

MAYOR AND COUNCIL COMMUNICATION

DATE: March 18, 2025

TO: Mayor and Council

FROM: Susana Huerta, Planning and Zoning Director

THROUGH: Crystal Caldera, Ph.D., City Manager

SUBJECT: Presentation and Discussion on a Request for Variance to the Leon Valley Code of Ordinances, Chapter 3 Building Regulations, Article 3.04 – Signs, Section 3.04.012(c)1– Off-premises Signs, to Allow a New Off-premises Sign (Billboard) within less than 1000 linear feet from another existing Off-Premises Sign to be located at 0 Northwest Industrial Drive, Lot 1, Block 1, CB 4428F, Northwest Industrial Park Subdivision, on Approximately .34 Acres.

SPONSOR(S): N/A

PURPOSE & BACKGROUND

The applicant, Kenjoh Outdoor Advertising, LLC, is requesting a variance to construct a new billboard at 0 NW Industrial Drive which is planned to be within the minimum allowed distance from another billboard. The nearest sign is approximately 608 linear feet away and located at 5721 Bandera Road. The proposed sign location meets the exemption in the ordinance but does not meet the minimum separation distance. Off-premises signs may not be located closer than 1000' from any other billboard.

The proposed billboard would be a single-sided advertising sign for north-bound traffic on Bandera Road. The sign is a height of 50 feet overall with a 40' x 12' sign face with digital display.

The applicant will also be required to obtain approval of the billboard from the Texas Department of Transportation (TxDOT).

Sec. 3.04.012 - Off-premises signs

(a) New off-premises signs prohibited. No permits for the construction of new off-premises signs will be issued after the effective date of this article.

(c) An exemption for off-premises will be made for billboards along Interstate 410 and Bandera Road as shown in exhibit A, inside Leon Valley city limits and with TxDOT approval.

(1) All billboards must have a separation of 1,000 linear feet from one another.

The Code does allow for variances as follows:

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 proposed improvement may increase the City's tax base.

RECOMMENDATION

At City Council discretion.

APPROVED: _____ DISAPPROVED: _____

APPROVED WITH THE FOLLOWING AMENDMENTS:

ATTEST:

SAUNDRA PASSAILAIGUE, TRMC
City Secretary