



Airport Zoning Appointment of an Airport Zoning Commission

Receive a staff presentation and hold a Public Hearing to receive comments for or against designating the Planning and Zoning Commission as the Airport Zoning Commission to act in accordance with the Airport Zoning Act, and providing an effective date; and consider approval of Ordinance 2023-43, on the first of two readings.



Background/Context

- In February 2022, City Council approved by motion authorization for the city to address airport hazard zoning and compatible land use zoning related to the San Marcos Regional Airport.
- City engaged with the airport master plan consultant to support the creation of an airport zoning regulation.



Background to Airport Zoning

- Chapter 241 of the Texas Local Government Code, “Airport Zoning Act” provides the framework and tools to promote a compatible airport environment. (Est. 1987).
- Two parts to an airport zoning ordinance.
 - Height hazard zoning (211.011) – adopt airport hazard zone regulations to prevent the creation of an airport hazard
 - Compatible Land Use Zoning (241.012) – adopt land use zoning regulations with the goal to minimize risk to public health and safety in areas around the airport.



Adoption of Airport Zoning Regulations

- An airport zoning regulation requires the creation of Joint Airport Zoning Board or the appointment of an Airport Zoning Commission (AZC). Either one will have the power to adopt, administer, and enforce airport zoning regulations.
- Option 1 - Create a Joint Zoning Board
 - Applicable where zoning extends into two or more political subdivisions. The board would be comprised of representatives of each city/county.
- Option 2 - Appoint an Airport Zoning Commission
 - the city acts unilaterally, in cooperation with the other jurisdictions. Where a planning commission already exists, they may be designated the AZC also.
 - *City recommends appointing the Planning and Zoning Commission as the AZC.*



Airport Zoning Commission

Role of the Airport Zoning Commission

- The commission recommends the boundaries of the zones to be established, and the regulations of these zones.
- The commission shall make a preliminary report and hold a public hearing before submitting a final report recommending the zoning boundaries and regulation.
 - Final recommendation will be presented to council for adoption.



Airport Zoning Schedule

- **AZC Appointment**
 - **City Council Ordinance 1st Reading (Public Hearing):** June 6, 2023 (*Today*)
 - **City Council Ordinance 2nd Reading:** July 3, 2023
- **AZC Public Hearing**
 - **Airport Zoning Commission Public Hearing (two meetings):** July/August, 2023 (TBD)
 - Meets to determine recommendations to council.
- **Zoning Adoption**
 - **City Council Ordinance 1st Reading (Public Hearing):** August (TBD)
 - **City Council Ordinance 2st Reading:** September TBD



Recommendation

- Staff recommends **approval** of appointing Planning and Zoning Commission as the Airport Zoning Commission.