



Legislation Details (With Text)

File #: AC-20-11 **Version:** 1 **Name:**

Type: Action Item **Status:** Individual Consideration

File created: 9/1/2020 **In control:** Planning and Zoning Commission

On agenda: 9/22/2020 **Final action:**

Title: AC-20-11 (Twin Peaks Restaurant) Hold a public hearing and consider a request by Paul Stevens, on behalf of Alden Short Inc, for an Alternative Compliance Request to not meet 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, located at 1207 S IH 35. (M. Johnson)

Sponsors:

Indexes:

Code sections:

Attachments: 1. AC-20-11 Staff Report, 2. AC-20-11 Case Maps, 3. AC-20-11 Notification List, 4. AC-20-11 Business Details, 5. AC-20-11 Application Documents, 6. AC-20-11 P&Z Presentation

Date	Ver.	Action By	Action	Result
9/22/2020	1	Planning and Zoning Commission	postponed	

AGENDA CAPTION:

AC-20-11 (Twin Peaks Restaurant) Hold a public hearing and consider a request by Paul Stevens, on behalf of Alden Short Inc, for an Alternative Compliance Request to not meet 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, located at 1207 S IH 35. (M. Johnson)

Meeting date: September 22, 2020

Department: Planning & Development Services

Amount & Source of Funding

Funds Required: N/A
Account Number: N/A
Funds Available: N/A
Account Name: N/A

Fiscal Note:

Prior Council Action: Click or tap here to enter text.

City Council Strategic Initiative: [Please select from the dropdown menu below]

- Choose an item.
- Choose an item.
- Choose an item.

Comprehensive Plan Element (s): [Please select the Plan element(s) and Goal # from dropdown menu below]

- Economic Development - Choose an item.
- Environment & Resource Protection - Choose an item.
- Land Use - Choose an item.
- Neighborhoods & Housing - Choose an item.
- Parks, Public Spaces & Facilities - Choose an item.
- Transportation - Choose an item.
- Core Services
- Not Applicable

Master Plan: [Please select the corresponding Master Plan from the dropdown menu below (if applicable)]

Choose an item.

Background Information:

The applicant is requesting Alternative Compliance to deviate from the Lighting and Glare Standards for the replacement of site lighting of a developed site located at 1207 S IH 35. The applicant replaced site lighting during construction and utilized the existing light poles within the parking lot. The Alternative Compliance request seeks to exceed the maximum site average and to exceed light trespass maximums onto adjacent private properties.

Council Committee, Board/Commission Action:

N/A

Alternatives:

N/A

Recommendation:

Staff recommends **denial** of the Alternative Compliance request. 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.