



City of San Antonio

Agenda Memorandum

File Number:

Agenda Item Number: 25

Agenda Date: January 16, 2025

In Control: City Council A Session

DEPARTMENT: Development Services Department

DEPARTMENT HEAD: Amin Tohmaz, Interim Director

COUNCIL DISTRICTS IMPACTED: District 9

SUBJECT:

Appeal of Board of Adjustment Case BOA 24-10300210

SUMMARY:

An appeal of the decision of the Board of Adjustment to deny a 93 square foot variance from the maximum 200 square foot to allow a 293 square foot sign, located at 26642 Bulverde Road.

BACKGROUND INFORMATION:

The subject property is located along Bulverde Road, west of US Hwy 281 within the US 281 North Gateway Corridor in Council District 9. The applicant is requesting a square footage variance for a QuikTrip sign. The sign is not currently constructed. Per the North Gateway Corridor requirements, the maximum size of the sign is 200 square feet. The applicant is requesting 293 square feet.

ISSUE:

According to Section 28-5 of Chapter 28 - Signs, the Board of Adjustment may grant a variance if it finds that:

1. The variance is necessary because strict enforcement of the regulation 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
3. After establishing that one or more of the findings set forth in subparagraphs 1. or 2. have been met, 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;
 - B. Granting the variance will not have a substantially adverse impact on neighboring properties;
 - and
 - C. Granting the variance will not substantially conflict with the stated purposes of chapter 28.

ALTERNATIVES:

Denial of the appeal would require the sign to meet the US 281 North Gateway Corridor Overlay maximum of two-hundred (200) square foot sign area.

FISCAL IMPACT:

There is no fiscal impact.

RECOMMENDATION:

Staff recommends denial of the appeal of the Board of Adjustment's action.