

Air Installation Compatibility Use Zone (AICUZ) 2020 Update

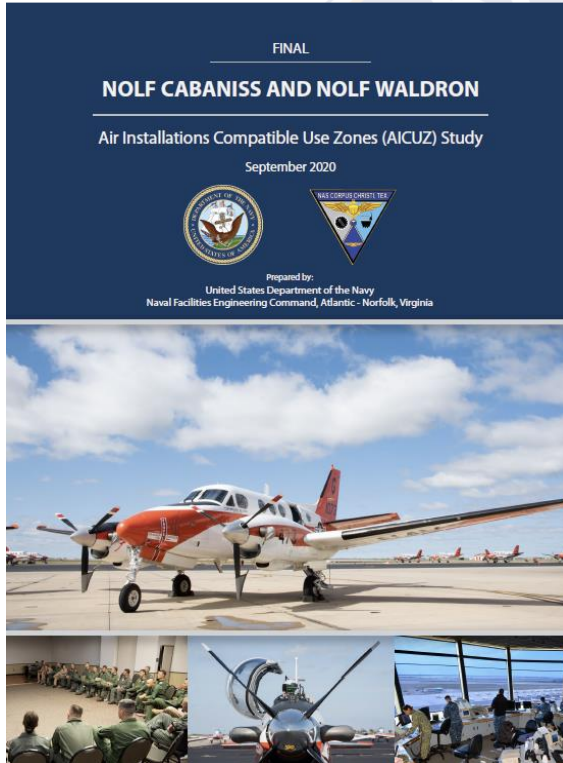
Planning Commission
November 10, 2021

Overview

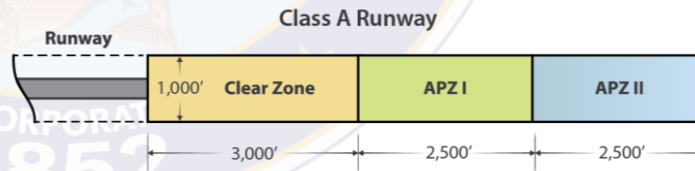
- 2020 Update
- Naval Outlying Landing Fields (NOLF)
- Changes to Map
- Next Steps



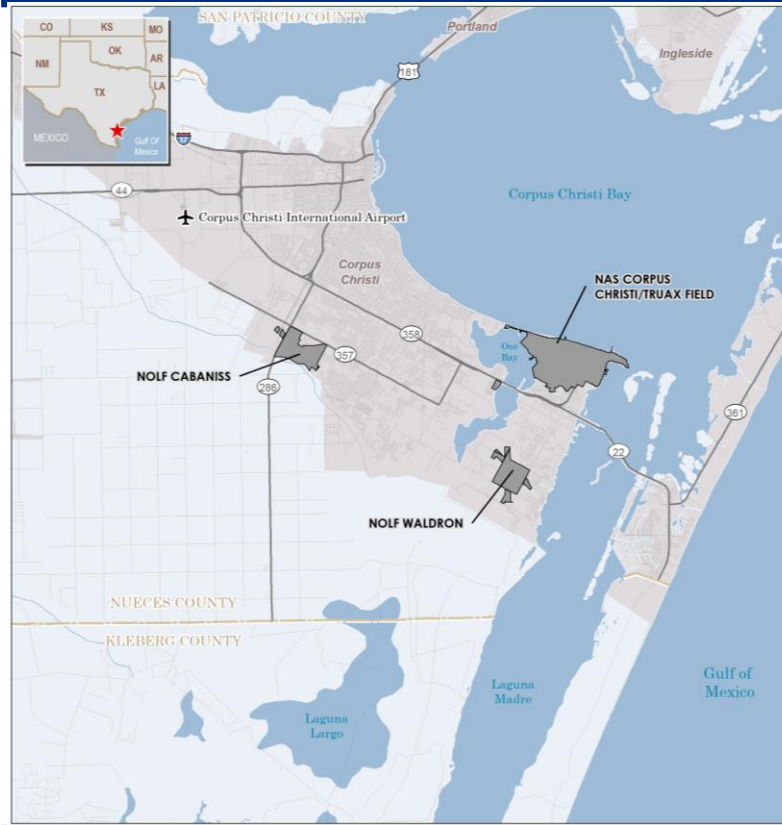
2020 AICUZ Update



- Why?
- Navy's Mission
- Land Use Compatibility



NOLF – Naval Outlying Landing Field



- Cabaniss
 - 971-acre training airfield used for visual flight rules (VFR) touch-and-go.
- Waldron
 - 851-acre training airfield used for VFR touch-and-go practice for the T-6 Texan

Changes to Maps (Land Use)

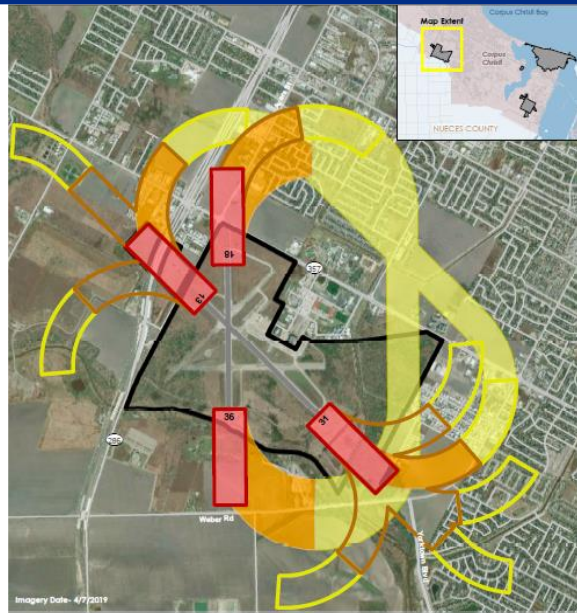


Figure 4-3
Comparison of 2009 and 2020
AICUZ Clear Zones and
Accident Potential Zones,
NOLF Cabaniss

Naval Air Station
Corpus Christi, Texas

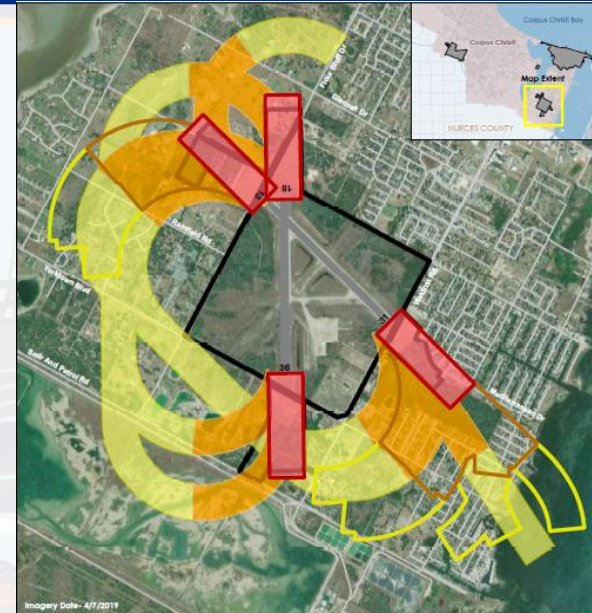
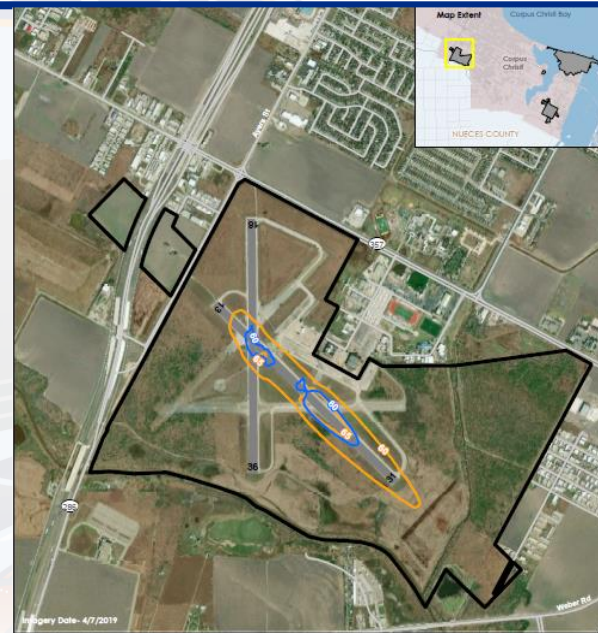
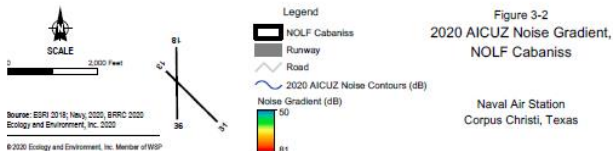


Figure 4-5
Comparison of 2009 and 2020
AICUZ Clear Zones and
Accident Potential Zones,
NOLF Waldron

Naval Air Station
Corpus Christi, Texas

Changes to Maps (Noise – Cabaniss)



Changes to Maps (Noise – Waldron NOLF)

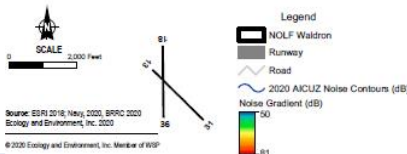
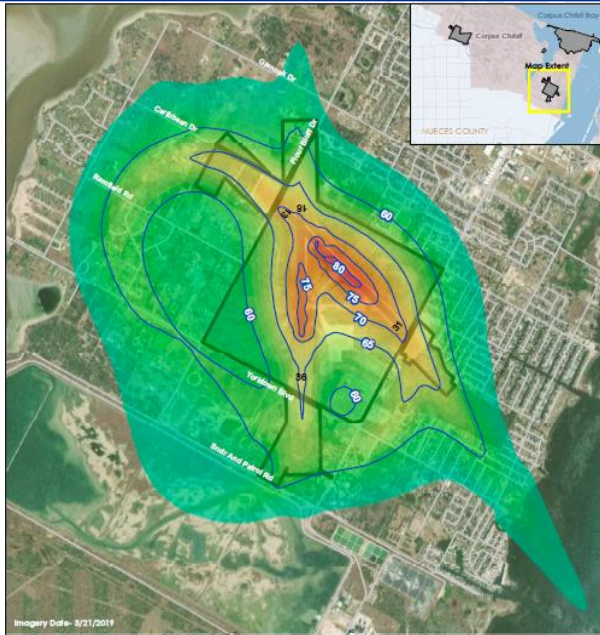


Figure 3-5
2020 AICUZ Noise Gradient,
NOLF Waldron

Naval Air Station
Corpus Christi, Texas

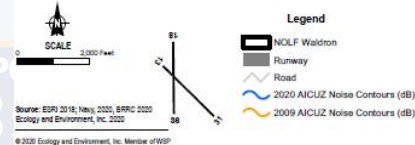


Figure 3-6
Comparison of 2009 and 2020
AICUZ Noise Contours,
NOLF Waldron

Naval Air Station
Corpus Christi, Texas

Next Steps



- Text Amendment to update per UDC for Guidelines
- Guidelines used for rezoning requests
- Compatible Districts
- Questions?

UDC Section 4.8: Compatibility Districts

Table 4.8.2 Permitted Uses

COMMERCIAL AND INDUSTRIAL COMPATIBLE DISTRICTS ¹				
P = Permitted Use L = Subject to Limitations SUE = Special Use	SP = Special Permit [blank cell] = Not Permitted	CC	IC	Maximum Floor Area
Public and Civic Uses				
Government Facility Uses [5.1.3.D] except for:		P	P	0.11
Detention facility; auditorium; cafeteria; fuel storage, above ground; helipad, helipad or landing field.				
Parks and Open Area Uses [5.1.3.F] except for:		P	P	0.11
Clubhouse; Concessions; Reservoir				
Social Service Uses – Treatment Centers only, provided there are no residents		P	P	0.11
Utilities, minor [5.1.3.J] except for:		P	P	5.2.6
Storm water retention facilities				
Commercial Uses				
Commercial Parking Uses [5.1.4.A]		P	P	
Office Uses [5.1.4.C] except for:		P	P	0.11
TV and radio studio				
Truck stop, provided no overnight accommodations			P	0.11
Retail Sales and Service Uses, sales- and service-oriented [5.1.4.G] Includes personal service uses		P	P	0.11
Retail Sales and Service Uses, repair-oriented [5.1.4.G] except for:		P	P	0.11
Vocational trade or business school				
Farmers market		P	P	0.11
Self-Service Storage Uses [5.1.4.H]		P	P	1.00
Crematorium (animal)			P	0.11
Vehicle Sales and Service Uses [5.1.4.I]		P	P	0.11
Water-Oriented Uses [5.1.4.J] except for:		P	P	0.11
Restaurants; Ferry/water taxi; Fuel storage, above ground				

P = Permitted Use L = Subject to Limitations SUE = Special Use	SP = Special Permit [blank cell] = Not Permitted	CC	IC	Maximum Floor Area	Standards
Industrial Uses					
Light Industrial Service Uses [5.1.5.A], except for:			P	0.14	5.2.17
Fuel storage, above ground; cafeterias			P	0.14	
Laboratory, research or experimental			P	1.00	
Warehouse and Freight Movement Uses [5.1.5.B] except for:			P		
Stockpiling of sand, gravel, or other aggregate materials; Fuel Storage, above ground			P	0.14	
Waste-Related Service, only including Recycling Center and Solid or liquid waste transfer (no composting)			P		5.2.23
Land Fill; Fuel Storage, above ground		P	P	0.28	5.2.16
Wholesales Trade Uses [5.5.1.D] except for:					
Cafeteria					
Other Uses					
Kennel or animal shelter, indoor			P		5.2.18
Kennel or animal shelter, indoor or outdoor			P		5.2.18
Pasture		P	P		
Grazing		P	P		

¹ The uses in Table 4.8.2 shall not allow a density greater than 50 occupants per acre.

Table 4.8.3 Nonresidential Use

COMMERCIAL AND INDUSTRIAL COMPATIBLE DISTRICTS	CC	IC
Min. Lot Area (sq. ft.)		
Min. Lot Width (ft.)		
Min. Yards (ft.)		
Street	20	20
Street (corner)	20	20
Side (single)	5	5
Side (total)	10	10
Rear	10	10
Side and rear, abutting res. district	See Section 4.2.8.C	
Max Height (ft.)	25	25

Proposed Text Amendment

6.5.4 Accident Potential Zones (APZ) Compatible Land Use Guidelines

Recommended land use compatibility guidelines for clear zones and Accident Potential Zones are shown in the following table. In the event of a zone change request within the Air Installation Compatible Use Zones, [the latest adopted Air Installation Compatibility Use Zone \(AICUZ\) Maps](#), the Air Installation Compatible Use Zones Program Office, and ~~or~~ [the](#) Chief of Naval Operations shall be consulted for a recommendation on the proposed zone change.