



Wylie Zoning Board of Adjustments

AGENDA REPORT

Department: Planning

Item Number: 1

Prepared By: Kevin Molina

Subject

Hold a Public Hearing to consider and act upon a request by Wylie Ladera LLC for a variance to Section 22-450.C(9) of the Sign Ordinance to allow for a Monument Sign of the allowed maximum square footage and structure height. Property located near 1590 Bella Way. (ZBA 2025-16).

Recommendation

Motion to approve or deny.

Discussion

OWNER: Wylie Ladera LLC

APPLICANT: Johnson Volk Consulting

The applicant is requesting a variance to Section 22-450.C(9) of the Sign Ordinance to allow for an entry residential subdivision monument sign that is over the maximum allowed square footage of 96 square feet and over the maximum allowed height of 8'.

The request is to allow for a monument sign which contains a stone accent wall that measures approximately 98 square feet with a maximum height of 6'8" which is attached to a stone entry tower that measures approximately 105 square feet with a maximum height of 14' 2". The sign is proposed to be installed on a median leading to the gates of the Ladera residential community.

The purpose of the Sign Ordinance restricting residential monument signs is to regulate the visual impact, and neighborhood character of a subdivision.

The applicant believes the variance request has merit for the following reasons:

- The monument sign is being proposed for a privately maintained gated community which will remain under one sole property owner that is managed by a Condominium Owners Association. The street where the sign is proposed is to be privately maintained.
- The sign is being proposed at the main entrance leading to a gated community and is not directly adjacent to any neighboring homes.
- The monument sign is not negatively affecting the viability of the intersection between Bella Way and Country Club road.
- The monument sign is proposed not only for signage but as a distinctive architectural element for the age-restricted Ladera residential community. The developer has an existing similar concept in the Ladera Proposer Community.

Public comment forms were mailed to eight (8) property owners within 200 feet of this request, as required by State Law. At the time of posting, no comment forms were returned in favor or in opposition of the request.

The Board shall not grant a variance to the development code which:

- (1) Permits a land use not allowed in the zoning district in which the property is located; or
- (2) Is in the public right-of-way or on public property; or
- (3) Alters any definition of the development code; or

- (4) Is other than the minimum variance that will afford relief with the least modification possible to the requirements of the development code; or
- (5) Is based on physical conditions or circumstances of the property so general or recurring in nature as to reasonably make practicable the formulation of a general regulation to be adopted as an amendment to the development code; or
- (6) Is based exclusively on findings of personal or financial hardship.

In order to grant a variance to the development code the Board shall find that all the following have been satisfied:

- (1) That there are unique physical circumstances or conditions of the lot, or other exceptional physical condition particular to the affected property;
- (2) That because of these unique physical circumstances or conditions, the property cannot be reasonably developed or used in compliance with the provisions of the development code;
- (3) That due to such unique physical circumstances or conditions, the strict application of the development code would create a demonstrated hardship;
- (4) That the demonstrable hardship is not self-imposed;
- (5) That the variance if granted will not adversely affect the proposed development or use of adjacent property or neighborhood;
- (6) That the variance, if granted will not change the character of the zoning district in which the property is located;
- (7) That the variance, if granted is in keeping with the intent of the development code; and
- (8) That the variance, if granted, will not adversely affect the health, safety or welfare of the citizens of Wylie.