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**AGENDA
BUSINESS DISTRICT CONSTRUCTION
REVIEW BOARD (BDCRB) MEETING
CITY HALL
116 ASPEN LANE
HILL COUNTRY VILLAGE, TEXAS 78232
MONDAY, JUNE 19, 2006
4:30 P.M.**

1. Call to order.
2. Minutes of June 12, 2006 meeting.
3. Hill Country Village Sign Code and proposed revisions to the Code
 - a. Amortization of nonconforming signs
 - b. Permanent business signs: specific height and size limitations
 - c. Definitions in City Code Chapter 50
 - d. Variances to the Sign Code and appeals to City Council
4. Communications with City Administrator.
5. Adjourn

The Board reserves the right to discuss and appropriately act upon any item stated on this agenda in open session. The Board reserves the right to adjourn into executive session at any time during the course of this meeting to discuss any of the matters listed above, as authorized by Texas Government Code Sections 551.071 (Consultations with Attorney), 551.072 (Deliberations about Real Property), 551.073 (Deliberations about Gifts and Donations), 551.074 (Personnel Matters), 551.076 (Deliberations about Security Devices) and 551.086 (Economic Development). No action may be taken in Executive Session.

A copy of this meeting's agenda packet is available for public inspection, review, and copying at City Hall during regular business hours.


I certify that this notice of meeting was posted at City Hall at the date and time indicated below

Lauren M. Dunn

Lauren M. Dunn
Administrative Assistant

06 JUN 15 PM 3:35

City of Hill Country Village Executive Summary

To: BDCRB Members
From: David J. Harris, City Administrator 
Date: June 15, 2006
Re: June 19, 2006 *4:30 p.m.* BDCRB agenda

1. Call to order.
2. Approval of minutes of June 12, 2006 meeting.
3. Hill Country Village Sign Code and proposed revisions to the Code
 - a. Amortization of nonconforming signs

b. Permanent business signs: specific height and size limitations

Please see the minutes for what the Board discussed at the last meeting in reference to pole and monument signage. In addition, the spreadsheet with the business district's sign sizes is attached and now includes approximate frontage widths of the business lots.

The photographic presentation of existing signage is still available online at <http://www.hcv.org/bdcrb.htm>. Scroll down to the bottom of the page and click the link.

c. Definitions in City Code Chapter 50

d. Variances to the Sign Code and appeals to City Council

5. Communications with the City Administrator.

Please remember that we have already scheduled the next meeting for Monday, July 10 at 4:30 p.m. at City Hall.

6. Adjourn

DRAFT

MINUTES

**BUSINESS DISTRICT CONSTRUCTION REVIEW BOARD MEETING
CITY OF HILL COUNTRY VILLAGE, TEXAS
MONDAY, JUNE 12, 2006
4:30 P.M.**

The Business District Construction Review Board for the City of Hill Country Village met for a meeting Monday, June 12, 2006, at 4:30 p.m. at City Hall, 116 Aspen Lane, San Antonio, Texas 78232.

Members Present:

Buddy Swift, Chair
Deanna Yates, Vice Chair
Roger Simpson
Dean Perry
Linda Eason

City Staff Present:

City Administrator David J. Harris
Administrative Assistant Lauren Dunn

1. Call to order.

Chair Swift announced that a quorum was present and called the meeting to order at 4:35 p.m.

2. Approval of the minutes of the May 30, 2006 meeting.

Roger Simpson moved to approve the minutes, seconded by Linda Eason. Motion passed unanimously.

3. Hill Country Village Sign Ordinance #863

a. Amortization of nonconforming signs

The Board discussed the possibility of amortizing nonconforming signs over time but did not reach a recommendation.

b. Permanent business signs: specific height and size limitations

The Board discussed tying the sign requirements to the size of a lot's street frontage to determine how large or tall a sign may be. The Board discussed setting the following:

BUSINESS DISTRICT CONSTRUCTION REVIEW BOARD
JUNE 12, 2006 DRAFT

Frontage size	Small	Large
Signs allowed	1 pole or monument	1 pole and/or monument
Monument	10 ft high / 8 ft wide	12 ft high / 8 ft wide
Pole	96 square feet / 35 ft high	144 square feet / 35 ft high
Building Sign	32 square feet	32 square feet

The Board directed staff to:

- Determine the frontage of the lots in the business district.

4. Communications with the City Administrator

The Board agreed to meet again on Monday, June 19, 2006 at 4:30 p.m. and Monday, July 10, 2006 at 4:30 p.m. at City Hall, with staff following up on the items directed by the Board.

5. Adjourn.

The meeting adjourned at 6:08 p.m.

Passed and approved this 19th day of June 2006.

Buddy Swift
Chair

ATTEST:

David J. Harris
City Administrator
Acting City Secretary

Hill Country Village
Business Signage Data
Current 6/5/06

Frontage	Business*	Address	pole/monument sign		building sign	etc.
			square ft.	height (ft)	square ft.	
200	Vacant lot	13719				
100	The Rustic Mile	13807	100		57	
100	Belden's Automotive	13811	109			pole sign, not billboard-type sign
100	Money Mart Pawn	13815	32			
80	Carquest Auto Parts	13821	96		25	
80	Car-Pro	13827	96	35		
771	Eagle's Nest Church					
440	Bjorn's	14123	193	40	135	pole sign + readerboard, two signs on building
190	Altex	14215	96	35	716	sign variance in 1997
200	Hill Country Plaza	14329	146	16		
	Texas Champion Bank	Suite A			max 32	
	Milwaukee Tool	Suite D			max 32	
	iMag Dent	Suite C			16	
	One Village Park	14607	36	28	32	
296	One Medical Park	14615	103	12.5		
265	Dennis Jewelry building	14701	448	40		
	Amanda's Gifts	14701			16.5	
	Dennis Jewelry	14701			52	
146	Clock Tower					
	Beauty Storm	15119	208	28		
	Gene Brown Transmissions	15131	198	60	120	
	Penske Truck Leasing	15123			58	
100	Keung Gean Center	15201 - 15229	70	40		
	One Hour Martinizing	15201				
	Global Insurance	15211				
	Aquarium Designs	15223			32	
	Wood Floors & More	15227			40	
72	Wells Fargo Bank	15307	93.75	35		
240	Cash Savers Rentals	15327	96	35		
240	Roman & Hauser Dvpt / Image Designs	15335			15	
	Popeye's	15337	96	40		
517	Trendsetter	15655 - 15689	approx 370	approx 22		
	The Mattress Firm Clearance Center	15665			131	multi-tenant, on building; sign variance in 2000
	Clocks of San Antonio	15669			31	multi-tenant, on building
	Furniture Concepts	15675	128	44	approx 165	
	Rustic Gallery	15681			27	
	Wallpaper for Less	15681			18.33	
	Orthodontic Specialists	15685			22	
	Floor Covering Specialists	15689			77	
114	Enterprise Rent-a-Car	15695	180		approx 165	sign variance granted 2005 for pole sign
324	Country Village Plaza	15701-15759			60	sign variance granted
	Color Me Paint & Supplies	15701	96	48	66.5	sign variances granted 2005
	Tanco	15709			19	
194	McDonald's	15715	340	50	67	built before sign ordinance
	Goldmasters Fine Jewelry	15721				
	S.A. Hair & Nail	15725				
	Barclay Custom Homes	15727				
	Builders Interior Products	15733			32	
	NLG Computers	15739			30	
	Paintball Mart	15737			40	
194	Willie's Grill	15801				
	Spectrum	15759	180	60	122.8	variances granted
61	Shurgard	15889	90			
315	Artisans' Alley	555 W. Bitters	144	35	33	
	Bin 555		28			
	*Bold names indicate a multi-tenant building or center	Shaded areas are current nonconforming signs				