

Attachment 4



BOARD OF ADJUSTMENT APPLICATION FOR VARIANCE

City of Angleton
121 S. Velasco
Angleton, TX 77515
979-849-4364

Applicant: Apex Sign Group Phone: 210-757-9104 Cell: 210-260-8448

Address: 7208 S.W.W. White Rd.

City: San Antonio **State:** Texas **Zip:** 78222

Applicant's Status: (check one) Owner Representative Tenant

Property owner: Buc-ee's, Ltd. Phone: 979-230-2939 Cell: 979-388-4748

Address: 327 FM 2004

City: Lake Jackson **State:** Texas **Zip:** 77566

<u>greg burkett</u>	<u>2/2/2022</u>	<u>J Scott Ray</u>	<u>Feb 7, 2022</u>
Applicant Signature	Date	Owner Signature	Date

Property Information:

This application must be accompanied by a site plan and any other documents requested, such as plot plans, photographs, topographic contour maps that are necessary to properly review the application.

Street address or location: Buc-ee's #25 2304 W. Mulberry Street Angleton, Texas

Legal Description: _____
(please provide copy of metes and bounds)

Present zoning: _____ **Present land use:** Convenience Store

Is a site plan, preliminary or final plat pending on the agenda of the Planning & Zoning Commission or the City Council? x Yes No

Have you applied for a building permit? x Yes No Date denied: _____

Has the Board of Adjustments issued an unfavorable ruling on this property within the last six months?
 Yes x No

If yes, when: _____

Please provide proof of taxes paid on this property.

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OPER: MAB	TERM: 105
REF#: 07657G	
TRAN: 300.1180	CONSULTANT/PLAN/REV
	CONSULTANT REVENUE 150.00CR
TENDERED:	150.00 CREDIT CARD

Request Information:

Please answer the following questions as completely as possible. Failure to outline fully the situation by answering these questions could cause unnecessary delay in evaluating your appeal. Additional pages may be attached if necessary.

1. Describe the variance you are requesting: Installation of new 100'-0" over all height high rise sign with 25' diameter logo and 5'-5" x 25' City panel with Angleton

2. Describe the special or unique condition(s) of your property that exist, such as restricted area, shape, topography or physical features that are peculiar to your property: The site issue relates to the distance from the property and the exit ramps for both directions along 288 the new pole sign will provide exposure to help direct travelers to the site and viewing time from each exit ramp to access site

3. Do similar property conditions exist in your area? Explain: N/A

4. Explain how your need for a variance is unique to those special property-related conditions described above: Current location of site provides prolonged viewing distance visibility that will help to inform traveling public that the location is at the coming intersection and to exit.

5. Are there special conditions affecting your property such that the strict application of the provisions of the Zoning Ordinance would deprive you of the reasonable use of your land? Explain: Current code allowances are less in height and square footage allowances than the stated variance request for the new hi-rise sign. Current code for signage along 288 is 65' OAHF & 350 square feet. Our request is for variance of 35' feet in height and 277 square feet

6. Explain why the granting of the variance will not be detrimental to the public health, safety or welfare, or injurious to other property within the area: There would be no reason to think granting this variance would have any effect to the following

7. Describe how strict enforcement of the zoning ordinance creates a hardship that is unique to your property, imposing a hardship above that suffered by the general public: Post survey of the site the granting of the variance will provide the necessary height and square footage needed to adequate visibility for the site.

A completed variance application is due 30 days prior to the next Board of Adjustment meeting. Board of Adjustment meetings are held at noon on the third Wednesday of each month. At this meeting, a public hearing will be held. A public hearing notice must be published in the local newspaper (at least 14 days before the meeting) and a notice must be sent to all property owners within 200' of the property where the variance is being requested (the notice must be sent at least 10 days prior to the meeting).

Acknowledgements

I certify that the above information is correct and complete to the best of my knowledge and ability and that I am now or will be fully prepared to present the above proposal at the Board of Adjustments hearing.

I understand that in the event that I am not present or represented at the public hearing, the Board shall have the power to dismiss the proposal either at the call of the case or after the hearing, and that such dismissal shall constitute denial.

I reserve the right to withdraw this proposal at any time upon written request filed with the City Secretary's office, and such withdraw shall immediately stop all proceedings. I understand the filing fee is not refundable upon withdraw of the proposal after public notice.

I understand that if the request is approved, I must obtain a building permit from the City before any work is started on the property and that the Board of Adjustment action does not constitute the approval of the building permit.

Applicant's Initials: Date: Feb 7, 2022

Office use only	
Date received: <u>2/8/2022</u>	Received by: <u>M. BAYLON</u>
Fee of \$150.00 received: <u>2/8/2022</u>	
Proof of taxes paid: _____	date verified: _____
Appointment of agent form attached if required: _____	
BOA Public Hearing date: _____	
Date to send letters to residents: _____	
Letters Mailed: _____	
Date to publish: _____	Date published: _____

#25 Lollipop Sign Variance

Final Audit Report

2022-02-07

Created:	2022-02-07
By:	Michael Schmaling (michael.schmaling@buc-ees.com)
Status:	Signed
Transaction ID:	CBJCHBCAABAALcPMt1wNP-qLSJNrc_5H13dv_5oO0gWM

"#25 Lollipop Sign Variance" History

-  Document created by Michael Schmaling (michael.schmaling@buc-ees.com)
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