



# CSP25-099

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PRESENTED TO THE PLANNING AND ZONING COMMISSION – 9.9.25

EMILIO SANCHEZ, DEVELOPMENT SERVICES DEPUTY DIRECTOR

# CSP25-099 – 1161 SW Wilshire

## Location:

- 1161 SW Wilshire BLVD

## Applicant:

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

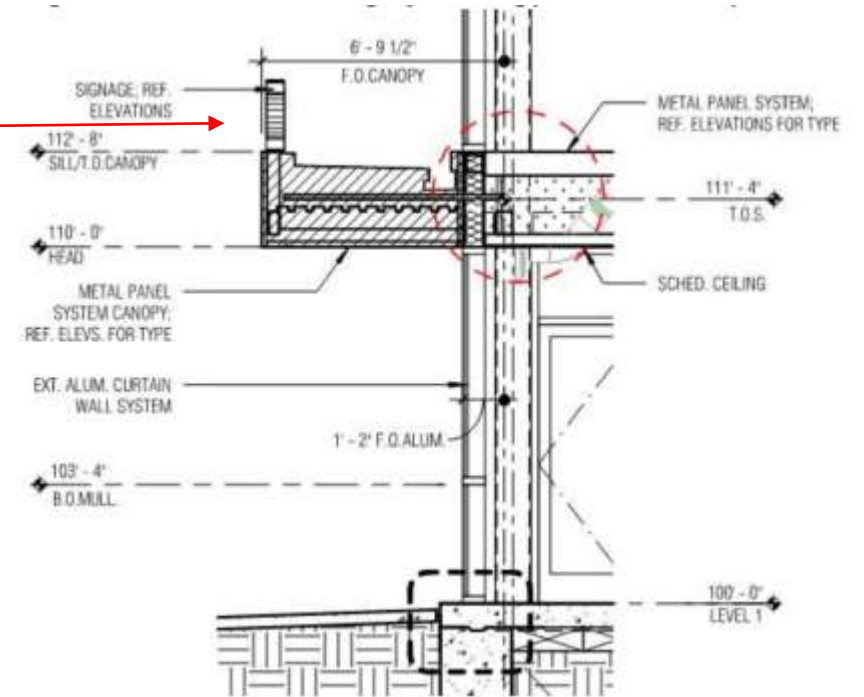
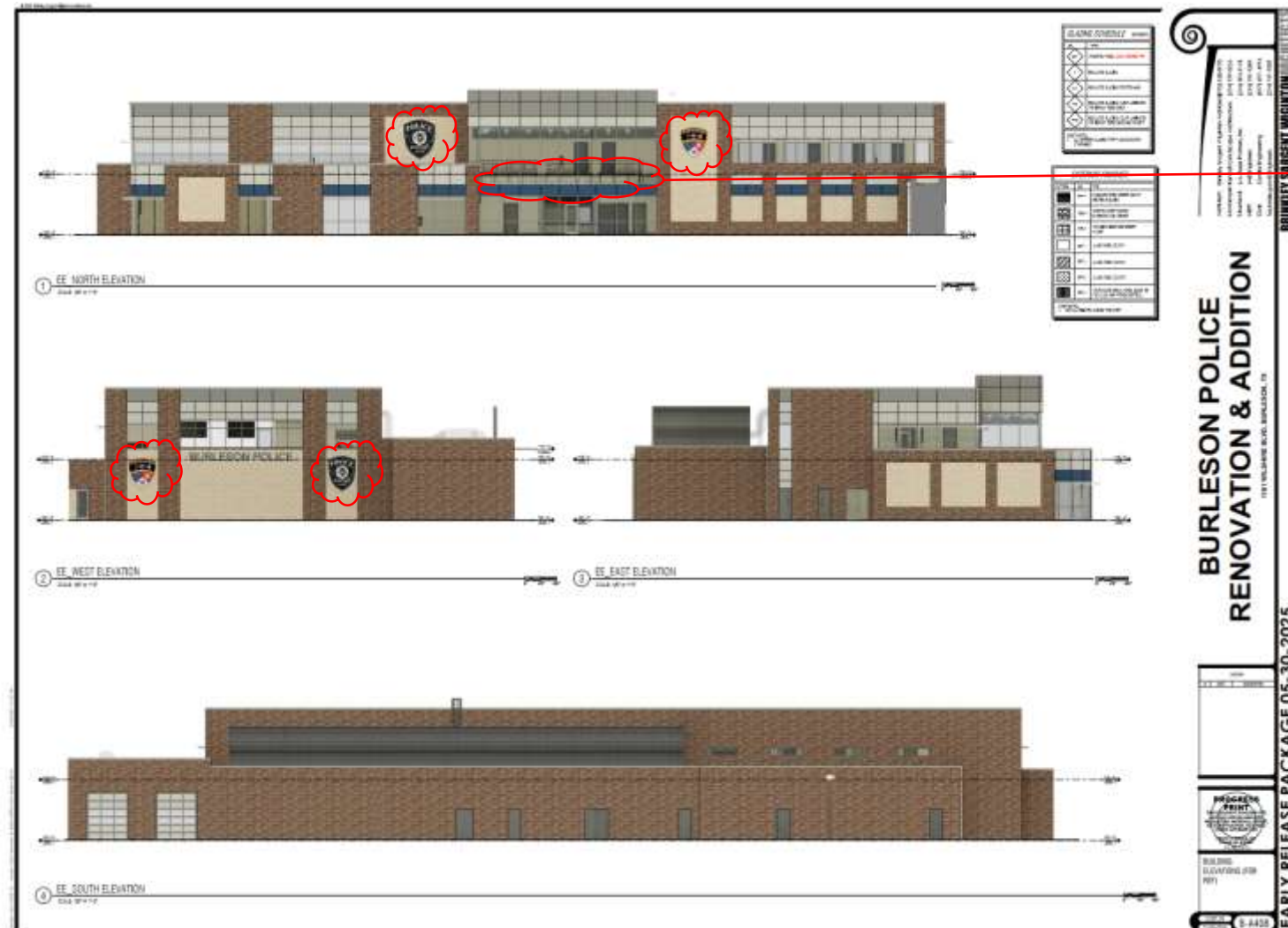
## Item for approval:

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

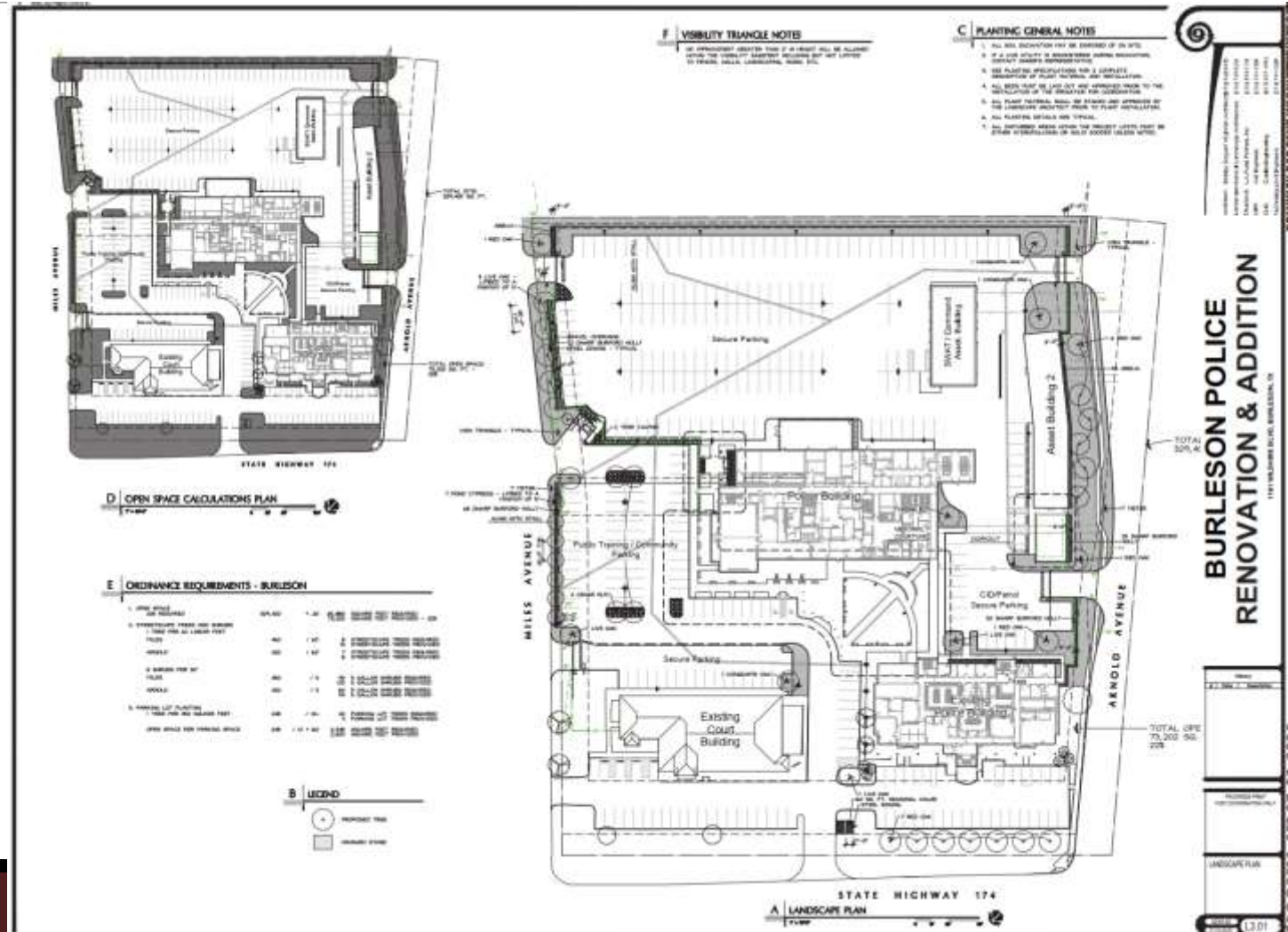




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## **Chapter 63 Sign Regulations:**

- 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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## **Staff Recommendation:**

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



Approve



Deny



# Questions / Comments

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