

Burleson ISD Sign Variance

Location:

- 517 SW Johnson Ave.

Applicant:

Jeffrey Parrack

Burleson ISD

Item for approval:

Sign Variance (Case 23-036)



Burleson ISD Sign Variance

Background:

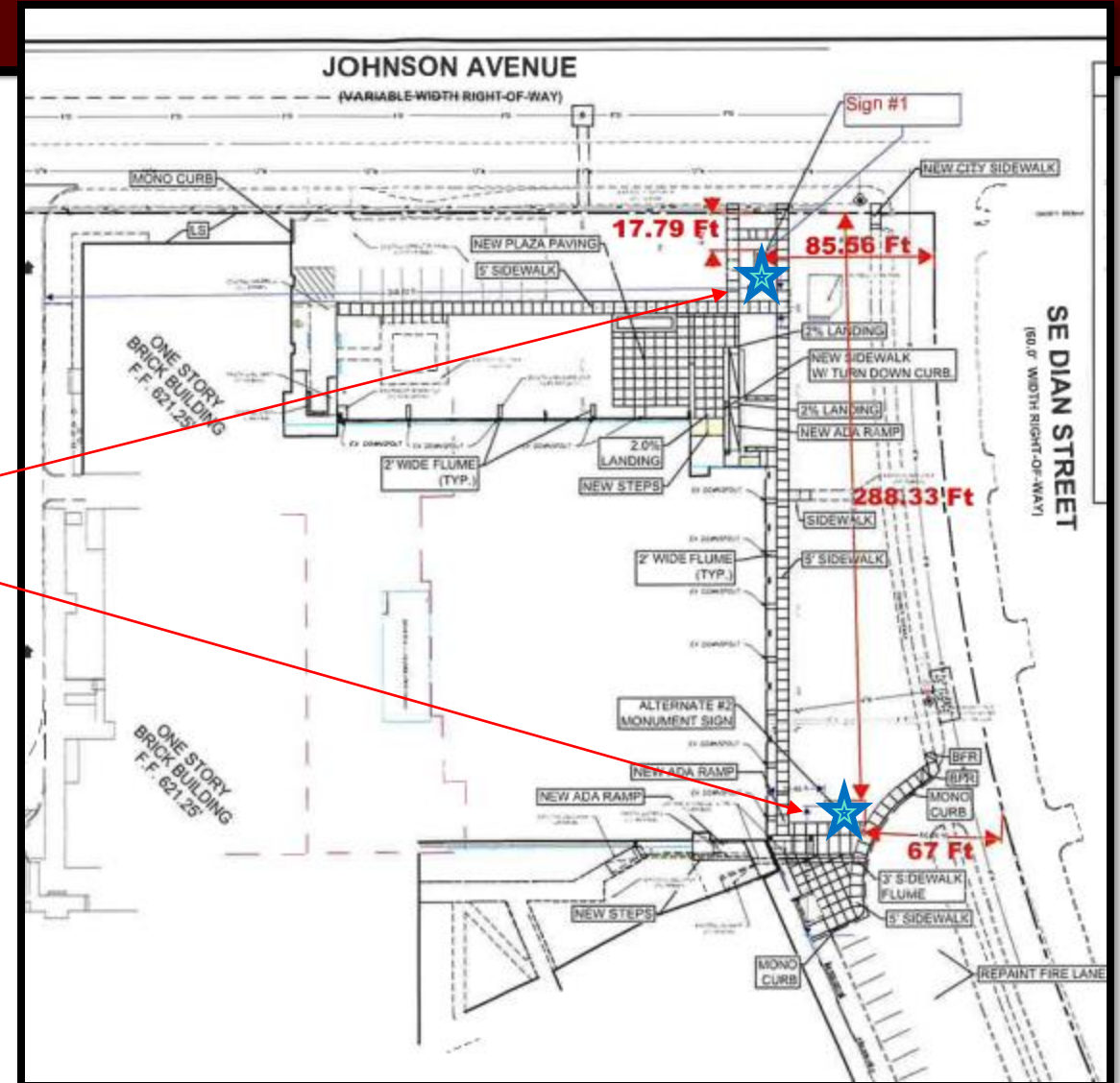
2021: Building Permits for Burleson ISD were approved.

- Applicant was under the impression that signage approval was included in building permit approval.

2022: Two monument signs were constructed without permits .

2023: Sign permits were retro-actively submitted.

- Staff review determined that the existing signs are not in compliance with masonry wrapping standard.

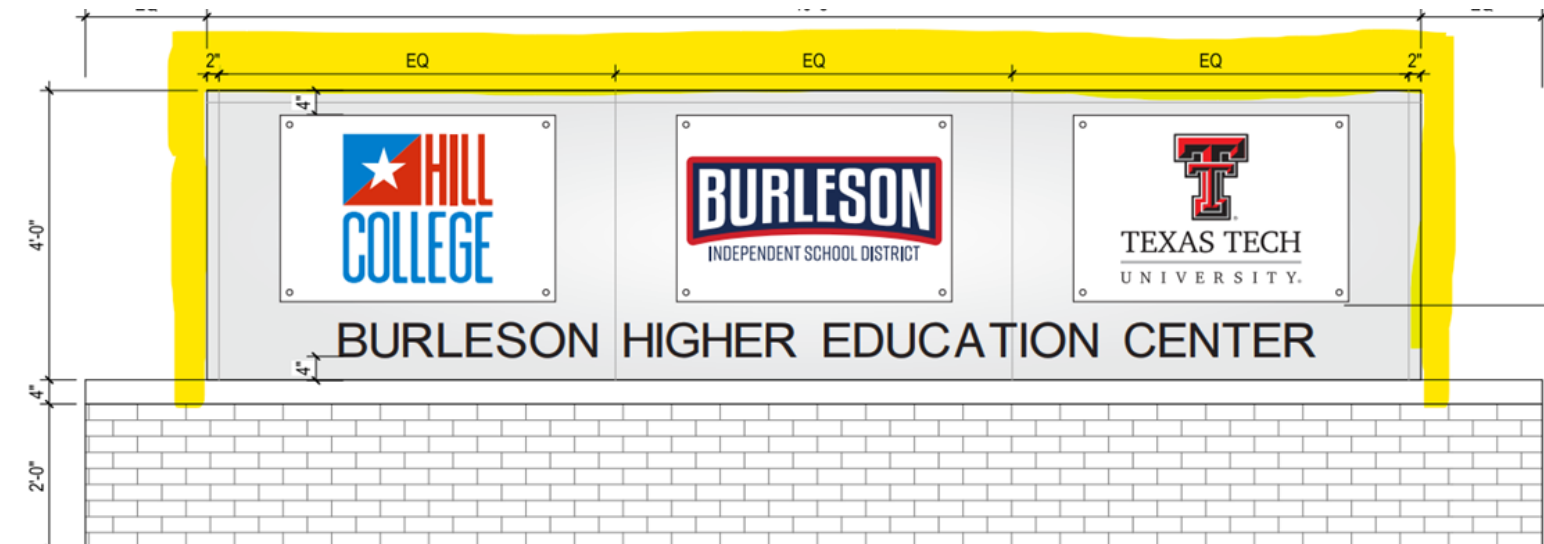


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Sign Variance Summary:

Section 63-54(f) (Monument sign) of the Sign Ordinance contains the following standard:

- Monument signs must be wrapped in masonry material to match or compliment the building, exposed sign cabinets or poles are prohibited. The masonry material wrapping the advertising area shall not exceed 100 percent nor fall below 30 percent of the commercial advertising area.



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Request #1:

- A variance to allow for two monument signs without sufficient masonry wrapping.

Applicant's Justification:

- Sign design contains characteristics of main building.
- Contract funds have been relocated.



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Consideration
<i>Special conditions</i> exist that are <i>peculiar to the land, structure or building</i> involved and are not applicable to other lands, buildings or structures in the same vicinity. The City may attach such conditions to granting all or a portion of any variance necessary to achieve the purpose of this chapter.
The <i>strict interpretation</i> of the chapter would <i>deprive the applicant of rights commonly enjoyed by other properties</i> in the vicinity under the terms of this chapter.
Special conditions and circumstances do not <i>result from the actions of the applicant(s)</i> and such conditions and circumstances do not merely constitute pecuniary hardship or inconveniences.
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
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 this chapter; and
Granting the variance will be in harmony with the <i>spirit and purpose</i> of this chapter.

Staff Recommendation

- It is staff's determination that the variance request is minimal in nature and the signs match the overall architectural theme of the campus. Additionally, the masonry base is substantial and complements other masonry aspects of the adjacent educational buildings.

