

City of San Antonio Board of Adjustment

Regular Public Hearing Agenda

Monday, August 22, 2011

1:00 P.M.

Cliff Morton Development and Business Services Center, Board Room

Anytime during the public hearing, the Board of Adjustment may meet in Executive Session to consult on attorney-client matters (real estate, litigation, personnel and security matters), as well as to discuss any of the agenda items. This notice was posted on the Planning and Development Services Department website (www.sanantonio.gov/dsd), and the City Hall kiosk, at least seventy-two (72) hours prior to this public hearing, in compliance with the Texas Open Meetings Act.

1. **1:00 PM** - Public Hearing – Call to Order
2. Roll Call
3. Pledges of Allegiance
4. **A-11-026:** The request of Keller Custom Signs, for **1)** a variance to the regulation prohibiting digital display signs in residential zoning districts with frontage on local streets and residential collectors, in order to replace an existing sign with a LED electronic message center in a residential district with frontage on local streets; **2)** a 5-foot variance from the 8-foot maximum height limit for freestanding signs in residential zones, in order to allow a 13-foot tall sign; **3)** a 9-foot variance from the requirement that a freestanding sign in a residential zoning district be set back 15 feet from the public right-of-way, in order to allow a freestanding sign 6 feet from the public right-of-way; and **4)** a 4-foot variance from the requirement that a freestanding sign in a residential zoning district be set back a minimum of 10 feet from side and rear lot lines abutting residential uses, in order to allow a freestanding sign 6 feet from the side lot line, Southwest Corner of Timber Path and Village Park. (Council District 6)
5. **A-11-057:** The request of Harun Rashid, for **1)** a variance from the requirement of the “MLOD-1” Military Lighting Overlay District that all lighting fixtures which include or exceed two (2) foot-candles shall be fitted to render full cutoff [no light output emitted above ninety (90) degrees at any lateral angle around the fixture], in order to allow a total of eight (8) light fixtures at a 30-degree angle on two (2) domes; and **2)** a variance from the requirement to turn off outdoor lighting exceeding two (2) foot-candles at 11:00 P.M., in order to allow such light fixtures on the two (2) domes to turn off at 12:00 A.M. (midnight), 5281 Casa Bella Street. (Council District 8)
6. Consideration of **Sign Master Plan No. 11-008**, Bandera Pointe, located at State Loop 1604 (Anderson) and Bandera Road (SH 16).
7. Consideration of **Sign Master Plan No. 11-009**, Westover Marketplace, located at Highway 151 and 410 Northwest.
8. Approval of the minutes – August 1, 2011.
9. Adjournment.

ACCESSIBILITY STATEMENT - This meeting site is accessible to persons with disabilities. Parking is available. Auxiliary Aids and Services are available upon request (Interpreters for the Deaf must be requested forty-eight [48] hours prior to the meeting). For Assistance, Call (210) 207-7245 Voice/TTY.

Board of Adjustment Membership

Michael Gallagher, Chair

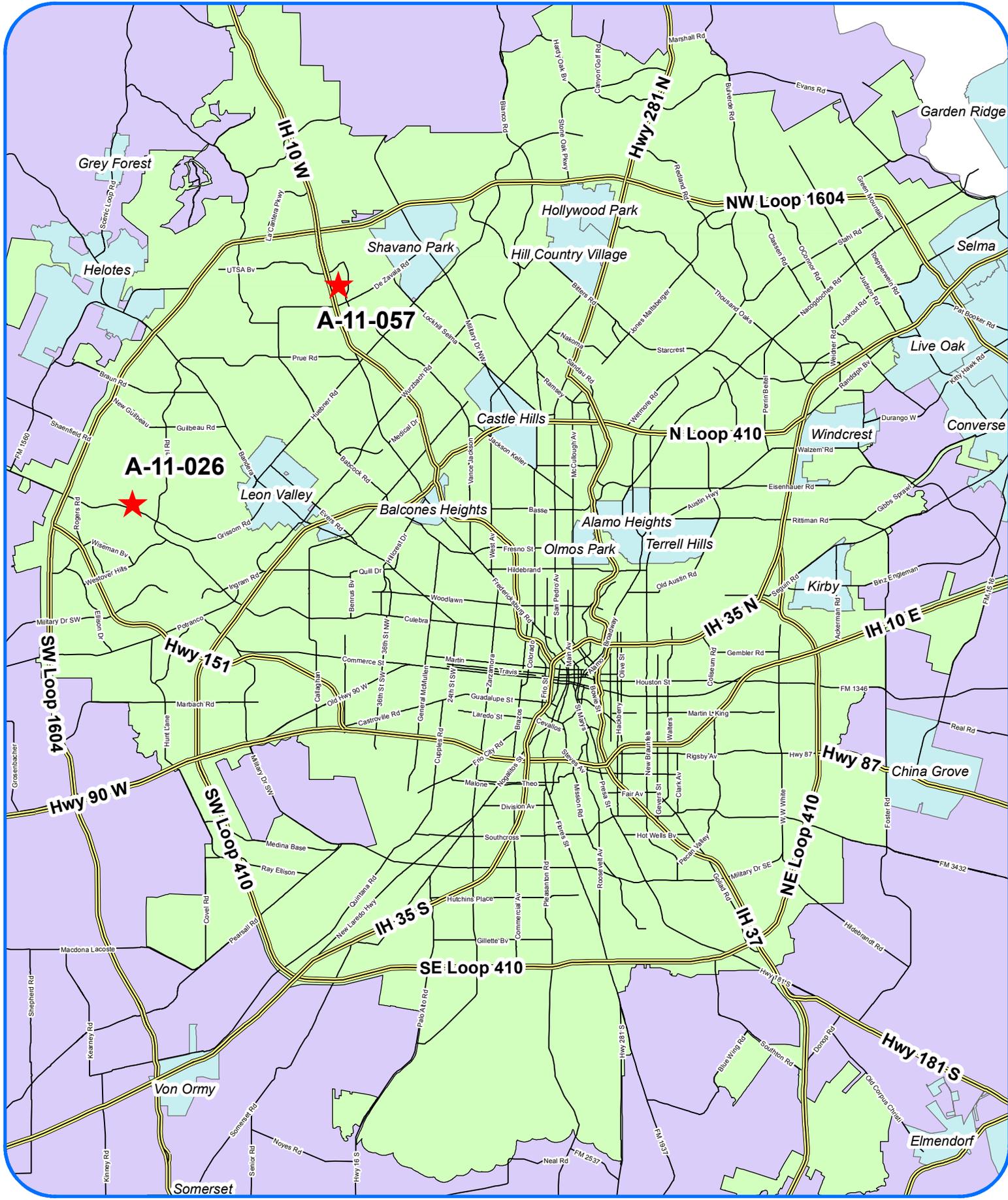
Andrew M. Ozuna, Vice Chair

Geroge L. Britton • Gene Camargo • Helen K. Dutmer • Edward H. Hardemon • Mary Rogers

Liz M. Victor • David M. Villyard • Jesse Zuniga • Vacancy

Alternate Members

Harold O. Atkinson • Maria D. Cruz • Paul E. Klein • Marian M. Moffat • Henry Rodriguez • Steve G. Walkup



Board of Adjustment
Subject Property Locations
Cases for August 22, 2011





City of San Antonio Development Services Department Staff Report

To: Board of Adjustment
Case No.: A-11-026
Date: August 22, 2011
Applicant: Keller Custom Signs
Owner: Great Northwest Community Improvement Association
Location: Southwest Corner of Timber Path and Village Park
Legal Description: P-13G, NCB 15097
Zoning: "R-5 AHOD" Residential Single Family Airport Hazard Overlay District
Prepared By: Jacob T. Floyd, Senior Planner

Request

The applicant requests 1) a variance to the regulation prohibiting digital display signs in residential zoning districts with frontage on local streets and residential collectors, in order to replace an existing sign with a LED electronic message center in a residential district with frontage on local streets; 2) a 5-foot variance from the 8-foot maximum height limit for freestanding signs in residential zones, in order to allow a 13-foot tall sign; 3) a 9-foot variance from the requirement that a freestanding sign in a residential zoning district be set back 15 feet from the public right-of-way, in order to allow a freestanding sign 6 feet from the public right-of-way; and 4) a 4-foot variance from the requirement that a freestanding sign in a residential zoning district be set back a minimum of 10 feet from side and rear lot lines abutting residential uses, in order to allow a freestanding sign 6 feet from the side lot line.

Procedural Requirements

The request was publicly noticed in accordance with Section 403 of the Unified Development Code ("UDC"). Notices were sent to property owners and registered neighborhood associations within two hundred (200) feet of the subject property on August 5, 2011. The application was published in The Daily Commercial Recorder, an official newspaper of general circulation on August 5, 2011. Additionally, notice of this meeting was posted at City Hall and on the city's internet website on August 19, 2011, in accordance with Section 551.043(a) of the Texas Government Code.

Executive Summary

The subject property is a 0.0134 acre parcel situated on the Southwest corner of the intersection of Village Park and Timber Path, both classified as a Local "B" streets but which function as residential collectors. The intersection at which it is located is controlled in all four directions by

stop signs and traversed by motorists and pedestrians traveling between the adjacent neighborhoods within the Great Northwest Community Improvement Association (GNWCIA), as well as to access Culebra Road and Tezel Road.

The existing sign on the subject property is a static marquee sign with changeable letters and is nonconforming due to the height (16 feet), area (48 square feet), and setbacks from the right-of-way and residential property. The applicant wishes to replace this sign with a single-sided 36-square foot LED electronic message center at a height of 13 feet, to be located 6 feet from the right-of-way of Village Park, 10 feet from the south property line, and 6 feet from rear lot line of the abutting residential property. As the proposed sign does not comply with the height and setback requirements and the prohibition against digital displays on local streets and residential collectors in residential zones, the applicant has chosen to seek a variance.

According to the submitted application, the variances are necessary because without an electronic sign the GNWCIA will be limited in their ability to share timely information with the adjacent residents and a sign lower than 13 feet high is susceptible to graffiti and acts of vandalism, and therefore would require greater maintenance. The applicant also states that the variances will not provide a special privilege not enjoyed by others similarly situated because the sign is similar to two other signs within the GNWCIA and the residents adjacent to the subject property have requested that the sign nearest to their subdivision entrance be upgraded to a standard similar to the other two digital signs. Additionally, the application explains that the sign will only be used to display noncommercial messages such as home owners association, school, and city and council district information.

It should be noted that Section 28-240(c)(4) of the Sign Ordinance prohibits digital displays in residential zoning districts on local streets and residential collectors and Section 28-246(a) states that the Board of Adjustment shall not grant a variance that would “eliminate distinctions between sign types and sizes by zoning district, street classification or like areas of legislative prerogative.”

Subject Property Zoning/Land Use

Existing Zoning	Existing Use
R-5 AHOD (Residential)	Sign

Surrounding Zoning/Land Use

Orientation	Existing Zoning District(s)	Existing Use
North	MF-33 AHOD (Multi-Family)	Single-Family Residences
South	R-5 AHOD (Residential)	Single-Family Residences
East	MF-33 AHOD (Multi-Family), C-2 NA S (Commercial)	Day Care, Vacant, Telecommunications Tower
West	R-5 AHOD (Residential)	Single-Family Residences

Comprehensive Plan Consistency/Neighborhood Association

The subject property is located within the Northwest Community Plan. The subject property is located within the Great Northwest Community Improvement Association.

Criteria for Review

According to Section 28-247 of Chapter 28: Signs and Billboards, in order for a variance to be granted, the applicant must demonstrate:

1. The variance is necessary because strict enforcement of this article prohibits any reasonable opportunity to provide adequate signs on the site, considering the unique features of a site such as its dimensions, landscaping, or topography; **or**
2. A denial of the variance would probably cause a cessation of legitimate, longstanding active commercial use of the property; and

Variances to the 8-foot maximum height and prohibition against digital displays will not relieve the property from a condition where otherwise the opportunity to provide adequate signs will be denied. The variance to the maximum height is not requested in response to a feature of the site that would limit the visibility of a sign with a lesser height, but rather to make it more difficult for the new sign to be vandalized. While admirable, this is not sufficient to justify a variance to the maximum height as it is not a unique physical feature of the site but a condition of the area in general. Similarly, the applicant does not cite any unique physical feature of the site that disallows the reasonable opportunity to provide a sign at this location, choosing instead to justify the request on the convenience of informing passing residents of community association events, safety, school programs, and other local matters using an electronic message center.

Variances to the setbacks required from the public right-of-way and from the side and rear lot lines of abutting residential uses are necessary to allow a reasonable opportunity to place a new sign on the subject property. Due to the unique shape and restrictive size of the property a sign may not be situated in any manner that would comply with all required setbacks. Consequently, variances to these setbacks are necessary to erect a new sign on the subject property.

3. After seeking one or more of the findings set forth in subparagraphs (1) and (2), the board finds that:
 - A. Granting the variance does not provide the applicant with a special privilege not enjoyed by others similarly situated or potentially similarly situated.

Were the Board of Adjustment to grant variances to the 8-foot maximum height and prohibition against digital displays it would provide the applicant with a privilege that could not be enjoyed by others similarly situated. The subject property is located with frontage on Local B type streets in a residential zoning district and as a result may have a sign with a maximum height of 8 feet. The requested height of 13 feet would not be permitted for other sites similarly located. Additionally, as digital displays are permitted in residential zoning districts only for nonresidential uses with primary frontage on arterials, commercial collectors, and expressways, a variance to allow the requested digital display on a residential Local B would violate Section 28-246(a) by eliminating

the distinction between the Local B street classification and arterial, commercial collector, and expressway classifications as they pertain to the sign regulations.

Granting the variances requested to the required setbacks will not provide the applicant with a privilege not enjoyed by others, but rather will ensure equity in the administration of the sign ordinance by allowing reasonable signage at this location. Without the requested variances no sign may be placed on the subject property as its dimensions prohibit compliance with the required setbacks.

- B. Granting the variance will not have a substantially adverse impact on neighboring properties.

Staff recognizes the proposal of the applicant to make the sign single-sided with the sign face directed away from the nearest residences; however the variances to the maximum height standard and prohibition against digital displays may still have an adverse impact on the neighboring properties. A sign of the requested height will be more visible from the adjacent residences than a sign of the permitted height. Additionally, a digital display may increase driver distraction at this intersection.

The variances to the required setbacks will not have a substantially adverse impact on the neighboring properties, provided the sign does not exceed 8 feet in height. The properties most affected will be screened from the proposed sign by existing privacy fences approximately 6 feet tall.

- C. Granting the variance will not substantially conflict with the stated purposes of this article.

A stated purpose of this article is to “promote harmony and order in the on-premises signs along the city’s streets by recognizing the relationship between the scale and function of a particular street and its on-premises signs.” Granting the variance to the digital display prohibition will conflict with the article as Section 28-240(c)(4) prohibits digital displays within residential zoning districts with frontage on local streets and residential collectors in recognition of the function of these types of streets as connections between blocks within neighborhoods and direct access to residences.. Furthermore, the variance requested to allow a 13-foot tall sign will substantially conflict with the purposes of limiting signs within residential areas. However, the variances requested from the setback requirements will not substantially conflict with the purposes of this article as it would ensure equity in the administration of the Sign Ordinance by providing the opportunity for limited signage on the subject property.

Staff Recommendation

Staff recommends **denial** of the variances requested to the maximum height standard and the prohibition on digital displays within residential zoning districts. These variances do not comply with the required criteria for granting a variance as presented above. The applicant has not presented evidence that these variances will provide relief from hardship caused by a literal enforcement of the 8-foot maximum height standard or from hardship derived from not having a digital display. Additionally, approval of the variance to allow a digital display would be in total disregard to the distinction between street classifications. As previously stated, no variance may be granted that eliminates “distinctions between sign types and sizes by zoning district, street

classification or like areas of legislative prerogative.” As a digital display would be permitted in a residential zoning district only for nonresidential uses with primary frontage on arterials, commercial collectors, and expressways, the Board of Adjustment lacks the authority to grant a variance in this regard.

Staff recommends **approval** of the variances requested to the requirement that freestanding signs in residential zoning districts be set back 15 feet from the public right-of-way and the requirement that freestanding signs in residential zoning districts be set back a minimum of 10 feet from side and rear lot lines abutting residential uses. These variances do comply with the required criteria for granting a variance as presented above and would ensure equity in the administration of the Sign Ordinance by allowing limited signage to be placed on the subject property, which otherwise would be denied the opportunity to provide a sign due to the restrictive dimensions of the property.

Attachments

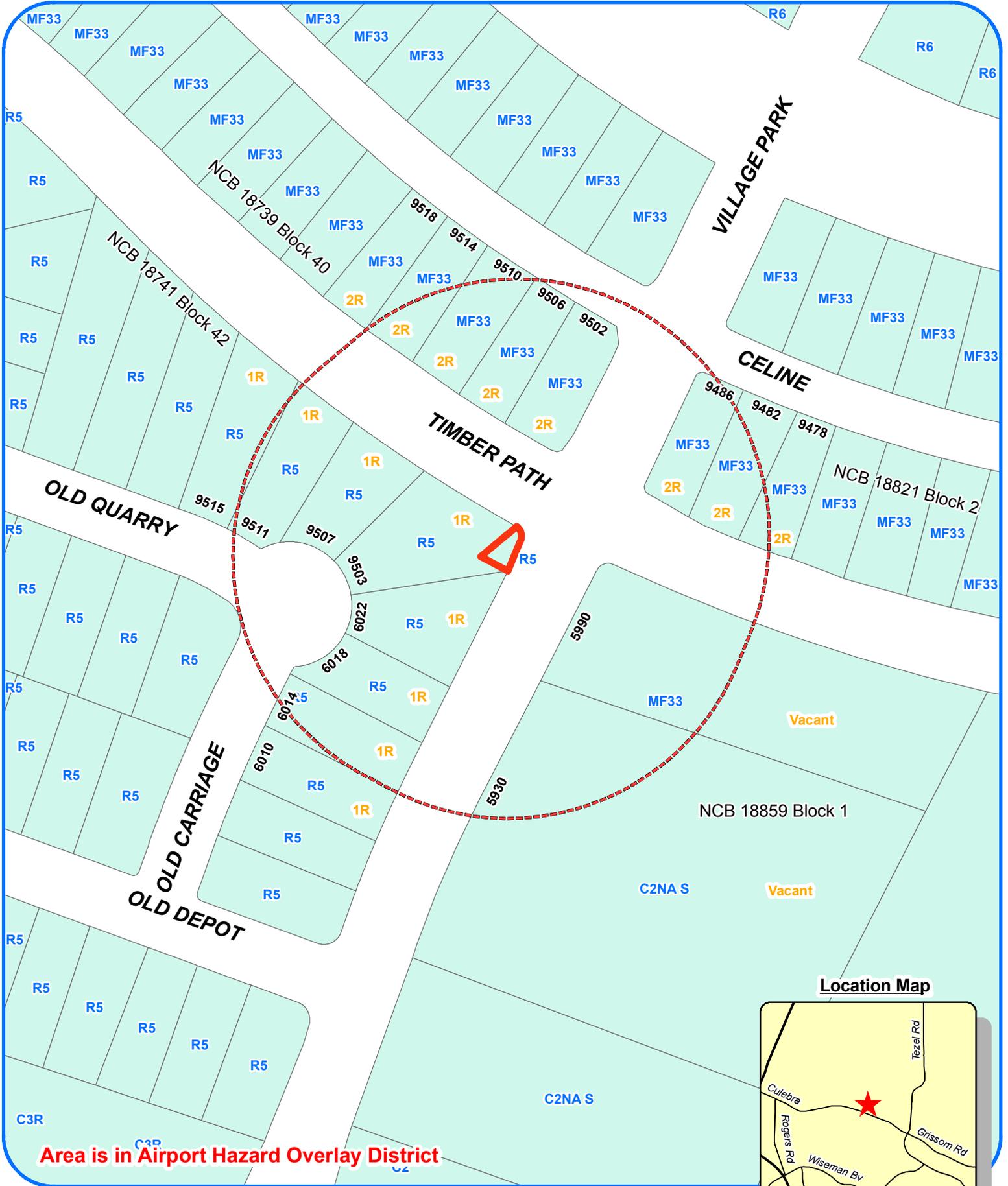
Attachment 1 – Location Map

Attachment 2 – Plot Plan

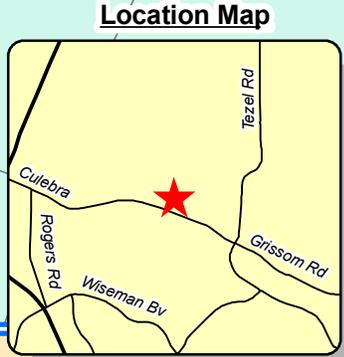
Attachment 3 – Proposed Site Plan

Attachment 4 – Proposed Sign Exhibit

Attachment 5 – Existing Sign Exhibit



Area is in Airport Hazard Overlay District



Board of Adjustment
Notification Plan for
Case A-11-026



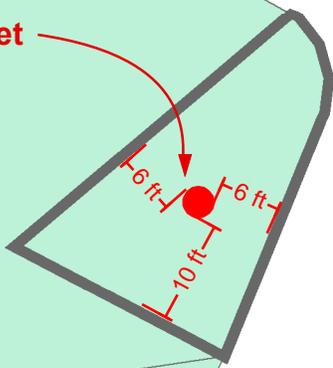
Legend

- Subject Property
- 200' Notification Boundary
- Scale: 1" approx. = 100'
- Council District 6

TIMBER PATH

VILLAGE PARK

LED Sign with height of 13 feet



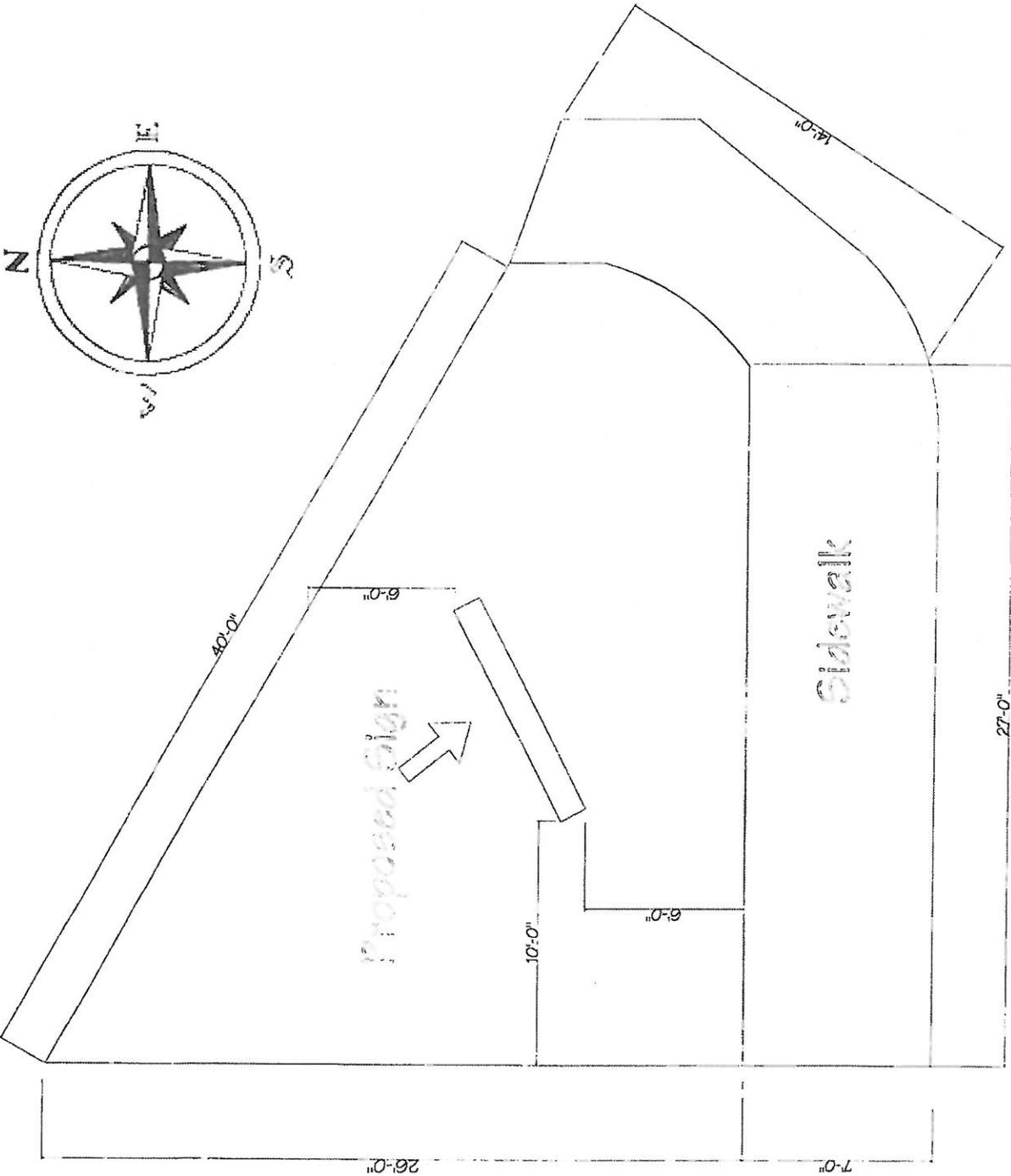
Board of Adjustment
Plot Plan for
Case A-11-026



● Sign Locations
Scale: 1" approx. = 20'
Council District 6

TIMBER PATH & VILLAGE PARK
Development Services Dept
City of San Antonio
(8/5/2011)

Timber Path Rd.



Village Park Rd.

Site Plan - Proposed Sign

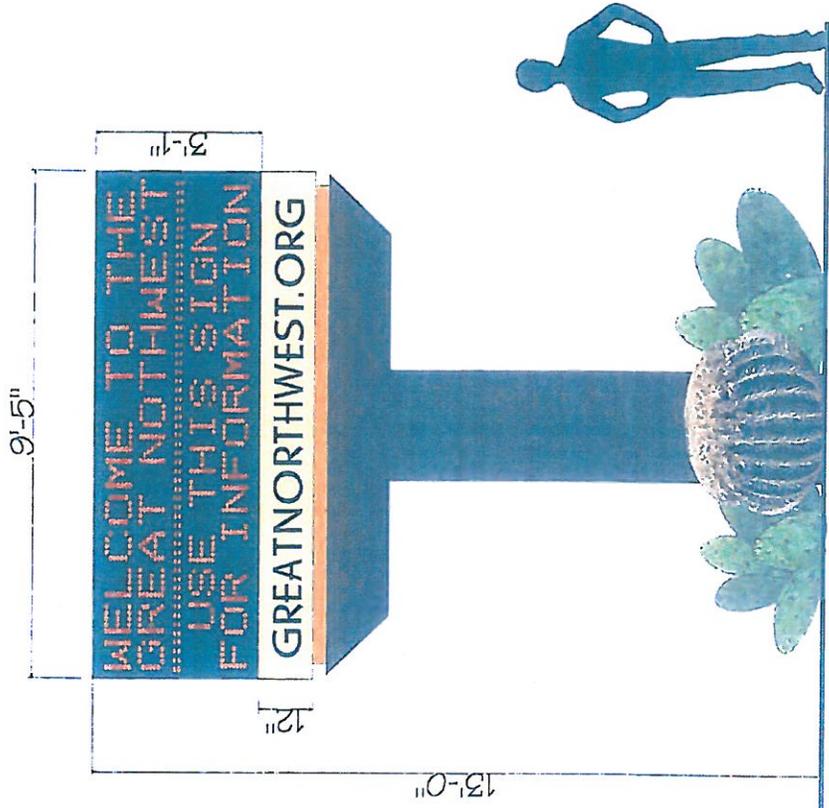


END VIEW

Fabricate And Install (1) One Single Face Monument Style Sign.

Sign To Be Constructed With Rock Base, Aluminum Non-Lit Sign Cabinet, Red Monochrome LED Message Center.

LED SPECS: Daktronics - Galaxy 3220 Series, 34mm, 3'-1" x 9'-5", Red Monochrome, 24x80 Matrix.



KELLER
CUSTOM SIGNS
 234 San Francisco · San Antonio, Tx 78201 · (210) 695-8767
 www.kellercustomsigns.com
 Fax: (210) 695-8760

CUSTOMER: Great Northwes HOA
 DESCRIPTION: 1
 LOCATION: 1 San Antonio, Texas
 LANDLORD APPROVAL:

SALES REP: JD
 DATE:
 SCALE: 0/0"
 CLIENT/PROJECT:

THIS UNFINISHED DESIGN IS THE PROPERTY OF KELLER CUSTOM SIGNS & DESIGN. NO PART OF THIS DESIGN IS TO BE REPRODUCED, COPIED, REPRODUCED, EXHIBITED, OR SHOWN TO ANYONE OUTSIDE OF YOUR PROJECT WITHOUT WRITTEN PERMISSION OF KELLER CUSTOM SIGNS & DESIGN. VIOLATION OF THE ABOVE ENTAILS KELLER CUSTOM SIGNS & DESIGN TO COLLECT FEES FOR ART AND STAFF TIME FROM THE CUSTOMER. CLIENT ACKNOWLEDGEMENT



EXISTING SIGN



Sign Area
Square Ft. = 48
16'-0" Overall Height



City of San Antonio Development Services Department Staff Report

To: Board of Adjustment
Case No.: A-11-057
Date: August 22, 2011
Applicant: Harun Rashid, P.E.
Owner: Muslim Children Education and Civic Center c/o Muhammad Choudhary,
President
Location: 5281 Casa Bella Street
Legal Description: Lot 18, Block 1, NCB 16072
Zoning: "C-3 NA ERZD MLOD-1" General Commercial Nonalcoholic Sales
Edwards Recharge Zone Military Lighting Overlay District
Prepared By: Andreina Dávila-Quintero, Planner

Request

The applicant requests 1) a variance from the requirement of the "MLOD-1" Military Lighting Overlay District that all lighting fixtures which include or exceed two (2) foot-candles shall be fitted to render full cutoff [no light output emitted above ninety (90) degrees at any lateral angle around the fixture], in order to allow a total of eight (8) light fixtures at a 30-degree angle on two (2) domes; and 2) a variance from the requirement to turn off outdoor lighting exceeding two (2) foot-candles at 11:00 P.M., in order to allow such light fixtures on the two (2) domes to turn off at 12:00 A.M. (midnight).

Procedural Requirements

The request was publicly noticed in accordance with Section 403 of the Unified Development Code ("UDC"). Notices were sent to property owners and registered neighborhood associations within two hundred (200) feet of the subject property on August 4, 2011. The application was published in The Daily Commercial Recorder, an official newspaper of general circulation on August 5, 2011. Additionally, notice of this meeting was posted at City Hall and on the city's internet website on August 19, 2011, in accordance with Section 551.043(a) of the Texas Government Code.

Executive Summary

The approximately 3.58-acre property consists of the Muslim Children Education and Civic Center. The existing mosque is approximately seventeen thousand (17,000) square feet, and has a tower with a dome on the northwest and southeast sides of the building. According to the

submitted application, the domes are approximately twenty (20) feet tall and made of fiber glass. The domes rest on top of the towers that are approximately thirty (30) feet tall.

The subject property is located within the “MLOD-1” Military Lighting Overlay District, which was created to establish regulations for outdoor lighting impacting military operations within five (5) miles of the perimeter of Camp Bullis. More specifically, the “MLOD” Military Lighting Overlay District was established to reduce glare and potential distractions to nighttime training exercises occurring within this area, and to balance the needs of the military, the City, and property owners regarding responsible development, to include outdoor lighting, within this area.

Pursuant to Section 35-339.04(b)(6)(A) of the UDC, all lighting fixtures installed on a commercial property and which include or exceed two (2) foot-candles shall be fitted to render full cutoff [no light output emitted above ninety (90) degrees at any lateral angle around the fixture]. Furthermore, per Section 35-339.04(b)(6)(E) of the UDC, floodlight fixtures must be aimed so as to prevent direct radiation of light into the open sky at any angle above the horizontal plane. The property owner installed four (4) light fixtures on each corner of the towers at a 30-degree angle to light the domes. Due to this angle, the light fixtures are oriented above the horizontal plane causing the emitted light to extend above the 90-degree cutoff angle and directly into the sky. Consequently, the applicant is requesting a variance from this standard. According to the applicant, these light fixtures are required to be at a 30-degree angle in order to illuminate the domes.

As stated in Section 35-339.04(b)(6)(F) of the UDC, businesses must turn off outdoor lights emitting illumination levels exceeding two (2) foot-candles after 11:00 P.M. According to the submitted application, these light fixtures will be turned-off at 12:00 A.M. (midnight). Consequently, a variance is being requested from this standard as well.

On August 2, 2011, the Development Services Department received notification from the official Camp Bullis representative expressing opposition to the variance requests. According to the received response, Camp Bullis cannot support these variances as the light fixtures are for aesthetic purposes only. Additionally, the height of the structures will cause the light to transmit a long distance.

Subject Property Zoning/Land Use

Existing Zoning	Existing Use
C-3NA ERZD MLOD-1 (Commercial)	Mosque

Surrounding Zoning/Land Use

Orientation	Existing Zoning District(s)	Existing Use
North	C-2 MLOD (Commercial), C-2 ERZD MLOD (Commercial)	Vacant
South	PUD R-6 ERZD MLOD (Residential)	Single-Family
East	R-6 ERZD MLOD (Residential)	Single-Family
West	C-2 ERZD MLOD (Commercial)	Lawn Care Service

Comprehensive Plan Consistency/Neighborhood Association

The subject property is located within the North Sector Plan. Due to the location of Camp Bullis and Camp Stanley, the North Sector Plan establishes Military Compatibility goals and strategies adopted by City Council to accommodate future development to minimize negative impacts to both the military and the public. One (1) of the adopted goals of this Sector Plan is to provide opportunities to collaboratively participate in all phases of the review process by reviewing development proposals to determine their propensity to produce light emissions, glare or distracting lights that could interfere with pilot vision or be mistaken for airfield lighting. Another goal is to mitigate encroachment issues associated with new development. The North Sector Plan recommends the continuing enforcement of the “MLOD” Military Lighting Overlay District so that future development includes provisions for the design of outdoor light fixtures to be directed/shielded downward, and screened to avoid nighttime lighting spillover effects on adjacent land uses and nighttime sky conditions.

The subject property is located within two hundred (200) feet of the Oakland Heights Neighborhood Association.

Criteria for Review

According to Section 35-482(e) of the UDC, in order for a variance to be granted, the applicant must demonstrate all of the following:

1. The variance is not contrary to the public interest:

The requested variances are contrary to the public interest as it is in direct conflict with the intent of the “MLOD” Military Lighting Overlay District, which is to reduce glare and distractions from nighttime training exercises and other military operations. The requested variances are also inconsistent with the Military Compatibility goals and strategies adopted by the City Council through the North Sector Plan. The proposed light fixtures are oriented thirty (30) degrees above the horizontal plane causing direct radiation of light into the sky. Additionally, the domes are made of fiberglass, which may cause additional light to reflect away from the domes and into the sky, thus intensifying the glare and further contributing to the “sky glow” effect. The request for an additional hour will also impose on the time allocated for, and will interfere with, the nighttime training exercises at Camp Bullis.

2. Due to special conditions, a literal enforcement of the ordinance would result in unnecessary hardship.

A literal enforcement of the “MLOD” Military Lighting Overlay District will not result in undue hardship. The subject property is not uniquely influenced by oppressive conditions that justify the need for light fixtures installed at a 30-degree angle, approximately thirty (30) feet above the ground. These light fixtures were installed for aesthetic purposes only, which is to illuminate the domes until midnight. The applicant has not presented any other justification for needing these variances, or demonstrated how these regulations result in unnecessary hardship.

3. By granting the variance, the spirit of the ordinance will be observed and substantial justice will be done.

The variances are neither keeping with the spirit of the ordinance nor would they do substantial justice. The subject property is not uniquely influenced by oppressive conditions, and its reasonable use is not contingent on the ability to illuminate the domes until midnight. The purpose of the “MLOD” Military Lighting Overlay District is to implement outdoor lighting regulations to reduce glare and potential distractions to nighttime training activities for all properties located within five (5) miles of Camp Bullis. The variances, if approved, will grant the applicant a privilege not enjoyed by other property owners within this area strictly for aesthetic purposes.

4. Such variance will not authorize the operation of a use other than those uses specifically authorized for the district in which the property for which the variance is sought is located.

The requested variances will not authorize the operation of a use on the subject property other than those specifically permitted in the “C-3” General Commercial zoning district.

5. Such variance will not substantially injure the appropriate use of adjacent conforming property or alter the essential character of the district in which the property is located.

The requested variances will injure the appropriate use of the adjacent properties, as well as alter the essential character of the “MLOD” Military Lighting Overlay District. The subject property is surrounded by both commercial and residential uses. The additional lighting may adversely affect the adjacent property owners, in particular the single-family residential homes located to the east and south of the subject property. Furthermore, the variances may adversely affect Camp Bullis as the potential glare and sky glow would be detrimental to the nighttime training capability required to ensure the long term viability of Camp Bullis.

6. The plight of the owner of the property for which the variance is sought is due to unique circumstances existing on the property, and the unique circumstances were not created by the owner of the property and are not merely financial, and are not due to or the result of general conditions in the district in which the property is located.

The requested variances are to light two (2) domes located on the northeast and southwest sides of the building. The need for these variances is a result of the general conditions of the “MLOD” Military Lighting Overlay district, and was created by the property owner. The applicant’s response to criterion No. 6 (regarding the unique circumstances demonstrated by the property/hardship not self-created) asserts that the addition of the light fixtures is in fact the unique circumstance. This opinion, alone, is not sufficient justification for the granting of a variance. The applicant’s response actually demonstrates there are, in fact, no unique or oppressive circumstances and the current condition in which the applicant(s) find themselves is purely self-created.

Staff Recommendation

Staff recommends **denial of A-11-057**. The requested variances do not comply with five (5) of the six (6) review criteria for granting a variance as presented above. The applicant has not presented evidence that the requested variances would provide relief from a hardship caused by a literal enforcement of the lighting regulations of the “MLOD” Military Lighting Overlay District.

The purpose of a variance is to restore equity when, due to special circumstances or conditions, the Ordinance restricts one (1) property more severely than other properties in the same zoning

district. The subject property has no special circumstances or conditions that would result in the need of the variances requested. The variances are requested strictly for aesthetic purposes, and do not take into account the conditions of the area. It is imperative that the lighting regulations of the “MLOD” Military Lighting Overlay District be implemented to fulfill the goals and strategies adopted by City Council to promote the sustainability of the critical missions at Camp Bullis. Furthermore, approval of these variances would amount to a change of zoning to eliminate this overlay district from the subject property, as the regulations of the overlay district would no longer be applicable. Such a change is a legislative function reserved for the City Council.

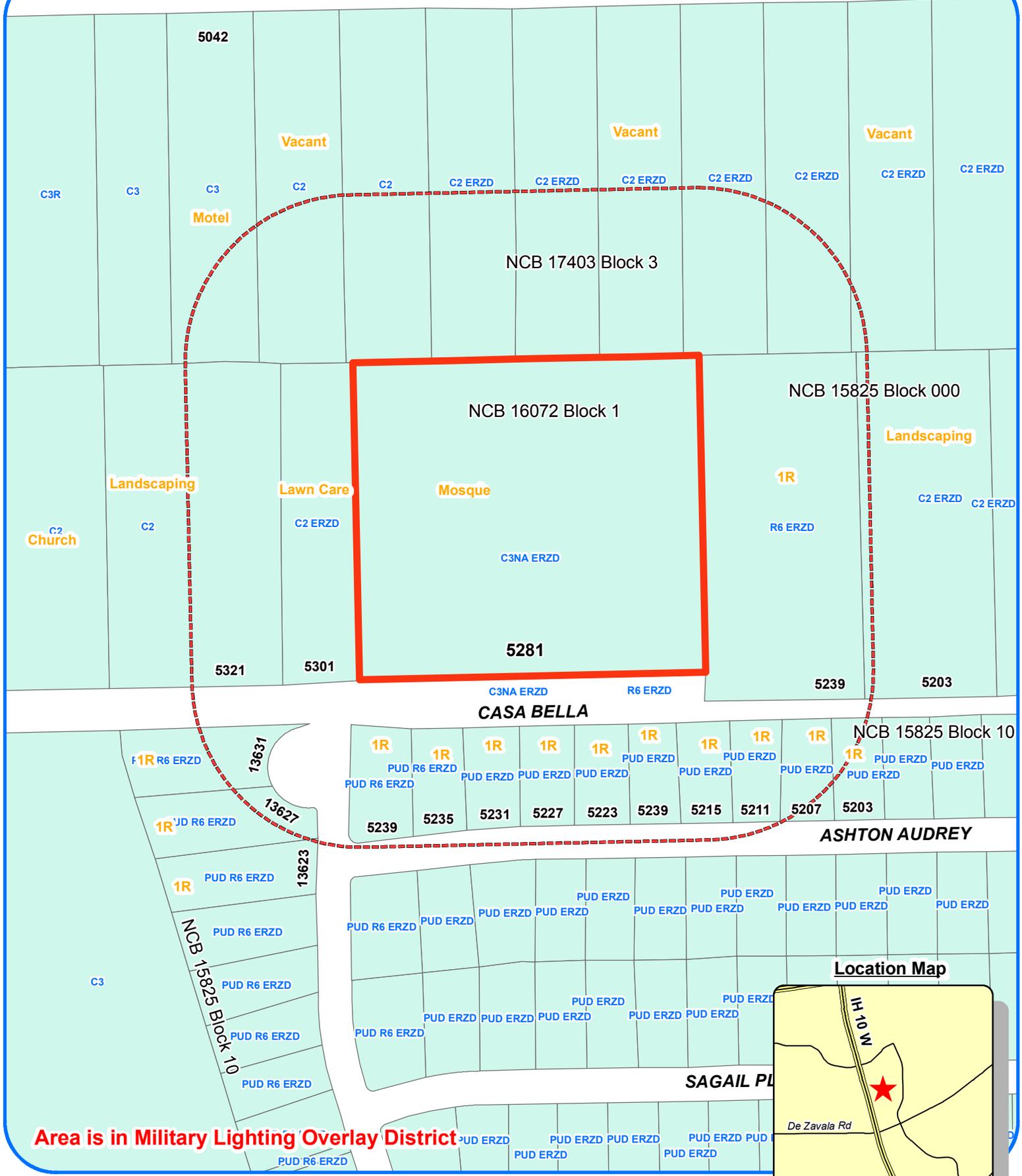
Attachments

Attachment 1 – Location Map

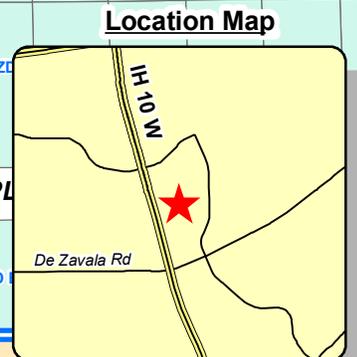
Attachment 2 – Plot Plan

Attachment 3 – Submitted Drawings

BECKWITH



Area is in Military Lighting Overlay District



Board of Adjustment
Notification Plan for
Case A-11-057



Legend

- Subject Property
- 200' Notification Boundary
- Scale: 1" approx. = 150'
- Council District 8

**NCB 16072
Block 1
Lot 18**

**Variance Request from full
cutoff and shut off requirements**

CASA BELLA ST

Board of Adjustment
Plot Plan for
Case A-11-057



Scale: 1" approx. = 60'
Council District 8

5281 CASA BELLA ST

Development Services Dept
City of San Antonio
(7/20/2011)

LIGHT POSITION
AT FOUR CORNERS



DOME-EAST
(4 LIGHTS)



DOME-WEST
(4 LIGHTS)

LIGHT POSITION
AT 30 DEG.



30.0'