

**CITY OF AUSTIN  
Board of Adjustment  
Decision Sheet**

**DATE: August 13, 2018**

**CASE NUMBER: C16-2018-0003**

Y \_\_\_ Brooke Bailey  
 Y \_\_\_ William Burkhardt  
 Y \_\_\_ Christopher Covo  
 Y \_\_\_ Eric Goff  
 Y \_\_\_ Melissa Hawthorne  
 Y \_\_\_ Bryan King  
 Y \_\_\_ Don Leighton-Burwell  
 Y \_\_\_ Rahm McDaniel  
 - \_\_\_ Martha Gonzalez (Alternate)  
 Y \_\_\_ Veronica Rivera  
 Y \_\_\_ James Valdez  
 Y \_\_\_ Michael Von Ohlen  
 - \_\_\_ Kelly Blume (Alternate)  
 - \_\_\_ Pim Mayo (Alternate)

**APPLICANT: Phil Moncada**

**OWNER: Greg Cervenka**

**ADDRESS: 1044 NORWOOD PARK BLVD Unit C-6**

**VARIANCE REQUESTED:** The applicant has requested a variance(s) to Section 25-10-123(B)(3)(Expressway Corridor Sign District Regulations) to increase the maximum allowable sign height from 35 feet (required/permitted) to 50 feet (requested, existing) in order to erect a sign at this site in the Expressway Corridor Sign District within a "CH-NP", Commercial Highway Services – Neighborhood Plan zoning district. (Heritage Hills)

**BOARD'S DECISION:** BOA meeting June 11, 2018 The public hearing was closed on Board Member Brooke Bailey motion to Postpone to July 9, 2018, Board Member Eric Goff second on a 10-0 vote; POSTPONED TO July 9, 2018 (RE-NOTICE); July 9, 2018 POSTPONED TO AUGUST 13, 2018 BY APPLICANT

**RENOTICE AUG 13, 2018** The applicant has requested a variance(s) to:

- A. 25-10-123(B)(3)(Expressway Corridor Sign District Regulations) to increase the maximum allowable sign height from 35 feet (required/permitted) to 50 feet (requested, existing); and to
- B. 25-10-103 (Signs Prohibited in all Sign Districts) (1) to permit an off-premise sign; and/or to in order to erect a sign at this site in the Expressway Corridor Sign District within a "CH-NP", Commercial Highway Services – Neighborhood Plan zoning district. (Heritage Hills)


**BOARD'S DECISION: August 13, 2018** The public hearing was closed on Board Member Eric Goff motion to Postpone to September 10, 2018, Board Member Rahm McDaniel second on a 11-0 vote; **POSTPONED TO SEPTEMBER 10, 2018.**  
**(RE-NOTICE MAY BE REQUIRED)**

**EXPIRATION DATE:**

**FINDING:**

1. The Zoning regulations applicable to the property do not allow for a reasonable use because:
2. (a) The hardship for which the variance is requested is unique to the property in that:  
(b) The hardship is not general to the area in which the property is located because:
3. The variance will not alter the character of the area adjacent to the property, will not impair the use of adjacent conforming property, and will not impair the purpose of the regulations of the zoning district in which the property is located because:

  
\_\_\_\_\_  
Leane Heldenfels  
Executive Liaison

  
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William Burkhardt  
Chairman