



## AGENDA ITEM SUMMARY

### District Impacted

- ☐ 1 = Wolosin
- ☐ 2 = Woolard
- ☐ 3 = Scott
- ☒ 4 = Fowler
- ☐ 5 = Macaluso
- ☐ All

<b>AGENDA DATE</b>	May 28, 2019
<b>DESCRIPTION</b>	RECEIVE AND CONSIDER A REQUEST FROM TRAVIS JONES FOR A VARIANCE TO THE SIGN ORDINANCE SECTION 10. RESTRICTIONS ON CERTAIN TYPES OF SIGNS. M. FREE STANDING SIGN. (Legacy at Cibolo, 7 and 9 Herff Road.)
<b>STAFF'S RECOMMENDED ACTION (be specific)</b>	Deny the request for a variance to the Sign Ordinance Section 10. Restrictions on certain types of signs. M. Free standing sign.
<b>CONTACT PERSON</b>	Nick Colonna, Asst Director Planning and Community Development
<b>SUMMARY</b>	<p>The Legacy at Cibolo is a 26-acre development that is proposing commercial development along Herff Road and apartments located along Cibolo Creek. The addresses for the proposed signage are 7, 9, 11, 15, 17 and 19 Herff Road. They are requesting signage for each of their three entrances along Herff Road. The signage for each of these intersections will be looked at separately. The variance that does apply to all three intersections is the separation distance between signs. These signs have been identified as free-standing commercial complex identifiers. Per our ordinance regulations, the separation requirements between each freestanding sign is 200 feet. Each intersection is more than 200 feet from the other, but because they are requesting pairs of signs that are on either side of the, they must request a variance to the separation of 200 feet. Each sign pair is a little different from the other, but all of them have the separation distance issue. The Sign Variance Committee met and reviewed an initial submittal. They determined with the original request that all the signage was too large and requested that it be scaled back. The second review of signage garnered more support, but in general the Committee felt that it was still simply too much signage. The Committee is not in favor of the proposed signage except for the larger and taller signs at the main entrance at Oak Park.</p> <p>The first set of signs being considered is located on the north end of the development (7 and 9 Herff Road). They are requesting the following variances:</p> <ul style="list-style-type: none"> <li>• To be less than the required 200' separation distance from a proposed free-standing sign; and</li> <li>• The signage of 9' in height instead of the required 5'.</li> </ul>

	<p>The signs are defined as Commercial Complex Identifiers which is described as:</p> <p><i>Monument signs not to exceed thirty-two (32) square feet, five (5) feet in height, located on property that may be separated from the principal development; however, the property on which it is located shall be part of the same PUD or subdivision. The Identifier shall contain the name of the commercial complex and shall not advertise for individual establishments.</i></p> <p>The signage acts not only as signage, but also acts as entrance features to each entrance to the development. As the definition states, it is not for one entity, the signage is proposed as a unifying element for the entire development. This is an important aspect for continuity of the users who arrive at this destination. Although the requested variances are a deviation from the code; the design of the signage, walls, pillars, landscaping and materials (stone darkened copper, cast stone, stucco) reinforces the Hill Country elements of design of the natural stone and setting.</p> <p>A variance request does allow Council to make conditions of the approval to the request if so desired.</p>
<b>COST</b>	
<b>SOURCE OF FUNDS</b>	
<b>ADDITIONAL INFORMATION</b>	

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