

BOARD OF ADJUSTMENTS AND APPEALS
3300 Hillcrest Drive
Balcones Heights, Texas 78201

Minutes

DATE: September 26, 2016

TIME: 5:31 p.m.

Members Present	Suzanne de Leon Lamar Gillian	Charles White Jack Burton	Miguel Valverde (did not vote) David Sellars
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Alternates Present Henry Hannasch

Members Absent: Sign in Sheet: None

I. Call to Order and Recording of Quorum:

Meeting was called to order and quorum was present.

II. Approval of Minutes:

May 23, 2016

Item III. was addressed before Item II.

MOTION: Motion to approve.

Motion by: Board Member Burton Second: Board Member Gillian 5/0/0 PASSED

III. Public Hearing:

Case No. BOA 2016-02: Board will conduct a public hearing on the application submitted by Pravin R. Ghael. A variance from Zoning Ordinance, specifically:

Public Hearing opened at 5:31 p.m.

Howard Johnson
6901 West IH-10 West

Sign Variance Requests to:

- (1) Section 4.5.4(2)(f)(i) Height and projection: In freeway districts maximum height per sign shall not exceed 35 feet for single tenant signs.
- (2) Section 4.6.1 Removed or damaged sign: Any legal nonconforming sign or sign structure that is removed or is destroyed may only be replaced with a conforming sign.

Community Development Director Rita Hoyl came up and gave a power point presentation on background and gave details of the two variance request.

- Variance 1 – To consider size of the sign - 64 ft. Sign
- Variance 2 - To allow them to remove the sign so they can make renovation and still keep the 64 ft. sign.

Staff's recommendation is to approve the height to remain at 64 ft. and allow them to remove the sign so that they can make the renovation lowering it to 64 ft. and reduce the overall square footage.

Manager from Howard Johnson came up to speak and stated that height was needed because of the highway and the location.

Public Hearing closed at 5:42 p.m.

Case No. BOA 2016-03: Board will conduct a public hearing on the application submitted by Walton Signage on behalf of Methodist Texsan Hospital. A variance from Zoning Ordinance, specifically:

Public Hearing opened at 5:44 p.m.

**Heart Hospital of San Antonio
6700 IH 10 West**

Sign Variance Requests to:

(1) Section 4.5.4(2)(e)(iii) Size: In freeway districts one freestanding sign no more than 300 square feet of message area shall be permitted for each 150 feet of freeway frontage.

(2) Section 4.5.4(2)(f)(i) Height and projection: In freeway districts maximum height per sign shall not exceed 35 feet for single tenant signs.

Community Development Director Rita Hoyl came up and gave a power point on background and details of the request.

- Variance 1 – 768 sq. ft. sign
- Variance 2 – 70 ft. overall height

Staff's recommendation is to deny 768 sq. ft. of message area and recommend that they reduce it to a size not to exceed 385 sq. ft. and approve height if they reduce the sign face.

Roy Lopez from Walton Signage came up to state the proposed changes.

Scott Davis from Texan Methodist Hospital came up to speak on the proposed changes.

Public Hearing closed at 5:59 p.m.

Item II was addressed at this time.

IV. Business Matters:

1. The Board will hear, consider, and approve/disapprove **Case No. 2016-02**, a variance request submitted by Pravin R. Ghael. This establishment is located at 6901 West IH 10.

Staff's recommendation:

- Variance 1 – To consider size of the sign - 64 ft. Sign
- Variance 2 - To allow them to remove the sign so they can make renovation and still keep the 64 ft. sign.

MOTION: Motion to approve.

Motion by: Board Member Burton Second: Board Member Gillian 5/0/0 PASSED

2. The Board will hear, consider, and approve/disapprove **Case No. 2016-03**, a variance request submitted by Walton Signage on behalf of Methodist Texsan Hospital.

Staff's recommendation is to deny 768 sq. ft. of message area and recommend that they reduce it to a size not to exceed 385 sq. ft. and approve height if they reduce the sign face.

MOTION: Motion to approve overall height to 70 ft. and overall size to 300 ft.

Motion by: Board Member Gillian Second: Board Member White

Motion withdrawn:

New MOTION: I make a motion that we deny variance 1 at the requested 768 sq. ft.

Motion by: Board Member Gillian Second: Board Member Burton 4/1/0 PASSED

Nay vote: Board Member White

MOTION: I make a motion that the sign not exceed 672 sq. ft.

Motion by: Board Member de Leon Second: Board Member Sellars 3/2/0 FAILED

Nay vote: Board Member Gillian and Board Member Burton

MOTION: I would like to make a motion to approve variance 2 for 70 ft. sign.

Motion by: Board Member Gillian Second: _____ 5/0/0 PASSED

MOTION: Motion to table.

Motion by: Board Member Burton Second: Board Member Sellars 5/0/0 PASSED

V. Adjournment:

Meeting adjourned at 6:32 p.m.

Submitted by:

**Delia Flores
City Secretary**