



CSP25-099

CITY COUNCIL – 9.15.25

TONY D. MCILWAIN, DEVELOPMENT SERVICES DIRECTOR

CSP25-099 – 1161 SW Wilshire

Location:

- 1161 SW Wilshire BLVD

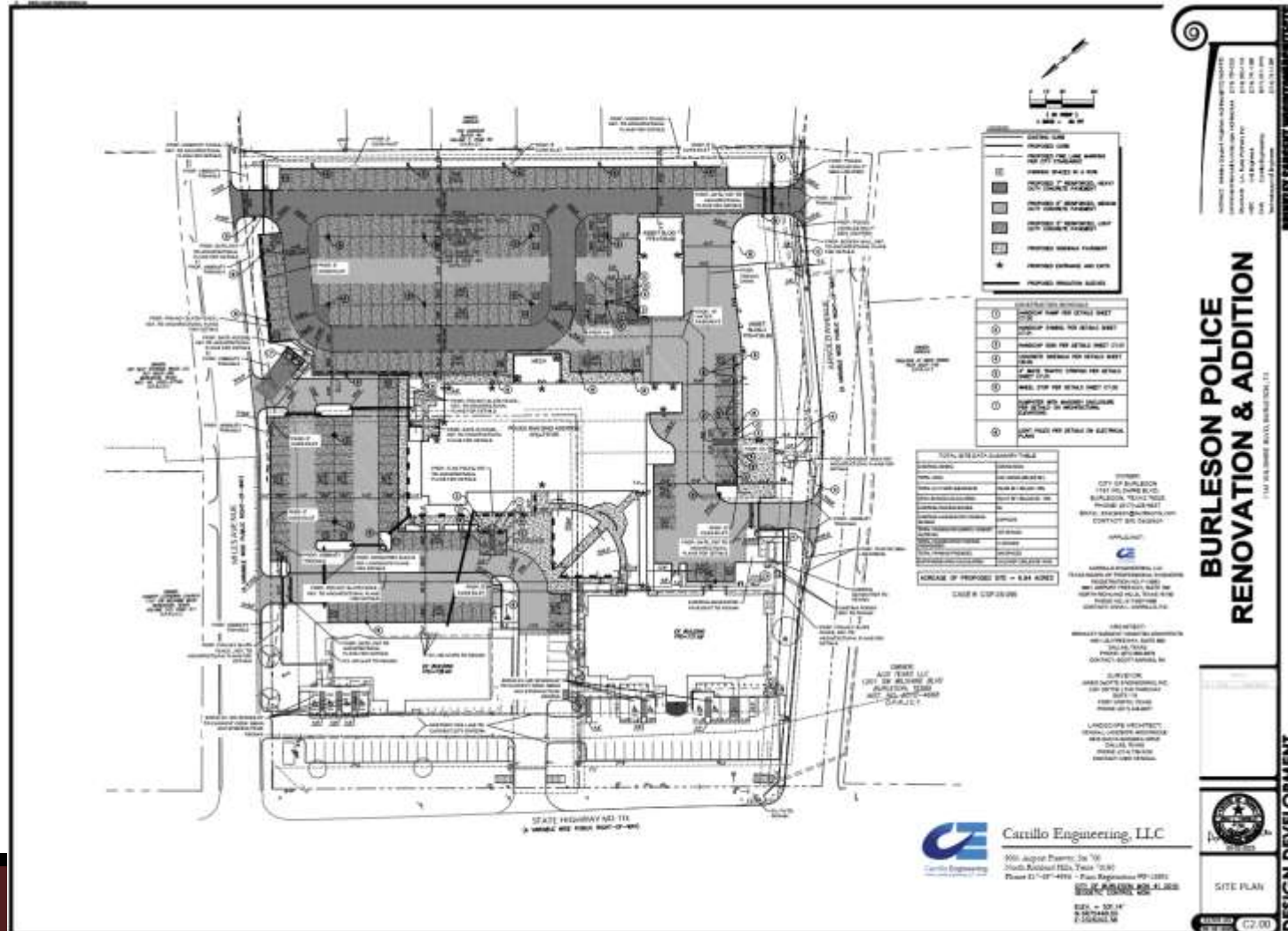
Applicant:

- Anna Carrillo (Applicant)
- City of Burleson (Owners)

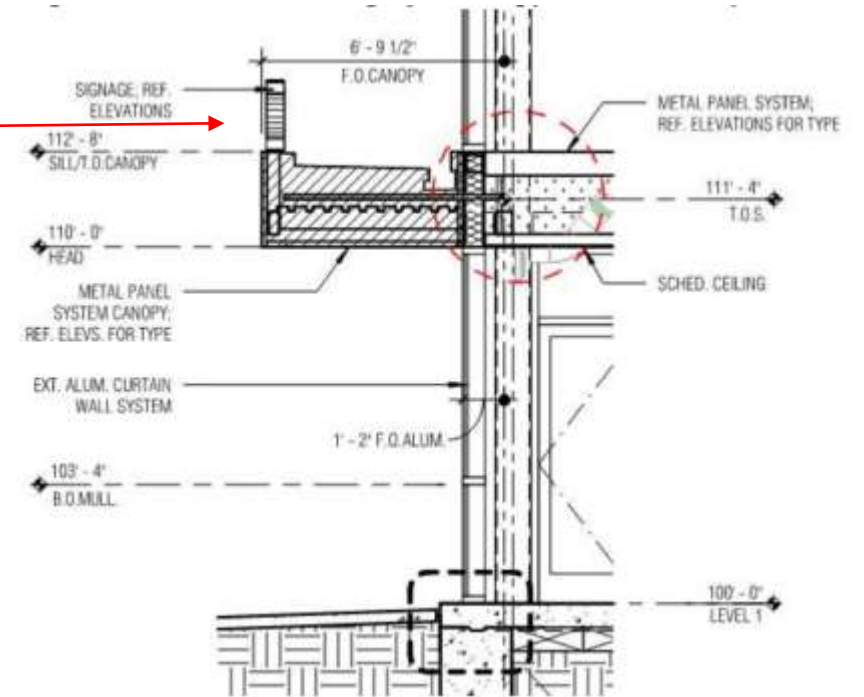
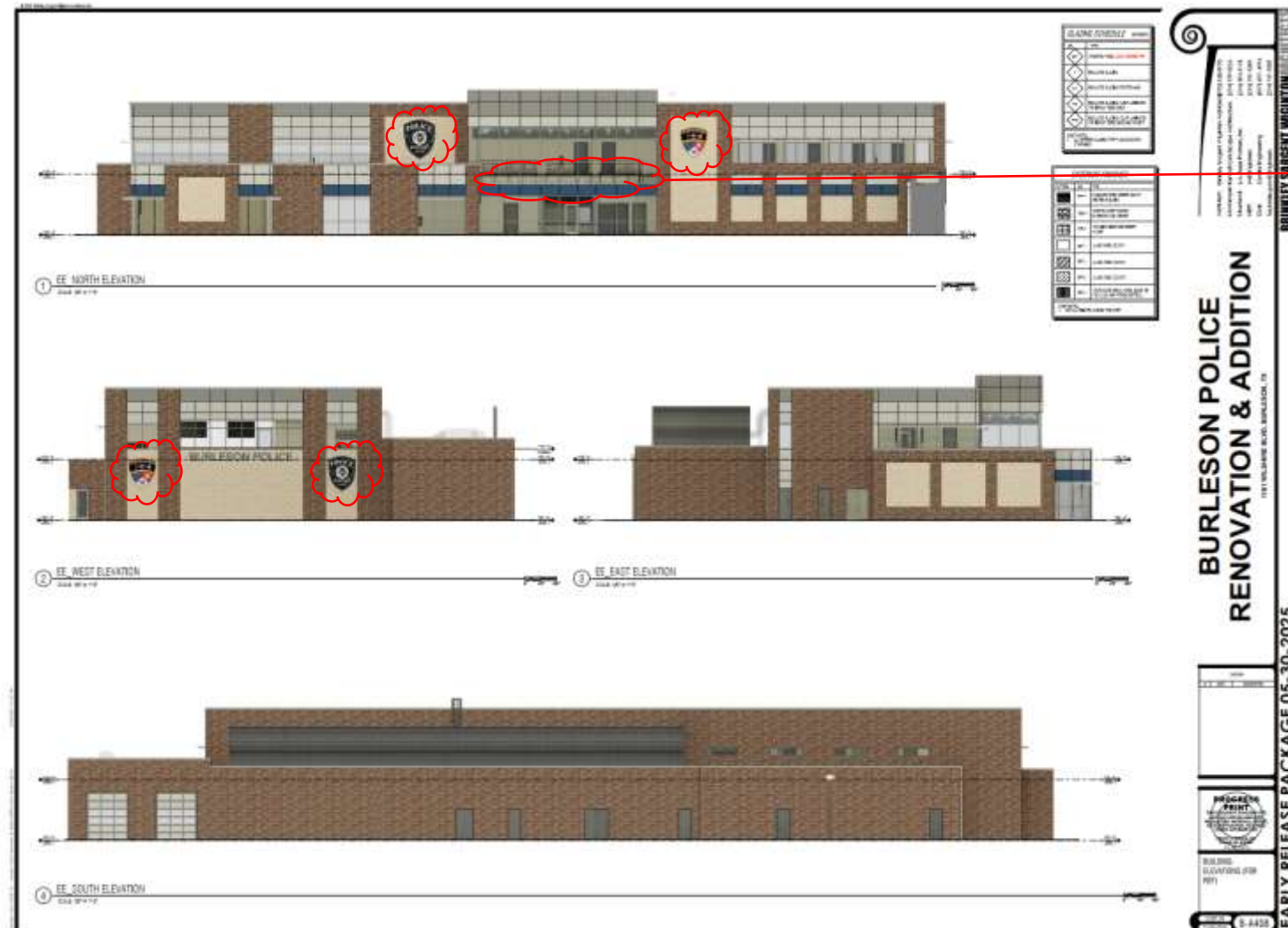
Item for approval:

Commercial Site Plan with variances to the sign and landscaping requirements (Case 25-099)

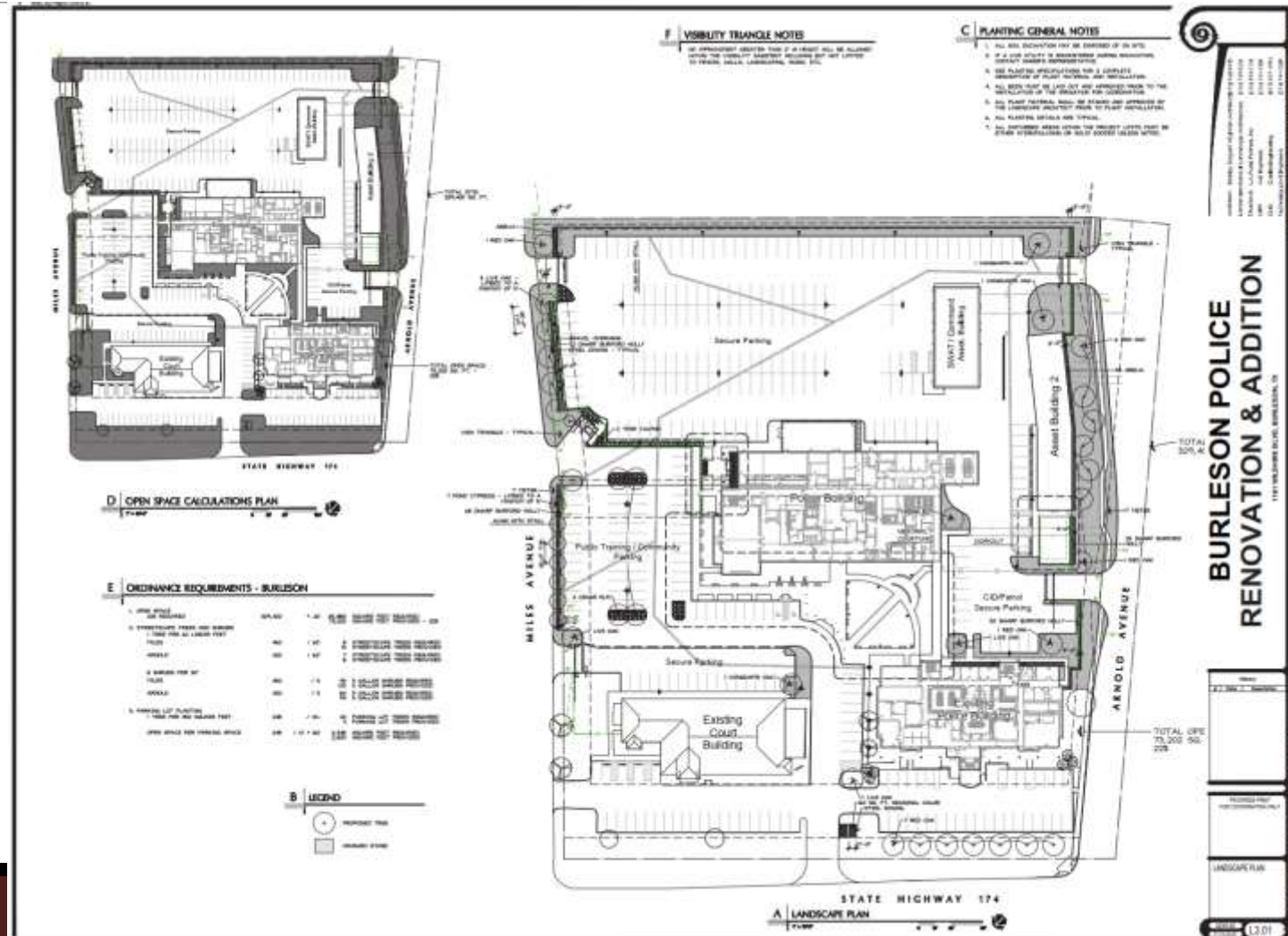




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Chapter 63 Sign Regulations:

- 63-11 Prohibited Signs.
 - (19) Roof Signs as defined in section 63-20 of this chapter.
 - 63-20: ROOF SIGN
 - A wall sign erected in whole or in part on a roof, or against, or directly above the highest point of the roofline, parapet, fascia of the building or above the surface of an awning or canopy. Lot size: 1 acre minimum.
- 63-36 Poster Sign:
 - (c) Number of Signs. One per elevation per certificate of occupancy.

Chapter 86 Landscaping, Tree and Vegetation

- 86-109 Landscaping of parking lots.
 - (g) Parking lot Interior:
 - (2) Developments with five acres or greater shall provide a 162 square-foot landscaped island for each 12 parking spaces

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Site Plan Conformance

<i>Required</i>	<i>Staff's Findings</i>
<u>Lot Size, Coverage and Setbacks</u> Specific lot information as shown on site plan	Complies. Site plan is in compliance with all development regulations with the exception of the sign and landscaping variance request.
<u>Landscaping -</u> 20% of Total Site shall be landscaped: 65,880 S.F. Landscaping for parking lots (interior): 162 S.F. for each 12 parking spaces. 3,348 S.F. Required	Does not Comply Landscaping proposed: 73,202 S.F. Parking Lot Landscaping Provided: 2,800 S.F.
<u>Roof Signs- Prohibited</u> <u>Wall Signs (poster signs) –</u> <u>One per elevation</u>	Does not Comply Request a variance for a roof sign, 2 poster signs on one elevation.
<u>Parking Requirement -</u> 1 space per 200 SF: 267 spaces 7 ADA spaces	Complies. Parking provided: 349 spaces ADA spaces: 14 spaces

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Planning and Zoning Recommendation:

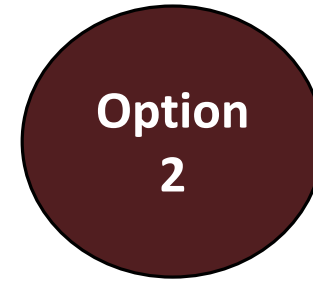
- City Council Agenda was posted prior to this item being heard by the Planning and Zoning Commission. Staff will provide an update on the Planning and Zoning Commission's recommendation at the Council meeting.

Staff Recommendation:

- Staff supports an approval for the commercial site plan with variances to the sign and landscaping ordinances.



Approve



Deny



Questions / Comments

Emilio Sanchez
Development Services Deputy Director
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