



**AGENDA
CITY OF HELOTES
PLANNING AND ZONING COMMISSION
January 8, 2019**

The City of Helotes Planning and Zoning Commission will meet for a Regular Meeting on Tuesday, January 8, 2019 at 7:00 p.m. in the City Hall Council Chamber, 12951 Bandera Road, Helotes, Texas 78023. This is an open meeting, subject to the open meeting laws of the State of Texas.

1. Call to order.
2. Roll call.

OPEN SESSION:

3. Citizens to be heard. *The Planning and Zoning Commission may not discuss any presented issue, nor may any action be taken on any issue at this time (Attorney General Opinion JC-0169). The Commission will accept comments from citizens of the City of Helotes and its Extraterritorial Jurisdiction (ETJ) only. Comments are limited to three (3) minutes, and this time is not transferable. Each person may only speak once. No profanity or threats will be tolerated.*

COUNCIL LIAISON REPORT:

4. City Council action update on the following (Councilmember Alex Blue):
 - Wall signage for 46th St. New York Pizzeria located at 12510 Bandera Road, Suite 102, Helotes, Texas 78023, more particularly described as BCAD Prop. ID No. 1274715; and
 - Wall signage and a single-business use monument sign for Storage Mart located at 10930 Braun Road, San Antonio, Texas 78254, more particularly described as BCAD Prop. ID No. 1103837.

ITEMS FOR INDIVIDUAL CONSIDERATION:

5. Discussion of and action on the minutes of the Regular Meeting of the Planning and Zoning Commission dated December 4, 2018. (Approval Item; Staff)

NOTICE OF ASSISTANCE AT THE PUBLIC MEETING

The City of Helotes Municipal Complex is wheelchair accessible, and accessible parking spaces are available. In compliance with the Americans with Disabilities Act, the City of Helotes will provide reasonable accommodations for persons attending the meeting. To better serve you, requests should be received forty-eight (48) hours prior to the meeting. Please contact the City Secretary's Office by phone at 210.695.5911 or by facsimile at 210.695.2123.

City of Helotes Planning and Zoning Commission
January 8, 2019 Regular Meeting

6. Discussion of and action on a request by Jorge Coronado for approval of a variance to Municipal Code of Ordinances Chapter 66 *Signs*, Sections 66-51 *Commercial Signs: Projecting, Wall, Hanging, or In or on Windows* and 66-71 *Permits, Certificates and Approval Required; Master Sign Plan* for wall signage for Del Norte Taqueria and Panaderia located at 11590 Galm Road, Suite 108, Helotes, Texas 78023, more particularly described as BCAD Prop. ID No. 1210352. (Recommendation Item; Applicant)

Adjourn.

NOTE: It is possible that a quorum of the City Council and/or other Municipal Advisory and Governmental Bodies may be in attendance at the above stated meeting. No action will be taken by the City Council and/or other Municipal Advisory and Governmental Bodies at the above stated meeting, other than the body specifically referred to in the above notice.

The Planning and Zoning Commission reserves the right to adjourn into Closed Session at any time during the course of this meeting to discuss any of the exceptions to the requirement that a meeting be open to the public, in accordance with Texas Government Code, Chapter 551 *Open Meetings*, Subchapter D *Exceptions to Requirement that Meetings be Open*. No action may be taken in Closed Session.

I certify that this Agenda was posted on January 4, 2019 at 10:30 a.m. / p.m.



Celina Perez
City Secretary

**MINUTES
CITY OF HELOTES
PLANNING AND ZONING COMMISSION**

The City of Helotes Planning and Zoning Commission met for a regular meeting on December 4, 2018 at 7:00 p.m. in City Hall Council Chambers, 12951 Bandera Road, Helotes Texas. This was an open meeting subject to the open meeting laws of the State of Texas.

Commission Members

Present: Gregg Michel, Chair
Jason Wightman, Vice Chair
Ron Hozza, Secretary
Joe Edmond
Richard Hawk
Mike McGlothing
Mario Rios

Absent: Jeff Wade

Council members/staff present: Susan Darst, Assistant to City Administrator
Alex Blue, Council Member

1. Call to order.

Chair Michel called the meeting to order at 7:01 p.m.

2. Roll call.

Commissioner Hozza called roll. See above for members present.

OPEN SESSION:

3. Citizens to be heard.

No one signed up to speak on this item.

COUNCIL LIAISON REPORT:

4. City Council action update on the following (Councilmember Alex Blue):

- **Specific City Council Approved Use Permit for the installation / co-location of T-Mobile equipment within an existing cellular tower/enclosure located on the Municipal Complex;**
- **Request to rescind Ordinance No. 337 regulating site vegetation and grading; removing zoning designation Townhouse Single Family**

- Residential District (R-TH); and establishing a Planned Unit Development (PUD) for a townhome development located on Iron Horse Way near its intersection with Antonio Drive;**
- **Specific City Council Approved Use Permit for Bandera Road Café for a restaurant with a drive thru facility located at Helotes Point Retail Center, 12510 Bandera Road;**
 - **Variance for wall signage for El Rodeo Mexican Grill located at 12932 Bandera Road; and**
 - **Wall signage for Cheetah Direct From the Mines store located at 14436 Old Bandera Road.**

On November 6, 2018 the Planning & Zoning Commission recommended approval of a majority of the aforementioned items and disapproval of the item pertaining to the townhome development. Council Member Blue reported that on November 8, 2018, the City Council agreed with the Commission's recommendations. Council approved the same items and denied the townhome development.

ITEMS FOR INDIVIDUAL CONSIDERATION (5 - 7):

- 5. Discussion of and action on the minutes of the Regular Meeting of the Planning and Zoning Commission dated November 6, 2018. (Approval Item; Staff)**

Motion was made by Commissioner Edmond, second by Commissioner Rios, to approve the minutes as submitted.

Motion to approve carried unanimously.

- 6. Discussion of and action on a request by Jorge Coronado for approval of a variance to Municipal Code of Ordinances Chapter 66 Signs, Section 66-51 Commercial Signs: Projecting, Wall, Hanging, or In or on Windows, and authorizing wall signage for 46th St. New York Pizzeria located at 12510 Bandera Road, Suite 102, Helotes, Texas 78023, more particularly described as BCAD Prop. ID No. 1274715. (Recommendation Item; Applicant)**

Discussion included that Code allows for one square foot per linear foot of the building or unit façade. The applicant unit façade is 23 linear feet. The proposed sign is 40 square feet, exceeding Code by 12 square feet.

Motion was made by Commissioner Wightman, second by Commissioner McGlothing, to recommend approval of a variance, as allowed by Code, for a change of up to 25% of the sign area, allowing for the sign to have a maximum sign area of approximately 35 square feet.

Motion to recommend approval of the variance carried unanimously.

7. **Discussion of and action on a request by Wes Putman for approval of wall signage and a single-business use monument sign, pursuant to Municipal Code of Ordinances Chapter 66 *Signs*, for Storage Mart located at 10930 Braun Road, San Antonio, Texas 78254, more particularly described as BCAD Prop. ID No. 1103837. (Recommendation Item; Applicant)**

Motion was made by Commissioner McGlothing, second by Commissioner Edmond, to recommend approval of the wall sign as presented and the monument sign, with the condition that the monument sign include the business address, landscaping, and a masonry base that extends the full length of the proposed sign that shall not exceed the Code requirement of 84 square feet, which includes the sign face, frame, and mounting hardware.

Motion to recommend approval of the wall sign as presented and the monument sign, with the conditions as indicated above, carried unanimously.

Adjourn.

Motion was made by Commissioner Hozza, second by Commissioner McGlothing, to adjourn the meeting at 7:33 pm. Motion to approve carried unanimously.

Respectfully submitted,

ATTEST:

Gregg Michel, Chair

Ron Hozza, Secretary

**CITY OF HELOTES
PLANNING & ZONING COMMISSION**

AGENDA ITEM REQUEST FORM

DATE: January 8, 2019

AGENDA PLACEMENT: **CONSENT**
 INDIVIDUAL
 PRESENTATION
 CLOSED

CAPTION:

Discussion of and action on a request by Jorge Coronado for approval of a variance to Municipal Code of Ordinances Chapter 66 *Signs*, Sections 66-51 *Commercial Signs: Projecting, Wall, Hanging, or In or on Windows* and 66-71 *Permits, Certificates and Approval Required; Master Sign Plan* for wall signage for Del Norte Taqueria and Panaderia located at 11590 Galm Road, Suite 108, Helotes, Texas 78023, more particularly described as BCAD Prop. ID No. 1210352. (Recommendation Item; Applicant)

BACKGROUND:

The applicant incorrectly requested and was granted a sign permit through the City of San Antonio. The applicant requests a variance for the sign currently installed at their business location. The installed sign is 40 square feet, which is 20 square feet over that allowed by City Code and the Galm Village Master Sign Plan approved on November 3, 2015.

Municipal Code of Ordinances Chapter 66 *Signs*, Sections 66-51 *Commercial Signs: Projecting, Wall and Hanging, or In or On Windows* and 66-71 *Permits, Certificates and Approval Required; Master Sign Plan* regulate the proposed wall signage:

Section 66-51

(b) *Wall signs.* Wall signs by single businesses or an individual business in a multi-tenant shopping center, office complex or business park shall be regulated as follows:

Code	Compliant	Variance Required
(1) <i>Purpose.</i> To identify a business or organization.	Yes	No variance required.
(2) <i>Size.</i> One square foot per linear foot of building or unit facade to which it is attached; a maximum of 100 square feet. A minimum area of ten square feet will be allowed if a business has insufficient footage. The size of a multi-paneled sign shall be determined by dividing the	No	The applicant unit façade is 20 linear feet, meaning that the sign should be a maximum of 20 sq. ft. The proposed sign is 40 square feet. Variance required.

maximum size allowed by the number of panels.		
(3) <i>Height.</i> The top of the sign shall be below the lower roofline and at a height no greater than 20 feet above the ground immediately adjacent to the sign.	Yes	No variance required.
(4) <i>Number.</i> One sign per street or pedestrian way which the building faces or abuts with a maximum of two signs, subject to review by the P&Z.	Yes	No variance required.
(5) <i>Location.</i> All wall signs shall be installed flat against the wall of a building and shall not extend from the wall more than 12 inches.	Yes	No variance required.
(6) <i>Design.</i> Reference Chapter 98 Zoning, Article IX Architectural Review by Planning and Zoning Commission, section 98-253, subsection (f) signage. Sign content shall be limited to appropriate information necessary to identify the business and to carry out the normally accepted activities for a business of its type.	Yes	No variance required.
(7) <i>Lighting.</i> Indirect, internally illuminated, or neon.	Yes	No variance required.
(8) <i>Landscaping.</i> Not applicable.	N/A	N/A
(9) <i>Duration.</i> The sign shall be permitted so long as the business or office is open for business.	Yes	No variance required.
(10) <i>Special provisions.</i> Shall be as follows: a. A business or organization having a wall, projecting, or hanging sign is not excluded from participating in a multi-tenant commercial sign.	Yes	No variance required.
b. Businesses or organizations not having exterior public entrances are subject to the provisions of the multi-tenant commercial sign for multi-tenant building, in section 66-50.	N/A	N/A
c. An individual business with a basement entrance with no calculable frontage may have one sign with a maximum area of six square feet.	N/A	N/A
(11) <i>Permit.</i> A permit and master sign plan approval must be obtained in accordance with the provisions of this chapter prior to installation.	No	Variance required.

Section 66-71

(d) Amendments to existing master sign plan; existing nonconforming signs. Any change to an approved master sign plan may be submitted as an amendment to the original plan. Thirteen 11-inch by 17-inch copies and one digital file of the proposed amendment, attached to the approved plan, shall be submitted for review by the P&Z in accordance with the criteria set out in subsection (c) above.

ITEM NO. 6

FINANCIAL: N/a

RECOMMENDATION: No recommendation provided.

SUBMITTED BY: City Staff

DATE SUBMITTED: January 3, 2019

SUGGESTED MOTION: No motion provided.

RECEIVED

DEC 28 2018

CITY OF HELOTES



City of Helotes
Development Services
Department
P.O. Box 597
12951 Bandera Road
Helotes, TX 78023
Phone (210) 695.4877
Fax (210) 695.2123

SIGN PERMIT APPLICATION

CHAPTER 66,
Sign Administrative Procedure

Name of Applicant: Jorge Coronado Date: 12/27/2018

Sign Location Address: 11590 Galm Rd # 108

Legal Description: Lot #: 6 Block #: 1 CB/NCB #: 4450L

Use of Building: Retail

No. of Businesses: 9 Zoning: ETJ

Name of Property Owner: 702 Group LLC. Phone #: _____

Property Owner's Address: 7300 Blanco Rd Suite 603 San Antonio TX 78213

Name of Sign Contractor: C&S Wired UP Sign Division

Contractor's License #: TESC28106 Phone #: 2104595627

E-mail Address: bagoma@msn.com

Contractor's Business Address: 11926 Nacogdoches Rd. 78217

Type of Sign: Monument, Multi-Tenant Wall Mount Window Residential Entry
 Monument, Single Business Hanging Public/ Non-Profit Signage
 Traffic Control Projecting Miscellaneous Signage
 Other _____

Linear Feet of Building or Lease Space Frontage: 20

Sign Dimensions: 4'x10' Square Footage: 40 Height: 47 Sign Colors: White/Orange

Sign Text: Del Norte Panaderia & Taqueria

Non-Illuminated Sign: Illuminated Sign: Type of Lighting: Internal LED.

Applicant must attach the following documents:

- Thirteen (13) sets of plans indicating sign size, color, type of material, and its parts; message size and style of lettering; type of lighting; method of attachment; associated landscaping.
- Thirteen (13) sets of color sketches, color photographs, or similar scaled presentation of the sign and building that shows how each would appear in relation to the other.
- Site plan showing location of proposed sign and copy of plat, if available, to determine easement locations.
- Written consent from the property owner.

Applicant's Signature: Jorge Coronado Date: 12/27/2018

Printed Name: Jorge Coronado Phone #: 2104595627

Applicant's Address: 11590 Galm Rd #108

Note: All exterior signage requires Planning & Zoning Commission and City Approval prior to permitting installation. The Commission meets on the 1st Tuesday of each month. The deadline submittal date is 14 calendar days prior to meeting date.

Celina Perez

Subject: FW: New Form Submission: Sign Variance Form

From: City of Helotes [<mailto:info@helotes-tx.gov>]

Sent: Thursday, December 27, 2018 7:14 PM

To: Judy@esdandassociates.com; Ernest Cruz; Belenda Parker

Subject: New Form Submission: Sign Variance Form

Someone submitted the Sign Variance Form form.

Date: 12/27/2018 7:14 PM

1. Applicant Name:: Jorge Coronado
2. Applicant Address:: 11590 Galm Rd, #108
3. Applicant Email:: bagoma@msn.com
4. Applicant Phone No.:: 2104595627
5. Applicant Status:: O
6. Owner's Agent Letter:: [1545958874_del_norte_variance_packet.pdf](#)
7. Signage Address:: 11590 Galm Rd #108
8. Property Legal Description:: Lot# 6 Blk#1 Zoning ETJ
9. Signage Dimensions:: 4'x10'
10. Reference the specific code relevant to this sign variance request (example: Section 66-46) : 66-11
11. Reason for Sign Variance Request:: In good faith sign on location was installed under a permit and plans submitted to the City of San Antonio. A permit was issued and as well as a final for this location. Now that comes to light that a permit originally needed to be obtained at the City of Helotes we are now respectfully submit an application for variance to keep sign as in its present style and location. As we consider that its design and features are similar to the ones approved from City of Helotes in its master sign permit.
12. Electronic Signature: Jorge Coronado
13. Payment: 61.60

Order Confirmation Number: 100000069

Sec. 66-51. - Commercial signs: projecting, wall and hanging, or in or on windows.

(a) *Commentary.* In addition to the monument signage authorized for multi-tenant shopping centers in section 66-50, or the monument signage authorized for single business use in section 66-49, individual businesses within a multi-tenant shopping center or office complex or single businesses may also elect to have one of the following signs per street or pedestrian way which the building faces or abuts, with a maximum of two such signs. Such signs must be submitted to the P&Z for review and approval prior to installation.

(b) *Wall signs.* Wall signs by single businesses or an individual business in a multi-tenant shopping center, office complex or business park shall be regulated as follows:

- (1) *Purpose.* To identify a business or organization.
 - (2) *Size.* One square foot per linear foot of building or unit facade to which it is attached; a maximum of 100 square feet. A minimum area of ten square feet will be allowed if a business has insufficient footage. The size of a multi-paneled sign shall be determined by dividing the maximum size allowed by the number of panels.
 - (3) *Height.* The top of the sign shall be below the lower roofline and at a height no greater than 20 feet above the ground immediately adjacent to the sign.
 - (4) *Number.* One sign per street or pedestrian way which the building faces or abuts with a maximum of two signs, subject to review by the P&Z.
 - (5) *Location.* All wall signs shall be installed flat against the wall of a building and shall not extend from the wall more than 12 inches.
 - (6) *Design.* Reference Chapter 98 Zoning, Article IX Architectural Review by Planning and Zoning Commission, section 98-253, subsection (f) signage. Sign content shall be limited to appropriate information necessary to identify the business and to carry out the normally accepted activities for a business of its type.
 - (7) *Lighting.* Indirect, internally illuminated, or neon.
 - (8) *Landscaping.* Not applicable.
 - (9) *Duration.* The sign shall be permitted so long as the business or office is open for business.
 - (10) *Special provisions.* Shall be as follows:
 - a. A business or organization having a wall, projecting, or hanging sign is not excluded from participating in a multi-tenant commercial sign.
 - b. Businesses or organizations not having exterior public entrances are subject to the provisions of the multi-tenant commercial sign for multi-tenant building, in section 66-50.
 - c. An individual business with a basement entrance with no calculable frontage may have one sign with a maximum area of six square feet.
 - (11) *Permit.* A permit and master sign plan approval must be obtained in accordance with the provisions of this chapter prior to installation.
- (c) *Commercial signs: projecting and hanging signs.* Hanging commercial signs may be used by single businesses or an individual business in a multi-tenant shopping center, office complex or business park and shall be regulated as follows:
- (1) *Purpose.* To identify a business or organization.
 - (2) *Size.* A maximum area of 24 square feet.
 - (3) *Height.* No part of the sign shall extend below eight feet from the average grade nor shall it extend above the lower roofline of the building to which it is attached.

Sec. 66-71. - Permits, certificates and approval required; master sign plan.

- (a) *General requirements.* It is unlawful for any person to erect, alter, or relocate any sign within the city and its area of extraterritorial jurisdiction without complying with the following requirements:
- (1) Completion of a sign application permit;
 - (2) Review by the city staff for completeness and general compliance;
 - (3) Review and approval by the P&Z; and, as applicable, forwarding to the city council for variance or appeal action; and
 - (4) Final inspection report from the city's building inspector.
- (b) *Sign permit application.* An application for a sign permit shall contain the following information:
- (1) Names, addresses, and telephone numbers of the applicant, the owner of the property and the owner of the sign, and date of application;
 - (2) Numerical location of the building structure upon its lot, block and plat designation, and street address upon which the sign is to be located;
 - (3) Section number and paragraph of this chapter under which the application is being made;
 - (4) Position of the sign on the building or on the ground in both plain view, drawn to scale, and elevation views, drawn to scale;
 - (5) Thirteen 11-inch by 17-inch sets of scaled drawings of the plans and specifications, including one digital file, size and color of the sign and its various parts, the style of lettering, the message, lighting, type of material of which it is fabricated and the method of attachment to the building or to the ground and associated landscaping; and ten color sketches, color photographs, or similar presentation of the sign and building, as well as any contiguous street or building in order to display how they would appear in relation to one another;
 - (6) Name of the parties responsible for constructing and erecting the sign;
 - (7) Written consent of the owner of the building, structure, or land to which or on which the sign is to be erected;
 - (8) Letter of compliance approval by the chairperson or acting chairperson of the P&Z, after review;
 - (9) If required by the building inspector, a copy of stress sheets and calculations showing that the structure is designed for dead load and wind pressures in any direction in the amount required by this chapter and all other laws and ordinances of the city; and
 - (10) Linear feet of street frontage.
- (c) *Master sign plan application.* Any application for a sign permit for a shopping center, business park, or office complex shall include a presentation of a master sign plan. An application for approval of a master sign plan shall be processed as follows:
- (1) Thirteen 11-inch by 17-inch copies (and one digital file) of a master sign plan for the shopping center or office complex shall be submitted, with the permit application, for review by the P&Z.
 - (2) The master sign plan shall include details of the design, construction, and location of all signs except traffic control signs, which fall under the purview of subsection (e) of this section.
 - a. An accurate plot plan of the lot.
 - b. Location of buildings, parking lots, driveways, and landscaped areas on the lot.
 - c. An accurate indication of the plot plan of the proposed location of each present and future sign of any type requiring a permit.
 - d. Color scheme.
 - e. Lettering or graphic style.
 - f. Lighting.
 - g. Location of each sign.
 - h. Materials.
 - i. Sign dimensions.
 - j. Provisions for leasing information.

- (3) The P&Z shall review the master sign plan for compatibility and harmony with the architecture of the facility, the surrounding area, and all applicable provisions of this chapter.
- (4) All signs to be installed, as described in the plan, shall obtain separate permits once the master sign plan is approved.
- (5) The P&Z may approve, disapprove or condition its approval of a master sign plan by requiring such modifications to the plan that would be necessary for compliance with this chapter. Should a plan be disapproved the P&Z shall advise the applicant in writing of the specific deficiencies in the plan.
- (d) Amendments to existing master sign plan; existing nonconforming signs. Any change to an approved master sign plan may be submitted as an amendment to the original plan. Thirteen 11-inch by 17-inch copies and one digital file of the proposed amendment, attached to the approved plan, shall be submitted for review by the P&Z in accordance with the criteria set out in subsection (c) above.
- (e) *Private property traffic control sign plan.* An application for traffic control signs on private property shall include 13 11-inch by 17-inch copies and one digital file of a diagram of the parking lot on which the signs are proposed to be placed, depicting the location and types of signs, parking spaces, drive and fire lanes, and driveways. Private property traffic control sign plans shall be submitted for review by the P&Z in accordance with the criteria set out in subsection (c) of this section.
- (f) *Schedule of fees.* Sign permit fees shall comply with the most recent adopted fee schedule passed and approved by the city council.
- (g) *Electric signs.* All electric signs must comply with the applicable provisions of this chapter, as well as with the electrical code as adopted by the city council.
- (h) *Permits issued in violation of chapter.* Any permit which is issued in violation of any provision of this chapter, or issued upon erroneous information provided by the applicant, shall be absolutely void and no rights whatsoever shall be accrued therefrom.

(Ord. No. 249, § 1(150.701), 2-26-2004; Ord. No. 391, § 1, 1-22-2009)

Application #2414825

Application #: 2414825
 Site Location: 9797 FM 1560 N
 BEXAR COUNTY, TX 78254-0000
 Application Type: SIGN PERMIT APPLICATION
 Fees Paid:
 Amount Due: \$127.76
 Application Description: DEL NORTE TAQUERIA Y PANADERIA - WALL MOUNT CHANNEL LETTERS ON BACKER PLATE 4' X 10'.
 SHALL COMPLY WITH CHAPTER 28 & 10, NEC & UDC
 Application Name: DEL NORTE TAQUERIA Y PANADERIA
 Occupancy Type: COMMERCIAL CONSTRUCTION
 Work Type: NEW
 Declared Valuation: 0
 Status: Pre-issued
 Applicant/Contact:
 Company/Contractor: C&S WIRED UP ELECTRIC
 11926 NACOGDOCHES ROAD
 SAN ANTONIO, TX 78217-2331
 Day: (210)421-0002 x
 Fax: (210)681-5993

Additional Contacts:

JOSE F CASTILLO	LICENSE HOLDER	11926 NACOGDOCHES RD SAN ANTONIO, TX 78217
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Sign Permit
 Permit Type: ON PREMISE
 Sign Certification Required?: No
 Type of Business Advertised: RESTAURANT
 Sign Text?: DEL NORTE TAQUERIA Y PANADERIA
 On Premises?: No
 Street Light Pole?: No
 Flag Line?: No
 Number of Banners/Poles?: 0

City of San Antonio
Development Services Department



Reviews

[Back](#)

Art Type	Status	Status By	Waived	Issued	Started	Started By	Completed	Completed By	Assigned To	Art Number
SIGNFINAL	APPROVED	ARTURO ELIZONDO	N	09-19-2018	09-19-2018	ARTURO ELIZONDO	09-19-2018	ARTURO ELIZONDO	ARTURO ELIZONDO	1331379

[Back](#) [Main Menu](#) [Dynamic Portal](#)

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DEL NORTE TAQUERIA Y PANADERIA SIGNAGE



Σ **Inbox** x

NOVA Group <novasa@sbcglobal.net>
to Banda, Ernest ▾

11:19 AM (54 minutes ago)



Marco,

We will accept the signage subject to a variance approval from Ernest Cruz and the Helotes City Council. They have the final say.

Thanks, Kevin

Kevin Spruill
The Nova Group
7300 Blanco Rd, Ste 603
San Antonio, Tx, 78216
(210) 308-6682

Property Identification #: 1210352

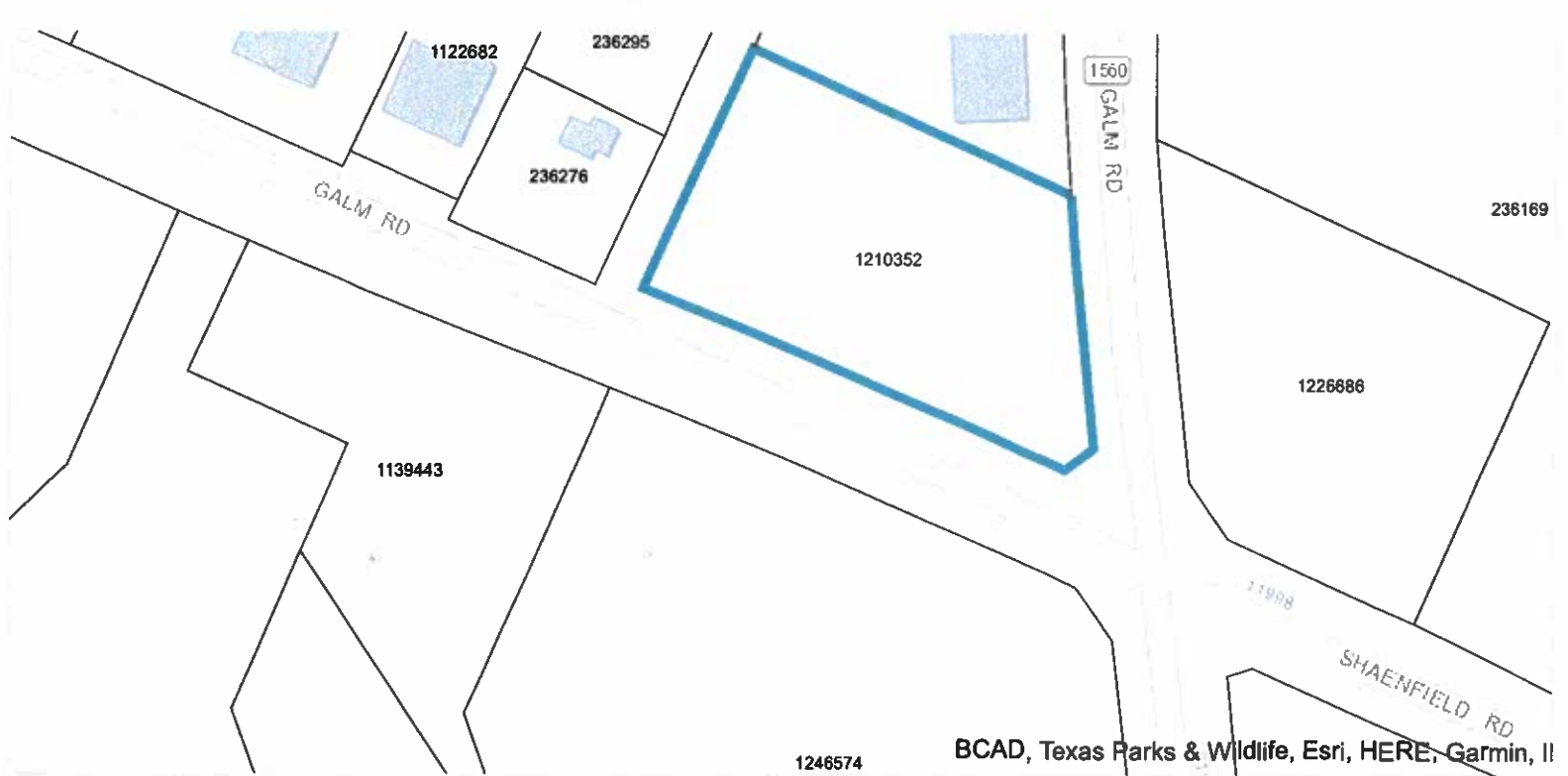
Property Information: 2019

Owner Identification #: 2931868

Geo ID: 04450-901-0060
Situs Address: 11590 GALM RD TX 78216
Property Type: Real
State Code: F1

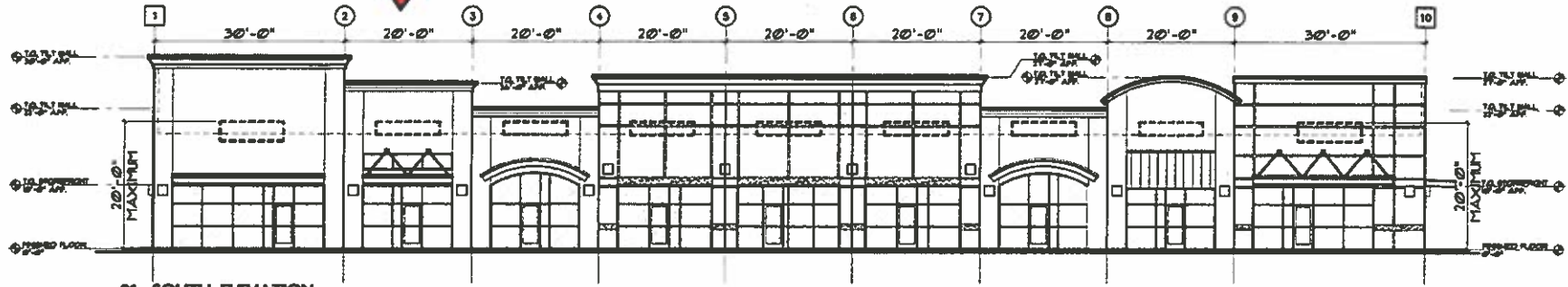
Legal: CB 4450L BLK 1 LOT 6 (GALM
Description: JV)
Abstract: A04450
Neighborhood: NBHD code51200
Appraised Value: N/A
Jurisdictions: CAD, 11, 10, 08, 06, 09, 56, 77

Name: NOVA SVS II LLC
Exemptions:
DBA: GALM VILLAGE (36% SHELL)

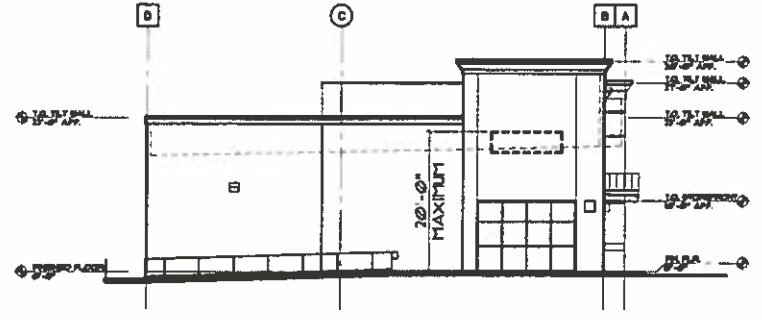


Bexar CAD Map Search

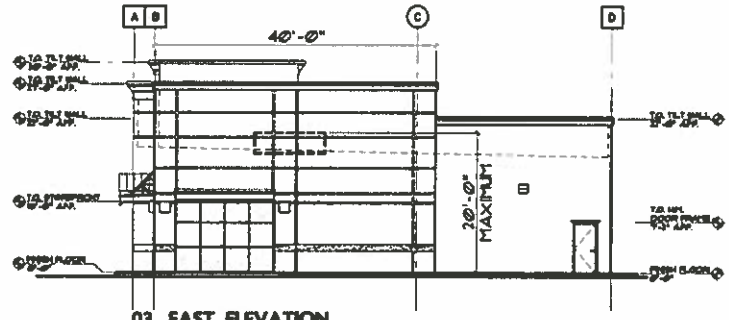
This product is for informational purposes only and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey and represents only the approximate relative location of property boundaries. The Bexar County Appraisal District expressly disclaims any and all liability in connection herewith.



01 SOUTH ELEVATION
SCALE: 1/8" = 1'-0"



02 WEST ELEVATION
SCALE: 1/8" = 1'-0"



03 EAST ELEVATION
SCALE: 1/8" = 1'-0"

NOTES:

- SIZE:**
ONE SQUARE FOOTAGE FOR EVERY ONE LINEAR FOOTAGE OF LEASE SPACE FRONTAGE
- HEIGHT:**
THE TOP OF THE SIGN SHALL BE BELOW THE LOWER ROOF LINE AND AT A HEIGHT NO GREATER THAN 20 FEET ABOVE THE GROUND IMMEDIATELY ADJACENT TO THE SIGN.
- NUMBER:**
ONE SIGN PER STREET OR PEDESTRIAN WAY WHICH THE BUILDING FACES OR ABUTS WITH A MAXIMUM OF TWO SIGNS, SUBJECT TO REVIEW BY P&Z.
- LOCATION:**
ALL WALL SIGNS SHALL BE INSTALLED FLAT AGAINST THE WALL OF THE BUILDING AND SHALL NOT EXTEND FROM THE WALL MORE THEN 12 INCHES.
- LIGHTING:**
LIGHTING TO BE INDIRECT, INTERNALLY ILLUMINATED OR NEON.
- PERMIT:**
EACH TENANT WILL BE REQUIRED TO SUBMIT FOR PERMIT OF THEIR SIGNAGE
- SEC. 66-26. PLANNING AND ZONING COMMISSION ACTION:**
WITHOUT FURTHER CITY COUNCIL APPROVAL, THE PLANNING AND ZONING COMMISSION MAY ALLOW CHANGES OF UP TO 25 PERCENT OF THE SIGN AREA TO ACCOMMODATE LONGER WORDS AND NAMES WHILE RETAINING APPROPRIATE SCALE AND PROPORTIONS OF LETTERING TO OPEN SPACE FOR READABILITY AND AESTHETIC CONSIDERATION. IN EACH INSTANCE WHEN THE PLANNING AND ZONING COMMISSION GRANTS SUCH A VARIANCE IT SHALL INFORM THE CITY COUNCIL BY FORWARDING INFORMATION TO THE CITY ADMINISTRATOR FOR DISSEMINATION AT A PUBLIC MEETING OF THE CITY COUNCIL. ANY OTHER REQUEST FOR VARIANCE, INCLUDING A CREATIVE SIGN APPLICATION, MUST BE FORWARDED TO THE CITY COUNCIL FOR FINAL APPROVAL. (ORD. NO. 391, § 1-22-2009)

SPECIFICATIONS

1. MANUFACTURE AND INSTALL CHANNEL LETTERS MOUNTED ON RACEWAY.
2. 1"x1" RACEWAY PAINTED TO MATCH THE BUILDING
3. ALUMINUM CONSTRUCTION
4. 5" RETURNS PAINTED BLACK
5. 1" TRIMCAP - BLACK
6. 3/16" FLEXI FACES (COLOR TO VARY WITH EACH TENANT)

DATE	BY

MASTER SIGN PLAN
GALM VILLAGE
 13,000 SQ. FT. RETAIL BUILDING
 1800 CALLA ROAD
 SAN ANTONIO, TX

DATE	10/21/20
PROJECT	GALM VILLAGE
SHEET	

MSP

Actual view



C&S Wired Up/Sign Division
11926 Nacogdoches Rd.
San Antonio TX 79216
TESC28106

Project Manager: 210-8972752

Jorge Coronado
Agreement 8/20/2017
Good for 30 days
Terms: 50% Deposit
Balance upon completion

1 (one) internally illuminated channel letter & vinyl graphic face sign + Backplate-Raceway

Position & Elevation



11590 Galm RD. Suite 108
San Antonio TX 78254

C&S Wired Up/Sign Division
11926 Nacogdoches Rd.
San Antonio TX 79216
TESC28106

Project Manager: 210-459-5627

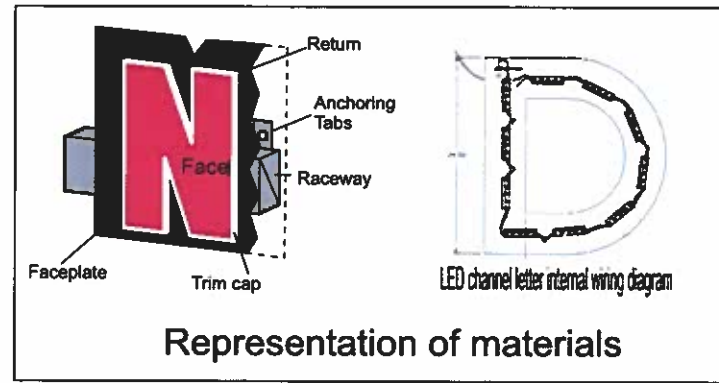
Jorge Coronado
Agreement 8/20/2017
Good for 30 days
Terms: 50% Deposit
Balance upon completion

1 (one) internally illuminated channel letter & vinyl graphic face sign + Backplate-Raceway



Pictures are for illustration purposes only

Return: Black
Face: White letters
Trim: Black
1ea. unit as shown installed on
Front upper wall on location



Representation of materials

Notes:

Price quoted is based on normal access to project during normal business hours, soil, wall, primary electrical within 6' of project, when such conditions result adverse, **customer agrees** to remedy or to amend this agreement to correct such conditions. Municipal fees, engineering fees and/or fees to third parties when required are not part of this agreement unless specified in the description.

Acceptance of order:

The above prices, specifications and conditions are satisfactory and hereby accepted, sign contractor is authorized to do the work above specified, payment will be made as outlined in this work agreement.

*Sales and applicable taxes are not included

