
Planning & Zoning Commission Meeting

DEPARTMENT: Development Services
FROM: Emilio Sanchez, Deputy Director
MEETING: September 15, 2025

SUBJECT:

1161 SW Wilshire BLVD (Case 25-099): Consider and take possible action on a resolution for a Commercial Site Plan with waivers to Chapter 63, Sign Regulations, Section 63-36; pertaining to a roof sign, the number of poster signs and Chapter 86, Landscaping, Trees and Vegetation, Section 86-109; pertaining to landscaping of parking lots. (*Staff Contact: Emilio Sanchez, Development Services Deputy Director*)

SUMMARY:

On March 31, 2025, an application for a commercial site plat with variances was submitted by Anna Carrillo with Carrillo Engineering LLC. (applicant), on behalf of the City of Burleson (owners) to allow for the expansion and renovation of the Police Headquarters.

DEVELOPMENT OVERVIEW:

The owners are proposing a renovation of the existing building and construction of a new facility to the east of the existing structure. The commercial site plan has been attached as part of the proposed resolution, "Exhibit 3". The applicant has concurrently requested variances to allow a roof sign where none is allowed, two poster signs on the same elevation where only one is allowed and to provide a parking area with more than 12 spaces without the required landscaping islands.

If the sign and landscaping variances are 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 and landscaping 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 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

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 variances to Chapter 63 and Chapter 86.

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

<https://ecode360.com/39933921>

<https://ecode360.com/39936793>

FISCAL IMPACT:

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NA

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