



**BOARD OF ADJUSTMENT  
APPLICATION FOR VARIANCE**

City of Angleton  
121 S. Velasco  
Angleton, TX 77515  
979-849-4364

**Applicant:** Carrie Barry, Stratus Unlimited, LLC Phone: (210) 812-2224 Cell: (210) 812-2224

Address: \_\_\_\_\_

City: \_\_\_\_\_ State: OH Zip: 44060

Applicant's Status: (check one)     Owner     Representative     Tenant

**Property owner:** \_\_\_\_\_ Phone: \_\_\_\_\_ Cell: \_\_\_\_\_

Address: 132 E. Hospital Drive

City: Angleton State: Texas Zip: 77515

Carrie Barry  
Applicant Signature

6/8/26  
Date

Cosgrove, Jacqueline S. , jscosgro  
Digitally signed by Cosgrove, Jacqueline S. , jscosgro  
DN: CN="Cosgrove, Jacqueline S.", CN=jscosgro, OU=People, DC=utmb,  
DC=ista  
Reason: I am approving this document  
Date: 2026.06.08 14:54:22-0500'  
~~Owner Signature~~  
Tenant Signature

Date

**Property Information:**

This application must be accompanied by a site plan and any other documents requested, such as plot plans, photographs, topographic contour maps that are necessary to properly review the application.

Street address or location: UTMB Health - 132 E Hospital Drive and 140 E. Hospital Drive - Angleton, TX 77515

Legal Description: \_\_\_\_\_  
(please provide copy of metes and bounds)

Present zoning: C-G. General Commercial - 0151 Present land use: Commercial

Is a site plan, preliminary or final plat pending on the agenda of the Planning & Zoning Commission or the City Council?    \_\_\_\_\_ Yes      x   No

Have you applied for a building permit?    \_\_\_\_\_ Yes      x   No    Date denied: \_\_\_\_\_

Has the Board of Adjustments issued an unfavorable ruling on this property within the last six months?  
   Yes      x   No

If yes, when: \_\_\_\_\_

**Please provide proof of taxes paid on this property.**

**Request Information:**

Please answer the following questions as completely as possible. Failure to outline fully the situation by answering these questions could cause unnecessary delay in evaluating your appeal. Additional pages may be attached if necessary.

1. Describe the variance you are requesting: Sign Variance

2. Describe the special or unique condition(s) of your property that exist, such as restricted area, shape, topography or physical features that are peculiar to your property: \_\_\_\_\_

~~The property consists of a large, multi-building hospital campus with expansive building facades and limited vertical sign mounting space below the parapet due to the existing architectural design. The buildings feature extended horizontal frontages and restricted sign band areas, which are not typical of standard commercial properties. Additionally, the campus layout requires clear identification of individual building for patient and visitor navigation, creating a unique condition where standard sign placement below the parapet is not practical for visibility.~~

3. Do similar property conditions exist in your area? Explain: \_\_\_\_\_

~~No, most nearby commercial properties are smaller in scale and include sufficient vertical mounting space for compliant wall signage. The subject property is different due to its large hospital building, extended façade widths, and limited sign band areas, which create visibility challenges not typically encountered on standard commercial sites.~~

4. Explain how your need for a variance is unique to those special property-related conditions described above: \_\_\_\_\_

~~The need for this variance is unique to the specific physical and operational characteristics of this property. The site is a large, multi-building hospital campus with expansive building facades and limited vertical sign band areas below the parapet due to its architectural design. Unlike typical commercial properties, the buildings feature extended horizontal frontage and restricted areas suitable for compliant wall signage, which limits visibility when adhering strictly to code requirements. Additionally, the size and layout of the campus require clear and highly visible building identification to effectively guide patients, visitors, and emergency responders. Standard sign placement below the parapet does not provide adequate visibility at this scale, particularly given the setback distances and building massing. These conditions are not generally applicable to surrounding properties, which are smaller in scale and have sufficient vertical space for code-compliant signage. Therefore, the need for the requested variance is directly tied to the unique design, scale, and functional use of their property and does not represent a general condition affecting other properties in the area.~~

5. Are there special conditions affecting your property such that the strict application of the provisions of the Zoning Ordinance would deprive you of the reasonable use of your land? Explain: Yes

Special conditions related to the size, design, and operational requirements of this property create a situation where strict application of the Zoning Ordinance would deprive the property of reasonable use. The property is a large multi building hospital campus with expansive building facades and limited vertical areas available for compliant wall signage below the parapet. The requested variance does not seek to expand the use of the land beyond its intended purpose but is necessary to allow the property to function effectively as a hospital campus. Without the variance the property would be deprived of reasonable use in terms of safe wayfinding and identification, which are essential components of its operation.

6. Explain why the granting of the variance will not be detrimental to the public health, safety or welfare, or injurious to other property within the area: \_\_\_\_\_

~~The proposed signage is limited to building-mounted identification signage and does not introduce any hazards or adverse impacts to the surrounding environment. The signage is designed to be consistent with the overall architectural character of the hospital campus and will not obstruct visibility, create traffic hazards, or interfere with pedestrian or vehicular circulation. In fact, improved visibility of building identification enhances public safety by assisting patients, visitors, and emergency responders in quickly locating the correct facilities within the campus. Additionally, the request is limited in scope and does not alter the use, density, or function of the property. Surrounding properties will not be negatively impacted, as the signage will remain compatible with the scale and context of the site. The variance simply allows for reasonable adjustments to sign placement to accommodate the unique characteristics of the property without creating any detrimental effects.~~

7. Describe how strict enforcement of the zoning ordinance creates a hardship that is unique to your property, imposing a hardship above that suffered by the general public: See Attached Response

**A completed variance application is due 30 days prior to the next Board of Adjustment meeting. Board of Adjustment meetings are held at noon on the third Wednesday of each month. At this meeting, a public hearing will be held. A public hearing notice must be published in the local newspaper (at least 14 days before the meeting) and a notice must be sent to all property owners within 200’ of the property where the variance is being requested (the notice must be sent at least 10 days prior to the meeting).**

**Acknowledgements**

I certify that the above information is correct and complete to the best of my knowledge and ability and that I am now or will be fully prepared to present the above proposal at the Board of Adjustments hearing.

I understand that in the event that I am not present or represented at the public hearing, the Board shall have the power to dismiss the proposal either at the call of the case or after the hearing, and that such dismissal shall constitute denial.

I reserve the right to withdraw this proposal at any time upon written request filed with the City Secretary's office, and such withdraw shall immediately stop all proceedings. I understand the filing fee is not refundable upon withdraw of the proposal after public notice.

I understand that if the request is approved, I must obtain a building permit from the City before any work is started on the property and that the Board of Adjustment action does not constitute the approval of the building permit.

Applicant's Initials: CE Date: 6/8/26