



City of San Antonio

Legislation Details (With Text)

File #: 19-1777
Type: Zoning Case
In control: Board of Adjustment
On agenda: 2/4/2019
Title: BOA-18-900033: A request by J Rolando Guajardo for a 145 square foot variance from the 200 square foot area limitation to allow a new multi-tenant sign to be 345 square feet, located at 2034 Austin Highway. Staff recommends Approval. (Council District 2)
Sponsors:
Indexes:
Code sections:
Attachments: 1. 18-900033 Attachments

Date	Ver.	Action By	Action	Result
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Case Number: BOA-18-900033
Applicant: J Rolando Guajardo
Owner: Weinritter Reality, LLP
Council District: 2
Location: 2034 Austin Highway
Legal Description: Lot TR 6 and the Northwest TRI 90.1 Feet by 82.2 Feet, NCB 12172
Zoning: "C-3 MLOD-3 MLR-2 MC-3 AHOD" General Commercial
Martindale Army Air Field Military Lighting Overlay
Military Lighting Region-2 Austin Highway/Harry Wurzbach
Metropolis Corridor Overlay Airport Hazard Overlay District
Case Manager: Debora Gonzalez, Senior Planner

Request

A request for a 145 square foot variance from the 200 square foot area limitation, as stated in Chapter 28, Sec 28 -45, to allow a new multi-tenant sign to be 345 square feet.

Executive Summary

The applicant is replacing an existing non-conforming multi-tenant sign with a new multi-tenant sign with digital LED screen at the top. The applicant states that they will also be removing the three existing poles on the property. The new sign will provide tenants improved advertisement space to promote their businesses. There are other signs with similar height within the district.

Code Enforcement History

No Code Enforcement history exists on the property.

Permit History

No permit history related to this proposed sign exists on the property.

Existing Zoning	Existing Use
“C-3 MLOD-3 MLR-2 MC-3 AHOD” General Commercial Martindale Army Air Field Military Lighting Overlay Military Lighting Region-2 Austin Highway/Harry Wurzbach Metropolis Corridor Overlay Airport Hazard Overlay District	Strip Mall

Surrounding Zoning/Land Use

Orientation	Existing Zoning District(s)	Existing Use
North	“C-3 MC-3 AHOD” General Commercial Austin Highway/Harry Wurzbach Metropolis Corridor Overlay Airport Hazard Overlay District	Mobile Homes Sales
South	“C-3 MLOD-3 MLR-2 MC-3 AHOD” General Commercial Martindale Army Air Field Military Lighting Overlay Military Lighting Region-2 Austin Highway/Harry Wurzbach Metropolis Corridor Overlay Airport Hazard Overlay District	US Postal Service
East	“C-3 MLOD-3 MLR-2 MC-3 AHOD” General Commercial Martindale Army Air Field Military Lighting Overlay Military Lighting Region-2 Austin Highway/Harry Wurzbach Metropolis Corridor Overlay Airport Hazard Overlay District	Auto Sales
West	“C-3 MC-3 AHOD” General Commercial Austin Highway/Harry Wurzbach Metropolis Corridor Overlay Airport Hazard Overlay District	Bar Establishment

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 registered neighborhood association.

Street Classification

Austin Highway is classified as a Major Arterial.

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 replacing an existing non-conforming multi-tenant sign with a new multi-tenant sign with digital led screen at the top. The applicant states that they will also be removing the three existing poles on the property.

The proposed new multi-tenant sign with digital LED screen at the top will be replacing an existing non-conforming, multi-tenant sign. The applicant will suffer an unnecessary hardship if the variance is not approved. 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 not block other business within immediate vicinity.

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 signs similar in height. Further, the applicant is removing other poles on-site.

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 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 variance in **BOA-18-900033**, based on the following findings of fact:

1. The request would introduce a sign that conforms to the height limitations of the corridor, and;
2. Granting the variance would allow the owner to advertise their tenants, and the request would not authorize square footage significantly larger than that used for other properties along the corridor.