

**Planning & Zoning Commission Meeting**

**DEPARTMENT:** Development Services  
**FROM:** Lidon Pearce, Principal Planner  
**MEETING:** May 14, 2024

**SUBJECT:**

465 Forgotten LN (Case 24-108): Consider a recommendation of approval for a resolution authorizing a site plan for a cold storage facility with a waiver to Appendix C, Article V, Business Park Design Standards, related to the orientation of the loading area. *(Staff Contact: Lidon Pearce, Principal Planner)*

**SUMMARY:**

On March 18, 2024, a site plan application was submitted by Zachary Holzem with Kimley-Horn representing Bryce Wegman of ARCO Design/Build (owner) to develop a Cold Storage facility on 13.17 acres at 465 Forgotten LN. The applicant has concurrently requested a waiver to Appendix C, Urban Design Standards, Article V, Business Park Design Standards, Section 7-52, to allow the loading area to face IH-35.

**“Site plan approval required by City Council.** Any site plan that requires a waiver or variance to City Ordinances or is contingent upon the approval of a zoning district change must receive the approval of City Council upon recommendation of the planning and zoning commission.”

If the waiver request is not approved by City Council, then the applicant shall submit a revised commercial site plan to staff reflecting the approved or disapproved resolution related to the requested waiver. The commercial site plan amendment will not be approved by staff until all conditions relating to all Council approved resolution have been met.

The site plan is attached as part of the resolution (Exhibit “C”) along with the applicant’s justification for the requested waiver (attached as Exhibit “4”). Development of the site is governed by the Planned Development for Highpoint Business Park East (CSO#671-07-2017) attached as Exhibit 5.

**Site Conformance Table**

<b><i>Required</i></b>	<b><i>Staff’s Findings</i></b>
Lot Size, Coverage and Setbacks Specific lot information as shown on site plan	<b>Complies.</b> Site plan is in compliance with all development regulations with the exception of the requested waiver to the loading area.

<u>Landscaping –</u> 20% of Total Site shall be landscaped: 114,772 SF	<b>Complies.</b> Landscaping proposed: 167,493 SF
<u>Parking Requirement –</u> Office: 1 per 400 SF (5,270 SF): 14 spaces Warehouse: 1 per 5,000 SF (73,987 SF): 15 spaces 3 ADA spaces	<b>Complies.</b> Parking provided: 58 spaces ADA spaces: 3 spaces

**Engineering:**

Engineering civil construction reviews will be required prior to the development of the site.

**RECOMMENDATION:**

Staff supports the requested waiver as the site does not have direct frontage on IH-35 (in excessive of 200 feet from property line), in addition to the existing tree canopy and proposed landscaping.

Recommend approval to City Council for a resolution for a site plan with a waiver.

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

*July 17, 2017* – Planned Development for Highpoint Business Park East (CSO#671-07-2017) approved by City Council.

**REFERENCE:**

[City of Burleson, TX SUPPLEMENTAL REGULATIONS](#)  
[\(ecode360.com\)](#)

[City of Burleson, TX BUSINESS PARK DESIGN STANDARDS](#)  
[\(ecode360.com\)](#)

**FISCAL IMPACT:**

None

**STAFF CONTACT:**

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