

CITY COUNCIL AGENDA
Regular Meeting: March 25, 2025

AGENDA ITEM:

Consideration and possible action on a request for a sign variance of the entry sign for the Lone Star Ridge development.

SUBMITTED BY: Corinne Tilley, Code Enforcement Officer, Planning/Zoning Administrator

APPROVED FOR AGENDA: Anthony Solomon, Interim City Administrator and Police Chief

BACKGROUND:

Taylor Morrison of Texas (developer for the Lone Star Ridge subdivision) is requesting a variance of their proposed entrance sign.

The proposed total surface area of the sign is 782.5 square feet. And the proposed height is 15 feet.

Per Sec. 66-53(m) *Permanent signs permitted and regulated in residential districts.*

- (1) Residential subdivisions are allowed one permanent identification sign at each major entrance. The total surface area at each entrance shall not exceed 64 square feet. The height of such sign shall not exceed eight feet above the average finished grade.

Therefore, the applicant is requesting a size variance of the total surface area of 718.5 square feet, and a height variance of 7 feet.

Findings:

Per Sec. 66-53(q) Variances.

- (1) A relaxation of the terms of this section may be permitted where such variance will not be contrary to the public interest and where, because of conditions peculiar to the property and as the result of the actions of the applicant, a literal enforcement of this section would result in unnecessary and undue hardship.
This finding is met. The requested size of the sign is essential due to its visual distance from the main thoroughfare (Lone Star Parkway at approximately 120 feet). Given the distance, a larger sign is necessary to ensure visibility and readability for passing motorists. Without this variance, the sign would not effectively serve its purpose to enhance safety by providing clear and timely information to drivers.
- (2) A variance is authorized under this subsection (q) only for sign height and area.
This finding is met.
- (3) Any variance obtained under this section shall be granted by the city council.
This finding is met.

FISCAL ANALYSIS:

N/A

RECOMMENDATION:

Based on the findings, staff recommends approval subject to the following condition:

1. City approval of the variance does not function as approval of the Architectural Control Committee (ACC) as described in the planned development mixed use restrictions. The property owner expressly acknowledges that the City is not liable to any party for the property owner's failure to obtain the requisite ACC permits or approvals for the property.