



City of San Antonio

Agenda Memorandum

File Number:19-3363

Agenda Item Number: 3.

Agenda Date: 4/15/2019

In Control: Board of Adjustment

Case Number: BOA-19-10300031
Applicant: RPAI San Antonio Huebner Oaks L.P.
Owner: Inland Western San Antonio Huebner Oaks L.P.
Council District: 8
Location: 11745 I-10 West
Legal The Northwest irregular 549.14 feet of Lot 15, Block 1, NCB
Description: 16841
Zoning: "C-3 UC-1 AHOD" General Commercial Interstate 10 West
Corridor Airport Hazard Overlay District
Case Manager: Debora Gonzalez, Senior Planner

Request

A request for a 64 square footage variance from the maximum 500 square footage, as stated in Chapter 28, Sec 28-45, to allow for a multi-tenant sign to be 564 square feet.

Executive Summary

The applicant is seeking to install an electronic message board on an existing sign as part of an update to the shopping center. The update, which includes adding an electronic message board, increases the square footage from by 64 square feet. The applicant states that the proposed electronic message board is needed so the property owner can offer visible signage for the tenants in the shopping center. A variety of sign heights are located all along Interstate 10.

Code Enforcement History

No Code Enforcement history exists on the property.

Permit History

The applicant is waiting for variances to be approved.

Subject Property Zoning/Land Use

Existing Zoning	Existing Use
“C-3 UC-1 AHOD” General Commercial Interstate 10 West Corridor Airport Hazard Overlay District	Shopping Center

Surrounding Zoning/Land Use

Orientation	Existing Zoning District(s)	Existing Use
North	“C-3R UC-1 AHOD” General Commercial Interstate 10 West Corridor Airport Hazard Overlay District	Auto Center
South	“C-3 UC-1 AHOD” General Commercial Interstate 10 West Corridor Airport Hazard Overlay District	Restaurants
East	“C-3 AHOD” General Commercial Airport Hazard Overlay District	Shopping Center
West	UZROW	Interstate 10 West

Comprehensive Plan Consistency/Neighborhood Association

The property is within the boundaries of the North Sector Plan and it is currently designated as “Mixed Use Center” in the future land use component of the plan. The subject property is not located within the boundaries of a neighborhood association.

Street Classification

Interstate 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; and*

The proposed multi-tenant sign will be increasing 64 square feet. The applicant intends to add the electronic message board at the very top of the existing sign not increasing the existing height 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 all near Interstate 10.

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 64 square feet.

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 **BOA-19-10300031** 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.