



AGENDA ITEM SUMMARY

District Impacted

- ☐ 1 = Anzolitto
- ☐ 2 = Woolard
- ☐ 3 = Boyd
- ☐ 4 = Cisneros
- ☐ 5 = Colvin
- ☒ All

AGENDA DATE	October 24, 2017
DESCRIPTION	Staff Initiatives Concerning Low Impact Development and LED Lighting
STAFF'S RECOMMENDED ACTION (be specific)	No action necessary.
DEPARTMENT	Planning and Community Development
CONTACT PERSON	Laura Talley
SUMMARY	<p><u>LED Lighting</u></p> <p>LED lighting is one of the initiatives that staff is working on. This has been on our radar for a number of years, but technology is just beginning to catch up to our desire for more controlled lighting.</p> <p>Staff recently attended the Hill Country Alliance Dark Sky Conference in Fredericksburg and has since consulted with lighting experts. Staff is prepared to update the zoning ordinance to make the appropriate changes to permit LED lighting. We are already allowing LED lighting (with staff approval) if it meets several of the dark sky friendly requirements as provided below.</p> <ul style="list-style-type: none"> • All fixtures are Full cut-off fixtures • No up-lighting • Lighting trespass at 5 feet from the property line is as follows: <ul style="list-style-type: none"> ○ Based on surrounding environment type – backlight of pole fixture in urban area .02 at 5 feet out ○ Urban area - .05 • Poles are 20' in height with perimeter lighting poles 10' in height • Lumens per net acre shall not exceed 100,000 (does not include city owned streetlights) – this lumen per net value is an upper limit and not a design goal; design goals should be the lowest levels that meet requirement of the task • Maximum 3000 kelvins for bulbs • Any lighting under eaves, awnings or canopies shall be completely recessed

	<ul style="list-style-type: none"> Outdoor lighting intended to be left on more than 30 minutes after closing, or the completion of activities, must be reduced to 25% or less of the normal lumen output. Motion sensor activation may be allowed to cause the light to resume normal lumen output only when activated and to be reduced back to 25% or less of normal lumen output within 5 minutes after activation. Wall packs may be used in combination with pole lights if they are full cut-off fixtures. <p><u>Low Impact Development</u></p> <p>There has been much discussion and interest surrounding the use of low impact development (LID) in the city limits of Boerne. It has been on our radar for a number of years and to date staff has incorporated sections into our ordinances which are not “low impact development” by definition, but certainly were steps toward that end.</p> <p>We have open space requirements, Entrance Corridors along our busiest streets, allow for creative alternatives that typically require increased landscaping, added stream corridor setbacks, provided design criteria specific to lots adjacent to a street and a creek and have adopted more stringent tree preservation criteria. Most recently in April we completed the City of Boerne edition Low Impact Development Technical Design Guidance Manual.</p> <p>Since completion of the Manual, staff has consulted with a number of entities that have been at the forefront of LID in Texas; the City of San Antonio, the San Antonio River Authority and Tetra Tech Engineering. We’ve also talked with a number of cities, who like the City of Boerne, are interested in using LID in conjunction with new development. There are a number of challenges in putting together a solid ordinance that makes sense, is realistic and is enforceable into the future.</p> <p>Next steps:</p> <ul style="list-style-type: none"> Identify the areas of consideration for LID (a map) Update the subdivision and zoning ordinances <ul style="list-style-type: none"> Require the engineer to provide a study of the site Provide a list of options (as referenced in our manual) Provide a formula for future maintenance
COST	
SOURCE OF FUNDS	
ADDITIONAL INFORMATION	

This summary is not meant to be all inclusive. Supporting documentation is attached.