint Land Use Policy Committee acceptance on May 9, 2013

Planning Commission recommended acceptance of the NAS CC JLUS Background Report and adoption of the NAS CC JLUS on July 31, 2013

**FINANCIAL IMPACT:**

Operating       Revenue       Capital      X Not applicable

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

Fund(s):

**Comments:** NA

**RECOMMENDATION:**

Acceptance of the NAS CC JLUS Background Report and adoption of the NAS CC JLUS

**LIST OF SUPPORTING DOCUMENTS:**

Planning Commission Minutes

PowerPoint

Executive Summary

Ordinance with: Exhibit A JLUS Background Report; and B JLUS