

Sign Variance Appeal

City Council – Item 25

January 16, 2025



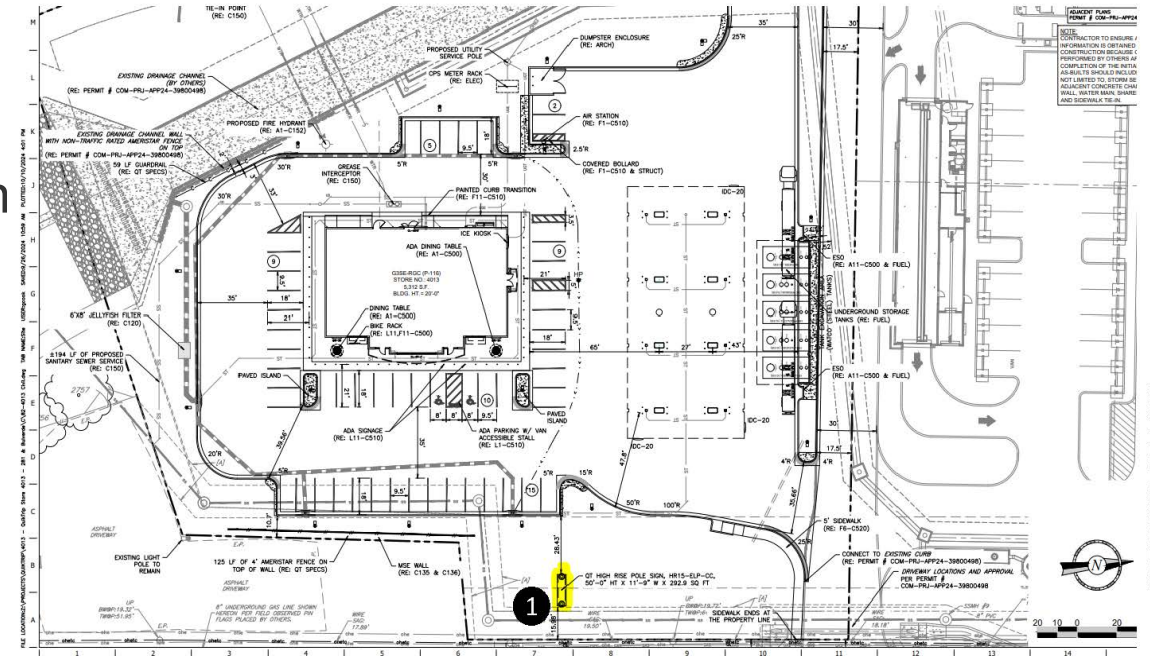
Background

Property location: **26642 Bulverde Rd**

- The subject property is located along Bulverde Road, west of US Hwy 281 within the US 281 North Gateway Corridor
 - The sign variance is for a single-tenant property for Quik Trip

281 North Gateway Corridor Sign Requirements

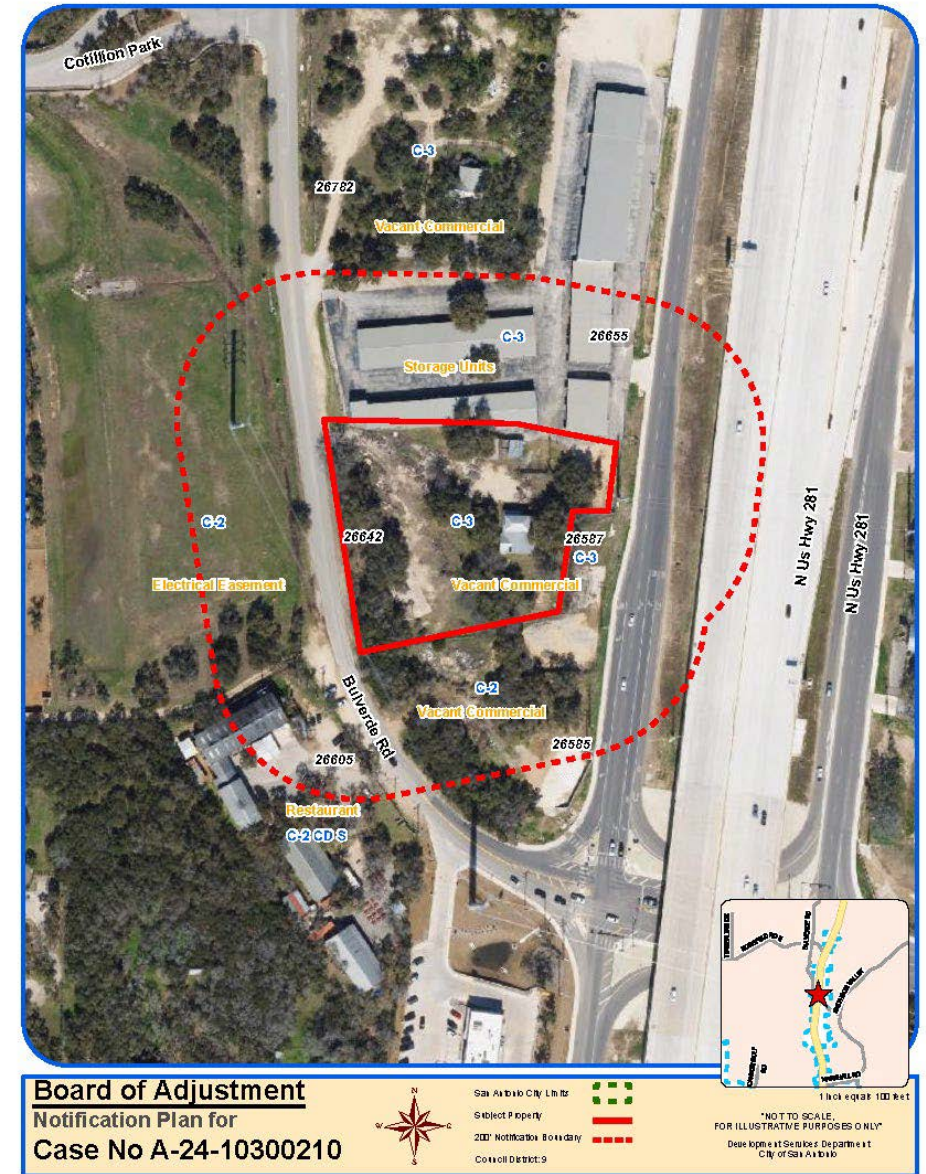
- 200 square foot sign face area
- ### Standard Expressway Sign Requirements
- 500 square foot sign face area



1) a 93 square foot variance from the maximum 200 sign square footage to allow a 293-sign square footage.

Appeal

Appealing the decision by Board of Adjustment (BOA) to deny the 93 square foot variance request.



Issue



- The property falls within the 281 North Gateway Corridor adopted in 2016 and must follow the maximum 200 square foot sign face area
- If the sign was located on a standard expressway, the maximum would be a 500 square foot sign face area
- The total variance request is 93 square feet for a single-tenant property.

Alternatives:

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

BOA Decision

- Denied variance on November 18, 2024
- City Sign Code - Section 28-5
 - The applicant has appealed to City Council to support variance request



Summary



Approval of this item by City Council will approve the requested sign variance.

Denial of this item by City Council will uphold BOA's denial.



THANK YOU!

Amin Tohmaz, PE, CBO

Interim Director

Amin.Tohmaz@sanantonio.gov

