

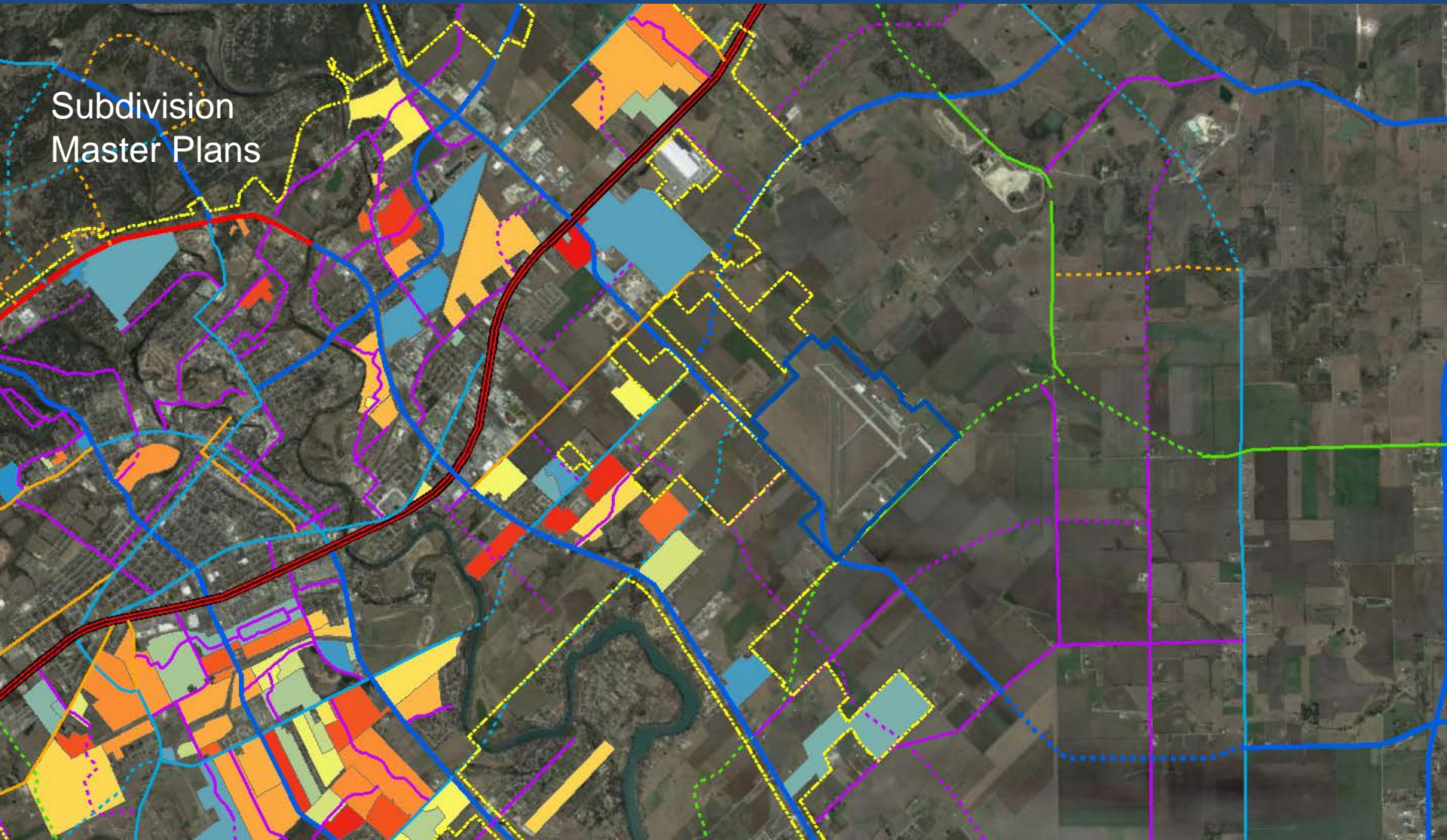


Airport Hazard Zoning

New Braunfels Regional Airport



Subdivision
Master Plans

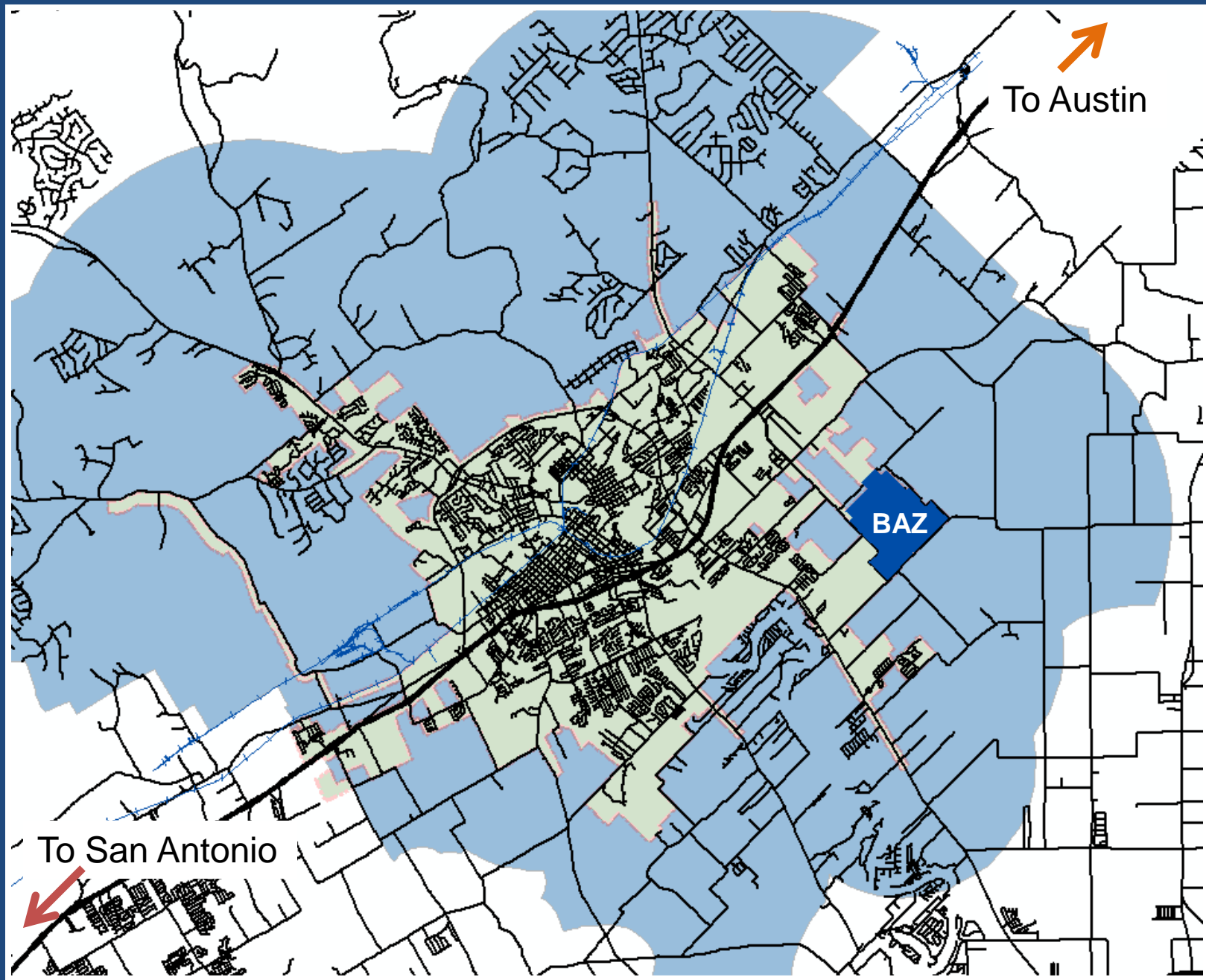


New Braunfels – from “back then” to “infinity and beyond”

Sec. 241.011 Airport Hazard Area Zoning Regulations

Airport Hazard Zones:

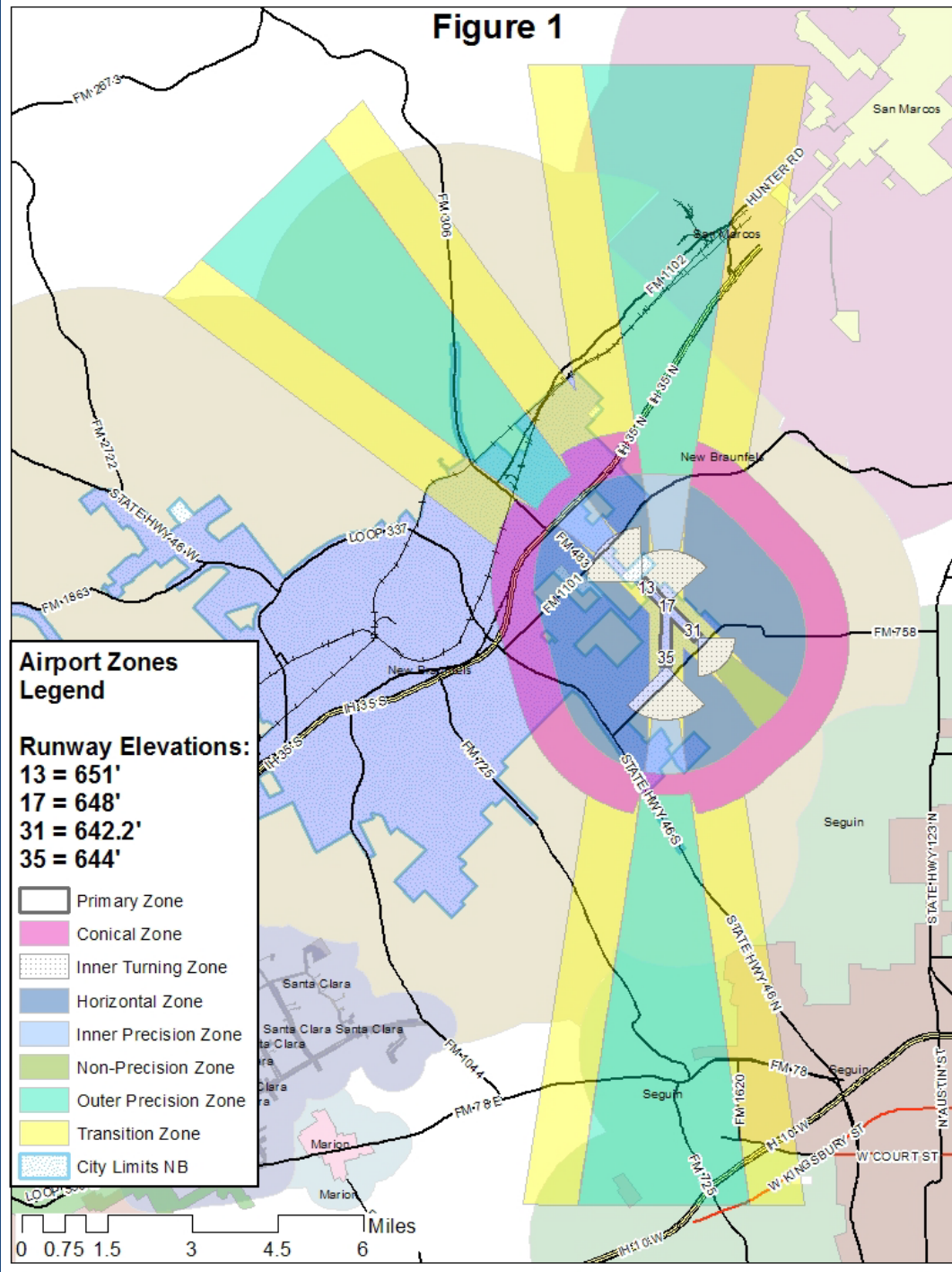
- land uses permitted
- type of structures (method of construction)
- restrict height of structures and objects of natural growth to prevent the creation of an obstruction to flight operations or air navigation



The Adoption Process

- Airport Board/Planning Commission – workshops
- Height vs. Land Use

Figure 1



Height

Approach Zones:

- Inner Precision Approach
- Outer Precision Approach
- Nonprecision Approach

Transition Zone

Horizontal Zone

Conical Zone

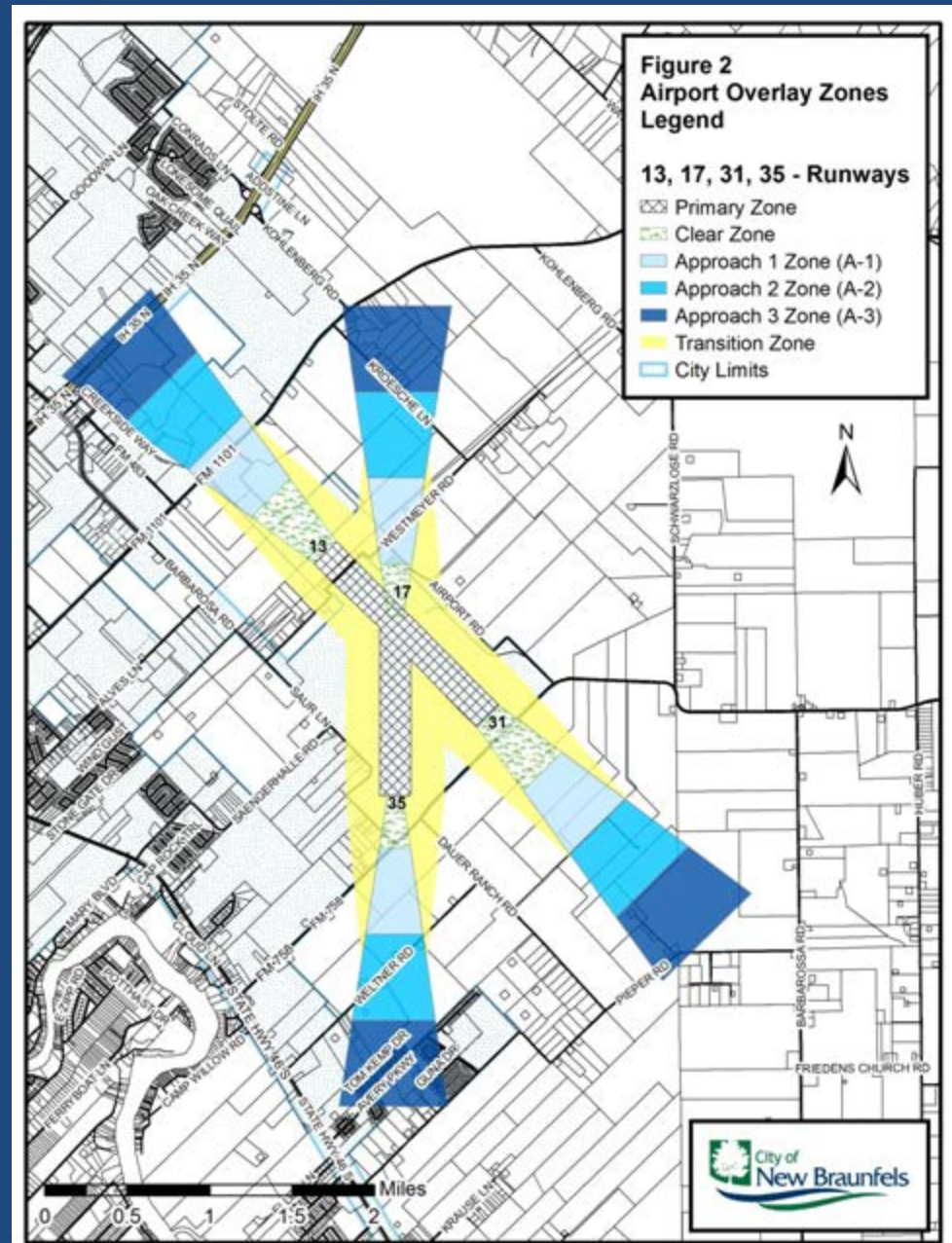
Inner Turning Zones:

- Precision Approach
- Nonprecision Approach

Land Use

- Where to control?
- Key areas of concern:
 - Existing development rights
 - Reasonable development
 - Noise complaints

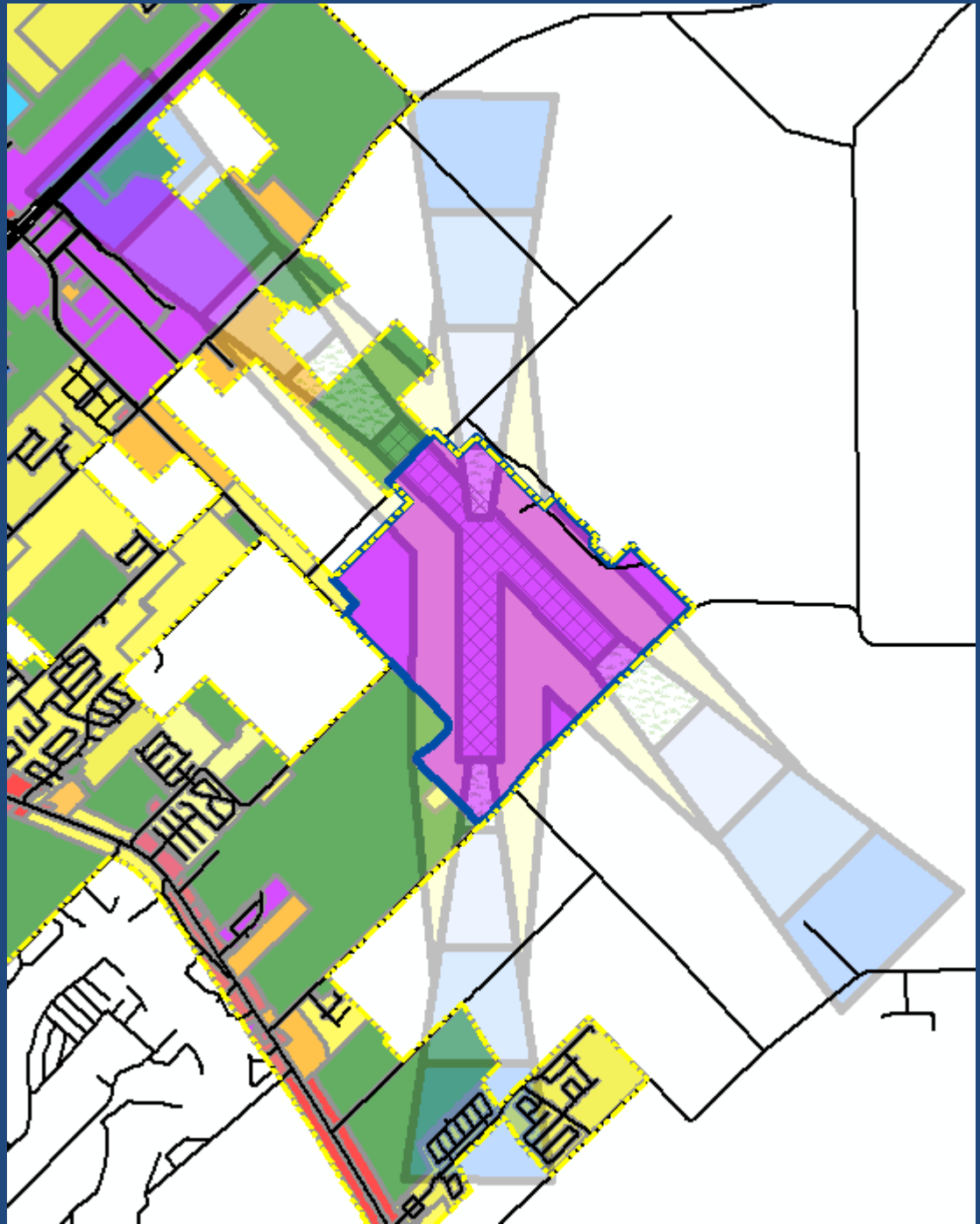
Where? Approach Zones



Existing Development Rights

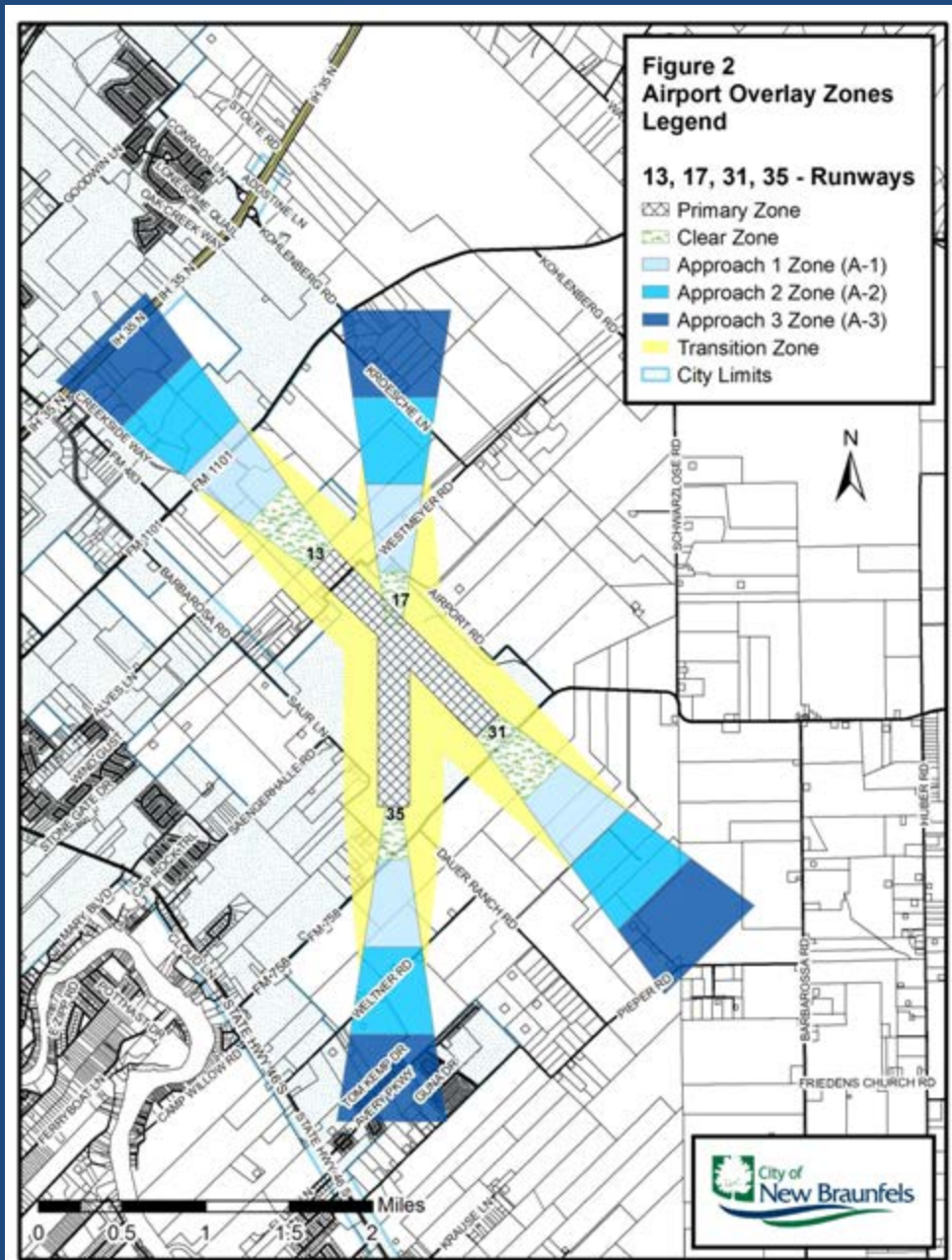
Existing Zoning

Development
Agreements



Reasonable Development

Graduating Intensity/ Density



Overlay Zones

Primary – checkered

- As approved in Airport Layout Plan

Clear – white/green

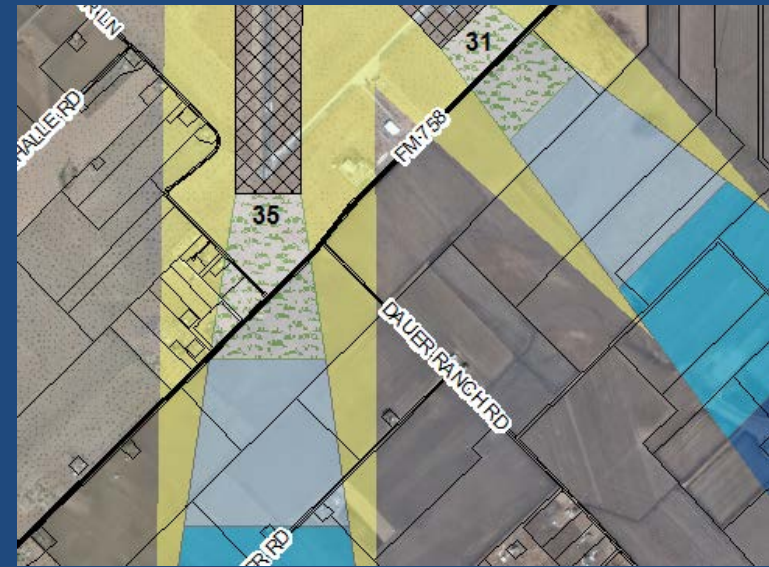
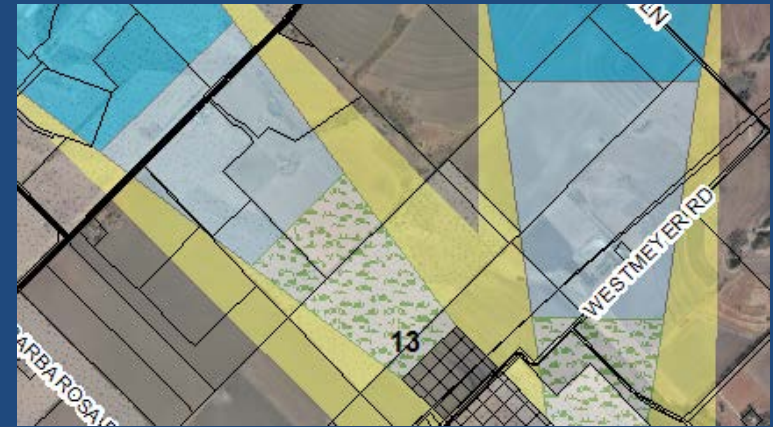
- Allowed use or density as of the date of the passing of the Airport Hazard Zoning.
- Undeveloped
- Rural/Agriculture
- Surface Parking



Overlay Zones – cont.

Approach 1 (A-1) – light blue

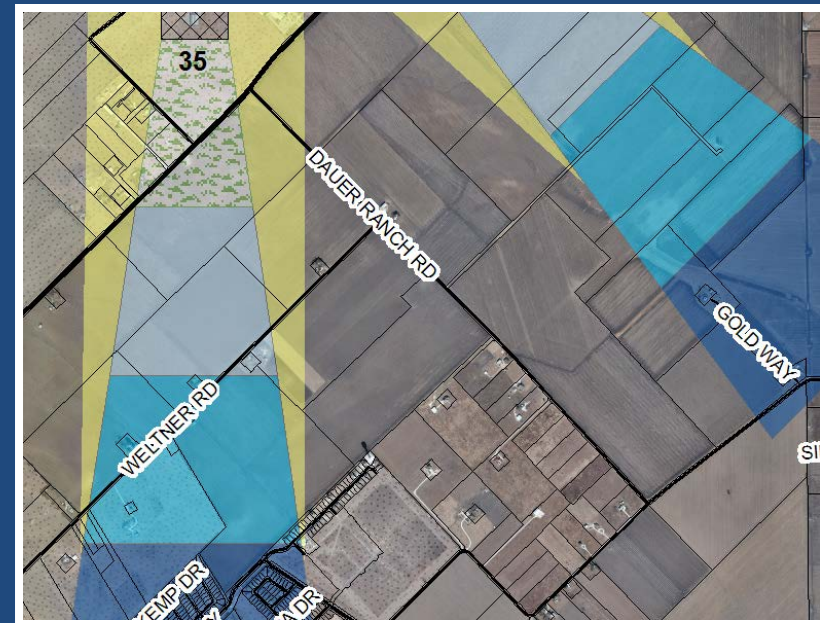
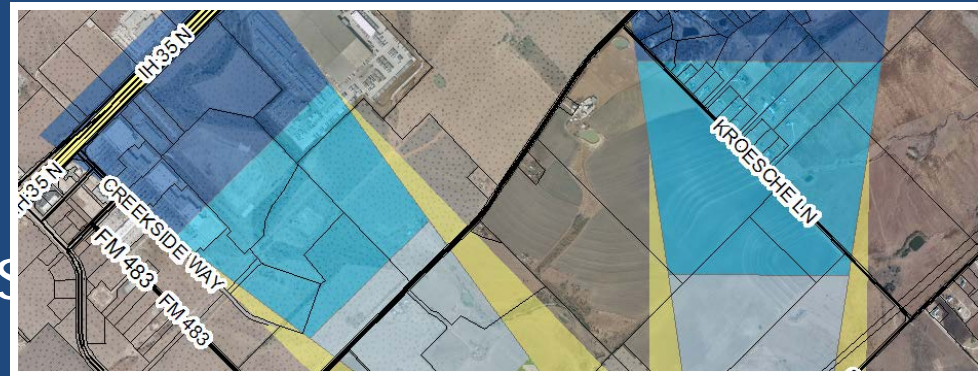
- Allowed use or density as of the date of the passing of the Airport Hazard Zoning.
- Undeveloped ~ Rural/Agriculture
- Commercial/Retail
- Industrial



Overlay Zones – cont.

Approach 2 (A-2) –
medium blue

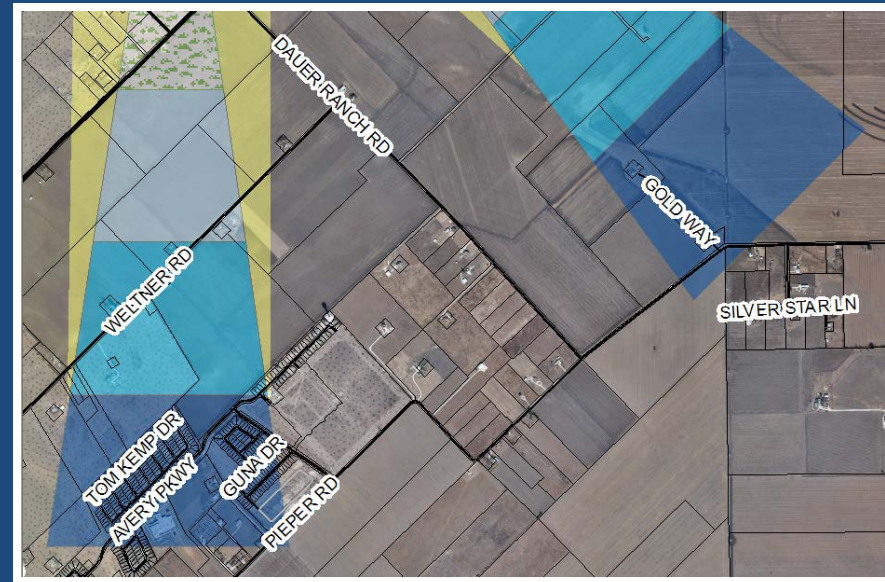
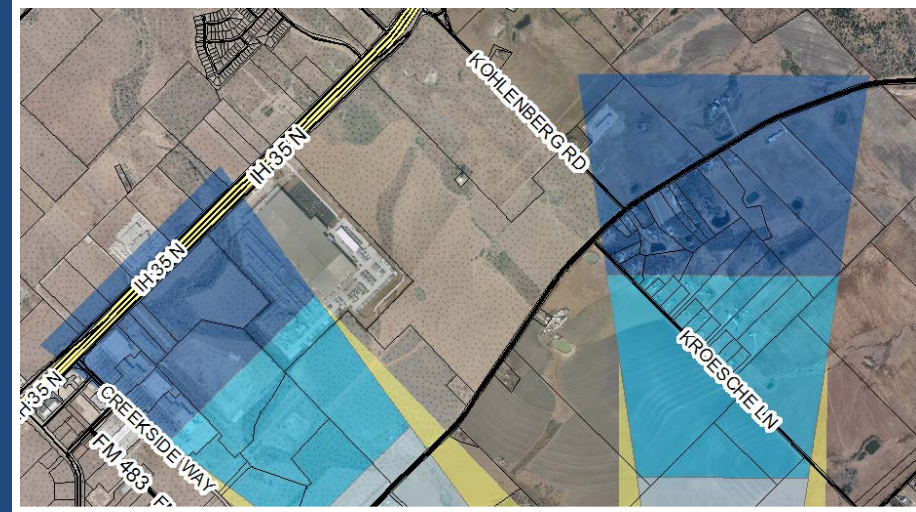
- Allowed use or density as of the date of the passing of the Airport Hazard Zoning.
- Undeveloped ~ Rural/Agriculture
- Commercial/Retail ~ Industrial
- Residential – density not to exceed 3 dwelling units per acre



Overlay Zones – cont.

Approach 3 (A-3) – dark blue

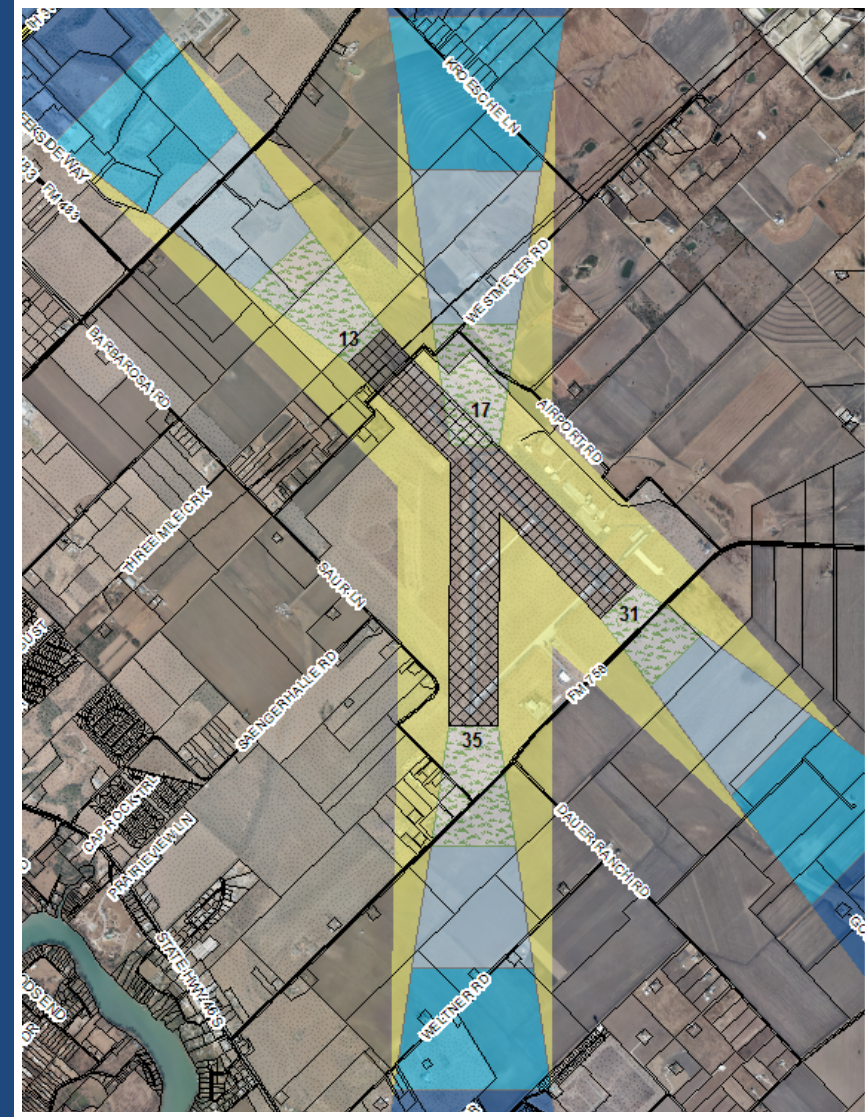
- Allowed use or density as of the date of the passing of the Airport Hazard Zoning.
- Undeveloped ~ Rural/Agriculture
- Commercial/Retail ~ Industrial
- Residential – density not to exceed 6 dwelling units per acre



Overlay Zones – cont.

Transition – yellow

- Allowed use or density as of the date of the passing of the Airport Hazard Zoning.
- Undeveloped ~ Rural/Agriculture
- Commercial/Retail ~ Industrial
- Residential – density not to exceed adjacent zone



Noise

Construction Methods and Material

- All new occupied structures
- Minimum 25db reduction



Final Ordinance Tidbits

- All subdivision plats in Overlay Zones must include a plat note identifying they are subject to the Airport Hazard Zoning District standards.
- AHZD Development Permit
 - In addition to building permit
 - Separate fee
 - City inspectors within city limits
 - Compliance letter within ETJ

Airport Hazard Overlay Zones

DO NOT:

- Do Not remove existing land use entitlements
- Does Not apply the Construction Methods and Materials requirements to vested projects

Adoption Process

- Public hearings – Planning Commission/Airport Board (November 6 & December 4, 2012)
 - 3,027 acres
 - 419 property owners (including 200' notification)
- Five independent meetings with property owners
- Public hearing/first reading of ordinance – City Council (January 14, 2013)

Adoption Process - intermission

Takings Impact Assessment

- Private Real Property Rights Preservation Act (Chapter 2007 Texas Government Code)
- Private Real Property Rights Preservation Act Guidelines – Attorney General

Adoption Process - resumed

- Second and final reading of ordinance – City Council (April 22, 2013)
- Section 144-5.20 Airport Hazard Zoning District, City Code of Ordinances (MuniCode)

Implementation

- So far so good.

Appreciation and Gratitude

- Daniel Benson and Michelle Hanna, TxDOT Aviation
- Planning Commission (all 9 members)
- Airport Board (Ray LaFrey extra kudos)
- City of New Braunfels City Attorney's Office (Frank Onion)
- Airport & Aviation Appraisals, Inc. (Win Perkins)
- R.A. Wiedemann & Associates, Inc. (Randal Wiedemann)



Questions?



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[Airport Hazard Zoning District](#)

