

CITY OF HILL COUNTRY VILLAGE
116 ASPEN LANE • SAN ANTONIO • TEXAS • 78232
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MINUTES
BUSINESS DISTRICT CONSTRUCTION REVIEW BOARD
MEETING
116 ASPEN LANE
HILL COUNTRY VILLAGE, TEXAS 78232
TUESDAY, April 26, 2022
6:30 P.M.

The Business District Construction Review Board (BDCRB) of the City of Hill Country Village met for a meeting Tuesday, April 26, 2022 at 6:30 p.m. at City Hall, 116 Aspen Lane, San Antonio, Texas. This was an open meeting subject to the open meeting law of the State of Texas.

Members Present:

Greg Blasko
Steve Marceau
Thomas Doyle

Members Absent:

Ben Culpepper

City Staff Present:

Frank Morales, City Administrator
Patricia Rothwell, Administrative Assistant

1. Call to order.

Chair Greg Blasko announced a quorum and called the meeting to order at 6:30 p.m.

2. Discussion and possible action approving the minutes of the Business District Construction Review Board meeting of August 31, 2021.

Steve Marceau made a motion to approve the minutes as presented, seconded by Tom Doyle. Motion passed unanimously.

3. Citizens to be heard.

Chair Blasko opened the public hearing at 6:31 p.m. There was no one in attendance to speak. Chair Blasko closed the public hearing at 6:31 p.m.

4. A public hearing, discussion and possible action regarding a sign variance under Chapter 50, Signs of the City Code Sec. 50-10, 1b and 1c for a building sign higher than the front wall line or eave of the building and larger than what is allowed on a single

business submitted by Mr. Jaci Clemens of Keller Signs for Crossway Bible Church as authorized by Mr. Donald Kuyrkendall, for a business located at 15759 San Pedro Avenue, San Antonio, Texas 78232.

Josh de Koning gave a presentation on using the existing sign from their previous location. Due to not having any signage on the frontage road. The pylon sign in place, has no area for their business. It would be their only sign visible from the highway. It is the same spot the previous owner had their east facing sign.

Blasko asked if it was necessary that the sign had to be elevated above the building. Blasko remarked that to his knowledge the board had never approved a sign that went over the top of the building. With the structure being so far back, to Chair Blasko it seemed that it wouldn't matter if the sign was in line with the top line of the building or elevated, it wouldn't have an impact on the viability of the sign.

Doyle mentioned that his concerns were that it would set a precedent for other buildings in the future. Marceau agreed that it would be setting a precedent.

Steve Marceau made a motion to approve the larger sign if it is lower/in line with the top of the building, seconded by Tom Doyle. Motion passed unanimously.

5. A public hearing, discussion and possible action regarding a sign variance under Chapter 50, Signs of the City Code Sec. 50-10, 1c for a second and larger building sign than what is allowed on a single business submitted by Mr. Jaci Clemens of Keller Signs for Crossway Bible Church as authorized by Mr. Donald Kuyrkendall, for a business located at 15759 San Pedro Avenue, San Antonio, Texas 78232.

Mr. De Koning mentioned that there was a design change, with the color going from white to gold. Blasko mentioned that no one would see it except people entering the building.

Tom Doyle made a motion to approve the sign variance with a color change, seconded by Steve Marceau. Motion passed unanimously.

6. A public hearing, discussion and possible action regarding a sign variance under Chapter 50, Signs of the City Code Sec. 50-10, 1c for a building sign larger than what is allowed on a single business submitted by Ms. Mary Gorman of Southwest Texas Sign Service, Inc., representing Illumatech, Inc., for Napa Auto Parts as authorized by Ms. Melissa Hartman, Property Manager for a business located at 15665 San Pedro Avenue, San Antonio, Texas 78232.

Mary Gorman stated it would be a 60 sq. ft. sign and would be facing north, over the front entrance.

Tom Doyle made the motion to approve the sign variance, seconded by Steve Marceau. Motion passed unanimously

7. A public hearing, discussion and possible action regarding a sign variance under Chapter 50, Signs of the City Code Sec. 50-10, 1c for a second and larger building sign than what is allowed on a single business submitted by Ms. Mary Gorman of Southwest Texas Sign Service, Inc., representing Illumatech, Inc., for Napa Auto Parts as authorized by Ms. Melissa Hartman, Property Manager for a business located at 15665 San Pedro Avenue, San Antonio, Texas 78232.

Tom Doyle made the motion to approve the sign variance, seconded by Steve Marceau. Motion passed unanimously.

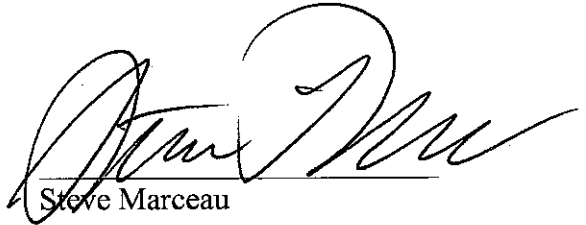
8. Report by City Administrator/Chief of Police Morales on items of community interest.

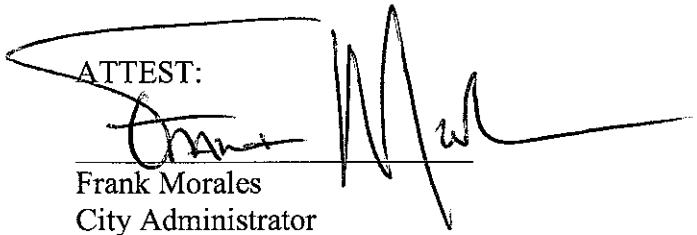
Chief Morales mentioned that he would like to draft up a resolution to City Code Sec. 50-10, 1c, due to the ordinance being in place for quite some time and possibly making the square footage larger. Greg Blasko mentions that if a business has a 25ft by 8ft marquee then 32 square feet doesn't really cover half of that size, even 60ft wouldn't cover. Greg Blasko asked if the relationship of the size of the marquee (where the sign would be placed) should correlate with the size of the sign. Possibly only taking up a set percentage of the marquee.

9. Adjourn

There being no further business to come before the BDCRB, Chair Blasko adjourned the meeting at 6:53 p.m.

APPROVED THE 20TH DAY OF JULY, 2022.


Steve Marceau

ATTEST:

Frank Morales
City Administrator