

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

**Minutes**

**DATE: October 24, 2016**

**TIME: 5:14 p.m.**

**Members Present**     Suzanne de Leon                     Charles White                     Miguel Valverde  
                                 Lamar Gillian                     Jack Burton

**Alternates Present**     Henry Hannasch

**Members Absent:**     None

**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:

September 26, 2016

MOTION: Motion to approve.

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

III.   Business Matters:

1. 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.

Director of Community Development Rita Hoyl gave a power point presentation on the background regarding this item and recommended approval of staff's recommended written motion as follows:

Staff is recommending the following motion: The applicant be granted a variance to install one (1) two-sided sign not to exceed 600 square feet under the following conditions in addition other applicable city, state, and federal regulations:

1. All existing Methodist Texsan Hospital lots be replatted into one lot, except for the lot containing the medical office building.
2. The maximum number of on-premise freestanding signs shall be limited to one (1) two-sided sign per platted lot. No other on-premise freestanding signs shall be permitted. Note: The existing off-premise sign (Lamar billboard) is covered by another agreement with the City and is not part of this condition.
3. Sign-specific requirements: The following rules shall govern unless superseded by newer City Code in the future.
  - a. Intensity.
    - i. All digital displays shall be illuminated at a level no greater than 0.3 footcandles over ambient light levels for the location and time and shall employ light cutoff devices such as, but not limited to, louvers in order to minimize light escaping above the horizontal

plane. Footcandle readings shall be measured at ground level at the distances shown below.

ii.

Sign size (square feet)	Distance from source
351 to 650	200 feet

- iii. As measured from the nearest residential property line, the maximum light emanation from an adjacent digital sign display shall be 0.2 footcandles.
  - iv. A digital display sign must be equipped with both a dimmer control and a photocell which automatically adjusts the display's intensity according to natural ambient light conditions.
  - v. The digital display shall contain a default mechanism to turn the sign off in case of malfunction or shall be manually turned off within twenty-four (24) hours of a reported malfunction.
- b. Any change of pictures or information on the electronic sign shall not produce the illusion of moving objects, expanding or contracting shapes, rotation or any similar effect of animation.
  - c. Any change of pictures or information on the message board sign shall not change more often than once every four (4) seconds.
  - d. Any sign picture or information shall not have a solid white background between the time period of thirty (30) minutes after sunset and thirty (30) minutes before sunrise.
  - e. The base of the sign be constructed or covered with the same masonry material as the principal building to a height of 20 feet. All exposed metal shall be painted with a matte finish.
  - f. Methodist Texsan Hospital (owner) agrees to donate to the City up to 40 hours per year of display time on the one (1) two-sided electronic sign for the purposes of public service announcements, promotion of special events or other similar matters. Scheduling of such displays shall be at the reasonable discretion of the sign's owner; however, owner shall not confine the display of such announcements to non-peak hours and shall cooperate with the City to provide reasonable opportunities for display at all times of the day or night. Owner shall have no obligation or provide electronic advertising face if not requested by City.

MOTION: Motion to approve Staff's recommendation.

Motion by: Member Burton    Second: Member White    5/0/0    PASSED

IV. Adjournment:

Meeting adjourned at 5:26 p.m.

**Submitted by:**

**Delia Flores  
City Secretary**