



Wylie Zoning Board of Adjustments

AGENDA REPORT

Department: Planning
Prepared By: Jasen Haskins

Item Number: 1

Subject

Hold a Public Hearing to consider and act upon a request by AFA Enterprises, LLC for a variance to Section 22-250(c)(8)e&f of the City of Wylie Code of Ordinances to allow for a monument sign greater than the allowed high and square footage. Property located at 3201 W FM 544. **ZBA 2025-11**

Recommendation

Motion to approve or deny.

Discussion

OWNER: AFA Enterprises, LLC

APPLICANT: Malik Perez

The applicant is requesting a variance to Section 22-250(c)(8)e&f of the City of Wylie Code of Ordinances to allow for a monument sign greater than the allowed high and square footage. Property located at 3201 W FM 544. The property is located at 3201 W FM 544 and is zoned Commercial Corridor.

The variance exhibit shows a 20' x 8' monument sign which totals 160 sqft. The city ordinance allows for a monument sign no taller than 14' and 60 sqft. on a property of this size (1.315 acres).

The purpose of the sign size regulations is to regulate the size, illumination, movement, materials, location, height, and condition of all signs placed on private property for exterior observation, thus ensuring the protection of property values, the preservation of the character of the various neighborhoods, the creation of an attractive and harmonious community, landscape as signs obstruct views, distract motorists, displace alternative uses for land, and pose other problems that legitimately call for regulation.

The applicant believes the variance request has merit due to the number of tenets on the property. However, staff feels the issue was self-imposed and not a candidate for a variance due to lot coverage and number of small tenets.

Public comment forms were mailed to eleven (11) 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.