



City of San Antonio

Legislation Details (With Text)

File #: 20-4697
Type: Staff Briefing - Without Ordinance
In control: Board of Adjustment
On agenda: 8/17/2020
Title: BOA-20-10300071: A request by SAR Global for a variance from the minimum 200' sign separation to allow a sign to be as close as 150' separated from existing signs, located at 12485 IH-10 West. Staff recommends Approval. (Council District 8) (Dominic Silva, Senior Planner (210) 207-0120, Dominic.Silva@sanantonio.gov, Development Services Department)

Sponsors:

Indexes:

Code sections:

Attachments: 1. Attachments

Date	Ver.	Action By	Action	Result
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Case Number: BOA-20-10300071
Applicant: SAR Global
Owner: WRI Fiesta Trails LP, a Texas Limited Partnership
Council District: 8
Location: 12485 IH-10 West
Legal: Lot 30, NCB 14857
Description:
Zoning: "C-3 MLOD-1 MLR-2" General Commercial Camp Bullis
Military Lighting Overlay Military Lighting Region-2
District
Case Manager: Dominic Silva, Senior Planner

Request

A request from the minimum 200' sign separation, as described in Chapter 28, Section 28-64, to allow a sign to be as close as 150' separated from existing signs.

Executive Summary

The subject property, recently constructed in place of the Joe's Crab Shack, is located within the Fiesta Trails strip center in front of the Ashley's Furniture Store and Gold's Gym. The applicant is seeking to erect a 30' tall, 288 square foot sign for the recently constructed commercial multi-tenant building. The location of the proposed sign was once the Joe's Crab Shack Sign.

Chapter 28, Section 28-64, requires signs to be located 200' away from another sign.

Code Enforcement History

No code enforcement history exists on this property.

Permit History

No permits have been processed for this sign project.

Zoning History

The subject property was annexed into the City of San Antonio by Ordinance 32614, dated September 24, 1964 and zoned "B-3" Business District. Under the 2001 Unified Development Code, established by Ordinance 93881, dated May 03, 2001, the "B-3" Business District converted to the current "C-3" General Commercial District.

Subject Property Zoning/Land Use

Existing Zoning	Existing Use
"C-3 MLOD-1 MLR-2" General Commercial Camp Bullis Military Lighting Overlay Military Lighting Region-2 District	Commercial

Surrounding Zoning/Land Use

Orientation	Existing Zoning District(s)	Existing Use
North	"C-3 MLOD-1 MLR-2" General Commercial Camp Bullis Military Lighting Overlay Military Lighting Region-2 District	Commercial
South	"C-3 MLOD-1 MLR-2" General Commercial Camp Bullis Military Lighting Overlay Military Lighting Region-2 District	Commercial
East	"C-3 MLOD-1 MLR-2" General Commercial Camp Bullis Military Lighting Overlay Military Lighting Region-2 District	Commercial
West	Right-of-Way	Interstate Highway

Comprehensive Plan Consistency/Neighborhood Association

The property is not located within the boundaries of a plan thus has no future land use. The subject property is not located within the boundaries of a registered neighborhood association.

Street Classification

IH-10 West is classified as an Expressway.

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.*

Due to the once existing sign, the proposed sign within the same area is warranted and will conform to existing conditions of the commercial area.

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 any existing business, similar height signs within the area.

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 surrounding properties have similar signage. Further, the proposed sign and recently developed commercial multi-tenant building was once the site of an existing restaurant with a commercial advertising sign that was demolished.

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 sign separation 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, Section 28-64.

Staff Recommendation

Staff recommends **APPROVAL** of **BOA-20-10300074**, based on the following findings of fact:

1. The requested variances will not detract from the character of the developing and existing commercial area, and;
2. A sign was once in place prior to demolition of the previous commercial structure.