

Case Number:	BOA-22-10300243
Applicant:	Budget Signs
Owner:	Jefferson State Bank
Council District:	1
Location:	2900 Fredericksburg Road
Legal Description:	Lots 6, 11 and 19, Block 24, NCB 8481
Zoning:	“C-2 AHOD” Commercial Airport Hazard Overlay District and “R-4 AHOD” Residential Single-Family Airport Hazard Overlay District
Case Manager:	Vincent Trevino, Senior Planner

Request

A request for a 30’-8” variance from the 24’ sign height maximum, as described in Chapter 28-45, to allow a sign to be 54’-8” tall.

Executive Summary

The subject property is located along Fredericksburg Road. The applicant is proposing to replace an existing 30’ sign that was damaged by a storm. The maximum height allowed along Arterial B for freestanding signs is 24’ and the maximum square footage allowed is 150 square feet. The proposed sign meets the maximum square footage requirement but is requesting to be 30’-8” taller than what is allowed. Jefferson Bank has explored options of a lower sign, but the live oak trees and crepe myrtles obstruct even a lower monument type sign. Jefferson Bank desires to maintain the beautiful live oaks, however the bank also understands the value and importance of quality and visible signage. Upon site visit, staff observed signs exceeding the height limitation in the area.

Code Enforcement History

There is no Code Enforcement history on file.

Permit History

There are several trade permits on file. A sign permit is pending the outcome of the BOA Meeting.

Zoning History

The subject property was annexed to the City Limits of San Antonio by Ordinance 1845, dated May 5, 1940, and was zoned “F” Local Retail District and “B” Residence District. Upon adoption of the 2001 Unified Development Code, the zoning converted to the current “C-2” Commercial District and “R-4” Residential Single Family, established by Ordinance 93881, dated May 3, 2001.

<u>Existing Zoning</u>	<u>Existing Use</u>
“C-2 AHOD” Commercial Airport Hazard Overlay District and “R-4 AHOD” Residential Single-Family Airport Hazard Overlay District	Bank

Surrounding Zoning/Land Use

<u>Orientation</u>	<u>Existing Zoning District(s)</u>	<u>Existing Use</u>
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North	“R-4 AHOD” Residential Single-Family Airport Hazard Overlay District	Parking Lot
South	“C-2 AHOD” Commercial Airport Hazard Overlay District	Restaurant
East	“R-4 AHOD” Residential Single-Family Airport Hazard Overlay District	Single-Family Residence
West	“C-2 NA AHOD” Commercial Nonalcoholic Sales Airport Hazard Overlay District	Apartments

Comprehensive Plan Consistency/Neighborhood Association

The subject property is in the Near Northwest Plan, and it is designated “Community Commercial” in the future land use component of the plan. The subject property is located within the Los Angeles Heights Neighborhood Association, and they were notified of the case.

Street Classification

Fredericksburg is classified as a Principal Secondary Arterial B Road.

Criteria for Review – Sign Variance

Pursuant to Section 28-5 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 currently qualifies for a sign 24’ in height, however due to the height of the existing trees the applicant is requesting a variance to erect a sign at 54’-8” in height.

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 does not appear to provide a special privilege and will not impede the vision of customers who are looking for neighboring companies in the immediate area.

- B. Granting the variance will not have a substantially adverse impact on neighboring properties.

The proposed variance will not have an adverse impact on neighboring properties as most of the other signs are existing and do not appear to be exceeding the sign regulation standards in as great of capacity as the proposed sign.

- C. Granting the variance will not substantially conflict with the stated purposes of this article.

The requested variance will not substantially conflict with the stated purpose of the chapter. A sign exceeding the 24’ in height by 30’-8” will not impede the vision of customers who are looking for neighboring companies in the immediate area.

Alternative to Applicant's Request

The alternative to the applicant's request is to conform to the Sign Height Requirements per Section 28-45 in the UDC Code.

Staff Recommendation – Sign Height Maximum

Staff recommends **Approval** in **BOA-22-10300243** based on the following findings of fact:

1. The new freestanding sign will replace an existing sign damaged by a storm; and
2. By allowing the 54'-8" tall sign, it would be visible above the existing tree line and will not impede the vision of customers looking for neighboring companies.