



AGENDA MEMORANDUM

First Reading for the City Council Meeting of November 14, 2017
Second Reading for the City Council Meeting of December 12, 2017

DATE: October 26, 2017

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ORDINANCE AMENDMENT

Repeal of the City's Joint Airport Zoning Board (JAZB) and establishment of an Airport Zoning Commission (AZC)

CAPTION:

Ordinance amending Chapter 2, Division 11 (Joint Airport Zoning Board), of the Code of Ordinances by repealing all provisions related to the Joint Airport Zoning Board; designating the City's Planning Commission as the Airport Zoning Commission for all purposes under the Airport Zoning Act ("Act"), Texas Local Government Code §241.001 et seq.; and investing such Airport Zoning Commission with the powers and duties authorized to be exercised under the provisions of the Act; providing for severability; and providing for publication.

PURPOSE:

This ordinance amendment will establish the Airport Zoning Commission (AZC) and subsequently allow for an update of Airport Hazard Area Zoning Regulations and establish Airport Compatible Land Use Zoning Regulations. These regulations would cover areas adjacent to the Corpus Christi International Airport (CCIA), Naval Air Station (NAS) Corpus Christi, Naval Auxiliary Landing Field (NALF) Cabaniss and NALF Waldron. AZC will allow City Council to unilaterally adopt Airport Zoning Regulations inside city limits and certain areas within the extraterritorial jurisdiction of the City.

BACKGROUND AND FINDINGS:

The Texas Local Government Code Chapter 241 allows jurisdictions to create a zoning board or commission to regulate land uses within a specific geographic area identified as the Controlled Compatible Land Use Areas in and around airfields of commercial airports and military installations. The City of Corpus Christi established a Joint Airport Zoning Board (JAZB) in May 1, 1957, but it has not been active since 1992. Currently the JAZB Airport Zoning regulations only address Airport Hazard Area Zoning Regulations.

The NAS Corpus Christi Joint Land Use Study (JLUS) planning effort led by the City of Corpus Christi in partnership with NAS Corpus Christi and Nueces County was undertaken in an effort to guide planning and development in the areas surrounding NAS Corpus Christi's Truax Field, Cabaniss Field, Waldron Field and Corpus Christi International Airport (CCIA). The establishment of JAZB or AZC and Airport Zoning Regulations was identified as a high priority zoning strategy in the NASCC JLUS adopted by the City Council. City Council members and City staff attempted several times to reconstitute the JAZB but were not successful.

On September 19, 2014, City and Airport staff made a presentation to City Council that recommended the establishment and implementation of the AZC in lieu of reconstituting the JAZB. City Council provided direction to City and Airport Staff to pursue the establishment and implementation of the AZC.

On June 9, 2015, the City awarded Amendment #2 of service agreement for Strategic Planning Services to Goody Clancy to assist City staff with the AZC implementation, City Staff contacted Goody Clancy for scope of work and cost for AZC implementation. Scope of work included worked required for NASCC's Truax Field, Cabaniss Field, Waldron Field and Corpus Christi International Airport (CCIA).

On May 18, 2017, a City Council work shop was convened to discuss the repeal of the JAZB and establishment of the AZC. Council directed staff to proceed with the establishment of the AZC and to provide presentations to the Airport Board, Planning and Zoning Commission, and the Board of Adjustments. The Airport Board presentation was presented on June 18, 2017, Planning and Zoning Commission was presented on August 9, 2017 and Board of Adjustments was presented on August 28, 2017.

ALTERNATIVES:

Reconstitute JAZB. (Not Recommended due to lack of interest by former JAZB participants)

CONFORMITY TO CITY POLICY:

Conforms to City Policy.

EMERGENCY / NON-EMERGENCY:

Non-Emergency

DEPARTMENTAL CLEARANCES:

Development Services, Legal, and Aviation

FINANCIAL IMPACT:

☐ Operating ☐ Revenue ☐ Capital ☒ Not applicable

Fiscal Year 2016-2017	Project to Date Expenditures (CIP only)	Current Year	Future Years	TOTALS
Line Item Budget				
Encumbered / Expended Amount				
This item				
BALANCE				

Comments:

None

RECOMMENDATION:

City staff recommends approval of the ordinance amendment.

LIST OF SUPPORTING DOCUMENTS:

Ordinance