



# City of San Antonio

## Agenda Memorandum

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**Agenda Date:** April 21, 2025

**In Control:** Board of Adjustment Meeting

**DEPARTMENT:** Development Services Department

**DEPARTMENT HEAD:** Michael Shannon, Director

**CASE NUMBER:** BOA-25-10300052

**APPLICANT:** Fast Signs of San Angelo

**OWNER:** AWCK SAT LLC

**COUNCIL DISTRICT IMPACTED:** District 8

**LOCATION:** 11900 IH 10 West

**LEGAL DESCRIPTION:** Northeast Irregular 346.78 feet of Lot 16, NCB 14862

**ZONING:** "C-3NA UC-1 MLOD-1 MLR-2" General Commercial Nonalcoholic Sales IH 10/FM 1604 Urban Corridor Overlay Camp Bullis Military Lighting Overlay Military Lighting Region 2 District

**CASE MANAGER:** Manuel Mottu, Planner

**A request for:**

A 123.2 square foot variance from the maximum 87.5 square feet for a digital sign to allow for a 210.7 square foot digital sign.

Section 28-64(b)(1)

**Executive Summary**

The subject property abuts the Interstate Highway 10 W Access Road, located just north of Northwest Parkway, and within the boundaries of the "UC-1" IH-10/FM 1605 Urban Corridor Overlay. The lot currently houses a motorcycle and similar vehicle dealership and sits next to property with a motor vehicle dealership. The applicant is seeking an approval from the Board of Adjustment for a 210.7 square foot digital sign which will replace an existing freestanding sign. Digital displays up to twenty-five (25) percent of the allowable sign area are permitted.

**Code Enforcement History**

No Code Enforcement history found.

**Permit History**

SIG-OPS-PMT25-21500341 – Sign Permit

**Zoning History**

The subject property was annexed by Ordinance 41426, dated December 26<sup>th</sup>, 1972, and was zoned Temporary “R-1” Single-Family Residence District. The property was rezoned by Ordinance 53784, dated May 21<sup>st</sup>, 1981, from Temporary “R-1” Single-Family Residence District to “I-1” Light Industry District. Under the 2001 Unified Development Code, established by Ordinance 93881, dated May 03, 2001, the property zoned “I-1” Light Industry District was converted to “I-1” General Industrial District. The property was rezoned by Ordinance 2024-08-08-0582, dated Augus 8<sup>th</sup>, 2024, from “I-1” General Industrial District to “C-3NA” General Commercial Nonalcoholic Sales District.

**Subject Property Zoning/Land Use**

**Existing Zoning**

“C-3NA UC-1 MLOD-1 MLR-2” General Commercial Nonalcoholic Sales IH 10/FM 1604 Urban Corridor Overlay Camp Bullis Military Lighting Overlay Military Lighting Region 2 District

**Existing Use**

Motorcycle Dealership

**Surrounding Property Zoning/ Land Use**

**North**

**Existing Zoning**

“C-3 UC-1 MLOD-1 MLR-2” General Commercial IH 10/FM 1604 Urban Corridor Overlay Camp Bullis Military Lighting Overlay Military Lighting Region 2 District

**Existing Use**

Auto Dealership

**South**

**Existing Zoning**

“I-1 UC-1 MLOD-1 MLR-2” General Industrial IH 10/FM 1604 Urban Corridor Overlay Camp Bullis Military Lighting Overlay Military Lighting Region 2 District

**Existing Use**

Office Park

**East**

**Existing Zoning**

UZROW

**Existing Use**

Interstate Highway 10 W

**West**

**Existing Zoning**

“I-1 UC-1 MLOD-1 MLR-2” General Industrial IH 10/FM 1604 Urban Corridor Overlay Camp Bullis Military Lighting Overlay Military Lighting Region 2 District

**Existing Use**

Office Park

**Comprehensive Plan Consistency/Neighborhood Association**

The subject property is in the North Sector Plan and is designated as “Regional Center” 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**

Interstate Highway 10 West is classified as a Super Arterial Type B.

**Criteria for Review – Digital 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.*

The property is currently permitted an 87.5 square foot digital sign. The permitted dimensions 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 new signs erected in this area will have to comply with the digital sign square footage regulations.

- 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 digital square footage will be exceeding the maximum for what the city is attempting to provide as a standard.

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 permitted 87.5 square feet in digital square footage 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 Standards and IH-10/FM 1604 Specific Urban Corridor Overlay Standards of the UDC Section 28-64(b)(1).

**Staff Recommendation - Digital Sign Square Footage Variance**

Staff recommends Denial in BOA-25-10300052 based on the following findings of fact:

1. A sign exceeding the permitted 87.5 square feet in digital square footage does not follow the sign regulations set forth in the Unified Development Code.
2. The variance will alter the essential character of the commercial area.