

CITY OF AUSTIN
Board of Adjustment
Decision Sheet – SIGN VARIANCE
ITEM08

DATE: December 9, 2024

CASE NUMBER: C16-2024-0001

_____ Thomas Ates (D1)
_____ Bianca A Medina-Leal (D2)
_____ Jessica Cohen (D3)
_____ Yung-ju Kim (D4)
_____ Melissa Hawthorne (D5)
_____ Jeffery Bowen (D6)
_____ Janel Venzant (D7)
_____ Margaret Shahrestani (D8)
_____ Brian Poteet (D9)
_____ Michael Von Ohlen (D10)
_____ Marcel Gutierrez-Garza (M)
_____ VACANT (Alternate) (M)
_____ Suzanne Valentine (Alternate) (M)
_____ VACANT (Alternate) (M)

APPLICANT: Michael Everett

OWNER: Rowdy Durham

ADDRESS: 6320 ED BLUESTEIN BLVD SB

VARIANCE REQUESTED: The applicant is requesting a sign variance(s) from the Land Development Code, Section 25-10-123 (*Expressway Corridor Sign District Regulations*):

- (B) (2) (a) to exceed sign area from 60 square feet to 210.36 square feet
- (B) (3) (a) to exceed sign height of 35 feet (maximum allowed) to 60 feet (requested) for a Freestanding sign in order to provide signage for a McDonald's in a "GR-MU-CO-NP", Community Commercial – Mixed Use – Conditional Overlay - Neighborhood Plan zoning district. (University Hills Neighborhood Plan), Expressway Corridor Sign District.

Note: The Land Development Code Sign Regulations 25-10-123 Expressway Corridor Sign Regulations

(A) This section applies to an expressway corridor sign district.

(B) This subsection prescribes regulations for freestanding signs.

(1) One freestanding sign is permitted on a lot. Additional freestanding signs may be permitted under [Section 25-10-131](#) (Additional Freestanding Signs Permitted).

(2) The sign area may not exceed:

(a) on a lot with not more than 86 linear feet of street frontage, 60 square feet; or

(b) on a lot with more than 86 linear feet of street frontage, the lesser of:

(i) 0.7 square feet for each linear foot of street frontage; or

(ii) 300 square feet.

(3) The sign height may not exceed the greater of:

- (a) 35 feet above frontage street pavement grade; or
- (b) 20 feet above grade at the base of the sign.
- (C) A roof sign may be permitted instead of a freestanding sign under [Section 25-10-132](#) (Roof Sign Instead Of Freestanding Sign).
- (D) Wall signs are permitted.
- (E) One flag for each curb cut is permitted.
- (F) For signs other than freestanding signs or roof signs, the total sign area for a lot may not exceed 20 percent of the facade area of the first 15 feet of the building.

Source: Section 13-2-867; Ord. 990225-70; Ord. 031211-11; Ord. No. [20170817-072](#), Pt. 9, 8-28-17.

BOARD’S DECISION: December 9, 2024, POSPONED TO JANUARY 13, 2025

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:

OR,

2. The granting of this variance will not have a substantially adverse impact upon neighboring properties, because:

OR,

3. The granting of this variance will not substantially conflict with the stated purposes of this sign ordinance, because:

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:



Elaine Ramirez
Executive Liaison

 for

Jessica Cohen
Chair