



5003 Stout Dr.  
San Antonio, TX 78219  
TDLR#: 18010  
**210-341-7244**  
**cometsigns.com**

The City of Burleson  
Development Services  
141 W Renfro St.  
Burleson, TX 76028

From: Molly Brown  
Comet Signs by Stratus  
5003 Stout Dr.  
San Antonio, TX 78219

**Ref: Letter of Intent in Support of Waiver/Variance for Freestanding Pole Sign – 1620 SW Wilshire Blvd.**

To Whom It May Concern:

Please accept this request for a Waiver / Variance pursuant to the City of Burleson Sign Regulations, Division 3, Freestanding Signs, Sec. 63-54 Monument Signs and Division 3 Freestanding Sign Sec. 63-50 (a) regarding setback.

We are requesting the approval to have a Pole Sign type for the Dairy Queen where only Monument Sign types are allowed per the Sign Regulations, Sec 63-56 Pole Signs (4), and request the pole sign be at less than the required 10' setback from a side property line at 8' 6" per Sign Regulations, Sec 63-50 (a).

Originally a Monument Sign was approved and permitted June 6, 2024, for a monument sign that would have a setback from the property line of 11' 6", placing the sign behind the 10' utility easement within the property (Exhibit C). We staked the location for TX811 utility locates to be marked/flagged and found on October 4, 2024, that a sewer/water line was located where our support steel pole would be installed into the ground for the monument (Exhibit A).

We reached out to the City of Burleson permitting office to understand what had happened, and it was found that there was a 25' utility easement added to this site during the civil review process that has not been filed as of October 7, 2024, and the line was installed extremely early in the construction of the site.

This new 25' utility easement covers the entire front of the property from the property line up into the parking lot and requires approval by all utility entities (approximately 10+), and the City of Burleson, but not guaranteed approval, to have a monument sign in the easement.

After discussions with the City of Burleson Engineering and Public Works departments the only conditions where they would approve a monument sign is if it is placed at the setback of 11' 6" over the sewer line, a concrete encasement must be added around the sewer/water line at the property owners' expense, and when the Public Works department must make any repairs or maintenance on the line the property owner must pay to have the sign, concrete foundation and encasement removed in a short, timely, manner. The property owner would then have to contract a company to install the concrete encasement, foundation, monument sign and landscaping each time.



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This is a costly risk to take for Dairy Queen, or any business, when there is an option where a pole sign may be installed behind the 25' easement, and outside the 5' side utility easement, that will not cause a negative effect for the city or surrounding businesses. In fact, it would allow the sign to be seen clearly, and safely, by the community traveling SW Wilshire Blvd.

We are proposing a pole sign that would be a conservative 65sf of sign area, setback 26' 10" from the property line and 8' 6" from the side property line, at 20 ft overall height with a clearance of 13' to grade (Exhibit B). This is more conservative than any pole sign allowed under Sign Regulations, Freestanding Signs, Sec. 63-56 Pole Signs and comparable to the nearest pole sign at Take 5 Oil Change approximately 500' South of this sign on SW Wilshire Blvd. The pole sign would also stay in compliance with the landscape bed required for all freestanding signs equal to half of the sign area square footage.

Due to the challenges put in place by other City departments after construction began and permitting completed, there is not an option for a freestanding sign that will be clearly visible for the community to be able to see in time to make a safe turn into the location, and isn't at a high cost for the property owner. We ask for a waiver /variance to have a pole sign to be placed outside of the easement so that the opportunity to have a freestanding sign is not taken away.

We thank you for your consideration of this waiver/variance.

Sincerely,

A handwritten signature in cursive script that reads "Molly Brown".

Molly Brown  
Permitting Expeditor for Comet Signs by Stratus

Cc:

John Usher – Mayfield Usher LLC  
Jeff Strange – Lay Construction LLC  
Steven Munson – Comet Signs  
Andy Concepcion – Comet Signs  
Carre Barry – Comet Signs

**Exhibit A**

