The City Council will consider in a Joint Meeting of the City Council and the Planning Commission, the Military Compatibility Area Overlay Districts (MCAOD), amending the Unified Development Code (UDC) and corresponding UDC Zoning Map for the areas of and surrounding Truax Field at Naval Air Station - Corpus Christi, Naval Auxiliary Landing Field Cabaniss, and Naval Auxiliary Landing Field Waldron, to make land use compatible with Naval Air Station – Corpus Christi's military mission.

Since 1941, the City of Corpus Christi has maintained a strong relationship with the United States Navy to support military training and operations. Today Naval Air Station Corpus Christi (NASCC) is primarily focused on pilot training. Training Air Wing Four is comprised of four individual units: two primary training squadrons and two squadrons that provide advanced multi-engine training. Training Air Wing Four provides over 600 new, highly qualified aviators every year. The Chief of Naval Air Training (CNATRA) is headquartered at NASCC and oversees all aviation training for the U.S. Navy. According to the Office of the Governor's Texas Military Preparedness Commission, NASCC's impact to the Texas economy is estimated at $2.8 billion in output, $1.7 billion in GDP, 4,782 direct employees, and $906 million in disposable personal income.

Encroachment refers to the restrictions and responsibilities placed upon the military that negatively impact an installation's ability to train and/or perform its mission. As suburban areas grow in proximity to military bases, the U.S. Department of Defense (DOD) has identified the negative impacts on training that will adversely affect the readiness of the armed forces. Encroachment-related issues have played indirect roles in the prior rounds of base closures, as bases whose missions were hampered by encroachment were more likely candidates for closure. It is generally accepted that encroachment issues will play larger roles in evaluating criteria for future rounds of base closures.

The DOD initiated the Air Installations Compatible Use Zones (AICUZ) Program in 1973 to assist governments and communities in identifying and planning for compatible land use and development near military installations. Air Installation Compatibility Use Zones (AICUZ) are designed to protect the health, safety, and welfare of civilians and military personnel by encouraging land use that is compatible with aircraft operations, reducing noise impacts caused by aircraft operations, and protecting installation investments by safeguarding the installation's operational capabilities. As the communities that surround military airfields grow and develop, the U.S. Department of the Navy (Navy) has the responsibility to communicate and collaborate with local governments on land use planning and mission impacts.

The first AICUZ study performed for Naval Air Station-Corpus Christi (NAS-CC) and its outlying auxiliary fields occurred in 1980. Subsequent updates occurred in 2009 and most recently in 2020. The scope of the 2020 AICUZ Study focused on Naval Outlying Landing Field (NOLF) Cabaniss and NOLF Waldron, which both support operations from NAS-CC. 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. The 2020 AICUZ study 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.

Additionally, in 2013 the City adopted the Joint Land Use Study (JLUS) done in partnership with the United States Navy involving the declaration of various zones including the Safety Subzones of Naval Air Station-Corpus Christi, Naval Outlying Landing Field (NOLF) Cabaniss, and NOLF Waldron and the Corpus Christi International Airport (CCIA).

In 2011, with the adoption of the Unified Development Code (UDC), Section 6.5 Air Installations Compatible Use Zones (AICUZ) was created. This section of the UDC is currently used as a guideline during the rezoning process to make recommendations, assessing the compatibility of proposed zoning with land uses permitted in the Accident Potential Zones (APZs) of the AICUZ. However, today there are properties within the Safety Subzones with base zoning that permits the development of incompatible uses that impact the military's mission. We have recently seen more development projects being proposed and built which are incompatible, and thus, could have a direct impact on the continuance of the military's operations in the future.

To address this issue, the City has created Military Compatibility Area Overlay Districts (MCAOD), to manage land use, densities, and intensities and to regulate noise, light, and vertical obstructions. The MCAOD would apply to areas of and surrounding Truax Field at Naval Air Station - Corpus Christi, Naval Auxiliary Landing Field Cabaniss, and Naval Auxiliary Landing Field Waldron.

The Safety Subzone, consisting of CZ, APZ-1, and APZ-2, regulates land use, including density and intensity to manage and enforce the land uses the Navy has deemed compatible through the AICUZ and JLUS. The Lighting Subzone mirrors the light standards that exist today in the UDC and focuses on the shielding of light fixtures, the limitation of glare, and the angle of light projection.

The Noise Subzone requires noise attenuation for buildings located within the subzone. New residential buildings shall be constructed with sound insulation or other means to achieve a DNL of 45 dBA or less inside the building.

The Vertical Obstruction Subzone is established by airspace that must remain free of obstructions around an airfield. Potential obstructions include natural terrain and man-made features, such as buildings, towers, poles, wind turbines, cell towers, and other vertical obstructions to airspace navigation. The regulation structural height within the airspace is set by the Imaginary Surfaces map for each installation.