

# City of San Antonio Board of Adjustment

## Work Session and Regular Public Hearing Agenda

Monday, June 3, 2013

11:30 A.M.

Cliff Morton Development and Business Services Center

Anytime during the public hearing, the Board of Adjustment may meet in Executive Session to consult on attorney-client matters (real estate, litigation, personnel and security matters), as well as to discuss any of the agenda items. This notice was posted on the Development Services Department website ([www.sanantonio.gov/dsd](http://www.sanantonio.gov/dsd)), and the City Hall kiosk, at least seventy-two (72) hours prior to this public hearing, in compliance with the Texas Open Meetings Act.

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1. **11:30 AM, Tobin Room** - Annual Ethics Seminar and Work Session to discuss ethics requirements, code issues, policies and administrative procedures, and other items pertaining to the Board's function, as well as any items for consideration on the June 3, 2013, agenda.
2. **1:00 PM, Board Room** - Public Hearing – Call to Order
3. Roll Call
4. Pledges of Allegiance
5. **A-13-037 (postponed from May 6, 2013):** The request of Francisco B. Baez for **1)** an 8-foot sign height variance from the 8-foot maximum sign height to allow two 16-foot high freestanding signs; **2)** a 14 square-foot size variance from the 36 square-foot maximum sign area to allow two freestanding signs 50 square feet in area; **3)** a 9-foot setback variance from the 15-foot required setback from public rights-of-way to allow a freestanding sign 6 feet from the public right-of-way of Camilo Street; **4)** a 2-foot setback variance from the 15-foot required setback from public rights-of-way to allow a freestanding sign 13 feet from the public right-of-way of Chipinque Street at a nonresidential use in a residential zoning district along a local street, located at 500 Chipinque Street. (Council District 6)
6. **A-13-043:** The request of Shawn Hatter, Rio Perla Properties, LP for a 6-foot building height variance from the 120-foot/10 story height limitation in the RIO-2 zone to allow a building 126 feet/10 stories in height, located at 312 Pearl Parkway. (Council District 1)
7. **A-13-044:** The request of Aetna Sign Group for **1)** a 4 square-foot variance from the 8 square-foot maximum size allowed for a monument sign to allow a 12 square foot monument sign, **2)** a 14-foot 9-inch variance from the 12-foot maximum elevation allowed for a band sign to allow a band sign 26-feet 9-inches above ground level and **3)** a 24 square-foot variance from the 6 square-foot maximum size allowed for a plaque sign to allow a 30 square-foot plaque sign, located at 607 Camden Street. (Council District 1)

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### Board of Adjustment Membership

*Michael Gallagher, District 10, Chair    Andrew Ozuna, District 8, Vice Chair*

*Frank Quijano, District 1 • Edward Hardemon, District 2 • Helen Dutmer, District 3 • George Britton, District 4  
Brian Smith, District 5 • Jesse Zuniga, District 6 • Mary Rogers, District 7 • John Kuderer, District 9 • Gene Camargo, Mayor*

### Alternate Members

*Harold O. Atkinson • Maria D. Cruz • Paul E. Klein • Henry Rodriguez • Steve G. Walkup*

8. **A-13-045:** The request of George M. Ryan, Texas Neon Advertising Co. for **1)** a variance to allow two freestanding signs on a platted lot with one street frontage where only one freestanding sign is permitted; **2)** a 23-foot, 6-inch variance from the 16-foot maximum sign height to allow a freestanding sign 39 feet, 6 inches high along a local street; and **3)** a 163 square-foot variance from the 75 square-foot maximum sign size to allow a 238 square-foot freestanding sign along a local street, located at 408 Bushick. (Council District 3)
9. **A-13-046:** The request of Soul Harvest Church for a 40-foot variance from the minimum 150-foot spacing between free-standing signs to allow a new free-standing sign 110-feet from an existing sign, located at 5800 Culebra Road. (Council District 7)
10. Approval of the minutes – May 20, 2013

## 11. Adjournment

*ACCESSIBILITY STATEMENT - This meeting site is accessible to persons with disabilities. Parking is available. Auxiliary aids and services, including Deaf interpreters, must be requested forty-eight [48] hours prior to the meeting. For assistance, call (210) 207-7245 or 711 (Texas Relay Service for the Deaf).*

*DECLARACIÓN DE ACCESIBILIDAD – Este lugar de la reunión es accesible a personas incapacitadas. Se hará disponible el estacionamiento. Ayudas auxiliares y servicios y interpretes para los sordos se deben pedir con cuarenta y ocho [48] horas de anticipación al la reunión. Para asistencia llamar a (210) 207-7245 o al 711 (servicio de transmitir para sordos).*

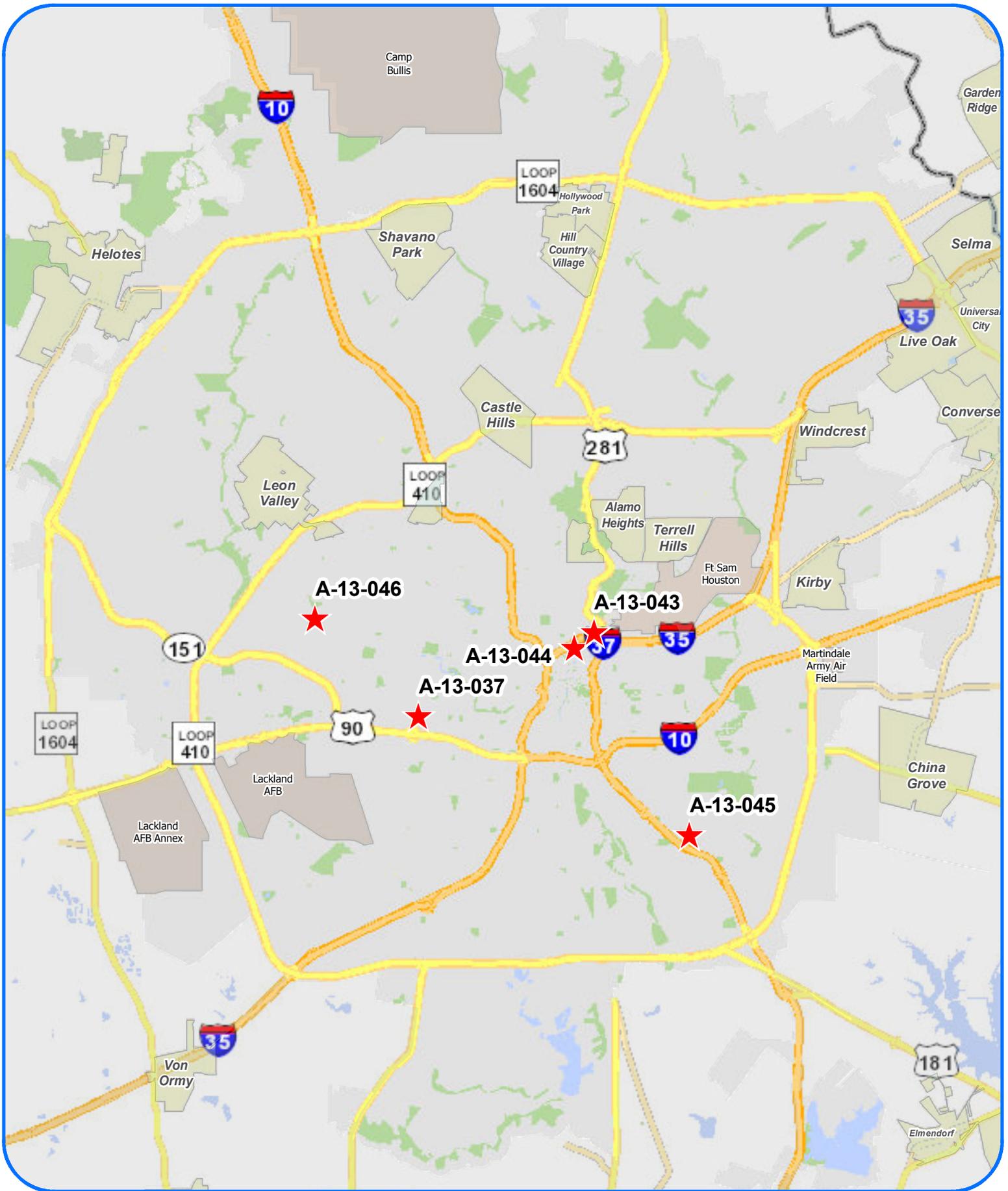
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# **Board of Adjustment**

**Subject Property Locations  
Cases for 3rd June 2013**





## **City of San Antonio Development Services Department Staff Report**

To: Board of Adjustment  
Case No.: A-13-037  
Date: June 3, 2013 (Postponed from May 6, 2013)  
Applicant: Francisco B. Baez  
Owner: Francisco B. Baez  
Location: 500 Chipinque  
Legal Description: Lots 1, 2, 3, 32, 33, & 34, Block 15, NCB 7414  
Zoning: "R-5 AHOD" Residential Single-Family Airport Hazard Overlay District  
Prepared By: Tony Felts, Planner

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### **Request**

A request for 1) an 8-foot sign height variance from the 8-foot maximum sign height to allow two 16-foot high freestanding signs at a nonresidential use in a residential zoning district along a local street; 2) a 14 square-foot size variance from the 36 square-foot maximum sign area to allow two freestanding signs 50 square feet in area at a nonresidential use in a residential zoning district along a local street; 3) a 9-foot setback variance from the 15-foot required setback from public rights-of-way to allow a freestanding sign 6 feet from the public right-of-way of Camilo Street at a nonresidential use in a residential zoning district along a local street; 4) a 2-foot setback variance from the 15-foot required setback from public rights-of-way to allow a freestanding sign 13 feet from the public right-of-way of Chipinque Street at a nonresidential use in a residential zoning district along a local street.

### **Procedural Requirements**

A variance from the requirements of the zoning ordinance is a decision vested with the Board of Adjustment. State law prescribes specific factors that must be satisfied when deciding to grant a variance. The request was publicly noticed in accordance with Section 35-403 of the Unified Development Code ("UDC"). Notices were sent to property owners and registered neighborhood associations within two hundred (200) feet of the subject property on or before April 18, 2013. The application was published in The Daily Commercial Recorder, an official newspaper of general circulation, on April 19, 2013. Additionally, notice of this meeting was posted at City Hall and on the City's internet website on or before May 3, 2013, in accordance with Section 551.043(a) of the Texas Government Code.

## **Executive Summary**

The subject property is located at the southwest corner of Chipinque and Camilo, both local streets, and extends southward to Remolino, also a local street. The property is currently developed as a church, which is classified as a nonresidential use, though the site is zoned single-family residential.

Churches, and other similar places of religious worship, are permitted by right in single-family districts. As such, signage on the site is governed by Section 28-240 of the Sign Ordinance. The site currently has two freestanding signs, as well as wall signs.

The applicant has stated in the application that the church has had an issue with graffiti and “tagging” of their church signs, and has provided a police report to document the vandalism. In an effort to curb the vandalism, the church is proposing to raise the height of the signs, and to relocate one of the signs in an effort to make them less accessible. The additional height and refurbishment of the signs, as well as relocation and reconstruction of the signs, necessitates the need for the requested variances.

## **Subject Property Zoning/Land Use**

<b>Existing Zoning</b>	<b>Existing Use</b>
R-5 AHOD (Residential Single-Family)	Church

## **Surrounding Zoning/Land Use**

<b>Orientation</b>	<b>Existing Zoning District(s)</b>	<b>Existing Use</b>
North	R-5 AHOD (Residential Single-Family)	Single-Family Residences
South	R-5 AHOD (Residential Single-Family)	Single-Family Residences
East	R-5 AHOD (Residential Single-Family)	Single-Family Residences
West	R-5 AHOD (Residential Single-Family)	Single-Family Residences

## **Comprehensive Plan Consistency/Neighborhood Association**

The subject property is not located within a community, land use, or sector plan. The subject property is not located within the boundaries of a registered neighborhood association.

## **Criteria for Review**

According to Section 28-247 of Chapter 28: Signs and Billboards, 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; and*

In this case, the height variances are necessary to protect the applicant's signage from documented vandalism in order that their ministry (business) might succeed.

Regarding the size variance request, the request represents a 38% increase over what is allowed in a residential district. There are no unique dimensional, topographical, or landscaping features that would block the view of the sign, especially given the low residential speed limits (30 miles per hour).

Regarding the setback variance requests, there is ample space to locate compliant signage on the site without the need for any setback variances, including in front of the site along Chipinque.

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.*

In regards to the height variance request, the applicant is merely trying to protect the signage from vandalism; which the Board has historically considered to be a hardship. As such, granting of this portion of the variance would not provide a special privilege.

Regarding the size and setback variances, the applicant has stated no reasons that would constitute a need for these variances to be granted, and, as these are new signs, a special privilege could be considered to be conveyed by granting this portion of variance request.

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

The height, alone, of the signs will likely not adversely impact neighboring properties. However, the requested size and location of the signs, especially given that they are proposed to be illuminated, may adversely impact the residential character of the neighborhood.

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

Regarding the sign height, the requested variance will not conflict with the stated purposes of the chapter as the purpose of the excess height is to protect the sign from vandalism. The existing signage's base is currently nine feet above grade, and the sign has been subject to vandalism. The additional 3 feet above the ground will better protect the sign from criminal activity.

The variances regarding sign size and setback, however, will conflict with the scale of the neighborhood and the streetscape, and will adversely affect the residential character of the neighborhood. Again, the applicant has provided no justification for these particular variance requests, and a site visit by staff revealed no extenuating circumstances to warrant the granting of this portion of the request.

### **Alternatives to Applicant's Request**

The alternative to the applicant's request is to place signage within the limits allowed by the Chapter, with the exception of the requested height.

### **Staff Recommendation**

Staff recommends **approval of the height variance requests only and denial of the size and setback variance requests**, due to the following reasons:

1. The extra height is necessary to provide protection from documented vandalism.
2. There are no unique dimensional, topographical, or landscaping features that would block the view of the sign, especially given the low residential speed limits (30 miles per hour).
3. There is ample space on the site to meet all required setbacks for the signage.

### **Attachments**

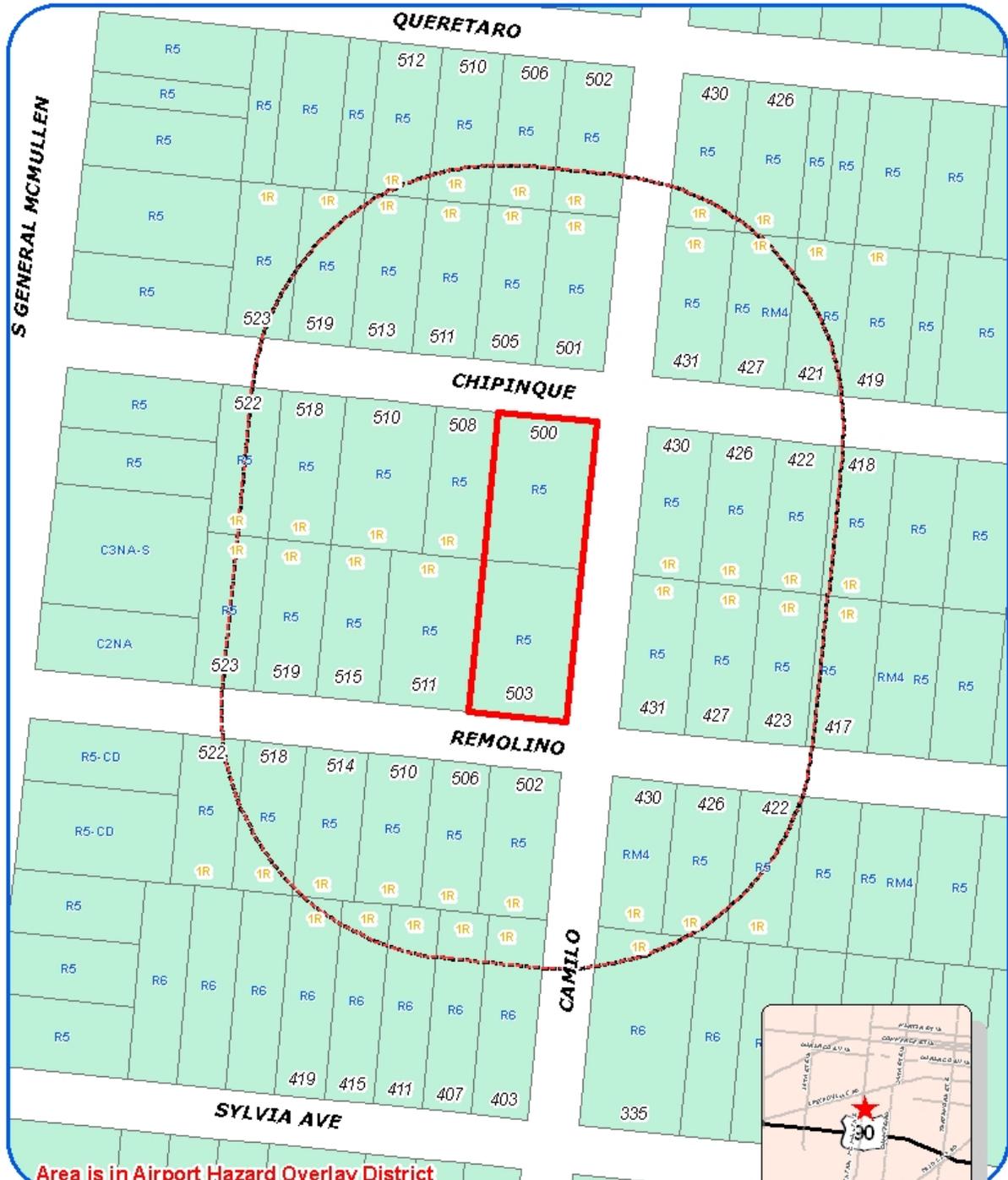
Attachment 1 – Notification Plan (Location Map)

Attachment 2 – Plot Plan

Attachment 3 – Existing signage.

Attachment 4 – Proposed signage.

# Attachment 1 Notification Plan



Area is in Airport Hazard Overlay District

<p><b>Board of Adjustment</b> Notification Plan for <b>Case No A-13-037</b></p>		<p>San Antonio City Limits </p> <p>Subject Property </p> <p>200' Notification Boundary </p> <p>City of District 6 </p>	<p style="text-align: right;">Development Services Department City of San Antonio (512)622-1313</p>
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**Attachment 1 (Continued)  
Notification Plan**



**Area is in Airport Hazard Overlay District**

<p><b>Board of Adjustment Notification Plan for Case No A-13-037</b></p>		<p>San Antonio City Limits </p>
		<p>Subject Property </p>
		<p>200' Notification Boundary </p>
		<p>City of District 6 </p>
		<p>Development Services Department City of San Antonio (512) 371-3113</p>

**Attachment 2  
Plot Plan**



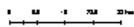
**Variance Request:**

- 1) an 8-foot sign height variance to allow two 16-foot high freestanding signs at a nonresidential use in a residential zoning district along a local street;
- 2) a 14 square-foot size variance to allow two freestanding signs 50 square feet in area at a nonresidential use in a residential zoning district along a local street;
- 3) a 9-foot setback variance to allow a freestanding sign 6 feet from the public right-of-way of Camilo Street at a nonresidential use in a residential zoning district along a local street;
- 4) a 2-foot setback variance to allow a freestanding sign 13 feet from the public right-of-way of Chipinque Street at a nonresidential use in a residential zoning district along a local street.

**Board of Adjustment**  
Plot Plan for  
**Case No A-13-037**



Signs ●



Council District 6

**500 Chipinque**

Development Services Department  
City of San Antonio  
(512) 375-2013

**Attachment 2 (Continued)  
Plot Plan**



**Board of Adjustment**  
Plot Plan for  
**Case No A-13-037**



Signs ●  
0 10 20 30 Feet  
Council District 6

**500 Chipinque**

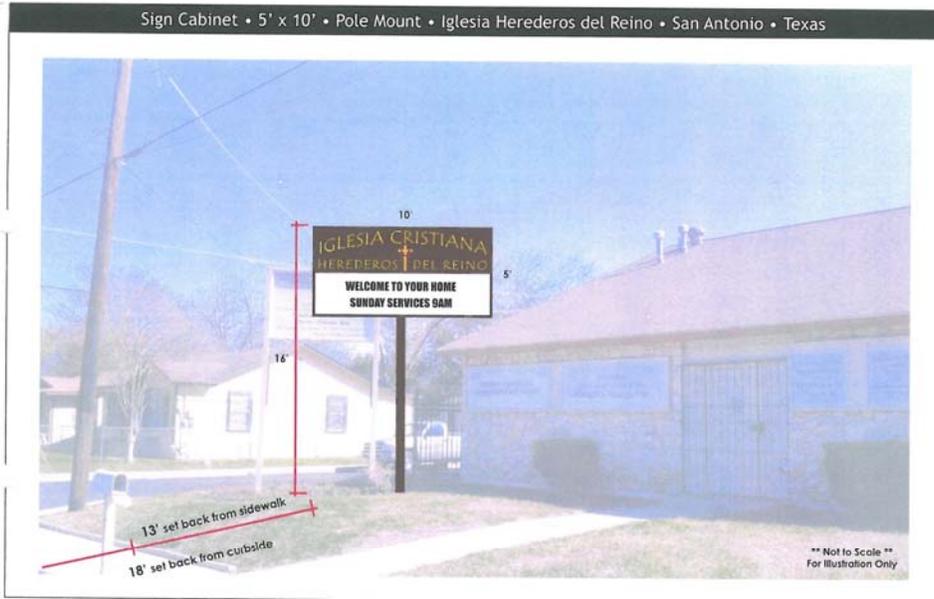
Development Services Department  
City of San Antonio  
(512) 375-2013

**Attachment 3**  
**Existing Sign Photos**



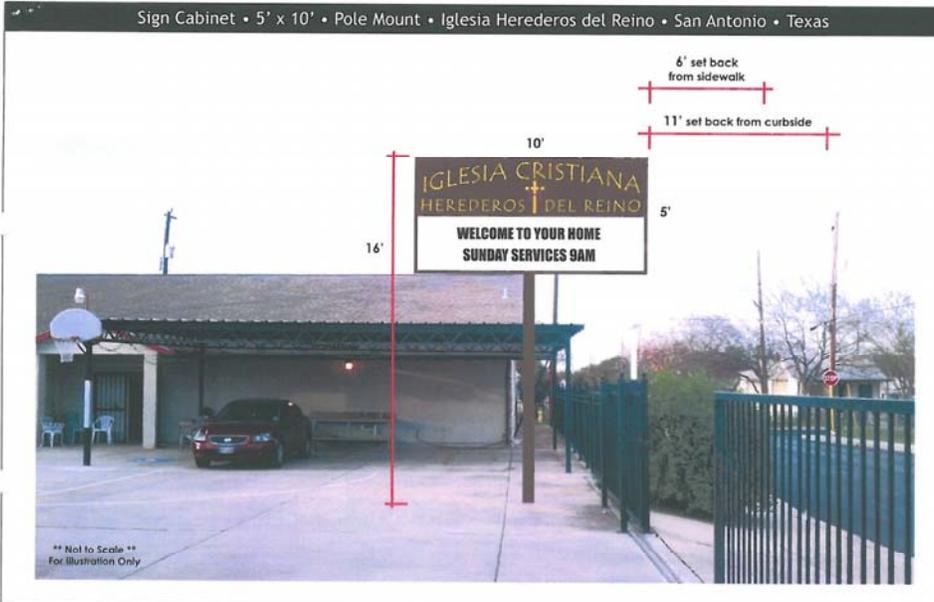
9"

# Attachment 4 Proposed Sign Elevations



**Sign facing  
Chipinque street**

<p><b>Client Name:</b> Iglesia Cristiana Herederos del Reino</p> <p><b>Location:</b> 500 Chipinque San Antonio, TX, 78237</p>	<p><b>Start Date:</b></p> <p><b>Last Revision:</b></p> <p><b>Job#:</b></p> <p><b>Drawing#:</b></p> <p>Page: 1 of 2</p>	<p>.....</p> <p>Client Approval</p> <p>.....</p> <p>Landlord Approval</p>	<p><b>Sales Rep:</b> Homer Morales</p> <p><b>Designer:</b> N/A</p> <p style="text-align: right;"> </p>
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**Sign facing  
Camilo street**

<p><b>Client Name:</b> Iglesia Cristiana Herederos del Reino</p> <p><b>Location:</b> 500 Chipinque San Antonio, TX, 78237</p>	<p><b>Start Date:</b></p> <p><b>Last Revision:</b></p> <p><b>Job#:</b></p> <p><b>Drawing#:</b></p> <p>Page: 1 of 2</p>	<p>.....</p> <p>Client Approval</p> <p>.....</p> <p>Landlord Approval</p>	<p><b>Sales Rep:</b> Homer Morales</p> <p><b>Designer:</b> N/A</p> <p style="text-align: right;"> </p>
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**City of San Antonio  
Development Services Department  
Staff Report**

To: Board of Adjustment  
Case No.: A-13-043  
Date: June 3, 2013  
Applicant: Shawn Hatter, Rio Perla Properties, LP  
Owner: Rio Perla Properties, LP  
Location: 312 Pearl Parkway  
Legal Description: Remaining Portion of Lot 1, Block 1, NCB 14164  
Zoning: "IDZ RIO-2 AHOD" Infill Development Zone River Improvement  
Overlay Airport Hazard Overlay District  
Prepared By: Tony Felts, Planner

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**Request**

A request for a 6-foot building height variance from the 120-foot/10 story height limitation in the RIO-2 zone to allow a building 126 feet/10 stories in height.

**Procedural Requirements**

A variance from the requirements of the zoning ordinance is a decision vested with the Board of Adjustment. State law prescribes specific factors that must be satisfied when deciding to grant a variance. The request was publicly noticed in accordance with Section 35-403 of the Unified Development Code ("UDC"). Notices were sent to property owners and registered neighborhood associations within two hundred (200) feet of the subject property on or before May 16, 2013. The application was published in The Daily Commercial Recorder, an official newspaper of general circulation, on May 17, 2013. Additionally, notice of this meeting was posted at City Hall and on the City's internet website on or before May 31, 2013, in accordance with Section 551.043(a) of the Texas Government Code.

**Executive Summary**

The subject property is located on Pearl Parkway, in the Pearl Brewery Development. The site is along the San Antonio River, approximately 700 feet west of U.S. Hwy 281. The applicant is proposing to construct a residential building as part of the ongoing redevelopment of the site as a mixed use center. The building, Cellars Towers, is proposed to be 126 feet/10 stories in height.

The base zoning district, "IDZ" does not have set building height restrictions, rather, the height restrictions are based on massing and form of adjacent buildings within the same block as the zoning district. However, the "RIO-2" overlay district restricts buildings to 120 feet/10 stories in

height. The “RIO-2” overlay also requires approval of structure design by the Historic and Design Review Commission (HDRC).

The HDRC approved conceptual design of the subject building at 124 feet, and issued a Certificate of Appropriateness, subject to a variance for height, on February 6, 2013. The applicant has since revised the building plans to indicate a height of 126 feet. Staff with the Office of Historic Preservation has stated that the change would not need further approval from the HDRC.

The applicant states that the additional height is necessary in order to accomplish acceptable ceiling height for proposed live/work units located on the ground floor of the proposed structure.

**Subject Property Zoning/Land Use**

Existing Zoning	Existing Use
IDZ RIO-2 AHOD (Infill Development)	Mixed Use Center

**Surrounding Zoning/Land Use**

Orientation	Existing Zoning District(s)	Existing Use
North	I-1 RIO-2 AHOD (Industrial)	Building supply sales
South	I-1 RIO-2 AHOD (Industrial)	Industrial
East	IDZ RIO-2 AHOD (Infill Development)	Mixed Use
West	San Antonio River	River / Riverwalk

**Comprehensive Plan Consistency/Neighborhood Association**

The subject property is located within the Tobin Hill Neighborhood Plan (designated as Mixed Use). The subject property is also located within the boundaries of the Tobin Hill Community Association. As such, the Tobin Hill Community Association were notified and asked to comment.

**Criteria for Review**

According to Section 35-482(e) of the UDC, in order for a variance to be granted, the applicant must demonstrate all of the following:

- The variance is not contrary to the public interest:*

Building height limitations in the “RIO” overlay are designed to promote similarity of building heights along the river for visual continuity. The overall character of the Pearl Brewery development is an urban, pedestrian oriented community of retail, multi-family residential, and live/work units. The historic Pearl Brewery buildings, including the

smokestack (now a historic design element) range in height from 114 feet to 175 feet. Because of the existing building heights, and the overall character and design of the development, an extra six feet of building height will not be contrary to the public interest and will have the potential to enhance the development.

2. *Due to special conditions, a literal enforcement of the ordinance would result in unnecessary hardship.*

The applicant is requesting the additional height in order to allow for live/work units on the ground floor of the building, which is consistent with the pedestrian oriented character of the development. Additional ceiling height is usually necessary to accommodate these types of uses, to allow for ground level commercial and second floor residential.

3. *By granting the variance, the spirit of the ordinance will be observed and substantial justice will be done.*

As the “RIO” overlay is designed to promote similarity of building heights and scale along the river, allowing the extra height will be consistent given the height of the existing historic buildings of the Pearl Brewery complex. Additionally, the building, as proposed, will be only 10 stories even with the additional height, which is consistent with the standards of the overlay district.

4. *Such variance will not authorize the operation of a use other than those uses specifically authorized for the district in which the property for which the variance is sought is located.*

The requested variance will not authorize the operation of a use on the subject property other than those specifically permitted in the “IDZ” or “RIO-2” districts.

5. *Such variance will not substantially injure the appropriate use of adjacent conforming property or alter the essential character of the district in which the property is located.*

The requested variance will not injure the appropriate use of adjacent conforming properties but rather the variance would likely have the effect of enhancing the quality of the development by contributing to and enhancing the pedestrian oriented development already occurring.

6. *The plight of the owner of the property for which the variance is sought is due to unique circumstances existing on the property, and the unique circumstances were not created by the owner of the property and are not merely financial, and are not due to or the result of general conditions in the district in which the property is located.*

The unique circumstances existing on the property are due to the historic nature of the site, and the desire to create an urban, pedestrian oriented experience which is consistent with the purposes of the “RIO-2” district.

### **Alternatives to Applicant’s Request**

There are two alternatives to the applicant’s request. The first alternative is for the applicant to apply for rezoning to designate their portion of the “RIO-2” overlay as a “Development Node.” The “Development Node” would allow a 50% increase in allowable building height on the site. The second alternative is to construct the building at the current allowable height, 120 feet.

### **Staff Recommendation**

Staff recommends **approval of A-13-043** because of the following reasons:

- The proposed structure will not negatively affect adjacent properties, but rather will enhance the surrounding properties.
- The proposed height addition is minute in scale, and the proposal keeps the building at the 10-story statutory requirement.

### **Attachments**

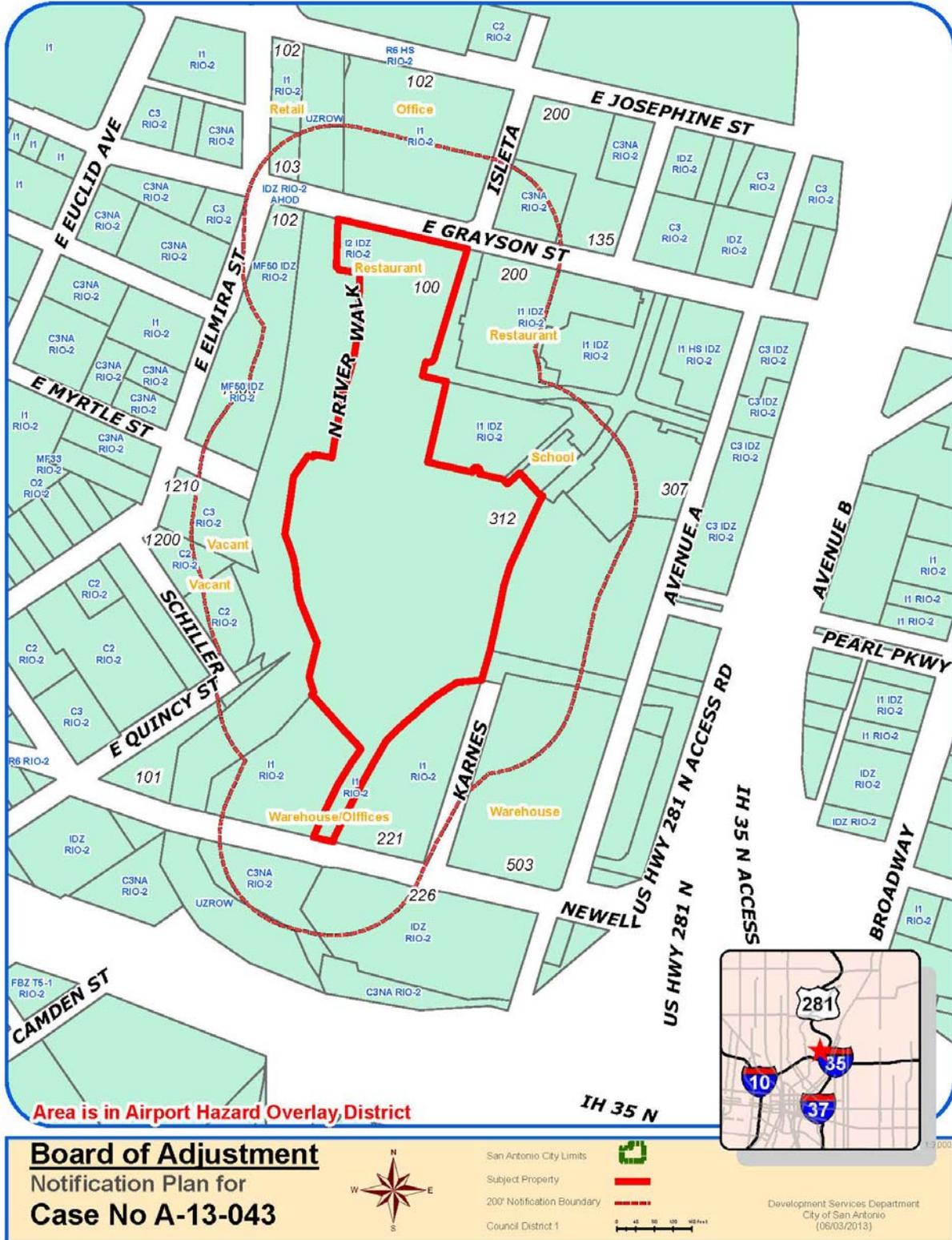
Attachment 1 – Notification Plan

Attachment 2 – Plot Plan

Attachment 3 – Proposed Elevation

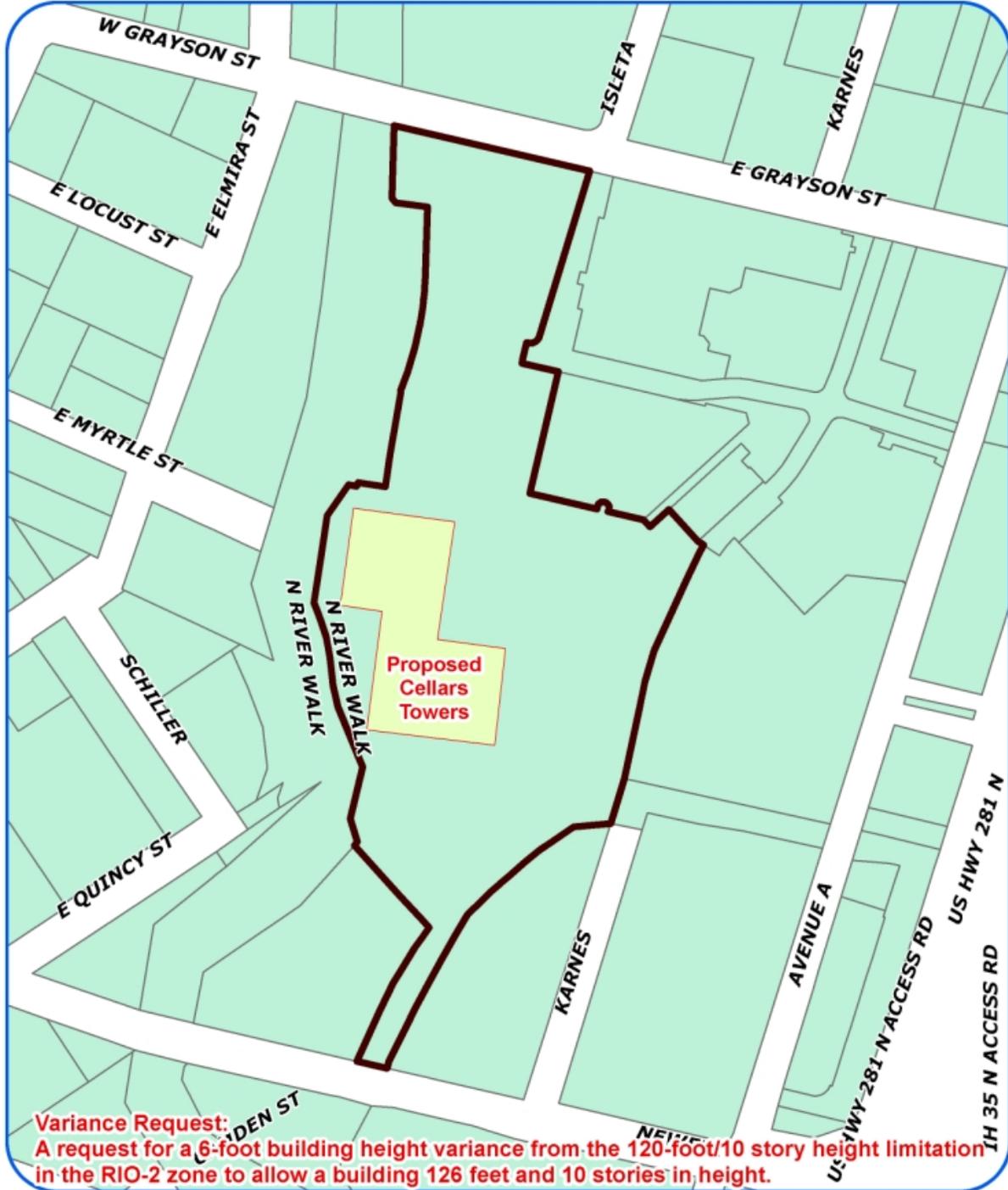
Attachment 4 – Proposed Rendering

# Notification Plan Attachment 1





Attachment 2  
Plot Plan



**Board of Adjustment**  
Plot Plan for  
**Case No A-13-043**



Council District 1

**The Pearl**

1:2,100

Development Services Department  
City of San Antonio  
(06/03/2013)

Attachment 2 (Continued)  
Plot Plan



**Board of Adjustment**  
Plot Plan for  
**Case No A-13-043**



0 50 100 Feet

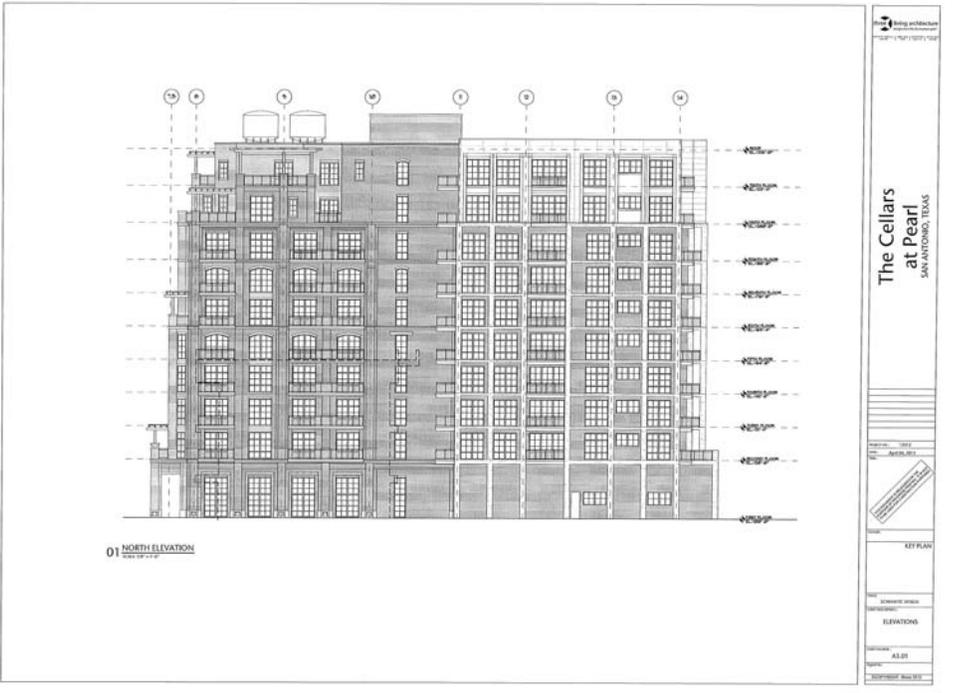
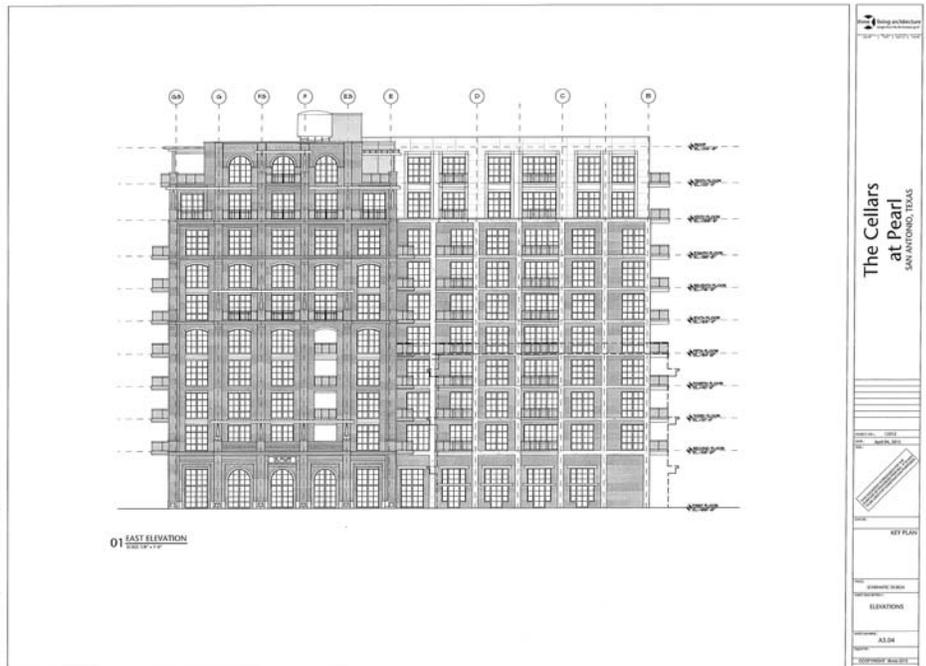
Council District 1

**The Pearl**

1:2,100

Development Services Department  
City of San Antonio  
(06/03/2013)

# Attachment 3 Proposed Elevation



**Attachment 4  
Proposed Rendering**

aerial perspective from northeast



three living architecture  
ARCHITECTS

the cellars at pearl brewery

san antonio, texas

© three 2013  
18 january 2013



## City of San Antonio Development Services Department Staff Report

To: Board of Adjustment  
Case No.: A-13-044  
Date: June 3, 2013  
Applicant: Aetna Sign Group  
Owner: GABLG, LLC  
Location: 607 Camden St.  
Legal Description: Lot 20, Block 16, NCB 823  
Zoning: "FBZD T5-1 & T4-1 AHOD" Form-Based Zone Development, River North  
Transects, Airport Hazard Overlay District  
Prepared By: Margaret Pahl, AICP Senior Planner

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### **Request**

The applicant requests 1) a 4 square-foot variance from the 8 square-foot maximum size allowed for a monument sign to allow a 12 square-foot monument sign; 2) a 14-foot 9-inch variance from the 12-foot maximum elevation allowed for a band sign to allow a band sign 26-feet 9-inches above ground level; and 3) a 24 square-foot variance from the 6 square-foot maximum size allowed for a plaque sign to allow a 30 square-foot plaque (logo) sign.

### **Procedural Requirements**

A variance from the requirements of the zoning ordinance is a decision vested with the Board of Adjustment. State law prescribes specific factors that must be satisfied when deciding to grant a variance. The request was publicly noticed in accordance with Section 35-403 of the Unified Development Code ("UDC"). Notices were sent to property owners within two hundred (200) feet of the subject property on May 16, 2013. The application details were published in The Daily Commercial Recorder, an official newspaper of general circulation, on May 17, 2013. Additionally, notice of this meeting was posted at City Hall and on the City's internet website on or before May 31, 2013, in accordance with Section 551.043(a) of the Texas Government Code.

### **Executive Summary**

The subject property was improved in 2011-2012 with the addition of a new medical clinic, constructed under the provisions of the form-based zoning regulations. A quote from their website announces: *Camden Medical Center facilities are the first commercial buildings developed following the specifications set by the River North Urban Project and also using advanced technology such as solar power and energy efficient material.* While the owners obviously embraced the form-based standards during construction of the building, they had a harder time with the unique sign

provisions. Nevertheless, two of their band signs were designed and constructed in compliance with the code provisions. These requirements state that a band sign should be located between the first and second story, no higher than 12-feet, as seen on their accented corner feature.



The building architecture allowed for the ideal sign location, exactly how the form based code envisioned. The other side of the building was different and included the narrow alley access to the hidden parking in the rear. The owners were granted a variance for one of their signs in April of 2012, based on the property-related hardship of trees blocking the off-site visibility of the sign if it were located at the required band height. The need for ambulance drivers to have advance notice of the entrance into the parking area in the rear was influential.

Now, one year later, their practice has grown and the doctors need more space. They have decided to split the practice and are renaming the clinic to reflect this change. This decision triggered the need for new signage. They have also decided to increase the signage that was previously installed, adding three new signs, each of which is the subject of a variance request.

In their application, the applicant explains that the business clientele is similar to those going to a hospital. The patients are very sick and will not be walking to their offices. Instead, many arrive in ambulances and come from far away. They also assert that there are several similar businesses in the area with signage similar to the signs they are requesting.

### **The Sign Code 35-209 e(2) G**

**Band Signs:** Band signs consist of a band of lettering across the width of a building, building wall plane or tenant space. Band signs shall be a maximum of 36 inches tall and shall be installed between the top of the first story openings and the bottom of the second story openings.

**Plaque Signs:** A plaque sign is a signboard attached flush with a building wall or streetwall adjacent to an entry. Plaque signs shall be a maximum size of 6 square feet.

**Monument Signs:** Monument signs are permanent free-standing signs mounted on a solid base with no more than two sign faces and are limited to a landscape area. Signs shall not exceed 4 feet in height including the base, 4 feet in width, and 8 square feet.

**Subject Property Zoning/Land Use**

<b>Existing Zoning</b>	<b>Existing Use</b>
FBZD T5-1 & T4-1 AHOD” Form-Based Zone Development, River North Transects, Airport Hazard Overlay District	Medical Clinic

**Surrounding Zoning/Land Use**

<b>Orientation</b>	<b>Existing Zoning District(s)</b>	<b>Existing Use</b>
North	FBZD T5-1 & T4-1 AHOD” Form-Based Zone Development, River North Transects, Airport Hazard Overlay District	Office
South	FBZD T5-1 & T4-1 AHOD” Form-Based Zone Development, River North Transects, Airport Hazard Overlay District	Medical
East	FBZD T5-1 & T4-1 AHOD” Form-Based Zone Development, River North Transects, Airport Hazard Overlay District	Parking Lot
West	FBZD T5-1 & T4-1 AHOD” Form-Based Zone Development, River North Transects, Airport Hazard Overlay District	Medical

**Comprehensive Plan Consistency/Neighborhood Association**

The subject property is a part of the Madison Square Neighborhood within the River North Master Plan area, adopted on March 19, 2009. The property is within the boundaries of the Downtown Residents’ Neighborhood Association and as such, they were notified and asked to comment.

**Criteria for Review**

According to Section 35-482(e) of the UDC, in order for a variance to be granted, the applicant must demonstrate all of the following:

- 1. The variance is not contrary to the public interest.*

The River North Master Plan was created to define a clear vision and policy direction for the future of River North and to define a clear path to achieving that vision. The central notion of this Master Plan is a unified urban design that employs building and landscape. This defines and animates urban spaces such as the river, streets and parks, plazas and squares, to provide a series of unique pedestrian-oriented places, linked physically to one another and to the larger city. The realization of this Master Plan depends on adherence to the design standards crafted to enable the outcomes envisioned by this Master Plan. While the requested variances seem minor in nature, each departure from the adopted design standards undermines the success of the River North Master Plan and adopted design standards in achieving the desired outcomes. In this regard, the

variance for the band sign on the front facade would be contrary to the public interest as established by policy adopted in both the Master Plan and the Form Based Code.

The logo sign, identified as a variance in size for a plaque sign, is not visible from the public way. It would only be visible to the customers parking in the lot behind the building. It is not necessary as a locator; one can assume they already know they have arrived. It is assurance to the patient. As such, granting the variance for the logo sign would not be contrary to the public interest or detract from the ambiance of the pedestrian experience.

The code allows a monument sign with 8 square feet and no taller than 4 feet tall. The applicant is requesting approval of a 4-foot variance to allow a monument sign with 12 square feet. The applicant has submitted an exhibit showing the monument sign as permitted by code and the proposed sign if the variance were granted. This evidence shows that the square footage allowed is adequate to identify the doctors practicing in this location.

*2. Due to special conditions, a literal enforcement of the ordinance would result in unnecessary hardship.*

A literal enforcement of the ordinance would require that the applicant likely eliminate the band sign and the plaque sign. There is no architecturally acceptable location between the first and second stories on this end of the front façade for the proposed band sign. Typically, the architect will design future sign locations into the original layout of the building. The other end of this front-facing façade however will have a compliant signs identifying the building as the Texas Liver Institute. The signs pictured above are being replaced. The Board of Adjustment will have to decide if the elimination of this band sign is an unnecessary hardship.

The plaque (logo) sign provisions literally require a small rectangle, not similar at all to the sign requested by the applicant. However, the only other wall sign envisioned in the code was specifically required to be painted onto the wall. The applicant is requesting a variance to allow a logo on the rear façade, only to provide assurance to the customers. The Board must determine if preventing this sign is a necessary hardship.

The monument sign design shows each of the practicing doctors' names and the font is legible when designed to the allowed square footage. This fact shows that literal enforcement of the ordinance is not a hardship.

*3. By granting the variance, the spirit of the ordinance will be observed and substantial justice will be done.*

Various zoning court cases have provided guidance as to the "spirit" of the ordinance as contrasted with the "strict letter" of the law. In observing the spirit, the Board is directed to weigh the competing interests of the property owner and the community. The spirit of the River North Master Plan is a unified urban design in which buildings compliment on another and contribute to the character of the built environment. Incremental deviations from the design standards crafted to guide development of the area detract from this vision, although they may seem minor in nature.

Most signage regulations assume the signage will be located within the public realm. Since the logo sign is proposed to be installed on the rear façade with visibility only to the patrons, the spirit of the ordinance would be observed in granting the requested variance for this sign.

4. *Such variance will not authorize the operation of a use other than those uses specifically authorized for the district in which the property for which the variance is sought is located.*

The requested variance will not authorize the operation of a use on the subject property other than those specifically permitted in the “FBZD T5-1 & T4-1 AHOD” zoning district.

5. *Such variance will not substantially injure the appropriate use of adjacent conforming property or alter the essential character of the district in which the property is located.*

The requested variances will allow signage that deemphasized pedestrian oriented design in favor of automobile traffic. If granted, this will alter the fundamental character of the adjacent neighborhood that will be brought about through the guidance of the River North design standards. The variances will substantially injure the appropriate use of adjacent conforming property by altering that character and undermining the unified vision of the neighborhood with signage that goes against the basic principles of pedestrian oriented, walkable development. Signage on the subject property will not only fulfill the basic functions of identifying the tenant and way-finding, it will contribute to the character of the neighborhood and help to define the role of spaces (street, sidewalk, private space, etc.) in the built environment. By allowing signage that is primarily designed for visibility by automobile traffic, the variances characterize the space as one that, above all, belongs to the motorist.

The requested variance for the logo sign will not injure the adjacent property or alter the character of the district because it is hidden from the public’s view. If it were a painted wall sign, it would be allowed.

The applicant is requesting a variance to allow a monument sign larger than the code allows. The proposed sign is located on the corner in a landscaping and is the only sign used to identify the doctors practicing in the clinic. As shown, the allowed size is adequate and can be read.

6. *The plight of the owner of the property for which the variance is sought is due to unique circumstances existing on the property, and the unique circumstances were not created by the owner of the property and are not merely financial, and are not due to or the result of general conditions in the district in which the property is located.*

The circumstances described by the applicant are that the property is in the River North Master Plan area, with pedestrian oriented sign regulations. These requirements are generic to all properties within the form-based zoning district. Many of these can also claim auto-oriented clientele; certainly a gas service station and a bank drive-through would claim similar hardships. The form-based code is young and it will take time to develop the form and feel that is envisioned. Each new business will reinforce the vision, this one included.

### **Alternatives to Applicant’s Request**

The alternative to the applicant’s request is to eliminate the fourth band sign and construct the monument sign within the allowed square footage.

### **Staff Recommendation**

Staff recommends **denial of two of the requested variances in A-13-044** based on the following findings:

1. The requested variances to allow an additional band sign above the second story and a larger monument sign are unnecessary and not justified by property-related hardships;
2. The applicant argues auto-oriented clientele warrants auto-oriented signage, which justified the previous variance to identify a narrow entrance into the rear parking/drop-off

### **Staff recommendation**

Staff recommends **approval of the requested variance** from the Plaque Sign parameters to allow the logo sign, 30 square feet in area, based on the following findings:

1. The logo sign would be allowed if it were painted on the wall;
2. It is not visible from the street.

### **Attachments**

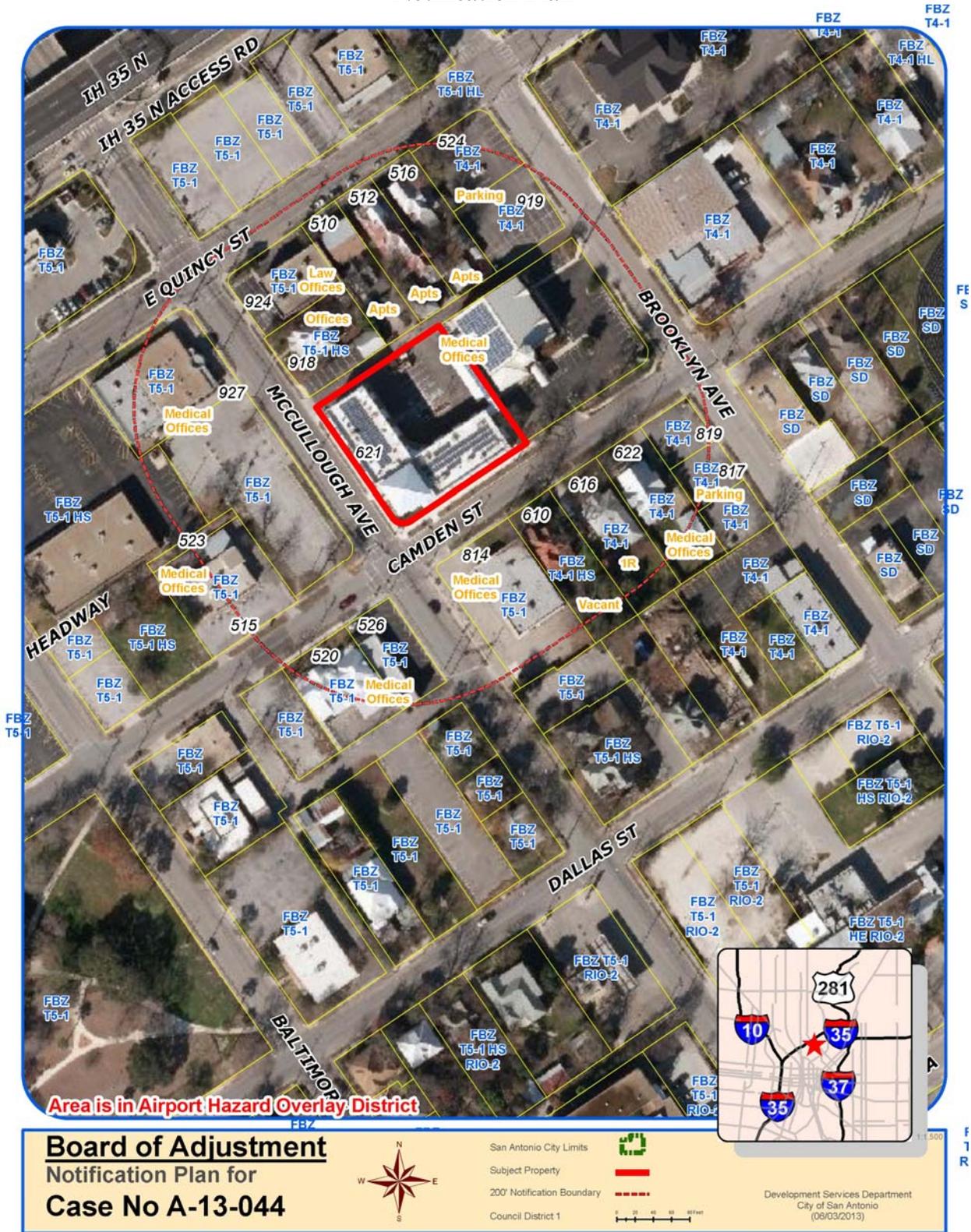
Attachment 1 – Notification Plan (Location Map)

Attachment 2 – Plot Plan

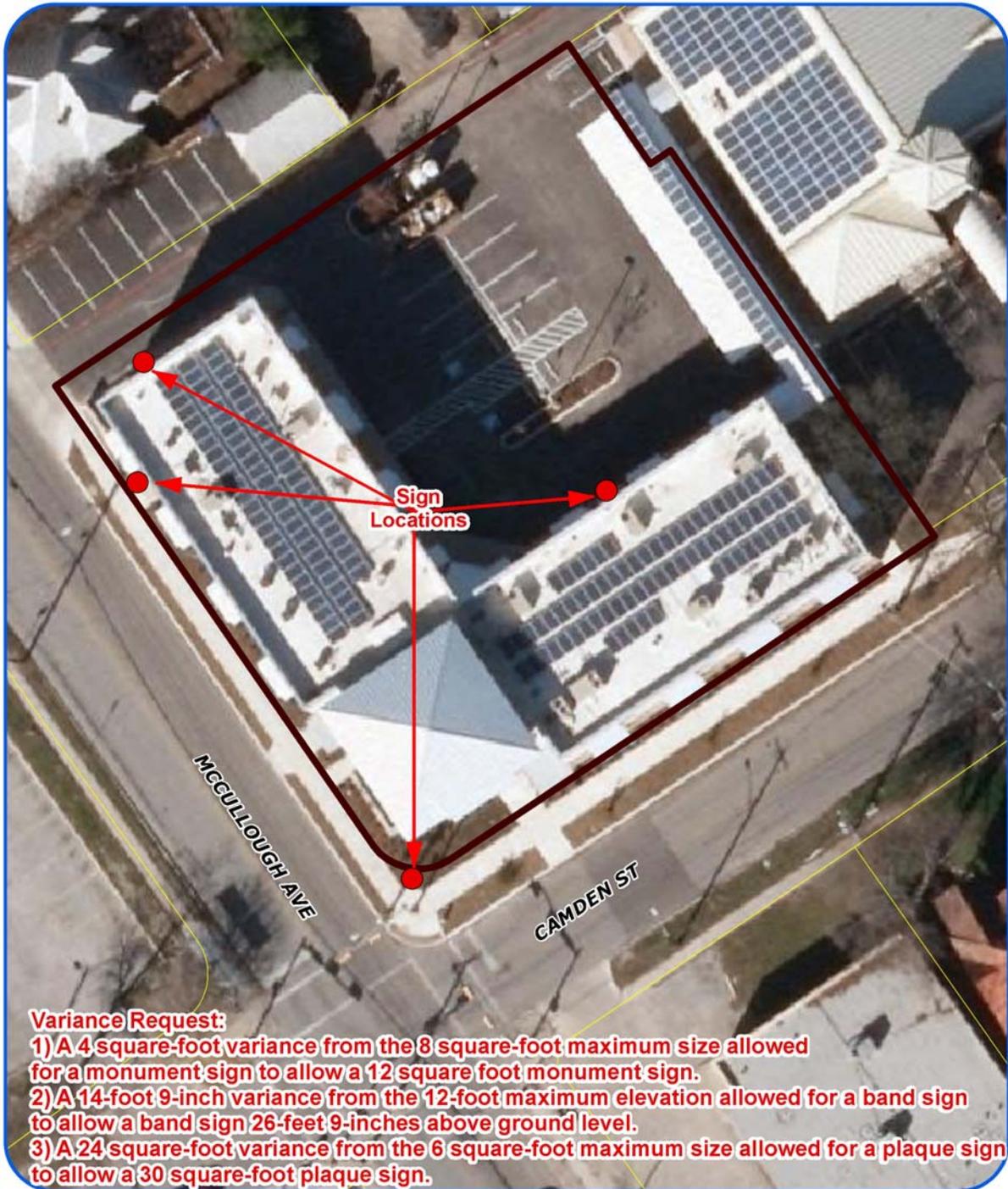
Attachment 3 – Sign Elevations

Attachment 4 – Site Photos

# Attachment 1 Notification Plan



Attachment 2  
Plot Plan



**Board of Adjustment**  
Plot Plan for  
**Case No A-13-044**



Sign ●  
0 5 10 20 25 Feet  
Council District 1

**607 Camden**

Development Services Department  
City of San Antonio  
(08/03/2013)





**Attachment 4  
Site Photos**





## **City of San Antonio Development Services Department Staff Report**

To: Board of Adjustment  
Case No.: A-13-045  
Date: June 3, 2013  
Applicant: George M. Ryan, Texas Neon Advertising Co.  
Owner: University of the Incarnate Word  
Location: 408 Bushick Street  
Legal Description: Lot 23, Block 10, NCB 10506  
Zoning: "C-2 AHOD" Commercial Airport Hazard Overlay District  
Prepared By: Tony Felts, Planner

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### **Request**

A request for 1) a variance to allow two freestanding signs on a platted lot with one street frontage where only one freestanding sign is permitted; 2) a 23-foot, 6-inch variance from the 16-foot maximum sign height to allow a freestanding sign 39 feet, 6 inches high along a local street; and 3) a 163 square-foot variance from the 75 square-foot maximum sign size to allow a 238 square-foot freestanding sign along a local street.

### **Procedural Requirements**

A variance from the requirements of the zoning ordinance is a decision vested with the Board of Adjustment. State law prescribes specific factors that must be satisfied when deciding to grant a variance. The request was publicly noticed in accordance with Section 35-403 of the Unified Development Code ("UDC"). Notices were sent to property owners and registered neighborhood associations within two hundred (200) feet of the subject property on or before May 16, 2013. The application was published in The Daily Commercial Recorder, an official newspaper of general circulation, on May 17, 2013. Additionally, notice of this meeting was posted at City Hall and on the City's internet website on or before May 31, 2013, in accordance with Section 551.043(a) of the Texas Government Code.

### **Executive Summary**

The subject property is located on the east side of Bushick Street, a local street, approximately 200 feet north of Goliad Road, a Secondary Arterial, Type B. The site is currently occupied by the University of the Incarnate Word's Pecan Valley Adult Degree Completion Program Center.

The site has a compliant sign located along Bushick Drive. The applicant is requesting a variance to allow a second sign on the site which exceeds not only the standards for a local street, but also the standards for an Arterial Type B, the next highest street classification (See Table 1)

**Table 1 - Section 28-239, Table 2, Maximum-Allowable Heights and Sizes for Freestanding Signs in Non-Residential Zoning Districts**

<i>Street Classification</i>	<i>Height (Ft.)</i>	<i>Size (SF)</i>
Local	16	75
Arterial Type B/Commercial Collector	24	150
Arterial Type A	40	240
Expressway	50*	375

\*Not to exceed fifty (50) feet in height above the adjacent street grade, not to exceed sixty (60) feet above ground level.

The applicant states in the application that the larger, taller signs are intended to be seen from intersection of Goliad Road and Pecan Valley Drive, more than 700 feet away from the site, and located behind several existing businesses.

**Subject Property Zoning/Land Use**

<b>Existing Zoning</b>	<b>Existing Use</b>
C-2 AHOD (Commercial)	University Program Center

**Surrounding Zoning/Land Use**

<b>Orientation</b>	<b>Existing Zoning District(s)</b>	<b>Existing Use</b>
North	R-4 AHOD (Residential Single-Family)	Single Family Residences
South	C-2 AHOD (Commercial)	Vacant Land
East	MF-33 AHOD (Multi-Family) and C-2 AHOD (Commercial)	Grocery Store
West	C-3NA AHOD (Commercial Non-Alcoholic Sales)	Auto Repair

## **Comprehensive Plan Consistency/Neighborhood Association**

The subject property is located within the Highlands Community Plan, and designated as Community Commercial. The subject property is also located within the boundaries of the Highland Hills Neighborhood Association. As such, the Highland Hills Neighborhood Association was notified and asked to comment.

### **Criteria for Review**

According to Section 28-247 of Chapter 28: Signs and Billboards, 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; and*

The location and orientation of the property is unique in that it is a large lot, with limited frontage. The frontage is on a local street, approximately 200 feet from the nearest arterial. Bushick Street is not heavily traveled, and is used primarily to access residences in the neighborhood to the north of the subject property. Only the southern 200 feet of Bushick serves commercial properties.

The use on the subject property, university adult degree completion program offices and classrooms, does not lend itself to drive-by, stop-in traffic. Rather, most persons would be coming to the site for classes. With an address on Bushick, and well marked street signs at the corner of Bushick and Goliad, access to the site is quite easy. Once on Bushick, adequate signage already exists which directs students to the building. These facts, combined with the proliferation of GPS technologies and internet mapping systems (i.e. Google Earth, Bing maps, etc.) reduce the requirement for large signs. As such, adequate and appropriate signage is already provided, and a strict enforcement of the article does not prevent adequate signs on the site; additionally, denial of the requested variance would likely not cause a cessation of the use on 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 requested variance violates Section 28-246(b)(2) of the Sign Ordinance that does not allow for eliminating distinctions between street classifications in granting variances. This is because the applicant is requesting a sign more appropriate for a Type A Arterial Street, the second highest street classification, than a local street, the lowest street classification.

If the variance were to be granted by the Board, it would provide a special privilege not enjoyed by other businesses similarly or potentially similarly situated on local streets.

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

The site abuts a residential subdivision to the north. Granting a sign variance for such a large sign on a property situated on a local street may adversely affect neighboring residential properties by introducing visual clutter.

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

Granting of the requested variance will substantially conflict with the stated purposes of the article, specifically Section 28-236(c) and Section 28-3(a)(3).

Section 28-236(c):

*“To promote harmony and order in the on-premises signs along the city's streets by recognizing the relationship between the scale and function of a particular street and its on-premises signs, and ensuring that this relationship is sensitive to the surrounding neighborhood.”*

Section 28-236(c) regarding relationship of scale and function expressly conflicts with the stated goals of the requested variance. The site is located along a local street, primarily serving a single-family residential area. The requested variance seeks to remove the distinction between street classifications by erecting a sign which is inappropriate in scale for the property and street.

Section 28-3(a)(3):

*“Preserve, protect and enhance aesthetic and economic/property values regardless of whether they are of a natural or manmade environment by establishing requirements for the height, size, brightness and movement of on-premises signs.”*

Section 28-3(a)(3) regarding aesthetic and property values is important because the requested variance seeks to allow a sign inappropriate in scale adjacent to single family residential homes. The proposed sign will tower over the existing single-story, single family homes, and will introduce an element of visual clutter along the horizon, which would adversely affect aesthetics for the occupants of those homes and may reduce residential property values.

### **Alternatives to Applicant's Request**

The alternative to the applicant's request is to keep the existing signage within the limits allowed by the Chapter.

## **Staff Recommendation**

Staff recommends **denial of the requested variance**, due to the following reasons:

1. The requested variance fails to meet any of the criteria established for granting a variance from Chapter 28.
2. The requested variance removes the distinction between street classifications.
3. The requested variance is out of scale for the property and street and will introduce an element of visual clutter to the property.

## **Attachments**

Attachment 1 – Notification Plan (Location Map)

Attachment 2 – Plot Plan

Attachment 3 – Site photos

Attachment 4 – Proposed Sign

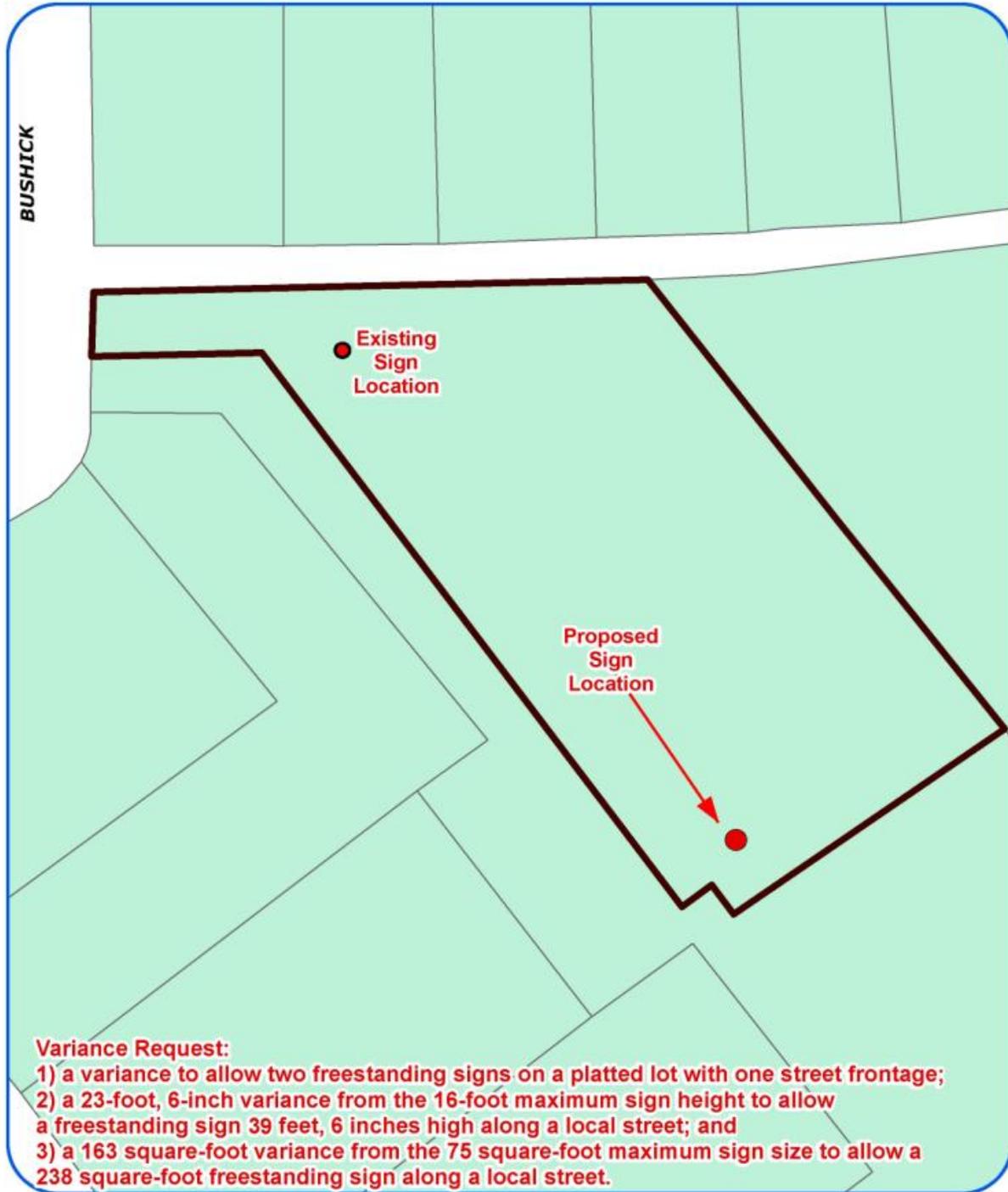
# Attachment 1 Notification Plan



**Attachment 1 (Continued)  
Notification Plan**



Attachment 2  
Plot Plan



**Board of Adjustment**  
Plot Plan for  
**Case No A-13-045**



Sign ●  
0 11 22 33 44 Feet  
Council District 3

**408 Bushick**

Development Services Department  
City of San Antonio  
(08/03/2013)

Attachment 2 (Continued)  
Plot Plan



**Board of Adjustment**  
Plot Plan for  
**Case No A-13-045**



Council District 3

**408 Bushick**

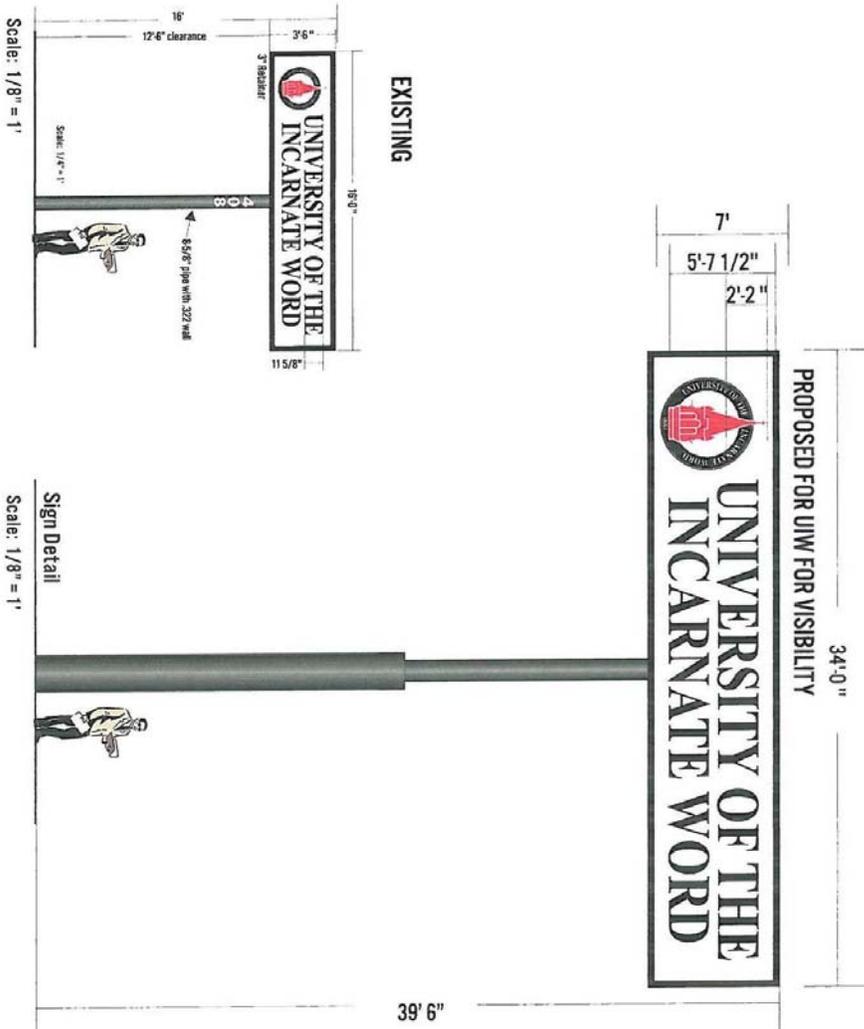
Development Services Department  
City of San Antonio  
(06/03/2013)

**Attachment 3**  
**Site Photos (with existing sign)**



# Attachment 4 Proposed Sign

PAGE 1



**TEXAS SIGN & GRAPHICS**  
245 W. JOSEPHINE  
SAN ANTONIO, TX 78212  
210.734.6694  
210.734.6697  
email: signs@texasignandgraphics.com  
www.texasignandgraphics.com

**MSA**

Client Name: **UIW**  
Location: **408 Bushlick  
San Antonio, TX**

Start Date: **11-12-12**  
Last Revised: **05-03-13**  
Job#: **UIW\_3C**  
Drawing: **UIW\_3C**

Client Approval: \_\_\_\_\_  
Landlord Approval: \_\_\_\_\_

Sales Rep: **Mike Ryan**  
Project Mgr: \_\_\_\_\_  
Designer: **Benjamin Garza III**

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**City of San Antonio  
Development Services Department  
Staff Report**

To: Board of Adjustment  
Case No.: A-13-046  
Date: June 3, 2013  
Applicant: Soul Harvest Church  
Owner: The Pal Foundation  
Location: 5800 Culebra  
Legal Description: Lot 28, Block 1, NCB 15025  
Zoning: "C-3 AHOD" Commercial Airport Hazard Overlay  
Prepared By: Margaret Pahl, AICP Senior Planner

---

**Request**

The applicant is requesting a 40-foot variance from the minimum 150-foot spacing required between free-standing signs on a single parcel to allow a new free-standing sign 110-feet from an existing sign.

**Procedural Requirements**

A variance from the requirements of the sign ordinance is a decision vested with the Board of Adjustment. State law prescribes specific factors that must be satisfied when deciding to grant a variance. The request was publicly noticed in accordance with Section 35-403 of the Unified Development Code ("UDC"). Notices were sent to property owners within two hundred (200) feet of the subject property on May 16, 2013. The application details were published in The Daily Commercial Recorder, an official newspaper of general circulation, on May 17, 2013. Additionally, notice of this meeting was posted at City Hall and on the City's internet website on or before May 31, 2013, in accordance with Section 551.043(a) of the Texas Government Code.

**Executive Summary**

The applicant, Soul Harvest Church, recently applied for a sign permit to install a new free-standing sign along their frontage. The proposed sign included the church's name, their website, and their motto, along with a section for changeable copy. Overall, it was under the maximum allowed height of 24 feet and less than the maximum sign area of 150 square feet established for a type B arterial. The permit was not issued because the property already had a sign and there was not adequate distance to provide the required 150-foot separation. The existing sign is a plain wooden cross, located in the center of the frontage.

The definition of a sign is broad and reads:

*Sign shall mean any object, device, display, structure, description, figure, painting, drawing, message, plaque, placard, poster, or thing or any part thereof, situated outdoors or indoors, that is designed or used to advertise, inform, identify, display, direct, or attract attention to anything by any means, including words, letters, figures, design, symbols, fixtures, colors, illumination or projected images. The foregoing enumeration of signs shall not be considered to be exclusive. The term "sign" shall include all other devices or structures as may reasonably be included under it; whether attached or unattached. This definition excludes all national or state flags, non-electric window displays, graffiti placed without the authority of the property's owner or representative, the official announcements or signs of government, and athletic scoreboards displaying no otherwise off-premises signage.*

The applicant is requesting a variance of 40 feet, the smallest amount possible, from the minimum 150-foot separation in order to allow the installation of the sign on the western edge of the subject property. Aside from the separation variance, the proposed sign meets all of the provisions of Chapter 28 of the City of San Antonio Municipal Code.

**Subject Property Zoning/Land Use**

Existing Zoning	Existing Use
"C-3 AHOD" Commercial Airport Hazard Overlay	Church

**Surrounding Zoning/Land Use**

Orientation	Existing Zoning District(s)	Existing Use
North	"C-2 AHOD" Commercial Airport Hazard	Vacant
South	"R-5 AHOD" Residential Airport Hazard	Single family Residential
East	"C-3 AHOD" Commercial Airport Hazard	Auto Body Repair
West	"C-3 AHOD" Commercial Airport Hazard	Retail

**Comprehensive Plan Consistency/Neighborhood Association**

The property is within the West/Southwest Sector Plan area, with a future land use designation as *general urban tier*. The property is near the Culebra Park Neighborhood Association and as such they were notified of the request and asked to comment.

**Criteria for Review**

Pursuant to Section 28-247 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; and*

This is a case that demonstrates the philosophy behind creating a variance provision in the sign code. With the existing cross categorized as a sign, the applicant is restricted to simply communicating that the building's use is religious in nature. This message is not clear or adequate; it leaves many necessary details absent. The patron is not informed as to the type of religious community or the time of service, both essential to the success of the church. Strict enforcement prohibits any reasonable opportunity to provide adequate signage.

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.*

In some situations, having two signs may be a special privilege. Indeed, some businesses have walls signs, window signs, directional signs and a pole sign, overwhelming the customer with their logo, motto, sales and the like. In this case though, the church used volunteer labor and materials to install the cross as a rudimentary "sign". In the meantime, they began a capital campaign to collect enough money to install a professional sign. Considering similar cases, one can easily visualize churches that also have statues or other religious symbols as an integral part of their site, eliminating the potential privilege.

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

Granting the variance to allow the installation of a professional sign will potentially improve the business climate for neighboring properties. Signage helps establish a professional image for any business and the same can be said for a worship community. The proposed signage is lower than the maximum height allowed in the district and smaller in sign area as well.

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

The legislative purpose of the adopted sign regulations is to provide minimum standards to protect the general public by regulating the design, construction, location, use and maintenance of out-door advertising signs. In this case, the regulation regarding separation is meant to reduce clutter and distractions. If the variance is granted, the sign will be 110-feet away from the existing cross, 40-feet closer than the ordinance requirement. However, because the cross has no lettering, external lighting or other distracting elements, granting the variance will not substantially conflict with the purpose of the sign code.

### **Alternative to Applicant's Request**

The applicant can relocate the cross to the east and achieve the required separation.

### **Staff Recommendation**

Staff recommends **approval of A-13-046** based on the following findings of fact:

1. The site has no identifying signage, with information about their establishment, such as their name or time of service.
2. The cross has no distracting characteristics and may not function as an "attention magnet" like other signs do.

## **Attachments**

Attachment 1 – Notification Plan (Aerial Map)

Attachment 2 – Plot Plan (Aerial Map)

Attachment 3 – Elevation of Sign

Attachment 4 – Site Photos

# Attachment 1 Notification Plan



Attachment 2  
Plot Plan



**Board of Adjustment**  
Plot Plan for  
**Case No A-13-046**



Sign ●  
0 10 20 30 40 feet

Council District 7

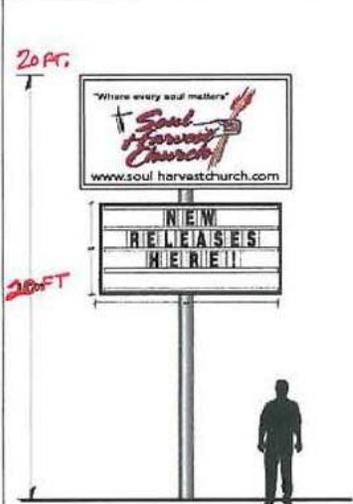
**5800 Culebra**

Development Services Department  
City of San Antonio  
(09/03/2013)

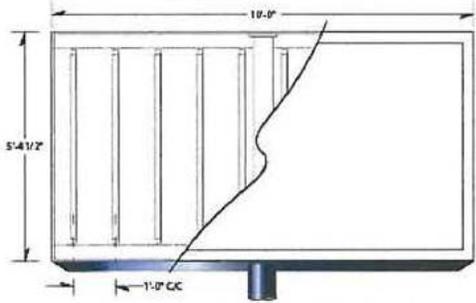
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# Attachment 3 Sign Elevations

Sign Cabinet • 5' X 10' Cabinet, Large A Frame, Plastic Face • Pole Mount • Soul Harvest Church • San Antonio • Texas



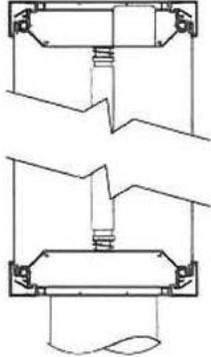
**A** D.F. Illuminated Pole Sign • Elevation  
Scale 3/16" = 1" For Production



**A** D.F. Illuminated Pole Sign • Cabinet Detail  
Scale 3/8" = 1" For Production

**SPECIFICATIONS FOR FABRICATION AND INSTALLATION:**

- Internally illuminated cabinet built to UL specifications
- Quantity: one (1)
- Extruded aluminum construction type: Large A (with air vents)
- Overall length of sign cabinet: 10'-0" / Overall height of sign cabinet: 5'-4 1/2"
- Overall height above grade: ~~26'-0"~~ 26'8"-0"
- Total square feet: 53.75
- Cabinet depth: 13 1/2"
- Retainer size: 2 1/2"
- Face type: Flex with first-surface translucent vinyl graphics
- Mounting method: single pole (6.625" pole pocket)
- Illuminated with high output fluorescent lamps / ballasts (12" centers)
- Primary electrical requirement:  
120 volt (installed within six feet of sign by others)  
Timer or photo-cell (installed by others)



**A** Illuminated Cabinet • Typical Section  
Scale 1 1/2" = 1" For Production

**COLOR SPECIFICATIONS:**

- Cabinet painted with two-stage automotive acrylic
- Cabinet Color: PMS color
- Interior painted for increased illumination: white
- Face colors: color
- Face graphics: vinyl / heat transfer graphics / Flexigrip® paint / other

	<p><b>Client Name:</b> Soul Harvest Church</p> <p><b>Location:</b> 5800 Culebra Road San Antonio, TX 78228</p>	<p><b>Start Date:</b> 03/21/13</p> <p><b>Last Revision:</b> 00/00/0000</p> <p><b>Job#:</b> 00000</p> <p><b>Drawing#:</b> 00000av1.s1 / e1</p> <p><b>Page:</b> 1 of 2</p>	<p><b>Client Approval</b></p> <p>.....</p> <p><b>Landlord Approval</b></p> <p>.....</p>	<p><b>Sales Rep:</b> Rey</p> <p><b>Designer:</b> Mike</p>
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**Attachment 4  
Site Photos**



**The new sign location**



**The Cross**