



AGENDA MEMO

Business of the City Council

City of Sweeny, Texas

| | | | |
|----------------------------------|--|---------------------|------------------------|
| Meeting Date | 12/13/2023 | Agenda Item | |
| Approved by City Manager | | Presenter(s) | Kaydi Smith |
| Reviewed by City Attorney | | Department | Developmental Services |
| Subject | Discussion and possible action to requested variance for signage at the Sweeny Hospital; 305 N McKinney Street | | |
| Attachments | Sign Ordinance Variance Request to Chapter 156 of the City's Code of Ordinances, Site Plan, Plan Set | | |
| Financial Information | Expenditure Required: | - | |
| | Amount Budgeted: | - | |
| | Account Number: | - | |
| | Additional Appropriation Required: | - | |
| | Additional Account Number: | - | |

Executive Summary

Contractors for the Sweeny Hospital have submitted plans for lighted signage. The signage facing the southwest elevation will require a variance by Council for allowance. The requested is to be installed facing adjacent residential property.

Code:

§156.018(4)(d) states, "Illuminated signs may not be installed facing adjacent or adjoining residential areas. This request is for a variance to the Code and may be approved by City Council under §156.047 – Variances, which states:

"The City Council may approve a variance only if it makes affirmative findings, reflected in the minutes of the City Council's proceedings, as to all of the followings:

- (1) The variance will not authorize a type of sign which is specifically prohibited by this subchapter;
- (2) The variance is not contrary to the goals and objectives outlined by the City of Sweeny's comprehensive plan;
- (3) The variance is not contrary to the public interest; and
- (4) Due to special conditions, a literal enforcement of the ordinance would result in unnecessary hardship. Ordinarily, hardship that is self-induced or that is common to other similarly classified properties will not satisfy this requirement. Financial or economic hardship alone will not ordinarily satisfy this requirement.
- (5) The spirit and purpose of the ordinance will be observed, and substantial justice will be done.

City staff has determined the proposed elevated hospital sign variance does not authorize a type of sign which is specifically prohibited, is not contrary to the City's goals and objectives of the Sweeny Comprehensive Plan, is not contrary to public interest. Furthermore, it is believed that literal enforcement of the ordinance would result in an unnecessary hardship to patients who may not be familiar with the are seeking medical treatment at night.



AGENDA MEMO

Business of the City Council

City of Sweeny, Texas

Overview:

The Hospital is to be installed at the back portion of the property and hospital property does span a full block's depth/length, which is further from the residential property. However, Chapter 156 does state illuminated signs may not be installed **facing** adjacent/adjoining residential areas. Southwest elevation of signage would face Ross Street, which is residential property. The proposed elevated sign location is approximately 300 hundred linear feet from the nearest residential structure.

Plans, illumination, and night view is notated on the Plan Set of documents within the agenda item. The signage will be internally lit with Halo lighting using LED modules. A representative from Hardman Signs on behalf of Sweeny Hospital will be in attendance for further information needed including lighted lumens.

A lighted sign is helpful to patients needing medical attention to find the hospital after dark.

Recommended Action

Staff recommends approval.

Recommended action:

I move to approve the variance under §156.047 – Variances to §156.018(4)(d) to allow the use of an illuminated sign, as presented, to be used at Sweeny Community Hospital.