

Sign Variance Appeal

Location: 1956 South W.W. White

City Council – Item 19

January 25, 2024



A decorative horizontal line with a repeating wavy pattern in a teal color.

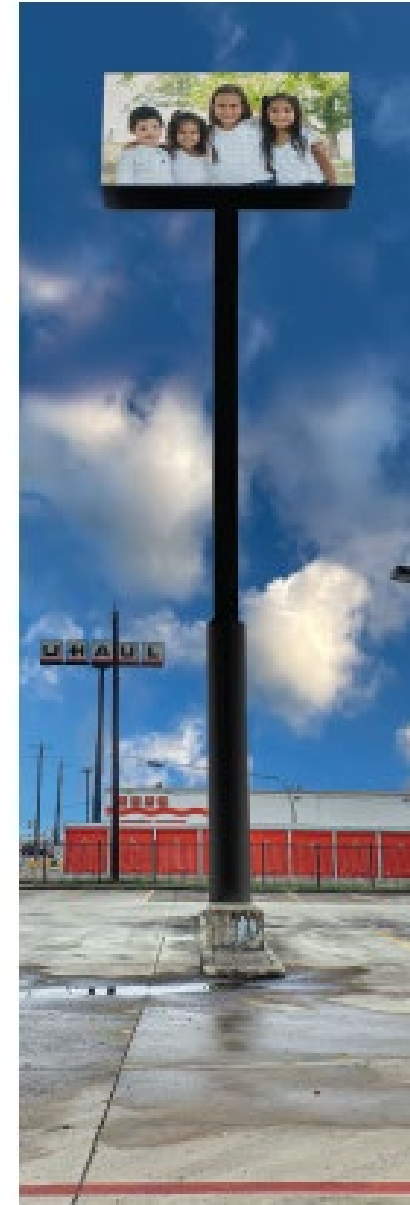
- Denial of 29 ft., 8 in. variance given Dec. 4, 2023
 - Variance request is for a 69'8" on-premise sign



Issue

- Existing nonconforming, **non-digital sign** is 69' 8" tall
- City code allows for re-use of existing non-digital sign and just reface existing sign
- CASA requested to remove:
 - Existing sign cabinet
 - Replace with new **digital sign** and
 - Keep sign at 69' 8" tall
- Per Sec. 28-50 (Nonconforming Sign Abatement):
 - If existing sign is replaced and changed to digital, site loses nonconforming status and must meet today's sign code requirements
- Maximum height for a new digital on-premise sign at this location is 40 ft.
- Existing sign may remain, and display updated ("refaced")

NEW PYLON



EXISTING PYLON





BOA Decision

- Denied variance on Dec. 4, 2023
 - Vote was 5 in favor, 6 against
 - Vote did not get supermajority needed for approval
- Sign Code - Sec. 28-5(d)(6)
 - CASA has appealed to City Council to support variance

Summary

- Approval of this item by majority vote by City Council will approve request sign variance
- Denial will uphold BOA's variance denial





THANK YOU!

Michael Shannon, PE, CBO
Director

Michael.Shannon@sanantonio.gov

