

MAYOR AND CITY COUNCIL COMMUNICATION

DATE: September 17, 2024

TO: Mayor and City Council

FROM: Roque Salinas, MPA, Economic Development Director

THROUGH: Dr. Crystal Caldera, City Manager

SUBJECT: Presentation, Discussion, and Possible Action of a Request by CJC Life Church - Nextgen Learning Center for a Variance 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 - R. Salinas, Economic Development Director.

SPONSOR(S): N/A

PURPOSE

The purpose of this item is to consider approval of a variance request by CJC Life Church – Nextgen Learning Center to be allowed to install a marquee type sign that will not be anchored to the wall of a building, to be located at 6401 Bandera Rd.

The Leon Valley Code of Ordinances, Chapter 3 Building Regulations, Article 3.04 Signs, Section 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.”

This sign does not meet the definition of a marquee sign, nor any other sign-type category in the code, as the sign is attached to a pergola type structure at the entrance to the building. The Code also states:

“Sec. 3.04.008 - Variances and appeals

(a) 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. The 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.

STRATEGIC GOALS

Goal # 1 - Economic Development · Objective F – Promote Leon Valley

RECOMMENDATION

After careful review, staff recommends approval of this request

APPROVED: _____ DISAPPROVED: _____

APPROVED WITH THE FOLLOWING AMENDMENTS:

ATTEST:

SAUNDRA PASSAILAIGUE, TRMC
City Secretary