



City of San Antonio

Legislation Details (With Text)

File #: 18-4399

Type: Resolution

In control: City Council A Session

On agenda: 8/2/2018

Title: Resolution to explore the feasibility of creating a Military Lighting Overlay District "MLOD" and Military Sound Attenuation Overlay District "MSAO" in the area of Martindale Army Air Field. [Roderick J. Sanchez, Assistant City Manager; Michael Shannon, Director, Development Services]

Sponsors:

Indexes:

Code sections:

Attachments: 1. Martindale AFB MLOD Map, 2. CCR from Councilmember Shaw - Request for MLOD and MSAO Rezoning of Property surrounding Martindale Army Air Field, 3. draft ordinance.pdf, 4. Resolution 2018-08-02-0033R, 5. Staff Presentation

Date	Ver.	Action By	Action	Result
8/2/2018	1	City Council A Session	approved	Pass

DEPARTMENT: Development Services

DEPARTMENT HEAD: Michael Shannon

COUNCIL DISTRICT IMPACTED: 2

SUMMARY:

Councilman Shaw requests that City Council, through resolution, direct the Development Services Department to explore the feasibility of creating a Military Lighting Overlay District "MLOD" and Military Sound Attenuation Overlay District "MSAO" in the area of Martindale Army Air Field.

BACKGROUND INFORMATION:

San Antonio is Military City, USA, and the Military's Mission in San Antonio contributes billions of dollars to the Texas economy and directly or indirectly supports 283,000 Texan jobs. In order to protect the Military's Mission in San Antonio, and preserve its positive impact on the economy and our citizens, the City must take action to pass regulations controls around our Military Bases to ensure their continued viability Martindale Army Air Field, located near the intersection of Loop 410 and IH 10 on the far east side of San Antonio provides a base of operations for helicopter training, including night time training.

In order to ensure the viability of Martindale's mission, and also to mitigate high noise from this training to the benefit of Martindale's neighbors, lighting and sound attenuation measures need to be taken for new developments in the area. As such, it is crucial that the City of San Antonio move forward to regulate lighting and sound attenuation in the areas around Martindale.

This is a rezoning request being initiated by a City Council Request (CCR). Zoning cases requested by a CCR require a resolution by City Council directing staff to initiate the rezoning process. Upon approval, staff will begin processing the Martindale Overlay rezoning, which includes stakeholder input, community meetings to inform impacted property owners, and the adoption process to Zoning Commission for a recommendation and City Council for approval.

ISSUE:

The current zoning of the property does not provide regulations for light and sound. Initiating a rezoning process will allow for these regulations to be applied on properties near Martindale Army Air Field.

ALTERNATIVES:

Denial of this resolution would allow the existing zoning district to remain with no regulations for light and sound.

FISCAL IMPACT:

The subject area comprises 43,469 properties and approximately 32,344 acres, which equates to a maximum rezoning case fee of \$12,190.00. The cost of these procedures will be absorbed by the Development Services Department.

RECOMMENDATION:

Staff recommends approval of the resolution as this direction will provide an opportunity to apply the appropriate light and sound regulations to the properties near Martindale Army Air Field.