

**ZONING BOARD OF ADJUSTMENT
SPECIAL CALL MEETING MINUTES
Tuesday, February 28, 2023**

Members Present:

Ed FreibergChairman
Isaac T. Henry III.....Vice Chairman
Linn Cardner.....Member
Mark Ferrell.....Alternate Member
Todd Loupe..... Member

Members Absent:

Keith Longlois..... Member

Council Members Present:

None

Staff Present:

Kelvin Knauf, Director of Planning & Community Development
Wendy Lloyd, Planning Secretary

Chairman Freiberg called the meeting to order at 5:30 p.m.

CITIZEN COMMENTS

Chairman Freiberg asked for any comments. None were made.

REGULAR BUSINESS - MEETING MINUTES

Chairman Freiberg asked for motion to approve the October 18, 2022, regular meeting minutes

Vice Chair Henry motioned to approve
Member Cardner 2nd

Vote: 5 - 0

Motion Carries

PUBLIC HEARING

Conduct a public hearing on a request from Complete Signs, Inc. for a variance to the sign ordinance for the Gisela Houseman Medical Complex located on property described as Abstract 22, Uel Richey survey, Tract 071X at the intersection of Interstate 10 frontage road and Eagle Point Parkway.

Chairman Freiberg opened the public hearing at 5:31 p.m.

Mr. Knauf stated the application is for a monument sign and under the sign ordinance monument signs are limited to 100 square feet and what they're requesting is to be allowed to construction a monument sign that is 393 square feet right there on the frontage road of I-10 to serve the Gisela Houseman Medical Complex. The sign ordinance allows the Board of Adjustment to make variances if the sign is in a location where it wouldn't detract from the area and that is consistent with other signs in the area. This is an area that's mostly undeveloped with the exception of the new medical complex building going up. It's not like there's a lot of other signs in the area that would compete with this. It's really pretty open at this particular location. WE have Shawn Sparrow with the Houseman Companies here and if you would like to say anything.

Shawn Sparrow – 12921 I-10 E, Orange, TX: Mr. Sparrow stated part of what Kelvin just said is exactly why we're requesting this. We are restricting this area very heavily with landscaping and the maintenance of landscaping and we want to have a sign where everyone or a majority of the people out there have their signage where you're not going to have multiple signs just peppering all the property. We're trying to keep everything contained and very uniform looking throughout the development. That's the main reason we're wanting a sign of this proportion.

Mr. Knauf stated Shawn do you know exactly where they're wanting to put it? Mr. Sparrow stated in the boulevard itself. We've already had Allco when they constructed the boulevard run the sleeves for the electrical and the water and everything for the sprinkler of the landscaping. Everything is in place to put that there.

Chairman Freiberg stated we've had some signage requests on here but usually its height so this is the first one we've had on square footage.

Vice Chair Henry stated do you plan on just using that one sign for everyone in that area? Mr. Sparrow stated the hospital is on there also but this we're looking directly at Eagle Point Parkway and in front of the hospital is where Medical Center Boulevard comes across. This is for the stuff for Medical Center Boulevard to the Interstate. Pretty much anything behind that you're going to start getting more into a residential neighborhood type use. So, there's really not that much. We've had to my left, it's actually called block 1 and we've got 3 tracts that are on there. The other tract we're going to try to sell as a whole. I don't think there's going to be a tremendous amount of signs but again I just didn't want a Jack in the Box come in there and want a big 70 foot sign or anything on there.

Mr. Knauf stated I do have an email to read into the record. It says Mr. Kelvin Knauf my name is Billy Wigginton representing Golden Triangle Realty LLC as property owners within 300 feet of the proposed sign variance request. We are in favor of the sign variance and would recommend the Orange Board of Adjustments to pass the request. If you have any questions my contact number is (281) 543-0643. Thank you for the opportunity to address this. Chairman Freiberg stated and that's the only. Mr. Knauf stated yes. Member Todd Loupe stated and that's a realtor you said? Mr. Knauf stated it's from Golden Triangle Realty, LLC. Mr. Sparrow stated that's if you continue going west you have a large, they call it the Burger King ditch. It's that

tract of land right there in between the ditch and the Whataburger. That's the entity that owns that property. Mr. Knauf stated and Todd just so you know we send out letters to owners within 300 feet of the property to let them know that a variance is being requested and give them the opportunity to come or make comments about the requested variance.

Chairman Freiberg stated is the electricity going to be underground? I see the poles there and all that. Mr. Sparrow stated the electricity that we're doing to the sign is underground yes. Those poles and all that right there is Entergy. That's not us. Chairman Freiberg stated do you have an emergency room there? Mr. Sparrow stated there is an emergency room. Chairman Freiberg stated so you'll have helicopters coming in. Mr. Sparrow stated to my understanding and I can't speak on behalf of the hospital. We've donated the land to them but yes they will have a helipad. Vice Chair Henry stated we still use the other one for right now anyway.

Member Loupe stated so in the future if the adjacent lots are subdivided if they have signs and they'll have to be 100 square feet. Mr. Knauf stated unless they get a variance. But I think up there at the interstate it's going to be important that the sign be large enough so emergency vehicles or visitors or whatever can find the medical center pretty easily. You don't want them running up and down the frontage road trying to find a medical center.

Chairman Freiberg asked if there was any other discussion. None was made.

Chairman Freiberg closed the public hearing at 5:38 p.m.

DISCUSSION/ACTION ITEMS

Consider a request from Complete Signs, Inc. for a variance to the sign ordinance for the Gisela Houseman Medical Complex located on property described as Abstract 22, Uel Richey survey, Tract 071X at the intersection of Interstate 10 frontage road and Eagle Point Parkway.

Vice Chair Henry motioned to approve
Member Cardner 2nd

Vote: 5 – 0

Motion Carries

Vice Chair Henry motioned to adjourn
Member Cardner 2nd

Chairman Freiberg adjourned the meeting at 5:40 p.m.