

AGENDA
DESIGN REVIEW COMMITTEE MEETING
RONALD C. BOWMAN CITY COUNCIL CHAMBERS
447 NORTH MAIN STREET
Thursday, September 12, 2024 - 6:00 PM

EXECUTIVE SESSION IN ACCORDANCE WITH THE TEXAS GOVERNMENT CODE: THE DESIGN REVIEW COMMITTEE MAY, AS PERMITTED BY LAW, ADJOURN INTO EXECUTIVE SESSION AT ANY TIME TO DISCUSS ANY MATTER LISTED BELOW AS AUTHORIZED BY TEXAS GOVERNMENT CODE §551.071 (CONSULTATION WITH ATTORNEY)

1. CALL TO ORDER – 6:00 PM

PLEDGE OF ALLEGIANCE TO THE UNITED STATES FLAG
PLEDGE OF ALLEGIANCE TO THE TEXAS FLAG
(HONOR THE TEXAS FLAG, I PLEDGE ALLEGIANCE TO THEE, TEXAS – ONE STATE UNDER
GOD, ONE AND INDIVISIBLE.)

MOMENT OF SILENCE

2. CONFLICT OF INTEREST

3. PUBLIC COMMENTS: This is the opportunity for visitors and guests to address the Design Review Committee on any issue. The Design Review Committee may not discuss any presented issue, nor may any action be taken on any issue at this time. (Attorney General opinion – JC-0169)

4. CONSENT AGENDA: All items listed below within the Consent Agenda are considered routine by the Design Review Committee and may be enacted with one motion. There will be no separate discussion of items unless a Committee Member or citizen so requests, in which event the item may be moved to the general order of business and considered in its normal sequence.

4.A. [2024-484](#) Consider approval of the minutes of the Design Review Committee meeting of August 8, 2024.

Attachments: [Official Meeting Minutes 24-0808](#)

5. REGULAR AGENDA ITEMS:

5.A. [2024-485](#) Untable a request for a variance to Chapter 9, Section 9-7.9, General Sign Standards, of the Unified Development Code,

located at 208 W Bandera Rd (KAD 24353), to reduce the 8 ft. setback to 0 ft. for a monument sign. (Jaci Clemons, on behalf of St. Mark’s Presbyterian Church)

- 5.B. [2024-486](#) Consider a request for a variance to Chapter 9, Section 9-7.9, General Sign Standards, of the Unified Development Code, located at 208 W Bandera Rd (KAD 24353), to reduce the 8 ft. setback to 0 ft. for a monument sign. (Jaci Clemons, on behalf of St. Mark’s Presbyterian Church)

- Attachments:**
- [AIS - DRC - Variance 208 West Bandera 9.12.24](#)
 - [Att 1 - Location Map Aerial Map](#)
 - [Att 2 - Site Plan](#)
 - [Att 3 - Existing and Proposed Sign and Details](#)
 - [Att 4 - Applicant's Justification Letter for Sign Variance Request](#)
 - [Att 5 - Applicant's St Mark Analysis of 8 Foot Setback Variance Request- S](#)
 - [Att 6 - Site Staking Explanation](#)
 - [Att 7 - Applicant's Site Photos of Potential Sign Locations 08292025](#)

6. COMMENTS FROM COMMITTEE/LEGAL COUNSEL/STAFF – NO DISCUSSION OR ACTION MAY TAKE PLACE.

7. ADJOURNMENT

s/s Franci Linder

Administrative Officer

CERTIFICATION

I hereby certify that the above notice of meeting was posted on the 6th day of September, 2024 at 5:00 p.m.

s/s Heather Wood

Secretary

NOTICE OF ASSISTANCE AT THE PUBLIC MEETING

The City Hall Complex is wheelchair accessible. Access to the building and special parking is available at the front entrance of the building. Requests for special services must be received forty-eight (48) hours prior to the meeting time by calling the by calling the Planning and Community Development Office at 830-248-1501.

Pursuant to Section 30.06 Penal Code (trespass by license holder with a concealed handgun), a person licensed under Subchapter H, Chapter 411, Government Code (handgun licensing law), may not enter this property with a concealed handgun.

Pursuant to section 30.07 Penal Code (trespass by license holder with an openly carried handgun), a person licensed under Subchapter H, Chapter 411, Government Code (handgun licensing law), may not enter this property with a handgun that is carried openly.

MINUTES
DESIGN REVIEW COMMITTEE MEETING
RONALD C. BOWMAN CITY COUNCIL CHAMBERS
447 NORTH MAIN STREET
Thursday, August 8, 2024 - 6:00 PM

Minutes of the Design Review Committee meeting of August 8, 2024 at 6:00 p.m.

Present 4 - Chairman Chris Taylor, Vice Chair Cody Keller, Committee Member Chris Harthcock, Committee Member Shelly Condra

Absent 1 - Committee Member Carr Stokes

Staff Present: Franci Linder, Jo-Anmarie Andrade, Heather Wood, Leslie Gastelum

Recognized/Registered Guests: Carol Trono, Ruben Trono

1. CALL TO ORDER – 6:00 PM

Chairman Taylor called the Design Review Committee to order at 6:00 p.m.

2. CONFLICT OF INTEREST

No conflicts were declared.

3. PUBLIC COMMENTS:

Chairman Taylor opened public comments at 6:00 p.m.

No comments were received.

Chairman Taylor closed public comments at 6:01 p.m.

4. CONSENT AGENDA:

- 4.A.** [2024-417](#) Consider approval of the minutes of the Design Review Committee meeting of April 11, 2023.

A motion was made by Vice Chair Keller, seconded by Committee

Member Harthcock, to approve the consent agenda as presented.

The motion carried by the following vote:

Yea: 3 - Committee Member Harthcock, Vice Chair Keller, Committee Member Condra

Approved: 3-0

5. REGULAR AGENDA ITEMS:

- 5.A.** [2024-419](#) Consider a certificate of approval for St. Mark's Presbyterian Church, located at 208 W Bandera Rd (KAD 24353) to allow for a 6.25 ft. by 1.75 ft. digital sign in the Entrance Corridor Overlay District. (Jaci Clemons, on behalf of St. Mark's Presbyterian Church)

JoAnmarie Andrade, City Planner II, presented the proposed certificate of appropriateness, and explained that additional documents that did not make the packet have been presented to them tonight for their review.

Vice Chair Keller asked for clarification regarding the criteria being proposed that requires the Design Review Committee (DRC) to consider this sign type.

JoAnmarie clarified that all digital signs in the city require a certificate of approval by the DRC, and because this project is in the city's entrance corridor, and the digital sign exceeds 25% of the total area of the sign face, it must also be granted a certificate of approve by the committee.

A motion was made by Committee Member Harthcock, seconded by Vice Chair Keller, to approve a certificate of approval for St. Mark's Presbyterian Church, located at 208 W Bandera Rd (KAD 24353) to allow for a 6.25 ft. by 1.75 ft. digital sign in the Entrance Corridor Overlay District. (Jaci Clemons, on behalf of St. Mark's Presbyterian Church).

The motion carried by the following vote:

Yea: 3 - Committee Member Harthcock, Committee Member Keller, Committee Member Condra

Approved: 3-0

- 5.B.** [2024-420](#) Consider a request for a variance to Chapter 9, Section 9-7.9, General Sign Standards, of the Unified Development Code, located at 208 W Bandera Rd (KAD 24353), to reduce the 8 ft. setback to 0 ft. for a monument sign. (Jaci Clemons, on behalf of St. Mark's Presbyterian Church)

JoAnmarie Andrade, City Planner II, presented the proposed variance and recommended denial of the variance request.

Committee discussion included preservation of the legacy oak trees on site, the rules and regulations currently in place, the implications for the city's future growth, as well as public safety and visibility of drivers exiting the area.

The applicant, Carol Trono, spoke regarding the church's need for the digital sign. She explained that the original church sign was installed in 2002 and they have been working on this new proposed sign since January 2023. They ultimately decided to move the original sign due to it not being located near their primary access (off Water Street where there is more active 5 days a week due to their pre-K program). They wish to have greater visibility since they are a small church sitting on an entrance corridor. She assured the committee that the new, more attractive digital sign they intend to install will comply with all relevant digital sign regulations.

Ultimately the committee decided to further review the proposed variance request before making a final decision. Trono offered to place stakes on the property to help the committee visualize the proposed sign placement.

A motion was made by Committee Member Condra, seconded by

Committee Member Harthcock, to table a request for a variance to Chapter 9, Section 9-7.9, General Sign Standards, of the Unified Development Code, located at 208 W Bandera Rd (KAD 24353), to reduce the 8 ft. setback to 0 ft. for a monument sign. (Jaci Clemons, on behalf of St. Mark’s Presbyterian Church)

The motion carried by the following vote:

YEA: 3 - Committee Member Harthcock, Committee Member Keller, Committee Member Condra

Tabled: 3-0

6. COMMENTS FROM COMMITTEE/LEGAL COUNSEL/STAFF – NO DISCUSSION OR ACTION MAY TAKE PLACE.

JoAnmarie Andrade and Franci Linder, Assistant Planning Director, announced an upcoming Unified Development Code amendment that will be presented to the Boerne City Council, tentatively, in August and will mostly be impacting pylon signs.

7. ADJOURNMENT

Chairman Taylor adjourned the Design Review Committee at 6:40 p.m.

Chairman

Vice Chair



DESIGN REVIEW COMMITTEE AGENDA ITEM SUMMARY

Agenda Date	September 12, 2024
Requested Action	Consider a request for a variance to Chapter 9, Section 9-7.9, General Sign Standards, of the Unified Development Code, located at 208 W Bandera Rd (KAD 24353), to reduce the 8 ft. setback to 0 ft. (Jaci Clemons, on behalf of St. Mark's Presbyterian Church)
Staff Contact	Jo-Anmarie Andrade, Planner II (830) 816-2040, jandrade@boerne-tx.gov
Background Information	<p>BACKGROUND:</p> <ul style="list-style-type: none">• The subject property is located at 208 W. Bandera Rd. The property owner is St. Mark's Presbyterian Church, and the applicant is Jaci Clemons.• The property is zoned C2-EC (Transitional Commercial, Entrance Corridors Overlay District).• There is an existing free standing monument sign that contains manual changeable copy sign elements located at the site along W Bandera Road.• The applicant is proposing a new free standing monument sign to be placed at the property line.• The original variance request was presented to the Design Review Committee (DRC) on August 8, 2024. During that meeting, the item was tabled until the next scheduled DRC meeting to allow for additional site-specific assessments. <p>APPLICATION UPDATES:</p> <ul style="list-style-type: none">• Site Staking: Following the DRC's request, the applicant staked the proposed sign location on-site to facilitate further evaluation. This physical staking provides a clear visual reference for assessing the sign's potential impact on the surrounding environment and compliance with the UDC setback requirements (see Attachment 6 and 7 for site photos).<ul style="list-style-type: none">○ Property line and public right-of-way (ROW) locations were verified by City Staff.• Site Visits:<ul style="list-style-type: none">○ Design Review Committee Members: DRC members conducted site visits to observe the staked sign location.○ Environmental Program Manager: The Environmental Program Manager assessed the proposed sign location and determined there would be no negative impact on nearby trees. <p>REQUEST:</p> <ol style="list-style-type: none">1. The applicant is requesting a waiver of the 8 ft. minimum sign setback requirement identified in Section 9-7.9 to allow a sign setback of 0 ft. As part of this request, the existing sign will be removed and replaced with the new monument sign at the proposed location. <p>FINDING OF FACT – REQUIRED CONDITIONS:</p> <p>Per the Unified Development Code (UDC), the Design Review Committee may grant a variance when all five conditions are met. Each condition is presented below, along with Staff's analysis.</p>

1. A literal enforcement of the provisions of the requirements will result in unnecessary hardship.

The variance must prevent an unnecessary hardship that is not financial in nature. The hardship must be significant and affect the property's use or value.

UDC Section 9-7.9 outlines that monument signs must be set back a minimum of 8 ft. from the property line.

The purpose of the 8ft setback is to maintain visibility and safety. The space between the curb and the property line (right-of-way (ROW)) is common for properties along State Highway 46 and does not significantly affect the property's use or value.

2. Such variance will not authorize the operation of a use other than one which is specifically authorized for the district in which the subject property is located.

The variance must not allow a use that is not already permitted within the zoning district.

The variance request is for the placement of a monument sign, which is an authorized use within the site's C2 zoning category and the Entrance Corridors Overlay District. The variance would not authorize any new or different use beyond what is allowed in C2 – EC zoning districts.

3. 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 due to or the result of general conditions in the district in which the property is located.

The variance must be a unique circumstance. The unique circumstance must not have been created by the owner or the result of a general condition in the district where the property is located.

The distance from the property line to the curb is not a unique circumstance but a general condition of properties along State Highway 46 and many thoroughfares. Properties along major roads like State Highway 46 typically have significant distances between the property lines and the curbs to allow space for public and safety uses. It is designed to accommodate infrastructure improvements, such as road widening, utility upgrades, and pedestrian pathways, which are essential for community development and safety. These ROW areas are standard for properties along highways making it a common condition and not unique to the subject property.

4. The variance will not substantially weaken the general purposes of this ordinance or the regulations herein nor alter the essential character of the specific district.

The variance must not weaken the overall goals of the zoning ordinance or change the nature of the district.

Granting the variance does not meet criteria as it could cause future visibility obstructions when the (ROW) is improved for road widening, utility upgrades, and pedestrian pathways. This would create a legal nonconforming sign that could lead to conflicts and

	<p>visibility issues, undermining setback regulations designed to ensure clear visibility and safety.</p> <p>5. The variance will not adversely affect public health, safety, or welfare. <i>The variance must not negatively impact the community's health, safety, or overall well-being.</i></p> <p>The proposed sign placement at 0 ft. from the property line could create potential visual distractions and obstructions, affecting public health, safety, and welfare.</p> <p>RECOMMENDATION: Based on the thorough review and analysis conducted, Staff recommends that DRC DENY the variance request from St. Mark Presbyterian Church. The variance request from St. Mark Presbyterian Church does not sufficiently meet all the five required conditions for approval. Denial is recommended due to:</p> <ol style="list-style-type: none"> 1. The lack of demonstrated unnecessary hardship. 2. The commonality of the claimed unique circumstance. 3. Potential public safety concerns. <p>MOTIONS FOR CONSIDERATION: The following motions are provided to assist the Committee's decision.</p> <ul style="list-style-type: none"> • Motion to Approve: I move that the Design Review Committee accept the findings and APPROVE the variance request as recommended by staff. • Motion to Deny: I move that the Planning and Zoning Commission DENY the variance request. (The Commission will need to state the reasons for the denial. These reasons should reference specific regulations in the UDC.). 		
Item Justification	<table border="0" style="width: 100%;"> <tr> <td style="width: 50%; vertical-align: top;"> <input type="checkbox"/> Legal/Regulatory Obligation <input type="checkbox"/> Reduce Costs <input type="checkbox"/> Increase Revenue <input type="checkbox"/> Drive Down Risk <input type="checkbox"/> Master Plan Recom. </td> <td style="width: 50%; vertical-align: top;"> <input type="checkbox"/> Infrastructure Investment <input checked="" type="checkbox"/> Customer Demand <input type="checkbox"/> Service Enhancement <input type="checkbox"/> Process Efficiency <input type="checkbox"/> Other: _____ </td> </tr> </table>	<input type="checkbox"/> Legal/Regulatory Obligation <input type="checkbox"/> Reduce Costs <input type="checkbox"/> Increase Revenue <input type="checkbox"/> Drive Down Risk <input type="checkbox"/> Master Plan Recom.	<input type="checkbox"/> Infrastructure Investment <input checked="" type="checkbox"/> Customer Demand <input type="checkbox"/> Service Enhancement <input type="checkbox"/> Process Efficiency <input type="checkbox"/> Other: _____
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Strategic Alignment	C1 - Offering quality customer experiences		
Financial Considerations	None		
Citizen Input/Board Review	None		
Legal Review	None		

Alternative Options	
Supporting Documents	Attachment 1 – Location Map and Aerial Map Attachment 2 – Site Plan Attachment 3 – Existing and Proposed Sign and Details Attachment 4 – Applicant's Statement Attachment 5 – Applicant's Response Statement Attachment 6 – Site Staking Explanation Attachment 7 – Applicant's Site Photos of Potential Sign Locations 08/29/2024



SUBJECT PROPERTY
208 W Bandera Rd.

Current Zoning
C2-EC

Legend

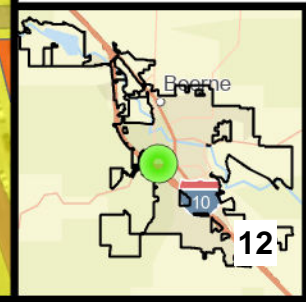
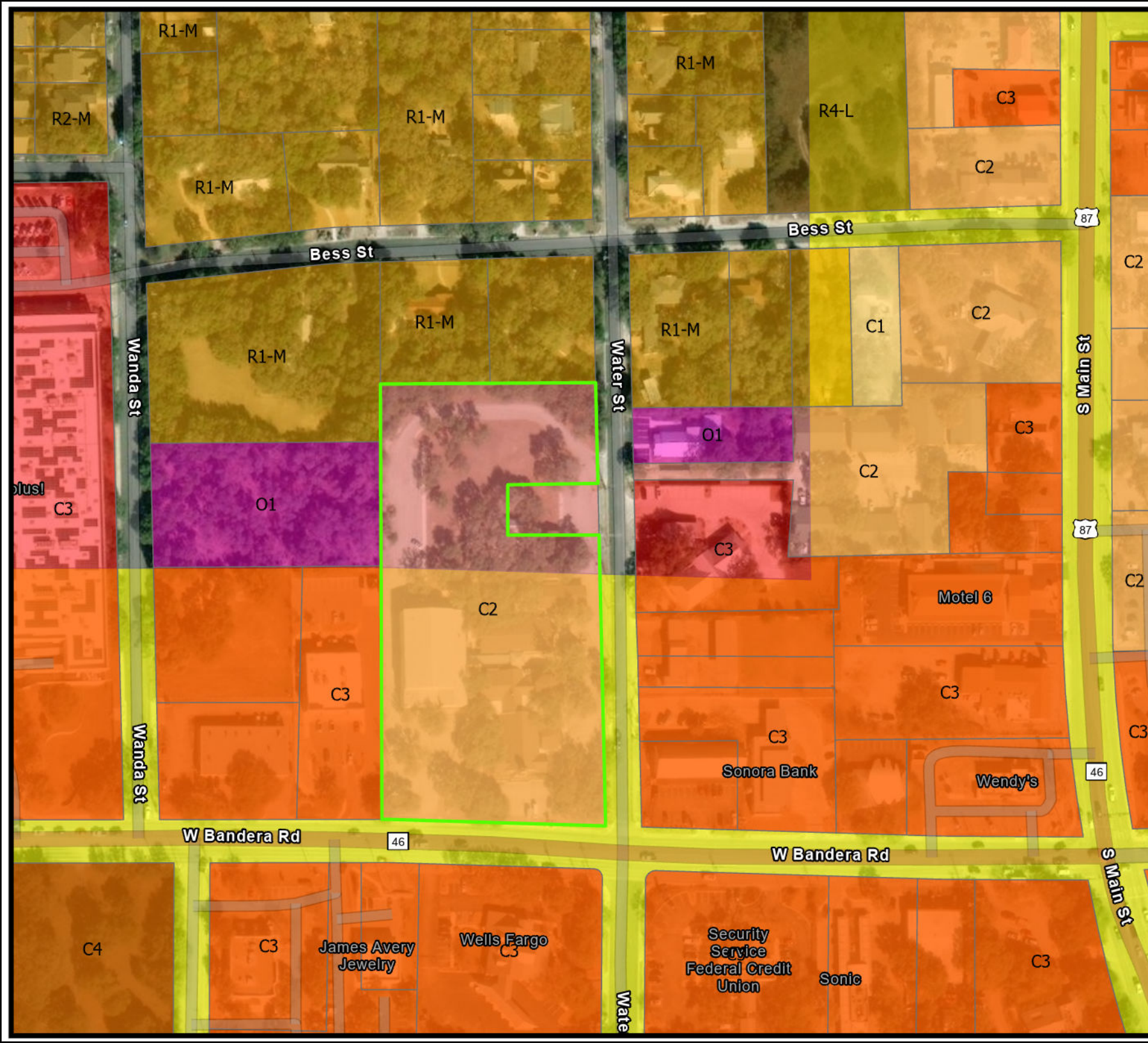
SUBJECT PROPERTY

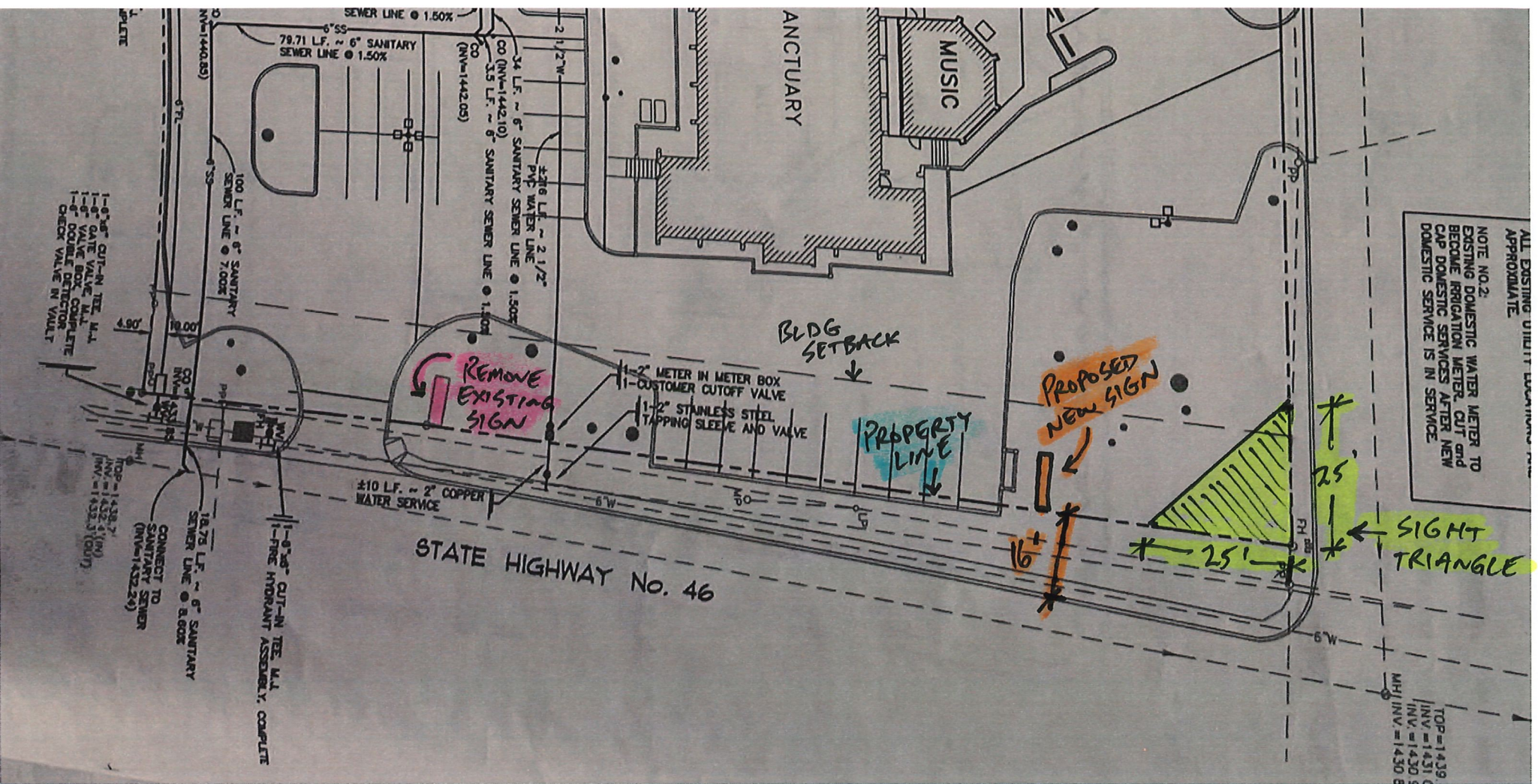
Boerne Zoning

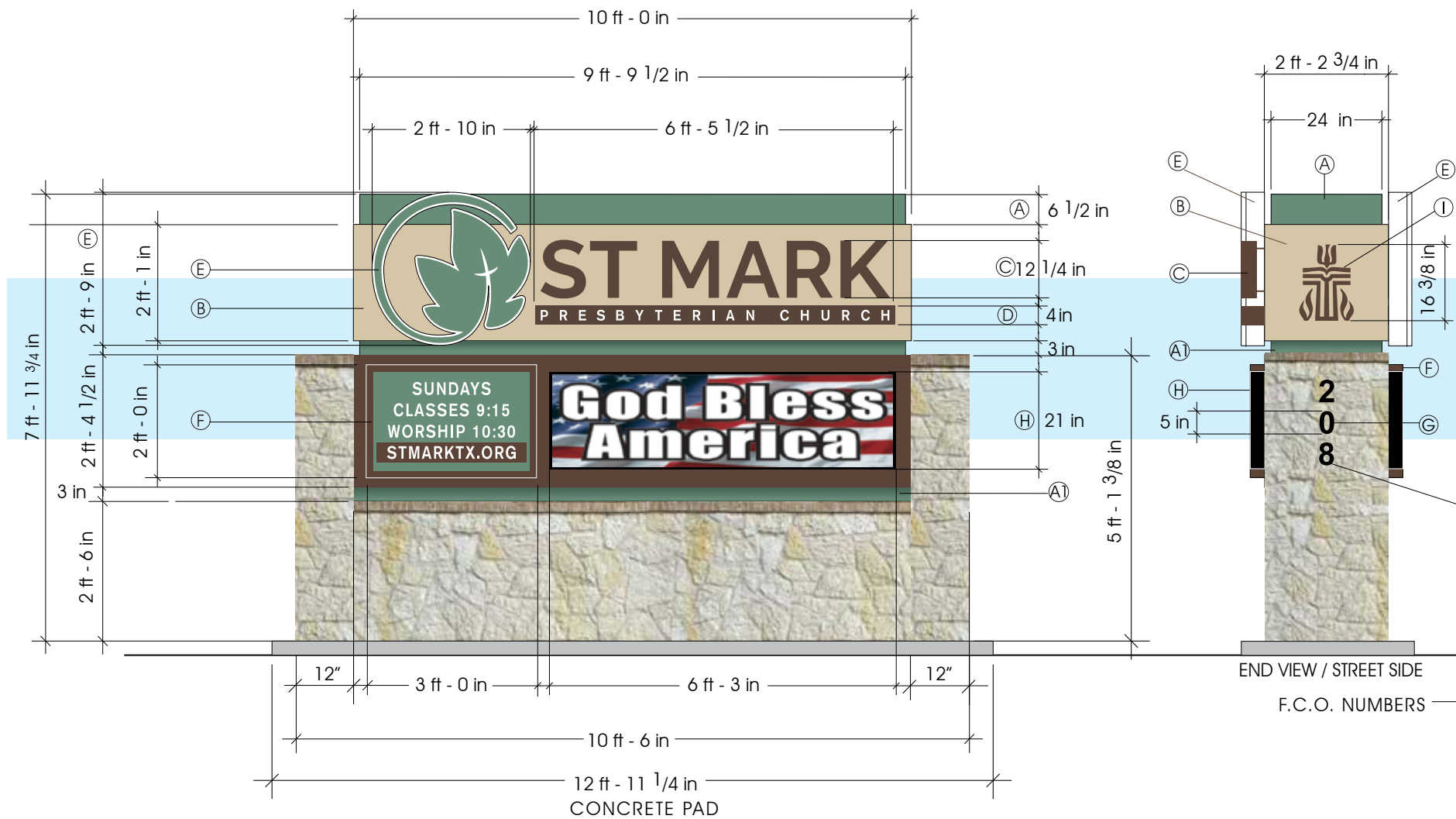
- C1
- C2
- C3
- C4
- O1
- R1-M
- R2-M
- R4-L

Overlay Districts

- Entrance Corridor







FABRICATE AND INSTALL (1) ONE DOUBLE FACE ALUMINUM MONUMENT SIGN ON ROCK BASE AND CONCRETE PAD..

- A. GREEN ALUMINUM CAP.
- A1. GREEN REVEAL
- B. ALUMINUM CABINET PRIMED & PAINTED TAN.
- C. 3" BROWN ALUMINUM RETURNS / REVERSE LIT ALUM. CHANNEL LETTERS / WHITE LED ILLUMINATION.
- D. 5" BROWN RETURN / WHITE PLEXI FACE. BROWN VINYL OVERLAY, WHITE SHOW-THRU COPY. 1" BROWN TRIM CAP / WHITE LED ILLUMINATION.
- E. 5" WHITE RETURN / WHITE PLEXI FACE / GREEN VINYL OVERLAY - WHITE BORDER / 1" WHITE TRIM CAP / WHITE LED ILLUMINATION.
- F. CHANNEL LETTER TYPE / 5" BROWN RETURN / WHITE PLEXI FACE / 3M GREEN & BROWN VINYL OVERLAY / 1" BROWN TRIM CAP / WHITE LED ILLUMINATION.
- G. BROWN ALUMINUM CABINET.
- H. 10mm DIGITAL MESSAGE CENTER (CLOSER TO THE STREET ON BOTH SIDES OF SIGN).
- I. ROUTED OUT GRAPHICS BACKED WITH WHITE PLEXI / BROWN PERFORATED VINYL OVERLAY / LED ILLUMINATION.

Sign Design Project For:

ST MARK
 PRESBYTERIAN CHURCH

208 N. Bandera Rd.
 Boerne, Texas

Date: 4.25.24	4.30.24
5.17.24	5.29.24
5.31.24	6.10.24
7.16.24	8.7.24

Customer Approval

Date: _____

THIS UNPUBLISHED DESIGN IS THE PROPERTY OF KELLER CUSTOM SIGNS & DESIGNS AND IS SUBMITTED FOR YOUR PERSONAL USE IN CONNECTION WITH A PROJECT WE ARE PLANNING FOR YOU. IT IS NOT TO BE MODIFIED, COPIED, REPRODUCED, EXHIBITED OR SHOWN TO ANYONE OUTSIDE YOUR ORGANIZATION WITHOUT WRITTEN PERMISSION OF KELLER CUSTOM SIGNS & DESIGNS. VIOLATION OF THE ABOVE, ENTITLES KELLER CUSTOM SIGNS & DESIGNS TO COLLECT FEES FOR ART AND STAFF TIME FROM THE CUSTOMER.

CLIENT ACKNOWLEDGEMENT

ALL SIGNS WIRED 120V UNLESS SPECIFIED OTHERWISE . . .

Sales Rep.: Corey

SCALE: 3/8" = 1'-0"

Dwg. #: **22886-A4**

EXISTING



PROPOSED ON PROPERTY LINE





August 1, 2024

Design Review Committee
City Of Boerne
City Hall
447 North Main Street
Boerne, Texas 78006

Re: Request for Variance from Requirement for 8' Setback from the Property Line for Proposed Monument Sign

Dear Sirs and Madams:

City Staff has proposed a minimum setback requirement of 8' from the St. Mark property line for the new monument sign being proposed by St. Mark. St. Mark is requesting this requirement be waived for the reasons stated below.

We understand the intended purpose of this setback is to not infringe on the rights of adjoining property owners and to maintain a reasonable distance between the sign and abutting streets. In this instance, however, St. Mark's property line is between 16 and 17 feet inside the back of curb of State Highway 46 in the general area we intend to construct the sign (the intervening property is owned by the State of Texas). We believe that 16 feet of setback from the road complies with the intent and purpose of the setback requirements stated in the Uniform Design Code (UDC), and that to require an additional 8' setback is not reasonable or appropriate in this case. More specifically:

- Enforcement of this requirement will create an unnecessary hardship on St. Mark. The purpose of a sign is to easily inform the public of the location of a business or organization and pertinent information that promotes the objectives of that entity. Enforcing this restriction will require the sign to be setback more than 24 feet beyond the back of curb along Highway 46, reducing the visibility of the sign to passing motorists. It will be particularly impactful when approaching the Church from the east, where there are existing signs and vegetation located much closer to the highway for the businesses located on the other side of Water Street.
- The stated hardship is unique to this property due to the significant distance between the edge of the street and our property line.
- The situation was not created by St Mark; the property line has been in this location since the property was first acquired by St. Mark from the previous owners in 1965.
- Granting this relief will have no material impact on operation and maintenance of Highway 46 by the State of Texas, nor will it create a safety hazard of any kind.
- As stated above, we believe that the proposed sign when installed will meet the intent of the UDC requirements even with the granting of the requested variance.

Thank you for your consideration. Any questions you may have can be referred to the undersigned at 713 398 3161 or Carol Trono at 740 360 0919.

Sincerely,

Richard Eckersley

Richard Eckersley
Property Elder and Co-Chair
of Sign Committee

St. Mark Presbyterian Church Request for Sign Setback Variance

St. Mark Observations in Response to Staff Analysis

- Condition: A literal enforcement of the provisions of the requirements will result in unnecessary hardship.
 - Granting this variance will prevent the unnecessary hardship of severely limiting the communication impact of the digital display on this proposed monument sign. The stated purpose of the specified 8-foot setback from the property line is to maintain driver visibility and safety, which is necessary and reasonable when the property line is located immediately adjacent to the abutting roadbed. It seems counterintuitive to require an additional 8-foot setback from the St. Mark property line when said property line is already setback 17 feet from the back of the curb of the road. If enforced, the requirement of an 8-foot setback from the St. Mark property line will severely restrict visibility of the sign's digital display. In City Planning Staff's summary in favor of granting the digital display, they noted that it would aid in *"communication of events, services, and activities at the church, potentially drawing more visitors and community members to the area. This can positively impact nearby businesses and services, supporting the economic function of the corridor."* **If this variance is granted, this monument sign will be approximately 17 feet off the road, which meets the intended purpose of the setback requirement.**
- Condition: Such variance will not authorize the operation of a use other than the one specifically authorized for the district in which the subject property is located.
 - St. Mark and Staff agree that the proposed use is permitted in the C2-EC zoning districts.
- Condition: 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 due to or the result of general conditions in the district in which the property is located.
 - While the Staff's position that the ROW areas are standard for properties along SH-46 making it a common condition not unique to St. Mark's property is generally correct, **the practical impact of this particular requirement is different for each property owner in the corridor because the road alignment is not equidistant from all property lines.** St. Mark has identified several properties in this corridor with property lines about five feet or so from SH-46. If one of those owners chooses to erect a new sign, their required setback will be 13 feet from the road. Applying the requirement in St. Mark's case requires a setback of 25 feet from the road.

St. Mark Presbyterian Church Request for Sign Setback Variance

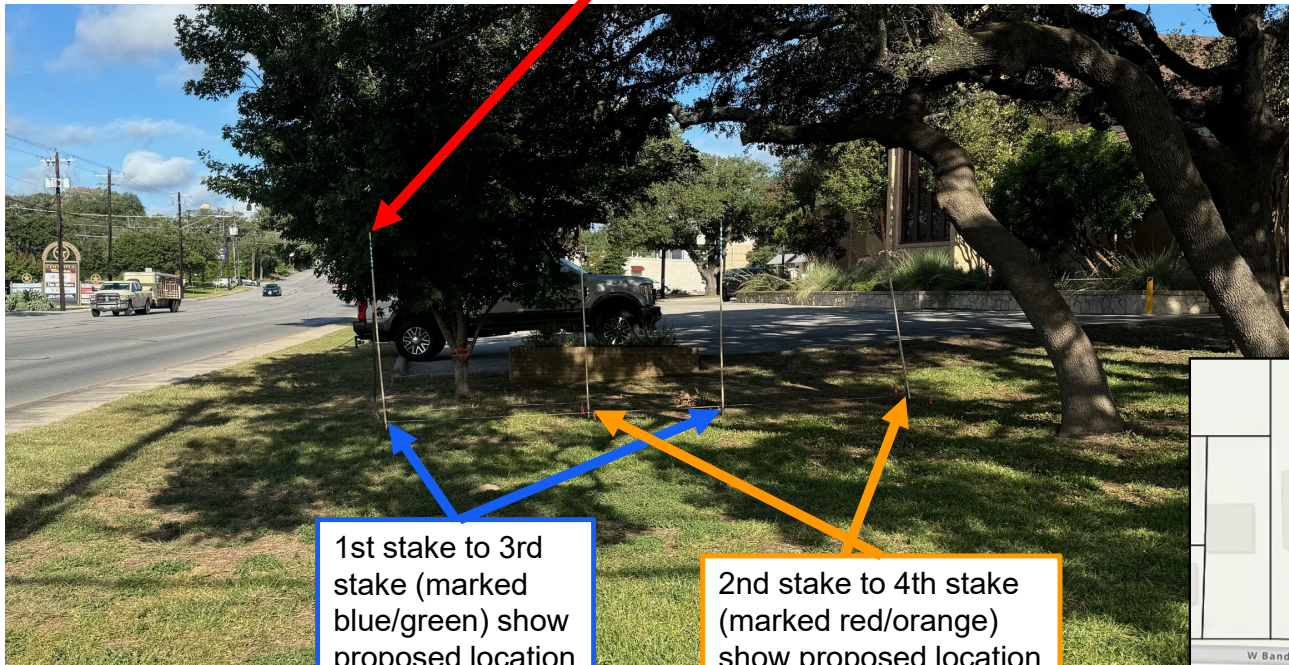
St. Mark Observations in Response to Staff Analysis

- St. Mark acknowledges this inequity applies to other property owners in the SH-46 corridor between IH-10 and Main Street. However, St. Mark's property is one of those most severely affected by this setback requirement.
- Condition: The variance will not substantially weaken the general purposes of this ordinance or the regulations herein nor alter the essential character of the specific district.
 - Granting this variance will not weaken the goals of this ordinance or change the nature of the district. As stated above, the intended purpose of the 8-foot setback requirement is met in St. Mark's case even if the requested variance is granted. The 8-foot setback requirement will still be in place and enforceable as new businesses are developed in this corridor and/or existing businesses want to upgrade their signage.
 - The property between the edge of SH-46 and the St. Mark property line currently contains water and electric utility lines and a sidewalk, and there are no easements on St. Mark's property. Absent TXDOT condemning additional property (a process that would create many conflicts along the ROW), the edge of road associated with any road expansion which does occur is unlikely to reduce the setback from the road to the proposed sign to less than 8 feet even if the requested variance is granted
 - Even if SH-46 is ultimately expanded to each business' property line by TXDOT, several businesses south of Water Street would likely lose not only their existing signs but also significant portions of existing parking lots. Dealing with those issues will be more complicated than resolving any safety concerns with St. Mark's sign that are created by such expansion
- Condition: The variance will not adversely affect public health, safety, or welfare.
 - Based on the above analysis, St. Mark respectfully suggests that granting the requested variance will not adversely affect public health, safety, or welfare

5.A.

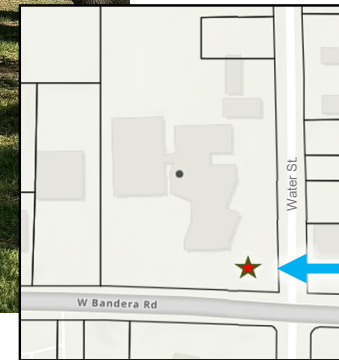
Site Visit

1st stake closest to the ROW is at the property line, there is also a string showing property line



1st stake to 3rd stake (marked blue/green) show proposed location of sign with 0 ft. setback

2nd stake to 4th stake (marked red/orange) show proposed location of sign with 8 ft. setback



INTEGRITY • COLLABORATION • RESPECT • SERVICE • EXCELLENCE



Looking from Water Street 25 ft. North of SH-46.



Looking East toward corner of SH-46 and Water Street.



Closeup of stakes looking Southeast.



Both potential sign locations looking North.



Outline of both potential sign locations looking South.