

**City Council Regular Meeting**

**DEPARTMENT:** Development Services  
**FROM:** Tony McIlwain, Development Services Director  
**MEETING:** March 23, 2026

**SUBJECT:**

QuikTrip at 2220 W FM 917 (VAR26-002): Consider and take possible action on a resolution for variances to Chapter 63; Sign Regulations, relating to required minimum sign setbacks and maximum height of a pylon sign for QuikTrip located at 2220 W FM 917. *(Staff Contact: Tony McIlwain, Development Services Director) (No Planning and Zoning Commission action was required for this item.) (First and Final Reading)*

**STRATEGIC PRIORITY AND GOAL(S):**

Strategic Priority	Strategic Goal
 <p><b>Dynamic &amp; Preferred City</b> Through Managed Growth</p>	<p>2.2 Promote sustainable residential and commercial development through strategic and long-term planning</p>

**SUMMARY:**

On November 24, 2025, an application was submitted by Tommy Vilbig representing Vilbig & Associates on behalf of QuikTrip, LLC, for variances to reduce the required sign setback for this site and to increase the maximum height allowed for a pylon sign. An ordinance for a zoning change request was approved for this site by City Council on December 15, 2025.

**DEVELOPMENT OVERVIEW:**

**Sign setback:** The City’s sign regulations require a ten-foot setback from all property lines. The applicant is requesting to reduce the sign setback to five feet for two requested signs (1 monument sign and 1 pylon sign).

**Pylon Sign:** The City’s sign regulations allow for a maximum height of 30 feet adjacent to the Chisolm Trail Parkway. The applicant is requesting a maximum height of 50 feet.

The applicant's justification for approval in granting the variances has been attached as Exhibit 3.

Approval Standards in Granting a Variance.

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

<b>Consideration</b>
<i>Special conditions</i> exist that are <b>peculiar to the land, structure or building</b> 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 <b>strict interpretation</b> of the chapter would <b>deprive the applicant of rights commonly enjoyed by other properties</b> in the vicinity under the terms of this chapter.
Special conditions and circumstances do not <b>result from the actions of the applicant(s)</b> 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 <b>spirit and purpose</b> of this chapter.

**RECOMMENDATION:**

Approve a resolution for all requested sign variances for QuikTrip (VAR26-002).

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

N/A

**REFERENCE:**

[City of Burlson, TX FREESTANDING SIGNS \(encode360.com\)](http://CityofBurlson.TX.FREESTANDING.SIGNS(encode360.com))

**FISCAL IMPACT:**

[burlson.tx.com](http://burlson.tx.com) | 817.426.9611 | 141 W Renfro Street, Burlson, Texas 76028

None.

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