



QuikTrip Signage (VAR26-002)

PRESENTED TO CC- 3.24.25

TONY MCILWAIN

DEVELOPMENT SERVICES DIRECTOR

VAR – 2220 W FM 917

Location:

- 2220 W FM 917
- NW Corner of FM917 & Chisholm Trail PKWY

Applicant:

- Tommy Vilbig (Vilbig & Associates)
- Kristoffer Maddox/ Maddox Group, LLC (Owner)

Item for approval:

Resolution for variances to signage related to the minimum required setback and maximum pylon sign height.



VAR – 2220 W FM 917

Property Information:

- Zoning change ordinance approved by City Council on 12.15.2025 (Case 25-285)

Variance(s) requested:

1. Monument and pylon sign setback(s)

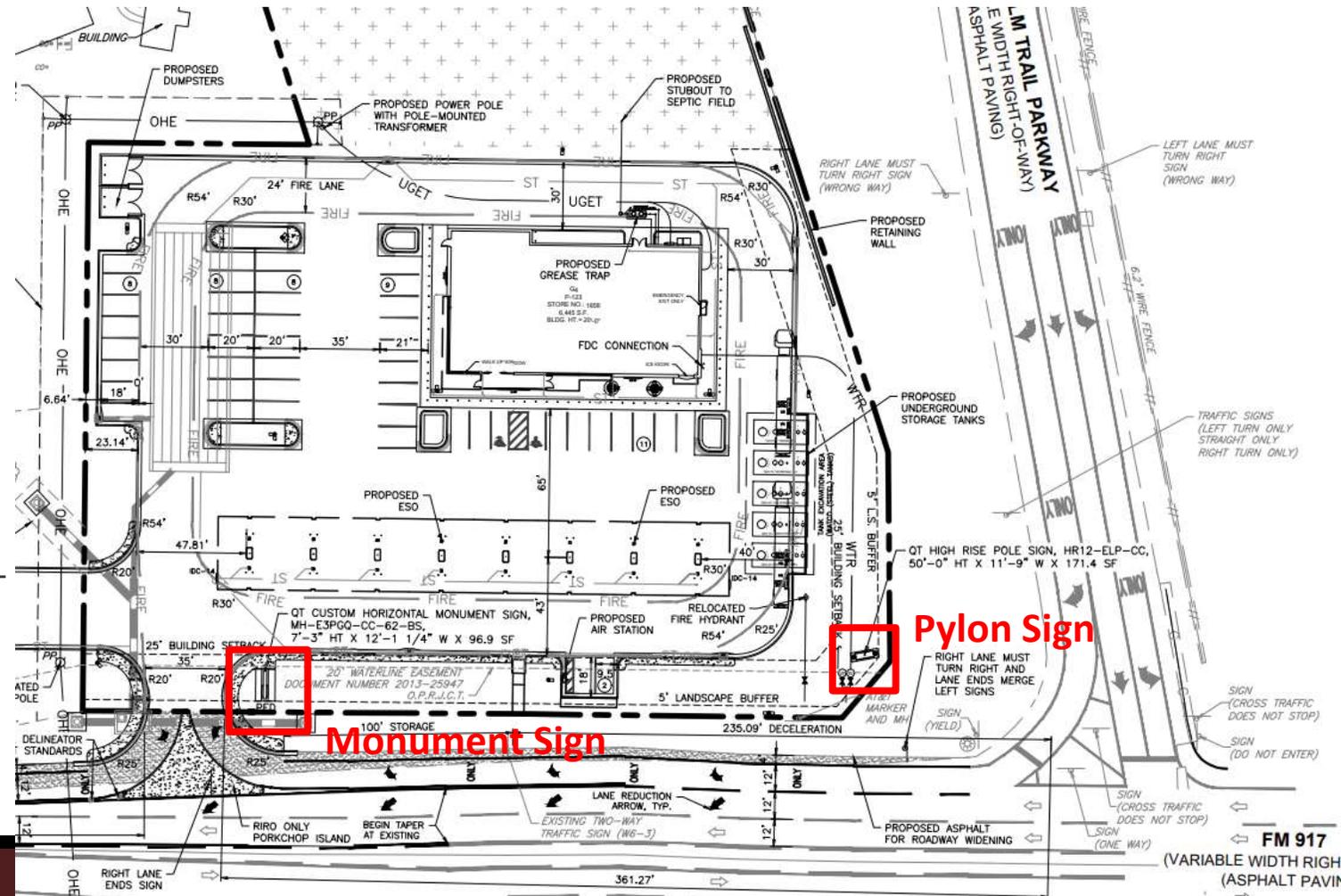
Sign regulations; Section 63-50 (Generally):

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

2. Pylon sign maximum height

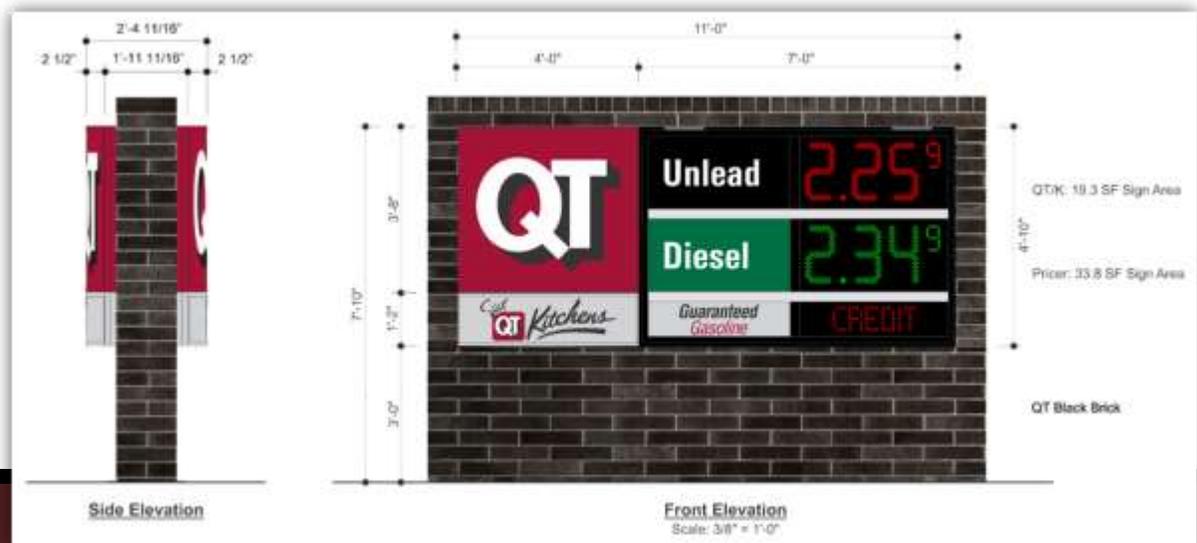
Sign regulations; Section 63-57 (Pylon Signs):

- Height: Premises adjacent to Chisholm Trail Parkway
Maximum 30 feet.



CSP – 2220 W FM 917

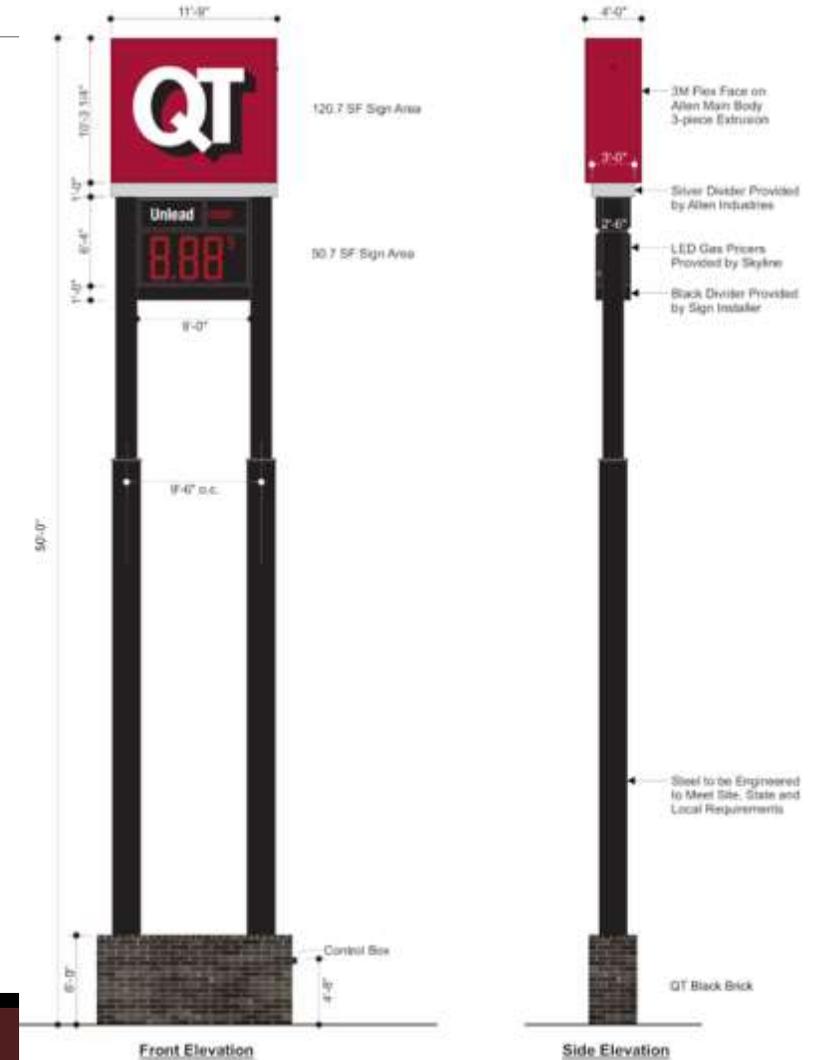
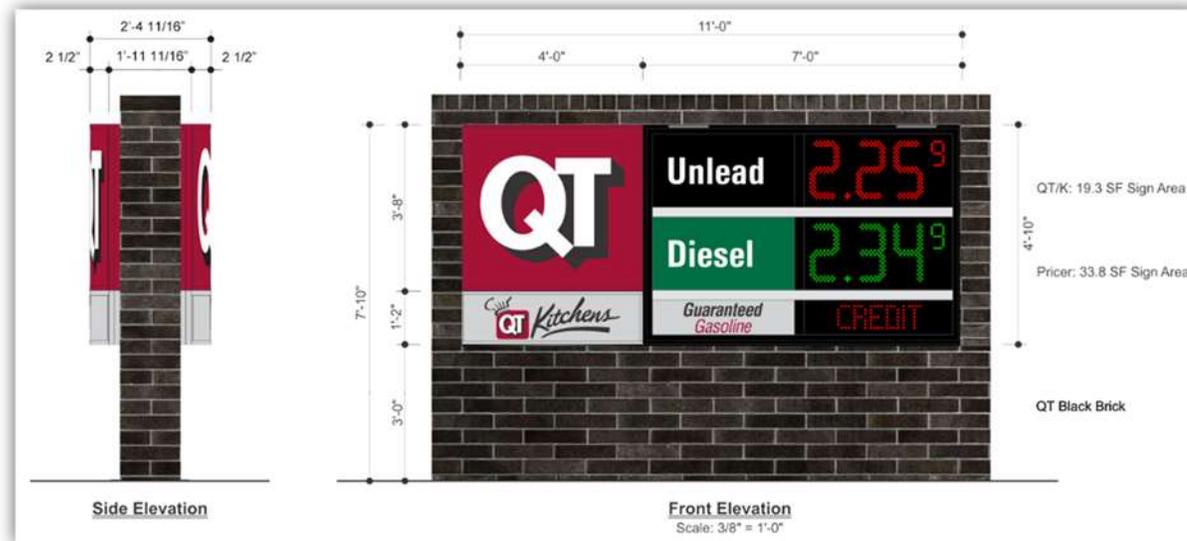
Variance Requested	Staff's Findings
<p>Chapter 63, Sign Regulation, Section 63-50 Generally.</p> <ul style="list-style-type: none"> Requesting minimum setback of 5 feet <p>Chapter 63, Sign Regulations, Section 63-57 Pylon Sign.</p> <ul style="list-style-type: none"> Requesting 50 feet in height 	<ul style="list-style-type: none"> Minimum Setback is 10 feet from property line(s). Maximum 30 feet adjacent to Chisholm Trail Parkway



ZC – 2220 W FM 917

Staff Recommendation:

- Staff recommends approval of a resolution for variances related to the minimum required setback and maximum pylon sign height.





**Recommend
Approval**



**Recommend
Denial**



Questions / Comments

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