

CITY OF AUSTIN
Board of Adjustment
Decision Sheet
C-1

DATE: December 14, 2020

CASE NUMBER: C16-2020-0009

Y Brooke Bailey
 Y Jessica Cohen
 Y Ada Corral
 Y Melissa Hawthorne
 - VACANT
 Y Don Leighton-Burwell
 - Rahm McDaniel -OUT
 Y Darryl Pruet
 Y Veronica Rivera
 - Yasmine Smith (LATE)
 Y Michael Von Ohlen
 Y Kelly Blume (Alternate)
 - Martha Gonzalez (Alternate)
 - Donny Hamilton (Alternate)

APPLICANT: Rodney Bennett

OWNER: Lynn Nick

ADDRESS: 7900 FM 1826 Road

VARIANCE REQUESTEDThe applicant is requesting a variance(s) from the Land Development Code, Section 25-10-131 (*Additional Freestanding Signs permitted*) (C) to increase the total number of freestanding signs from 2 (permitted) to 3 (requested) in order to erect a freestanding sign in a “GO-NP”, General Office – Neighborhood Plan zoning district (West Oak Hill Neighborhood Plan)

Note: Per 25-10-101(General on-premise signs) (A) Purpose and Applicability. This section establishes general requirements for on-premise signs associated with particular land uses. A sign allowed under this section: (1) Must comply with all applicable regulations of this chapter and the Building Code, but may be installed or modified without obtaining a permit or other approval from the City. Per LDC 25-10-130 (Commercial Sign District) (B) One freestanding sign is permitted on a lot. The second (existing) freestanding sign was permitted under 25-10-131 (Additional Freestanding Signs

BOARD’S DECISION: BOA MEETING DEC 14, 2020 The public hearing was closed by Chair Don Leighton-Burwell, Board Member Michael Von Ohlen motions to Grant, Board Member Jessica Cohen seconds on an 9-0 vote (Board member Yasmine Smith – late due to technical problems); GRANTED.

FINDING:

1. The variance is necessary because strict enforcement of the Article prohibits and reasonable opportunity to provide adequate signs on the site, considering the unique features of a site such as its dimensions, landscape, or topography, because: this is a very large corner lot, there are approximately 2120' of frontage of FM 1826 with 2 existing signs, there are 826' of frontage on US 290 with a new entrance and Zero signs, and it's a hospital

OR,


2. The granting of this variance will not have a substantially adverse impact upon neighboring properties, because: of the size of this property, this signs are spread out and not near the neighborhood properties

OR,

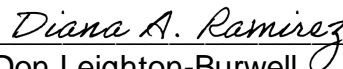
3. The granting of this variance will not substantially conflict with the stated purposes of this sign ordinance, because: this sign is for a new entrance off of US Hwy which will provide quicker access to the hospital, the existing entrances are off of FM 1826 and have existing signage, without this new sign there would be no way to identify the new entrance is for the hospital, due to the elevation of the street versus the location of the hospital on the property

AND,

4. Granting a variance would not provide the applicant with a special privilege not enjoyed by others similarly situated or potentially similarly situated, because: most other properties do not serve the public in a lifesaving capacity nor are they on a large corner lot



Elaine Ramirez
Executive Liaison



Don Leighton-Burwell
Chairman