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## City Council Regular Meeting

**DEPARTMENT:** Development Services

**FROM:** Tony McIlwain, Development Services Director

**MEETING:** August 19, 2024

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**SUBJECT:**

Unchained Salon and Boutique at 201 W Bufford St. (Case 24-159): Consider approval of a resolution for a variance to Chapter 63, Sign Regulations, relating to number of channel letter signs per elevation, allowing for the addition of one (1) channel letter sign for a total of two (2) channel letter signs on the north building elevation. *(Staff Presenter: Tony McIlwain, Development Services Director) (No Planning and Zoning Commission action was required for this item.)*

**SUMMARY:**

On April 29, 2024, an application was submitted by Trey Spillers (owner) of Unchained Salon and Boutique for a sign variance allowing for two channel letter signs on one elevation of the building. Per the sign code, only one channel sign is allowed per each elevation of the building. The applicant was informed that the sign would need a variance as proposed. The applicant's justification for approval in granting the variances has been attached as Exhibit 4.

**Planning Analysis**

Section 63-33 (c) (Channel letter sign) of the Sign Ordinance contains the following standard:

- Number of signs. One per elevation per certificate of occupancy.

***Approval Standards in Granting a Variance.***

(Chapter 63-Sign Regulations, Section 63-12(b) - Variances):

Consideration
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. The City may attach such conditions to granting all or a portion of any variance necessary to achieve the purpose of this chapter.
The strict interpretation of the chapter would deprive the applicant of rights commonly enjoyed by other properties in the vicinity under the terms of this chapter.

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.

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 spirit and purpose of this chapter.

**RECOMMENDATION:**

Staff is in support of the variances to Chapter 63, Sign Regulations, as requested.

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

None

**REFERENCE:**

<https://ecode360.com/39934088#39934100>

**FISCAL IMPACT:**

None

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