



Establishment and Implementation of Airport Zoning Commission (AZC)



Planning Commission
August 9th, 2017



Background



- 1957 - Joint Airport Zoning Board (**JAZB**) is established by motion of the City and Nueces County
- 1979- City approves expanding JAZB membership to add San Patricio County
- 1980 - JAZB approves the *Airport Zoning Regulations*
- 1987 - JAZB approves the *Military Airport Zoning Ordinance*
- 1990 - JAZB members term out and no members are re-appointed
- 2010 - City/ Airport discuss reconstituting JAZB update for *Airport Zoning Regs*
- 2011 - City hires Matrix Design Group to initiate Joint Land Use Study (**JLUS**)
- 2012 - City adopts Uniform Development Code (**UDC**) for Air Installations
- 2013 - JLUS completed and identifies JAZB as a high priority zoning strategy
- 2014 - City/ Airport Staff Presentation to Council on implementation of Airport Zoning Commission (**AZC**)
- 2015 -Council approves Goody Clancy/Stantec to help draft AZC documents
- 2016 - Stantec completes draft AZC documents and City/ Airport Staff review
- 2017 - City/ Airport Staff completed review and will present to stakeholders



Definitions



- **Air Installation Compatible Use Zones (AICUZ)**: Program to achieve compatibility between air installations and neighboring communities. The goal is to protect the military operational capabilities as well as the health, safety and welfare of the public.
- **Joint Land Use Study (JLUS)**: Collaborative planning effort that recommends strategies used to address compatibility issues and address the use of policy, planning and zoning, coordination and communication.
- **FAA Grant Assurance (#21 Compatible Land Use)**: Assurance by sponsor (City) that it will adopt zoning compatible with the airport operations in its jurisdiction.
- **Joint Airport Zoning Board (JAZB)**: A Board has the same power to adopt, administer, and enforce airport regulations as that given a political subdivision
- **Airport Zoning Commission (AZC)**: A political subdivisions' Commission that recommends the boundaries and zoning
- **Control Compatible Land Use Area**: Area of land located outside airport boundaries and within a rectangle area were JAZB or AZC can enforce airport regulation



Authority for Establishing ACZ or JAZB



- **Texas Local Government Code, Chapter 241: Municipal and County Zoning Authority Around Airports “Airport Zoning Act”**
- JAZB has the same power to adopt, administer, and enforce airport hazard area zoning regulations or airport compatible land use zoning regulations as that given to a political subdivision
- AZC recommends boundaries of the zones, airport hazard area zoning regulations, and or airport compatible land use zoning regulations to the City. The City acting unilaterally can then adopt the regulations
- The political subdivision must act by resolution or ordinance in creating a JAZB or AZC
- Chapter 241 outlines composition, procedures for adopting and enforcing regulations, and options for establishing an Admin Agency and Board of Adjustment.
- Allows extraterritorial zoning in political subdivisions with populations of more than 45,000



AZC versus JAZB



AZC

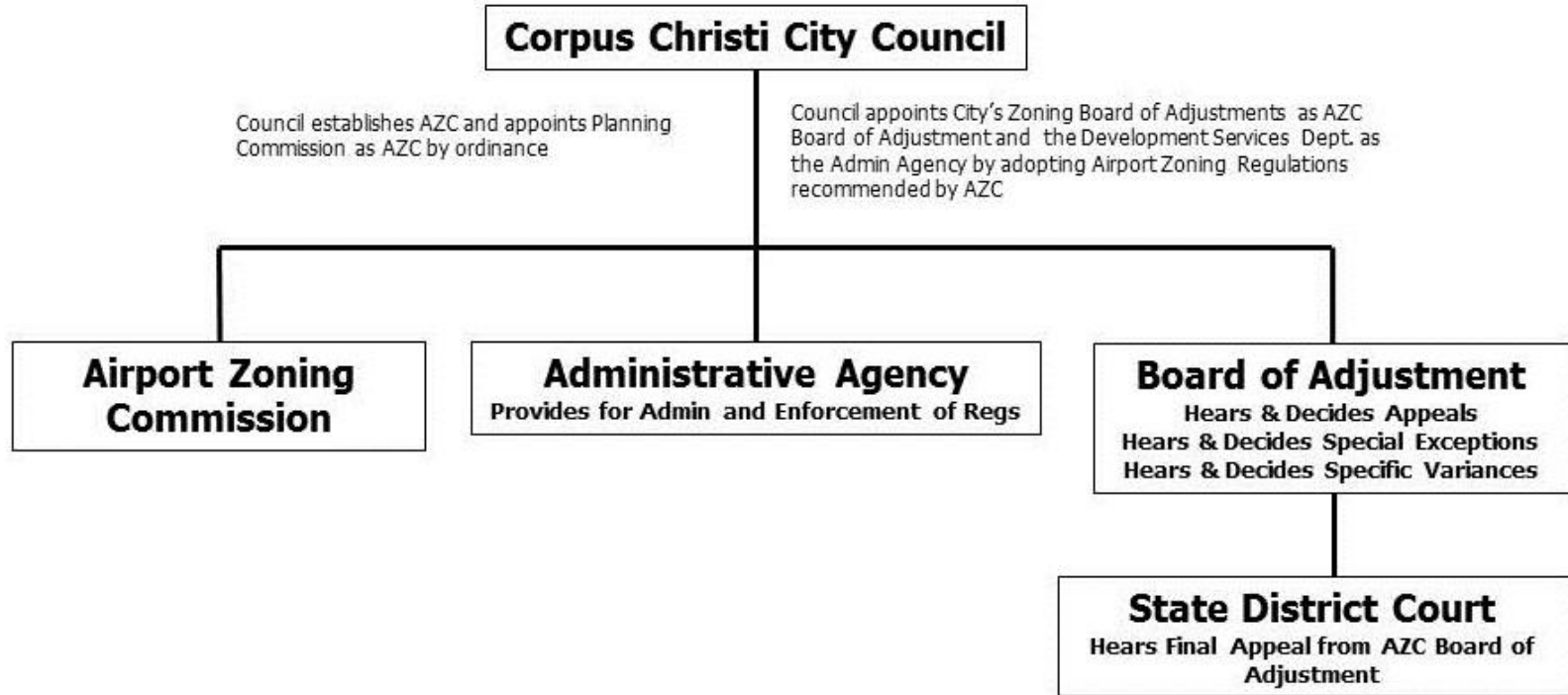
- Council acts unilaterally
- Council appoints AZC members
- AZC appoints Chairman
- Council appoints Admin Agency
- Council appoints Board of Adjustment
- AZC recommends and Council adopts Airport Zoning Regulations

JAZB

- Two political subdivisions required
- Each political subdivision appoints two board members to JAZB
- Appointed JAZB Members select a Chairman
- JAZB appoints Admin Agency
- JAZB appoints Board of Adjustment
- JAZB adopts Airport Zoning Regulations



AZC Proposed Structure





Airport Zoning Regulations



Two Types of Zoning Regulations

1. Airport Hazard Area Zoning Regulations

- Objective is prevent the creation of an airport hazard
- The airport hazard area zoning regulations may divide an airport hazard area into zones and for each zone:
 - specify the land uses permitted;
 - regulate the type of structures; and,
 - restrict the height of structures and objects of natural growth to prevent the creation of an obstruction to flight operations or air navigation.



Airport Zoning Regulations



2. Airport Compatible Land Use Zoning Regulations

- **Compatible Land Use** means a use of land adjacent to an airport that does not endanger the health, safety, or welfare of the owners, occupants, or users of the land because of levels of noise or vibrations or the risk of personal injury or property damage created by the operations of the airport, including taking off and landing of aircraft
- The airport compatible land use zoning regulations must include a statement that the airport fulfills an essential community purpose.



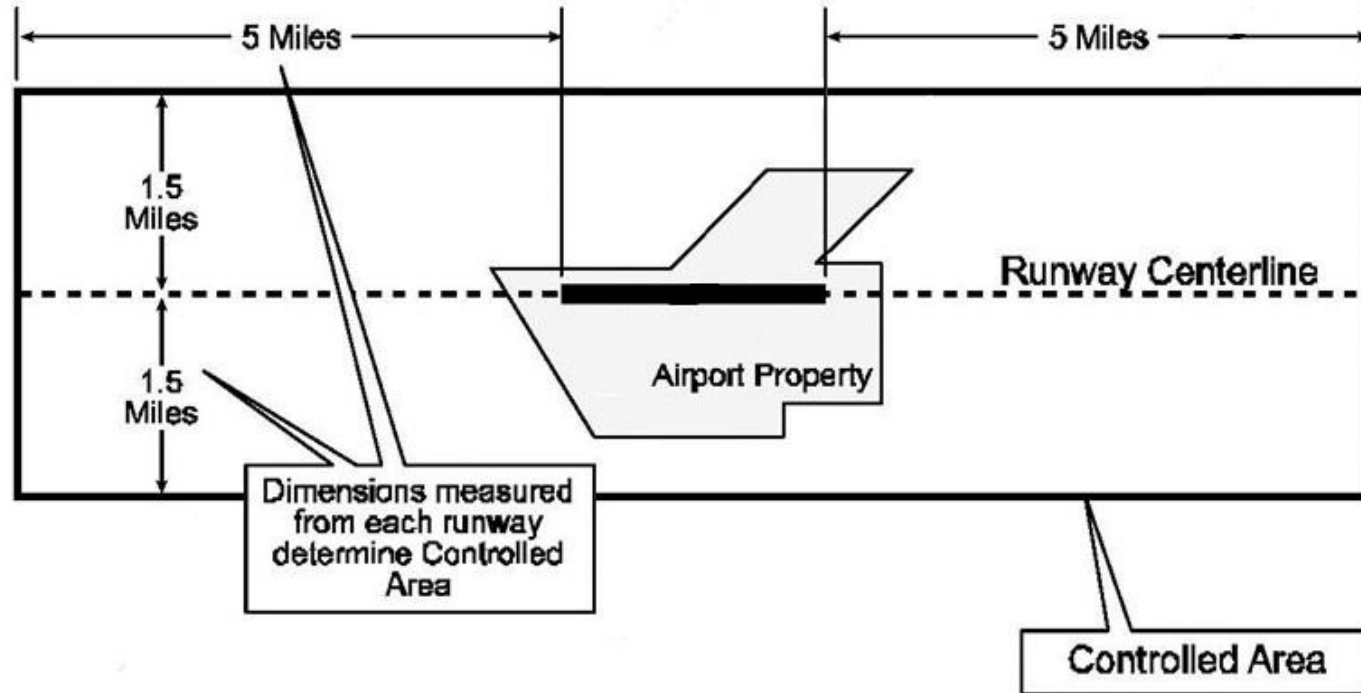
Controlled Compatible Land Use Area



An area of land located outside airport boundaries and within a rectangle bounded by lines located no farther than 1 - 1/2 statute miles from the centerline of an instrument or primary runway and lines located no farther than 5 statute miles from each end of the paved surface of an instrument or primary runway



Controlled Compatible Land Use Area

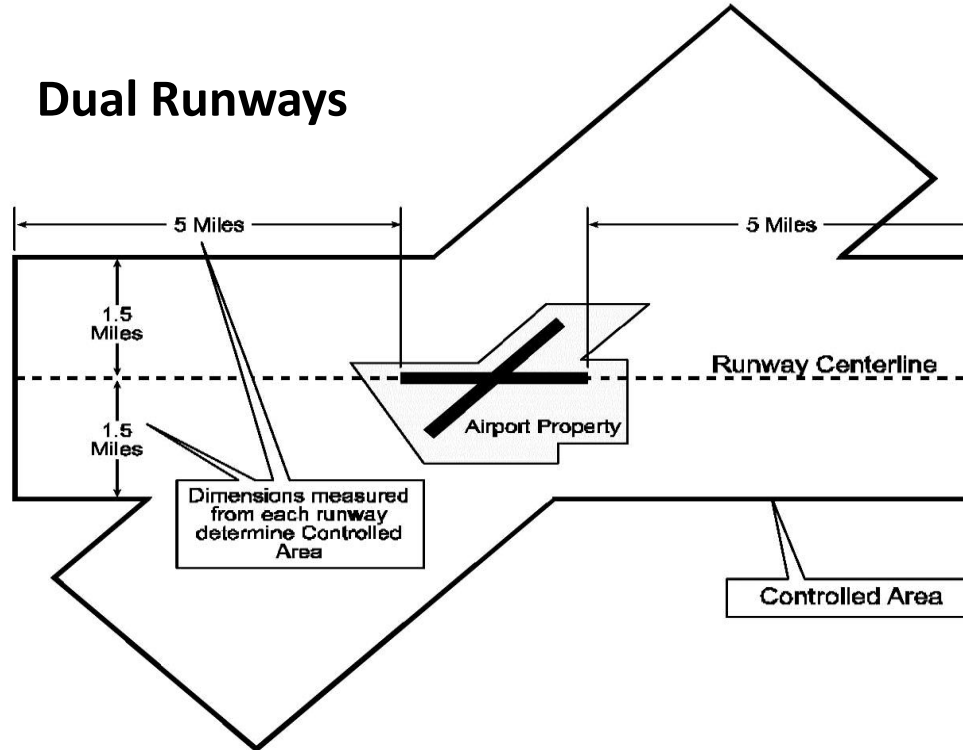


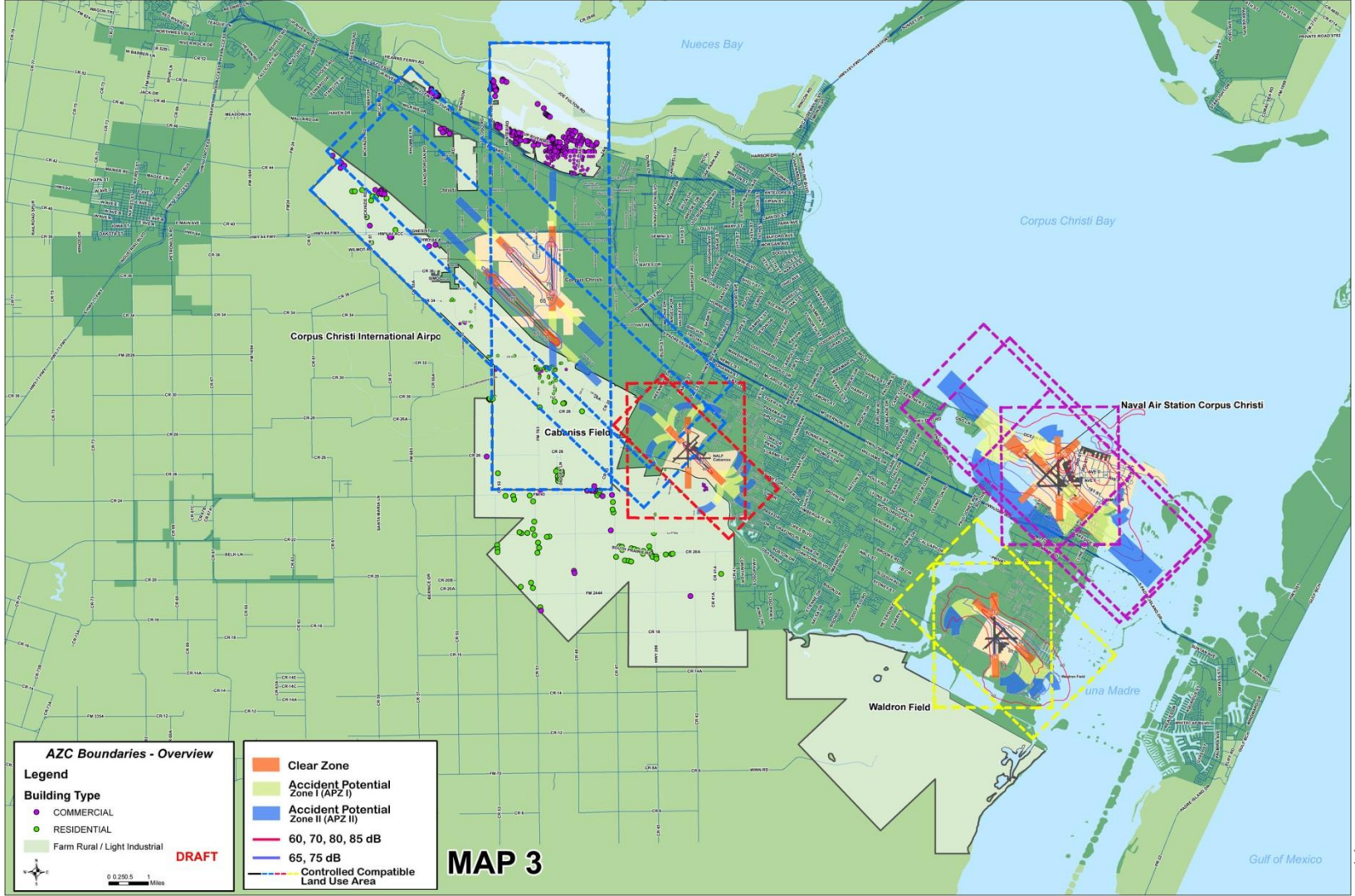


Controlled Compatible Land Use Area



Dual Runways





AZC Boundaries - Overview

Legend

Building Type

- COMMERCIAL
- RESIDENTIAL
- Farm Rural / Light Industrial

DRAFT

- Clear Zone
- Accident Potential Zone I (APZ I)
- Accident Potential Zone II (APZ II)
- 60, 70, 80, 85 dB
- 65, 75 dB
- - - Controlled Compatible Land Use Area

MAP 3



Implementation Schedule



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- May 18th Council Workshop Presentation
 - June 15th Proposed Council Workshop
 - June 21st Presentation to Airport Board
 - June 28st Presentation to Planning Commission/Board of Adjustment
 - July 12th Presentation to Planning Commission/Board of Adjustment
 - August 22th Council Presentation/First Reading on AZC Ordinance
 - August 29th Council Second Reading on AZC Ordinance
 - September 6th AZC Meeting to establish Airport Zoning Regulations
 - October 4st AZC Public Hearing on Airport Zoning Regulations
 - November 1st AZC Preliminary Report/Public Hearing
 - November 29th AZC vote to sent Final Report to Council
 - December 12th Council Public Hearing/1st Reading Adopting Airport Zoning
 - January 9th Council 2nd Reading on Adopting Airport Zoning
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Questions?