



AGENDA ITEM SUMMARY

District Impacted

- ☐ 1 = Anzollitto
- ☐ 2 = Woolard
- ☒ 3 = Vacant
- ☐ 4 = Cisneros
- ☐ 5 = Handren
- ☐ All

AGENDA DATE

February 12, 2019

DESCRIPTION

RECEIVE AND CONSIDER A REQUEST FROM GUY SANDERS FOR A VARIANCE TO THE SIGN ORDINANCE SECTION 10. RESTRICTIONS ON CERTAIN TYPES OF SIGNS. BB.1 COMMERCIAL COMPLEX, SELF-SUPPORTED SIGNS. (153 South Main St.)

STAFF'S RECOMMENDED ACTION (be specific)

Approve the request from Guy Sanders for a variance to the Sign Ordinance Section 10. Restrictions on Certain Types of Signs. BB.1 Commercial Complex, Self-Supported Sign. (153 South Main St.)

CONTACT PERSON

Laura Talley, Planning and Community Development Director

SUMMARY

The property owner, Mr. Guy Sanders, has requested a variance to the height of a commercial complex, self-support sign. The sign is already in place as he had assumed that the sign was "inside" the building and would not require a permit. Although the sign is within the building envelope, it is located outside of the front door of the building. Based on the fact that the sign is located outside of the front door, staff determined that a permit is required.

Based on the sign ordinance, the subject sign at 153 S. Main is a Commercial Complex, Self-Supported (see highlighted portion of the sign ordinance below). Mr. Sanders's sign meets the criteria for square-footage but is in excess of the height requirements. The height for a Self-Supported sign is limited to 8-feet in the Central Business District. The variance he is requesting is for a sign height of 10'-9". The Sign Review Committee met to discuss the request and are in favor of approval. The sign could meet the requirements of the ordinance if it was dropped to the ground, but the Committee agreed that the sign being centered on the wall was more appropriate and easier to read from the street.

A picture of the existing sign is attached. A second attached picture shows the existing sign with an additional Wall sign behind the Self-Supported sign. The additional Wall sign complies with the requirements of the ordinance (10% of the wall area) and does not require a variance. Both signs will require approval by the Historic Landmark Commission, but only the Self-Supported sign requires a variance.

	<p><u>Applicable excerpt from the Sign Ordinance:</u></p> <p>Commercial Complex: Any development which consists of two or more establishments on a single platted lot such as a shopping center or an Industrial Park/ Business Park or Campus office park on two or more contiguous lots, which may be separated only by a street or drainage rights of way.</p> <p>BB. Self-Supported Signs.</p> <p>1. Self-supported signs are permitted only in the Central area, B-2, B-1, I-industrial zoning districts and in the extraterritorial jurisdiction. The supports for self-supported signs may be enclosed by a veneer that is non-structural and approved by the City Manager.</p> <p>2. The area of a self-supported sign shall not exceed:</p> <ol style="list-style-type: none"> a single establishment – thirty-two (32) square feet. a commercial complex in the Central Area – thirty-two (32) square feet a commercial complex located in the City limits or ETJ – sixty-four (64) square feet a commercial complex with a land area of two (2) acres or more and frontage of two hundred (200) feet or more on each of two (2) or more streets - the total area of all self-supported signs shall not exceed one hundred twenty-eight (128) square feet. <p>3. The height of a self-supported sign shall not exceed:</p> <ol style="list-style-type: none"> In the Central Business District – eight (8) feet Along either side of Main Street from River Road south to Oak Park and along Main Street from Johns Road north to Frederick Street - twelve (12) feet All others except those signs identified in item 4 below – twenty (20) feet
COST	NA
SOURCE OF FUNDS	NA
ADDITIONAL INFORMATION	None

This summary is not meant to be all inclusive. Supporting documentation is attached.