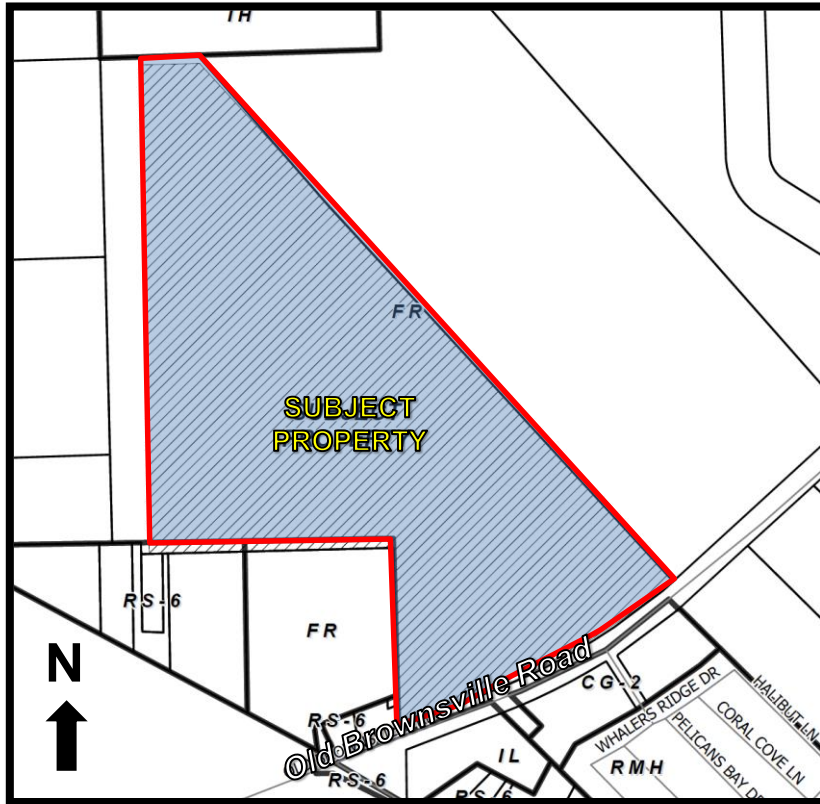


# Zoning and Land Use



## Proposed Use:

Mobile Home Park

## Area Development Plan:

Port/Airport/Violet

## Future Land Use Map:

Light Industrial

## Existing Zoning:

"FR" Farm Rural District

## Adjacent Land Uses:

- North: Vacant and Agricultural, Zoned "FR" and "IH"
- South: Vacant, Agricultural, Residential Estate, Low-Density Residential, and Commercial, Zoned "FR", "RS-6", "CG-2", "IL"
- East: Agricultural, Zoned "FR"
- West: Agricultural and Low-Density Residential, Zoned "FR" and "RS-6"

# Joint Land Use Study (JLUS) 2013

## Safety Subzone of CCIA

### AICUZ (Air Installation Compatibility Use Zone / Safety Subzone of Corpus Christi International Airport)

#### CZ: Clear Zone

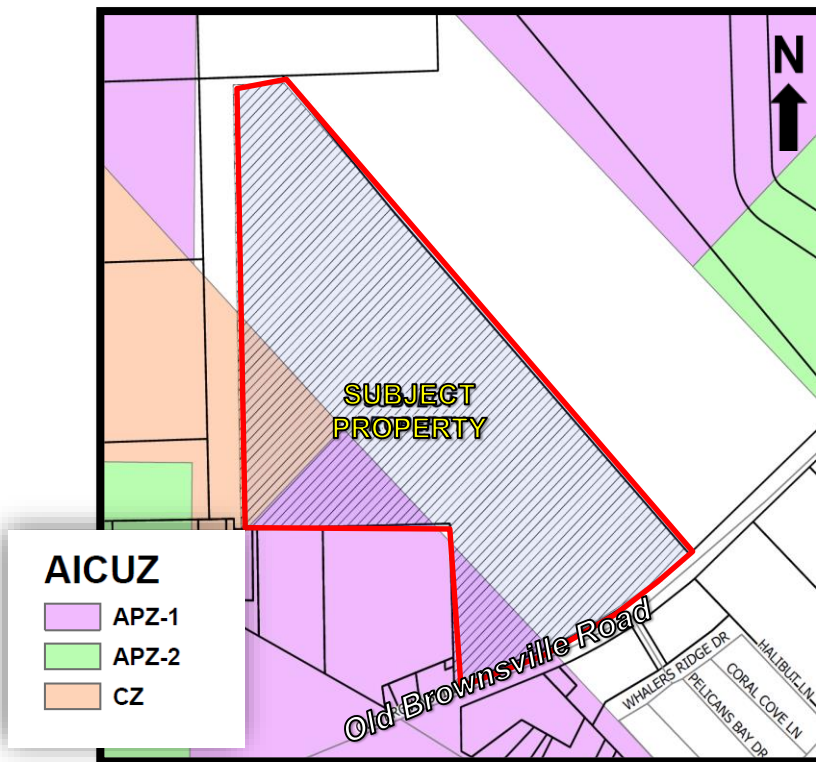
- Zone within the Safety Subzone of the AICUZ
- Area immediately beyond the usual runway threshold
- Possesses a higher potential for accidents than other areas further away from the runway

#### APZ-1: Accident Potential Zone 1

- Zone within the Safety Subzone of the AICUZ
- Consisting of an area beyond the clear zone
- Possesses a measurable potential for accidents relative to the clear zone

#### APZ-2: Accident Potential Zone 2

- Zone within the Safety Subzone of the AICUZ
- Consisting of an area beyond the Accidental Potential Zone-1
- Possesses a measurable potential for aircraft accidents relative to Accidental Potential Zone 1 or the clear zone.



# Public Notification

18 Notices mailed inside 200' buffer  
6 Notice(s) mailed outside 200' buffer

## Notification Area

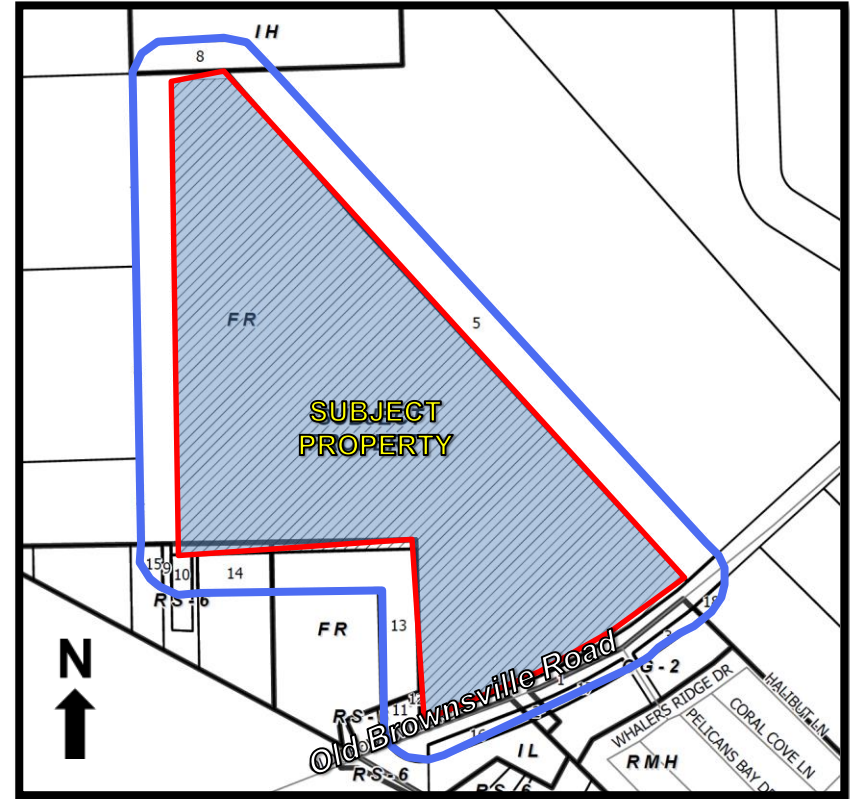
Opposed: 0 (0.00%)  
*Separate Opposed Owners: 0*



In Favor: 0 (0.00%)



\*Notified property owner's land in SQF/ Total square footage of all property in the notification area = Percentage of public opposition.



# Staff Analysis And Recommendation

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- Inconsistent with Plan CC regarding future land use and avoidance of incompatible land uses.
- Inconsistent with the Future Land Use Map.
- Inconsistent with the ADP which states to minimize incompatible land uses, protect the airport from such incompatible uses, and prohibit residential uses within 1.5 miles at the ends of the existing runway.
- Inconsistent with the 2013 Joint Land Use Study (JLUS).
- Subject property is located within the CZ and APZ-1 of the AICUZ/Safety Subzones Corpus Christi International Airport.
- Navy and CCIA concur with staff's recommendation of denial.

**STAFF RECOMMENDATION: Denial of the rezoning from the “FR” Farm Rural District to the “R-MH” Manufactured Home District.**