

Sign Variance Request
CJC Life Church
Nextgen Learning Center
6401 Bandera Road

Roque Salinas, MPA
Economic Development Director
City Council Meeting
September 17, 2024

Purpose

- To consider approval of a request for a variance by applicant CJC Life Church, located at 6401 Bandera Rd
- Variance is to Chapter 3 Building Regulations, Article 3.04 Signs, Sec. 3.04.011 - On-premises Signs, (b). Building-mounted Signs, (2) Marquee signs, Located at 6401 Bandera Rd
- To allow the installation of a free-standing marquee type sign that will advertise their Nextgen Learning Center

Purpose

- LVCC, Ch. 3 Building Regulations, Art. 3.04 Signs, Sec. 3.04.002 - Definitions defines marquee signs as follows:
 - “Marquee. Any permanent roof-like structure at the entry to a building, which projects beyond the building or extends along and projects beyond the wall of the building, and which generally contains a commercial message(s), and is designed to provide protection from the weather.”
- Sign does not meet the definition of a marquee sign, nor any other sign-type category in the code
 - Sign is attached to a pergola type structure at the entrance to the building

Proposed Sign

Technical drawing of a sign for "NextGen Learning Center". The sign features the word "NextGen" in large, multi-colored letters (N: orange, e: green, x: purple, t: blue, G: orange, e: green, n: purple) with a 1/2" white outline. Below it, "LEARNING CENTER" is written in orange on a white rectangular background. The sign is mounted on a 3" contour cut backerpanel. Dimensions include a total width of 10', a height of 28.5" for the letters, and a 13.5" width for the "NextGen" text. The "LEARNING CENTER" box is 14" high. A 1/2" white outline is specified for the letters.

Color specifications:

- 2930 Blue
- 2119 Orange
- 2586 Green
- 2856 Purple

Material specifications and assembly details:

- 0407 ALUMINUM 3" RETURN
- 1" TRIMCAP
- 3/16" ACRYLIC
- LED
- LISTED BUSHING
- 1/4" DRAIN HOLES (LETTERS AND RACEWAY)
- 263 ALUMINUM BACKER PANEL
- .060 ALUMINUM
- 4.25" X 1" EXTRUDED ALUMINUM RACEWAY
- FASTENERS AS RECD. BY LOCAL JURISDICTION
- LISTED DISCONNECT SWITCH (NEC 600-8) WITHIN SIGHT OF SIGN
- PRIMARY ELECTRICAL (NEC 600-9) SEE ELEC. NOTES
- LED POWER SUPPLY

Photograph of the sign installed on a building entrance.

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Bobby Bozarth
Cell: 210-872-1175

Proposed Sign



City Code

- Code addresses variances:
- Persons wishing to erect signs not in conformance with this article or any person aggrieved by any decision of the city in the administration of this article may appeal such decision to the city council. The city council shall only hear and decide the following:
 - (1) An appeal that alleges error in an order, requirement, decision, or determination made by an administrative official in the enforcement of this article; or
 - (2) A request for variance(s) from the strict enforcement of the requirements of this article due to special conditions wherein a literal enforcement of this article would result in unnecessary hardship, and so that the spirit of this article is observed, and substantial justice is done

Fiscal Impact

- The applicant has paid all fees associated with this request
- Applicant will be able to entice more customers with a large visual sign advertising their services, which may increase sales tax from caregivers shopping at nearby stores

Recommendation

- Staff has no objection to the request