
Castroville Medina County Joint Airport Zoning Board Special Called Meeting Minutes 6/20/2022

I. Call to order

A meeting of Castroville Medina County Joint Airport Zoning Board was held at the Castroville City Hall on June 20th, 2022, at 6:00 PM.

II. Roll Call. Attendees included Eric Cherry – Chair, Linda Guarino – Vice Chair, Linda Guerra and Darren Bond. Also in attendance was the Airport manager and Liaison to the Board David Kirkpatrick. A quorum was established, and the meeting was called to order by Chair Eric Cherry at 6:01

III. Citizens Comments: Opened at 6:02 and ended at 6:03

IV. Update and overview of general land use guidelines. Briefing from Airport Master plan effort from KSA Engineering - Michael Mallonee from KSA engineering presented information from their knowledge base of other airports and compatible land use planning. Goal is to protect the use of the airport and airspace and remove risk and noise for the surrounding areas. He stated the FAA requires these rules to continue to receive funding. He reviewed maps of the airport airspace and explained the height hazard map and explained the process for requiring a height hazard analysis from the FAA using their form 7460. He stated that the FAA looks to the City as the airport owner and sponsor to maintain the airspace and terminal airspace to protect the airport use. State laws also require similar height hazard maps. Aviation easements may also be used to establish control over areas as needed. Darren Bond clarified with KSA that they are not consulting for this Zoning Board but have been contracted by the city to develop and updated Master Plan of the airport and have come to this meeting to provide this Board relevant information to the work we are doing as a courtesy to the city. Michael Mallonee responded to the question of how airports that failed to plan for future growth as compared to others that did. His response was that the success of the communities that plan their land use well prior to development. Older communities that have had existing airports that have not done that well may find their airport closed as a result.

V. Discussion and possible action on designating zoning districts inside the Jurisdictional area. – David Kirkpatrick provided multiple Google maps that overlaid the Jurisdictional area onto them to provide clarity to the areas that would be affected by any future rules. Linda Guarino asked about noise map. KSA replied that the immediate airport land should provide the needed lowering of decibel levels to 65 on average that would make that enough. It is about intensity and length of time for the noise yielding an average noise level at or below 65 decibels. Linda Guarino made a motion to accept the districts be approved as drawn and the Board voted unanimously to approve.

VI. Discussion on possible action on setting zoning restrictions inside the jurisdictional area. – Eric Cherry asked that we bring in Brianna Soto from Castroville

City into the discussion on existing Zoning restrictions so that we can understand where we would not create conflicts. Linda Guerra made a motion to table further discussion until the next meeting. The Board voted unanimously to table this topic.

VII. Public Open House for updates on progress on the Castroville Airport Layout Plan and the provide input into the planning process. (KSA engineering) – KSA presented their current work on the Airport Master Plan that is independent of the work of this Zoning Board to the citizens present. KSA explained that this study is typically done every 5-10 years. Grant monies from TxDOT and the federal government do provide critical funding to the airport based on a 90% - 10% formula and they require updated Master Plans as part of their compliance to be eligible for these funds. Additional funding from the infrastructure bill is being given that will give the Castroville Airport access to \$159,000 additional money over what it is already eligible for. This study is receiving feedback from many different people involved in the airport activities.

Citizens raised questions on growth of large commercial aircraft coming to Castroville. It was explained that our runway length and weight bearing capability is far too low to make that possible for our airport. Private jets already access the airport and that will continue but growth would be limited.

Concern was raised about height restrictions in the proposed C2. It was explained that this area is further away from the airport and would have lower restrictions than areas closer to the airport. Explanation was provided again about the existing FAA requirement to submit form 7460 prior to building in these areas but it is an easy online process.

July 25th at 6:00 PM was chosen as the next meeting date.

VIII. Adjournment - Meeting was adjourned at 7:24 PM



Secretary

10-27-22

Date of Approval