



**AGENDA MEMORANDUM**  
Public Hearing & Ordinance for the Planning Commission Meeting 11/10/21

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**DATE:** November 1, 2021  
**TO:** Corpus Christi Planning Commission  
**FROM:** Andrew K. Dimas – Development Services Administrator – Land Development  
**THRU:** Nina Nixon-Mendez, FAICP – Assistant Director, Development Services

**Text amendments to the Unified Development Code (UDC) concerning the latest adopted Air Installation Compatibility Use Zone (AICUZ) Maps**

**CAPTION:**

Ordinance of the City of Corpus Christi, Texas adopting text amendments to the Unified Development Code (UDC) to include the review of the latest adopted Air Installation Compatibility Use Zone (AICUZ) Maps during a change of zoning request.

**SUMMARY:**

As part of the 2020 Air Installation Compatibility Use Zone (AICUZ) study, the United States Navy has adopted updated AICUZ maps for the Cabaniss and Waldron Navy Outlying Landing Field (NOLF). The proposed amendment clarifies that the latest adopted AICUZ maps will be utilized in the evaluation of zoning cases.

**BACKGROUND:**

The United States Department of Defense (DOD) initiated the Air Installations Compatible Use Zones (AICUZ) Program to assist governments and communities in identifying and planning for compatible land use and development near military installations. The goal of the AICUZ Program is to protect the health, safety, and welfare of the public while also protecting the operational capabilities of the military. Today, the AICUZ Program is a vital tool the Navy uses to communicate with neighboring communities, government entities, and individuals regarding compatible land uses and development concerns. This AICUZ was prepared for Naval Air Station Corpus Christi (NASCC) in accordance with federal regulations, guidelines, and Office of the Chief of Naval Operations Instruction (OPNAVINST 11010.36C) (referred to as AICUZ Instruction) and is an update to the 2009 AICUZ Study. The scope of this AICUZ Study includes NOLF Cabaniss and NOLF Waldron, which both support operations from NASCC. Since the 2009 AICUZ Study, there have been changes that necessitate an AICUZ update. These include changes to number of aircraft, types of aircraft, and operations, as well as changes in local land uses. Pursuant to Navy AICUZ Instruction, this 2020 AICUZ Study evaluates noise contours and accident potential zones (APZs) from the 2009 AICUZ Study, as well as the planning noise contours and APZs as a part of this 2020 AICUZ effort. Noise contours and APZs, together, are commonly called the “AICUZ footprint.” The 2020 AICUZ footprint is based on total operations projected out to year 2030.

Utilizing the 2020 noise contours and APZs, this AICUZ Study identifies areas of incompatible land use, and recommends actions to encourage compatible land use.

### **ANALYSIS AND FINDINGS:**

Per §3.2.3 of the UDC, in determining whether to approve, approve with modifications, or deny a proposed Unified Development Code text amendment, the applicable review bodies shall consider the following criteria:

1. The amendment promotes the purpose of this Unified Development Code as established in Section 1.2. The UDC was established to reflect the City's Comprehensive Plan and its goal to improve and protect public health, safety, and welfare.
2. The amendment is consistent with the Comprehensive Plan.
3. The amendments are consistent with other codes and ordinances adopted by the City and are otherwise internally consistent with other provisions of this Unified Development Code, or that any provisions with which the amendments are or may be inconsistent also are proposed to be modified. The effects of all such modifications shall meet the above criteria, promote the public health, safety, and welfare, and be consistent with any applicable federal and state requirements.
4. The fiscal impact on the City and the effect on taxpayers and ratepayers of the proposed amendment.

The proposed text amendment does not conflict with existing language in the UDC nor the Municipal Code.

### **ALTERNATIVES:**

1. Denial of an Ordinance of the City of Corpus Christi, Texas adopting text amendment to the Unified Development Code (UDC).

**FISCAL IMPACT:** There are no fiscal impacts associated with this item.

### **RECOMMENDATION:**

Staff recommends Approval of the text amendment to the UDC.

### **LIST OF SUPPORTING DOCUMENTS:**

Ordinance  
Presentation