



**QuikTrip Corporation**  
8700 Freeport Pkwy Ste. 115  
Irving, TX 75063

## **Variance Request Narrative**

City of Burleson – Development Services

Property Location: Northwest Corner of FM 917 and Chisholm Trail Parkway (CTP)

Applicable Code: Sign Regulations – Section 63-50

Variance Requested: Monument sign setback reduction

QuikTrip respectfully requests a variance from Section 63-50 of the City of Burleson Sign Regulations, which requires freestanding signage to be set back a minimum of 10 feet from the property line, to allow the proposed monument sign to be located 5 feet from the property line.

The requested variance is necessitated by existing site conditions, including right-of-way configuration, roadway alignment, and the constrained buildable area resulting from the property's corner location at FM 917 and CTP. These conditions were not created by the applicant and limit the ability to comply with the full setback requirement while maintaining effective and functional signage placement.

The subject property is affected by required sight-triangle areas, utility easements, driveway locations, and internal circulation requirements that significantly limit available areas for monument sign placement. Compliance with the full 10-foot setback would push the monument sign into areas that conflict with site circulation or visibility objectives. These constraints are unique to this property and not typical of interior commercial parcels.

From a traffic engineering and wayfinding perspective, the proposed 5-foot setback allows the monument sign to be placed in a location that provides clear, early identification of the site for approaching motorists on FM 917 and CTP. Improved visibility reduces sudden braking, lane changes, and last-minute turning movements by clearly identifying site access points in advance.

The monument sign will comply with all applicable height, area, illumination, and sight-visibility standards and will not encroach into the public right-of-way or obstruct sight lines. The reduced setback does not introduce any safety concerns for vehicles or pedestrians.

The variance is not sought to increase signage size or prominence, but to allow reasonable placement of a code-compliant monument sign given the site's physical constraints. Strict enforcement of the setback requirement would unnecessarily limit the site's ability to function effectively as a gas station, an allowed use within the Community Retail zoning district.

Monument signage is consistent with the existing commercial character along FM 917. Granting the variance will not alter the appearance of the corridor or establish an incompatible precedent, as the sign will remain proportional and consistent with surrounding development.

Strict application of the 10-foot monument sign setback requirement would create an unnecessary hardship due to the unique physical constraints of the property. The requested variance to allow a 5-foot setback is reasonable, supported by traffic visibility considerations, and consistent with the intent of the City of Burleson's sign regulations. We respectfully requests approval of this variance.



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Applicable Code: Sign Regulations – Section 63-50

Variances Requested:

1. Reduction of freestanding sign setback
2. Increase in allowable pylon sign height

QuikTrip respectfully requests the following variances from the City of Burleson Sign Regulations:

1. A reduction in the required freestanding sign setback from 10 feet to 5 feet from the property line for the proposed pylon sign.
2. An increase in the allowable pylon sign height from the maximum permitted 30 feet to 50 feet.

The requested variances result from existing site conditions, including roadway frontage, right-of-way configuration, and the property's corner location at FM 917 and CTP. These conditions predate the proposed development and were not created by the applicant. Strict compliance with both the setback and height requirements would unreasonably limit the placement and effectiveness of site signage.

The subject property is located at a major intersection with wide rights-of-way, multiple traffic lanes, and higher travel speeds. These conditions require signage to be visible from a greater distance to adequately identify the site. The combination of required setbacks, sight-triangle restrictions, easements, and internal circulation constraints significantly limits compliant sign placement and height, creating a hardship unique to this property.

From a traffic and wayfinding standpoint, the proposed pylon sign height and setback are necessary to ensure adequate visibility for approaching motorists on FM 917 and CTP. The increased height allows the sign to be seen above surrounding visual obstructions such as roadway infrastructure, vehicles, and existing commercial development, reducing sudden lane changes or abrupt turning movements. The reduced setback places the sign in a location that provides earlier and clearer recognition of site access points.

The pylon sign will be designed to meet all structural, illumination, and sight-visibility requirements and will not obstruct sight lines or encroach into the public right-of-way. The proposed height and setback will improve driver awareness without creating distraction or safety hazards.

The variances are not sought to increase signage prominence beyond what is necessary, but to allow functional and safe identification of the site given its location and physical constraints. Denial of the variances would severely limit the site's ability to operate effectively as a gas station, an allowed use within the Community Retail zoning district.

Pylon signage is typical along major commercial corridors such as FM 917. The proposed sign will be consistent in design, scale, and appearance with other commercial developments in the area and will not alter the essential character of the corridor.

Strict application of the freestanding sign setback and height requirements would create an unnecessary hardship due to the unique conditions of the site. Granting the requested variances will allow reasonable use of the property, improve traffic safety and wayfinding, and remain consistent with the intent of the City of Burleson's sign regulations. We respectfully requests approval of these variances.