



Establishment and Implementation of Airport Zoning Commission (AZC)



Council Presentation
September 16, 2014



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 zone as a political subdivision
 - AZC recommends zoning and City adopts the regulations
 - The political subdivision must establish by ordinance
 - Outlines composition, adopting and enforcing regulations
 - Options for establishing Admin Agency and Board of Adjustment
 - Allows zoning in ETJ for populations of more than 45,000



AZC versus JAZB



AZC

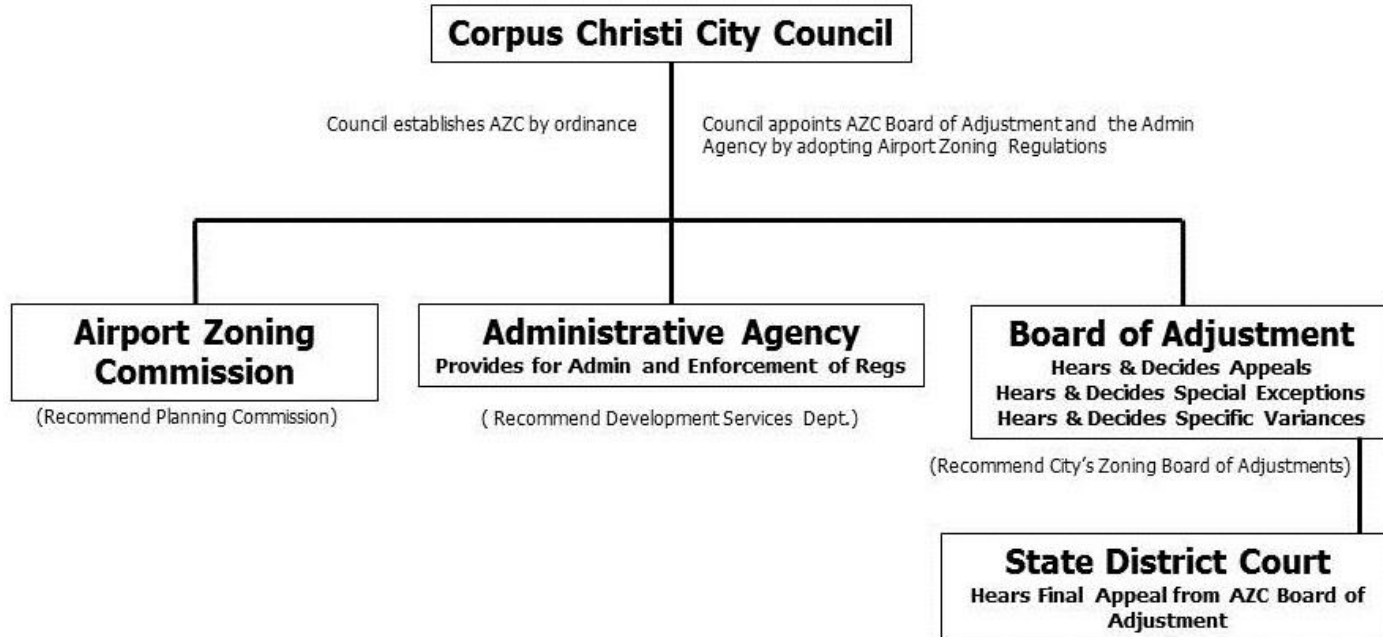
- City acts unilaterally
- Council appoints AZC
- AZC appoints Chairman
- Council appoints Admin Agency
- Council appoints Board of Adjustment
- AZC recommends and Council adopts Airport Zoning Regulations

JAZB

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

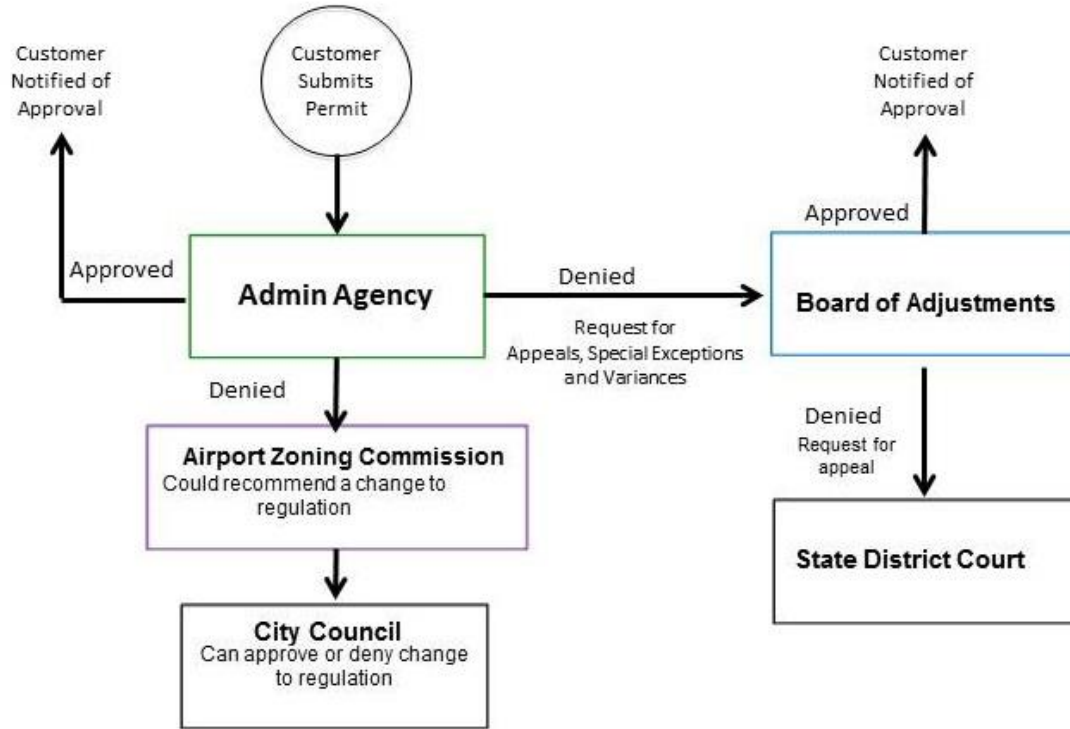


AZC Proposed Structure





AZC Flow Chart





Airport Zoning Regulations



Two Type of Airport Zoning Regulations

1. Airport Hazard Area Zoning Regulations

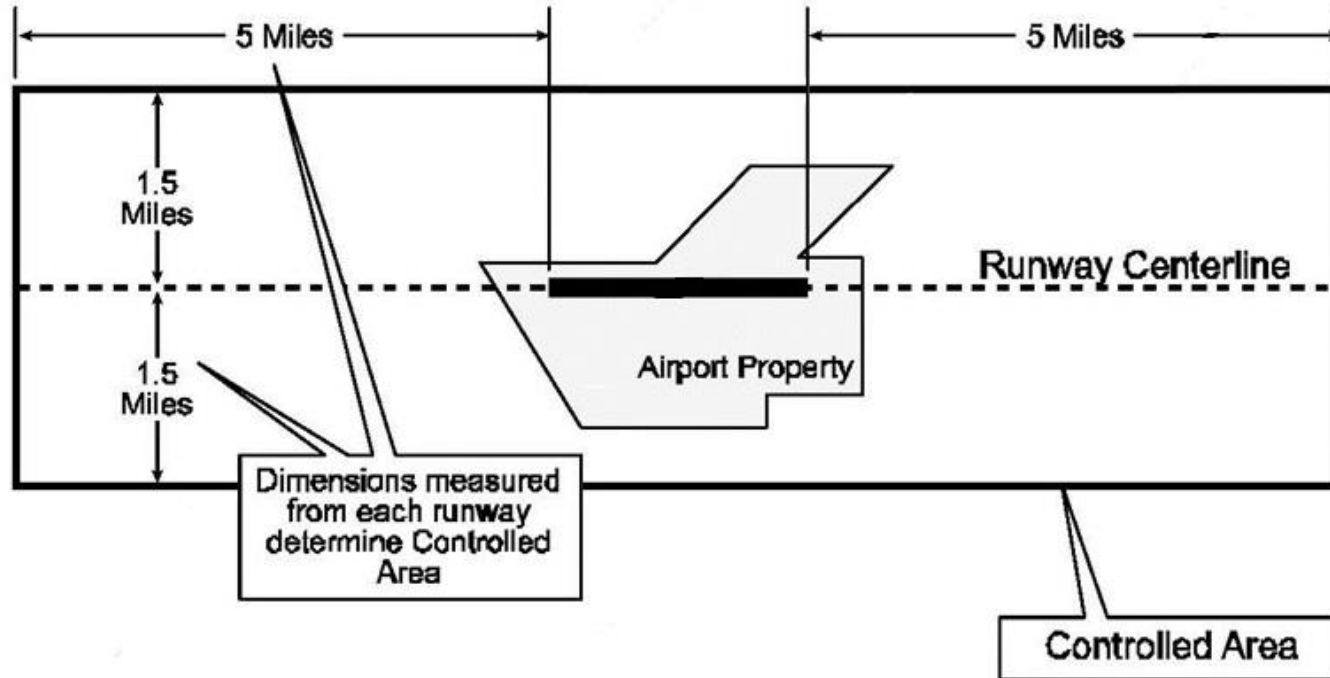
- To prevent the creation of airport hazards
 - structure or object of natural growth
 - interferes with systems for tracking, monitoring, or controlling aircraft.

2. Airport Compatible Land Use Zoning Regulations

- Land adjacent to airport (Controlled Compatible Land Use Area)
 - Does not endanger health, safety, welfare of owners & land users
 - Levels of noise, vibration, personal injury, property damage
 - Caused by airport operations including takeoff and landing of A/C

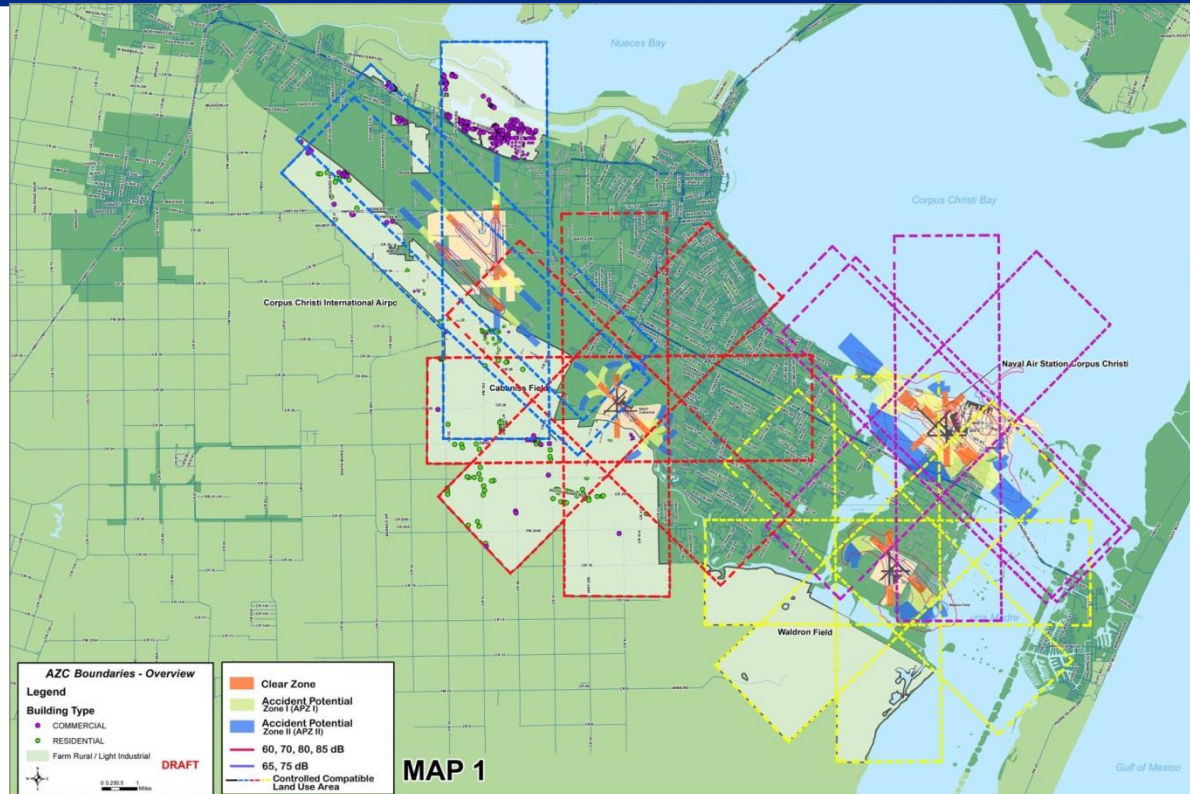


Controlled Compatible Land Use Area



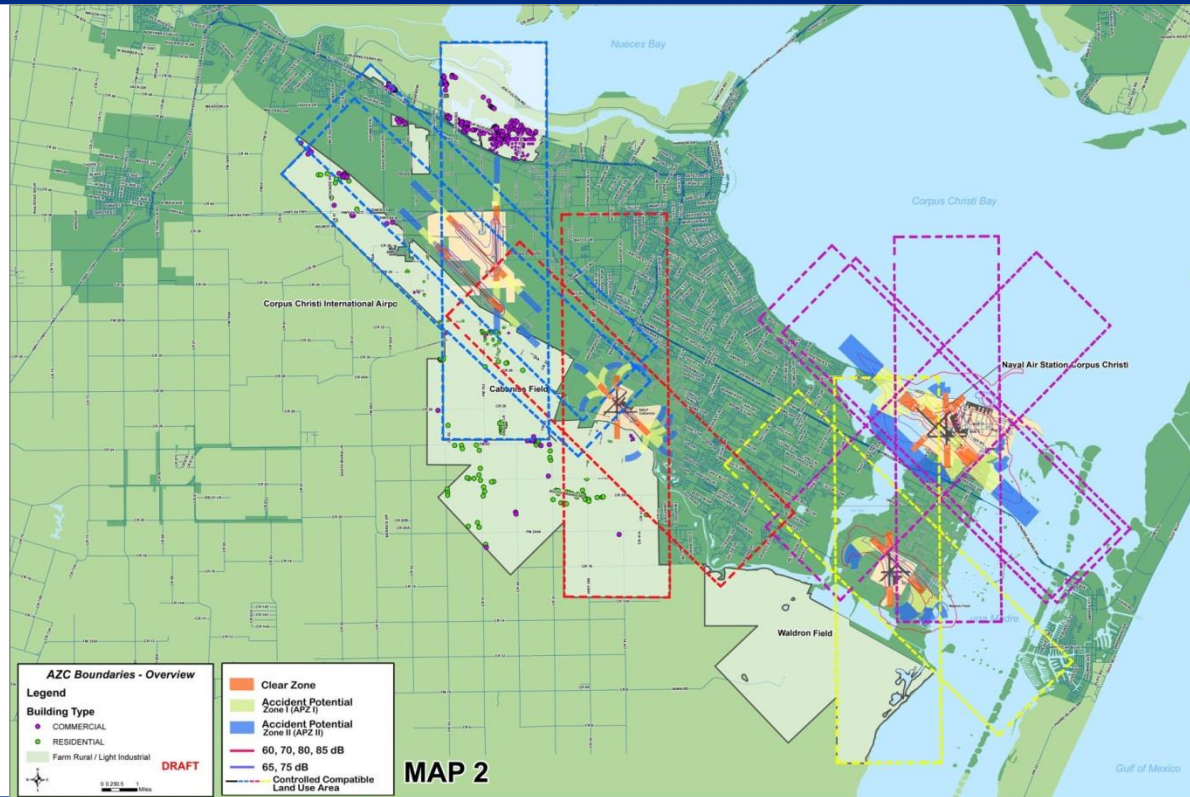


Controlled Compatible Land Use Area All Runway



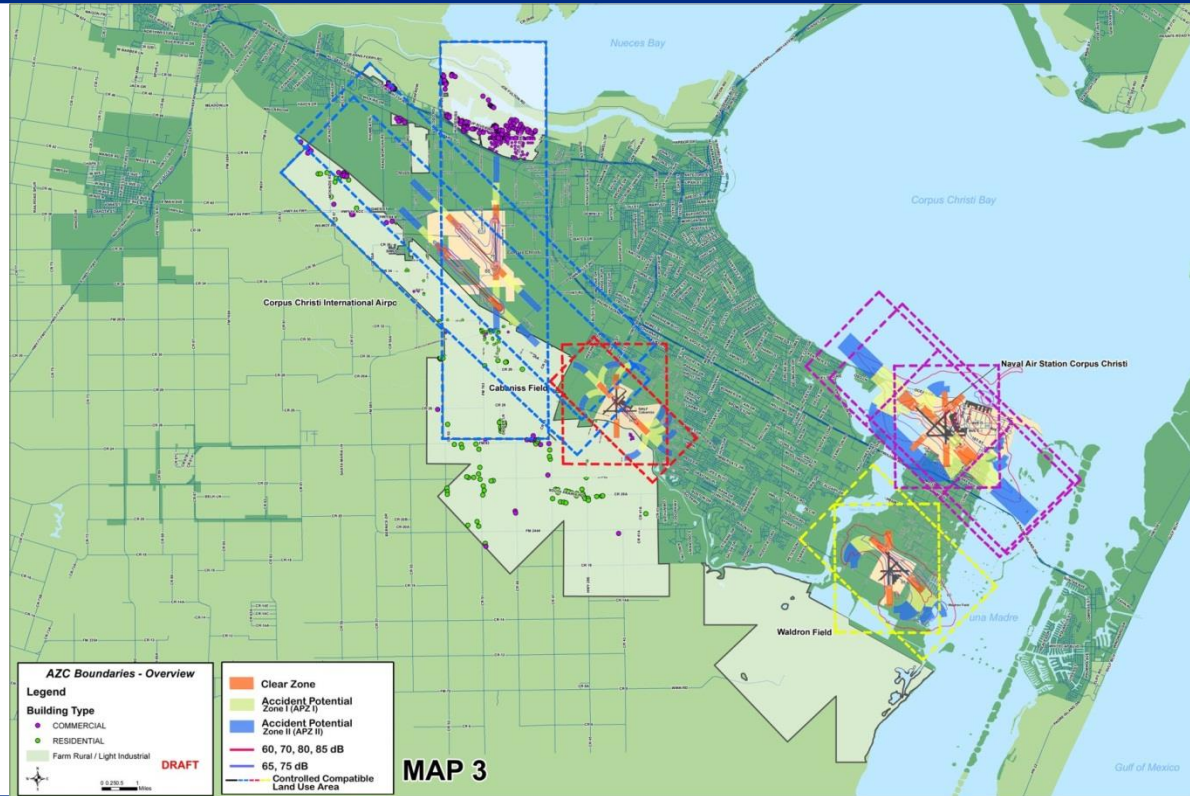


Controlled Compatible Land Use Area High Use / Proposed Runway





Compatible Land Use Areas Reduced





Implementation Schedule



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- September 16th Council Workshop Presentation
 - September 24th Presentation to Planning Commission
 - October 1st Presentation to Board of Adjustment
 - October 8th Presentation to Planning Commission
 - October 21th Council Presentation/First Reading on AZC Ordinance
 - October 28th Council Second Reading on AZC Ordinance
 - November 19th AZC Public Hearing on Airport Zoning Regulations
 - December 17th AZC Public Hearing on Final Report
 - January 13th Council Public Hearing/First Reading on Adopting Airport Zoning Regulations
 - January 20th Council Second Reading on Airport Zoning Regulations
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Questions?