Request for Variance

We currently have a legal non-conforming sign located at 7909 Camp Bowie West. In an effort to bring new business to the shopping center we would like to change the copy on the sign panels to match the new tenants. As required by Benbrook Code we are requesting a variance to leave our pylon sign as it currently exists and allow us to make the necessary copy changes. It is 5 ft taller than current code permits and is approximately 10 ft closer to Camp Bowie. This sign still allows for good visibility and has been at its current location since 1969.

As part of the copy change, we would renovate the sign by repairing and repainting all defects in the current framework. We would also like to add a masonry planter to the base to improve the appeal of the sign and the shopping center. (See attached image)

Included with this packet is a "Line of Site" survey showing the need for the pylon sign. Our building sits well below the grade of Camp Bowie and is blocked by several obstacles as you travel Camp Bowie from either direction, making the property significantly less visible to vehicular traffic approaching the property from either direction. Keeping the pylon sign in its current configuration will continue to allow motorists to safely locate the building, will help us fill the vacant space, and bring new business to the City of Benbrook.

This sign was erected by Gibson's Department Stores back in the late 60's. It remains one of those few iconic signs from days gone by, much like the old Montgomery Ward sign in the Ft Worth 7th Street complex. Gibson's opened their first store in Abilene, Texas in 1960. Records show that our sign on Camp Bowie was installed in 1969. We would like to retain this iconic sign in its current shape and size with that famous red arrow on the side. Gibson's has a deep history in Texas and only has two remaining stores in operation. One in Weatherford, Tx and the other in Kerrville. We would ask you to help us keep this little bit of history here in Benbrook.

As an option to bring the sign more into conformity we would be willing to remove the arrow on the side, remove the bottom electronic LED reader sign, and install a replacement sign canister for the LED can that would fit within the two supporting poles. That change would reduce the sign faces by almost 40%, bringing it much closer to meeting the current allowable size. Currently the sign is calculated at 492 sq ft. The new calculation would be 310 sq ft. If we made this change we would like to have permission to continue using the sign in it's new reduced size and change copy as needed for new or changing tenants indefinitely as long as the sign is in good repair. We would also like to be able to maintain the sign by repainting or refreshing any copy that may already be on the sign.

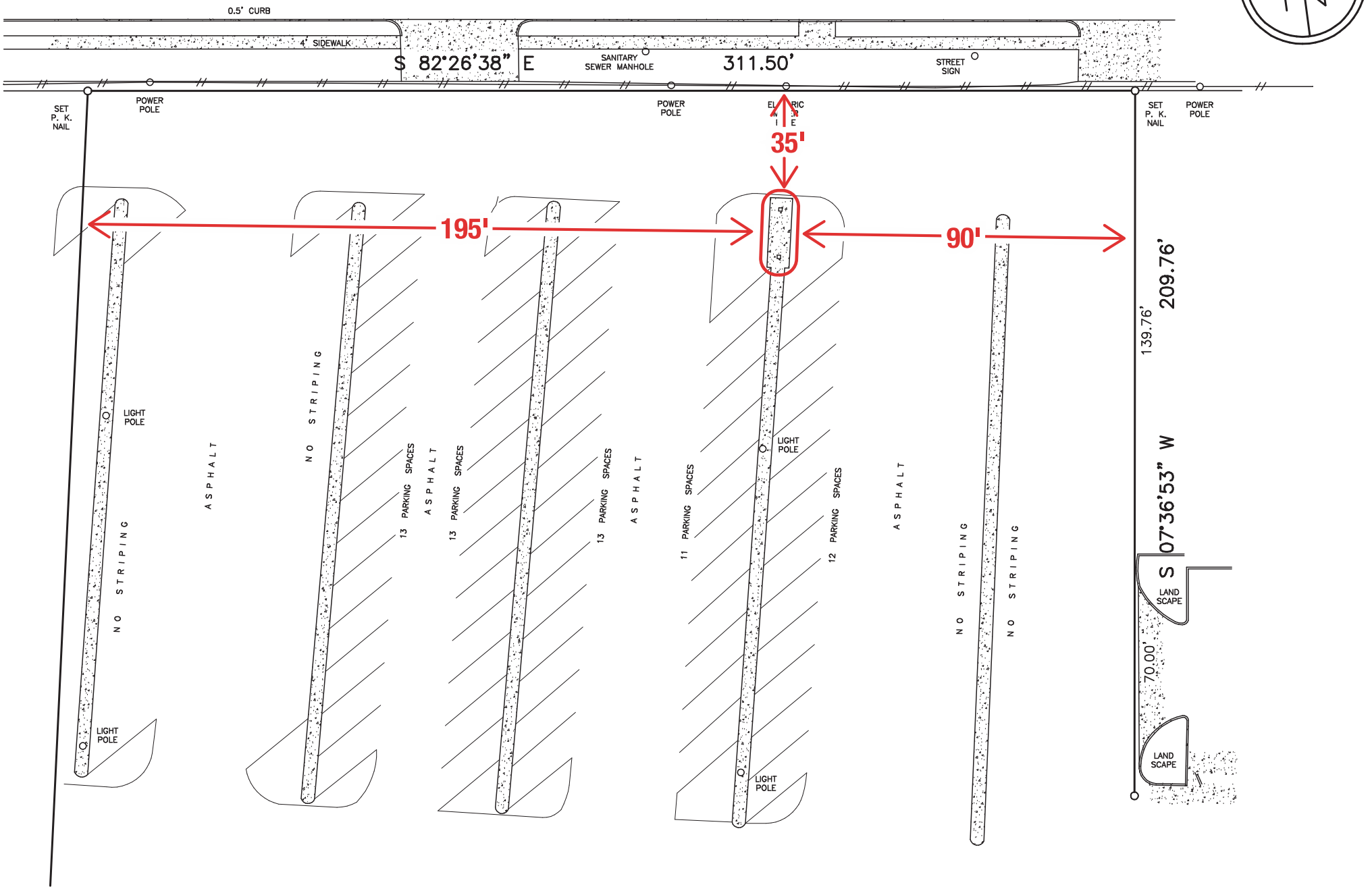
OLLIE'S BARGAIN OUTLET
6′
4′
5′
40′
24′
24′
3′
Jack in the box
(La Familia)
AUTO INSURANCE
(La Familia)
AUTO INSURANCE
(682)224-7788

EXHIBIT A

OLLIE'S BARGAIN OUTLET
6′
4′
5′
39′
24′
Sign Cabinet 1
Sign Cabinet 2
Sign Cabinet 3
Jack in the box
(La Familia) AUTO INSURANCE

CAMP BOWIE WEST BOULEVARD

(126' R/W)



Sutherlands

7909 Camp Bowie W. Blvd.

Sutherlands shopping center

7909 Camp Bowie W. Blvd.

Traveling East on Camp Bowie Blvd

* Building set back approximately 310' from Camp Bowie
* Building elevation is approximately 15' downhill from road

Sutherlands shopping center

7909 Camp Bowie W. Blvd.

Traveling East on Camp Bowie Blvd

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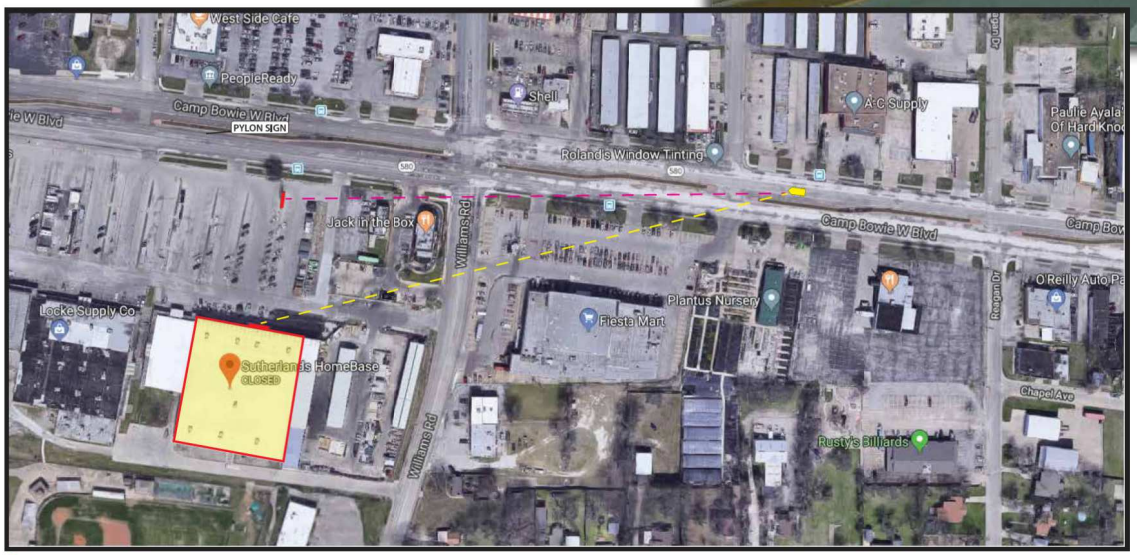


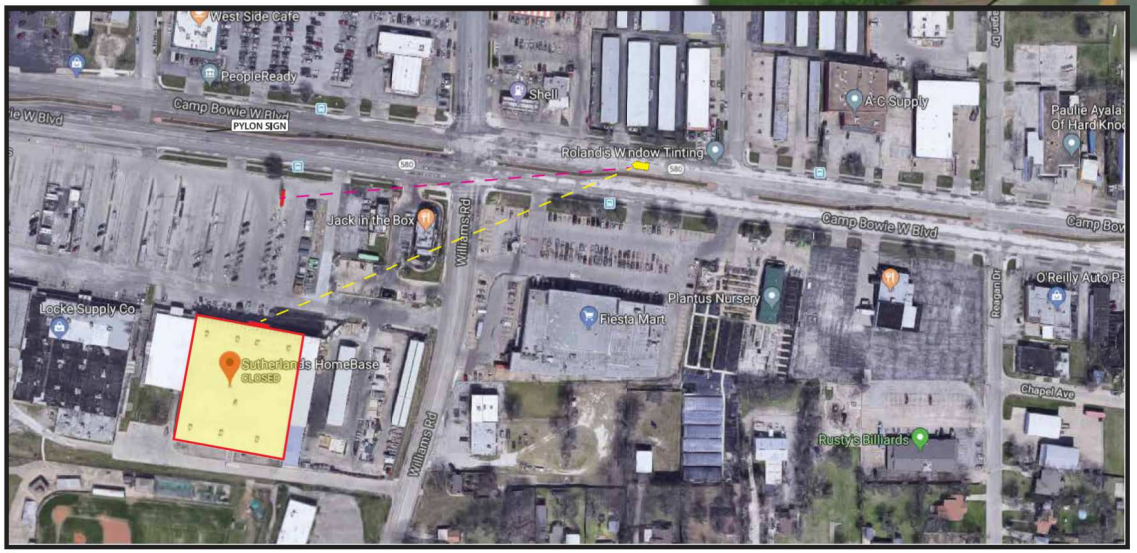
* Building set back approximately 310' from Camp Bowie

* Building elevation is approximately 15' downhill from road

Sutherlands shopping center

7909 Camp Bowie W. Blvd.

Traveling West on Camp Bowie Blvd



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Sutherlands shopping center

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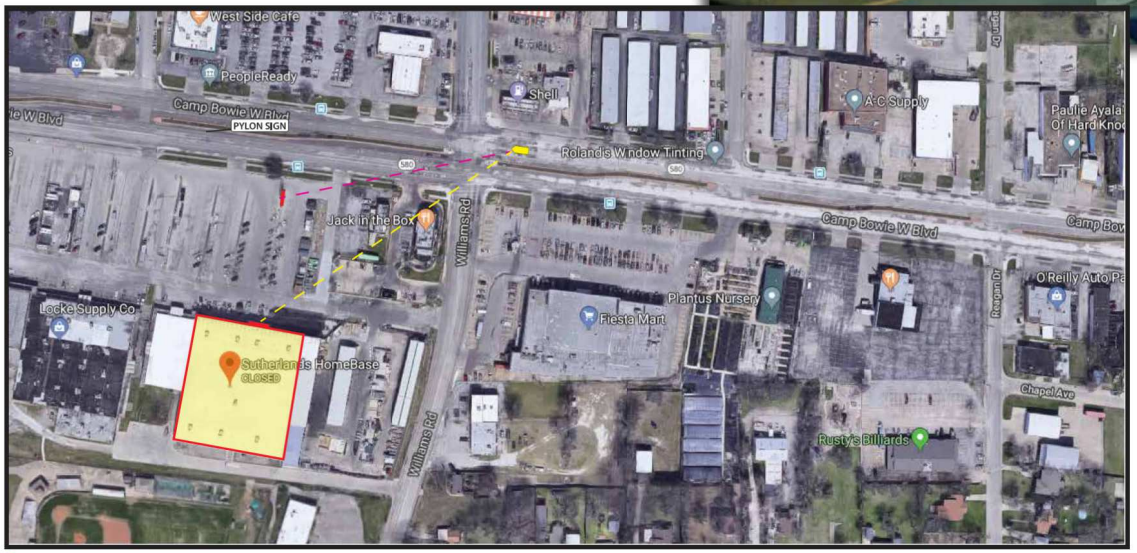

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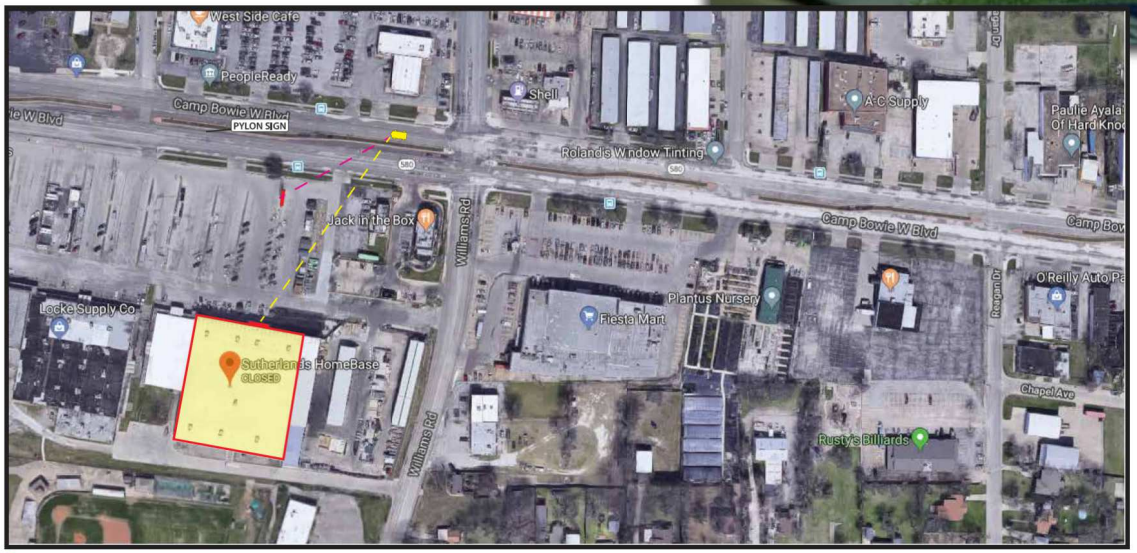

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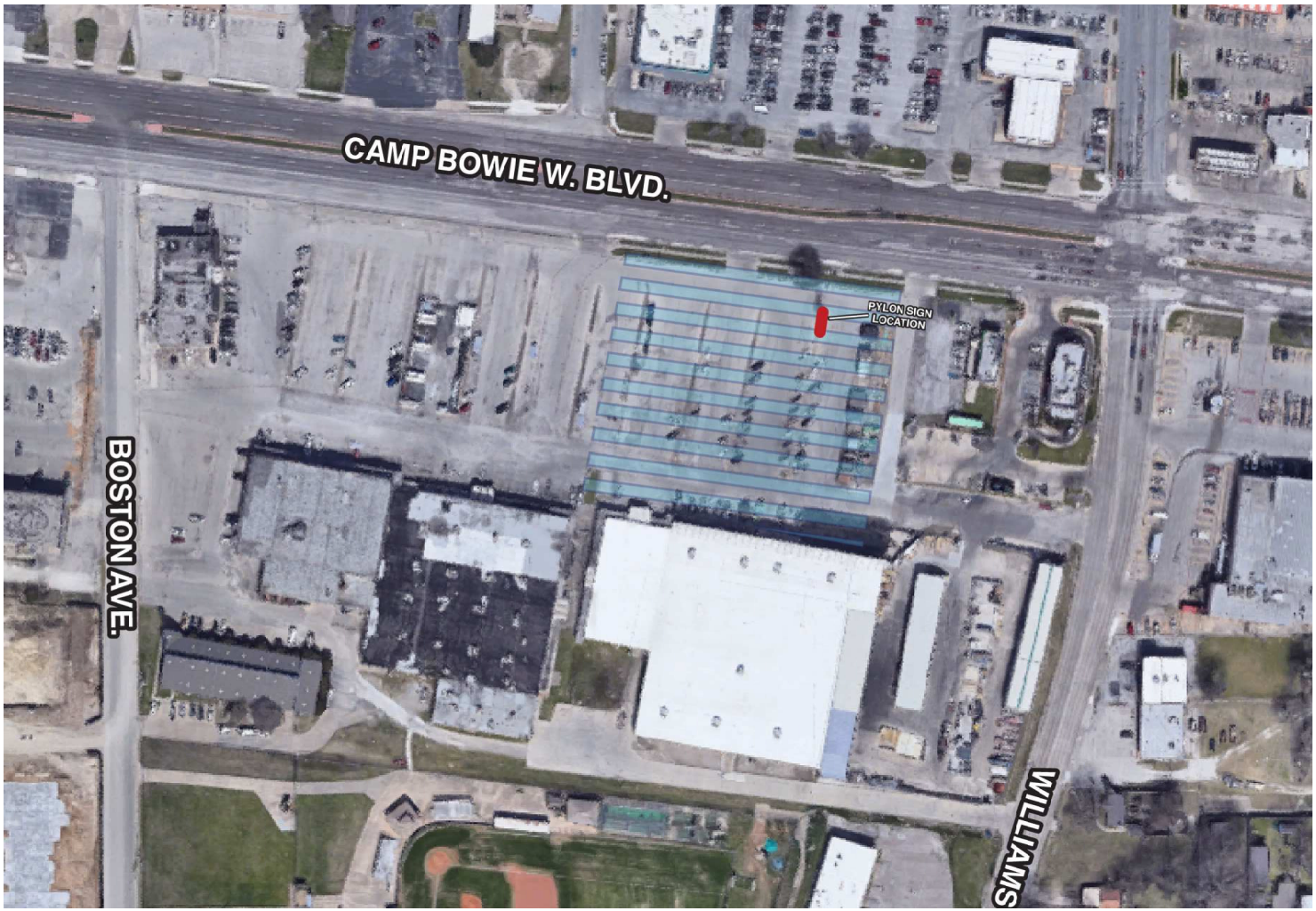
CAMP BOWIE W. BLVD.
PYLON SIGN LOCATION
BOSTON AVE.
WILLIAMS

AERIAL MAP

ZBA-19-02 - Request to Alter a Non-Confomring Sign

Location:
7909 Camp Bowie W Blvd

Applicable Ordinances

17.100.100 [Non-conforming] Signs

The lawful location and maintenance of commercial signboards and billboards existing at the time of passage of this Ordinance may be continued, although such use does not conform with the provision hereof, provided, however, that no alterations are made thereto and provided, however, any sign installed and in use prior to the enactment of this Ordinance will not be restricted by the Ordinance so long as its location, height, basic construction, message and other significant characteristics remain unchanged. Any sign in any zoning district which is rebuilt, relocated, modified, enlarged, extended, altered other than by normal maintenance to the configuration existing at the time of enactment of this Ordinance shall be regulated by this Ordinance.

17.08.020 - Definitions

"Sign, non-conforming" means any sign that was lawfully constructed and maintained prior to the effective date of [Title 17 – Zoning of the City of Benbrook] and which does not conform to the requirements of [Title 17].

"Sign alteration" means any change of copy, sign face, color, size, shape, illumination, position, location, construction, or supporting structure of any sign.

17.92.030. K.2 – Administrative procedures [Sign Ordinance]

The [Zoning Board of Adjustment] shall have the following powers:

2. To authorize the alteration or reconstruction of a nonconforming sign provided such reconstruction does not, in the judgment of the board, increase the degree of nonconformity of the sign and that the long-term goal of bringing signs into compliance is achieved.