
City Council Regular Meeting

DEPARTMENT: Development Services
FROM: Tony McIlwain, Director
MEETING: August 17, 2026

SUBJECT:

Spillers-Houston Companies, TnT Builders and Raining Red at 201 W Bufford St., STE 103 & 105 (VAR26-012): Consider and take possible action on a resolution for a variance to Chapter 63, Sign Regulations, relating to number of sign cabinet signs per elevation, allowing for the addition of one (1) cabinet sign for a total of two (2) cabinet signs on the east building elevation. *(Staff Contact: Tony McIlwain, Development Services Director) (No Planning and Zoning Commission action was required for this item.)*

STRATEGIC PRIORITY AND GOAL(S):

Strategic Priority	Strategic Goal
 Dynamic & Preferred City Through Managed Growth	2.2 Promote sustainable residential and commercial development through strategic and long-term planning

SUMMARY:

On June 8, 2026, an application was submitted by Hunter Graphics (applicant) on behalf of David Shipman (owner) for the tenants, Spiller-Houston Companies, TNT Builders and Raining Red for a sign variance allowing for two sign cabinet signs on one elevation of the building. The tenant has remodeled suites 103 and 105 to now be one tenant space but with a Certificate of Occupancy that operates three business within the space. Per the sign code, only one sign cabinet sign is allowed per each elevation of the building for the lease space. The applicant was informed that the sign would need a variance as proposed. The applicant's justification for approval in granting the variance has been attached as Exhibit 4.

Planning Analysis

Section 63-38 (c) (Sign Cabinet) of the Sign Ordinance contains the following standard:

- Number of signs. One per elevation per certificate of occupancy.

Approval Standards in Granting a Variance.

(Chapter 63-Sign Regulations, Section 63-12(b) - Variances):

Consideration
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. The City may attach such conditions to granting all or a portion of any variance necessary to achieve the purpose of this chapter.
The strict interpretation of the chapter would deprive the applicant of rights commonly enjoyed by other properties in the vicinity under the terms of this chapter.
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.
Granting the variance will meet the objectives of the ordinance and not be injurious to the adjoining property owners or otherwise detrimental to the public welfare
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 this chapter; and
Granting the variance will be in harmony with the spirit and purpose of this chapter.

RECOMMENDATION:

Staff is in support of the variances to Chapter 63, Sign Regulations, as requested.

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

8/19/2024: Variance request for 2 channel letter signs approved by City Council

REFERENCE:

<https://ecode360.com/39934088#39934155>

FISCAL IMPACT:

None

STAFF CONTACT:

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