



City of San Antonio

Agenda Memorandum

Agenda Date: June 16, 2025

In Control: Board of Adjustment Meeting

DEPARTMENT: Development Services Department

DEPARTMENT HEAD: Michael Shannon, Director

CASE NUMBER: BOA-25-10300082

APPLICANT: KYSE & Associates Management

OWNER: JESHU L.P.

COUNCIL DISTRICT IMPACTED: District 8

LOCATION: 5999 De Zavala Road

LEGAL DESCRIPTION: Lot 1, Block 2, NCB 17200

ZONING: "C-3 MLOD-1 MLR-2" General Commercial Camp Bullis Military Lighting Overlay Military Lighting Region 2 District

CASE MANAGER: Joel Vela, Senior Planner

A request for

A 104 square foot variance from the maximum allowable 500 square foot Multiple Tenant Sign size to allow for a 604 square foot Multiple Tenant Sign.
Section 28-45

Executive Summary

The subject property is situated just west of the intersection of De Zavala Road and IH-10 West. Bexar County records indicate the existing shopping center was established in 1985, and historical imagery indicates uses ranging from food service establishments, professional and medical offices, and auto repair services. There is currently a multiple-tenant sign on the southeast corner of the property, which is proposed for renovation by the applicant to include the replacement of the existing top cabinet and filler cabinet and retrofitting the lighting of the existing tenant cabinet.

The proposed redesign will result in a total sign area that is 104 square feet in excess of the maximum allowable 500 square feet for Multiple Tenant Signs under the current City code.

Code Enforcement History

No Code Enforcement history found.

Permit History

SIG-PMT-APP24-20803263 – Sign Permit Application – Additional Information Required
Permit issuance is pending the results of the Board of Adjustment hearing.

Zoning History

The subject property was annexed into the City of San Antonio by Ordinance 41426, dated December 25, 1972, and zoned Temporary “R-1” Single-Family Residence District. The property was rezoned by Ordinance 53328, dated January 29, 1981, to “I-1” Light Industry District. The property was then rezoned by Ordinance 80230, dated May 26, 1994, to “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 the current “C-3” General Commercial District.

Subject Property Zoning/Land Use

Existing Zoning

"C-3 MLOD-1 MLR-2" General Commercial Camp Bullis Military Lighting Overlay Military Lighting Region 2 District

Existing Use

Commercial Retail and Services (Strip Mall)

Surrounding Property Zoning/ Land Use

North

Existing Zoning

“I-1 MLOD-1 MLR-2” General Industrial Camp Bullis Military Lighting Overlay Military Lighting Region 2 District

Existing Use

Office Building and Contractor Facility

South

Existing Zoning

"C-3 MLOD-1 MLR-2" General Commercial Camp Bullis Military Lighting Overlay Military Lighting Region 2 District; and "C-3R MLOD-1 MLR-2" General Commercial Restrictive Alcohol Sales Camp Bullis Military Lighting Overlay Military Lighting Region 2 District

Existing Use

Commercial Retail and Services (Strip Mall)

East

Existing Zoning

“I-1 MLOD-1 MLR-2” General Industrial Camp Bullis Military Lighting Overlay Military Lighting Region 2 District

Existing Use

United States Postal Service

West**Existing Zoning**

"C-3 MLOD-1 MLR-2" General Commercial Camp Bullis Military Lighting Overlay Military Lighting Region 2 District

Existing Use

Commercial Retail and Services and a Vacant Lot

Comprehensive Plan Consistency/Neighborhood Association

The subject property is in the UTSA Area Regional Center Plan and is designated for "Employment/Flex Mixed-Use" in the future land use component of the plan. The subject property is located within the notification area of the Riot Commons Community Organization, and they have been notified of the request.

Street Classification

De Zavala Road is classified as a Secondary Arterial Type A

West Golden Lane is classified as a Local Street

Cogburn Avenue is classified as a Local Street

Criteria for Review – Sign Size 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.*

Per UDC sign regulations the property is permitted Multiple Tenant Sign square footage of 500 square feet. Adherence to the permitted dimensions will not cause a cessation of legitimate, longstanding active commercial use of the property as the existing development is an established and active shopping center that fronts a secondary arterial thoroughfare which connects to Interstate Highway-10 West a short distance to the east. This location provides for a significant amount of visibility to pedestrian and motorist traffic.

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.

New signs proposed in the area will have to follow the UDC sign regulations, which means the granting of this variance would cause the proposed sign to enjoy a special privilege not shared by others in potentially similar situations.

- 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 proposed sign square footage will exceed the maximum for what is standard for Multiple Tenant Signs under the City 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. The granting of this variance would permit a sign square footage that is 20% larger than what would normally be allowed for similar signage in this area as per 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 size regulations of the UDC Section 28-45.

Staff Recommendation – Sign Size Variance

Staff recommends Denial in BOA-25-10300082 based on the following findings of fact:

1. The variance would provide for a special privilege not enjoyed by others similarly situated.
2. The request for an approximate 20% increase beyond the normally allowed sign size substantially conflicts with the stated purpose of Chapter 28 of the Unified Development Code.