



City of Pflugerville

Legislation Details (With Text)

File #: 2018-6629 **Version:** 1 **Name:** Living Spaces sign variance
Type: Agenda Item **Status:** Approved
File created: 3/9/2018 **In control:** Planning Dept
On agenda: 3/27/2018 **Final action:** 3/27/2018
Title: Discuss and consider action on a request for two pole signs for the Living Spaces development located at the southwest corner of Heatherwilde Boulevard and SH45.

Sponsors:

Indexes:

Code sections:

Attachments: 1. LIVING SPACES-PFLUGERVILLE-Variance Request, 2. Sign Design, 3. Signage Application

Date	Ver.	Action By	Action	Result
3/27/2018	1	City Council	Approved as amended	Pass

Discuss and consider action on a request for two pole signs for the Living Spaces development located at the southwest corner of Heatherwilde Boulevard and SH45.

The property owner for Living Spaces has submitted a request for two pole signs for the Living Spaces development. The first location, identified as P2 on the site plan, is approximately 75 feet in height and is proposed to be located adjacent to the SH 45 frontage road. The second, identified as P1 on the site plan, is approximately 35 feet in height and is proposed to be located at the corner of Heatherwilde Boulevard and New Meister Lane. The permit application for the signs was denied for not meeting the requirements provided for within Chapter 154 of the sign code which limits the height of signs to 8' and prohibits pylon (pole) signs.

The City Council may grant a variance to the sign code if it finds that the unusual shape or topography of the property prevents signage allowable under this chapter from adequately identifying the business or other activity of the property. For reference, the Stone Hill Town Center received a variance for the 60' and 24' pylon signs located on their property through approval of their economic development agreements with the city. In addition the new water tower located on Heatherwilde Boulevard is 185 feet tall.

Staff Recommendation

Not recommended.

Drafter

Emily M. Barron, AICP
Planning Director