



AGENDA MEMORANDUM

Public Hearing / 1st Reading for City Council meeting of December 18, 2012
2nd Reading and Adoption for the City Council meeting of January 8, 2013

DATE: November 27, 2012

TO: Ron L. Olson, City Manager

FROM: Pete Anaya, P.E., Director of Planning and Environmental Services
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Public hearing to consider an amendment to the Future Land Use Plan related to land use compatibly under flight zones near Cabaniss Field

CAPTION:

Ordinance amending the Comprehensive Plan of the City of Corpus Christi by amending the Corpus Christi Future Land Use Plan (adopted by Ordinance 026278 and thereafter amended by Ordinance 028504) by revising the future land use maps surrounding Cabaniss Field; providing for repeal of conflicting ordinances; providing for severance; and providing for publication.

PURPOSE:

To change the Future Land Use Plan to create compatible land uses near Cabaniss Field based on the new 2009 Air Installation Compatible Use Zones.

BACKGROUND AND FINDINGS:

The 2009 Navy Air Installation Compatible Use Zones (AICUZ) replaced the original 1980 AICUZs. East of Cabaniss Field, changes to the AICUZs have resulted in new flight zones (Accident Potential Zones 1 and 2) over high growth areas at Weber Road and Yorktown Boulevard. Flight patterns have also changed west of Cabaniss Field, creating a need to consider changes to the City's Future Land Use Plan. Navy recommendations for uses under flight zones suggest either no residential uses (Accident Potential Zone 1) or restricted density of residential uses (Accident Zone 2) and no uses that are characterized by congregation of large groups of people. Therefore, the proposed changes are intended to help create land use compatibility and a safe responsible development near Cabaniss Field. Both the new 2009 and old 1980 flight zones maps have been attached.

The proposed Future Land Use Plan (Exhibit A) addresses the following changes:

1. Southeast of Yorktown Boulevard / Weber Road Intersection – vacant land proposed for multi-family and residential uses have been designated as land proposed for commercial uses.
2. South of Oso Creek and south of FM 43, the area labeled 29 on Exhibit A is an Accident Potential Zone 2 and has been designated with Estate Density Land Use. Estate Density Land Use is defined on the adopted Future Land Use Master Plan with a density of up to 1 dwelling

unit per acre.

3. Along Oso Creek the floodway areas have been updated with the most current FEMA Floodway information.
4. A 300 foot width of Estate Residential (1 unit per acre) is also shown next to the floodway on the south side of Oso Creek to promote lower density next to the most flood prone areas. Estate Residential density is also consistent with the Oso Parkway Plan recommendations.
5. Northwest of Cabaniss Field in area 12 on Exhibit A, except for city owned property designated as park, several areas have been changed from multi-family use to light industrial use consistent with existing uses in the area.
6. To the northeast of Cabaniss Field, area 25 on Exhibit A located north of Saratoga Boulevard has been designated from light industrial to commercial. This is consistent with development trends in the area and sustainability principles for the area.

ALTERNATIVES:

To not amend the Future Land Use Plan map and allow incompatible development to occur in conflict with the Navy Air Installation Use Guidelines.

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 proposed changes to the Future Land Use Plan map.

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:

- 2009 Cabaniss Field AICUZ Map
- 1980 Cabaniss Field AICUZ Map
- Existing Land Use Cabaniss Field
- Adopted Future Land Use Cabaniss Field
- Excerpt from Planning Commission Draft Minutes Ordinance
- Exhibit A: Proposed Future Land Use Cabaniss Field