



22ZA-001

STAFF REPORT

APPLICANT:

City of Galveston

REQUEST:

Text Amendment

APPLICABLE ZONING LAND USE

REGULATIONS:

Article 5, Table 5.109 and Table 5.110

PROPOSED TEXT AMENDMENT:

Request for a text amendment to the Galveston Land Development Regulations, Article 5, Table 5.110, to modify signage allotment for churches in the Residential, Single-Family (R-1) zoning district.

EXHIBITS:

- A - Text Amendment, Table 5.110
- B - UN Sign Standards, Table 5.109

RECOMMENDATION

Approval

STAFF:

Adriel Montalvan
Planning Manager
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LAND DEVELOPMENT REGULATIONS of 2015

Background

Upon adoption of the Land Development Regulations (LDR) and zoning map in March of 2015, many of Galveston's churches were zoned Residential, Single-Family (R-1), which resulted in those churches becoming nonconforming uses. In working with the LDR and after evaluating how certain uses were inadvertently affected by the change in regulations, staff proposed a text amendment which was approved by City Council in June of 2016, to allow legally established churches that are now located in the R-1 zoning district, to continue their operation as conforming uses. However, the approved text amendment did not contain any signage allotment, which resulted in all affected churches being restricted to the same sign standards as a single-family dwelling structure.

In the recent past, Staff has denied or rejected several sign permit applications related to repairs, modifications, and news signs for legally established churches in the R-1 zoning district, due to the lack of signage allotment.

Executive Summary

Staff is requesting a text amendment to the Galveston Land Development Regulations (LDR), Article 5, Table 5.110, to modify the signage allotment for churches in the Residential, Single-Family (R-1) zoning district.

As currently regulated, churches in the R-1 zoning district are limited to a Name Plate sign. Name Plate signs are intended to identify the owner or occupant of a building, but are limited to a maximum sign area of 2 square feet.

Staff is proposing that churches in the R-1 zoning district be subject to the same signage allotment of properties in the Urban Neighborhood (UN) zoning district, in accordance with Article 5 of the LDR, Table 5.109. Please refer to Exhibit A for proposed text amendment, and Exhibit B for proposed signage allotment.

Criteria for Text Amendments

Per Section 13.700: Text Amendments of the Land Development Regulations:

Recommendations and decisions regarding petitions for amendments to the text of these regulations are legislative in nature, but shall be based on consideration of all the following criteria:

1. The proposed amendment will help to implement the adopted City of Galveston 2011 Comprehensive Plan or if it involves a topic that is not addressed or not fully developed in the City of Galveston 2011 Comprehensive Plan, the proposed amendment will not impair the implementation of the adopted City of Galveston 2011 Comprehensive Plan and other adopted special-area and special-topic plans when compared to the existing regulations.
2. The proposed amendment is consistent with the stated purposes of these regulations.
3. The proposed amendment will maintain or advance the public health, safety, or general welfare.
4. The proposed amendment will help to mitigate adverse impacts of the use and development of land on the natural or built environment, including, but not limited to mobility, air quality, water quality, noise levels, storm water management, wildlife protection, and vegetation or will be neutral with respect to these issues.
5. The proposed amendment will advance the strategic objectives of the City Council such as fiscal responsibility, efficient use of infrastructure, public services, and other articulated City objectives.

Per Section 13.702: Text Amendments of the Land Development Regulations:

Purposes: Text amendment proposals shall serve the following purposes:

1. Advancing the goals, objectives and policies of the City's Comprehensive Plan and other adopted special-area and special-topic plans;
2. Securing adequate light, air, convenience of access, and safety from fire, flood and other danger;
3. Lessening or avoiding congestion in public ways; Promoting the public health, safety, comfort, morals, convenience and general welfare; and Otherwise accomplishing the purposes of Texas Local Government Code Chapter 211, Municipal Zoning Authority.

Considerations for Text Amendments

Considerations: In preparation and considering proposals for text amendments, the Planning Commission and City Council shall pay reasonable regard to:

1. The Comprehensive Plan and related plans;
2. Current conditions and the character of current uses and structures in each district;
3. The most desirable use for which the land in each district is adapted;
4. The conservation of property values throughout the jurisdiction; and
5. Responsible development and growth.

Other Reviews

City Council has final decision making authority on this request. It will be reviewed at their March 24, 2022 meeting.

Staff Recommendation

Staff recommends approval of this request as submitted.

Respectfully Submitted,



Adriel Montalvan, Planning Manager

02/28/2022

Date



Catherine Gorman, AICP
Assistant Director/HPO

02/28/2022

Date

SEC 5.110 SIGNS IN RESIDENTIAL SINGLE FAMILY (R-1), RESIDENTIAL GENERAL DUPLEX (R-2), RESIDENTIAL SINGLE FAMILY (R-3), AND RESIDENTIAL MULTIFAMILY (MF)

Table 5.110 Signs in Residential Single Family (R-1), Residential General Duplex (R-2), Residential Single Family (R-3) and Residential Multifamily (MF) Districts						
Sign type	Max. # of signs	Max. Square foot area	Max. height	Placement	Illumination	Standard
Attached Signs						
<ol style="list-style-type: none"> 1. Signage for corner stores within R-3 shall be limited to 20 square feet maximum sign face and 15-foot max height. 2. Signage for churches in the R-1 zoning district shall comply with UN sign standards per Table 5.109. 						
Name Plate	1	2 square feet	n/a	Street frontage	External	Not to exceed 2 square feet
Detached Signs						
Subdivision	2 per intersection	150 square feet	12 feet	Reserve area	Internal, External	(Sec 5.416)

SEC 5.109 SIGNS IN CENTRAL BUSINESS (CB), URBAN NEIGHBORHOOD (UN), NEIGHBORHOOD SERVICES (NS), AND TRADITIONAL NEIGHBORHOOD (TN) DISTRICTS (ORD. 18-026) (ORD. 19-052)

Table 5.109						
Signs in Central Business (CB), Urban Neighborhood (UN) and Traditional Neighborhood (TN) Districts						
Sign type	Max. # of signs	Max. Square foot area	Max. height	Placement	Illumination	Standard
Attached Signs.						
<ol style="list-style-type: none"> Internal illumination limited to one sign type. Single Tenant Properties located in the Central Business (CB) District with a minimum square footage of 10,000, shall be subject to Section 5.107, Signs in Commercial (C), Heavy Industrial (HI), and Light Industrial (LI) Districts. For those properties located within the Strand/Mechanic Historic District, any signage over the allotments in Section 5.109 shall be subject to review and approval by the Landmark Commission. For the Urban Neighborhood (UN) zoning district, the signage allotments in this table shall be for commercial properties only. 						
Flat/Wall sign/Canopy	1	20 square feet 40 square feet (UN only)	n/a	Facing a street right-of-way	External	(Sec 5.423)
Under-Canopy	1	24 square feet	n/a	n/a	External	Minimum 7.5 feet clearance above grade. (Sec 5.419)
Projecting	1	48 square feet	n/a	On site, may extend over right-of-way	External	May project up to 4 feet from building. (Sec 5.414)
Detached Signs						
<ol style="list-style-type: none"> Properties east of 59th Street, north of Seawall Boulevard, south of Harborside Drive to and including Ferry Road are limited to monument only (not applicable to properties fronting Seawall Boulevard or Harborside Drive). Single Tenant Properties located in the Central Business (CB) District with a minimum square footage of 10,000, shall be subject to Section 5.107, Signs in Commercial (C), Heavy Industrial (HI), and Light Industrial (LI) Districts. For those properties located within the Strand/Mechanic Historic District, any signage over the allotments in Section 5.109 shall be subject to review and approval by the Landmark Commission. For the Urban Neighborhood (UN) zoning district, the signage allotments in this table shall be for commercial properties only. 						
Sign type	Max. # of signs	Max. Square foot area	Max. height	Placement	Illumination	Standard
Monument	1 per street frontage.	60 square feet	6 feet	On site	Internal, External	Sign base width measures at least 75 percent of the width of the sign.
Subdivision	2 per intersection	150 square feet	12 feet	Reserve area	Internal, External	(Sec 5.416)
Directional/Informational (on-site)	n/a	6 square feet	8 feet	On site	Internal, external	Giving directions to motorists regarding parking and access drives
A Frame, Sandwich Board or Easel	1 per site	6 square feet	4 feet	On site	None	Displayed during business hours only. Wood, aluminum or metal only. Free of attachments.