

Letter of Intent

AutoZone  
1604 W Chapman Dr  
Sanger, TX

**Requesting a variance for a 8 X 12.5 CP 30 ft Overall height AutoZone freestanding sign**

**Per code pole signs are only allowed in certain areas of the city and AutoZone would fall just outside of the area allowed so most other surrounding businesses already have pole signs**

**(b)**  
**On-Premises Detached Ground or Pole Signs.**

**(1)**  
Pole signs shall be allowed only along the following linear segments of streets:

**(A)** I-35

**(B)** 5th Street (I-35 Business) from Keaton to Cowling

**(C)** 5th Street from FM 455 North to I-35 service road

**(D)** FM 455 from 5th Street to Acker Street

**(2)**

The city council, upon specific application, may approve an exception to allow a pole sign at a location where prohibited herein if the council determines that a general condition of pole signs exists in the immediate vicinity and the proposed pole sign would be consistent with such established conditions.

Recommended content for a Letter of Intent:

- Describe the location of the subject property. The description can include any or all of the following:

- o Physical address: 1604 W CHAPMAN DR SANGER, TX 76266

- Property ID: 245458

- o Legal description: EAGLE PARK ADDN PH 2 BLK A LOT 7

- o Location: Located East of Premier Independent Physicians and West of CeBallos Insurance Group

- Requesting variance for AutoZone to be allowed a 30 ft overall height 100 Sq Ft per side pole sign

- Describe how the request matches the criteria required for a variance.

Point of Contact

Sarah Peters  
Jones Sign Co.  
920-425-9807  
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The Board of Adjustment shall consider the following factors:

1. that special conditions and circumstances exist which are peculiar to the land, structure or building involved and which are not applicable to other lands, structures, or buildings in the same district;

- The property that AutoZone would be going on falls just outside of the area where pole signs are allowed in the City

2. that literal interpretation of the provisions of this ordinance would deprive the applicant of rights commonly enjoyed by other properties in the same district under the terms of this ordinance;

- Other properties/businesses in the district have pole signs so the proposed pole sign will be consistent with other signs in the district/surrounding area. Businesses right down the road including a competitor have pole signs, so the proposed sign is helping for better visibility for traffic along the street and to stay competitive with surrounding businesses

3. that the special conditions and circumstances do not result from the actions of the applicant;

- It is because of how the sign code is that pole signs are only allowed in certain areas/along certain stretches of roads in the city and AutoZone's property falls just outside of this area by like being one street over from the allowed sections of streets pole signs are allowed along

4. that granting the variance requested will not confer on the applicant any special privilege that is denied by this ordinance to other lands, structures or buildings in the same district; and

- Other businesses in the same zoning district have pole signs. AutoZone falls just outside the area where pole signs are allowed  
The signage requested will not be detrimental or injurious to the surrounding area or to the public. The site is surrounded by other businesses which all have signage. The signage for AutoZone will not look out of place or take away from the surrounding businesses. The proposed pole sign is in scale with the property.

5. no non-conforming use of neighboring lands, structures, or buildings in the same district and no permitted use of lands, structures, or buildings in other districts shall be considered grounds for the issuance of a variance.

- Existing pole signs in the area are permitted by code but only in certain areas/certain linear segments of streets in the city and AutoZone's property just happens to fall just outside the area where they are allowed

Red line shows the street segment where pole sign would be allowed

AutoZone's site falls just outside of this area

