



City of San Antonio

Agenda Memorandum

File Number:18-3984

Agenda Item Number: 4.

Agenda Date: 6/18/2018

In Control: Board of Adjustment

Case Number: A-18-104
Applicant: Wes Putman/Budget Signs
Owner: Jack Spirit
Council District: 7
Location: 8425 Bandera Road
Legal Lots 3, 4, 6, 8, Block 1, NCB 17929
Description:
Zoning: "C-3 AHOD" General Commercial Airport Hazard Overlay District
Case Manager: Debora Gonzalez, Senior Planner

Request

A 69 square foot variance from the 500 square foot maximum multi-tenant sign area, as stated in Chapter 28, Sec 28-45, to allow a multi-tenant sign to be 569 square feet in size.

Executive Summary

The applicant is seeking to remove portions of the existing sign as part of an update to the shopping center. The update, which includes adding an electronic message board, reduces the square footage from the current 630 square feet to 569 square feet. The applicant states that the proposed electronic message board is needed so the property owner can offer signage for tenants in the shopping center. There are similar height signs within the district, including those at 8315 Bandera Road, 8428 Bandera Road, and 8280 Bandera Road.

Existing Zoning	Existing Use
"C-3 AHOD" General Commercial Airport Hazard Overlay District	Shopping Center

Surrounding Zoning/Land Use

Orientation	Existing Zoning District(s)	Existing Use
North	"C-3 AHOD" General Commercial Airport Hazard Overlay District	Auto Center
South	"C-3 AHOD" General Commercial Airport Hazard Overlay District	Commercial
East	"C-3 NA CD AHOD" General Commercial Nonalcoholic Sales Airport Hazard Overlay District with a Special Use for Outside Storage of Retail Plant Nursery Merchandise	Plant Nursery
West	"C-3 AHOD" General Commercial Airport Hazard Overlay District	Grocery Store

Comprehensive Plan Consistency/Neighborhood Association

The property is within the boundaries of the Northwest Community 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 proposed multi-tenant sign will actually be reducing the existing 630 square footage. The applicant intends to remove two cabinets to make space for one electronic message board which is needed to offer signage for the tenants in the shopping center.

- 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, including those at 8315 Bandera Road, 8428 Bandera Road, and 8280 Bandera Road.

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 applicant is seeking only an additional 69 square feet, which deviates from the code by only 14%.

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 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 **A-18-104** 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 tenants in the shopping center who do not currently have signs.