



**BOARD OF ADJUSTMENT
PUBLIC HEARING
MONDAY
OCTOBER 24, 2016
415 NORTH COLLEGE STREET
6:30 P.M.**

I. CALL TO ORDER

II. OPEN PUBLIC HEARING

Consider and act on a sign variance request for Chicken Express, 800 FM 156 Justin, TX 76247. The allowance to relocate and install existing pole sign that currently sits on the west side of HWY 156, to be relocated as is, to grass section on the NE side of the building. As Ordinance 605-16 Article: § 4.807 Non-conforming signs; removal states:

A) Non-conforming signs are signs which were lawfully approved prior to the effective date of this ordinance; but which are no longer in compliance with the sign regulations currently in effect.

B) A non-conforming sign shall lose its non-conforming status and must be brought into compliance with the current regulations as removed if.

1. The sign or structure is replaced; this shall not limit the replacement of the face for a change of business or message or repairing minor issues on the sign face or;

2. The sign is relocated;

Article 4.817- Application for Variance to Board of Adjustment states:

Any property owner may apply to the board of adjustment of the city to request the board to vary any or all terms of these sign regulations. The board may grant a variance to the terms of this article upon an specific finding from evidence presented to it that strict compliance with the provisions of this article will result in a substantial hardship or inequity to the applicant without corresponding benefit to the city and its citizens in accomplishing the objectives of this article. In no event shall the granting of such a variance permit a sign to be placed in public right-of-

way, an unsafe sign, a waiver of the permit requires of this article, reconstruction of a nonconforming sign, or the placement of a commercial sign in a residential zone or district. Notice of a public hearing on such application shall be given in the same manner as for a zoning application.

III. CLOSE PUBLIC HEARING

IV. ACTION ITEMS

Consider and act on a variance request for Chicken Express, 800 FM 156 Justin, TX 76247. The allowance to relocate and install existing pole sign that currently sits on the west side of HWY 156, to be relocated as is, to grass section on the NE side of the building.

V. ADJOURN

I, the undersigned authority, do hereby certify that the above notice of the Board of Adjustment meeting of the City of Justin, Texas, is a true and correct copy of the said notice that I posted on the official bulletin board at Justin Municipal Complex, 415 North College Street, Justin, Texas, a place of convenience and readily accessible to the general public at all times, and said notice posted this 21st day of October 2016, at 5:00 p.m., at least 72 hours preceding the scheduled meeting time.

Brittany Andrews
Interim City Secretary