



CITY OF SAN ANTONIO
Request for Council Action

Agenda Item # 5
Council Meeting Date: 12/11/2008
RFCAs Tracking No: R-4282

DEPARTMENT: Planning & Development
Services

DEPARTMENT HEAD: Roderick Sanchez

COUNCIL DISTRICT(S) IMPACTED:
City Wide

SUBJECT:
UDC Amendment: Military Lighting Overlay District & Rezoning Case Initiation.

SUMMARY:

This item will provide City Council with an update on the Seven Initiatives to preserve and protect the integrity of Camp Bullis. Additionally, this item is consideration of items related to the Military Lighting Overlay District, as detailed below:

A. Pursuant to City Council direction, the Planning and Development Services Department and City Attorney's Office coordinated on an amendment to the Unified Development Code (UDC) creating a military lighting overlay zoning district. This item is a Public Hearing and consideration of an ordinance adding the overlay district to the UDC.

B. A resolution directing the Planning and Development Services Department to initiate a rezoning case to apply the new overlay district to properties within approximately three miles from the perimeter of Camp Bullis/Camp Stanley.

BACKGROUND INFORMATION:

Update on Camp Bullis Seven Initiatives

On February 21, 2008 City Council approved an ordinance to undertake a Joint Land Use Study (JLUS) of Camp Bullis to ensure the viability of the Camp's mission. While the study was underway, it became evident that urgent action was needed to address short term concerns that may potentially degrade the mission at the installation. On August 7, 2008, City Council approved a Resolution supporting local initiatives to preserve and protect the military missions conducted at Camp Bullis. The following seven (7) initiatives were identified:

1. Create a Camp Bullis Awareness Zone, which would require notification when a proposed development is located within a five (5) mile radius of Camp Bullis
2. Explore the implementation of an overlay zoning district that would require dark skies, which would include, at a minimum, downward lighting for all developments within the designated area

3. Consider jointly applying with Bexar County to the Texas Parks & Wildlife Department for a U.S. Fish and Wildlife Service grant to undertake a Regional Habitat Conservation Plan
4. Identify and ensure safe transportation routes through a Transportation Plan between Camp Bullis and other military installations that are mission dependent
5. Conduct community outreach to make stakeholders aware of the importance of habitat protection and preservation in the Camp Bullis area
6. Explore the possibility of requiring property developers to conduct an endangered species assessment for property within five (5) miles of the Camp Bullis area and to make the results of such assessments available to the City so that City staff may be made aware of potential issues raised by the presence of an endangered species
7. Incorporate initiatives regarding Camp Bullis in the City's state legislative agenda and collaborating with regional partners to present such initiatives as a unified group

Staff will provide City Council with an update on efforts towards accomplishing these seven (7) initiatives over the past four months.

Military Lighting Overlay District

On July 22, 2008 the Planning and Development Services Department received a Council Consideration Request (CCR), from Councilmembers Cibrian (Council District 8) and Rowe (Council District 9), asking staff to explore the feasibility of creating a downward lighting buffer zone around Camp Bullis. The CCR referenced Bexar County's work toward this end and indicated that it is crucial that the City of San Antonio regulate all lighting on newly developed land surrounding Camp Bullis. On August 7, 2008, City Council approved a resolution directing staff to create an overlay zoning district that would require downward directional lighting for all developments within a designated area.

To prepare an initial draft ordinance, staff researched and compared various ordinances/regulations in other jurisdictions; and gathered input from the Camp Bullis Joint Land Use Study (JLUS) advisory committee and consultant. Staff worked with the Real Estate Council of San Antonio and the Greater San Antonio Builders Association to put together a Citizen Review Team. This team is composed of individuals with expertise in the architecture, real estate and development industry in San Antonio. The team met three times to review the draft ordinance and provide input and suggestions.

ISSUE:

The City recognizes that night training is vital to the missions of the various military bases, camps and installations in and around San Antonio. Their continued viability is critical to the readiness of the United States military and the vitality of San Antonio's economy. Outdoor lighting from a variety of sources can have a negative impact on nighttime military training in the vicinity.

The proposed overlay zoning district would generally require lighting on new developments be directed downward and/or point away from the affected military installation, be of low intensity levels, or be turned off at certain times. It includes a set of definitions and illustrations, as well as specific standards for parking lots, gas stations and signage. Some exemptions are included for such things as emergency lighting and holiday lighting. Lights in place prior to the property being rezoned would be legally nonconforming (*grandfathered*).

As referred to above, a JLUS is currently underway to address issues and impacts affecting Camp Bullis, including lighting from surrounding properties. The proposed ordinance allows for future modification upon completion of recommendations from a JLUS.

ALTERNATIVES:

A. UDC Amendment: Approval as presented; approval with modifications; or denial. A denial from City Council would result in no change to the UDC with no new overlay district created at this time.

B. Resolution initiating a rezoning case: Approval or denial. If approved, staff could move forward with the rezoning case preparation and bring forward to Zoning Commission and City Council a rezoning case to apply the new overlay zoning district.

FISCAL IMPACT:

There is no direct fiscal impact to the City's General Fund or the Planning and Development Services Department's Special Revenue Fund associated with the requested UDC amendment. Publication and notification requirements, as well as staff research and preparation of the rezoning case total approximately \$55,000.00.

RECOMMENDATION:

The Planning and Development Services Department recommends approval of **A)** the UDC amendment, and **B)** the resolution to initiate the rezoning case.

The City South Management Authority Board was briefed on the UDC amendment on October 28, and San Antonio's Zoning Commission considered it on November 18. The Zoning Commission's recommendation included that the draft be referred back to the working group for additional input from neighborhood associations and the military, that it be considered by the Planning Commission's Technical Advisory Committee, and that it not come forward back to Zoning Commission until after the JLUS has provided recommendations. The Infrastructure and Growth Committee considered the amendment on November 19 and voted to move it forward for City Council consideration, with modifications to address items of military concern.

ATTACHMENT(S):

File Description	File Name
CCR Memo	CCR - D8 D9 Downward Lighting.pdf
Resolution	Resolution.pdf

DEPARTMENT HEAD AUTHORIZATIONS:

Roderick Sanchez Director Planning & Development Services

APPROVED FOR COUNCIL CONSIDERATION:

T.C. Broadnax Assistant City Manager