



City of San Antonio

Legislation Details (With Text)

File #: 18-1036

Type: Zoning Case

In control: Board of Adjustment

On agenda: 12/18/2017

Title: A-18-010: A request by Christus Santa Rosa Medical Center for 1) a six foot variance from the 40 foot height limit to allow a sign to be 46 feet tall and 2) a request for a 28.5 square foot variance from the 240 square foot area limitation to allow a sign to be 268.5 square feet, located at 8703 Bandera Road. Staff recommends Approval. (Council District 7)

Sponsors:

Indexes:

Code sections:

Attachments: 1. A-18-010 Attachments

Date	Ver.	Action By	Action	Result
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Case Number: A-18-010

Applicant: Christus Santa Rosa Medical Center

Owner: Christus Santa Rosa Medical Center

Council District: 7

Location: 8703 Bandera Road

Legal: Lot 5, Block 3, NCB 17929

Description:

Zoning: "C-3 AHOD" General Commercial Airport Hazard Overlay District

Case Manager: Oscar Aguilera, Planner

Request

A request for 1) a six foot variance from the 40 foot height limit, as stated in Chapter 28 Sec. 28-45, to allow a sign to be 46 feet tall and 2) a request for a 28.5 square foot variance from the 240 square foot area limitation, as stated in Chapter 28, Sec 28-45 to allow a sign to be 268.5 square feet.

Executive Summary

The applicant is replacing an existing sign with the same height and requests the area to be 268.5 square feet in order for the advertisement to be readable. The proposed emergency facility needs larger signage to adequately promote the business. There are similar signs within the district.

Existing Zoning	Existing Use
"C-3 AHOD" General Commercial Airport Hazard Overlay District	Emergency Health Facility

Surrounding Zoning/Land Use

Orientation	Existing Zoning District(s)	Existing Use
North	“C-3 AHOD” General Commercial Airport Hazard Overlay District	Strip Mall
South	“PUD R-5 AHOD” Plan Unit Development Residential Single-Family Airport Hazard Overlay District, “C-3 AHOD” General Commercial Airport Hazard Overlay District	Single-Family Dwelling, Vacant Commercial
East	“C-2 AHOD” Commercial Airport Hazard Overlay District, “C-2 NA AHOD” Commercial Nonalcoholic Sales Airport Hazard Overlay District	Single-Family Dwelling
West	“C-3 AHOD” General Commercial Airport Hazard Overlay District	Public Library

Comprehensive Plan Consistency/Neighborhood Association

The property is within the boundaries of the Northwest Community Plan and it is currently designated as Public Institutional in the future land use component of the plan. The subject property is not located within the boundaries of, or within 200 feet of, a registered neighborhood association.

Criteria for Review

Pursuant to Section 28-247 of *Chapter 28: Signs and Billboards* of the City Code, in order for a variance to be granted, the applicant must demonstrate:

1. *The variance is necessary because strict enforcement of this article prohibits any reasonable opportunity to provide adequate signs on the site, considering the unique features of a site such as its dimensions, landscaping, or topography; or*
2. *A denial of the variance would probably cause a cessation of legitimate, longstanding active commercial use of the property; and*

The proposed emergency center would like to replace an existing freestanding sign with the same height of 46 feet and increase the square footage to 268.5. The applicant will suffer an unnecessary hardship if the variance is not approved. The applicant cannot advertise the Emergency Center at this location due to the existing trees to the north obstructing the visibility of the signs. The property owner requires signage in order to promote the business.

3. *After seeking one or more of the findings set forth in subparagraphs (1) and (2), the Board finds that:*
 - A. *Granting the variance does not provide the applicant with a special privilege not enjoyed by others similarly situated or potentially similarly situated.*

The request is not out of character with the surrounding commercial properties and the sign will be blocked by the existing trees.

- B. *Granting the variance will not have a substantially adverse impact on neighboring properties.*

The proposed variance will not have an adverse impact on neighboring properties as many of the

properties surrounding the subject property or other commercial properties have similar signage.

C. Granting the variance will not substantially conflict with the stated purposes of this article.

The requested variance does not conflict with the stated purpose of the chapter. The requested height and increase of the square footage provides reasonable limits on signage to help preserve economic cornerstones. Further, the request will not create traffic hazards by confusing or distracting motorists, or by impairing the driver's ability to see pedestrians, obstacles, or other vehicles, or to read traffic signs.

Alternative to Applicant's Request

The applicant must adhere to the Chapter 28, Sec 28-45.

Staff Recommendation

Staff recommends **APPROVAL of A-18-010** based on the following findings of fact:

1. The request is minimal in nature; and
2. Granting the variance would allow the owner to advertise their business in a similar manner that is enjoyed by other adjacent properties.