



City of San Antonio

Agenda Memorandum

File Number:21-1036

Agenda Item Number: 2.

Agenda Date: 1/11/2021

In Control: Board of Adjustment

Case Number: BOA-20-10300130
Applicant: Killen, Griffin & Farrimond, PLLC
Owner: ROP Retail 1, LLC
Council District: Outside City Limits
Location: Generally located south of the Potranco Road and Stevens Parkway intersection
Legal Description: Lot P-17, ABS 1018, CB 4349
Zoning: "OCL" Outside City Limits
Case Manager: Zenon Solis, Principal Planner

Request

A request for a 15' sign variance from the sign height maximum of 40', as described in Chapter 28, Section 28-45, to allow for a 55' tall sign.

Executive Summary

The subject property is a corner lot with frontage along Potranco Road and Stevens Parkway, within the City's Extra-Territorial Jurisdiction. The surrounding area is occupied by commercial properties such as gas stations, food services, major thoroughfares and nearby residential lots. The applicant is seeking to erect a 55' tall, 240 square foot single tenant sign on the lot for a McDonald's. The applicant states concern of various topographical changes existing along Potranco Road, Stevens Parkway and the property itself to build a taller sign to attract customers to the area. There are multiple platted easements, drainage improvements causing the proposed sign to be located on the southern side of the subject property and be set back due to power lines. The sign will be oriented to Potranco Rd.

Chapter 28, Section 28-45, allows a maximum of 40 feet height to single tenant signs located on the street classified as Arterial Type A.

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 is Outside City Limits. The property is not under any Military Lighting Overlay. This property is not required to abide by the City of San Antonio, Unified Development Code, Article III, Zoning.

Subject Property Zoning/Land Use

Existing Zoning	Existing Use
"OCL" Outside City Limits	Vacant Lot

Surrounding Zoning/Land Use

Orientation	Existing Zoning District(s)	Existing Use
North	Right-of-Way	Potranco Road
South	"OCL" Outside City Limits	Commercial
East	"OCL" Outside City Limits	Commercial
West	"OCL" Outside City Limits	Vacant Lot

Comprehensive Plan Consistency/Neighborhood Association

The property is located within the West Sector plan and is designated as "Suburban Tier" 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

Potranco Road is classified as an Arterial Type A.

Criteria for Review

Pursuant to Section 28-45 of *Chapter 28: Signs and Billboards* of the City Code, in order for a variance to be granted, the applicant must demonstrate:

- 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.*
Due to the varying topography of the existing thoroughfares and growing commercial corridor, the proposed sign is warranted and will conform to existing conditions of the surrounding area.
- A denial of the variance would probably cause a cessation of legitimate, longstanding active commercial use of the property.*
- After seeking one or more of the findings set forth in subparagraphs (1) and (2), the Board finds that:*
 - 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 requested variance will not have an adverse impact on neighboring properties as surrounding properties have similar signage. Further, the proposed sign and associated development would provide effective communication with motorist travelers.

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 taller sign will not create traffic hazards by confusing or distracting motorists. Further, it will not impair 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 28-45.

Staff Recommendation

Staff recommends **APPROVAL** of **BOA-20-10300130**, based on the following findings of fact:

1. The requested variance will not detract from the character of the developing and existing commercial area, and;
2. Granting of the sign height variance would aid in the continuous growth of this commercial node.