



City of San Antonio

Agenda Memorandum

Agenda Date: May 20, 2024

In Control: Board of Adjustment Meeting

DEPARTMENT: Development Services Department

DEPARTMENT HEAD: Michael Shannon

CASE NUMBER: BOA-24-10300071

APPLICANT: BioBridge Global

OWNER: BioBridge Global

COUNCIL DISTRICT IMPACTED: District 1

LOCATION: 6211 IH-10 West

LEGAL DESCRIPTION: Lot 6 and Lot 8, NCB 14987

ZONING: "C-3 AHOD" General Commercial Airport Hazard Overlay District

CASE MANAGER: Melanie Clark, Planner

A request for

A 9' variance from the minimum 10' setback to allow a sign with a 1' front setback.
Section 28-47(d)(1)(b) and Section 28-47(c)(1)(b)

Executive Summary

The subject property is located in the intersection of IH-10 West Expressway and First Park Ten Boulevard, just west of Vance Jackson Road. The applicant, on behalf the South Texas BioBridge Global/Blood & Tissue - Donor Pavilion Donor Center, is requesting a 9' setback variance for a proposed digital sign to readily display real-time health care information to the public. The minimum setback for street rights-of-way is 10' if the sign exceeds twenty-five (25) feet in height and proximity to an expressway. However, due existing landscape and easements on the property, following the setback requirements may reduce the visibility needed to capture the attention of daily IH-10 commuters. Permit approval is pending the outcome of the Board of Adjustment.

Code Enforcement History

No Code Enforcement history found.

Permit History

SIG-OPS-PMT24-21500579- Submitted 4/09/2024.

Zoning History

The subject property was annexed into the City of San Antonio by Ordinance 18115 dated, September 24, 1952, and zoned "B" Residence District. The property was rezoned by Ordinance 45614, dated August 21, 1975, to the "B-3" Business District. Under the 2001 Unified Development Code, established by Ordinance 93881, dated May 03, 2001, the property zoned "B-3" Business District converted to "C-3" General Commercial District.

Subject Property Zoning/Land Use**Existing Zoning**

"C-3 AHOD" General Commercial Airport Hazard Overlay District

Existing Use

Office Building/BioBridge Global

Surrounding Property Zoning/ Land Use**North****Existing Zoning**

"C-3R" General Commercial Restrictive Alcoholic Sales Airport Hazard Overlay District

Existing Use

Office Building/BioBridge Global

South**Existing Zoning**

UZROW Unzoned Right of Way

Existing Use

IH-10 West

East**Existing Zoning**

"C-3 AHOD" General Commercial Airport Hazard Overlay District and

"C-2 AHOD" Commercial Airport Hazard Overlay District

Existing Use

Retail/Department Store/Walmart Supercenter

West**Existing Zoning**

"BP AHOD" Business Park Airport Hazard Overlay District and

"C-3" General Commercial Airport Hazard Overlay District

Existing Use

Office Building

Commercial Retail Store

Comprehensive Plan Consistency/Neighborhood Association

The subject property is in the Greater Dellview Area Community Plan and is designated as “Office Park” in the future land use component of the plan. The subject property is not located within the boundary of a registered neighborhood association.

Street Classification

Interstate 10 West is classified as an Expressway.

First Park Ten Boulevard is classified as a local road.

Criteria for Review – Sign Variance

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:

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.*

The property currently requires a 10’ sign setback. The current setback will not cause a cessation of legitimate, longstanding active commercial use of the property.

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 proposed sign appears to provide a special privilege as the sign setback will have a 1’ setback, and there are no other signs in the immediate area deter from the required setback. Signs outside the immediate area observe closer setback as they appear to be Nonconforming.

- B. Granting the variance will not have a substantially adverse impact on neighboring properties.

The proposed variance may have an adverse impact on neighboring properties as the sign setback will be intruding in the required 10-feet, and neighboring properties will be required to follow the required setback.

- C. Granting the variance will not substantially conflict with the stated purposes of this article.

The requested variance appears to substantially conflict with the stated purpose of the Chapter. A sign inside the 10-foot setback will not follow the sign regulations set forth in the Unified Development Code.

Alternative to Applicant's Request

The alternative to the applicant's request is to conform to the sign setback regulations of the UDC Sections Sec 28-47(d)(1)(b) and Sec 28-47(c)(1)(b)

Staff Recommendation – Sign Setback Variance

Staff recommends Denial in BOA-24-10300071 based on the following findings of fact:

1. The proposed variance is contrary to the public interest as is will not leave sufficient room between right of way and an Expressway.
2. The reduced front setback will alter the essential character of the district as no other reduced front setback freestanding digital signs were seen in the immediate area.