

City of San Antonio



AGENDA

City Council A Session

Municipal Plaza Building
114 W. Commerce Street
San Antonio, Texas 78205

Thursday, May 29, 2025

10:30 AM

Municipal Plaza Building

The City Council will hold its regular meeting in the Norma S. Rodriguez Council Chamber in the Municipal Plaza Building located at 114 W. Commerce Street beginning at the above referenced date and time for the following items. Once convened, the City Council will take up the following items in any order during the meeting but no sooner than the designated times.

10:30 AM: Call to Order

Members of the public can comment on items on the agenda. To sign up to speak visit www.saspeakup.com. Click on meetings and events and select the meeting you'd like to participate in. Sign up to speak or submit a written comment. **NOTE: Speaker registration closes 15 minutes before the start of the meeting.** Questions relating to these rules may be directed to the Office of the City Clerk at (210) 207-7253.

Individuals signing up for public comment may register for VIA bus fare or parking validation at www.saspeakup.com. VIA bus fare or parking at City Tower Garage (located at 100 Blk N. Main) will be provided to individuals who request the assistance. Staff will provide VIA bus fare passes and parking validation tickets in the lobby of City Council Chambers.

To view the Live meeting please view our [Live Stream](#)

During the meeting, the City Council may meet in executive session for consultation with the City Attorney's Office concerning attorney-client matters under Chapter 551 of the Texas Government Code.

ACCESS STATEMENT

The City of San Antonio ensures meaningful access to City meetings, programs and services by reasonably providing: translation and interpretation, materials in alternate formats, and other accommodations upon request. To request these services call (210) 207-2098 or Relay Texas 711 or by requesting these services online at <https://www.sanantonio.gov/DEI/Language-Services>. Providing at least 72 hours' notice will help to ensure availability.

Intérpretes en español estarán disponibles durante la junta del consejo de la ciudad para los asistentes que lo requieran. También se proveerán intérpretes para los ciudadanos que deseen exponer su punto de vista al consejo de la ciudad. Para más información, llame al (210) 207-7253.

For additional information on any item on this agenda, please visit www.sanantonio.gov or call (210) 207-7080.

- 16.** Approval of an appeal of the decision of the Board of Adjustment, pursuant to City Code Sec. 28-5, to deny a 163 square foot variance from the maximum 75 sign square footage to allow a 238 square foot digital sign, located at 5431 West Loop 1604. Approval of this item would allow the requested variance for the applicant. [John Peterek, Assistant City Manager; Michael Shannon, Director, Development Services]

THE CITY COUNCIL MAY RECESS FOR LUNCH AND RECONVENE TO CONSIDER ANY UNFINISHED COUNCIL BUSINESS

6:00 P.M. – If the Council has not yet adjourned, the presiding officer shall entertain a motion to continue the council meeting, postpone the remaining items to the next council meeting date, or recess and reconvene the meeting at a specified time on the following day.

Posted on: 06/15/2025 06:21 AM



City of San Antonio

Agenda Memorandum

File Number:

Agenda Item Number: 16

Agenda Date: May 29, 2025

In Control: City Council A Session

DEPARTMENT: Development Services Department

DEPARTMENT HEAD: Michael Shannon

COUNCIL DISTRICTS IMPACTED: District 8

SUBJECT:

Appeal of Board of Adjustment Case BOA 25-10300030

SUMMARY:

An appeal of the decision by the Board of Adjustment to deny a 163 square foot variance from the maximum 75 sign square footage to allow a 238 square foot digital sign, located at 5431 West Loop 1604. On March 24, 2025, 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 along West Loop 1604, east of IH 10 within the Hill Country Gateway Corridor Overlay (GC-1) and IH-10/FM 1604 Urban Corridor (UC-1) in Council District 8. The applicant is requesting a square footage variance for a Eterna Cosmetic Surgery & Med Spa. The sign is currently constructed as a static sign. The sign code prescribes a maximum 75 square foot maximum digital sign face. The applicant is requesting a 238 square foot digital sign.

The requested variance would allow for a digital sign to be installed exceeding the maximum

allowance for a digital sign of 25% of the static sign allowable area.

The Hill Country Gateway Corridor Overlay (GC-1) was established May 22, 2003. The IH-10/FM 1604 Urban Corridor (UC-1) was established May 4, 2017.

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 request would require the sign to meet the Hill Country Gateway Corridor Overlay (GC-1) and IH-10/FM 1604 Urban Corridor (UC-1) maximum digital sign area of 75 square feet.

FISCAL IMPACT:

There is no fiscal impact.

RECOMMENDATION:

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



City of San Antonio

Agenda Memorandum

Agenda Date: March 24, 2025

In Control: Board of Adjustment Meeting

DEPARTMENT: Development Services Department

DEPARTMENT HEAD: Michael Shannon, Director

CASE NUMBER: BOA-25-10300030

APPLICANT: Raul Franco

OWNER: Mis Tesoros Investments LLC

COUNCIL DISTRICT IMPACTED: District 8

LOCATION: 5431 North 1604 West

LEGAL DESCRIPTION: Lot 14, Block 6, NCB 14747

ZONING: “MPCD GC-1 UC-1 ERZD AHOD” Master Planned Community District Hill Country Gateway Corridor Overlay IH-10/FM 1604 Urban Corridor Edwards Recharge Zone Airport Hazard Overlay District

CASE MANAGER: Colton Unden, Planner

A request for

A 163 square foot variance from the 75 square foot digital sign maximum to allow a 238 square foot digital sign.

Section 28-64(b)(1)

Executive Summary

The subject property is located along North 1604 West, East of IH-10, not located within any Neighborhood Association. The applicant is requesting sign relief from the Board of Adjustment due to highway expansion rendering visibility issues. The applicant will be within sign corridor square footage guidelines, however, since they are requesting a digital sign, digital signs are limited to 25% of the total square footage allowed.

Code Enforcement History

No relevant code enforcement history.

Permit History

SIG-PMT-APP23-20801548

SIG-OPS-PMT23-21500765

SIG-PMT-APP23-20800978

SIG-PMT-APP23-20800671

Zoning History

The subject property was annexed into the City of San Antonio by Ordinance 41428, dated December 25, 1972, and originally zoned Temporary “R-1” Single-Family Residence District. The property was rezoned by Ordinance 51518, dated November 21, 1979, 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 “C-3” General Commercial District. The property was rezoned by Ordinance 2007-06-28-0810, dated June 28, 2007, to “MPCD” Master Plan Community District. The property was rezoned by Ordinance 2023-12-07-0948, dated December 7, 2023 to “MPCD” Master Plan Community District.

Subject Property Zoning/Land Use**Existing Zoning**

“MPCD GC-1 UC-1 ERZD AHOD” Master Planned Community District Hill Country Gateway Corridor Overlay IH-10/FM 1604 Urban Corridor Edwards Recharge Zone Airport Hazard Overlay District

Existing Use

Medical Clinic

Surrounding Property Zoning/ Land Use**North****Existing Zoning**

“MPCD GC-1 UC-1 ERZD AHOD” Master Planned Community District Hill Country Gateway Corridor Overlay IH-10/FM 1604 Urban Corridor Edwards Recharge Zone Airport Hazard Overlay District

Existing Use

Hotel

South**Existing Zoning**

UZROW

Existing Use

Loop 1604

East**Existing Zoning**

“MPCD GC-1 UC-1 ERZD AHOD” Master Planned Community District Hill Country Gateway Corridor Overlay IH-10/FM 1604 Urban Corridor Edwards Recharge Zone Airport Hazard Overlay District

Existing Use

Vacant Land

West

Existing Zoning

“MPCD GC-1 UC-1 ERZD AHOD” Master Planned Community District Hill Country Gateway Corridor Overlay IH-10/FM 1604 Urban Corridor Edwards Recharge Zone Airport Hazard Overlay District

Existing Use

Motor Vehicle Sales

Comprehensive Plan Consistency/Neighborhood Association

The subject property is in the UTSA Area Regional Center Plan and is designated as “Regional Mixed Use” in the future land use component of the plan. The subject property is located within the Riot Commons Community Organization, and they have been notified of the request.

Street Classification

North 1604 West is classified as a State Highway.

Criteria for Review – Digital Sign Square Footage 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 a 75 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 along these standards are complying in the 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 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 75 square foot 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 Digital Sign Requirements of Section 28-64(b)(1) of the Unified Development Code.

Staff Recommendation – Digital Sign Square Footage Variance

Staff recommends Denial in BOA-25-10300030 based on the following findings of fact:

1. The variance will alter the essential character of the commercial area.
2. The sign could achieve the requested square footage by being non-digital.