

Corpus Christi Joint Land Use Study



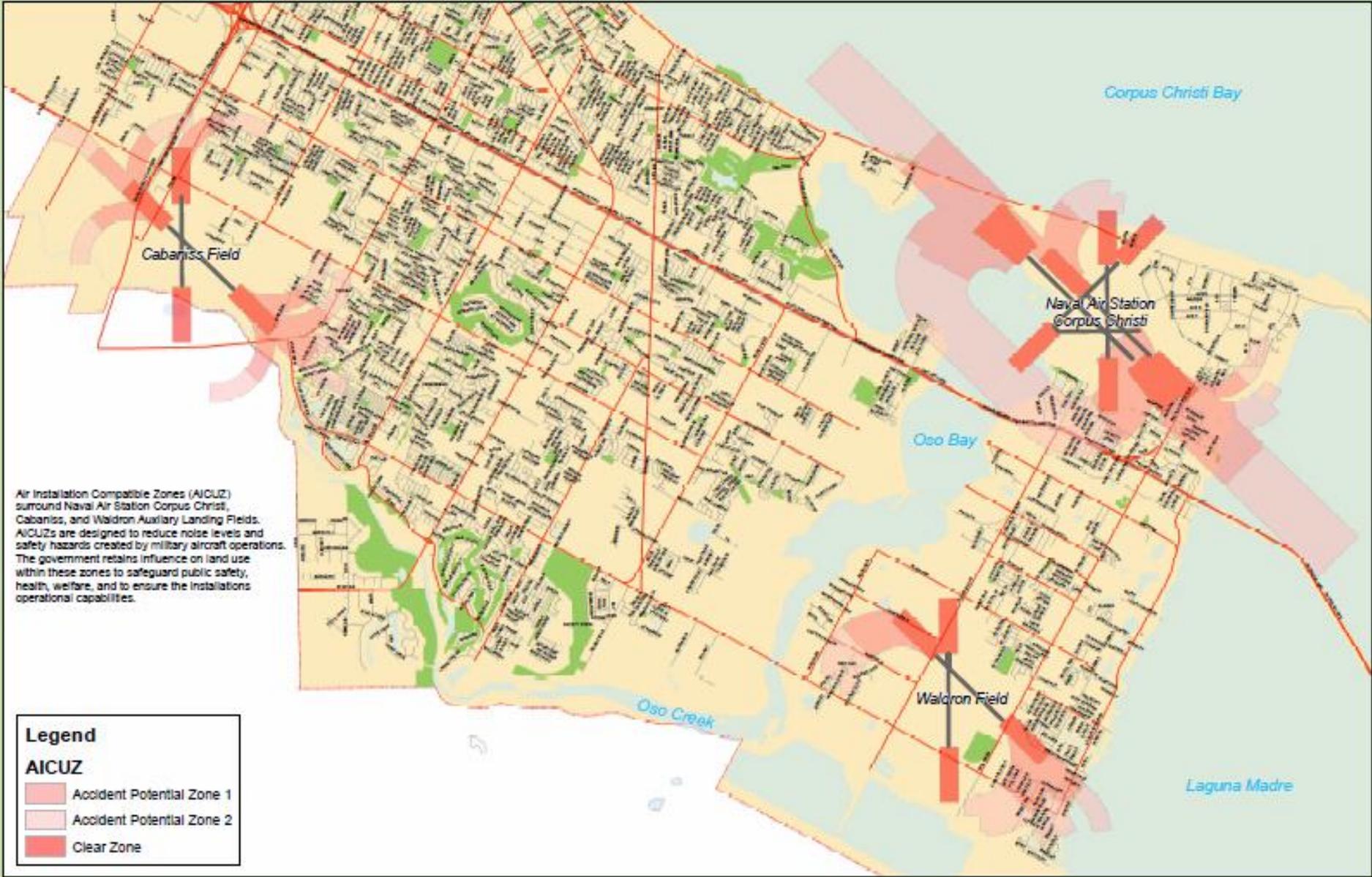
**NAS CORPUS CHRISTI
JOINT LAND USE STUDY**



Issue

- **Encouraging Land Use Compatibility for public safety surrounding:**
 - NAS CC,
 - Waldron Field,
 - Cabaniss Field, and
 - CC International Airport
- **Military mission sustainability**
 - Existing mission
 - Mission expansion





NAS CORPUS CHRISTI JOINT LAND USE STUDY



JLUS is Grant Funded Study involving

- property owners
- business owners
- NAS CC
- Nueces County and San Patricio
- TxDOT
- Port of CC
- Texas A&M CC
- School Districts
- Builders Association
- Realtors Association
- CC Chamber of Commerce
- Planning Com. members
- City Council members
- Matrix Design Group
- 3DDresults
- many others



**NAS CORPUS CHRISTI
JOINT LAND USE STUDY**



JLUS Background Report

Explanation of technical issues and a comprehensive reference.

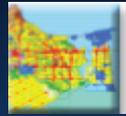
- 24 compatibility factors were assessed
 - High priority factors included:
 - land use
 - Safety
 - interagency coordination
 - vertical obstructions
 - alternative energy, and
 - frequency spectrum impedance and interference.
- Does not contain any recommendations.
- Staff is requesting the City Council “accept” the Background Report

Joint Land Use Study

- Contains a brief summary of the process and issues.
- Contains study over 50 strategies to address compatibility issues – with responsible agency and completion timeframes.



Joint Land Use Study Highlights



- Update land use plans
- Military Compatibility Element in City's Comprehensive Plan



- Update Unified Development Code
- Creation of Military Compatibility Areas (MCA)
 - Areas where military operations may impact the community
 - Areas where local community activities could affect the military mission
 - Creation of four subzones within each MCA



- Pursue military grant for purchase of city land in AICUZs



- MOA between NASCC and TXAMUCC



Military Compatibility Areas (MCAs)



Four Subzones in MCAs

- Safety
- Vertical Obstructions
- Noise
- Light

Legend

-  MCA Overlay
-  City Boundary
-  Unincorporated Area
-  Existing Runway
-  Future Runway
-  Highway
-  Major Road
-  Minor Road

Draft Joint Land Use Study Highlights

Recommendations

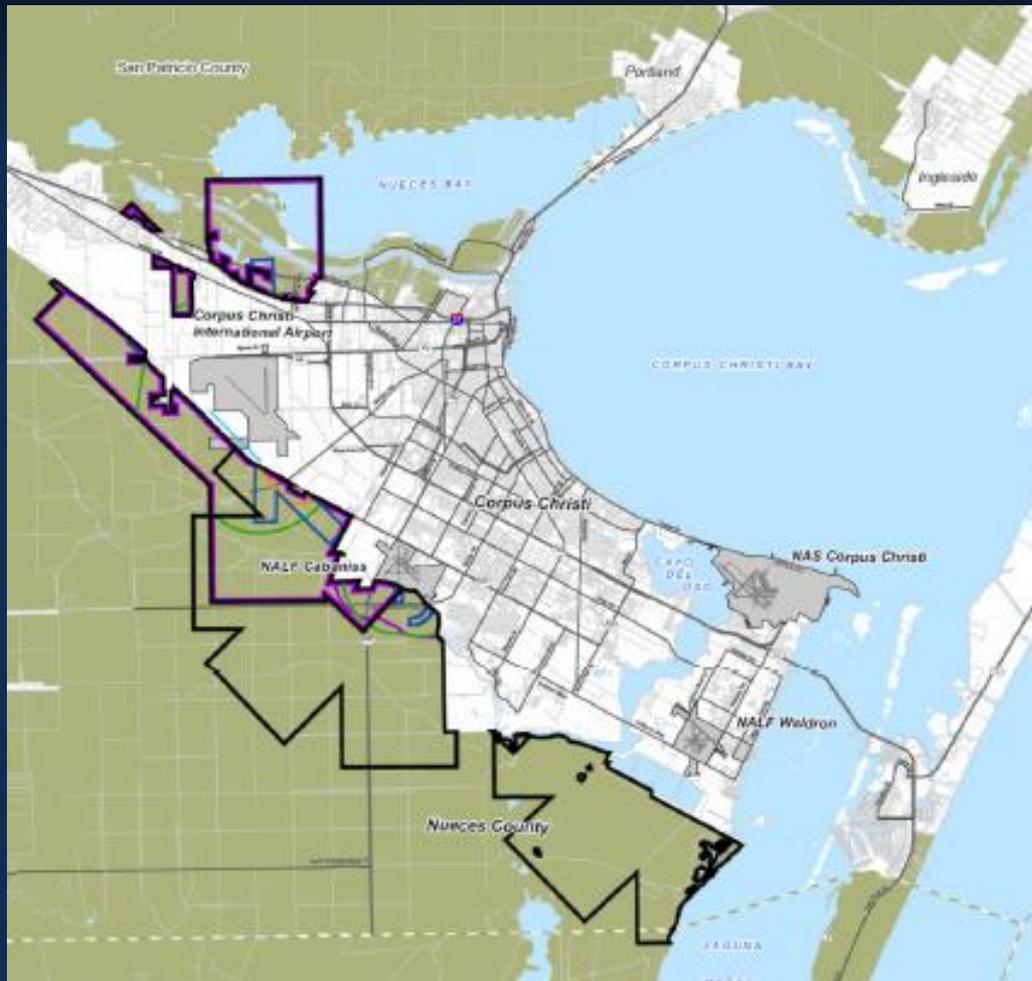
- Safety Subzone
 - Areas where uses should be discouraged or limited
 - Follows Navy Accident Potential Zone Boundaries
 - Affects residential uses or uses that congregate large groups of people

- Noise Subzone
 - Where noise is likely to create a nuisance for some uses on the ground
 - Noise attenuation for structures – generally not necessary unless mission and air plane change to jets

- Vertical Obstructions
 - Areas based on FAA Imaginary Surfaces and local input (NAS CC and CCIA)

- Light
 - Areas where ground lighting can interfere with airport control tower line of site to air craft or where glare from ground lighting can interfere with piloting aircraft
 - Policy issue – CCIA would like the light subzone expanded – TAG Recommends approval of controlled compatible land use area for the light zone

Controlled Compatible Land Use Areas



Local Government Code 241

- City, Nueces County and San Patricio County
- Regulate airport hazards
 - Type of Use
 - Type of Structure
 - Height of Structure
 - Or any other obstacle to safe navigation

Legend

JAZB Boundary	JAZB Light Subzone
JAZB Safety Subzone	Minor Road
JAZB Vertical Subzone	Highway
JAZB Noise Subzone	Major Road

Public Involvement

Public Meetings

Workshop, April 2012

Workshop, October 2012

Public Review Period

3/21 – 4/10/2013

Open House, March 28th,
Flour Bluff High School

Project Website

www.ccjlus.com

Recommendations for Approval

JLUS Policy Committee May 9, 2013

Planning Commission July 31, 2013





Questions