



Appeal Case

**AERIAL MAP**

FY-24-2-APL

 Case Area



GIS products are for informational purposes and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. They do not represent an on-the-ground survey and represent only the approximate relative location of property boundaries and other features.

Date: 7/29/2024



Appeal Case

# FUTURE LAND USE PLAN MAP

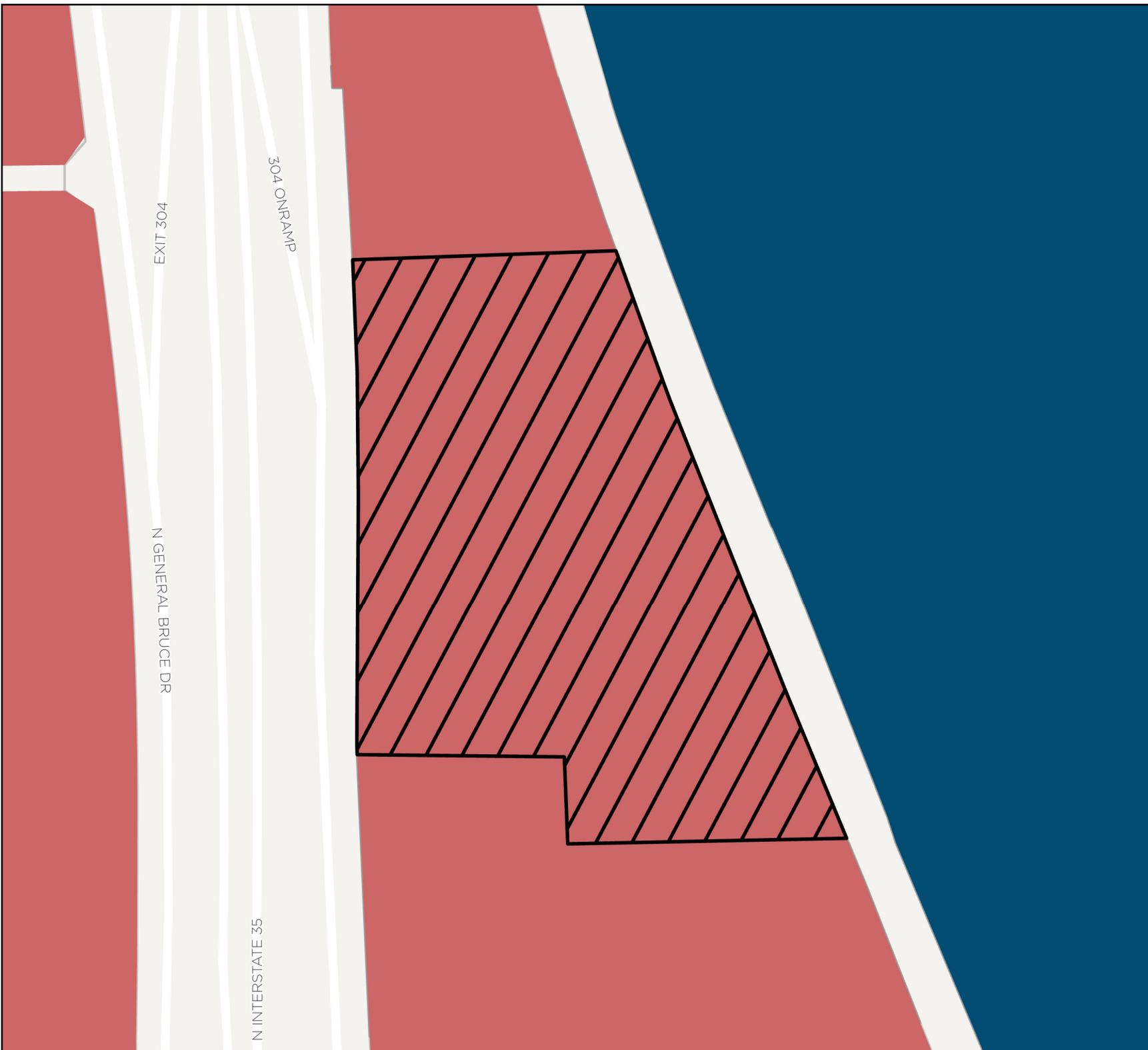
FY-24-2-APL

-  Case Area
-  Business Park
-  Corridor Mixed-Use
-  Downtown Core
-  Downtown Transition
-  Employment Mixed-Use
-  Industrial
-  Parks and Open Space
-  Residential and Neighborhood
-  Regional Commercial
-  Rural - Estate
-  Temple Medical & Education District
-  Urban Residential
-  MUAC
-  Temple Municipal Boundary



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Appeal Case

# LOCATION MAP

FY-24-2-APL

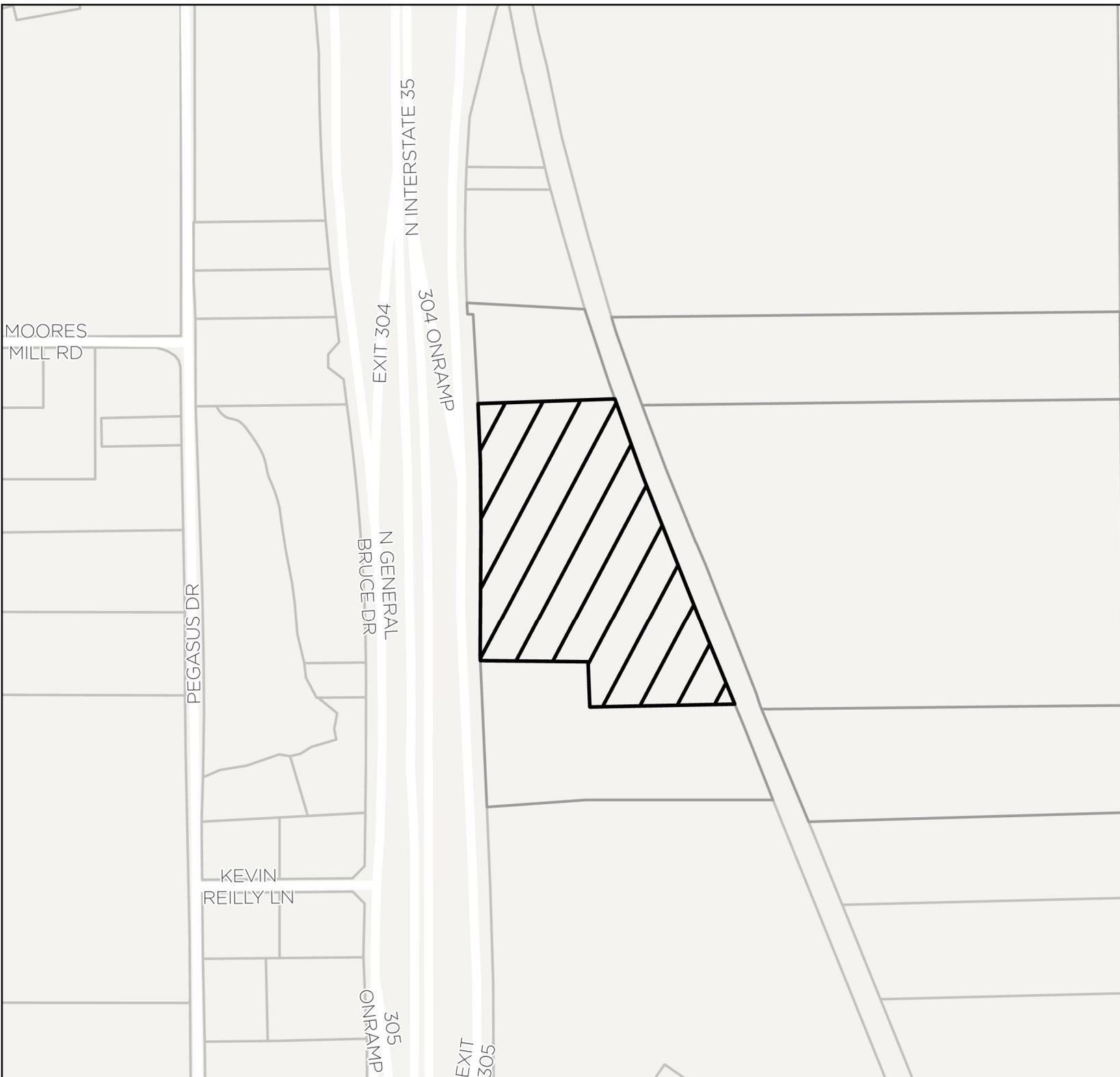
 Case Area

 Municipal Boundary



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Appeal Case

# NOTIFICATION BUFFER MAP

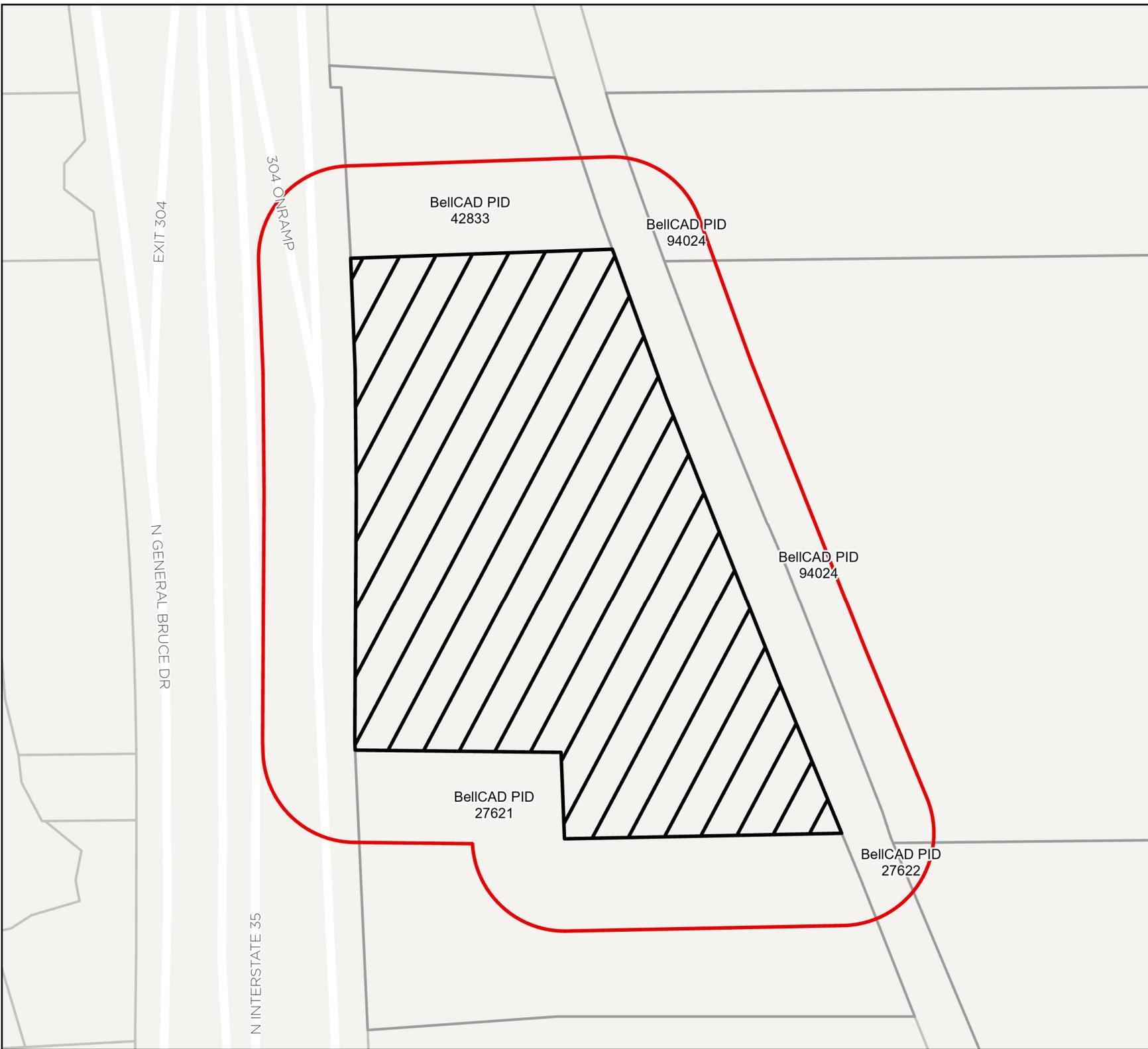
FY-24-2-APL

-  Case Area
-  Notification Area
-  Temple Municipal Boundary



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Appeal Case

# THOROUGHFARE AND TRAILS PLAN MAP

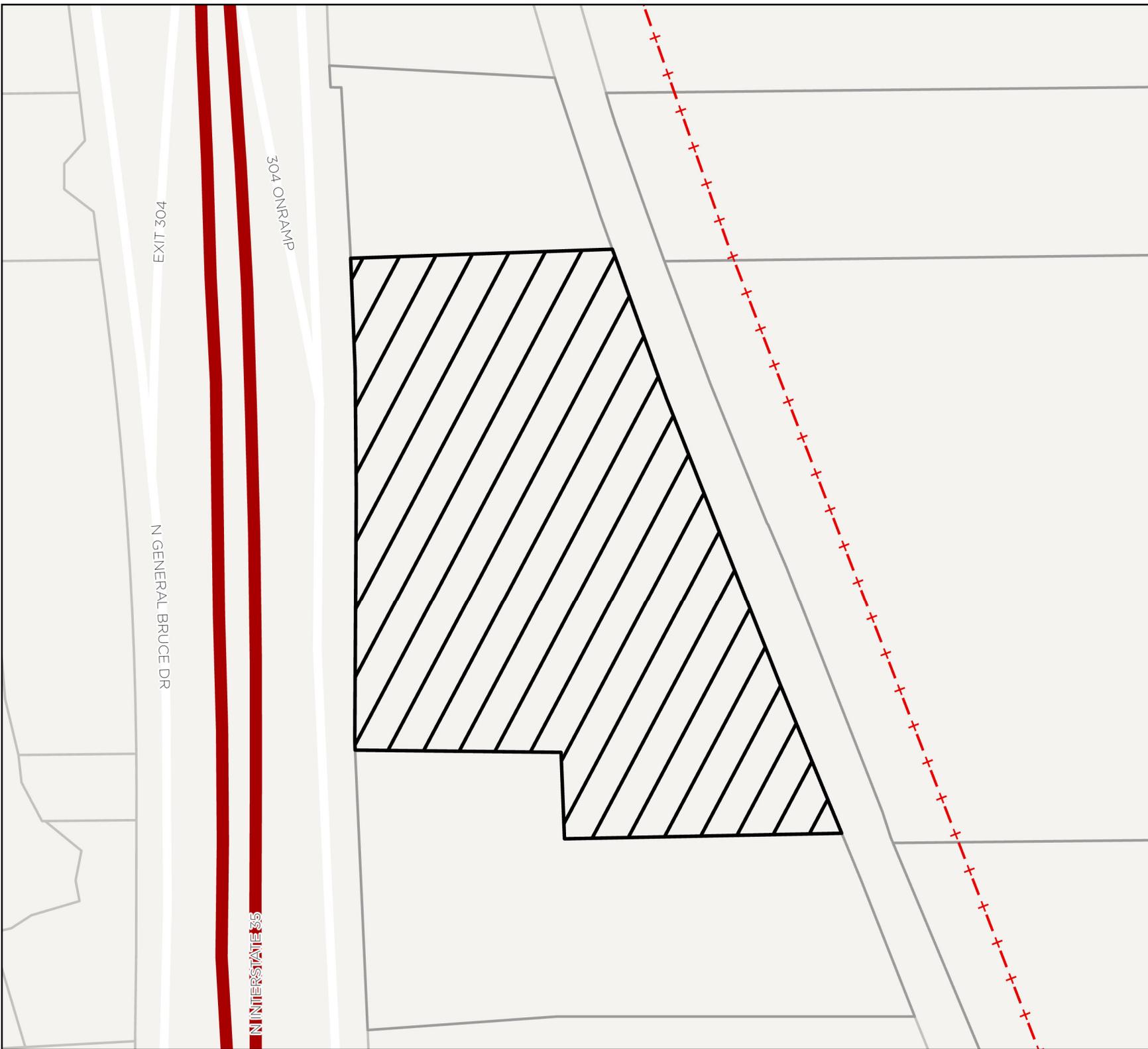
FY-24-2-APL

-  Case Area
-  Municipal Boundary
- Thoroughfare Plan**
-  Highway
-  Major Arterial
-  Future Major Arterial
-  Minor Arterial
-  Future Minor Arterial
-  Community Collector
-  Future Community Collector
-  Neighborhood Collector
-  Future Neighborhood Collector
- Trails Master Plan**
-  Existing Thoroughfare Connector Trail
-  Proposed Thoroughfare Connector Trail
-  Existing Neighborhood Connector Trail
-  Proposed Neighborhood Connector Trail
-  Existing Greenway Trail
-  Proposed Greenway Trail
-  Existing In-Park Trail



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# UTILITY MAP

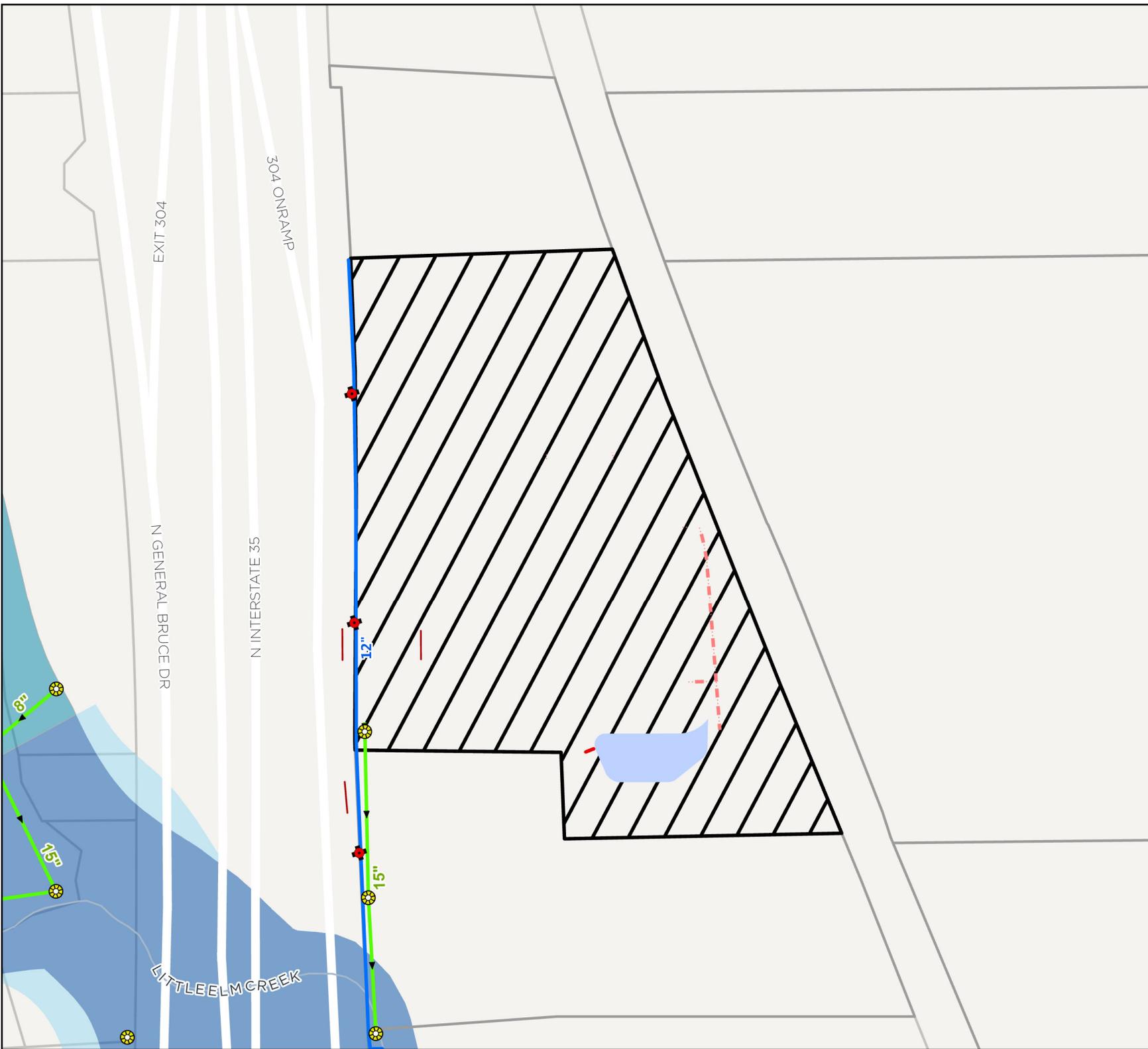
FY-24-2-APL

-  Case Area
- UTILITIES**
-  Fire Hydrant
-  Potable Water
-  Sanitary Manhole
-  Sanitary Gravity Main
-  Stormwater Inlet
-  Culvert
-  Open Drain
-  Stormwater Gravity Main
-  Detention Pond
- FEMA FLOOD ZONE**
-  ACF - 0.2% annual chance flood hazard
-  A - 1% or greater annual chance flood hazard
-  AE - 1% annual chance flood hazard



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# ZONING MAP

FY-24-2-APL

 Case Area

### CURRENT ZONING

 PD &	 2F	 C
 PD	 MF-1	 LI
 CUP	 MF-2	 HI
 AG	 MF-3	 SD-C
 UE	 MH	 SD-H
 SF-1	 MU	 SD-T
 SF-2	 O-1	 SD-V
 SF-3	 O-2	 T4
 SFA	 NS	 T5-C
 SFA-2	 GR	 T5-E
 SFA-3	 CA	 T-SOUTH

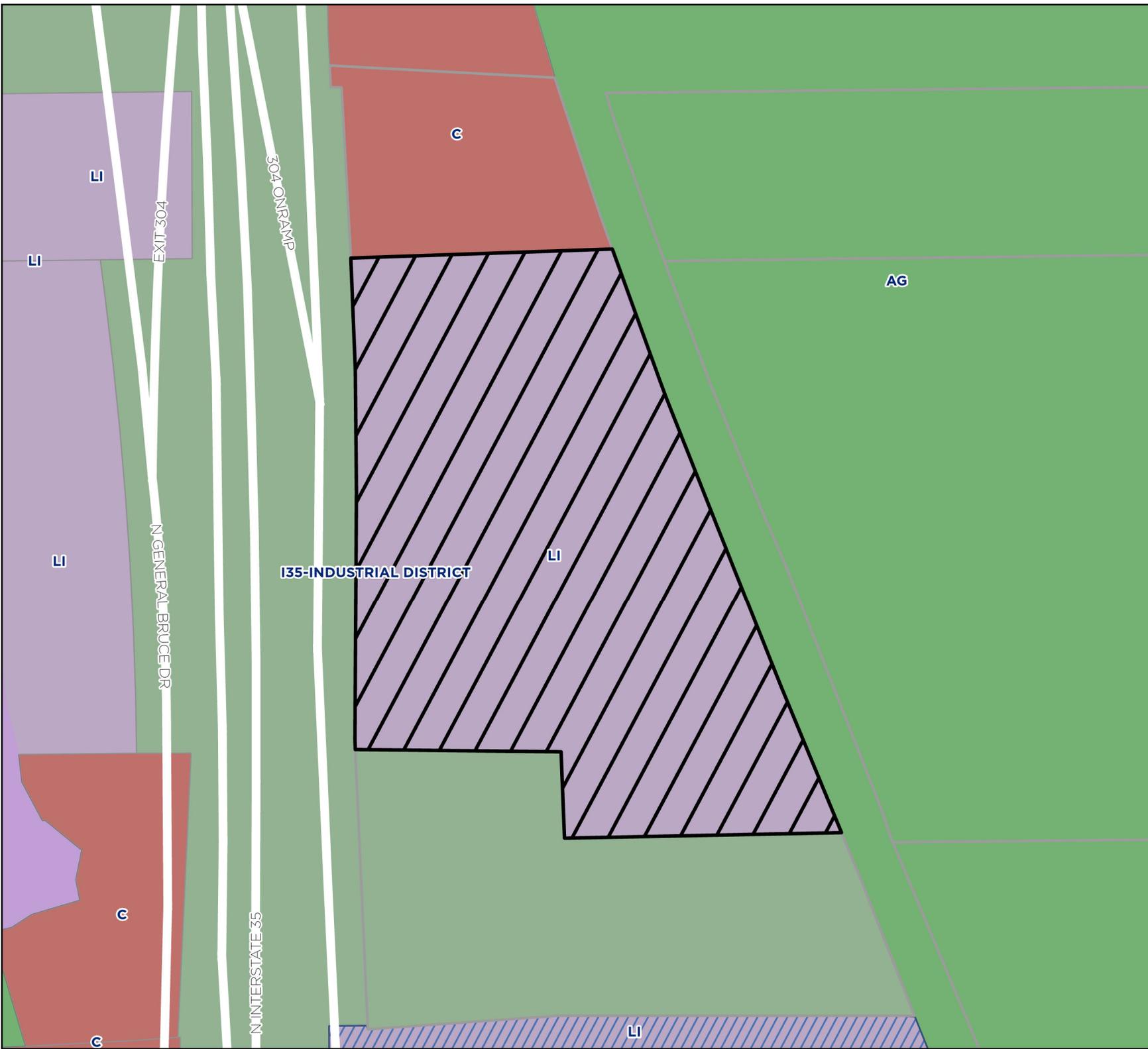
### ZONING OVERLAY DISTRICTS

 1ST & 3RD STREET DISTRICT	
 I-35 RETAIL DISTRICT	
 I-35 INDUSTRIAL DISTRICT	
 I-35 GATEWAY DISTRICT	
 AFRICAN AMERICAN CHURCHES HISTORIC	
 CENTRAL AVENUE	
 HISTORIC DISTRICT	
 TMED SOUTH	 TMED SD-T
 TMED SD-C	 TMED SD-V
 TMED SD-H	 TMED T5-E



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# Photos

Site: N General Bruce Drive View  
Land/Undeveloped  
Light Industrial (LI)  
I-35 Industrial District



**West: Commercial Uses  
Land/Undeveloped  
Light Industrial (LI)  
I-35 Industrial District**



**South: Commercial (C)  
Planned Development (PD)  
Light Industrial (LI)  
I-35 Gateway District**



**East: Undeveloped Land  
Agricultural (AG)  
I-35 Industrial District**



**North: Commercial Uses  
Commercial (C)  
I-35 Industrial District**





RE: Formal request to allow an exception to the sign restrictions in the I-35 Industrial Sub district overlay.

To whom it may concern:

We are respectfully requesting a variance to the allowed pylon restrictions as it pertains to the I-35 Industrial Sub district overlay and the city of Temple sign ordinance. Atwoods is excited to bring our 55,125 square foot retail center to Temple Texas. We are looking forward to serving the community with our goods and services. We are thankful for the large building signage that was allowed by the city. We are proud of our very large properties and buildings and we have a lot to offer. Along with large buildings and building signage comes the need for large prominent “detached” signage in the form of pylon signs. We routinely install 50’ – 75’ pylons with 200’ – 400 square foot signs at our properties located on highways and freeways. Signage is a crucial part of attracting customers and helping guide the public to our place of business.

The Atwoods building is set back approximately 440 feet from the access road due to our large parking lot and required setbacks. This creates a unique, but unfortunate situation of not being visible to passing traffic until vehicles are essentially right in front of our property on the road. Our place of business will be missed by passing traffic unless they are looking directly toward our property. Our main concerns and requests are summarized below.

- Reasons for request:
  - o Extreme setback of building on property
  - o Elevation of property is at a low point on the road and has lots of tall trees potentially blocking the view of the building and pylon sign
  - o Need to be visible to passing traffic
  - o Help guide the public to our business
- Overall height: Allowed by code - 35’ oah.
  - o Solution: We are requesting a 75’ oah sign to increase visibility to traffic approaching both North and South on I-35 as well as the access roads.
- Maximum size: Allowed by code – 200 sq. ft.
  - o Solution: We are requesting a 330 sq. ft. sign to increase visibility and achieve the proper aesthetic for the sign.

We thank you for your consideration of this request and look forward to many years of business in Temple Texas.

*Michael Noak*

Atwoods Ranch & Home Goods  
Director of Marketing  
500 S. Garland Rd.  
Enid, OK 73703  
580-233-3702, Ext. 2200

**From:** [Kirk Stateson](#)  
**To:** [Shelby Smith](#)  
**Subject:** Atwoods sign variance  
**Date:** Friday, August 2, 2024 4:16:17 PM  
**Attachments:** [image008.png](#)  
[image013.png](#)  
[image015.png](#)  
[image016.png](#)  
[Dwg - Atwoods Temple, TX pylon variance presentation.pdf](#)

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Shelby – Revised drawings attached showing a 300 sq. ft. sign on the 75’ pole. And, yes the 247 sq. ft. sign at 50’ height is the back up request.

Please accept this email as written notice that we are withdrawing the request for a 330 sq. ft. sign at 75’ height. We are replacing that request with the 300 sq. ft. sign at 75’ height.

Thanks,

**Kirk Stateson** | SIGN EXPERT

Direct Line: 817–583–5514

**willowcreeksigns**

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**From:** Shelby Smith <ssmith@templetx.gov>  
**Sent:** Friday, August 2, 2024 3:40 PM  
**To:** Kirk Stateson <kirk@signprodesigns.com>  
**Subject:** RE: Buc ee's pylon sign variance

Hi Kirk,

Please send the revised plan showing the 300 sq ft sign area and submit something in writing that the request for 330 sqft sign area will be withdrawn. Also, can you confirm that the alternate option is for 247 sq ft and 50 ft height?

I want to make sure we have the most recent/accurate information in the presentation for the meeting. Thank you for your help with this.

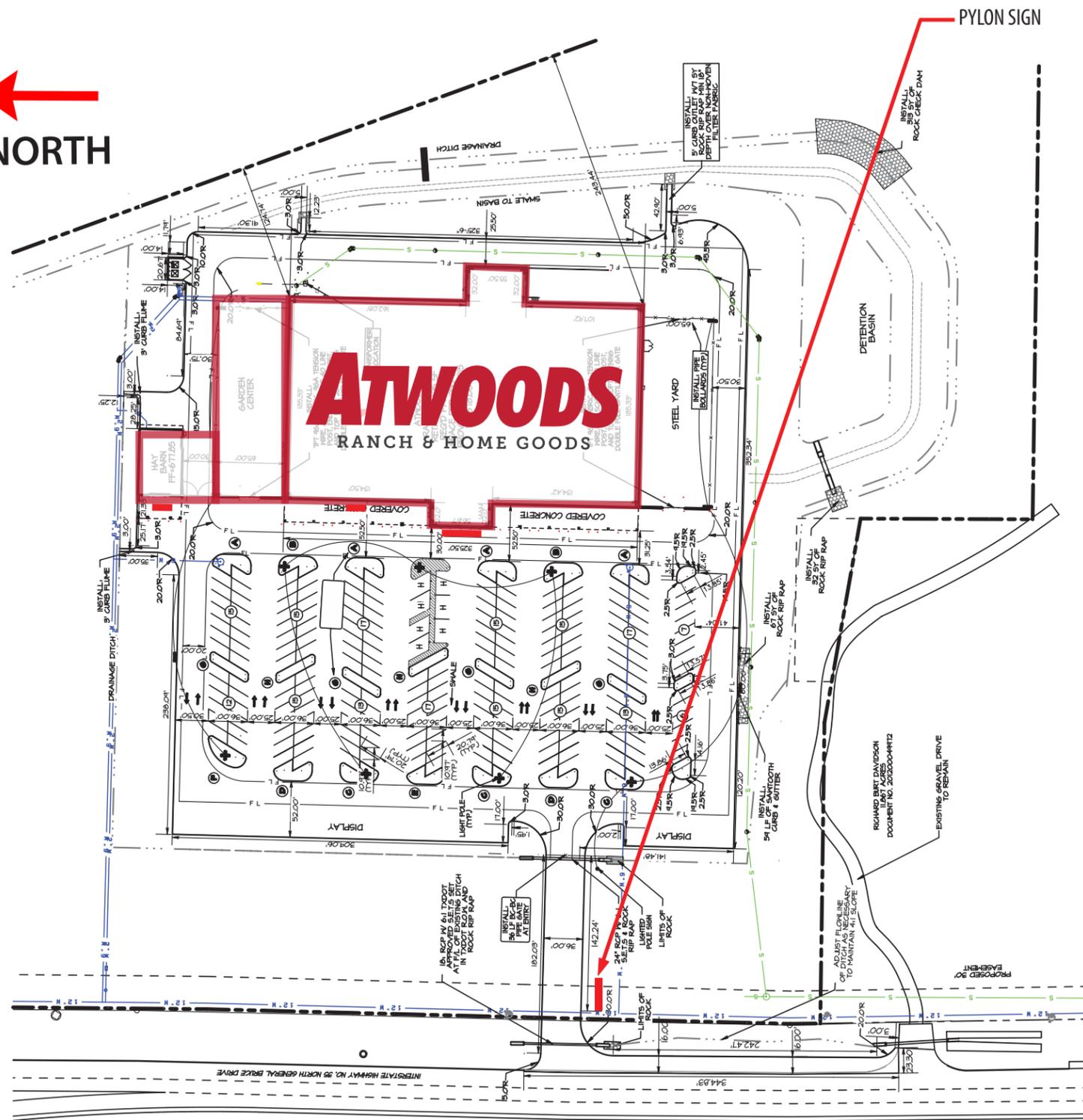
The meeting instructions to join the 8/5/24 Planning & Zoning Commission meeting are attached. The workshop meeting will begin at 5:15 PM and the regular meeting will begin at 5:30 PM. The Planning & Zoning Commission meeting packets for the **Monday, August 5, 2024**, meeting have been uploaded to the City website:

[https://www.templetx.gov/departments/administration/city\\_secretary/recent\\_agendas\\_\\_\\_minutes/index.php](https://www.templetx.gov/departments/administration/city_secretary/recent_agendas___minutes/index.php)

The meeting will be held at **City Hall at 2 North Main in the City Council Chambers**. Virtual meeting instructions are attached if you prefer to attend remotely. The workshop will begin at **5:15 PM**.

Please e-mail me if you have any questions.

←  
NORTH



### CITY CODE INFORMATION

#### WALL SIGNS

1 per public street-facing façade for façades up to 300 feet in length per business; maximum of 2 for façades exceeding 300 feet in length  
 Max Area: 10% of façade face or 300 sq ft max (whichever is greater)

#### Pylon Sign: 1 per public access driveway

Max Height: 25' to 35' OAH

Max Area: 200 sq ft

Setback: 0' (\*1 foot height increase for each foot of setback-max of 35' tall)  
 Spacing between signs: 50'

#### 4. Freestanding Sign Materials

Freestanding sign bases must be clad in either the same masonry material found on the primary building exterior, brick or stone. If a building has been approved to use ACM (Aluminum Composite Material) as the primary exterior or as an accent material, freestanding signs on the site may be clad with ACM to match the building.

5. Pylon Sign Provisions. All pylon signs in the I-35 Overlay Corridor must have either 1) a minimum height to width ratio of 1 to 0.15 for the masonry or ACM support structure or base or 2) consist of a 2-legged sign clad with masonry that incorporates the following standards:

- a. Brick or stone must extend at least 1/3 of the way up a metal pole
  - i. Stucco or ACM to match the building can be used where applicable and
  - b. The metal pole must consist of either:
    - i. A minimum of an 8-inch x 8-inch square pole with a minimum of a 1/2-inch wall; or
    - ii. A round metal pole with a minimum of a 10-inch diameter; or
    - iii. Architectural metal approval by the Planning Director.
  - c. Planter boxes incorporated into the base of the pylon sign with drought-tolerant landscaping are encouraged and:
    - i. Count towards overall landscaping requirements and
    - ii. Do not require permanent irrigation
  - d. Existing pole signs can remain, but the pole(s) must be clad in stone, stucco or brick the lesser of 20 feet in height or the entire pole height when a sign face is replaced. The masonry must be applied to a flat surface, which would require a rectangular framing for an existing round pole.

**Customer Approval:**

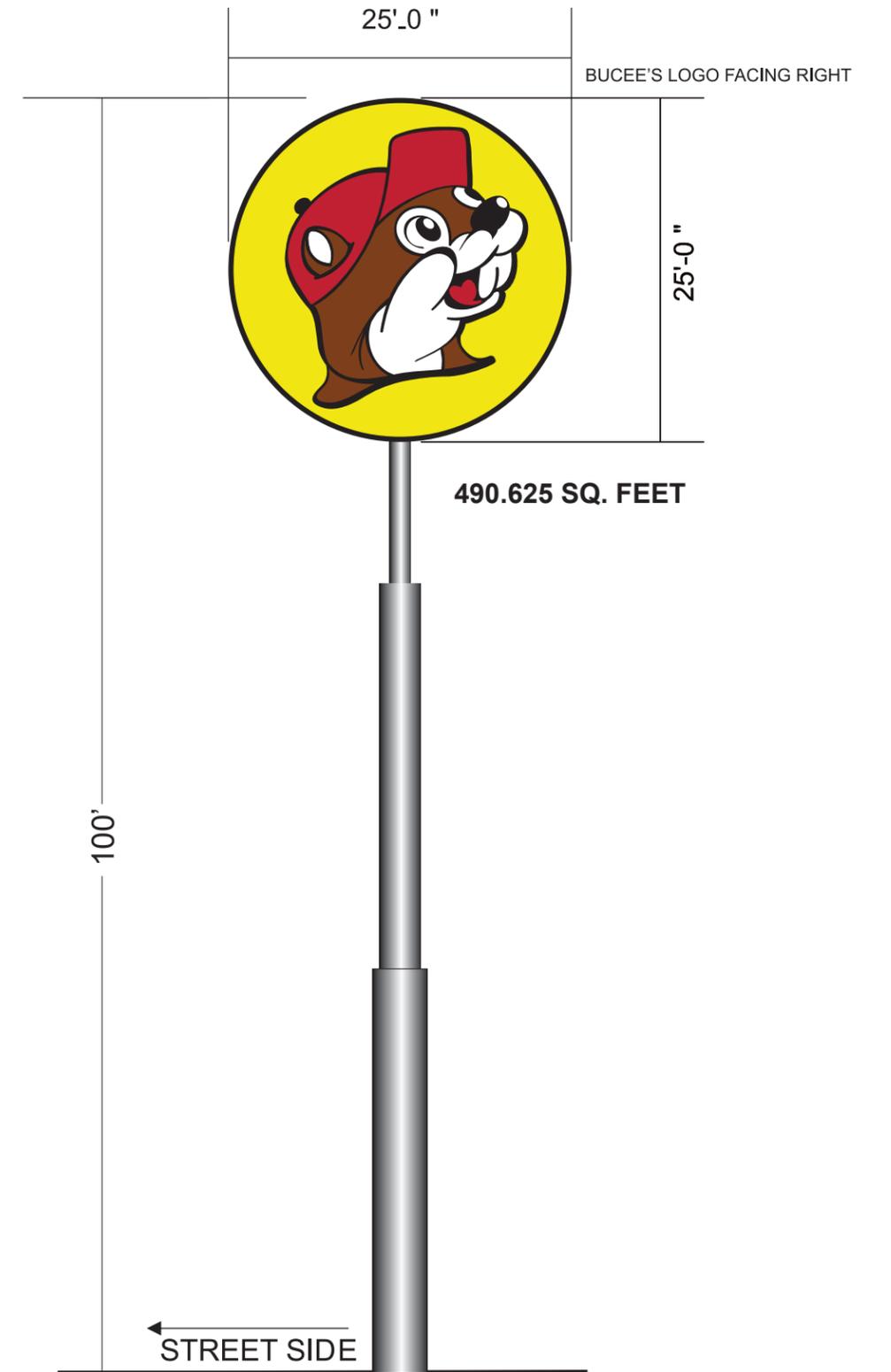
Date:	Location:	Drawn by:	Dwg/ Rev:
01/19/24	5501 N. General Bruce Dr. Temple, TX 76501	CD	2

By signing the acceptance field on this print I understand that I am accepting all aspects of this drawing including artwork, specifications, dimensions, spelling and any other representations herein. I also understand that the color representations and scale of the sign(s) on this print are approximate and may not match manufacturers samples exactly.

North bound view

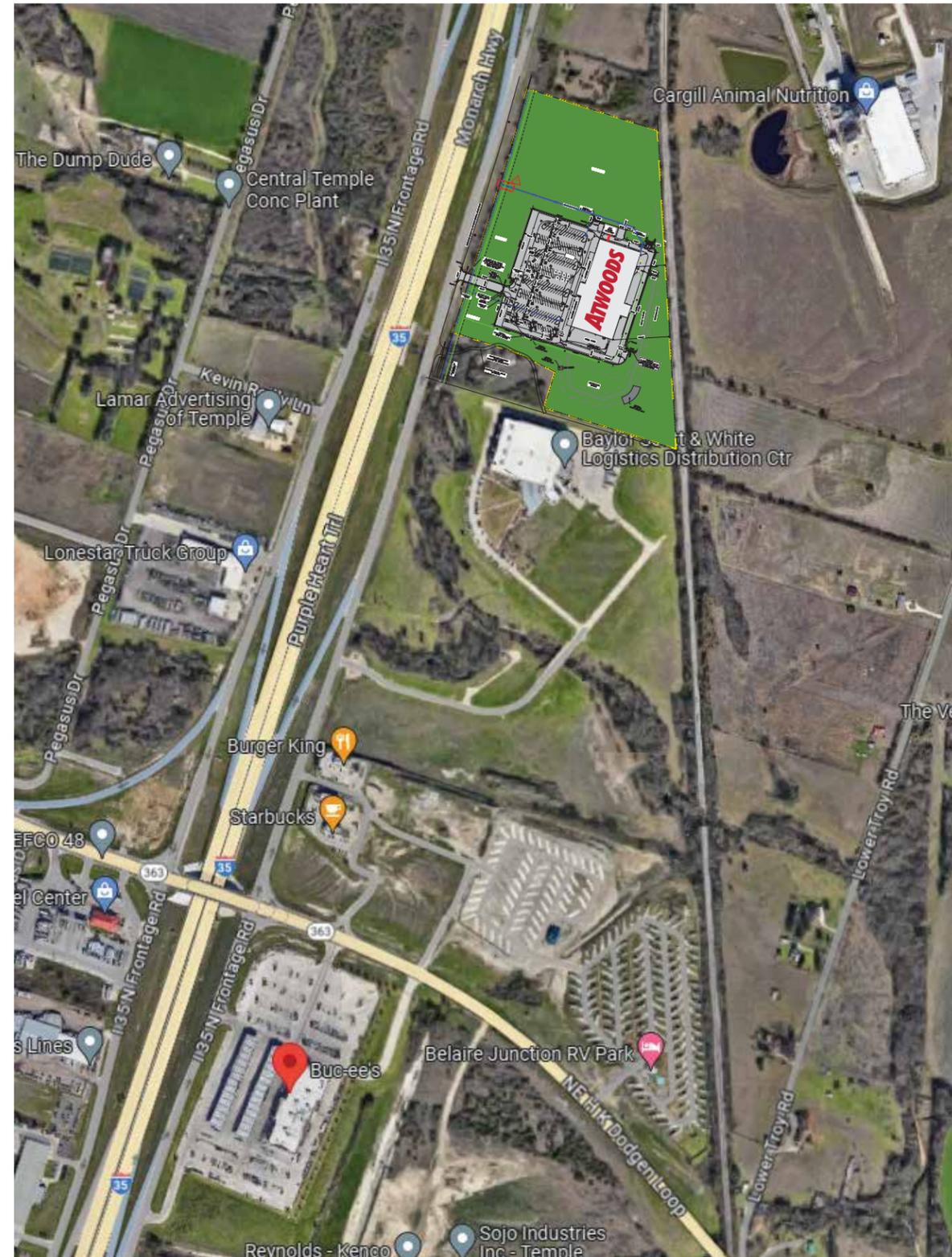


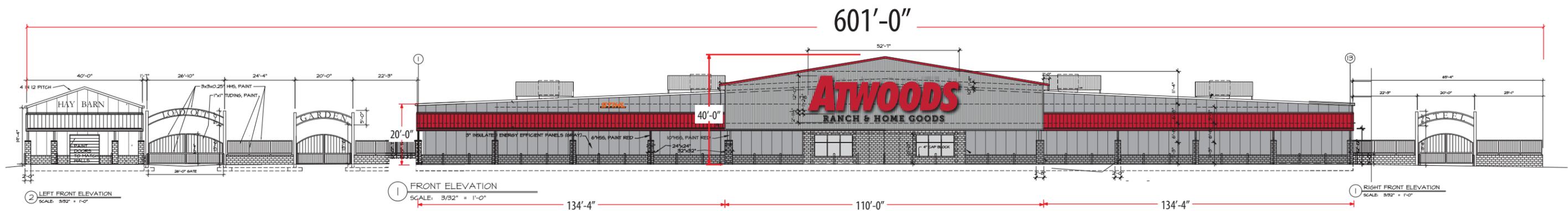
South bound view



**Atwoods**  
**51,125 Sq. Ft. Building**  
**20 Acres**

**Buc-ee's**  
**60,000 Sq. Ft. Building**  
**18 Acres**





**willow creek signs**  
 WILLOW CREEK SIGNS  
 2633 Blue Mound Rd. West  
 Fort Worth, Texas 76052  
 (817) 847 - 0571

Customer Approval:			
Date:	Location:	Drawn by:	Dwg/ Rev:
01/19/24	5501 N. General Bruce Dr. Temple, TX 76501	CD	2

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**ELECTRICAL SIGNS MUST BE NEC & UL COMPLIANT**  
 Underwriters Laboratories Inc. LISTED

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## Option 1

### D/F PYLON SIGN

#### SPECIFICATIONS

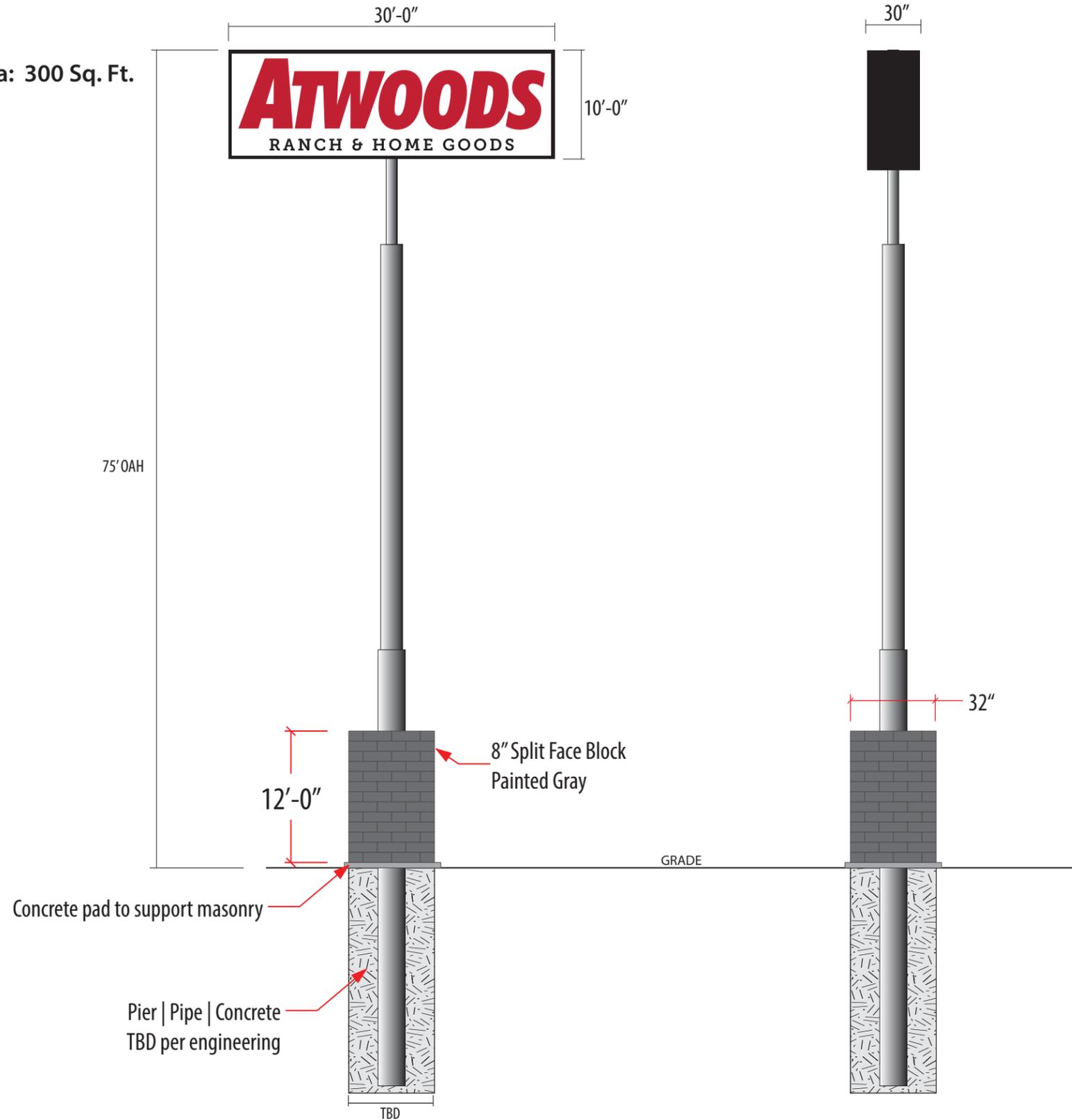
##### CABINET

- Aluminum, painted Black
- Flex faces with vinyl graphics
- Vinyl: 3630-53 Cardinal Red, Black
- LED illumination, bright white

##### STEEL PIPE & PIERS

- Pipe size TBD per engineering
- Pier size TBD per engineering

Sign Area: 300 Sq. Ft.



<b>Customer Approval:</b>			
<b>Date:</b> 01/19/24	<b>Location:</b> 5501 N. General Bruce Dr. Temple, TX 76501	<b>Drawn by:</b> CD	<b>Dwg/ Rev:</b> 2

By signing the acceptance field on this print I understand that I am accepting all aspects of this drawing including artwork, specifications, dimensions, spelling and any other representations herein. I also understand that the color representations and scale of the sign(s) on this print are approximate and may not match manufacturers samples exactly.



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### Option 2

#### D/F PYLON SIGN

#### SPECIFICATIONS

##### CABINET

- Aluminum, painted Black
- Flex faces with vinyl graphics
- Vinyl: 3630-53 Cardinal Red, Black
- LED illumination, bright white

##### STEEL PIPE & PIERS

- Pipe size TBD per engineering
- Pier size TBD per engineering

Sign Area: 247 Sq. Ft.

