

RESOLUTION

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF BURLESON, TEXAS, FOR APPROVAL OF A COMMERCIAL SITE PLAN FOR A BUILDING EXPANSION AND RENOVATION WITH VARIANCES TO CHAPTER 63, SIGN REGULATIONS; CHAPTER 86, LANDSCAPING, TREES AND VEGETATION RELATING TO POSTER SIGNS AND PARKING LOT LANDSCAPING AT 1161 SW WILSHIRE BLVD.

WHEREAS, the City of Burleson, Texas (“City”), is a home rule city acting under its charter adopted by the electorate pursuant to Article XI, Section 5 of the Texas Constitution and Chapter 9 of the Local Government Code; and

WHEREAS, an application for commercial site plan with a variance related to poster signs and parking lot landscaping was filed by Anna Carrillo on March 31, 2025, under Case Number 25-099, on property described herein below filed application with the City; and

WHEREAS, on September 15, 2025, the City Council made an inquiry into the matter and reviewed all the relevant information, and

WHEREAS, City Council has determined that commercial site plan meets the requirements of Section 131 of Article V of Appendix B, Site Plan Requirements.; and

WHEREAS, Chapter 63, Sign Regulations, of the City of Burleson Code of Ordinances (2005) regulates the location, size, construction, erection, duration, use, and maintenance of signs within the jurisdiction of the City; and

WHEREAS, Chapter 86, Landscaping, Trees and Vegetation, of the City of Burleson Code of Ordinances (2005) regulates standards and criteria for new landscaping and the retention of existing trees; and

WHEREAS, on September 15, 2025, the City Council made an inquiry into the matter and reviewed all the relevant information, and

WHEREAS, the City Council finds and determines that 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; and

WHEREAS, City Council finds and determines that the strict interpretation of Chapters 63 & 86 would deprive the applicant of rights commonly enjoyed by other properties in the vicinity under the terms of Chapters 63 & 86; and

WHEREAS, City Council finds and determines that the 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; and

WHEREAS, City Council finds and determines that granting the variances will meet the objectives of the ordinance and not be injurious to the adjoining property owners or otherwise detrimental to the public welfare; and

WHEREAS, City Council finds and determines that 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 Chapter 63 & 86; and

WHEREAS, City Council has determined that granting the variance will be in harmony with the spirit and purpose of Chapter 63 & 86; and

WHEREAS, the City Council finds and determines the conditions attached to the variances, if any, are necessary to achieve the purpose of Chapter 63 & 86.

NOW THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF BURLESON, TEXAS, THAT:

Section 1.

City Council hereby approves a commercial site plan (Case 25-099) for a new Police Department Headquarters expansion and renovation as shown on Exhibit “A”; and

City Council hereby grants a variance to Section 63-11 (19), 63-36 (c) of Chapter 63, Sign Regulations, of the City of Burleson Code of Ordinances (2005) allowing a roof sign, and limiting the maximum number of poster signs, 2 per elevation as shown on Exhibit “B”; and

City Council hereby grants a variance to Section 86-109 (g), Chapter 86, Landscaping, Tree and Vegetation, of the City of Burleson Code of Ordinances (2005) allowing for an interior parking area of 12 parking spaces without the required landscaping islands as shown on Exhibit “C”; and

Except as otherwise specified above or as shown on Exhibits “A”, “B” and “C”, all other conditions, regulations, procedures, and rules of Chapter 63, Sign Regulations, and Chapter 86, Landscaping, Trees and Vegetation of the City of Burleson Code of Ordinances (2005), as amended, shall apply to the site 1161 SW Wilshire Blvd.

Section 2.

This resolution shall take effect immediately from and after its passage.

PASSED, APPROVED, AND SO RESOLVED by the City Council of the City of Burleson, Texas, on the _____ day of _____, 20____.

Chris Fletcher, Mayor
City of Burleson, Texas

ATTEST:

APPROVED AS TO LEGAL FORM:

Amanda Campos, City Secretary

E. Allen Taylor, Jr., City Attorney

Exhibit "B"



