

City Council Regular Meeting

DEPARTMENT: Development Services


FROM: Tony D. McIlwain, Development Services Director

MEETING: May 18, 2026

SUBJECT:

Consider and take possible action on a right-of-way use agreement with Eagle Mountain Enterprises, LLC for a monument sign associated with the Bear Ridge subdivision to be located within the median of South Wicker Hill Road. *(Staff Contact: Tony D. McIlwain, AICP, CFM, Development Services Director)(The Planning and Zoning Commission recommended approval by a vote of 7 to 0.)*

STRATEGIC PRIORITY AND GOAL(S):

Strategic Priority	Strategic Goal
 <p>Dynamic & Preferred City Through Managed Growth</p>	<p>2.2 Promote sustainable residential and commercial development through strategic and long-term planning</p>

SUMMARY:

Eagle Mountain Enterprises LLC is requesting approval to erect a subdivision sign within the median of South Wicker Hill Road. The sign is a monument type that identifies the Bear Ridge community. It is ninety-six square feet (8'h x12'w) and is proposed near the entry to the neighborhood. The city's code defines monument sign as a freestanding sign integrated into landscaping or other solid structural features supported by masonry base (no poles or columns) on the ground.

Below are the requirements for signs proposed within public rights-of-way.

§ 63-71 Signs in public rights-of-way.

(a) All signs in public right-of-way shall have a right-of-way agreement or a license agreement between the sign owner and the city council.

(b) The application for a right-of-way agreement or license agreement shall include the types, locations, size, area, height, number, materials, design and construction of all proposed signs.

(c) This data shall be a part of the agreement and will be attached to the agreement.

(d) The process for right-of-way agreement or license agreement shall be as follows:

(1) The application will be submitted to the community development department and will be reviewed by the development assistance committee (DAC) and shall be placed on a planning and zoning commission agenda.

(2) The city manager will then place the item on a city council agenda.

(3) The director of community development department shall put a notice in the newspaper 15 days before the day of the meeting for both the planning and zoning commission meeting and city council meetings (this notice may be sent at one time). The planning and zoning commission shall review the sign details and design and make a recommendation to the city council.

(e) The sign placement agreement shall be approved if the following criteria are met:

(1) The sign will be placed in right-of-way adjacent to and in the frontage of the business location or other establishment referenced in the sign.

(2) There would be an unnecessary hardship if the business location or establishment were not allowed to place the sign in the right-of-way due to lack of visibility from the right-of-way due to the placement of other existing structures.

Staff has met the public notice requirement. Staff has approved a right-of-way use agreement for median landscaping and irrigation. These improvements will be maintained by the Homeowner's Association.

RECOMMENDATION:

Staff recommends approval of the right-of-way use agreement. There are no associated sign variances.

PRIOR ACTION/INPUT (Council, Boards, Citizens):

April 28, 2026: The Planning and Zoning Commission recommended 7 to 0 to approve the monument sign.

REFERENCE:

[DIVISION 3: FREESTANDING SIGNS - City of Burlison, TX](#)

FISCAL IMPACT:

Proposed Expenditure/Revenue: n/a
Account Number(s): n/a

Fund: n/a
Account Description: n/a
Procurement Method: n/a

STAFF CONTACT:

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