



CASE NUMBER  
BZA-2025-214

PUBLIC HEARING DATE  
February 10, 2026

PROPERTY ADDRESS/LOCATION  
1110 E Kansas Ave

**BRIEF SUMMARY OF REQUEST**

KLANDS Venture LLC has requested a variance to the sign regulations. The subject property is located at 1110 E Kansas Avenue. The property is being developed as a travel center. The area surrounding the property is commercial (mixed use). The applicants are planning to erect a sign at the southwest corner of the site that exceeds the height and size requirements. Regulations allow for a 25' pole sign with an area of no more than 100 square feet. The proposal is for a sign with a height of 50' and an area of 246 square feet (although 22 square feet is for a separate business). The property is approximately 13.68 acres. Staff recommends approval of both variances.



Map data ©2026 Esri World Topographic map

EXISTING ZONING C-3, General Commercial District FP-O, Floodplain Overlay District	EXISTING LAND USE Active construction site for travel center	SURROUNDING ZONING North-MU South-I-1, C-3, MU West-MU East-A, County	SITE IMPROVEMENTS Active Construction site	SIZE OF PROPERTY 13.68 acres
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STAFF RECOMMENDATION

APPROVE

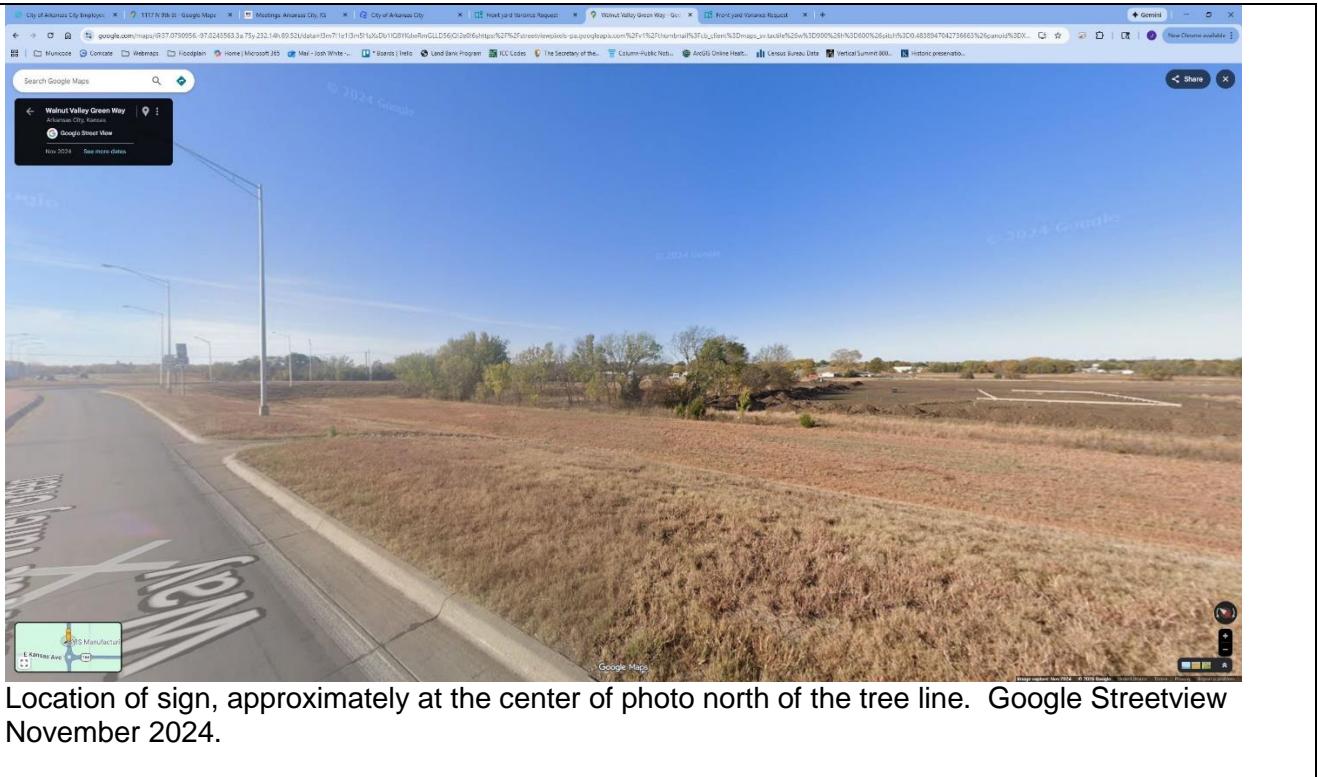
APPROVE WITH CONDITIONS

DENY

DOES STRICT ADHERANCE TO THE REGULATIONS REPRESENT AN UNNECESSARY HARSHIP ON THE APPLICANT? The base of the sign is located well below the highway since the highway is atop the levee. This makes a sign at the maximum allowed height less visible to highway traffic which is the travel center's core customer source.	PROPERTY HISTORY The subject property is currently being developed as a truck stop. It was annexed into the City in 2007. It was brought in with residential zoning at the time. In 2014 when the city was rezoned, it was brought in as mixed use. In 2021, it was rezoned from Mixed Use to C-3.
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**RELIEF SOUGHT:**

- A variance to exceed the maximum height for a pole sign by 25 feet. Total height: 50'
- A variance to exceed the maximum area of the sign by 146 square feet. Total area: 246 square feet



Location of sign, approximately at the center of photo north of the tree line. Google Streetview November 2024.

## Findings

In order to consider a request for a variance, the Board of Zoning Appeals must make written findings of facts that the following conditions apply to the property in question.

**1. Is the proposed sign variance a design, location or size which adversely impacts the neighborhood?**

The sign is a significant distance from any residence and most likely will not have an adverse impact on them. The closest residence is also on the other side of the highway and levee but would be able to see the sign.

**2. Will the granting of the sign variance adversely affect the rights of adjacent property owners?**

The variance would not adversely affect adjacent property owners.

**3. Will the strict application of the provisions of the zoning regulations of which the variance is requested constitute unnecessary hardship upon the property owner represented in the application?**

The base of the sign is located well below the highway since the highway is atop the levee. This makes a sign at the maximum allowed height less visible to highway traffic which is the travel center's core customer source.

**4. Will the granting of the sign variance interfere with or be confused with any traffic signal, sign or light?**

There are no traffic signals near the proposed sign. The sign is set well back from the road and should not be confused as a highway sign.

**5. Will the granting of the sign variance be contrary to the general spirit and intent of the zoning regulations and Comprehensive Plan objectives?**

Due to the distance from adjacent homes, staff believes granting the variance will not be contrary to the

general spirit and intent of the zoning regulations and Comprehensive Plan objectives.

**6. The recommendations of professional staff;**

It is the recommendation of staff that a sign variance to exceed the maximum height by 25 feet and exceed the maximum area by 146 square feet be approved based on the following factors:

- The proposed signage will not adversely affect the neighborhood
- The distance from the sign to the nearest house is approximately 500 feet.
- The height of the highway presents a visibility challenge for the sign and thus a hardship on the applicant.
- The signage will not interfere or be confused with traffic signals or road signs and lights.
- The variance is not opposed to the general spirit and intent of the zoning regulations and Comprehensive Plan objectives.

