CITY OF AUSTIN
Board of Adjustment
Decision Sheet
ITEM08

DATE: October 12, 2026 **CASE NUMBER: C16-2026-0007**

____Y____Joseph El Habr (D1)
____Y____Bianca A Medina-Leal (D2)
____Y____Corry L Archer-McClellan (D3)
____Y____Yung-ju Kim (D4)
____Y____Melissa Hawthorne (D5)
____Y____Haseeb Abdullah (D6)
____-____VACANT (D7)
____Y____Margaret Shahrestani-Vice Chair (D8)
____Y____Brian Poteet (D9)
____Y____Michael Von Ohlen (D10)
____Y____Jeffery L Bowen-Chair (M)
____-____VACANT (Alternate) (M)
____-____Suzanne Valentine (Alternate) (M)
____-____VACANT (Alternate) (M)

APPLICANT: David Anderson
OWNER: QT South, LLC
ADDRESS: 620 WEST SLAUGHTER LN

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 QT gas station in a "CS-CO", General Commercial Services – 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 Jeffery Bowen, Board member Melissa Hawthorne's motion to approve, Board member Michael Von Ohlen second on 10-0 votes; 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 roadway, two arterials and anyway to maneuver in and out of the site, to get to the traffic light, taking a left out of that one driveway would be lost, depending on traffic it can be very high speed or very no speed.

OR,

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

OR,

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

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: as there aren't very many flag lots in the area, having a visual connection to the driveway in the proposed low scale scenic sign criteria as the majority of the sign of the site is in the scenic district, therefore applies and the request is minimal.

Elaine Ramirez
Executive Liaison

Diana Ramirez for
Jeffery Bowen
Chairman