



City of San Antonio

Agenda Memorandum

File Number:18-6517

Agenda Item Number: Z-8.

Agenda Date: 12/6/2018

In Control: City Council A Session

DEPARTMENT: Development Services

DEPARTMENT HEAD: Michael Shannon

COUNCIL DISTRICTS IMPACTED: 2, 3 and 10

SUBJECT:

Zoning Case Z2018341

SUMMARY:

Current Zoning: Multiple Zoning Districts

Requested Zoning: A request to update 35.339.04 of Chapter 35, Unified Development Code, Military Lighting Overlay Districts, Designation Criteria to include Martindale Army Air Field and 35.339.05 (c) to add Martindale Army Air Field (MSAO-2) and to apply Zoning Overlays on multiple lots, generally located on multiple addresses extending within 5 miles from the perimeter boundaries surrounding Martindale Army Airfield for "MLOD-3" Martindale Military Lighting Overlay District with applicable "MLR-1" Military Lighting Region 1 for properties within 3 miles from the boundary of Martindale Army Airfield and "MLR-2" Military Lighting Region 2 for properties located from 3 miles to 5 miles from the boundary of Martindale Army Airfield and "MSAO-2" Martindale Military Sound Attenuation Overlay District to the base zoning district for property located up to 5 miles from the boundary of Martindale Army Airfield

BACKGROUND INFORMATION:

Zoning Commission Hearing Date: November 20, 2018. This case is continued from the November 6, 2018 hearing.

Case Manager: Mary Moralez-Gonzales, Senior Planner

Property Owner: Multiple

Applicant: City of San Antonio

Representative: Development Services Department, City of San Antonio

Location: Properties within 0-5 miles of Martindale Army Air Field

Legal Description: Multiple

Total Acreage: Approximately 32,344 acres

Notices Mailed

Owners of Affected Property: 43,684

Owners of Property within 200 feet: 1294

Registered Neighborhood Associations within 200 feet: Camelot I Neighborhood Association, Mahnke Park Neighborhood Association, Wilshire Neighborhood Association, Coliseum Oaks Neighborhood Association, Pecan Valley Park Estates HOA, Dignowity Hill Neighborhood Association, United Homeowners Improvement Association, Hein - Orchard Subdivision Association, Jefferson Neighborhood Association, Eastgate Neighborhood Association, Government Hill Alliance Neighborhood Association, Highland Park Neighborhood Association, East Terrell Hills Neighborhood Association, Highland Hills Neighborhood Association, Harvard Place/Eastlawn Neighborhood Association, Dellcrest Area Neighborhood Association, Pecan Valley Park Estates HOA, Pecan Valley Neighborhood Association, Wheatley Heights Action Group, East Village Neighborhood Association, General Krueger Neighborhood Association, Lower Southeast Side Association-LSSA, Comanche Community Neighborhood Association, Eastwood Village Neighborhood Association, Bel Meade Homes Association, Jupe Manor Neighborhood Association, The Towers on Park Lane, Denver Heights Neighborhood Association, Coliseum Oaks HOA, Coliseum/Willow Park Neighborhood Association, Lakeside Neighborhood Association, Sunrise Neighborhood Association, Bryce Place Homeowners Association, Inc., Blue Rock Springs Neighborhood Association, Wilshire Village Neighborhood Association, Republic Oaks HOA, Woodglen Neighborhood Group, and Pasadena Heights Neighborhood Association

Applicable Agencies: Military, CPS, and TXDoT

Property Details

Property History: Subject area is developed with various uses. Annexation of the subject area stretches between September 23, 1944 and April 6, 2000.

Topography: Subject area is relatively flat.

Adjacent Base Zoning and Land Uses

Direction: There are multiple properties with various Zoning Districts on all sites.

Overlay and Special District Information: Surrounding properties carry the "AHOD" Airport Hazard Overlay District, due to their proximity to an airport or approach path. The "AHOD" does not restrict permitted uses, but can require additional review of construction plans by both the Development Services Department and the Federal Aviation Administration.

Transportation

There are multiple highways and arterial roads in the subject area.

Public Transit: Proposed overlay districts have no impact on transit.

Traffic Impact: The proposed overlay districts have no impact on traffic.

Parking Information: The proposed overlay districts have no impact on parking.

ISSUE:

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 regulation 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 are proposed.

As such, it is crucial that the City of San Antonio move forward to regulate lighting and sound attenuation in the areas around Martindale.

Existing lighting fixtures that are in-place legally (appropriate permits obtained) would be considered legally non-conforming (grandfathered) and no action would be required by the property owner. However, upon such time that the fixture requires replacement, the permitting process would require that the replacement fixture be compliant with the overlay district.

All new construction within the sound attenuation area will be required to meet the standards set forth during the permitting process.

Development Services Department Staff conducted two informational meetings to inform property owners, neighborhood associations, community organizations and stakeholders of the proposed zoning change at the following locations: 1) Legacy Middle School on October 17th and 2) Hopkins Elementary School on October 25th. Additionally, Staff coordinated with military officials on the rezoning process.

ALTERNATIVES:

Denial of the requested zoning change would result in the subject properties retaining the present zoning district designation.

FISCAL IMPACT:

None.

PROXIMITY TO REGIONAL CENTER/PREMIUM TRANSIT CORRIDOR:

The Fort Sam Houston Special Purpose Center is located just to the north and west of the Martindale Army Air Field. The Brooks Activity Center is located to the south of the Martindale Air Field.

RECOMMENDATION:

Staff Analysis and Recommendation: Staff and Zoning Commission (7-1) recommend Approval of the update to Chapter 35, adding Martindale Army Air Field with overlay designations. Staff and Zoning Commission (6-2) recommend Approval of the prescribed overlays on properties from 0 to 5 miles from Martindale Army Air Field.

Criteria for Review: According to Section 35-421, zoning amendments shall be based on the approval criteria below.

1. Consistency:

Proposed zoning overlay district does not require land use consistency since it is not changing the base zoning districts of the subject properties.

2. Adverse Impacts on Neighboring Lands:

Staff has found no evidence of likely adverse impact on surrounding properties.

3. Suitability as Presently Zoned:

Proposed zoning overlay district is consistent with the City's SA Tomorrow Sustainability Plan.

4. Health, Safety and Welfare:

Staff has found no indication of likely adverse effects on the public health, safety, or welfare.

5. Public Policy:

The proposed zoning overlay district are directed by the City Ordinance 2018-02-08-0079 and supported by SA Tomorrow Sustainability Plan.

6. Size of Tract:

Approximately 32,344.

7. Other Factors:

None.