

**CITY OF AUSTIN**  
**Board of Adjustment**  
**Decision Sheet – SIGN VARIANCE**  
**ITEM02**

**DATE:** January 13, 2025

**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;  
POSTPONEMENT REQUEST TO MARCH 10, 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

Diana Ramirez for \_\_\_\_\_

Jessica Cohen  
Chair