

MINUTES
REGULAR PLANNING COMMISSION MEETING
City Hall Council Chambers
November 7, 2012
5:30 P.M.

COMMISSIONERS:

A. Javier Huerta, Chairman
Govind Nadkarni, Vice Chairman
Mark Adame
Fred Braselton **Absent***
Marco Castillo
Gabriel Guerra*
Chris Hamilton
Mike Lippincott **Absent***
Philip Ramirez

STAFF:

Mark Van Vleck, P.E., Interim Director,
Development Services
Robert Payne, AICP, Senior City
Planner
Annika Gunning, Project Manager
Elizabeth Hundley, Assistant City
Attorney
Linda Williams, Recording Secretary

****Arrived at 5:40 p.m.***

I. CALL TO ORDER

The meeting was called to order by Chairman Huerta at 5:3 p.m. and a quorum was declared.

IV. PUBLIC HEARING AGENDA ITEMS – Discussion and Possible Action the Following Items:

D. PRESENTATION AND POSSIBLE ACTION TO RECOMMEND CITY COUNCIL, REQUEST THE NUECES COUNTY APPRAISAL DISTRICT TO PLACE A LINK ON THEIR WEBSITE TO INFORMATION AND MAPS ON NAVY FLIGHT ZONES (AIR INSTALLATION COMPATIBLE USE ZONES)

Mr. Payne stated that at the Planning Commission meeting of July 18th, Staff presented a proposal to request that the City ask the Nueces County Appraisal District to place Navy flight zone information on their website to inform the public of the risks associated with overly flying aircraft. Mr. Payne stated the City was undertaking a Joint Land Use Study (JLUS) to create land use compatibility surrounding Navy airport facilities. A major goal for the study is to raise public awareness on where the flight zones are located. Mr. Payne continued that through an ongoing discussions between staff, the Navy, and the Appraisal District that placing a web link on the Nueces County Appraisal District website was a logical location for placing an informational link on Navy flight zones. The purpose of the link would be to inform the public on flight zone locations and Navy information use guidelines.

Mr. Payne continued that over fifty (50) Joint Land Use Studies had been completed around the country and, in many of the cities or counties that completed the studies are well on their way to implementing some of the study's recommendations. Mr. Payne stated the City was trying to catch up by taking action in requesting the Appraisal District to place notice on their website which could be a positive first step toward greater land use compatibility.

Mr. Payne stated that at the July 18, 2012 Planning Commission meeting, staff was requested to meet with the Corpus Christi Board of Realtors to get their input on the proposal for the Appraisal District to provide information to property owners through their website on the Navy flight zones. As a result of that directive, on September 10, 2012, Staff and a Consultant for the JLUS met with the Executive Director of the Board of Realtors and then on September 20, 2012, we met with the Board of Realtors Governmental Affairs Subcommittee. Both the Executive Director and the Subcommittee agreed that placement of a notice on the Appraisal District's website would be helpful to buyers and sellers of property and the realtors that represent them. Staff met on several occasions with the Nueces County Chief Appraiser and Assistant Chief Appraiser to formulate the best method of what information should be included in the website link.

After Staff's presentation concluded, Mr. Payne stated that Staff was requesting the commission to approve the recommendation that City Council pass a resolution requesting the Nueces County Appraisal District (NCAD) include an informational link on their website to inform the public on Navy flight zones. Mr. Payne stated Mr. Robert Cenci, Assistant Chief Appraiser with the Appraisal District, was present at tonight's meeting to answer any questions the commissioners may have.

The floor was opened for discussion and comments by commissioners. After a brief discussion and comments concluded, the public hearing was opened with no one coming forward and the public hearing was closed. Chairman Huerta called for a motion. A motion to **approve** a recommendation to City Council to pass a resolution requesting the Nueces County Appraisal District include an informational link on the District website to inform the public on Navy flight zones was made by Commissioner Hamilton and seconded by Vice Chairman Nadkarni. Motion passed with Commissioners Braselton and Lippincott absent.