

Case Number:	BOA-23-10300278
Applicant:	Ronald M. Carrillo
Owner:	Ronald M. Carrillo
Council District:	1
Location:	1302 Camaron Street
Legal Description:	Lot east irregular 59.6 feet of east, NCB 346 (BCAD 103317)
Zoning:	“I-1 AHOD” General Industrial Airport Hazard Overlay District
Case Manager:	Joseph Leos, Planner

Request

A request for a 214 square foot variance from the allowable 369 square feet, as described in Section 28-45, to allow a wall façade sign to be 583 square feet.

Executive Summary

The subject property is located along Camaron Street, near the interchange of interstate highways 10 and 35 in downtown San Antonio. Cited by Code Enforcement for a sign installation without a permit, the applicant is requesting a variance to exceed the wall façade allowance. The wall façade is the frontage of the building and is allowed a 25% allowance. Currently, the allowable wall façade square footage allowance is 369 square feet, and the applicant is requesting it to be 583 square feet.

Code Enforcement History

Sign Investigation (INV-SGN-INV23-23600374)- May 2023.

Permit History

The issuance of a sign permit is pending the outcome of the Board of Adjustment

Zoning History

The subject property was part of the original 36 square miles of the City of San Antonio and zoned “J” Commercial District. Under the 2001 Unified Development Code, established by Ordinance 93881, dated May 03, 2001, the property zoned “J” Commercial District converted to the current “I-1” General Industrial District.

Subject Property Zoning/Land Use

Existing Zoning	Existing Use
“I-1 AHOD” General Industrial Airport Hazard Overlay District	AC Contractor

Surrounding Zoning/Land Use

Orientation	Existing Zoning District(s)	Existing Use
North	“R-4 AHOD” Residential Single-Family Airport Hazard Overlay District	Vacant Residential

South	“R-4 AHOD” Residential Single-Family Airport Hazard Overlay District	Single-Family Dwelling
East	“R-4 AHOD” Residential Single-Family Airport Hazard Overlay District	Single-Family Dwelling
West	UZROW	Interstate Highway 10

Comprehensive Plan Consistency/Neighborhood Association

The subject property is in the Midtown Regional Center Area Plan and is designated as “Urban Low Density Residential” 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

Camaron Street is classified as a local street.

Interstate 10 is classified as an Interstate.

Criteria for Review – Sign Square Footage Maximum Variance

Pursuant to Section 28-5 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 qualifies for a wall façade sign of 369 square feet. The current allowable square footage will 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 wall façade appears to provide a special privilege as there are no other signs of this height or square footage in the surrounding area.
 - 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 there are no signs of this square footage and will appear to be exceeding the sign regulation standards for Universal Development Code.
 - 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 exceeding the allowable 369 square feet will not follow the sign regulations set forth in the UDC.

Alternative to Applicant's Request

The alternative to the applicant's request is to conform to the Sign Allowance Limitation per Section 28-45 in the UDC Code.

Staff Recommendation – Sign Square Footage Maximum Variance

Staff recommends Denial in BOA-23-10300278 based on the following findings of fact:

1. The current sign square footage is exceeding the UDC; and
2. The current allowable square footage will not cause a cessation of legitimate, longstanding active commercial use of the property.