

CITY OF AUSTIN
Board of Adjustment
Decision Sheet
ITEM 07

DATE: November 10, 2025

CASE NUMBER: C16-2025-0007

Y Thomas Ates (D1)
 Y Bianca A Medina-Leal (D2)
 Y Jessica Cohen (D3)
 Y Yung-ju Kim (D4)
 - Melissa Hawthorne (D5) --**Abstained**
 Y Haseeb Abdullah (D6)
 Y Sameer S Biring (D7)
 Y Margaret Shahrestani (D8)
 Y Brian Poteet (D9)
 Y Michael Von Ohlen (D10)
 Y Jeffery L Bowen (M)
 - Corry L Archer-mcclellan (Alternate) (M)
 - Suzanne Valentine (Alternate) (M)
 - VACANT (Alternate) (M)

APPLICANT: Alexa Rosselot

OWNER: Bull Creek LLC, Federico Wilensky

ADDRESS: 7501 N CAPITAL OF TEXAS HWY NB

VARIANCE REQUESTED: The applicant is requesting a sign variance(s) from the Land Development Code, Section 25-10-124 (Scenic Roadway Sign District Regulations), (B) to allow more freestanding signs from one (1) (maximum allowed) to one (1) additional (requesting); a total of two free-standing signs in order to provide signage for AVES/Ethos Veterinary Clinic in a “GO-CO, LR-CO”, General Office – Conditional Overlay – Neighborhood Commercial – Conditional Overlay zoning district. (Scenic Roadway Sign District).

Note: 25-10-124 - SCENIC ROADWAY SIGN DISTRICT REGULATIONS.

(A) This section applies to a scenic roadway sign district.

(B) One freestanding sign is permitted on a lot.

(1) The sign area may not exceed the lesser of:

(a) 0.4 square feet for each linear foot of street frontage; or

(b) 64 square feet.

(2) The sign height may not exceed 12 feet.

(C) Wall signs are permitted.

(D) For signs other than freestanding signs, the total sign area for a lot may not exceed 10 percent of the facade area of the first 15 feet of the building.

(E) In a Hill Country Roadway corridor, a spotlight on a sign or exterior lighting of a sign must be concealed from view and oriented away from adjacent properties and roadways.

(F) Internal lighting of signs is prohibited, except for the internal lighting of individual letters.

(G) In addition to the sign setback requirements established by [Section 25-10-191](#) (Sign Setback Requirements), a sign or sign support must be installed at least 12 feet from the street right-of-way, or at least 25 feet from street pavement or curb in the right-of-

way, whichever setback is the lesser distance from the street. This subsection does not apply to a sign permitted by [Section 25-10-102\(F\)](#) (Signs Associated with Political Elections).

Source: Sections 13-2-867 and 13-2-868; Ord. 990225-70; Ord. 031030-11; Ord. 031211-11; Ord. No. [20170817-072](#), Pt. 10, 8-28-17.

BOARD'S DECISION: The public hearing was closed by Chair Jessica Cohen, Board member Michael Von Ohlen's motion to Approve; Board member Brian Potteet second on 10-0-1 votes (Vice chair Melissa Hawthorne abstain); 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: due to the topography and landscaping the building and current signage are not readily visible to passing motorist and visitors
OR,
2. The granting of this variance will not have a substantially adverse impact upon neighboring properties, because: the enhanced visibility will clearly direct clients to the correct entrance for the emergency veterinary clinic.
OR,
3. The granting of this variance will not substantially conflict with the stated purposes of this sign ordinance, because: the intent of the ordinance to preserve community aesthetics ensure public safety and prevent visual clutter.
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: the additional monument sign is intended to remedy these site-specific challenges and ensure that the clinic can be safely and effectively located by clients seeking emergency veterinary care.



Elaine Ramirez
Executive Liaison



Jessica Cohen
Madam Chair