



Crunch Fitness Signage (VAR26-013)

PRESENTED TO CITY COUNCIL– 9.21.26

TONY D. MCILWAIN, AICP, CFM

DEVELOPMENT SERVICES DIRECTOR

VAR – 1551 GREENRIDGE DRIVE

Location:

- 1551 Greenridge Drive

Applicant:

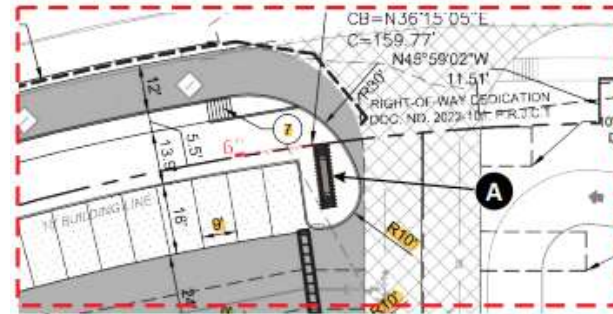
- Katherine Moltz (Pattison ID)
- Doug Florance/Essential Burleson LP (Owner)

Item for approval:

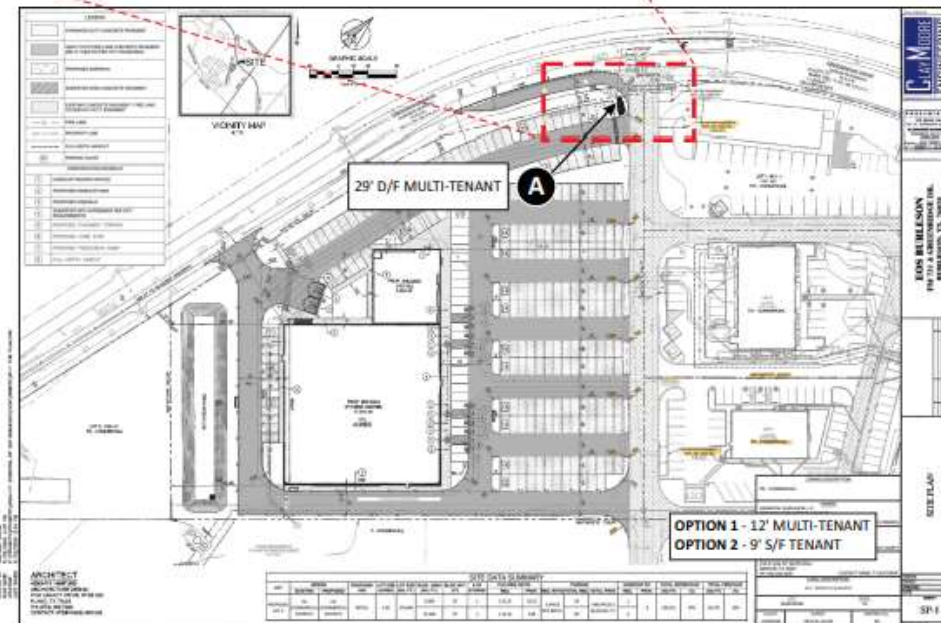
Resolution for variances to a monument sign that is placed on the property line and that is taller and larger than allowed.



PROPOSED SIGN LOCATION

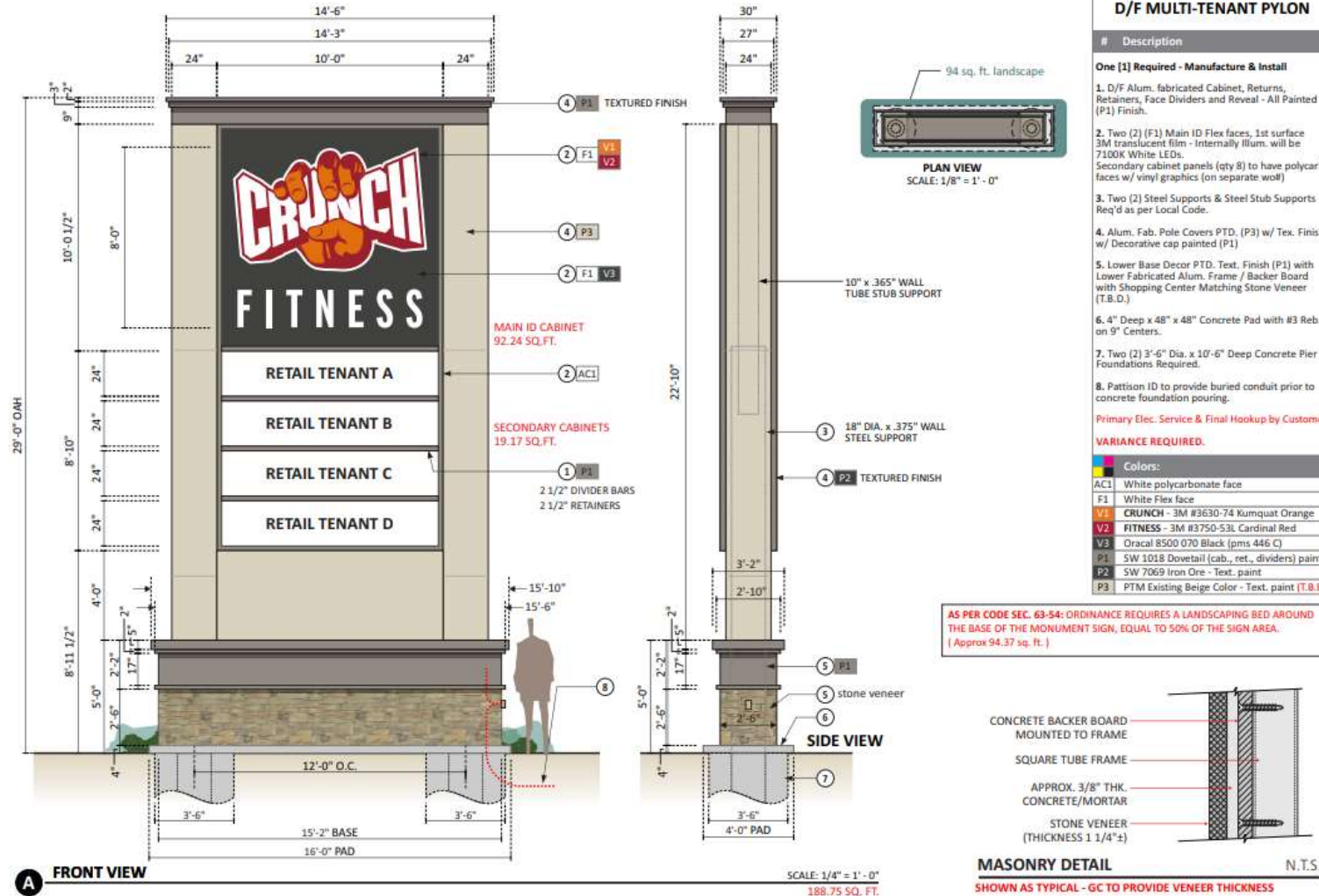


DETAIL
SCALE 1/32" = 1'-0"



SCALE 1/128" = 1'-0"

PROPOSED SIGN



STAFF FINDINGS

Variance Requested	Staff's Findings
<i>Chapter 63, Sign Regulation, Section 63-50 Generally.</i> <i>Requesting minimum setback of approximately 6 inches</i> Chapter 63, Sign Regulations, Section 63-54 Monument Signs. <i>Requesting 189 square feet in area for a multi-tenant sign</i> <i>Requesting 29 feet in height</i>	Chapter 63, Sign Regulation, Section 63-50 Generally: (a) All freestanding signs shall be setback a minimum ten feet from the property line. Chapter 63-54,)Monument Sign) (b). Area. (4) Maximum 150 square feet for multi-tenant sign constructed along all other roadways. (c) Height. (4) Maximum 12 feet for multi-tenant sign constructed along all other roadways. Where the average grade of the lot on which a sign is placed is at or above the adjacent street grade, the sign shall be measured from the grade level adjacent to the sign. Where the average grade of the lot is below the adjacent street grade, the sign height shall be measured from the adjacent street grade.

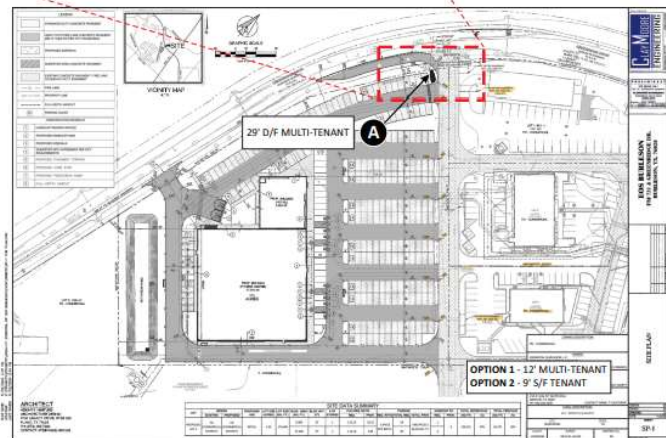
STAFF RECOMMENDATION

Staff Recommendation:

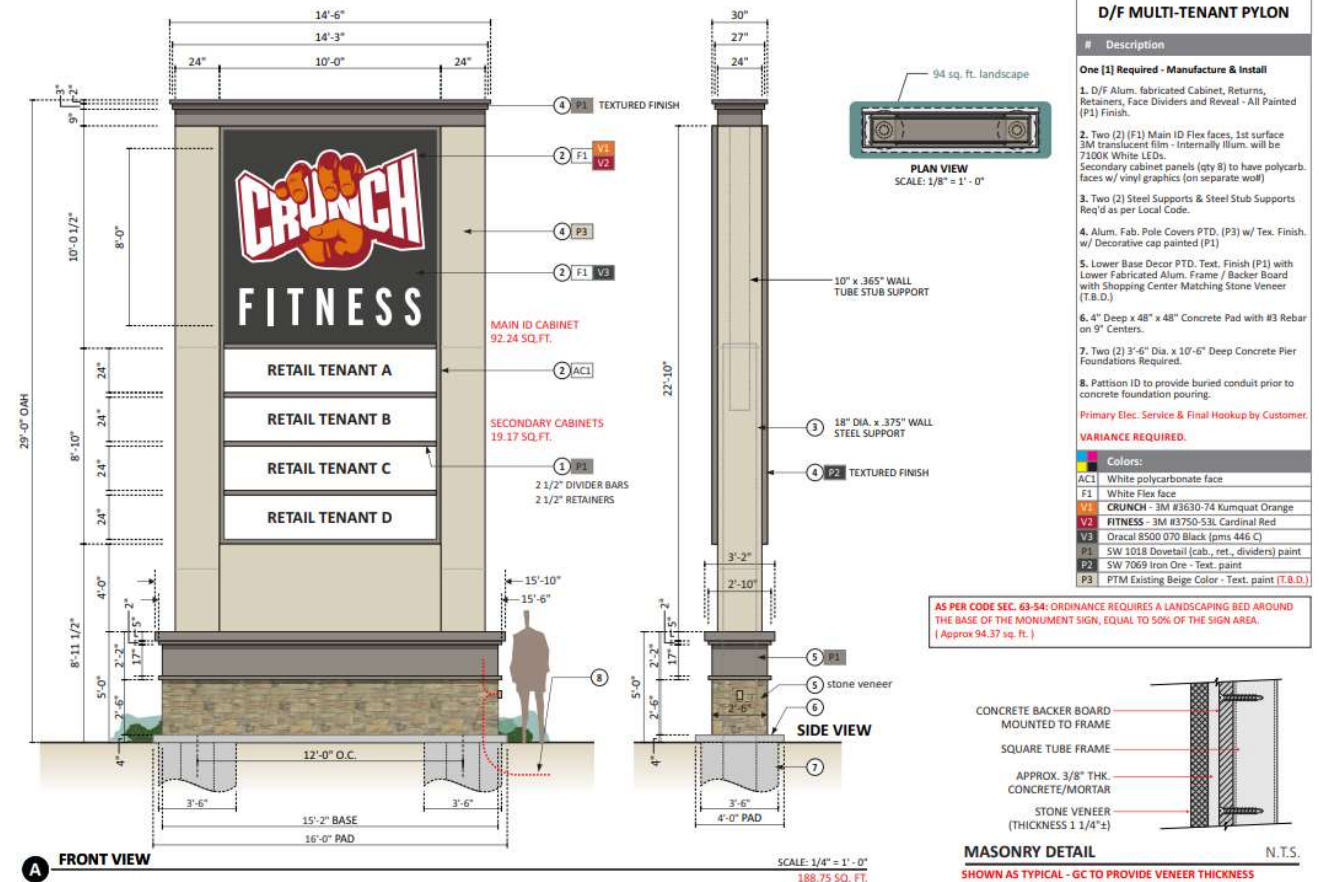
- Staff recommends denial of the variances as requested by the applicant.



DETAIL
SCALE 1/32" = 1'-0"



SCALE 1/128" = 1'-0"



Questions / Comments

Tony D. McIlwain, AICP, CFM
Development Services Director
tmcilwain@burlesontx.com
817.426.9684