



## CITY COUNCIL COMMUNICATION

**DATE:** July 17, 2023

**FROM:** Ramie Hammonds

**AGENDA ITEM:** Conduct a public hearing on a request for a variance from Chapter 3 Building Regulations – Article 3.1407.b.1.D to allow a pole sign to be installed in the 1600 block of W. Chapman Dr., and from Article 3.1407.b.1.A for a maximum height of 20 feet and allow for a height of 30 feet and the maximum square footage of 80 feet per side and allow for the maximum square footage of 100 feet per side. The proposed sign will be located at 1604 W. Chapman.

**SUMMARY:**

- The City's current ordinance does not allow pole signs west of Acker Street along Chapman Drive/FM 455.
- The applicant is requesting a pole sign one block beyond the limits of our current allowed area in the 1600 block of Chapman Drive.
- They are asking for a variance from the allowed height of 20 feet and allow the sign to be at 30 feet and from the allowed 80 square feet per side and allow 100 square feet per side.
- The sign would be for the new Auto Zone business that will be located at the site.
- With the new Comprehensive Plan allowing for more retail along Chapman/FM 455 staff anticipates the need for pole signs beyond the current limit.
- Staff mailed out 16 public hearing notices to owners of properties within 200 feet of the subject property and at the time of the meeting has received no responses.

**FISCAL INFORMATION:**

Budgeted: N/A      Amount: N/A      GL Account: N/A

**RECOMMENDED MOTION OR ACTION:**

Staff recommends APPROVAL.

**ATTACHMENTS:**

Location Map