

FM 917 QuikTrip

Location:

- 5917 W FM 917
- 1.52 acres

Applicant:

Bryan Clark

QuikTrip South LLC

Item for approval:

Sign Variances (Case 23-034)



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Sign Variance Summary:

Sign regulations; Section 63-50 (Generally):

(a) All freestanding signs shall be setback a minimum ten feet from the property line.

Sign regulations; Section 63-56 (Pole Signs)

(a) Location.

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.

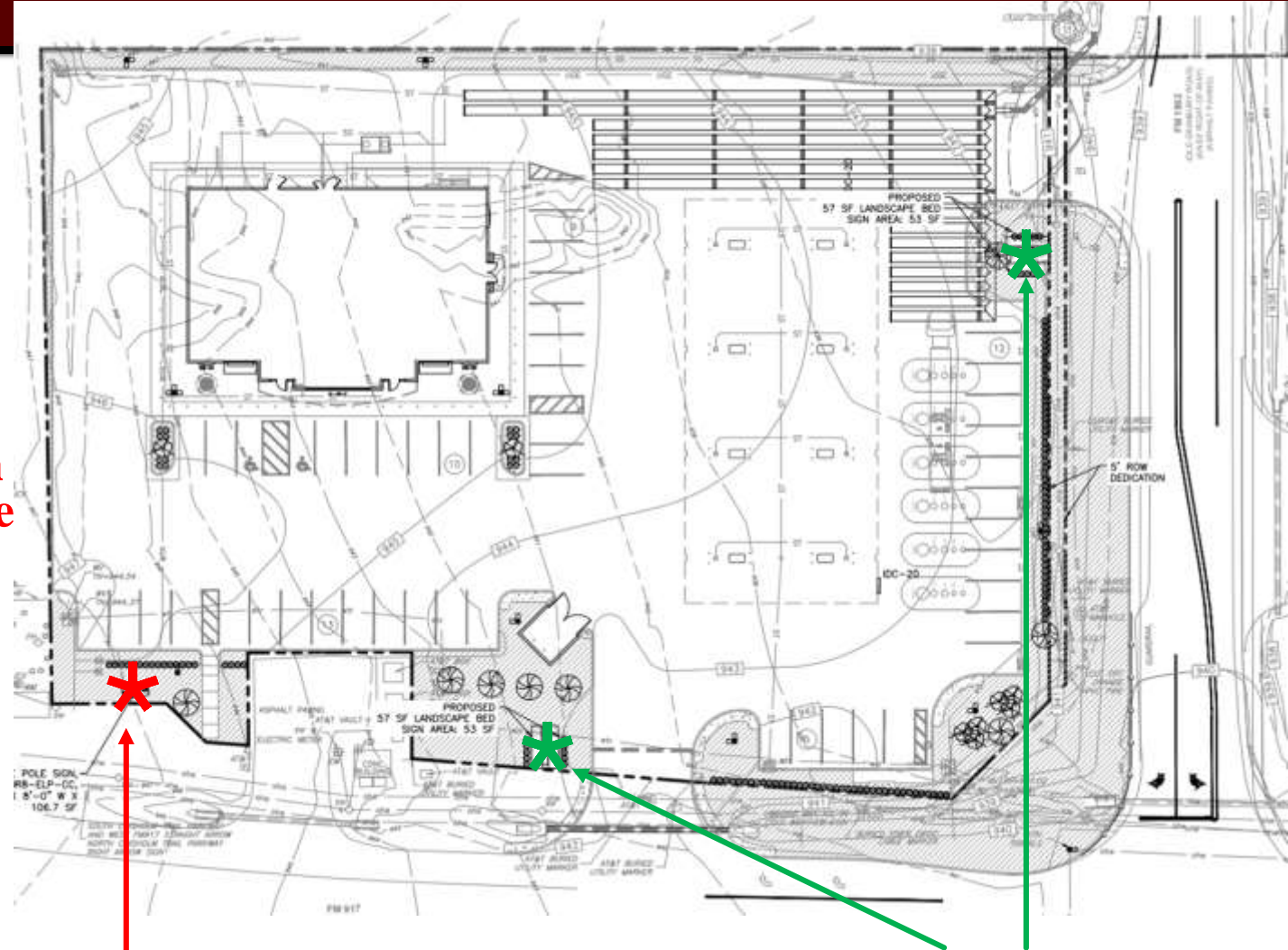
(c) Height.

(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.



Proposed pole sign

Proposed monument signs

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Requests:

- A variance to allow a 75 foot / 292 Sq. foot pole sign in lieu of a 30 foot pylon sign; and
- Reduce the required setback of 10FT to zero; and
- Allow for more than one freestanding sign

Applicant's Justification:

- The proposed development would have two monument signs and a pole sign in order to advertise to customers traveling on FM 917, FM 1902, and Chisholm Trail Parkway. Due to the unique nature of the property and its proximity to these corridors three signs are needed to effectively advertise



View of site from intersection of FM 917 and FM 1902

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Sign Code Criteria For Variance Approval
<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.
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.
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.
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
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
Granting the variance will be in harmony with the <i>spirit and purpose</i> of this chapter.

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Staff recommendation

Staff is unable to recommend approval for the sign variances based on the proposals not meeting criteria required by Chapter 63; Sign Regulations. Staff is opposed to the excessive height (75 ft.) of the requested pole based on the adjacent residential to the north and the potential fall zone of a pole sign that high across FM 917.

