



City of San Antonio

Agenda Memorandum

File Number: 18-1620

Agenda Item Number: 2.

Agenda Date: 2/5/2018

In Control: Board of Adjustment

Case Number: A-18-023
Applicant: Wes Putman
Owner: WeinRitter Realty, LP
Council District: 2
Location: 2000 Block of Austin Highway
Legal Description: Lot TR 6 and the Northwest TRI 90.1 Feet by 82.2 Feet of Lot J, NCB 12172
Zoning: "C-3 MC-3 AHOD" General Commercial Harry Wurzbach/Austin Highway Metropolitan Corridor Overlay Airport Hazard Overlay District
Case Manager: Logan Sparrow, Principal Planner

Request

A request for a 120 foot variance from the 200 foot distance requirement between two signs, as described in Chapter 28, Section 28-49, to allow two signs to be 80 feet apart.

Executive Summary

The applicant is seeking to update the sign package on the property as part of the second phase of a multi-million dollar update to the retail center. Originally, the applicant had looked into the possibility of adding an electronic message board to the existing, multi-tenant sign, but the non-conforming status of that sign cannot be expanded. Rather, the applicant is pursuing a variance to reduce the required distance between two signs to allow for the additional message board. The new sign will comply with the required height and square footage limitations of the corridor. Also, the applicant will be removing a tri-pole sign base on the property that had been underutilized.

Existing Zoning	Existing Use
"C-3 MC-3 AHOD" General Commercial Harry Wurzbach/Austin Highway Metropolitan Corridor Overlay Airport Hazard Overlay District	Retail Center

Surrounding Zoning/Land Use

Orientation	Existing Zoning District(s)	Existing Use
North	“C-3 MC-3 AHOD” General Commercial Harry Wurzbach/Austin Highway Metropolitan Corridor Overlay Airport Hazard Overlay District	Pawn Shop
South	“C-3 MC-3 AHOD” General Commercial Harry Wurzbach/Austin Highway Metropolitan Corridor Overlay Airport Hazard Overlay District	Post Office
East	“C-2 MC-3 AHOD” Commercial Harry Wurzbach/Austin Highway Metropolitan Corridor Overlay Airport Hazard Overlay District	Apartments
West	“C-2 MC-3 AHOD” Commercial Harry Wurzbach/Austin Highway Metropolitan Corridor Overlay Airport Hazard Overlay District	Professional Office

Comprehensive Plan Consistency/Neighborhood Association

The property is within the boundaries of the San Antonio International Airport Vicinity Plan and it is currently designated as Community Commercial in the future land use component of the plan. The subject property is not located within the boundaries of a 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 applicant is seeking to update the sign package for the existing retail center as part of a multi-million dollar renovation to the strip mall. Rather than attempt to add signage to a non-conforming, multi-tenant sign, the applicant is seeking a variance from the spacing requirement of the sign code, to allow a new sign, featuring an electronic message board, which meets the Austin Highway/Harry Wurzbach Metropolitan Corridor Overlay design limitation for new signage. The applicant feels that the signage is necessary to allow tenants adequate space to advertise and, in exchange, has offered to remove an existing, unused tri-pole sign base on the property to enhance the corridor. Staff understands the need for adequate signage, and finds that placing a new, conforming sign on the property, that requires a deviation from the distance requirement, is superior than modifying the large non-conforming sign.

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 will not grant the applicant a privilege not enjoyed by other along the corridor. The

applicant had originally submitted a plan to add an electronic message board to the existing, non-conforming sign, but agreed to staff's recommendation that a new, conforming sign be placed on the property, and pursue a variance to the minimum spacing requirement.

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

The requested variance is unlikely to harm adjacent property. The sign is consistent with the height and square footage limitations of the Austin Highway/Harry Wurzbach Metropolitan Corridor Overlay district.

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

The request does not conflict with the stated purpose of the chapter because it is introducing a sign that conforms to the height and square footage limitations set for by the chapter. The alternative would be to extend the life of a large, non-conforming sign; an activity specifically discouraged by the overlay district.

Alternative to Applicant's Request

The applicant must adhere to the spacing requirements set forth by Chapter 28, Sec 28-45.

Staff Recommendation

Staff recommends **APPROVAL** of **A-18-023** based on the following findings of fact:

1. The request would introduce a sign that conforms to the height and square footage limitations of the corridor; and
2. Granting the variance would allow the owner to advertise their tenants as part of a substantial renovation to the property.