

Joint Land Use Study

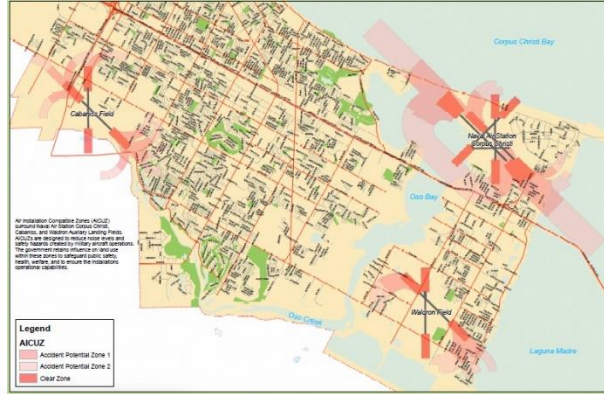
Status and Next Steps Forward



Council Presentation
March 28, 2017



JLUS Background



- Adopted 2013
- Purpose, to encourage compatible land uses next to Navy airports
- Included Corpus Christi International Airport which is used for pilot training
- The study was funded (90%) by a federal grant
- Primary concerns include
 - Noise
 - Concentrations of people
 - Wildlife attractants
 - Tall structures
 - Visual obstructions





Implementation Actions

- Plan CC updated Future Land Uses surrounding airports
- Rezoning, subdivisions, and building permits now require assessment of compliance with JLUS
- Creation of two new zoning districts for use near airports (Commercial Compatible and the Industrial Compatible District)
- Rezoning of over 100 acres of land in high growth areas for JLUS compliance
- Disclosure of JLUS on the City and Appraisal District websites





Implementation Actions

- Repurposed \$4.5 million in TX Military Loan Program with a portion of the program for voluntary land acquisition in Navy flight zones
- Legislative agenda
 - US, S. 2943 assessment of energy projects impact on military bases
 - US, S. 3428/H.R. 6397 elimination of tax credit for wind farms within a certain distance of a military base
 - TX, H.B. 445/S.B. 277 prohibition of tax abatements for wind farms within 30 miles of a military base
- Enact City or State legislation requiring a disclosure notification to potential buyers or renters of property under Navy flight zones





JLUS Related Navy Actions

- Ongoing Environmental Assessment of Waldron Field with an estimated time of completion of November 2017.
- New AICUZ study requested for all airfields due to full implementation of T-6 aircraft and increased flight operations. Estimated start FY 2018.
- AICUZ study will incorporate APZs for Runway 35 located south of Oso Creek at Cabaniss Field and AICUZ boundaries will shift at Waldron Field due to new airport design.





Next Steps

- Additional City initiated rezoning of public and private land at Waldron and Cabaniss Fields
- Seek Congressional authorization to swap City owned land under Navy flight zones with Navy land not located under a flight zone
- Resolution to add a non-voting ex-officio representative of NASCC to the Planning Commission
- Apply for an Office of Economic Adjustment Grant (OEA)





Questions

