

PLANNING & ZONING COMMISSION MEETING

Tuesday, September 22, 2020

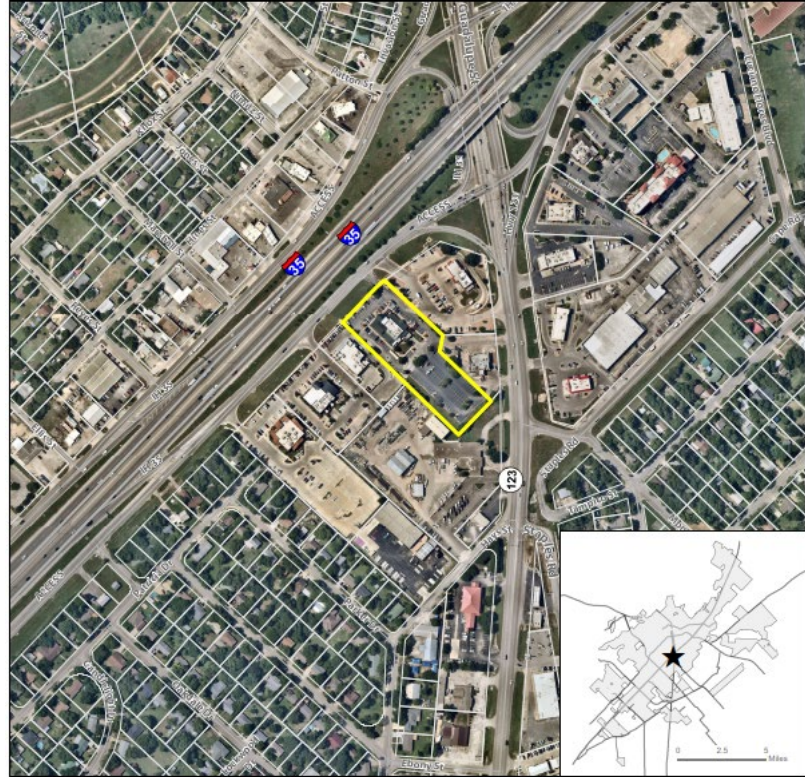
AC-20-11 (1207 S IH 35)

AC-20-011 (1207 S IH 35) Hold a public hearing and consider a request by Paul Stevens, on behalf of Alden Short Inc, for an Alternative Compliance Request to exceed maximum site lighting levels of Section 7.5.2.1(b) and light trespass onto adjacent properties of Section 7.5.2.3, for approximately 2.3 acres known as Lot 1C, Quarters Addition

Location:

- Approximately 2.3 acres located at 1207 S IH 35
- **Surrounding uses include:**
 - Commercial
 - Public

AC-20-11
Aerial View
Twin Peaks — 1207 S IH 35



- ★ Site Location
- Subject Property
- Parcel
- City Limit



This product is for informational purposes and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey and represents only the approximate relative location of property boundaries. Imagery from 2017.

Map Date: 9/1/2020

Context & History

- Existing site lighting was replaced during construction
 - Existing lighting exceeds maximum site average
 - Existing lighting exceeds maximum levels of light trespass onto adjacent properties
- Request to exceed maximum site lighting levels and light trespass onto adjacent properties.

AC-20-11 Environmental Performance Zones Twin Peaks — 1207 S IH 35

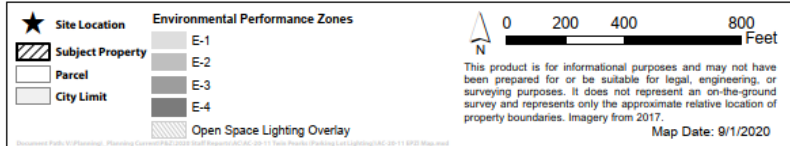
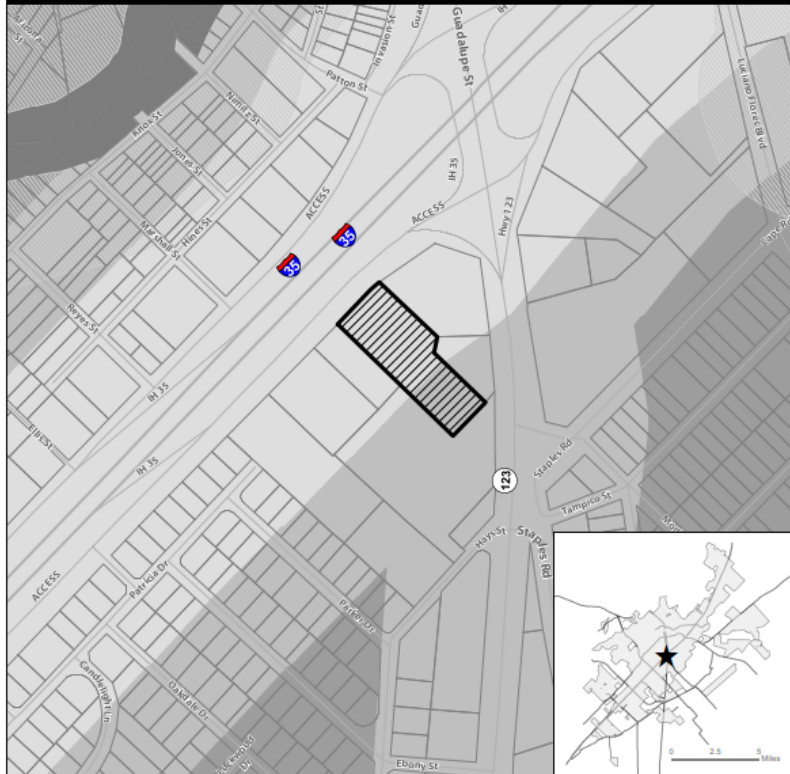


TABLE 7.10 ENVIRONMENTAL PERFORMANCE ZONES

ENVIRONMENTAL PERFORMANCE ZONES	DESCRIPTION	MAXIMUM AVERAGE LIGHT LEVEL IN HORIZONTAL FOOT-CANDLES
E-1	Urbanized, non-residential areas along Interstate Highways	2.0
E-2	Urbanized non residential areas along certain State Highways and arterial roadways	1.5
E-3	Residentially dominated areas	1.0
E-4	Designated Open Space Areas	.5
Open Space Lighting Overlay	A 350 ft. buffer adjusting light levels in any zone	One-half of applicable performance zone level

Section 7.5.2.3 Light Trespass

A. Maximum Light Trespass.

1. No lighting plan shall distribute light greater than .25 fc across a lot line to to adjacent private property unless all lots are included in the site plan permit.



Statistics						
Description	Symbol	Avg	Max	Min	Max/Min	Avg/Min
Parking Lot Light Levels	+	3.7 fc	9.7 fc	0.7 fc	13.9:1	5.3:1
Property Line Light Levels	+	2.0 fc	5.5 fc	0.4 fc	13.8:1	5.0:1

Staff Recommendation

Staff recommends that the request be denied.

Overall operational lighting levels for individual projects shall be evaluated in the context of the overall environment and the goals set for the surrounding community.

Planning and Zoning Commission

Public Hearing



PLANNING & ZONING COMMISSION MEETING

Tuesday, September 22, 2020