HISTORIC AND DESIGN REVIEW COMMISSION

August 05, 2020

HDRC CASE NO: 2020-336

ADDRESS: 333 W CEVALLOS

LEGAL DESCRIPTION: NCB 1009 (WEST CEVALLOS APARTMENTS-IDZ), LOT 50

ZONING: IDZ, RIO-7

CITY COUNCIL DIST.: 1

APPLICANT: David Abrego/Signs Up

OWNER: SAN ANTONIO HOUSING TRUST PUBLIC FACILITY

CORPORATION

TYPE OF WORK: Temporary signage APPLICATION RECEIVED: July 16, 2020

60-DAY REVIEW: Not applicable due to City Council Emergency Orders

CASE MANAGER: Edward Hall

REQUEST:

The applicant is requesting a Certificate of Appropriateness for approval to install a temporary, real estate sign at 333 W Cevallos for 90 to 120 days. The proposed sign will feature an overall size of 192 square feet to be visible from interstate highway 10. This property is located within RIO-7.

APPLICABLE CITATIONS:

Unified Development Code, Section 35-612 – Signs and Billboards

(f)Allowable Signs Not Included in the Total Signage Area.

- (1)Parking lot signs identifying entrances and exits to a parking lot or driveway, but only when there is one-way traffic flow. No more than one (1) sign shall be permitted for each driveway entrance or exit, and no corporate or business logos shall be permitted. Additionally, parking lot signs to identify divisions of the parking lot into sections and to control vehicular traffic and pedestrian traffic within the lot provided that no corporate or business logos shall be permitted. Signs approved under this category shall not be included in the total allowable signage per structure.
- (2)Dates of erection, monumental citations, commemorative tablets, insignia of local, state or federal government, and like when carved into stone, concrete or similar material or made of bronze, aluminum or other permanent type construction and made an integral part of the structure. The maximum size of such sign shall be thirty-two (32) square feet. Signs approved under this category shall not be included in the total allowable signage per structure.
- (3)Information signs of a public or quasi-public nature identifying or locating a hospital, public building, college, parking area, historic area or district, major tourist attraction or similar public or quasi-public activity; and also including signs identifying restrooms or other facilities relating to such places or activities. Signs approved under this category shall not be included in the total allowable signage per structure.
- (4)Incidental signs, including signs designating business hours, decals, street numbers, credit card acceptance and the like provided that the signs are not freestanding, the total of all such signs shall not exceed four (4) square feet for each business, and the signs are non-illuminated. Incidental signs shall not be included in the total allowable signage per structure.
- (5)Real estate signs, advertising the sale, rental or lease of the premises or part of the premises on which the signs are displayed. The maximum sign area shall be eight (8) square feet.

(j)Allowable Temporary Signs.

If approved, the area of temporary signs shall not be included in the general allowable area for the specified property. No more than one (1) temporary sign will be allowed at any given time. Temporary signs may be approved administratively, shall be non-illuminated, and limited to the following types:

- (1)Construction signs, including those which identify the architects, engineers, contractors and other individuals or firms involved with the construction. Such signs shall be removed upon issuance of a certificate of occupancy. The maximum area of such signs shall be thirty-two (32) square feet, and no more than one (1) sign shall be permitted for each street frontage.
- (2)Political campaign signs announcing the candidates seeking public political office and other information pertinent thereto.
- (3)Signs advertising only the name, time, and place of any fair, festival, bazaar, education seminar or similar event, when conducted by a public agency or for the benefit of any civic, fraternal, religious or charitable cause provided that all such signs shall be removed within twenty-four (24) hours after the last day of the event to which they pertain. The maximum sign area shall be thirty-two (32) square feet.
- (4) Grand opening signs shall be permitted provided that such signs shall not be displayed for more than ten (10) days and the maximum size shall not exceed thirty-two (32) square feet.
- (5)Seasonal decorations displayed between November 20 and January 10, and during the official designated Fiesta time period. Such decorations shall not display the name of a business or shopping center, nor the words "open," "sale," "vacancy" or other similar words or phrases related to the business activity on the premises.
- (6)Change of business name banners/hoods/covers over existing building mounted and freestanding signs while new signs are being manufactured, provided that such sign or signs shall not be displayed for more than eight (8) weeks and shall not exceed the sign area that they are replacing or covering. (7)Yard sale signs in a residential district provided that such signs shall be displayed only on the day of the event and on the property holding the event. The maximum sign area shall be eight (8) square feet.
- (8)Special exhibition signs for museums and art galleries provided that the signs are limited to one (1) sign for each building used primarily as a museum or art gallery, the sign shall be placed on the building no earlier than seven (7) days before and removed within twenty-four (24) hours after the last day of the exhibition to which it pertains. Additionally, the maximum signage area per building shall be two hundred (200) square feet, unless additional square footage is approved.
- (9)Promotional signs not exceeding six (6) square feet advertising special events or promotions provided that the signs are properly placed on the property or on the inside of windows and such signs are removed within twenty-four (24) hours after the promoted event is over. Promotional signs may be approved for up to five (5) events per calendar year, with no more than thirty (30) days a year total approved for all qualifying signs or events per property.
- (10)Any special purpose sign not covered above provided that it is removed within thirty (30) days from the date of approval unless otherwise specified. If within the specified period the applicant feels there is a continued need for the special purpose sign the applicant may file a new application to request additional display time. Non-governmental banners and flags, excluding flags included as elements of an overall streetscape or design plan, are considered special purpose signs under the provisions of this section and are appropriate for advertising and decoration only during special events or celebrations. No permanent advertising may be handled in this way.
- (11) The director of downtown operations may provide written authorization for one (1) approved symbol, logo, or sign to be temporarily placed on chartered watercraft for special events. The sign shall not exceed eight (8) square feet.

(12)Temporary construction screening shall provide for safe pedestrian access along exposed construction sites. These screens can be temporary art and use graphics to enhance the screen. Such screens shall not use chain link in RIO-3. Temporary construction screens shall contain a project sign which shall not exceed thirty-two (32) square feet. Such project sign shall include the project name, project architect, consultants, general contractor, principal use, and project start and end time. (13)Temporary displays are authorized if in accordance with chapter 28 of the City Code of San Antonio, Texas.

FINDINGS:

- a. The applicant is requesting a Certificate of Appropriateness for approval to install a temporary, real estate sign at 333 W Cevallos for 90 to 120 days. The proposed sign will feature an overall size of 192 square feet to be visible from interstate highway 10. This property is located within RIO-7.
- b. The UDC Section 35-612(f)(5) and Section 35-678(f)(5) both limit the size of real estate signs to eight (8) square feet. The UDC permits thirty-two (32) square feet for construction signs. Given the size of development and parcel, staff finds that a temporary sign of thirty-two (32) square feet would be appropriate.

RECOMMENDATION:

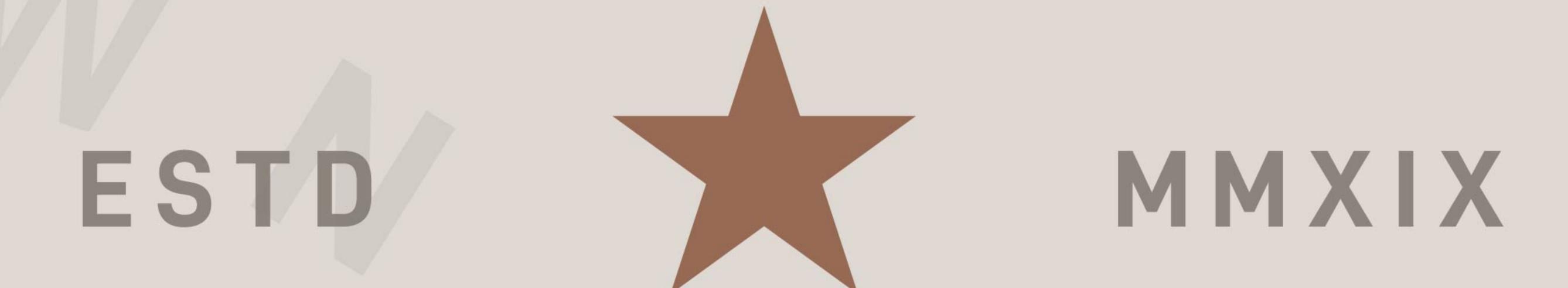
Staff recommends approval based on findings a and b with the stipulation that no more than one (1) sign be installed at not larger than thirty-two (32) square feet. The sign shall be removed 120 days from the issuance of a Certificate of Appropriateness.

City of San Antonio One Stop



Overall Dimensions at 16'WIDE x 12'HIGH

NOW PRELEASING 1, 2 & 3 Bedroom Apartments



AGERO

SOUTHOWN

866.470.4209 ACEROSOUTHTOWN.COM

MOVE-INS THIS FALL

A May Dakebative in Cauthtawn