



AGENDA ITEM SUMMARY

District Impacted

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

AGENDA DATE

April 9, 2019

DESCRIPTION

RECEIVE AND CONSIDER A REQUEST FROM BRAD SMITH FOR A VARIANCE TO THE SIGN ORDINANCE SECTION 10. RESTRICTIONS ON CERTAIN TYPES OF SIGNS. M. FREE STANDING SIGNS. *(Priority Promotion, 11 Spanish Pass)*

STAFF'S RECOMMENDED ACTION (be specific)

Deny approval of the variance request.

CONTACT PERSON

Laura Talley, Planning and Community Development Director

SUMMARY

The property is located north of the city in the ETJ. Keith Brady owns the property. Mr. Smith leases part of the building from Mr. Brady. Mr. Smith is requesting a variance to the sign regulations to allow two monument commercial complex signs on the property. The property currently has one structure on a lot with two driveways (each having their own address 9 and 11 Spanish Pass assigned by the County for 911 purposes). Each sign would only have one business name (one for Mr. Brady's business and one for Mr. Smith's business) on it until the development is expanded and more buildings are added. There is currently one building on the site now and inside that building are two establishments. The ordinance only allows for one complex sign with each establishment within the building being identified on the one monument complex sign. The Sign Variance Committee recommended denial of the request for the second sign, as Mr. Smith could accomplish the same goal with one commercial complex sign for both businesses and directional signage for the driveway entrances.

M. Free Standing Signs. (Monument sign)

1. Only one (1) freestanding sign shall be permitted per individual freestanding establishment.
2. The area of a self-supported sign shall not exceed:
 - a. a single establishment – thirty-two (32) square feet.
 - b. a commercial complex in the Central Area – thirty-two (32) square feet
 - c. a commercial complex located in the City limits or ETJ – sixty-four (64) square feet

	<p>d. 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> <p>The original request for the first sign that has been approved was for a monument sign (not a commercial complex sign)</p>
COST	
SOURCE OF FUNDS	
ADDITIONAL INFORMATION	

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