

Castroville Municipal Airport Joint Zoning Board

Meeting Minutes 8/15/2022

Call to order

The scheduled meeting of Castroville Municipal Airport Joint Zoning Advisory Board was held at the Castroville Airport conference room on August 15th, 2022, at 5:49 PM. Attendees included Chairman Eric Cherry Mike Arnold, Darren Bond and Linda Guarino. Also in attendance, David Kirkpatrick – Airport Manager and City liaison to the Board.

Agenda Items

- **Citizens Comments** – opened at 5:30PM and closed at 5:31PM. No comments were made.
- **Approval of Minutes from previous meetings** – Motion to approve was made by Darren Bond and were approved unanimously.
- **Presentation from Committee on Regulation and schedule of uses.** – Darren Bond and Linda Guarino presented their proposal for the regulations and schedule of limitations for the approved zoning districts within the defined Jurisdictional areas for this board. This included Scope, Appeals, Enforcement, General Rules.
- **Discussion and possible action on the presentation from the committee and the zoning schedule of uses.**
 - Scope – this document is to define the regulations within each zoning district within the approved Jurisdictional area. (See Appendix A)
 - Appeals – Exceptions / variations to be made to the JAZB Zoning Board of Adjustments
 - Enforcement – Actions would be enforced and administered by the City of Castroville and Medina County
 - General Rules – Purchasers of land within the defined Jurisdictional Area are **required** to be informed that the property lies within the Jurisdictional Area. All areas with be free of unreasonable hazards to aviation and incompatible uses. Obstruction heights limited to **200** feet above the ground or lower as noted in the individual districts. Lighting will be compliant with the “dark sky” concept with downward facing lights (See Appendix B). No activities that could reduce visibility is permitted. Attracting nuisances to aviation operations such as landfills are not permitted. No building or structure that produces electrical interference to air operations is allowed. (See Appendix C). Hazardous use facilities are prohibited
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 - Appendix A – Zoning Districts Map
 - Appendix B – Definition of Dark Sky concept and restrictions
 - Appendix C – Land Use Compatibility Table
 - If there is a conflict in restrictions between jurisdictions the more stringent would apply.**
 - District A –
 - Residential uses prohibited if density is more than **1** units per acre,
 - Schools, day care centers, hospitals, nursing homes and other uses that are sensitive to noise or other airport hazards are prohibited

- High intensity commercial or industrial uses are prohibited
- Large Retail Facilities are prohibited
- Structures higher than 30' above ground level is prohibited
- No multi-family residences
- Districts B1 and B2 -
 - Residential Uses Prohibited for more than 4 Units per acre
 - No structure higher than 30' above ground
 - Schools, day care centers, hospitals, nursing homes and other uses that are sensitive to noise or other airport hazards are prohibited
 - Hazardous use facilities are prohibited
 - High intensity commercial or industrial uses are prohibited
 - Large Retail Facilities are prohibited
- Districts C1, C2, C3
 - Residential Uses Prohibited for more than 4 Units per acre
 - No structure higher than 40' above ground
- Background Reference included in Appendix D
- Motion made to have the committee take this feedback and create a new draft. Motion was approved.

Future Agenda Items

- Special Called meeting for August 29th, 2022 at Airport Conference Room
- Review and possible actions on the new draft from the committee on zoning district rules

Adjournment

Meeting was adjourned by Chairman Eric Cherry at 7:50

Secretary Mark Arnold

Date 9-27-22