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# Castroville Municipal Airport Joint Zoning Board

## Meeting Minutes 4/11/2022

### Call to order

The scheduled meeting of Castroville Municipal Airport Joint Zoning Advisory Board was held at the City Council Chambers at Castroville City Hall on April 11th, 2022 at 6:08 PM . Attendees included Chairman Eric Cherry Mike Arnold, Linda Guerra, Darren Bond and Linda Guarino. Also in attendance, David Kirkpatrick – Airport Manager and City liaison to the Board.

### Agenda Items

- **Public Discussion for the establishment of the jurisdictional areas of control of the Castroville Municipal Joint Zoning Advisory Board.**
  - Chairman Eric Cherry opened the meeting explaining that the proposed jurisdictional area of control was 5 miles from either end of the runway 16/34 and 1 1/2 miles on either side of the runway center line with the exclusion of any area that was part of the city limits of Lacoste. These areas of control were established by the Airport Zoning Act of 1987 and by local government code 241.003.
  - Earnest Christilles -Councilman from Lacoste – Expressed concerns for the citizens of Lacoste who have land that is part of the ETJ of Lacoste and the possible impact to their property values and ability to use the land for any purpose. He requested that these ETJ lands be excluded as well. Chairman Cherry pointed out the FAA would have restrictions regardless of any future zoning by this board. Zoning is for the protection of the citizens as well as the future use of the airport. Airport Manager David Kirkpatrick explained that Lacoste was part of the original Zoning Board in 1990 but requested that this small part of the proposed zoning area be excluded. At that time the Texas Aviation Commission was asked to give their opinion and based on the size they agreed to the request.
  - Marques Fuentes – Property Owner – Expressed concern that most owners of the property in this area are not aware of this property zoning board and have not sought permission in the past. Airport consultant Chuck Friesenhahn was asked to speak and explained the origins of the Zoning Board and its history.
  - A Break was called at 7:09
  - Meeting reconvened - at 7:14
  - Marques Fuentes – Sought clarification of the proposed zoning area being only that part outside of the City of Castroville or all of the area shown. Chairman Cherry explained the Board would have jurisdiction of the entire area.
  - Jerry Hoage – Property Owner – Concerned about the notice of the meeting. It was explained it was on the City of Castroville website, bulletin board as well as in the Hondo paper.
  - Jesse Byers – Property Owner –
  - Isabella Cortez – Property Owner -
  - Genise Lozano – Property Owner -

- Cori Mitchell – Property Owner -
- Herman Torres – Property Owner -
- Robert Siller – Property Owner -
- Michael O'Day – Property Owner -
- Kenan Whites – Property Owner -
- Linda Carrillo – Property Owner –
- **Discussion on possible action on establishing an Airport Zoning Board of Adjustments.**
  - It was discussed to utilize the City of Castroville Airport Advisory Board as a beginning pool of possible candidates. This Board of Adjustments will be for 2 years terms with one chair and 4 other members.
  - It was determined to revisit this topic at the next meeting. Linda Gaurino made the motion to table until the next meeting. It was unanimously approved.
- **Discussion on the possible action on establishing the Airport Zoning Districts.**
  - This topic was postponed until an update can be had on the Airport Master Plan to see if that will help us to define the zoning districts. Linda Gaurino made the motion to postpone and it was unanimously approved.
- **Discussion on the setting of a date and time for a public hearing on the proposed Airport Zoning Districts.**
  - This was postponed until the June Meeting to allow the Airport Areas of Control to be voted on and accepted. Linda Guerra made the motion to postpone. The motion was unanimously approved.
- **Airport Manager's Report** – David Kirkpatrick explained the work starting on the Airport Master plan and will work with the vendor KSA to see if they can assist with information to help this Board at the same time. He was expecting them to present at the next Castroville Airport Advisory Board meeting in June.

## Future Agenda Items

- Voting on the Jurisdictional areas for the Joint Zoning Board.
- Airport Manager Report on the work by KSA Engineering
- Discussion and possible action on establishing the Airport Zoning Districts
- Discussion and possible action on setting a date and time for a Public Hearing on the Zoning Districts.
- Discussion and possible action on Joint Airport Zoning Board of Adjustments
- Next meeting on May 16<sup>th</sup> at 6:00 PM

## Adjournment

Meeting was adjourned by Chairman Eric Cherry at 7:43

  
Michael O'Day  
Secretary

5-16-2022  
Date of approval