

Camp Bullis Military Lighting Overlay Zoning District (MLOD)

Informational Meeting

6:30 – 6:45: Presentation

Planning and Development Services Department staff will briefly review the zoning overlay district and the rezoning process

6:45 – 8:00: Open house

Participants may view the maps and ask planners questions at the various map stations

Meeting Purpose

- Introduce meeting participants to the MLOD zoning overlay district
- Discuss the rezoning procedures
- Provide an appropriate and efficient forum for questions/answers

Military Lighting Overlay District (MLOD)

- Zoning Overlay District with regulations for outdoor lighting
- Currently applied to property within 3 miles of Camp Bullis
- Proposed to be expanded to properties within 5 miles of Camp Bullis
- Intended to protect night time training activities at the military installation
- Goal is not to require complete darkness, but rather to keep the conditions from worsening

What is an Overlay Zoning District?

- Additional “layer” of zoning
 - Targeted to a specific area with special needs
- Appended to the “base” zoning district
 - All properties in the City are zoned with a base zoning district. The base district identifies the uses or form of development allowed on a given property.
- Provides for additional regulations to safeguard the identified area
- Implementation – standard rezoning process
- Legally preexisting, noncompliant conditions are *grandfathered*

Project History – Regional Effort

In response to concerns expressed by the Army that outdoor lighting is having a negative impact on training exercises at Camp Bullis:

- Camp Bullis Joint Land-Use Study (JLUS) commissioned
- Bexar County Light Order – July 2008
- San Antonio City Council resolution to create a zoning overlay district – Aug 2008
- Comal County Light Order – Sept 2008
- San Antonio Unified Development Code amended, creating the MLOD – Dec 2008
- Fair Oaks Ranch ordinance – Jan 2009

Project History (Cont.)

- Shavano Park ordinance – Feb 2009
- San Antonio rezoned property within 3 miles of Camp Bullis to apply the MLOD – Apr 2009
- JLUS recommendations adopted by the City of San Antonio – June 2009
- Direction from San Antonio City Council to expand the MLOD overlay to properties within 5 miles of Camp Bullis as recommended in the JLUS – Aug 2009
- San Antonio rezoning case to include properties between 3 and 5 miles of Camp Bullis – in progress

Has This Type of Project Been Done Elsewhere?

- Flagstaff, AZ
- Coconino County, AZ
- Sedona, AZ
- Tucson, AZ
- Yavapai County, AZ
- Homer Glen, IL
- San Benito County, CA
- Escondido, CA
- San Diego, CA
- Bay County, FL
- Cape Canaveral, FL
- Glenn County, GA
- Hawai'i County, HI
- Cloudcroft, NM
- Fort Davis, TX
- Alpine, TX
- Fort Bend County, TX
- Helotes, TX
- Austin, TX
- Plano, TX
- Flower Mound, TX
- El Paso, TX

*Not all of these ordinances have been incorporated into the respective city's zoning code.

Focus of the Overlay District



Light Pollution

The picture on the left was taken in Ontario, Canada during the Eastern North American power blackout of August 2003. The picture on the right was taken in the same location after power was restored.

What are some of the Overlay District's Requirements?

- Downward Directional Lighting for new developments
- No direct light onto Camp Bullis, including screening for higher topographic elevations within 1 mile
- Allowance for lower intensity decorative, architecturally appealing or landscape lighting
- Parking lot/structure surface performance standard
- 50% parking lot lights turned off one-hour after business closes
- Downward lighting for exterior on-premise sign illumination
- Internally lighted sign intensity limitations

What are some of the Overlay District's Requirements? (cont.)

- Encourages LEED (Leadership in Energy and Environmental Design) certified lighting standards as an option
- Prohibition against laser or search lights
- Exemptions for emergency lighting, road/highway construction, holiday lighting displays
- Permit procedures for temporary lighting exemptions
- BOA Special Exception for alternative designs

What about existing lighting?

- Lighting fixtures legally in place prior to the property being rezoned are considered “legally nonconforming” or *grandfathered*
- If a fixture is removed or destroyed, or if substantial work is conducted on a fixture, it would be required to conform to the new regulations

Example



OUTDOOR LIGHTING without local lighting regulation

A typical, modern gas station canopy. Unshielded fixtures with high output lamps designed for 'competitive visibility' cause blinding glare for drivers & intrusive light trespass to neighboring areas.

20 fixtures @ 320 lamp watts each = 6400 watts

Image © Bob Crelin



OUTDOOR LIGHTING with local lighting regulation

A lighting law-compliant gas station canopy. Fully shielded (recessed) fixtures with light levels designed to meet lighting engineering standards. No glare for drivers, nor light trespass to neighbors.

20 fixtures @ 175 lamp watts each = 3500 watts

Image © Bob Crelin

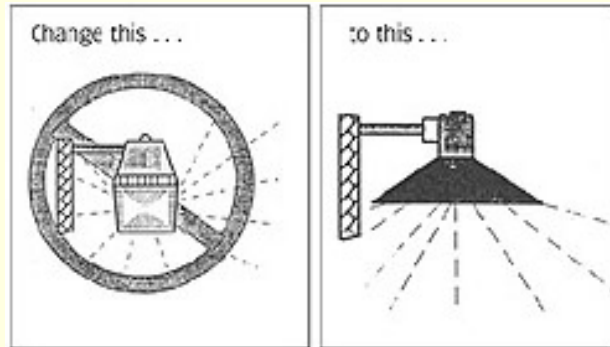
Images used by permission of Bob Crelin

Example



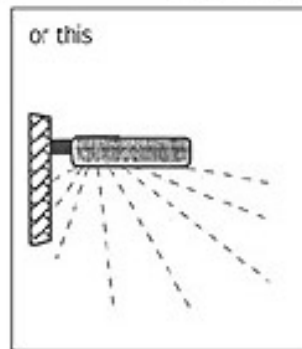
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Fixture Examples

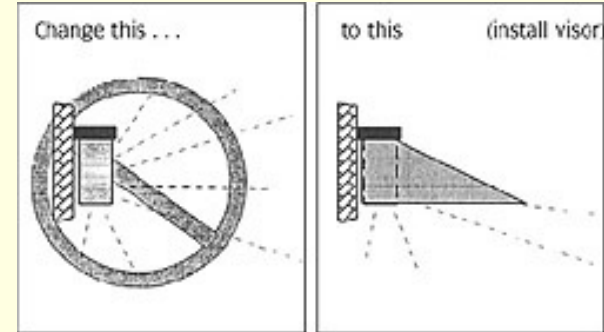


YARD LIGHT

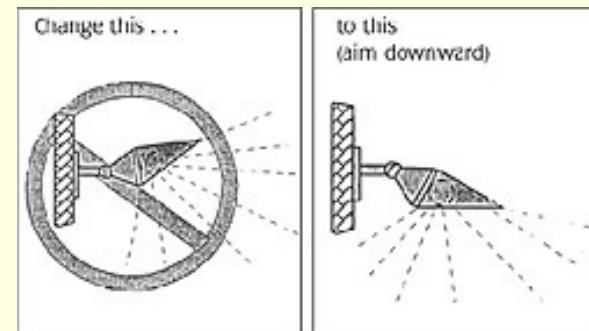
OPAQUE REFLECTOR



SHOE BOX



WALL PACK



FLOOD LIGHT

Fixture Examples (Cont.)

Compliant



Not Compliant



Benefits

First and foremost:

- Protect military operations



Additional benefits:

- Energy savings
- Cost savings
- Clearer night sky enjoyment for everyone

Project Calendar

- Informational Meetings:
 - September 23 – Igo Library
 - September 29 – Brook Hollow Library
- October 6 – Zoning Commission briefing
- October 20 – Zoning Commission consideration
 - Public hearing notices, with comment cards, mailed to owners of subject properties, and to owners of properties within 200 feet, in advance of the ZC meeting
- November 19 – City Council consideration (tentative)

Feedback, questions, additional info?

To submit comments about the MLOD:

www.sanantonio.gov/dsd/mlod.asp

For questions or additional information:

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