
City Council Regular Meeting

DEPARTMENT: Development Services

FROM: Tony McIlwain, Development Services Director

MEETING: June 3, 2024

SUBJECT:

1679 SW Wilshire (Case 24-114): Consider approval of a resolution for a commercial site plan with a variance to Chapter 63, Sign Regulations, Section 63-57; pertaining to multi-tenant pylon signage. *(Staff Contact: Tony McIlwain, Development Services Director) (The Planning and Zoning Commission recommended approval unanimously)*

SUMMARY:

On February 19, 2024, a commercial site plan with a variance to allow two multi-tenant pylon signs was submitted by Julie Baum representing Kimley-Horn on behalf of Tim Mondello with GBT Realty Corp. (owners).

DEVELOPMENT OVERVIEW:

The owners are proposing the development of a Sprout's food and beverage sales store (approx. 23,256 S.F.) and attached retail strip (approx. 18,000 S.F.). The commercial site plan has been attached as part of the proposed resolution, "Exhibit 3". The applicant has concurrently requested a variance to allow two multi-tenant pylon signs, the applicants request and justification are attached as "Exhibit 4".

If the sign variance is not approved by City Council, then the applicant shall submit a revised commercial site plan to staff reflecting the approved or disapproved resolution(s) related to the requested sign variances. The commercial site plan amendment will not be approved by staff until all conditions relating to all Council approved resolutions have been met.

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 variance request.

<u>Landscaping –</u> 20% of Total Site shall be landscaped: 17,145 S.F.	Complies. Landscaping proposed: 17,164 S.F. with credits as listed on landscaping plans.
<u>Parking Requirement –</u> 1 space per 200 SF: 207 spaces (landscape credit reduction to 187 spaces) 6 ADA spaces (2 for vans)	Complies. Parking provided: 187 spaces ADA spaces: 6 spaces (2 for vans)

Engineering:

Engineering civil construction reviews will be required prior to the development of the site.

RECOMMENDATION:

Approve a resolution for a commercial site plan with a variance to Chapter 63.

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

May 14, 2024 – The Planning and Zoning Commission recommended approval (7-0).

April 2, 2018 – Planned Development (CSO #807-04-2018) approved by City Council.

REFERENCE:

[City of Burleson, TX SUPPLEMENTAL REGULATIONS](#)
[\(ecode360.com\)](#)

[City of Burleson, TX FREESTANDING SIGNS](#)
[\(ecode360.com\)](#)

FISCAL IMPACT:

None

STAFF CONTACT:

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