

**MAYOR AND COUNCIL COMMUNICATION**

**DATE:** September 3, 2024  
**TO:** Planning and Zoning Commission  
**FROM:** Rogue Salinas, Economic Development Director  
**THROUGH:** Crystal Caldera, City Manager  
**SPONSOR(S):** N/A

**SUBJECT:** Presentation, Discussion, and Possible Action to Consider Approval of a Request by Burkett Media for a Variance to Chapter 3 Building Regulations, Article 3.04 Signs, Section 3.04.011 On-Premises Signs, (3)Sign height, (D) 60 feet on expressway frontage roads., Located at 5920 Bandera Road, being Lot 1, Block 1, CB 4429M, Finkel Subdivision

**PURPOSE**

The applicant, Burkett Media, is requesting a variance to allow construction of an on-premises sign (pole sign), to be located at 5920 Bandera Road with a height of 75 feet.

The Leon Valley City Code, Chapter 3 Building Regulations, Article 3.04 Signs, Section 3.04.011 On Premise Signs, allows a maximum height of 60 feet. The current sign (IHOP) is being obstructed by a new billboard on the lot adjacent to this lot. The current sign will be moved approximately 12 feet closer to the building and will extend to 75 feet in height if the variance is approved.

**Fiscal Impact**

The applicant has paid all fees associated with this project. The applicant is depending on this sign to attract customers that would otherwise not have known the restaurant was at that location, due to the Loop 410 and flyover height.

APPROVED : \_\_\_\_\_ DISAPPROVED : \_\_\_\_\_

APPROVED WITH THE FOLLOWING AMENDMENTS :

\_\_\_\_\_  
\_\_\_\_\_

ATTEST :

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Sandra Passailaigue, TMRC  
City Secretary