

City of McKinney

Sign Variance Application

Date: 6/19/2027

Applicant: Humble Sign Co Phone 281.812.2100

Property Address: 8405 W. University Dr City McKinney Zip 75071

Lot: _____ Block _____ Addition _____

Owner Name if different than applicant: Entertainment Properties 360, LLC Phone 214.750.7688 x213

Mailing address for notification of pending City Council determination:

Name: Sandi Tzourellas

Address 20620 Townsen Blvd East. City Humble ST TX Zip 77338

Owner is giving (print applicant name) Humble Sign Co authority to represent him/her at the hearing.

Owner's printed name: George Ramirez Owner's signature: George Ramirez

In accordance with the provisions of the Sign Ordinance, appeal is now made to the McKinney City Council to grant the following variance request. (Please be specific.)

Requesting a variance to permit the Architectural Tower sign (A) and the East Elevation ID sign (C)
at 86.2 square feet each in lieu of the max 25 square ft permitted for non-street facing wall signs

A variance shall not be granted to relieve a self-created or personal hardship, nor shall it be based solely on economic gain or loss. No variance shall be granted if it conflicts with the spirit of the ordinance. In order to make a finding of hardship and to grant a variance, the McKinney City Council shall consider the following conditions:

A. The requested variance will not adversely affect surrounding properties:

The signs will not adversely affect surrounding properties because the proposed signs are integrated into the building architecture and does not increase the number of permitted signs on site.

The request affects only the allowable sign area and does not alter the building footprint, site layout or impede on surrounding properties boundaries.

Both signs are appropriately scaled for the building, utilize materials and illumination consistent with the approved development, and will not create visual clutter.

The requested relief simply allows reasonable business identification on publicly visible elevations created by the buildings unique orientation

B. The requested variance will not adversely affect public safety:

The request will not adversely affect public safety because both proposed signs are permanently mounted wall signs that will not obstruct visibility for motorists or pedestrians,

interfere with traffic control devices, or create hazardous conditions. The signs illumination will follow standards as required by the ordinance.

C. Special conditions exist which are unique to this applicant or property:

see attached page

Sign Variance Application

Applicant notified: _____

Please check one:

☒ I will represent this variance request at the Council meeting

I will not be able to represent this variance at the Council meeting. My authorized representative who will represent this variance before the McKinney City Council is: _____

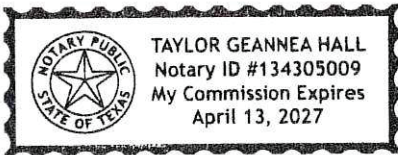
I hereby certify that the above statements are true and correct to the best of my knowledge.

Sandi Troukellas
Applicant's signature

STATE OF TEXAS
COUNTY OF COLLIN _____

Subscribed and sworn to before me this

7 day of July 20 26



Taylor Hall
Notary Public

(seal)

My commission expires: April 13, 2027

Note to Applicant:

A notice of meeting will be sent only to the applicant, or to the authorized representative, if one is designated. If the variance is denied, it will be two years before the variance can be reconsidered. The decision of the City Council shall be final on all sign cases.

C. Special conditions exist which are unique to this applicant or property.

The proposed Chuy's restaurant occupies a uniquely configured corner lot with frontage along West University Drive and visibility to Custer Road. To accommodate site circulation, parking, access, and the overall development plan, the building has been oriented at an angle within the site rather than parallel to either roadway. As a result, multiple building elevations are readily visible from adjacent public rights-of-way and function as public-facing façades rather than typical non-street-facing walls.

Sign A is incorporated into the building's prominent architectural tower element, which serves as one of the primary identifying features of the restaurant. Although classified as a non-street-facing wall sign, the tower is highly visible from surrounding public streets because of the building's orientation. Limiting Sign A to 25 square feet would substantially reduce the effectiveness of this architectural feature and diminish reasonable business identification from this approach.

Sign C is located on a finished architectural elevation that is openly visible from West University Drive and serves as the primary point of business identification for motorists approaching the property from the west. Due to the building's orientation, the primary identification sign is not visible to westbound motorists until they are immediately adjacent to the property, providing little opportunity to identify the business in advance of the site entrance. Although classified as a non-street-facing wall under the Sign Ordinance, this elevation functions as a public-facing façade rather than a typical rear or service wall. Limiting the sign to 25 square feet would further reduce the effectiveness of business identification from this approach. The requested variance represents the minimum relief necessary to provide clear and effective business identification from all public approaches while remaining consistent with the purpose and intent of the City's Sign Ordinance.

These conditions result from the physical configuration of the property and the orientation of the building rather than any action of the owner or tenant. The requested variance represents the minimum relief necessary to provide reasonable business identification while remaining consistent with the purpose and intent of the City's Sign Ordinance.