



City of San Antonio

Agenda Memorandum

File Number:

Agenda Item Number: 14

Agenda Date: November 21, 2024

In Control: City Council A Session

DEPARTMENT: Development Services Department

DEPARTMENT HEAD: Amin Tohmaz, Interim Director

COUNCIL DISTRICTS IMPACTED: District 8

SUBJECT:

Appeal of Board of Adjustment Case BOA 24-10300149

SUMMARY:

An appeal of the decision of the Board of Adjustment to deny a 20 foot variance from the maximum 50 foot sign height restriction (to include a 10 foot additional grade) to allow for a multi-tenant sign to be 70 foot height and a 350 square foot variance from the maximum 300 square foot to allow a 650 square foot sign, located at 15000 IH-10. On October 7, 2024 the Board of Adjustment denied the request. Pursuant to City Code section 28-5 the applicant is appealing the decision of the Board of Adjustment to the City Council.

BACKGROUND INFORMATION:

The subject property is located within District 8 at 15000 IH-10 at the Northwest intersection of UTEX Blvd and IH-10 Frontage Rd. The property is located along the Hill Country Gateway Corridor. Per the gateway corridor requirements, a multi-tenant on-premises sign with expressway frontage is per Chapter 28 of the City Code, Signs, the maximum height of a one or two tenant on-premises sign is forty (40) foot, with ten (10) foot additional allowed for higher adjacent grade, at three-hundred (300) square foot sign area.

Property is divided into ten separate lots with a total of 66 acreages, that all could get stand along multi-tenant signs

- o Frontage - IH-10 – 1050’-0” leaner feet (3) separate lots
- o Frontage - UTEX Drive – 1543’-0” – (2) separate lots
- o Frontage – Security Service Parkway - 4300’-0” – (8) separate lots

The applicant has stated the intent is to create a Sign Master Plan for the full property. A sign master plan would require a minimum mandatory twenty-five (25) percent reduction in cumulative reduction in both total sign area and sign height within the master plan area. Please see the attachment for a detail of what multi-tenet signs would be allowed for all lots under current corridor requirements without a sign master plan.

Apex Sign Group presented a request for a variance of twenty (20) foot to the forty (40) foot sign height allowance for a multi-tenant on-premises sign, with ten (10) foot additional allowed for higher adjacent grade, for a sixty (60) foot, with ten (10) foot additional allowed for higher adjacent grade for a maximum of seventy (70) foot, tall and three-hundred fifty (350) sq foot allowance for a six-hundred fifty (650) sq foot sign face area to the City of San Antonio Board of Adjustment on September 23, 2024. The request was continued until October 7, 2024. The board voted to deny the request.

The requested variance would allow for the multi-tenant on-premises sign to be installed per Chapter 28, Signs, height and face area requirements and not the requirements of the Hill Country Corridor Overlay.

The Hill Country Gateway Corridor Overlay District was created on June 1, 2003 to establish development standards along IH-10 from UTSA Boulevard to the limits of the City of San Antonio.

A Council Consideration Request (CCR) was submitted to the Development Services Department (DSD) to review the gateway corridor development standards, specifically within the area near the intersection of IH-10 and Loop 1604, and determine if the existing gateway standards remained consistent with City goals and policies, desired development patterns, and changes that have been approved to base zoning districts and the North Sector Plan since the adoption of the overlay.

The CCR resulted in updates to the gateway corridor development standard that included:

- o Fences and Walls
- o Building Materials – Permitted
- o Building Materials – Prohibited
- o Trash receptacles, utility boxes
- o Added additional colors and building materials for properties within 0.5 miles of the intersection of IH-10 and Loop 1604
- o Ban of digital on-premises signage along the gateway corridor
- o Development of a Highway Node of 0.5 miles around the intersection of IH-10 and 1604 with reduced requirements on colors and building materials (portions of the property requesting the variance falls within this node)

The Hill Country Gateway Corridor was updated on June 1, 2023 to remove the ban of digital on-premises signs.

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 Hill Country Gateway Corridor Overlay maximums of a forty (40) foot height, with ten (10) foot additional allowed for higher adjacent grade, for an overall height of fifty (50) foot and three-hundred (300) square foot sign area.

FISCAL IMPACT:

None; the applicant has paid the required fee.

RECOMMENDATION:

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