

Comparison of Warrant Requests

B3 Code Section		Description	As Submitted and Presented to P&Z 3/31 and City Council 5/24	Presented at City Council on May 24 th (taken directly from presentation)	Proposed Alternative from Applicant 6/24
5.2.002(b)		Max block perimeter length of 1,320 ft	Allow 30' wide private drives without street trees and sidewalks, to be utilized as boundary of blocks rather than public streets, as shown on Concept Site Plan. A public street in this location would encourage cut-through traffic that would conflict with proposed service traffic and create a safety issue.	Allow 30' wide private drives without street trees and sidewalks, to be utilized as boundary of blocks rather than public streets, as shown on Concept Site Plan. A public street in this location would encourage cut-through traffic that would conflict with proposed service traffic and create a safety issue.	Not required.
5.2.002(d)		20' wide midblock pedestrian walkway for blocks that exceed (b) and (c)	Propose a 6' walkway within median between parking rows across Lot 6, Provide additional pedestrian connectivity throughout site and to public ROW's.	Allow a 6' walkway within median between parking rows across Lot 6, Provide additional pedestrian connectivity throughout site and to public ROW's. Alternate pedestrian connectivity will be provided but is not required to align with proposed public or private drives.	Provide alternate pedestrian connectivity throughout site with 6-foot sidewalks/walkways from building to building and from buildings to public ROW's. Alternate pedestrian connectivity is not required to align with proposed public or private drives and can be obtained through 6-foot sidewalks/walkways within medians between parking rows.
6.3.003(a)(3)		Building façade to be located within 30' of street corner and parking prohibited in First Layer	Eliminate this requirement	Eliminate this requirement	Not Required

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6.3.005(b)(c)		Alleys are preferred means of access	Not submitted in original proposal.	Not in May 24th presentation	Not Required
6.3.005(d)	(1)	Vehicular access to be taken from alleys, if alleys are provided	Allow vehicular access from either alleys or public streets	Allow vehicular access from either alleys or public streets	Not Required
	(3)	For Corner Lots, driveways must be located in the Secondary Frontage	To provide adequate traffic circulation, access should be taken from primary and secondary frontages	To provide adequate traffic circulation, access should be taken from primary and secondary frontages	Not Required
	(4)	Driveways shall be located as far as practical from adjacent public streets, or min. 40' for P5 districts	Proposed driveways shall meet the minimum separation from a public street of 40 feet, as required by this section	Proposed driveways shall meet the minimum separation from a public street of 40 feet, as required by this section	Proposed driveways shall meet the minimum separation from a public street of 40 feet, as required by this section.
	(5)	Mid-block lots with more than 40' of frontage are only allowed one driveway, with a max width of 24' for two-way drives	Driveway access to public streets shall meet 200' spacing between centerlines. Driveways utilized for fire or truck access, shall be wide enough to meet IFC requirements, and to allow safe maneuverability by truck traffic. Driveways with large volume of traffic may be widened as necessary to accomodate traffic volume.	Driveway access to public streets shall meet 200' spacing between centerlines. Driveways utilized for fire or truck access, shall be wide enough to meet IFC requirements, and to allow safe maneuverability by truck traffic. Driveways with large volume of traffic may be widened as necessary to accommodate traffic volume.	Not required except as follows: driveway access to public streets shall meet 200' spacing between centerlines. Driveways utilized for fire or truck access, shall be wide enough to meet IFC requirements, and to allow safe maneuverability by truck traffic. Driveway width cannot exceed 35 feet.
	(6)	For lots with more than 80' of frontage, driveway spacing shall be 300'			

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6.3.006(b)	(4)	Max. Parking to be based on market and determined by DRC at Site Plan	Not submitted in original proposal.	Not in May 24th presentation	Not required.
6.3.006(b)	(5)	Requires parking to be located in the 2nd or 3rd Layer	Allow parking in any Layer	Allow parking in any Layer	Parking shall be allowed to be located in any Layer
6.3.006(b)	(8)	Requires all parking to be screened either by building or other screening material	Limit screening to be required from Wagon Wheel, Edward Burleson and SH 71, and to include landscaping to a height of three feet	Limit screening to be required from Wagon Wheel, Edward Burleson and SH 71, and to include landscaping to a height of three feet	Screening shall be required from Wagon Wheel, Edward Burleson and SH 71. Screening shall include buildings, fencing, berms or landscaping material to a height of three feet
6.3.006(b)	(9)	Prohibits parking to be located within the rear setback	Limit this requirement to be from eastern property line along adjacent properties only	Limit this requirement to be from eastern property line along adjacent properties only (ICC doesn't address parking within setbacks or regulate zoning setbacks).	Parking shall be allowed in any rear setback.
6.3.008(d)		Max first floor story of a Commercial building cannot exceed 25' from floor to ceiling	Allow ceiling heights to exceed 25'	Allow first floor ceiling heights up to 35 feet.	Maximum ceiling heights shall be 35'
6.3.009(b)		Building frontage façade must be parallel to the ROW Frontage Line	Allow building facades to deviate from being parallel to street ROW's	Not in May 24th presentation	Not Required
6.3.009(c)		All first floor facades shall have clear glass glazing min. 20% of	Not in original proposal.	Allow glazing to be limited to the side of the building where the primary entrance is located, or the	See Warrant for 6.3.009(d) for glazing requirements.

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		the total first floor façade area		side facing the primary parking area.	
6.3.009(d)		First floor of Commercial buildings shall have 70% minimum glazing	Limit glazing to 70% of the building front for small multi-tenant buildings, 25% of the building front for larger retail buildings, and no glazing would be required for free-standing single use buildings such as restaurants and banks. The building fronts shall be either the primary side of the building facing a public street, or the side of the building facing the parking area servicing that building	Eliminate this requirement.	Glazing shall be optional for free-standing buildings such as restaurants and bank uses on pad sites or other single tenant buildings. Multi-tenant small buildings shall include a minimum of 70% glazing along the building front. Anchor or junior anchor buildings, or in-line buildings, shall include a minimum of 20% glazing along the building front. The building fronts shall be either the primary side of the building facing a public street, or the side of the building facing the parking area servicing that building, whichever front the tenant / user has the storefront entrance.
6.5.003 - A		Requires that front façade be at least 80% of the frontage width, requires the building to be located between 2'-15' from the ROW / Frontage	Allow façade to frontage width ratio to be reduced to 60% and measured cumulatively for entire block, not individual lots. Remove building placement requirement relative to ROW.	Allow façade to frontage width ratio to be reduced to 60% and measured cumulatively for entire block, not individual lots. Remove building placement requirement relative to ROW.	Building façade to frontage width ratio is not required. Buildings may be placed anywhere within the lot. All lots must have public or private street frontage minimum of 120 feet.

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6.5.003 - D		Limits Parking to Layer 3	Allow parking in any Layer	Allow parking in any Layer	Parking shall be allowed to be located in any Layer
7.3.003 - Reg Comm		16' wide sidewalks along both sides of road, trees every 30' on center both sides of road	Propose 10' wide sidewalks along one side of Wagon Wheel, and along the project side of Edward Burleson and SH 71. Allow more variation in tree spacing as determined by Landscape Architect, to be consistent and similar to the requirements established in the Burleson Crossing Chapter 380 Agreement.	Propose 6' wide sidewalk along one side of Wagon Wheel, and along the project side of Edward Burleson and SH 71. Allow three trees every 100 ft of ROW, to be consistent and similar to the requirements established in the Burleson Crossing Chapter 380 Agreement.	A 6' wide sidewalk shall be required along one side of Wagon Wheel, and along the project side of Edward Burleson and SH 71. Three trees within every 100 feet of road/driveway frontage shall be required and shall be located and spaced as determined by a licensed Landscape Architect.
7.3.003 - Connector		Trees every 30' on center along both sides of the road	Allow more variation in tree spacing as determined by Landscape Architect, to be consistent and similar to the requirements established in the Burleson Crossing Chapter 380 Agreement.	Three trees for every 100 ft of ROW to be consistent and similar to the requirements established in the Burleson Crossing Chapter 380 Agreement.	Three trees within every linear 100 feet of road/driveway frontage shall be required.
7.3.013(d)(1)		Requires an additional 7' of ROW on each side of a road if P5 is located on both sides of the road	Propose no additional ROW for Wagon Wheel. Edward Burleson was platted with a 10' ROW Reserve on the opposite side of the street. Any additional ROW required along the project side of Burleson shall be determined and commensurate with any proposed improvements to Burleson	Propose no additional ROW for Wagon Wheel. Edward Burleson was platted with a 10' ROW Reserve on the opposite side of the street. Any additional ROW required along the project side of Burleson shall be determined and commensurate with any proposed improvements to Burleson	ROW width for Wagon Wheel shall be 55'. ROW width for Blakey Lane shall be 80'. Edward Burleson was platted with a 10' ROW Reserve on the opposite side of the street. No additional ROW shall be required for SH 71 or Edward Burleson Road, except as necessary for any proposed roadway improvements, or as otherwise required by TxDOT.

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7.4.002(a)		330' max block length, 1,320' max block perimeter	Allow 30' wide private drives without street trees and sidewalks, to be utilized as boundary of blocks rather than public streets, as shown on Concept Site Plan. A public street in this location would encourage cut-through traffic that would conflict with proposed service traffic and create a safety issue.	Allow 30' wide private drives without street trees and sidewalks, to be utilized as boundary of blocks rather than public streets, as shown on Concept Site Plan. A public street in this location would encourage cut-through traffic that would conflict with proposed service traffic and create a safety issue.	Not Required.
7.4.002(b)		20' Pedestrian Way if block length exceeds 330'			Provide alternate pedestrian connectivity throughout site with 6 foot sidewalks/walkways from building to building and from buildings to public ROW's. Alternate pedestrian connectivity is not required to align with proposed public or private drives and can be obtained through 6 foot sidewalks/walkways within medians between parking rows.
Art. 7.5		Requires a Civic Space for development over 13.6 acres	Propose considering the existing public space constructed with the Burleson Crossing shopping center, which consists of a +/- 9000 SF gathering space, stage, lighting, and historical educational plaques, as consideration for the civic space requirement for this project. According to the management for Burleson Crossing, that public space has not be reserved or used by the public since constructed over ten years ago.	Allow enhancements to the existing civic space constructed within the Burleson Crossing shopping cent, which consists of a +/- 9000 SF gathering space, stage, lighting and historical educational plaques, as consideration for a civic space requirement for this project. Enhancement will include: additional seating areas, decorative benches, canopies, and other enhancements.	Enhancements shall be made to the existing 9,000 sf plaza space located in the original Burleson Crossing shopping center, which shall include additional seating, shade canopy, decorative kid benches, wayfinding signage and other features agreeable to the City and Developer.
B3 Tech. Manual					
2.1.006(a)		Requires parking and drive aisles to be	Allow parking in any Layer	Allow parking in any Layer	Parking shall be allowed in any Layer

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		located within Layer 2 or 3			
2.3.003		Diagram 1.1 Public Frontage Diagram	Not in original submittal	Not in May 24 th presentation	Not Required
3.2.008(c)		P5 street sidewalks to be min. 10' wide and located wholly within the street ROW.	Require one 10' sidewalk along one side of Wagon Wheel. Allow all street sidewalks to meander out of ROW, but to be incorporated into a sidewalk easement as necessary	Require on 6' sidewalk along one side of Wagon Wheel. Allow all street sidewalks to meander out of ROW, but to be incorporated into a sidewalk easement as necessary.	P5 street sidewalks shall be minimum 6 feet and allowed to meander out of the ROW but shall be incorporated into a sidewalk easement as necessary. 6-foot sidewalks on Wagon Wheel. Follow street cross sections for Blakey.
3.2.013(a)(1)		Street trees shall be 4" caliper and spaced every 30' on center	Allow more variation in tree spacing and tree size with 2" minimum, as determined by Landscape Architect	Three trees for every 100 feet of ROW; tree size with 2" minimum, as determined by Landscape Architect.	Three trees within every 100 feet of road/driveway frontage shall be required and shall be a minimum 2" caliper and procured from a qualified wholesale nursery.
3.2.013(a)(4)		Requires plant material to meet very strict nursery / propagation standards	Allow plants to be procured from any competent wholesale nursery supplier	Allow plants to be procured from any competent wholesale nursery supplier	Allow plants to be procured from any competent wholesale nursery supplier.
3.2.001(b)		Requires pedestrian shed to have certain place type percentages	Allow P5 to exceed the maximum pedestrian shed requirement	Allow P5 to exceed the maximum pedestrian shed requirement. Allow P5 to exceed the maximum pedestrian shed requirement.	Not Required