

Exhibit B – Version 1

The following warrants from the B3 Code are hereby granted:

B3 Code Section		Description	Proposed Alternative
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 (Exhibit C).
5.2.002(d)		20' wide midblock pedestrian walkway for blocks that exceed (b) and (c)	Provide alternate pedestrian connectivity throughout site with 6-foot designated sidewalks 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 designated sidewalks 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	Not Required
6.3.005(b)(c)		Alleys are preferred means of access	Not Required
6.3.005(d)	(1)	Vehicular access to be taken from alleys, if alleys are provided	Not Required
	(3)	For Corner Lots, driveways must be located in the Secondary Frontage	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.
	(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	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
	(6)		

		For lots with more than 80' of frontage, driveway spacing shall be 300'	by truck traffic. Driveway width cannot exceed 35 feet.
6.3.006(b)	(4)	Max. Parking to be based on market and determined by DRC at Site Plan	Not required.
6.3.006(b)	(5)	Requires parking to be located in the 2nd or 3rd 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	Screening shall be required from Wagon Wheel, Edward Burleson and SH 71. Screening shall include buildings, or landscaping material to a height of three feet
6.3.006(b)	(9)	Prohibits parking to be located within the rear setback	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	Maximum ceiling heights shall be 35'
6.3.009(b)		Building frontage façade must be parallel to the ROW Frontage Line	Not Required
6.3.009(c)		All first floor facades shall have clear glass glazing min. 20% of the total first floor façade area	See Warrant for 6.3.009(d) for glazing requirements.
6.3.009(d)		First floor of Commercial buildings shall have 70% minimum glazing	Glazing shall be optional for free-standing buildings such as restaurants and bank uses on pad sites or other single tenant buildings (up to 5,000 sf). 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	Building façade to frontage width ratio is not required. Buildings may be placed anywhere within the lot. All lots must have public street frontage minimum of 120 feet.
6.5.003 - D		Limits Parking to Layer 3	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	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	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	ROW width for Wagon Wheel shall be 55'. ROW width for Blakey Lane shall be 80'. No additional ROW shall be required for SH 71, except as necessary for any proposed roadway improvements, or as otherwise required by TxDOT.
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 (Exhibit C).

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	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.
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2.1.006(a)		Requires parking and drive aisles to be located within Layer 2 or 3	Parking shall be allowed in any Layer
3.2.008(c)		P5 street sidewalks to be min. 10' wide and located wholly within the street ROW.	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	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.
3.2.001(b)		Requires pedestrian shed to have certain place type percentages	Not Required