



**AGENDA**  
**CITY OF HELOTES**  
**PLANNING AND ZONING COMMISSION**  
**April 7, 2020**

The City of Helotes Planning and Zoning Commission will meet for a Regular Meeting on Tuesday, April 7, 2020 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.

**SUPPLEMENTAL NOTICE OF PARTICIPATION BY TELEPHONE CONFERENCE**

As a result of COVID-19, the Governor of Texas issued an order on March 16, 2020, suspending various provisions of the Open Meetings Act, which now authorize the participation of a meeting by telephone. In order to advance the public health goal of physical distancing, the City of Helotes will conduct this regular meeting by telephone conference using a toll-free phone number. No in person input will be allowed. To speak remotely, register in advance by using the fillable Citizen Comment Form on the City website. The comment form is due by 12:00 pm on Tuesday, April 7. Once the comment form is received, the speaker will receive a confirmation email with the toll-free phone number and access code. Speakers will be placed in a queue until their time to speak.

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.*

**ITEMS FOR INDIVIDUAL CONSIDERATION:**

4. Discussion of and action on the minutes of the Regular Meeting of the Planning and Zoning Commission dated March 3, 2020. (Approval Item; Staff)
5. Discussion of and action on a request by Double DP Investments, Inc., for approval of a wall sign, pursuant to Municipal Code of Ordinances Chapter 98 Zoning, Section 98-72 *Old Town Helotes Special District*, Subparagraph (g)(6)(b)(2) *Commercial Signs – Projecting, Wall, Hanging, or In/On Windows*, for the Shops at Old Town Conference Room, located at 14743 Old Bandera Road, #7, more particularly described as BCAD Property ID No. 1154308. (Recommendation Item; Applicant)

Planning and Zoning Commission Regular Meeting  
April 7, 2020

6. Discussion of and action on a request by Helotes RLCC Properties LLC, for approval of a wall sign, pursuant to Municipal Code of Ordinances, Chapter 66 *Signs*, Section 66-51 *Commercial Signs: Projecting, Wall, Hanging, or In or on Windows* for Young Brothers Fire Protection, located at 14107 Bandera Road, more particularly described as BCAD Property ID No. 242275. (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 April 2, 2020 at 2:00 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 March 3, 2020 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  
Mike McGlothing  
Mario Rios  
Jeff Wade

Absent: Richard Hawk

Council Members/Staff Present: Ernest Cruz, Development Services Director  
Marian Mendoza, 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.

**PUBLIC HEARING:**

- 3. Public Hearing to give all interested persons the right to appear and be heard on a request by Versaterra Development for a change in zoning from Overlay District (B-3 OD) to Single-Family Residential District (R-1) for 9.511 acres described as Bandera Oaks Subdivision, Block 2, Lots 7 and 901 (BCAD Prop. ID Nos. 1308636 & 1308638), generally located behind 12510 Bandera Road, Helotes, Texas 78023.**

Chairman Michel opened the public hearing at 7:03 p.m.

Wayne Flores, KFW Engineers, and Paul Basaldua, President of Versaterra Development, introduced themselves as the representatives for this request.

Chairman Michel closed the public hearing at 7:05 p.m.

OPEN SESSION:

**4. Citizens to be heard.**

No one signed up to speak on this item.

COUNCIL LIAISON REPORT:

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

- **A request by Harvest Real Estate for approval of a wall sign located at 14743 Old Bandera Road, Suite 11-10 (BCAD Prop ID No. 1154308).**

Council Member Blue reported on February 13, 2020, City Council City Council agreed with the Commission's recommendation and unanimously approved the aforementioned item as presented.

ITEMS FOR INDIVIDUAL CONSIDERATION:

**6. Discussion of and action on the minutes of the Regular Meeting of the Planning and Zoning Commission dated February 4, 2020. (Approval Item; Staff)**

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

Motion to approve carried unanimously.

**7. Discussion of and action on a request by Versaterra Development for a change in zoning from Overlay District (B-3 OD) to Single-Family Residential District (R-1) for 9.511 acres described as Bandera Oaks Subdivision, Block 2, Lots 7 and 901 (BCAD Prop. ID Nos. 1308636 & 1308638), generally located behind 12510 Bandera Road, Helotes, Texas 78023. (Recommendation Item; Applicant)**

Motion was made by Commissioner Wightman, second by Commissioner Hozza, to recommend approval of this item as written.

Motion to recommend approval carried unanimously.

**8. Discussion of and action on a request by Debbie James for approval of a wall sign, pursuant to Municipal Code of Ordinances Chapter 98 Zoning, Section 98-72 Old Town Helotes Special District, Subparagraph (g)(6)(b)(2) Commercial Signs – Projecting, Wall, Hanging, or In/On Windows, for Cheetahlish, a retail clothing store, located at 14436 Old Bandera Road, Helotes, Texas 78023, more particularly described as BCAD Prop. ID No. 242097. (Recommendation Item; Applicant)**

The applicant is currently located at 14837 Old Bandera Road and intends to relocate, still within the area designated as the Old Town Helotes Special District.

Motion was made by Commissioner Wightman, second by Commissioner McGlothing, to recommend approval of this item, with the suggestion that the applicant utilize a more earth-tone color for the sign, since the building is located in the Old Town Helotes Special District.

Motion to recommend approval, with the aforementioned suggestion, carried unanimously.

- 9. Discussion of and action on a preliminary and final amending plat, pursuant to Municipal Code of Ordinances Chapter 78 *Subdivisions*, Section 78-75 *Amending a Plat*, establishing Bricewood Subdivision, Unit 3-A, Lots 1 – 9, Block 26, and amending Bricewood Subdivision, Unit-3, Lots 1 – 9, Block 20, recorded in Volume 20001, Pgs. 1364 – 1365, of the Official Public Records of Bexar County, Texas. (Recommendation Item; Applicant)**

Motion was made by Commissioner Wade, second by Commissioner Rios, to recommend approval of this item as written.

Motion to recommend approval carried unanimously.

- 10. Discussion of and action on a request by Facility Solutions Group for approval of a variance to Municipal Code of Ordinances Chapter 66 *Signs*, Section 66-49 *Commercial Signs: Single-Business Use (Monument-Type)* authorizing a size and height increase on an existing monument sign for Kentucky Fried Chicken located at 12474 Bandera Road, more particularly described as BCAD Property ID No. 1274714. (Recommendation Item; Applicant)**

The applicant claims the existing Kentucky Fried Chicken (KFC) monument sign is obstructed by an electrical panel box and cannot be seen in its entirety when driving North on Bandera Road.

Ernest Cruz, Development Services Director, advised contact was made with CPS energy and the Developer to determine whether the electrical panel box or the monument sign was installed first, however, no information had been received. During discussion, it was pointed out that even though the monument sign is partially obstructed, the KFC building, with its red and white color scheme, is visible and set close to Bandera Road.

Motion was made by Commissioner Wade, second by Commissioner Rios, to recommend disapproval of the variance request. The Commission encouraged the applicant to seek a remedy with CPS Energy or the Developer.

Motion to recommend disapproval carried unanimously.

**11. Discussion of and action on a request by Nuclios Architecture for approval of a conceptual design plan for Little Cherub Childcare Center located at 12840 N. F.M. 1560 (Hausman Road), more particularly described as BCAD Property ID No. 242808, including the following:**

- **Site plan;**
- **Building design;**
- **Exterior lighting; and**
- **Signage. (Recommendation Item; Applicant).**

The subject property is currently the Panther Car Wash. The applicant intends to demolish the car wash and proposes to build a child care center.

Motion was made by Commissioner Wade, second by Commissioner McGlothing, to recommend approval, with the following stipulations:

- the four light fixtures around the monument sign be removed, since the sign will be internally illuminated; and
- the wall sign be opaque, backlit, and made of an anodized metal.

Motion to recommend approval, with the aforementioned stipulations, carried unanimously.

**Adjourn.**

With no more business to come before the Commission, Chairman Michel adjourned the meeting at 8:01 pm.

Respectfully submitted,

ATTEST:

\_\_\_\_\_  
Gregg Michel, Chair

\_\_\_\_\_  
Celina Perez, City Secretary



**PLANNING & ZONING COMMISSION  
AGENDA ITEM REQUEST FORM**

**MEETING DATE:** April 7, 2020

**AGENDA PLACEMENT:**

- PRESENTATION
- UNFINISHED BUSINESS
- CONSENT
- INDIVIDUAL
- CLOSED

**CAPTION:**

Discussion of and action on a request by Double DP Investments, Inc., for approval of a wall sign, pursuant to Municipal Code of Ordinances Chapter 98 *Zoning*, Section 98-72 *Old Town Helotes Special District*, Subparagraph (g)(6)(b)(2) *Commercial Signs – Projecting, Wall, Hanging, or In/On Windows*, for the Shops at Old Town Conference Room, located at 14743 Old Bandera Road, #7, more particularly described as BCAD Property ID No. 1154308. (Recommendation Item; Applicant)

**EXECUTIVE SUMMARY:**

The applicant is requesting to install a sign specifically for Double DP Investments staff and clients to be able easily locate the conference room, due to multiple buildings currently located on the property located at 14743 Old Bandera Rd #7. The applicant is also the owner of the entire development known as the “The Shops At Old Town Helotes”.

The sign specifications are as follows:

- Sign Dimensions – 6” x 24” (1 square foot)
- Sign Color – Wood Grain
- Lighting – Non-illuminated
- Sign Type – Wall

The requirements for *Signs Authorized Specifically in the Old Town Helotes Subdistricts* are as follows:

Code	Compliant	Variance Required
<i>Wall Signs.</i> 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) <i>Area.</i> Wall signs shall have a maximum	Yes	No

sign area of 32 square feet, including sign face, framing, and mounting hardware.		
2) <i>Height.</i> The top of the sign shall be below the eave line and at a height no greater than 20 feet above the ground immediately adjacent to the sign.	Yes	No
3) <i>Number.</i> One sign per street or pedestrian way which the building faces or abuts, with a maximum of two signs.	Yes	No
4) <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. Not allowed in conjunction with a monument sign on the same frontage	Yes (No monument sign exists on the same side of proposed wall sign location)	No
5) <i>Lighting.</i> Indirect, internally illuminated, or neon.	Yes (non-illuminated)	No
6) An individual business with a basement entrance with no calculable frontage may have one wall sign with a maximum area of six square feet.	N/A	N/A

**ATTACHMENTS:**

Attachment A – Application

**PREPARED BY:** Ernest Cruz, Development Services Director

**DATE SUBMITTED:** March 23, 2020



**Ernest Cruz**

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**From:** City of Helotes <info@helotes-tx.gov>  
**Sent:** Wednesday, March 11, 2020 11:05 AM  
**To:** Ernest Cruz; Belenda Parker  
**Subject:** New Form Submission: Sign Permit

Someone submitted the Sign Permit form: Date: 03/11/2020 11:04 AM

1. Date: : 11/03/2020
2. Applicant Name: : Phillip Manea (Shops At Old Town)
3. Applicant Phone No.: : 2103162864
4. Applicant Email: : [Phillip@wine101tx.com](mailto:Phillip@wine101tx.com)
5. Sign Location Address: : Address: 14743 Old Bandera Rd. #7  
Address 2:  
City: Helotes  
State: TX  
Zip: 78240  
Country: United States
6. Business Use: : Conference Room
7. No. of Businesses: : 1
8. Current Zoning: : OTHSD
9. Property Owner Name (if different from applicant): : Phillip Manea
10. Property Owner's Address (if different from applicant): : Address: 6134 S Jolie Court  
Address 2:  
City: San Antonio  
State: TX  
Zip: 78240  
Country: United States
11. Master Sign License Holder Name: : N/A
12. Master Sign Contractor's License No.: : N/A
13. Master Sign Contractor's Phone No.: : N/A
14. Master Sign Contractor's Email: : [Phillip@wine101tx.com](mailto:Phillip@wine101tx.com)
15. Sign Company Name : N/A

16. Sign Company Business Address: : Address: N/A  
Address 2: N/A  
City: N/A  
State: N/A  
Zip: N/A  
Country: United States

17. Sign Type: : ~~Monument, Multi-Tenant~~ WALL

18. Linear Feet of Applicable Building or Lease Space Frontage: : 50

19. Sign Dimensions: : 6 inch X 24 inch

20. Sign Square Footage: : ~~1.5 Ft.~~ 1

21. Sign Height: : N/A

22. Sign Colors: : Wood Grain

23. Sign Text: : Conference Room

24. Sign Lighting: : Non-Illuminated

25. If illuminated, indicate type of lighting: :

26. Signage Plans: : 1583942679\_cconferenceroomsign.pdf

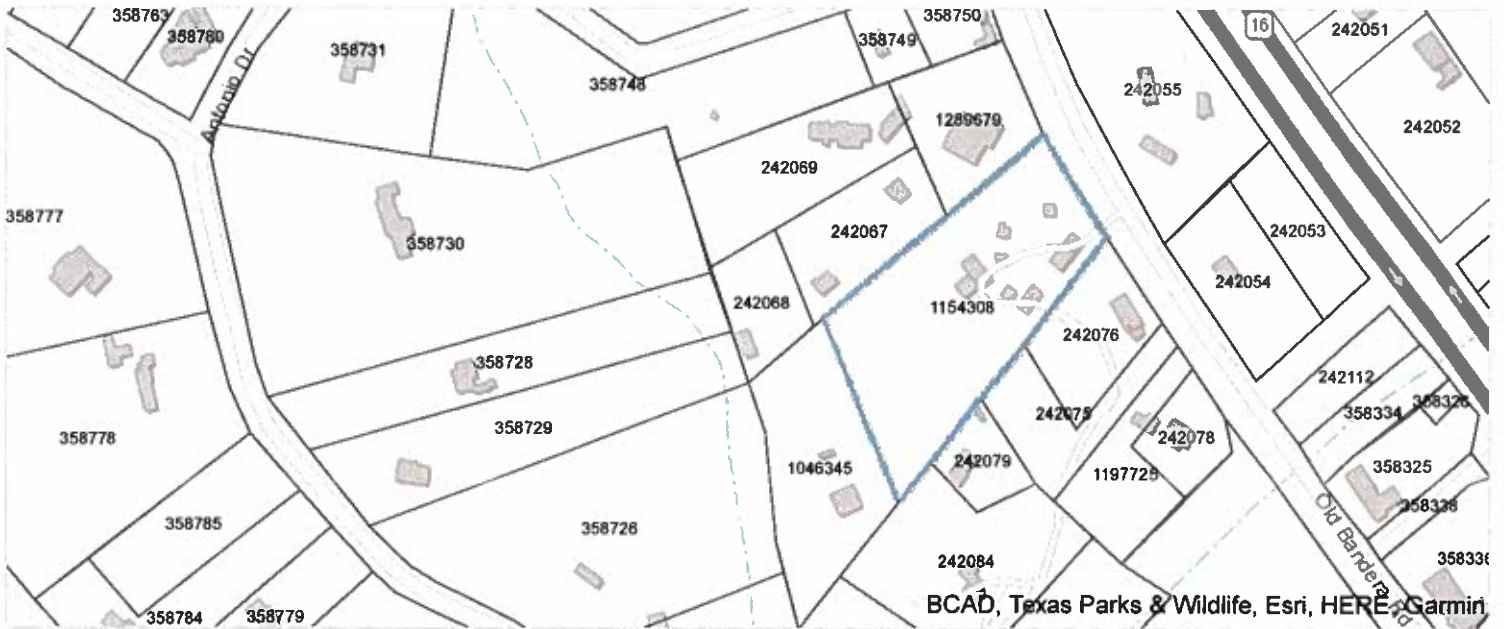
27. Signage Color Sketches and Photographs: : 1583942679\_cconferenceroomsign.pdf

28. Signage Site Plan: : 1583942679\_conferenceroom\_siteplan.pdf

29. Property Owner's Consent: : Phillip MANEA

30. Applicant Signature : Phillip Manea

Property Identification #: 1154308	Property Information: 2020	Owner Identification #: 3100181
Geo ID: 04524-001-0020 Situs: 14743 OLD BANDERA RD HELOTES, Address: TX 78023 Property Type: Real State Code: F1	Legal Description: CB 4524H (HELOTES OLD TOWN), BLOCK 1 LOT 2 Abstract: 9619/56-59 Neighborhood: NBHD code51310 Appraised Value: N/A Jurisdictions: 42, 08, 56, 10, 09, CAD, 11, 06	Name: DOUBLE DP INVESTMENTS INC Exemptions: DBA: Null

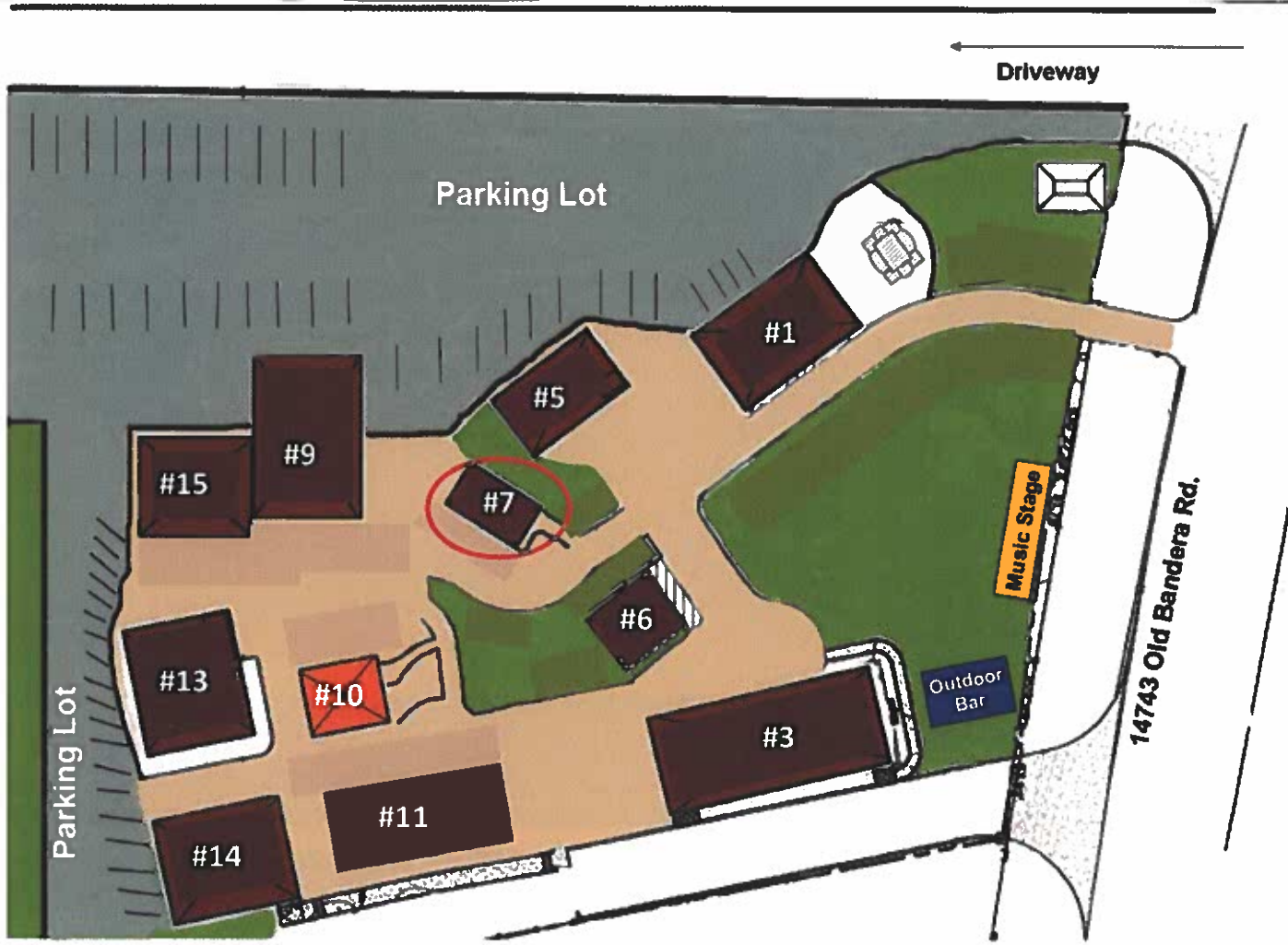


BCAD, Texas Parks & Wildlife, Esri, HERE, Garmin

Bexar CAD Map Search

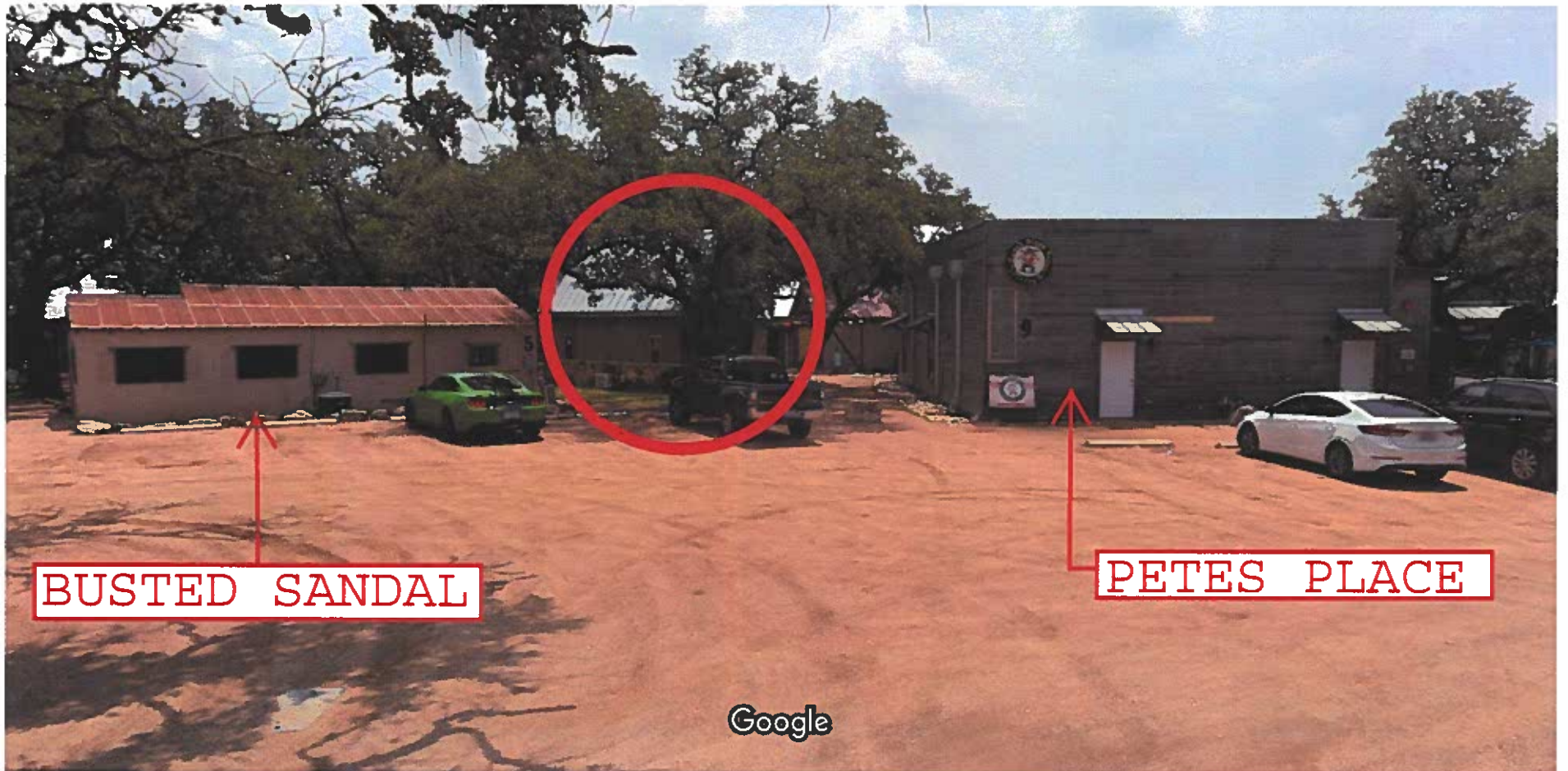
This product is for informational purposes only and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey and represents only the approximate relative location of property boundaries. The Bexar County Appraisal District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





- Building #1 - Cracked Mug Coffee House
- Building #3—Wine 101
- Building #5—Busted Sandal Brewing Co.
- Building #6—Congelato Frozen Treats
- Building#7—The Conference Room**
- Building #9—Pete’s Place
- Building#10—Public Restrooms
- Building #11—Rosie’s Barber & Harvest Realty
- Building #13— Country Elegance Boutique Shop
- Building#14— Lutz Insurance & Positive Soul Therapy





BUSTED SANDAL

PETES PLACE

Google

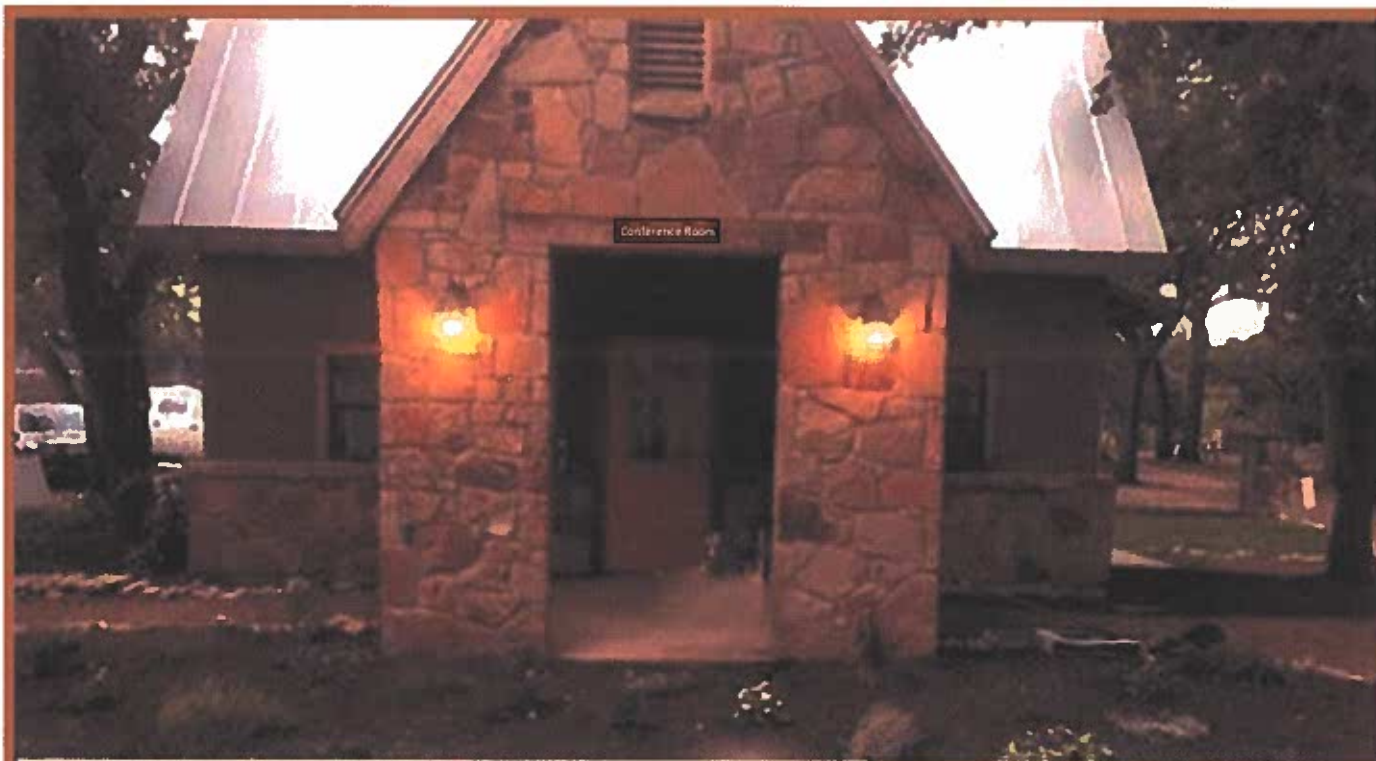
Image capture: May 2019 © 2020 Google

Google

Street View

Shops At Old Town  
Conference Center  
14743 Old Bandera Rd.  
Helotes, TX 78023

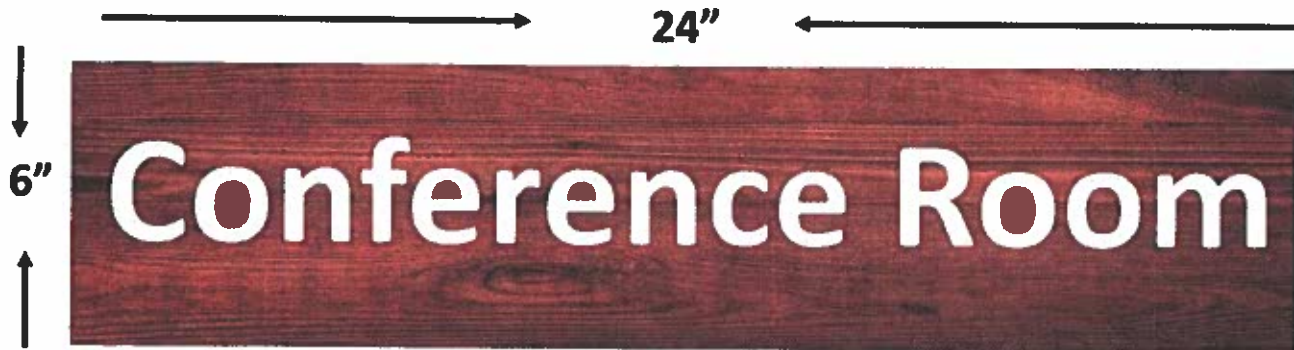
## Site Plan



Shops At Old Town Helotes

14743 Old Bandera Rd.

Helotes, TX 78023



Printed Wood Grain Aluminum Sign

Attachment: Anchored on wall

Size: 6" X 24" (~~1.5~~  
1 square feet)

**Material Features:**

63 mil thick aluminum with 3M High-Intensity Grade film.  
10+ year durability backed by a 3M warranty





# PLANNING & ZONING COMMISSION AGENDA ITEM REQUEST FORM

**MEETING DATE:** April 7, 2020

**AGENDA PLACEMENT:**

- PRESENTATION
- UNFINISHED BUSINESS
- CONSENT
- INDIVIDUAL
- CLOSED

**CAPTION:**

Discussion of and action on a request by Helotes RLCC Properties LLC, for approval of a wall sign, pursuant to Municipal Code of Ordinances, Chapter 66 *Signs*, Section 66-51 *Commercial Signs: Projecting, Wall, Hanging, or In or on Windows* for Young Brothers Fire Protection, located at 14107 Bandera Road, more particularly described as BCAD Property ID No. 242275. (Recommendation Item; Applicant)

**EXECUTIVE SUMMARY:**

The applicant is requesting to install a new attached wall sign at the existing commercial structure located at 14107 Bandera Road (Young Brothers Fire Protection). Currently, the building has no wall signage.

*Note: Please note that the existing free-standing sign located on the property was in existence prior to the city's incorporation, therefore is a grandfathered non-conforming sign.*

Proposed wall sign specifications:

- Overall Height: First Row of Letters – 34”, and Second Row of Letters – 22”
- Overall Length: 11’-2”, 8’-8”, 17’-8”
- Total Square Footage: 88.58 Square Feet
- Colors: Red & Black
- Lighting: LED Internally Illuminated

Municipal Code of Ordinances Chapter 66 *Signs*, Section 66-51 *Commercial Signs: Projecting, Wall and Hanging, or In or On Windows* regulates the proposed signage as follows:

Code	Compliant	Variance Required
<i>Wall Signs.</i> 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) <i>Purpose.</i> To identify a business or organization.	Yes	No
(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 maximum size allowed by the number of panels.	Yes	No
(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
(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
(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
(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
(7) <i>Lighting.</i> Indirect, internally illuminated, or neon.	Yes; Proposed sign is internally illuminated.	No
(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
(10) <i>Special provisions.</i>	N/A	N/A
(11) <i>Permit.</i> A permit approval must be obtained in accordance with the provisions of this chapter prior to installation.	Yes	No

**ATTACHMENTS:**

Attachment A – Application

**PREPARED BY:** Ernest Cruz, Development Services Director

**DATE SUBMITTED:** March 23, 2020



RECEIVED  
MAR 18 2020  
CITY OF HELOTES

City of Helotes  
Development Services  
Department  
P.O. Box 587  
12951 Bandera Road  
Helotes, TX 78023  
Phone (210) 695.2877  
Fax (210) 695.2103

# SIGN PERMIT APPLICATION

CHAPTER 66,  
Sign Administrative Procedures

Name of Applicant: H&M Signs Date: 3/16/2020

Sign Location Address: 14107 Bandera Rd

Legal Description: Lot #: \_\_\_\_\_ Block #: \_\_\_\_\_ CB/NCB #: \_\_\_\_\_

Use of Building: Commercial / Fire Protection

No. of Businesses: one Zoning: \_\_\_\_\_

Name of Property Owner: Russell & Lori Young Phone #: 210 695 2266

Property Owner's Address: same

Name of Sign Contractor: H&M Signs

Contractor's License #: TESC # 19710 Phone #: 210 3649363

E-mail Address: 210 mobile medica@gmail.com

Contractor's Business Address: PO Box 782275, San Antonio, 78228

- Type of Sign:
- |  |  |   |  |
|--|--|---|--|
| <input type="checkbox"/> Monument, Multi-Tenant    | <input checked="" type="checkbox"/> Wall Mount | <input type="checkbox"/> Window                     | <input type="checkbox"/> Residential Entry |
| <input type="checkbox"/> Monument, Single Business | <input type="checkbox"/> Hanging               | <input type="checkbox"/> Public/ Non-Profit Signage |  |
| <input type="checkbox"/> Traffic Control           | <input type="checkbox"/> Projecting            | <input type="checkbox"/> Miscellaneous Signage      |  |
| <input type="checkbox"/> Other                     |  |   |  |

Linear Feet of Building or Lease Space Frontage: 100

Sign Dimensions: see attached Square Footage: 95.5 Height: 34"/22" Sign Colors: red/black

Sign Text: Young Bros Fire Protection

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

- 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.

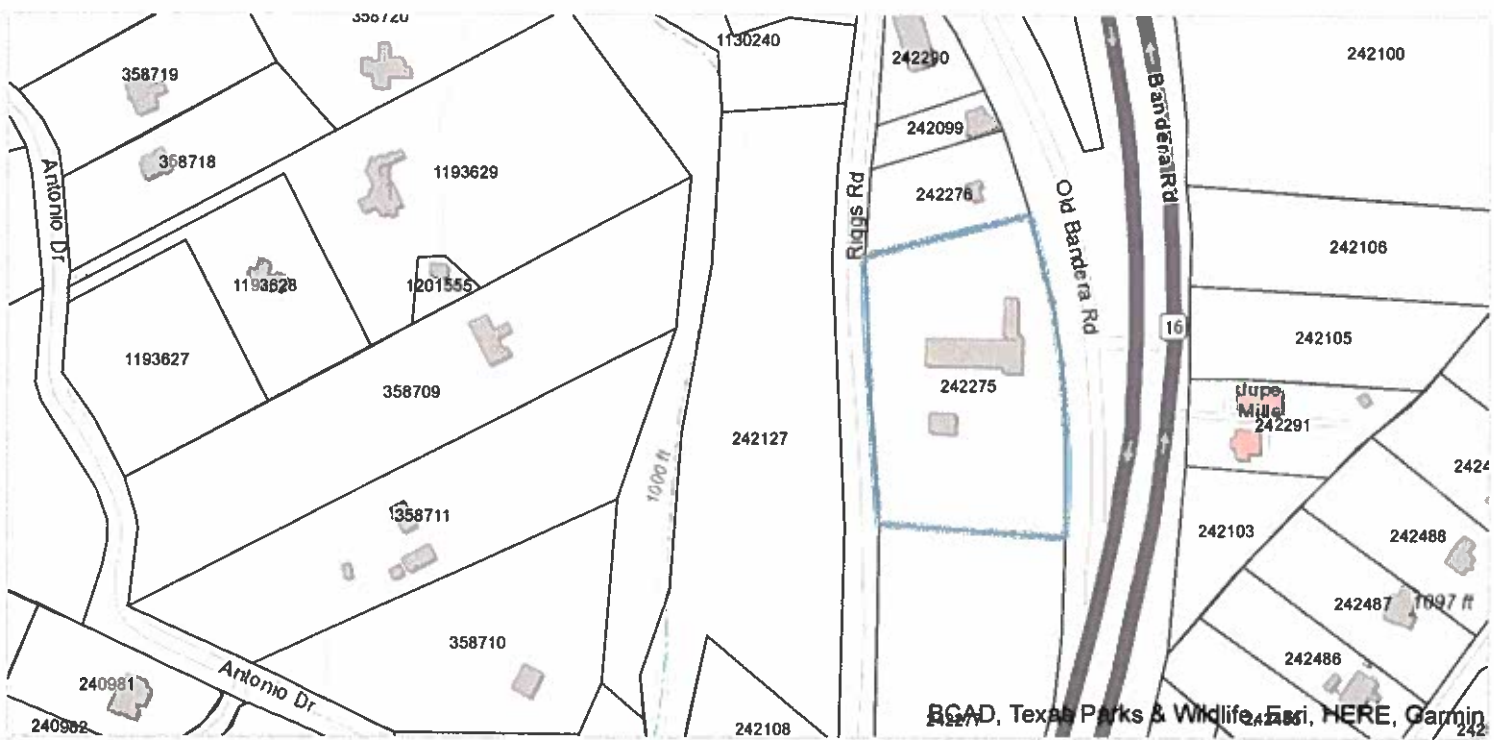
Applicant's Signature: [Signature] Date: 3/16/2020

Printed Name: Honey Morales / H&M Signs Phone #: 210 3649363

Applicant's Address: \_\_\_\_\_

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

<b>Property Identification #:</b> 242275	<b>Property Information:</b> 2020	<b>Owner Identification #:</b> 3144021
<b>Geo ID:</b> 04524-401-0010 <b>Situs:</b> 14107 BANDERA RD HELOTES, TX <b>Address:</b> 78023 <b>Property Type:</b> Real <b>State Code:</b> F1	<b>Legal Description:</b> CB 4524D BLK 1 LOT S IRR <b>Description:</b> 586.45 FT OF 1 <b>Abstract:</b> A04524 <b>Neighborhood:</b> NBHD code51310 <b>Appraised Value:</b> N/A <b>Jurisdictions:</b> 42, 56, 11, CAD, 10, 08, 09, 06	<b>Name:</b> HELOTES RLCC PROPERTIES LLC <b>Exemptions:</b> <b>DBA:</b> YOUNG BROTHERS FIRE PROTECTION



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.



Image capture: Nov 2017 © 2020 Google

Helotes, Texas



Street View



n T. Floore's



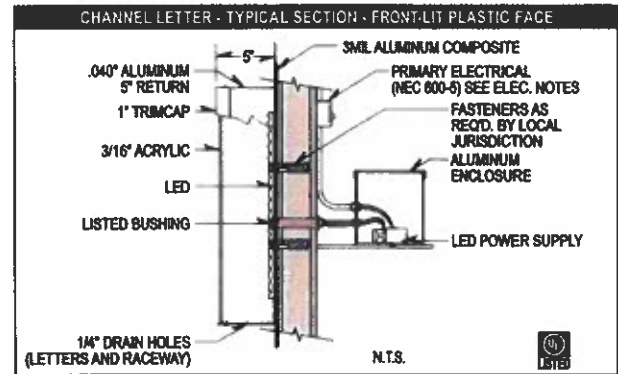
Front-Lit channel Letters ! Flush Mount ! Helotes ! Texas



**A** Front-Lit, Plex-Face Channel Letters w/ LED, Flush Mounted #Front View

**QUANTITY:** ONE (1)  
**Overall Height:** 34", 22"  
**Overall Length:** 11' - 2", 8' - 8", 17' - 8"  
**Total Sq.Ft.:** 95.5 ft<sup>2</sup>  
**Returns:** .063 Aluminum, Black  
**Backs:** .063 Aluminum, White  
**Trimcap:** 11 colors Black  
**Face:** #2793 Red  
**Illumination:** LED White 6500K  
 3mm Black Composite Backer Panel

**NOTES:**  
 #WHITE interiors for increased illumination  
 #All paint two-stage automotive acrylic



	<b>CLIENT APPROVAL</b>		<b>Contact:</b>
	<input type="checkbox"/> APPROVED AS SUBMITTED <input type="checkbox"/> APPROVED AS NOTED <input type="checkbox"/> REVISE AND RESUBMIT	Client Signature _____ Date _____	



