

RESOLUTION

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF BURLESON, TEXAS, FOR APPROVAL OF VARIANCES TO CHAPTER 63, SIGN REGULATIONS, TO ALLOW A PYLON SIGN, AND REDUCTION TO THE MINIMUM REQUIRED GROUND CLEARANCE OF THE SIGN CABINET LOCATED AT 1551 GREENRIDGE DRIVE.

WHEREAS, the City of Burleson, Texas (“City”), is a home rule city acting under its charter adopted by the electorate pursuant to Article XI, Section 5 of the Texas Constitution and Chapter 9 of the Local Government Code; and

WHEREAS, an application for commercial site plan with a variance related to pylon signage was filed by **Katherine Moltz** on **March 16, 2026**, under **Case Number VAR26-009**, on property described herein below filed application with the City; and

WHEREAS, on May 18, 2026, the City Council made an inquiry into the matter and reviewed all the relevant information, and

WHEREAS, Chapter 63, Sign Regulations, of the City of Burleson Code of Ordinances (2005) regulates the location, size, construction, erection, duration, use, and maintenance of signs within the jurisdiction of the City; and

WHEREAS, the City Council finds and determines that special conditions exist that are peculiar to the land, structure or building involved and are not applicable to other lands, buildings or structures in the same vicinity; and

WHEREAS, City Council finds and determines that the strict interpretation of Chapter 63 would deprive the applicant of rights commonly enjoyed by other properties in the vicinity under the terms of Chapter 63; and

WHEREAS, City Council finds and determines that the special conditions and circumstances do not result from the actions of the applicant(s) and such conditions and circumstances do not merely constitute pecuniary hardship or inconveniences; and

WHEREAS, City Council finds and determines that granting the variance will meet the objectives of the ordinance and not be injurious to the adjoining property owners or otherwise detrimental to the public welfare; and

WHEREAS, City Council finds and determines that the request will be the minimum variance necessary to alleviate the special hardship or practical difficulties faced by the applicant in meeting the requirements of Chapter 63; and

WHEREAS, City Council has determined that granting the variance will be in harmony with the spirit and purpose of Chapter 63; and

WHEREAS, the City Council finds and determines the conditions attached to the variance, if any, are necessary to achieve the purpose of Chapter 63.

NOW THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF BURLESON, TEXAS, THAT:

Section 1.

City Council hereby grants a variance to Section 63-57(a)(2) of Chapter 63, Sign Regulations, of the City of Burleson Code of Ordinances (2005) requiring a pylon sign within the North Wilshire Sign Corridor, to allow a pylon sign to be located at 1551 Greenridge Drive with the following conditions:

Height: Pylon sign shall not exceed 29 feet in height.

City Council hereby grants a variance to Section 63-57(c)(2) of Chapter 63, Sign Regulations, of the City of Burleson Code of Ordinances (2005) requiring signs must maintain a ten-foot clearance from ground to bottom of sign cabinet, to allow a pylon sign with 8'-11 ½" of ground clearance to be located at 1551 Greenridge Drive.

Except as otherwise specified above or as shown on Exhibit "A", all other conditions, regulations, procedures, and rules of Chapter 63, Sign Regulations, of the City of Burleson Code of Ordinances (2005), as amended, shall apply to the signs at 1551 Greenridge Drive.

Section 2.

This resolution shall take effect immediately from and after its passage.

PASSED, APPROVED, AND SO RESOLVED by the City Council of the City of Burleson, Texas, on the _____ day of _____, 20____.

Chris Fletcher, Mayor
City of Burleson, Texas

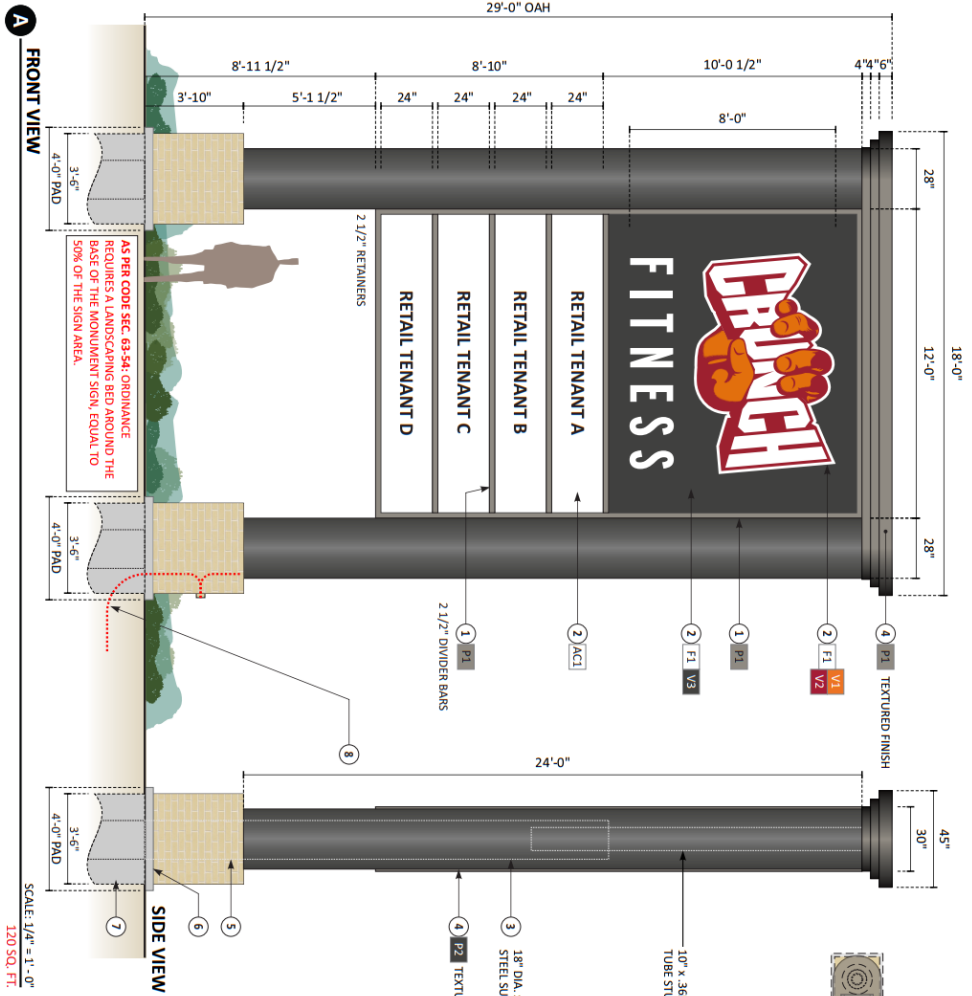
ATTEST:

APPROVED AS TO LEGAL FORM:

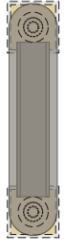
Amanda Campos, City Secretary

E. Allen Taylor, Jr., City Attorney

Exhibit "A" (Continued)



SCALE: 1/4" = 1'-0"
120 SQ. FT.

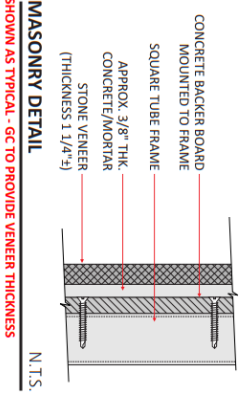


D/F MULTI-TENANT PYLON

#	Description
1	10" Alum. fabricated Cabinet, Returns, Face Dividers and reveal - All Painted (P2) Finish.
2	1 Two (2) (P1) Main ID Flex faces, 1st surface 3M translucent film - Internally illum. will be Secondary cabinet panels (GV 8) to have polycarb. faces w/ vinyl graphics (on separate wof) Req. 9 sq ft local code.
3	Two (2) Steel Supports & Steel Stub Supports
4	Alum. Fab. Pole Covers FTD. (P2) w/ Tex. Finish, w/ Decorative cap painted (P1)
5	Lower Base Column with Fabricated Alum. Frame / Backer Board with Metrobrick #100 Alabaster veneer.
6	4" Deep x 48" x 48" Concrete Pad with #3 Rebar on 9" Centers.
7	Two (2) 3'-6" Dia. x 10'-6" Deep Concrete Pier Foundations Required.
8	Partition ID to provide buried conduit prior to concrete foundation pouring.

Primary Elec. Service & Final Hoodup by Customer. VARIANCE REQUIRED.

Colors:
AC1 White polycarbonate face
FI White Flex face
V1 CRUNCH - 3M #3930-74 Kumquat Orange
V2 FITNESS - 3M #3750-53L Cardinal Red
V3 Original 8500 070 Black (pins 446 C)
P1 SW 1018 Dovehill (cab. ret. - dividers) paint
P2 SW 7059 Iron Ore (Support cover) text. paint



MASONRY DETAIL
N.T.S.
SHOWN AS TYPICAL - G-C TO PROVIDE VENEER THICKNESS