

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

DATE: March 10, 2025

CASE NUMBER: C16-2024-0001

Y Thomas Ates (D1)
 Y Bianca A Medina-Leal (D2)
 Y Jessica Cohen (D3)
 Y Yung-ju Kim (D4)
 Y Melissa Hawthorne (D5)
 Y Jeffery Bowen (D6)
 Y Janel Venzant (D7)
 Y Margaret Shahrestani (D8)
 Y Brian Poteet (D9)
 Y 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

RENOTIFICATION -VARIANCE REQUEST: 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 104.65 square feet to 314.86 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*

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(D) Wall signs are permitted.

(E) One flag for each curb cut is permitted.

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

BOARD'S DECISION: JANUARY 13, 2025, POSTPONEMENT REQUEST TO MARCH 10, 2025; The public hearing was closed by Madam Chair Jessica Cohen, Board member Michael Von Ohlen's motion to Deny; Board member Jeffery Bowen second on 10-0 votes; DENIED.

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