



CITY OF BANDERA

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Kirk & Patricia McMullan submitted a permit application to significantly alter the message on their billboard located on their property in the 400 block of Hwy 16 S (ETJ). The application was denied on March 11, 2025 because any maintenance, repair, or update requires the billboard to come into compliance with current code, Article 3.07 Signs.

Billboards are currently prohibited under ordinance § 3.07.013 so they are now requesting a sign variance to keep the billboard in place and alter the message. This is a non-conforming sign having been erected in 1986.

The Findings Required for Variance are as follows:

- That there are special circumstances or conditions affecting the land involved such that the strict application of the provisions of this ordinance would deprive the applicant of the reasonable use of his/her land.
- That the variance is necessary for the prevention and enjoyment of a substantial property right of the applicant.
- That the granting of the variance will not be detrimental to the public health, safety, or welfare, or injurious to the other property in the area; and
- That the granting of the variance will not have the effect of preventing the orderly subdivision of other land in the area in accordance with the provisions of this ordinance.

Mr. & Mrs. McMullan have provided written responses to these findings. Their letter and staff's responses to those statements and all other documents required by the Variance Checklist are included in the packet.