

Cowboy Express Carwash Variance

Location:

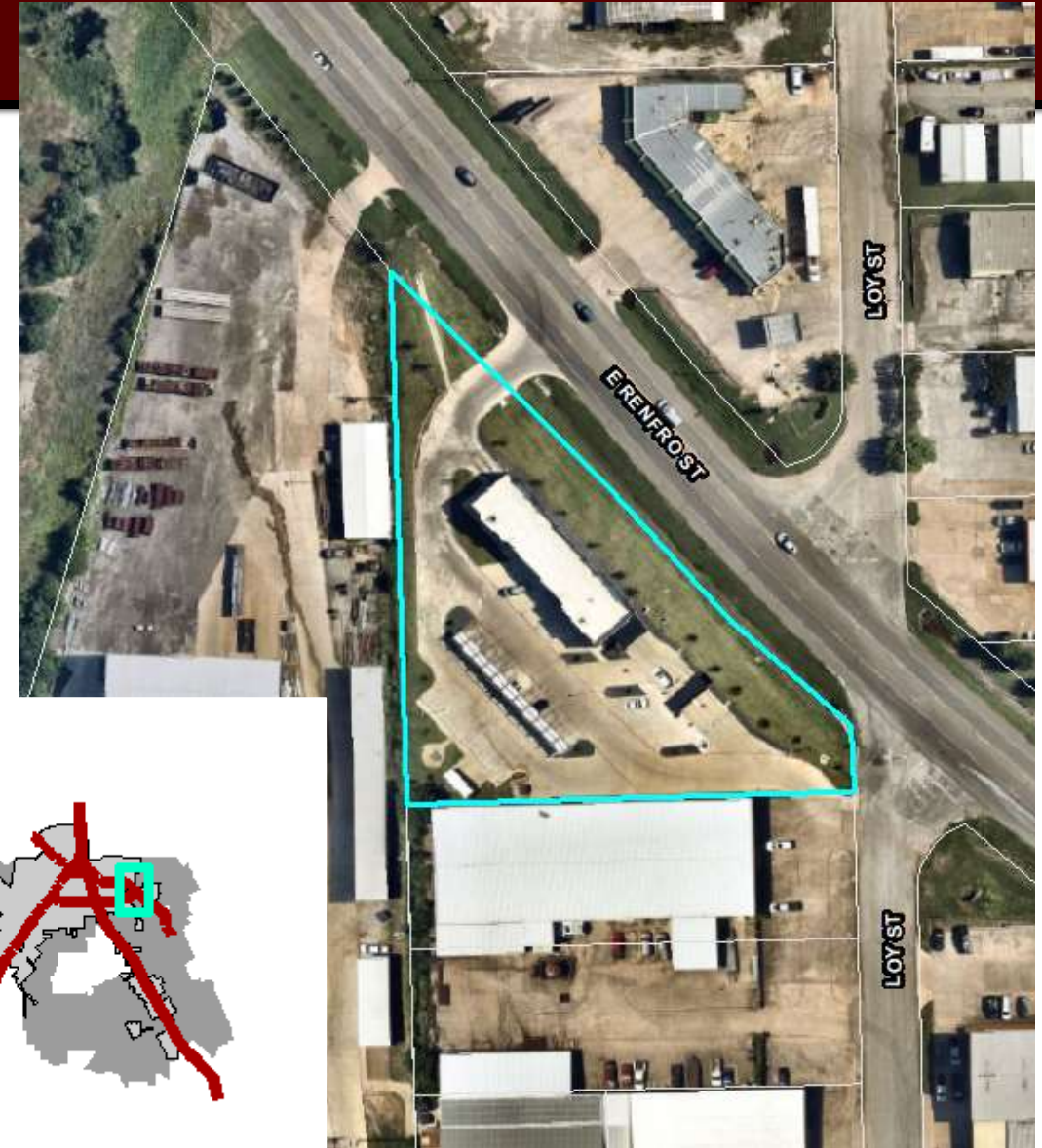
- 236 Loy St

Applicant/Owner:

Jimmy Purselley – Owner/Applicant

Item for approval:

Monument Sign Variances for height and for not having a masonry wrapping.
(Case 24-134)



Vicinity Map

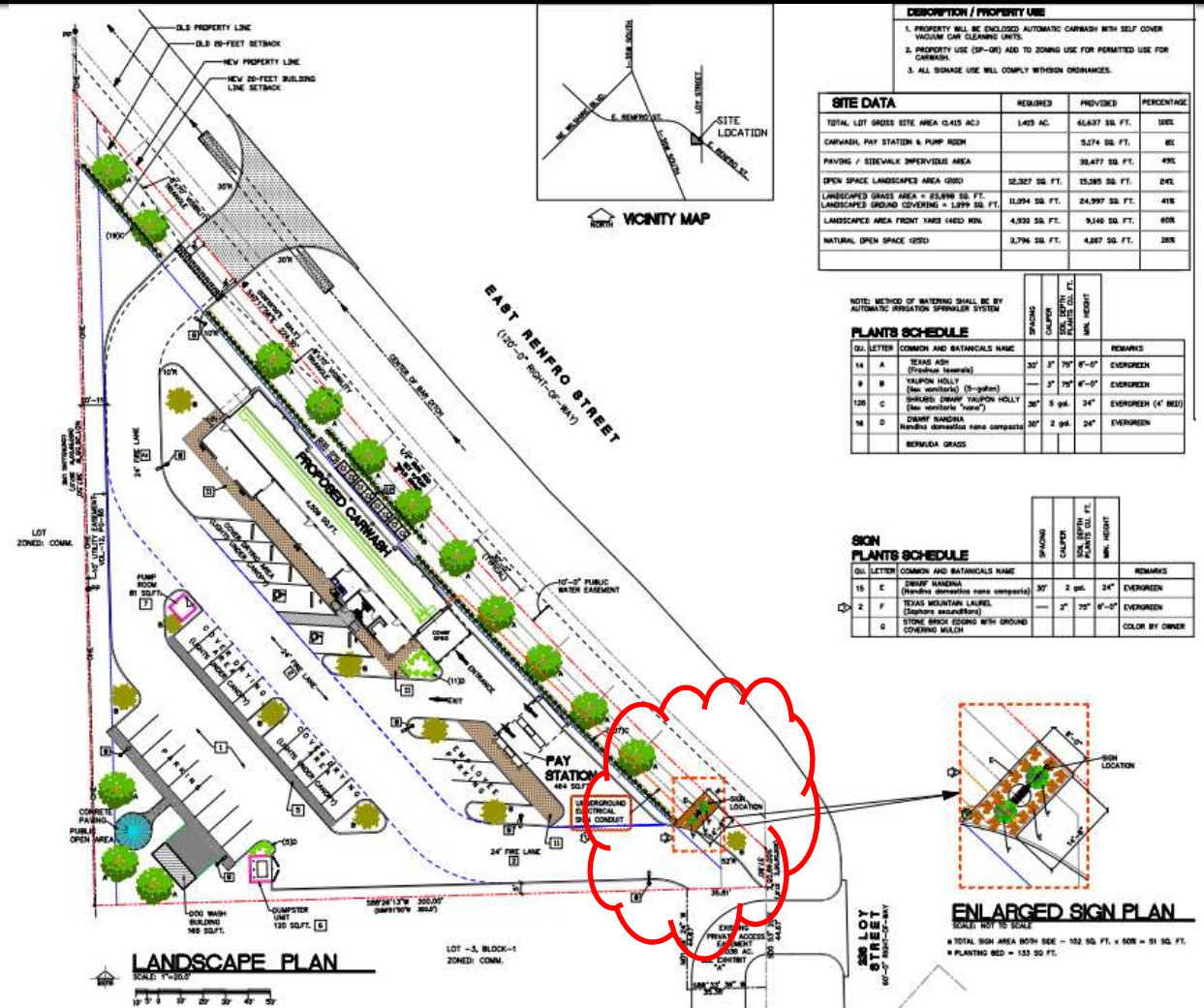
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Background:

A commercial site plan and building permits were submitted and approved for the construction of the new automated car wash in 2022-2023, but at that time a monument sign was not contemplated on the plan. Now that the business is operating, the owner would like to install a new monument sign and has submitted a new sign permit.

Request:

The owner of Cowboy Express Carwash is requesting variances to place a new monument sign that is approximately eighteen (18) feet in height instead of the allowed nine (9) feet, and the sign having a metal cap instead of the required masonry.



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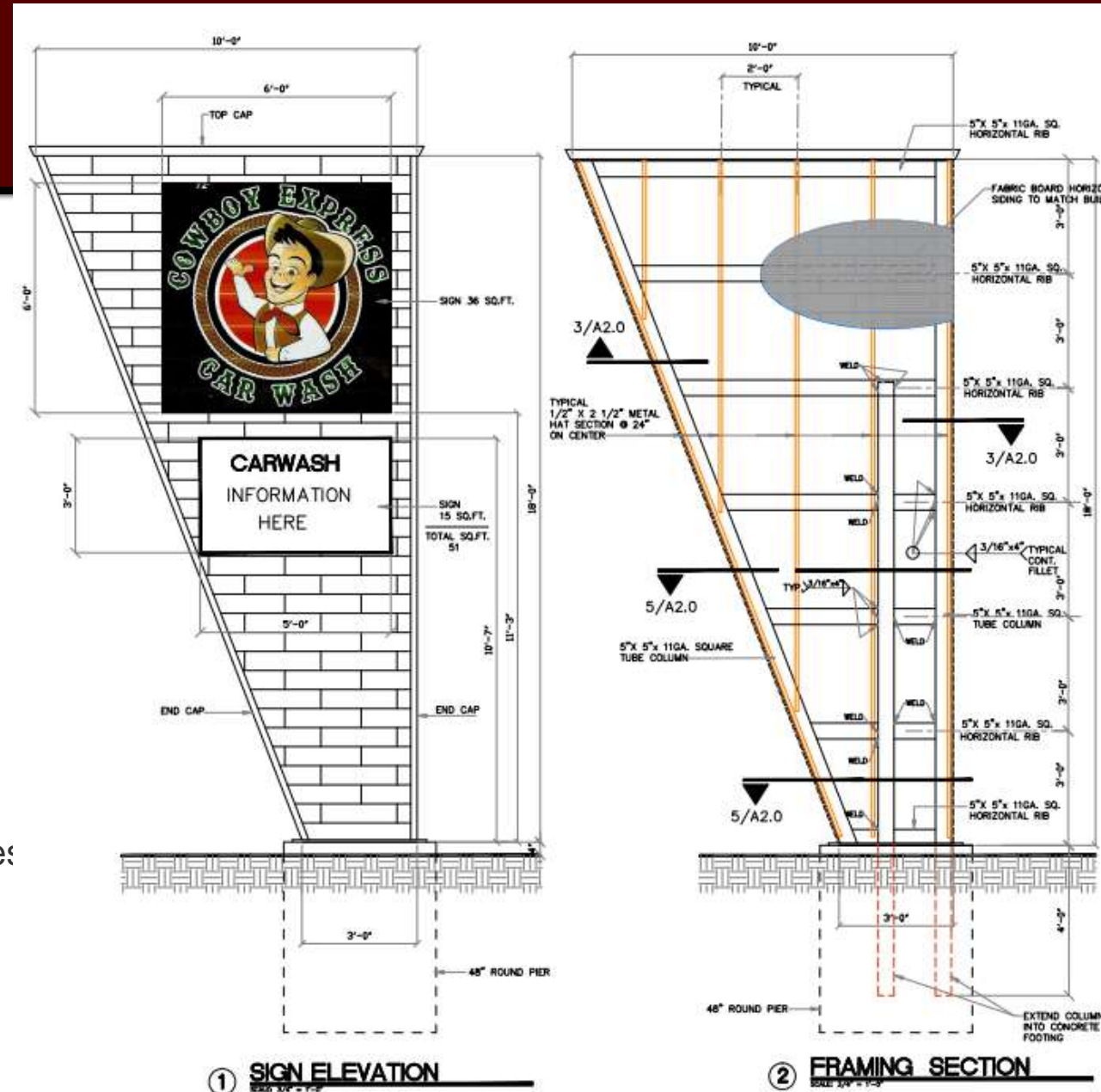
Sign Variance Summary:

Section 63-54(c) (5) Monument sign Height of the Sign Ordinance contains the following requirements:

- Maximum **nine feet** for single tenant sign constructed along all other roadways. Where the average grade of the lot on which a sign is placed is at or above the adjacent street grade, the sign shall be measured from the grade level adjacent to the sign. Where the average grade of the lot is below the adjacent street grade, the sign height shall be measured from the adjacent street grade.

Section 63-54 (f) Monument Sign of the Sign Ordinance contains the following requirements:

- Monument signs **must be wrapped in masonry material** to match or compliment building, exposed sign cabinets or poles are prohibited. The masonry material wrapping the advertising area shall not exceed 100 percent nor fall below 30 percent of the commercial advertising area.



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Variance

Considerations
Special conditions exist that are peculiar to the land, structure or building involved and are not applicable to other lands, buildings or structures in the same vicinity. The City may attach such conditions to granting all or a portion of any variance necessary to achieve the purpose of this chapter.
The strict interpretation of the chapter would deprive the applicant of rights commonly enjoyed by other properties in the vicinity under the terms of this chapter.
Special conditions and circumstances do not result from the actions of the applicant(s) and such conditions and circumstances do not merely constitute pecuniary hardship or inconveniences.
Granting the variance will meet the objectives of the ordinance and not be injurious to the adjoining property owners or otherwise detrimental to the public welfare
The request will be the minimum variance necessary to alleviate the special hardship or practical difficulties faced by the applicant in meeting the requirements of this chapter; and
Granting the variance will be in harmony with the spirit and purpose of this chapter.

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Staff Recommendation

Staff is not able to support a variance request for double the allowed height but does not object to the variance for the wrapping material of the sign as it complements the existing building.

