

# E Renfro QuikTrip

## Location:

- 449 E Renfro
- 1.5919 acres

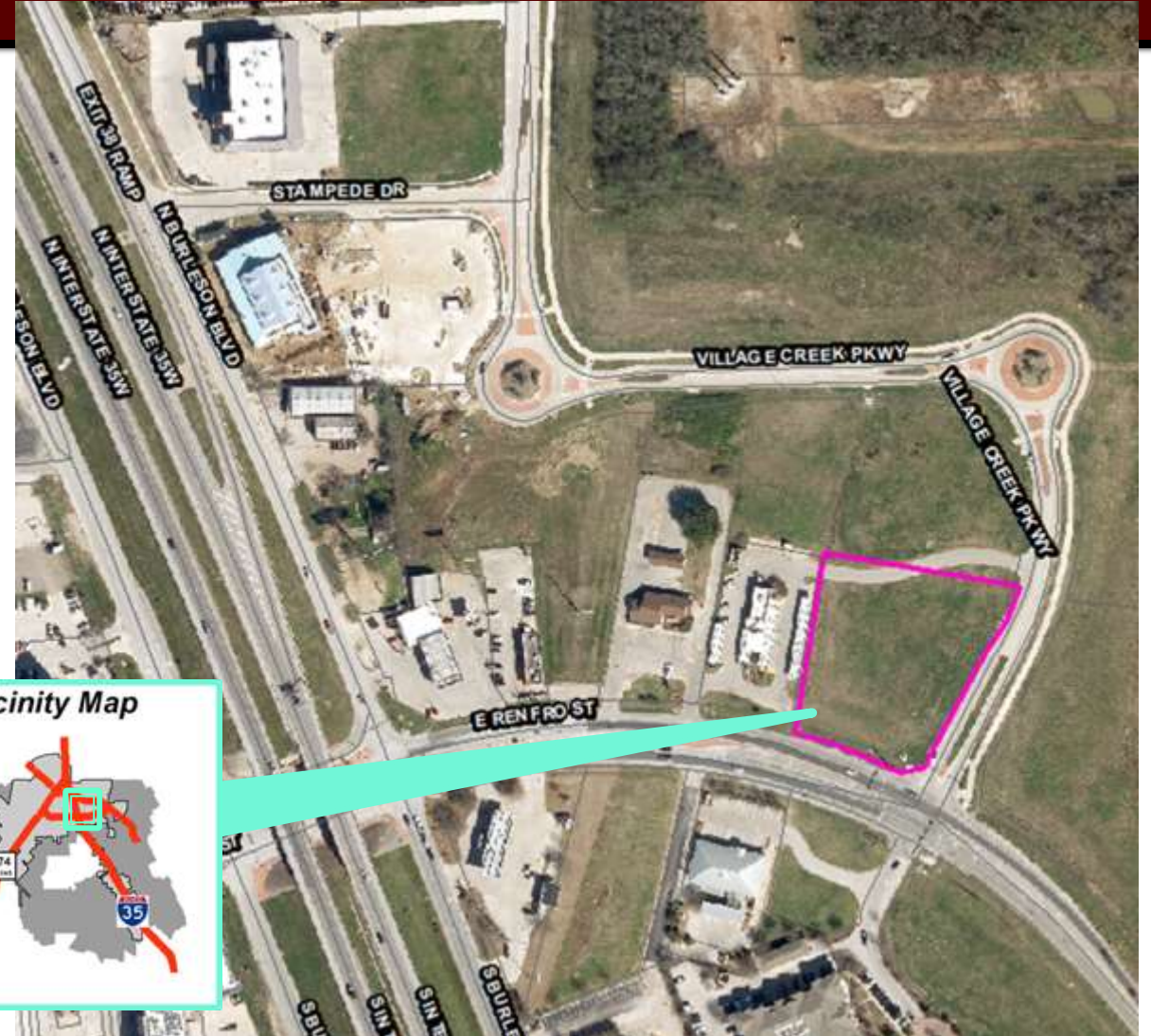
## Applicant:

Bryan Clark

QuikTrip South LLC

## Item for approval:

Sign Variance (Case 22-120)



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## Sign Variance Summary:

Section 63-56 (Pole Signs) of the Sign Ordinance contains the following requirements:

### (a) Location.

- (1) Signs must be premises signs.
- (2) Signs shall not be allowed in residentially zoned districts.
- (3) Signs shall maintain a 100-foot separation from an adjacent pole sign on each premises and minimum of 50 feet on adjacent premises on the same side of the street.

**(4) Signs shall be allowed to locate on premises with frontage onto IH 35 or within the North Wilshire Sign Corridor only.**

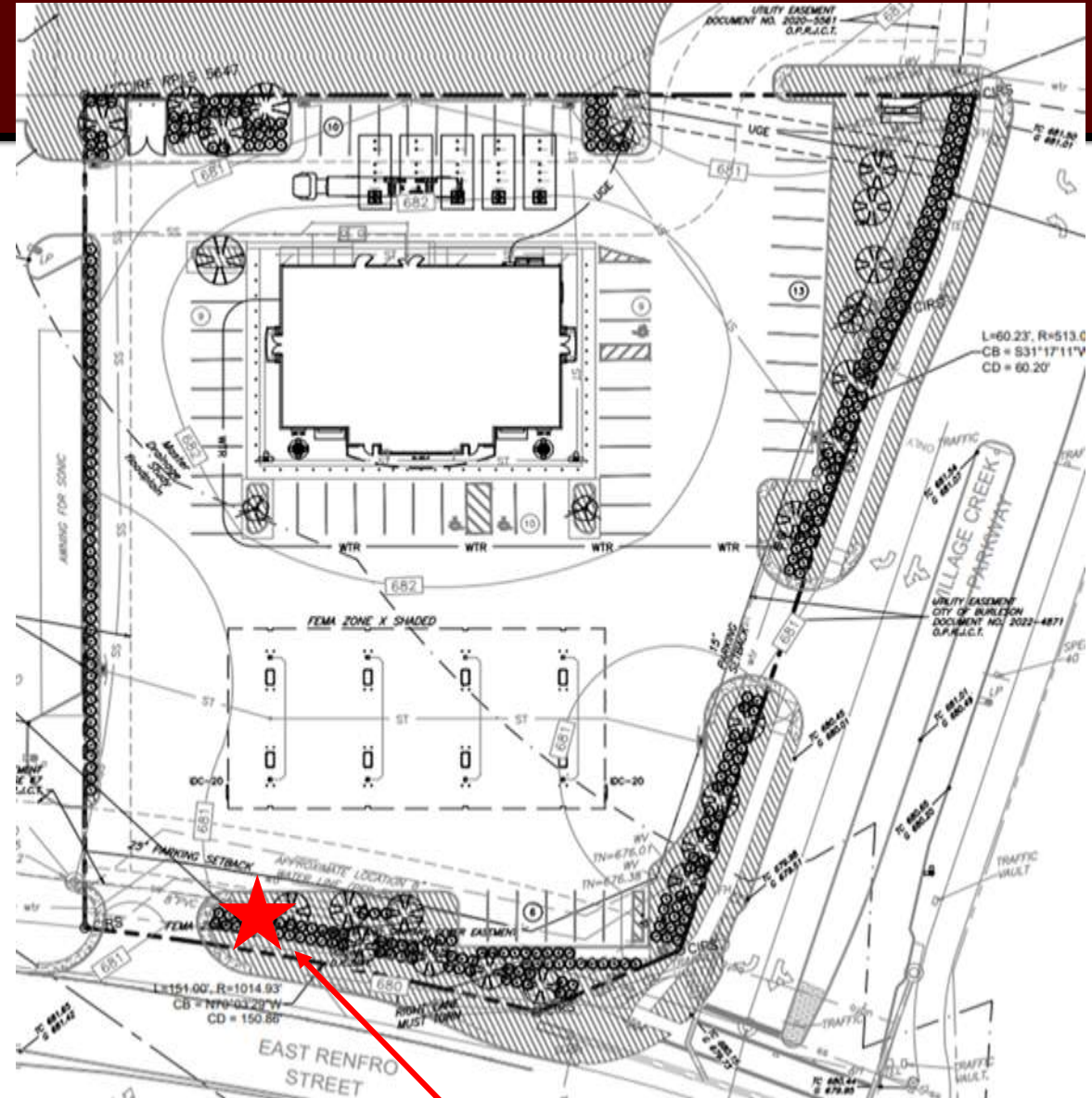
### (b) Area. Maximum 200 square feet.

### (c) Height.

- (1) Maximum 30 feet within the North Wilshire Sign Corridor.
- (2) Maximum 50 feet on premises adjacent to IH 35.
- (3) Signs must maintain a ten-foot clearance from ground to sign.
- (d) Number of signs. One per premises.

*Applicant is requested a pole sign with a maximum height of 30 feet and not to exceed 150 square feet.*

*Code only allows a monument sign at this location.*



Proposed pole sign location

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## Request:

- A variance to allow a pole sign.

## Applicant's Justification:

- The pole sign will match the size and height of other existing poles along Renfro St



View of site from Village Creek Pkwy

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Sign Code Criteria For Variance Approval	Staff's Response to Variance Criteria
<i>Special conditions</i> exist that are <i>peculiar to the land, structure or building</i> involved and are not applicable to other lands, buildings or structures in the same vicinity. The City may attach such conditions to granting all or a portion of any variance necessary to achieve the purpose of this chapter.	Disagree- Commercial use directly across E Renfro has a monument sign and no pole sign.
The <i>strict interpretation</i> of the chapter would <i>deprive the applicant of rights commonly enjoyed by other properties</i> in the vicinity under the terms of this chapter.	Agree- Adjacent applicants with similar uses and closer to IH35 have pole signs.
Special conditions and circumstances do not <i>result from the actions of the applicant(s)</i> and such conditions and circumstances do not merely constitute pecuniary hardship or inconveniences.	Disagree- New development.
Granting the variance will meet the objectives of the ordinance and not be injurious to the adjoining property owners or otherwise detrimental to the public welfare	Disagree- Based on existing adjacent residential at Village Creek Pkwy.
The request will be the minimum variance necessary to alleviate the special hardship or practical difficulties faced by the applicant in meeting the requirements of this chapter; and	Agree-Recommend limiting to 30 ft. and 150 sq. ft. if variance is granted.
Granting the variance will be in harmony with the <i>spirit and purpose</i> of this chapter.	Disagree- Based on existing adjacent residential at Village Creek Pkwy.

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## Staff recommendation

Staff recommends disapproval of the sign variance for a pole sign.

Staff's determination is that there are no unique conditions involving the property, and no demonstrable special hardships or site development difficulties.

