

Burleson Storage at 755 E Renfro St

Location:

- 755 E Renfro St.
- 3.255 acres

Applicant/Owner:

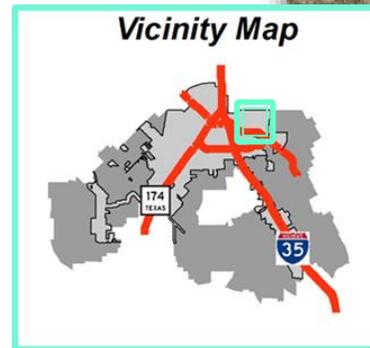
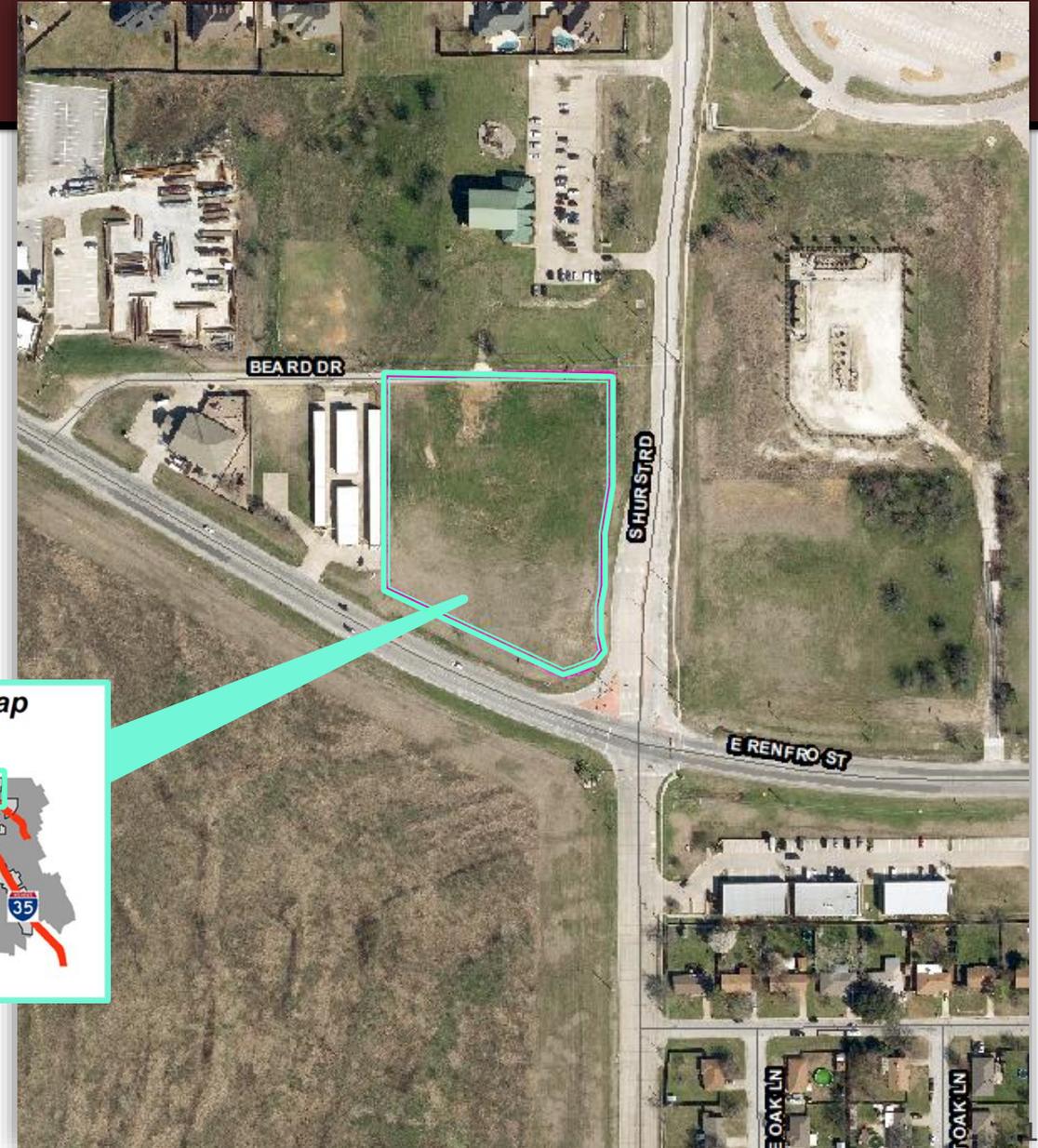
Chad Wallace – (Applicant)

Bruce Basden – (Owner)

Items for approval:

SUP for Mini-warehouse

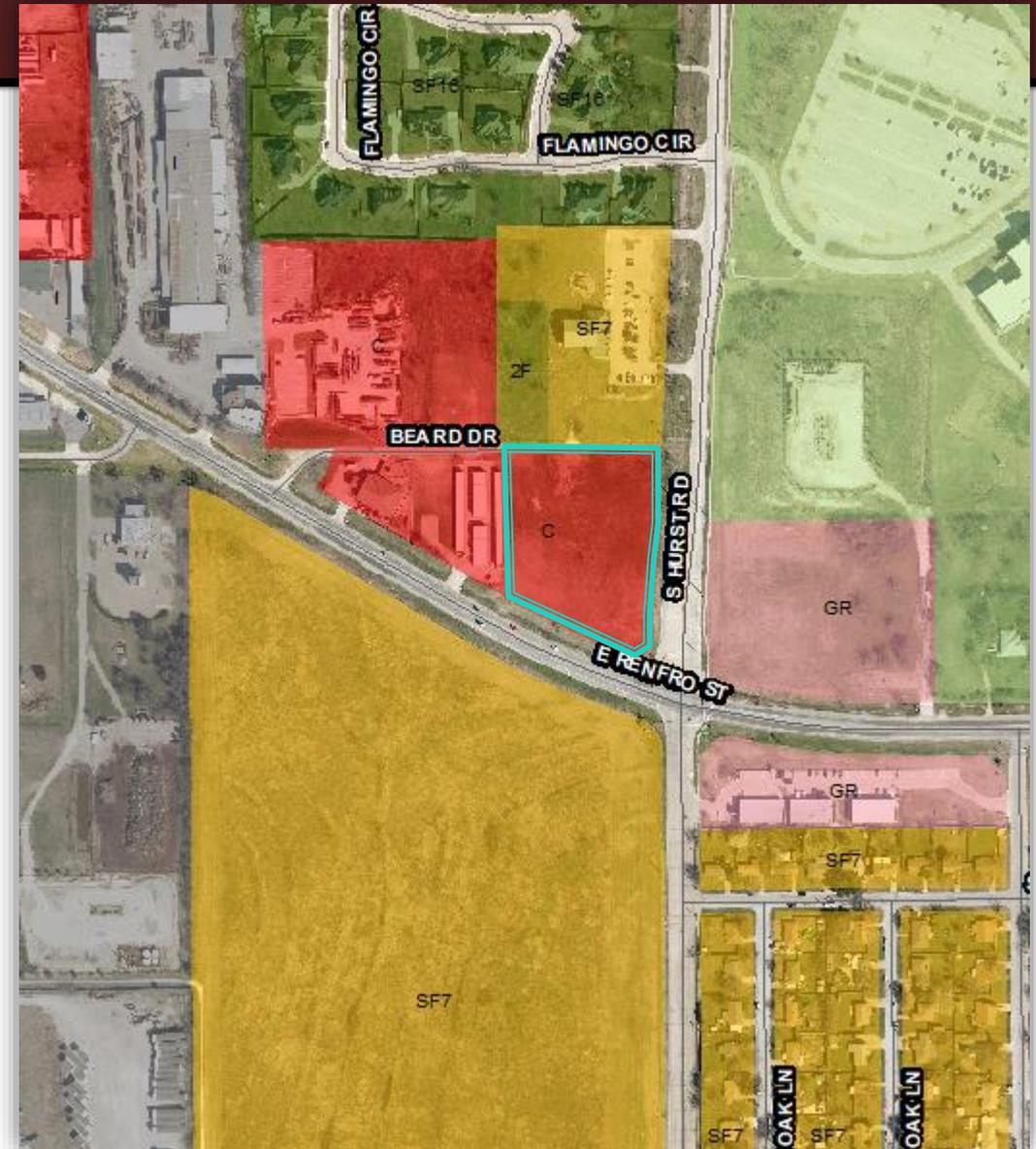
Commercial Site Plan with Waivers



Burleson Storage at 755 E Renfro St

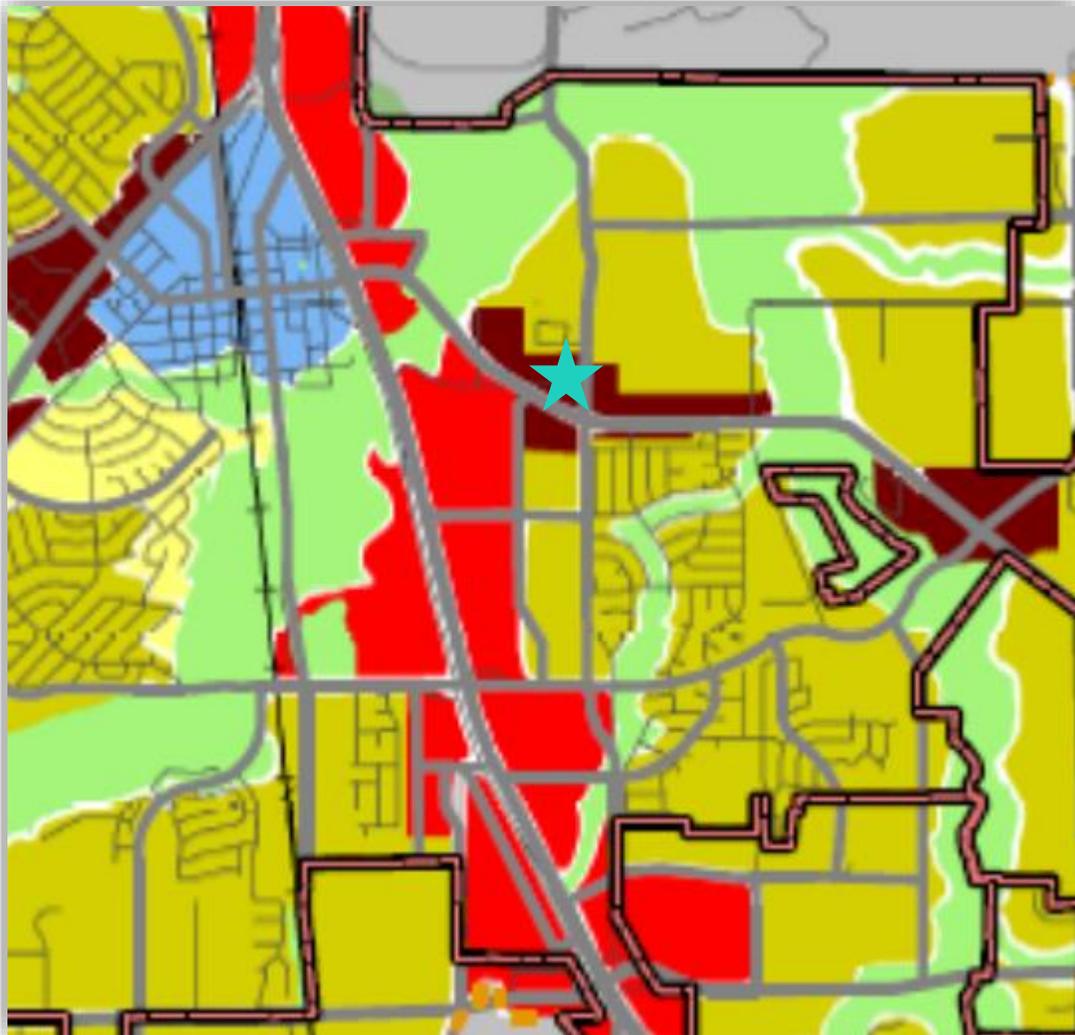
Zoning Information

- Zoning: C, Commercial
- Overlay: IH-35 Specific plan area 1 “Spinks”
 - Requesting a SUP to allow for the use of “Mini-warehouse”
- The applicant has also submitted a Commercial Site Plan (23-041) proposing to construct a retail / self-storage facility on the subject site.
 - Site is located within IH-35 Overlay – standards were applied during the site plan review process.
 - P&Z Recommendation of the site plan was made without consideration of the IH-35 & Screening waiver requests.



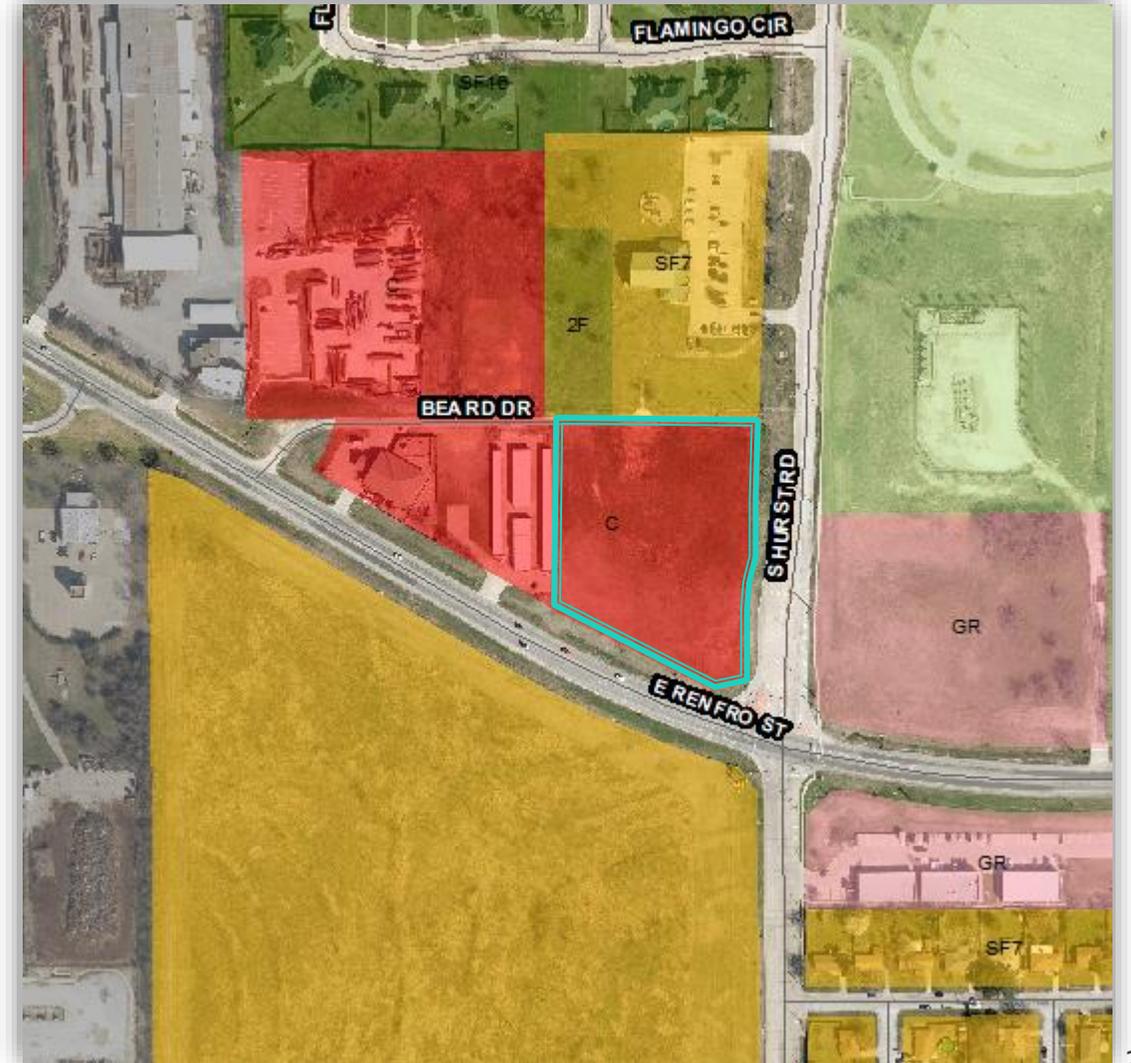
Comprehensive Plan

Community Commercial



Zoning

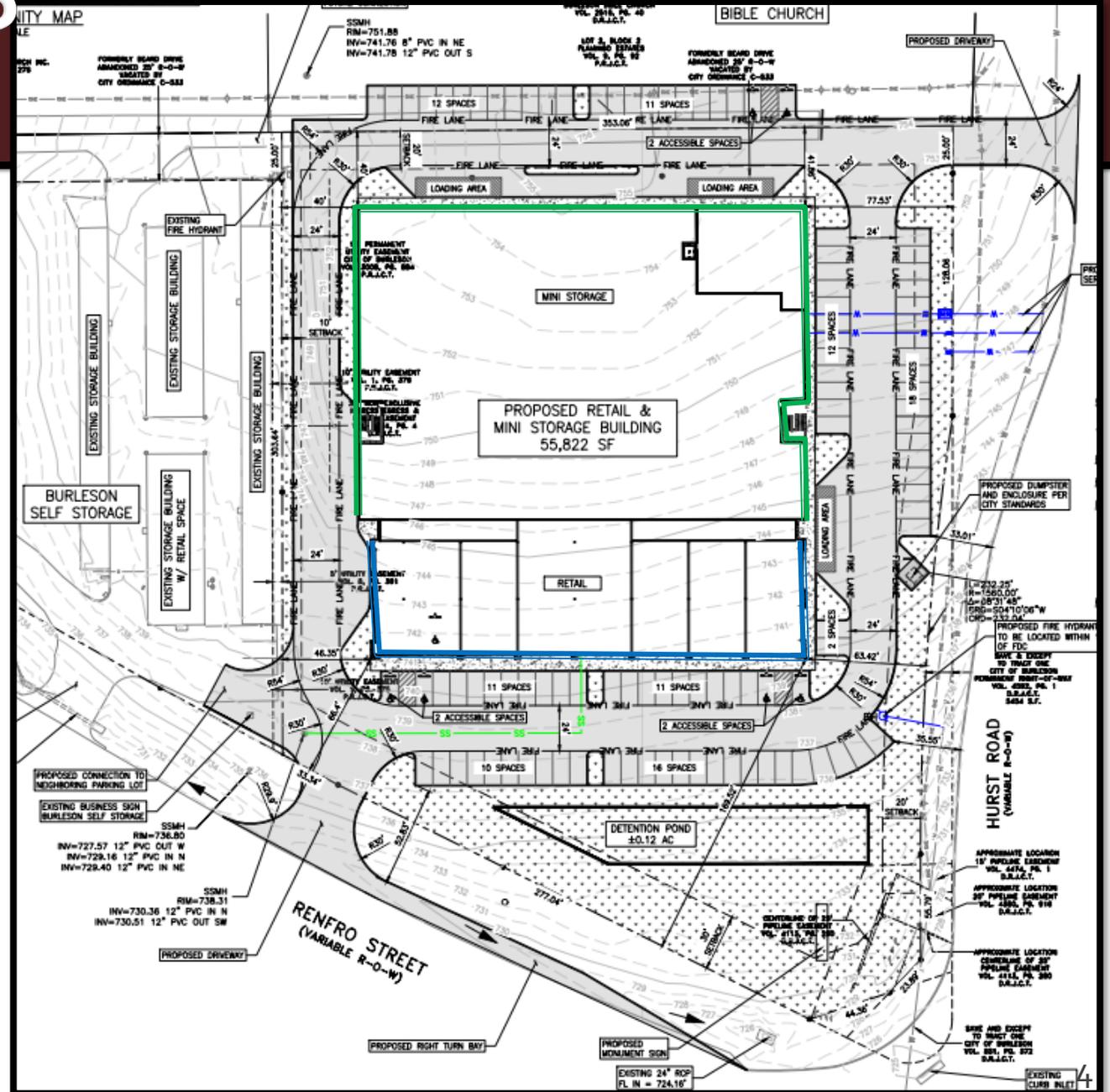
C, Commercial



Burleson Storage CSP

Site Plan Summary:

- **Building footprint: 55,822sf**
- **Gross floor area: 153,648sf**
- **Height: 45 feet / Three-stories**
- **Use: Retail / Self-storage**
- Six retail suites (17,000sf) ■
- Three levels of climate controlled self-storage (137,000sf) ■
- 11 waivers being requested
- Parking agreement



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Elevations:

- Perspective at corner of Renfro and Hurst



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Site Conformance Table

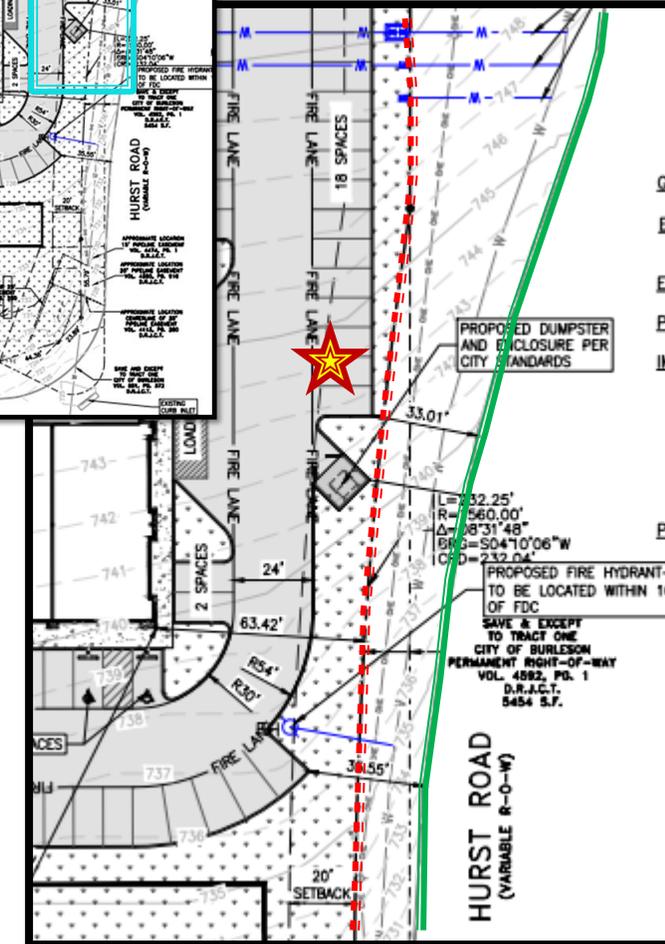
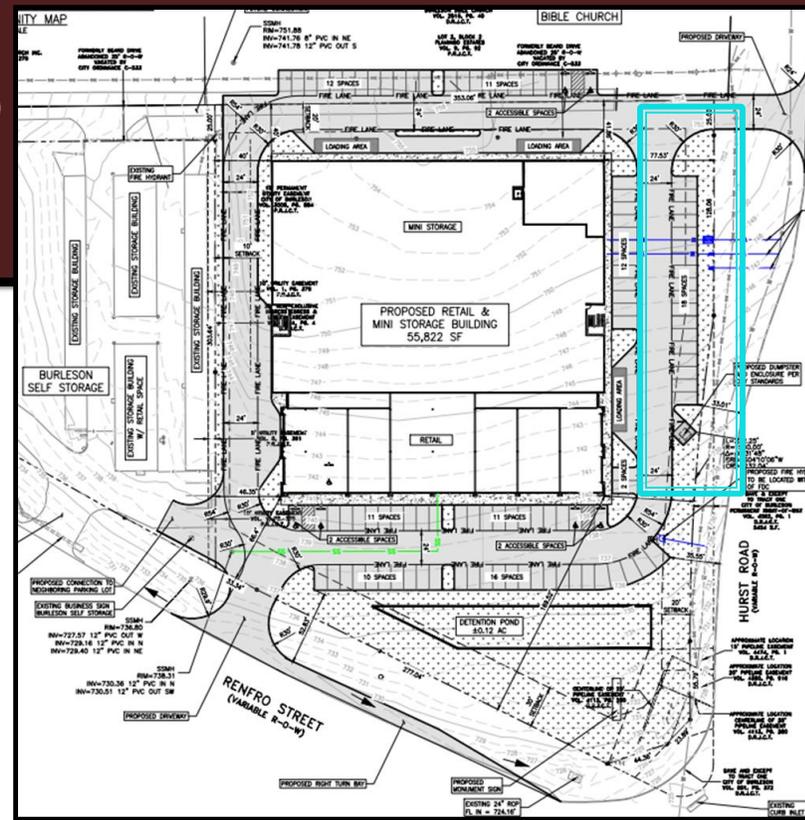
<i>Required</i>	<i>Staff's Findings</i>
<p><u>Lot Size, Coverage and Setbacks</u> Specific lot information as shown on site plan</p>	<p>Site plan is in compliance with all development regulations with the exception of:</p> <ul style="list-style-type: none"> • 8 - IH-35 Building Design Standards • 2 - Fencing and Screening Regulations • 1 - Landscaping Generally Requirement
<p><u>Landscaping –</u> 20% of Total Site shall be landscaped: 28,360 SF 40% of Total required in front yard: 11,344 SF 90% maximum of grass/groundcover</p>	<p>Landscaping provided: 21.9% (32,071 SF) Landscaping provided: 89% (28,645 SF) Waiver request: 96% grass/groundcover proposed</p>
<p><u>Parking Requirement –</u> 1 space per 300 SF (retail): 57 spaces 1 space per 3,000 SF (storage): 46 spaces 5 ADA spaces</p>	<p>Complies. – Via Parking Agreement Parking provided: 57 spaces Parking provided: 46 spaces ADA spaces: 6 spaces</p>

Burleson Storage CSP

Waiver Request:

- IH-35 Landscaping (d)

<p><u>Required:</u></p>	<p>All parking areas adjacent to a major or minor arterial street, as shown in the master thoroughfare plan, shall be located a minimum of 25 feet from the right-of-way line</p>
<p><u>Provided:</u></p>	<p>Parking is located as close as five feet (5') from the Right-of-Way line along Hurst Road.</p>
<p><u>Justification:</u></p>	<p>Hurst Road has an extra-large green space with a distance of 33' from the curb to the Right-of-Way line.</p>

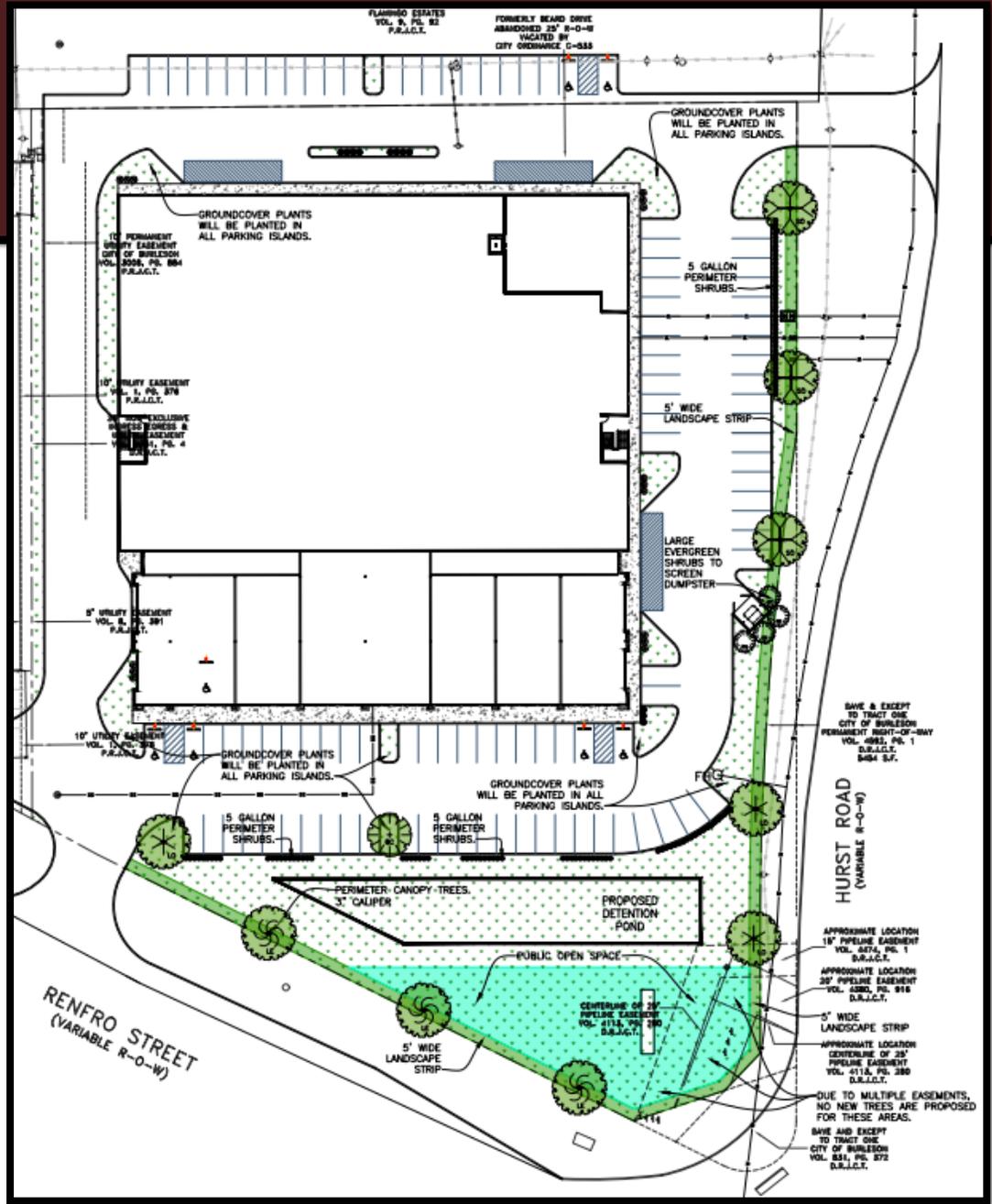


Burleson Storage CSP

Waiver Request:

- IH-35 Landscaping (d, 1 & 2)

<p><u>Required:</u></p>	<p>Perimeter: One large tree shall be planted on 30-foot centers and a minimum of 15 five-gallon shrubs shall be planted every 30 linear feet of frontage. The shrubs shall be planted in such a way to screen the parking lot from the roadway.</p>
<p><u>Provided:</u></p>	<p>Eight (8) perimeter trees are being requested in lieu of the required 23 trees. 110 shrubs are being requested in lieu of the required 206 shrubs.</p>
<p><u>Justification:</u></p>	<p>The majority of the site is elevated above the roadway. Shrubs have been provided in areas where the road is at a similar elevation. Retaining walls will be required and may impede the planting and canopy of some of the required perimeter trees.</p>

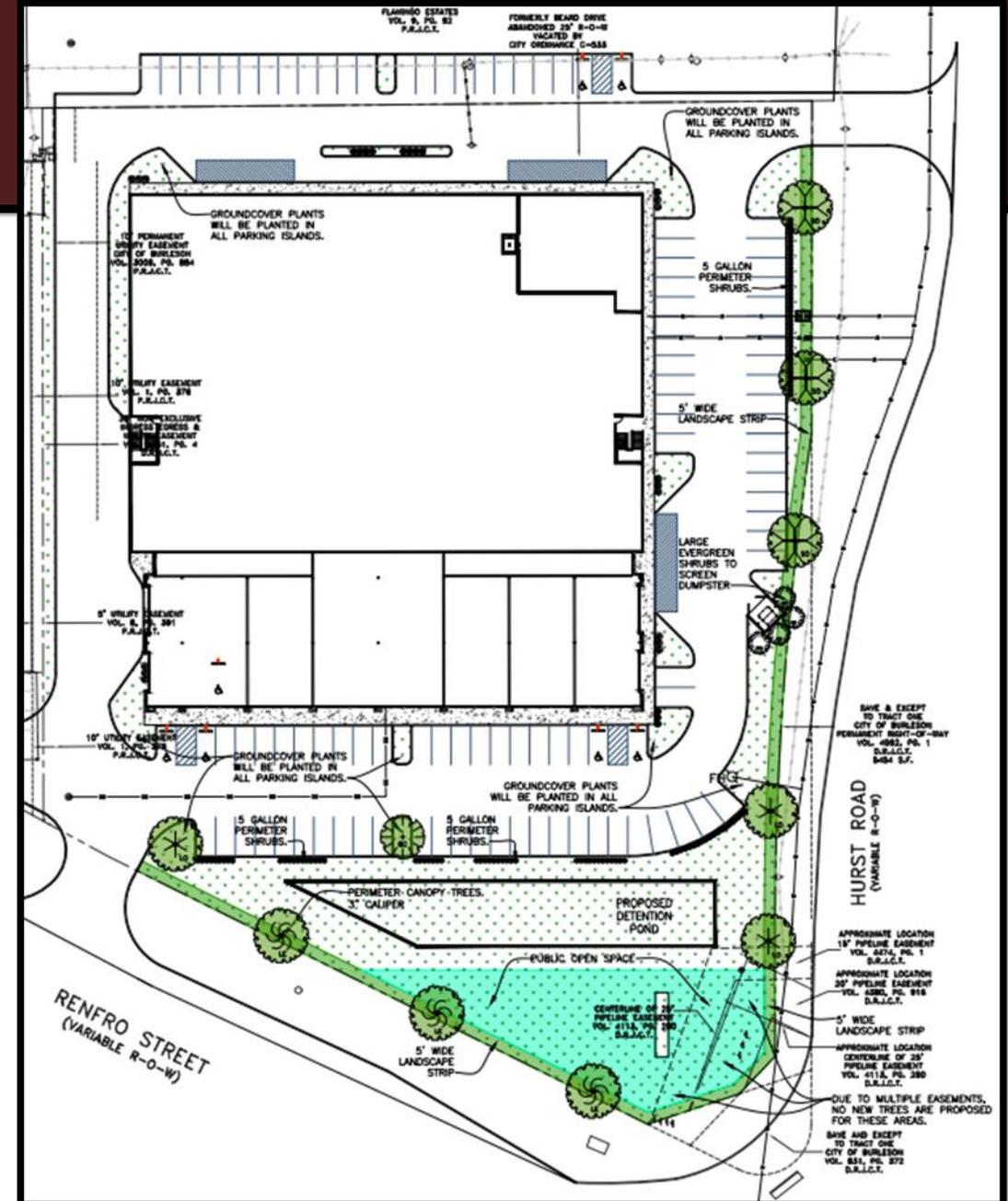


Burleson Storage CSP

Waiver Request:

➤ IH-35 Landscaping (e)

<p><u>Required:</u></p>	<p>Foundation plantings are required for buildings that have 40,000 square feet of gross building area or larger. One three-inch caliper tree shall be required for each 7,500 square feet of gross building area. Within 30 feet from the face of the building</p>
<p><u>Provided:</u></p>	<p>Eight (8) trees are required to accommodate this requirement – the applicant is proposing to provide zero foundation trees.</p>
<p><u>Justification:</u></p>	<p>The sites topography slopes from back to front. As a result, approximately half of the building will be below finished grade.</p>

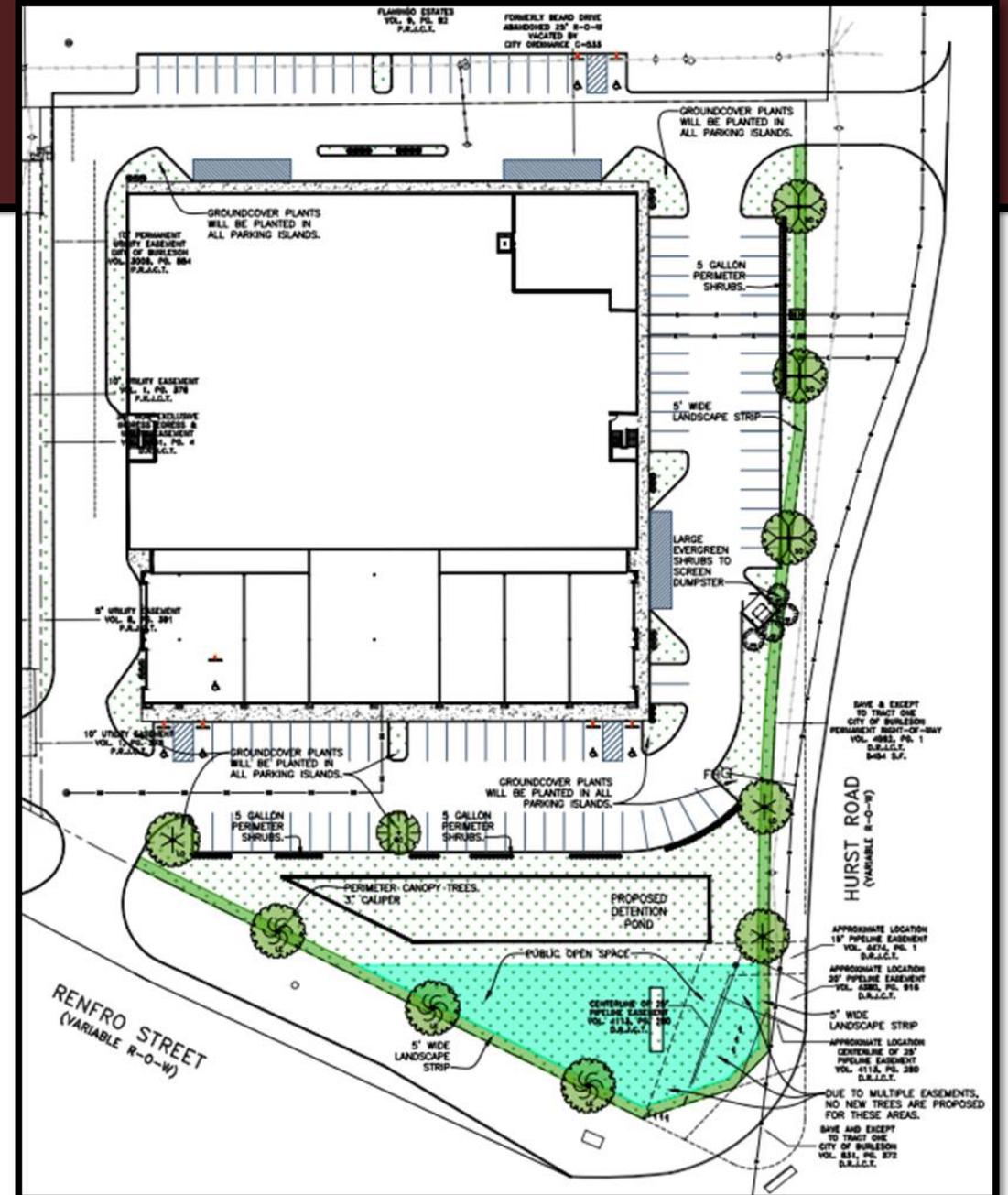


Burleson Storage CSP

Waiver Request:

- IH-35 Landscaping (c,4)

<p><u>Required:</u></p>	<p>Landscaped islands shall be located at the terminus of all rows of parking and shall contain at least one three-inch caliper tree.</p>
<p><u>Provided:</u></p>	<p>There are 11 landscape islands, of which, five (5) will contain the required tree</p>
<p><u>Justification:</u></p>	<p>The topography of the site slopes from north to south with portions of the building being below grade. Root systems of the required trees could possibly damage the foundation and retaining walls around the parking area.</p>

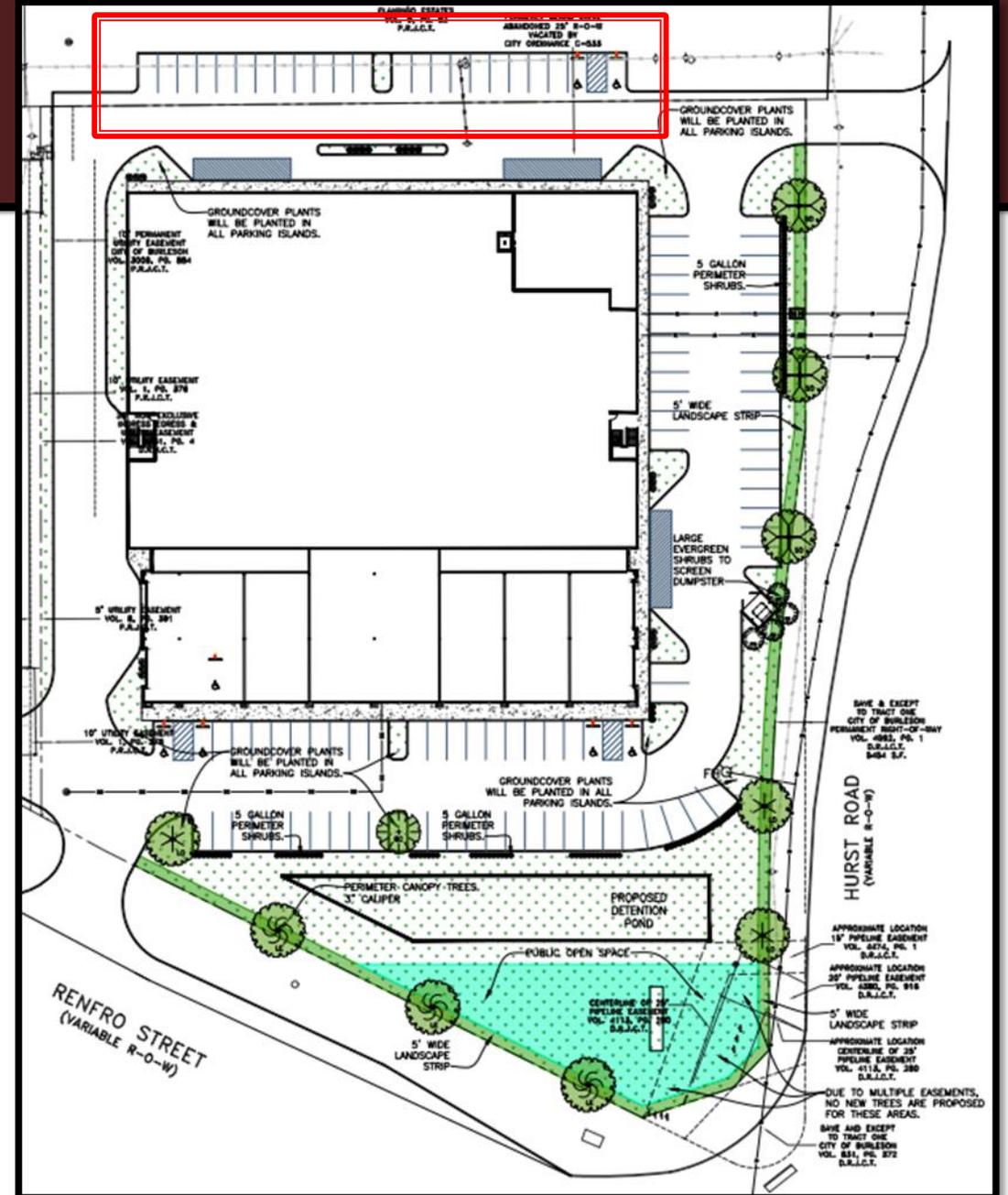


Burleson Storage CSP

Waiver Request:

- IH-35 Landscaping (c,2)

<u>Required:</u>	Any portion of each parking space shall be located within 60 feet of the trunk of a tree.
<u>Provided:</u>	Of the 103 total parking spaces, only 66 will be located within 60' of the trunk of a tree.
<u>Justification:</u>	Most of the spots not meeting this requirement are located within the shared parking area and irrigation will not be present. All other spots are adjacent to the loading zones where large trucks can damage trees.



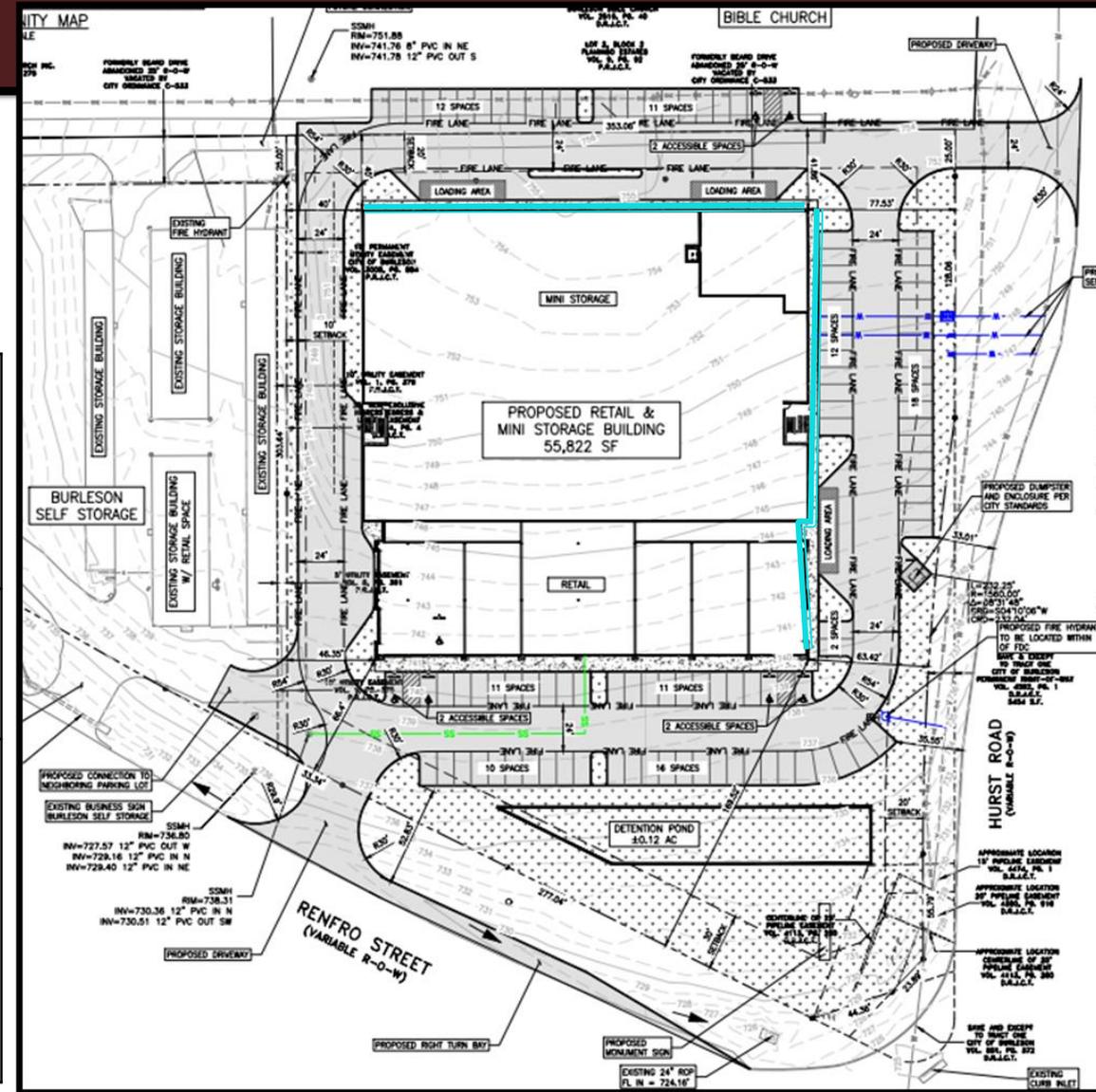
Burleson Storage CSP

Waiver Request:

➤ IH-35 Building Design (d)

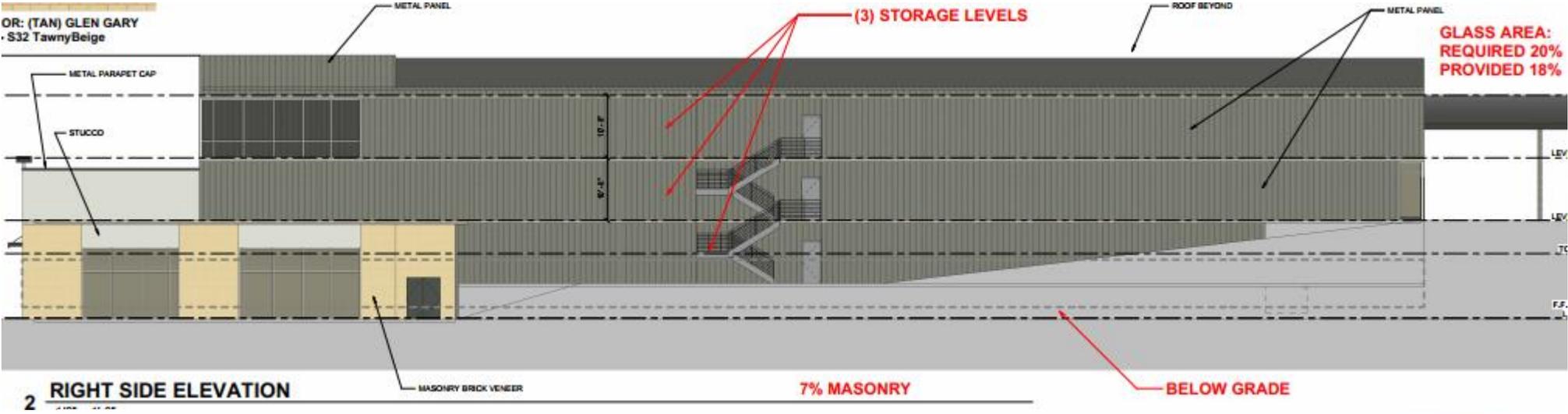


<p><u>Required:</u></p>	<p>On all other publicly visible façades, at least 20 percent of the wall area between two and ten feet above grade shall consist of windows or similar glazing.</p>
<p><u>Provided:</u></p>	<ul style="list-style-type: none"> • 18% of glazing on the right (east) façade • 2% on the rear (north) façade
<p><u>Justification:</u></p>	<p>The front (south) façade will meet the glazing requirement due to the retail nature of this elevation, however, the east and north elevations are primarily storage related where glazing is not a desirable architectural element.</p>

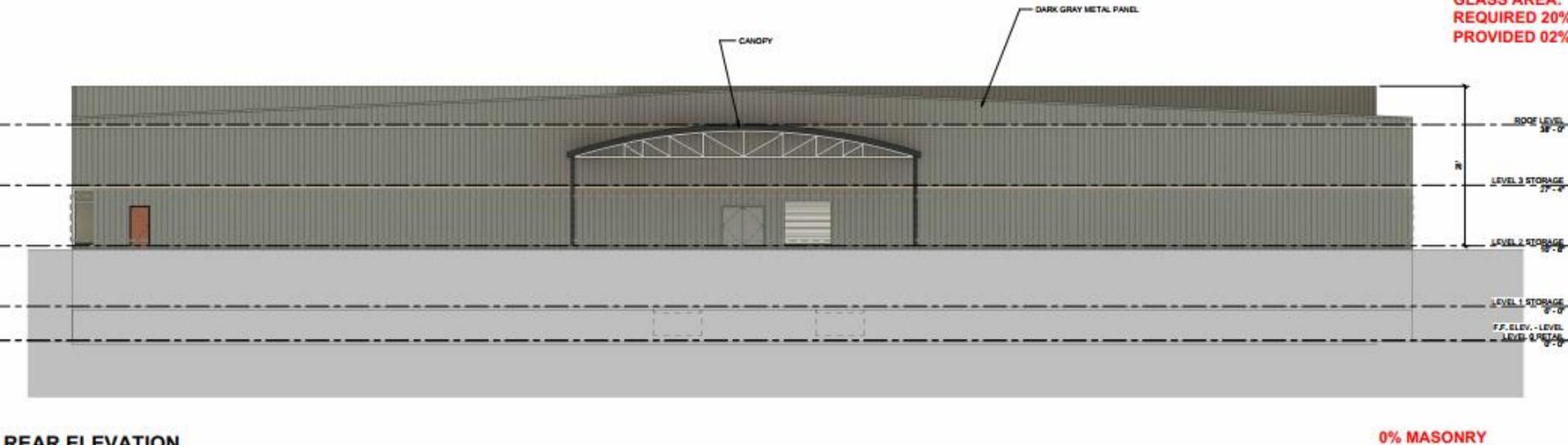


Burleson Storage CSP

East



North



Burleson Storage CSP

Waiver Request:

- IH-35 Building Design (j)

<u>Required:</u>	Columns and piers shall be spaced no farther apart than they are tall.
<u>Provided:</u>	The columns will be spaced approximately 26'-8" apart in lieu of the required 16'.
<u>Justification:</u>	The requested spacing allows for the desirable architectural elements of combining the retail portion with the storage portion of the building.

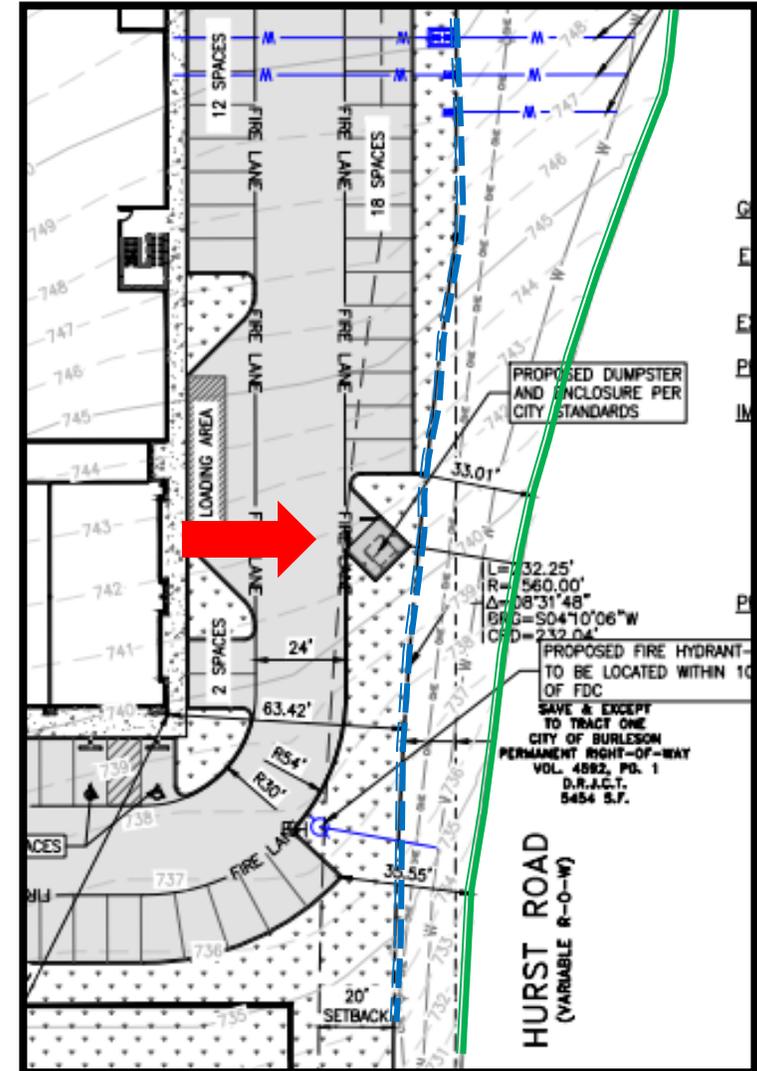


Burleson Storage CSP

Waiver Request:

- Fencing and Screening: 36-12 (e,3)

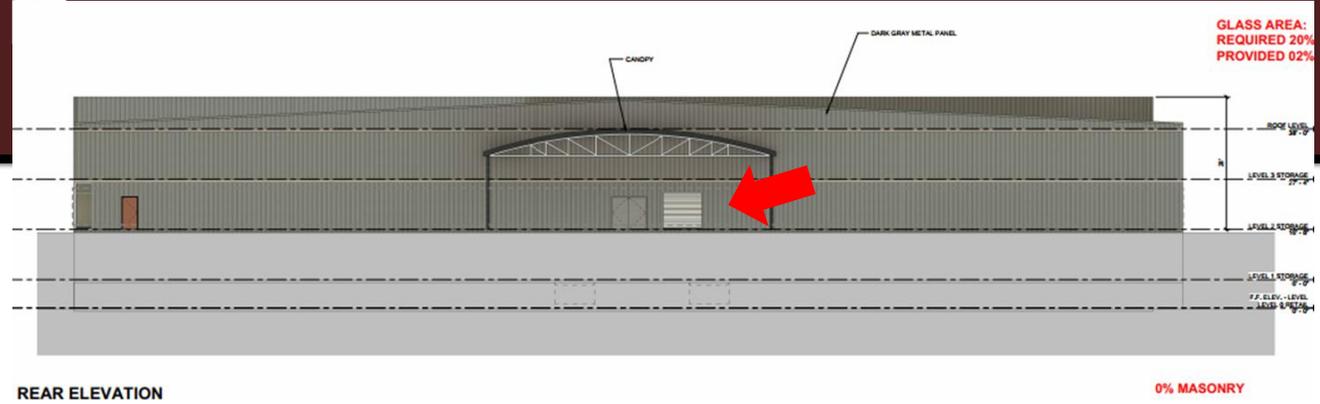
<u>Required:</u>	Trash and or recycling enclosures shall not encroach into any required setbacks.
<u>Provided:</u>	The dumpster enclosure is setback three (3) feet from the eastern property line in lieu of the required 10 foot setback.
<u>Justification:</u>	The dumpster is intended for the retail component of the project and needs to be located near the retail areas. At this location, the dumpster is 30 feet away from the curb/street. There is a large grass/green area between Hurst Road and the proposed sites property line that will act as a natural buffer.



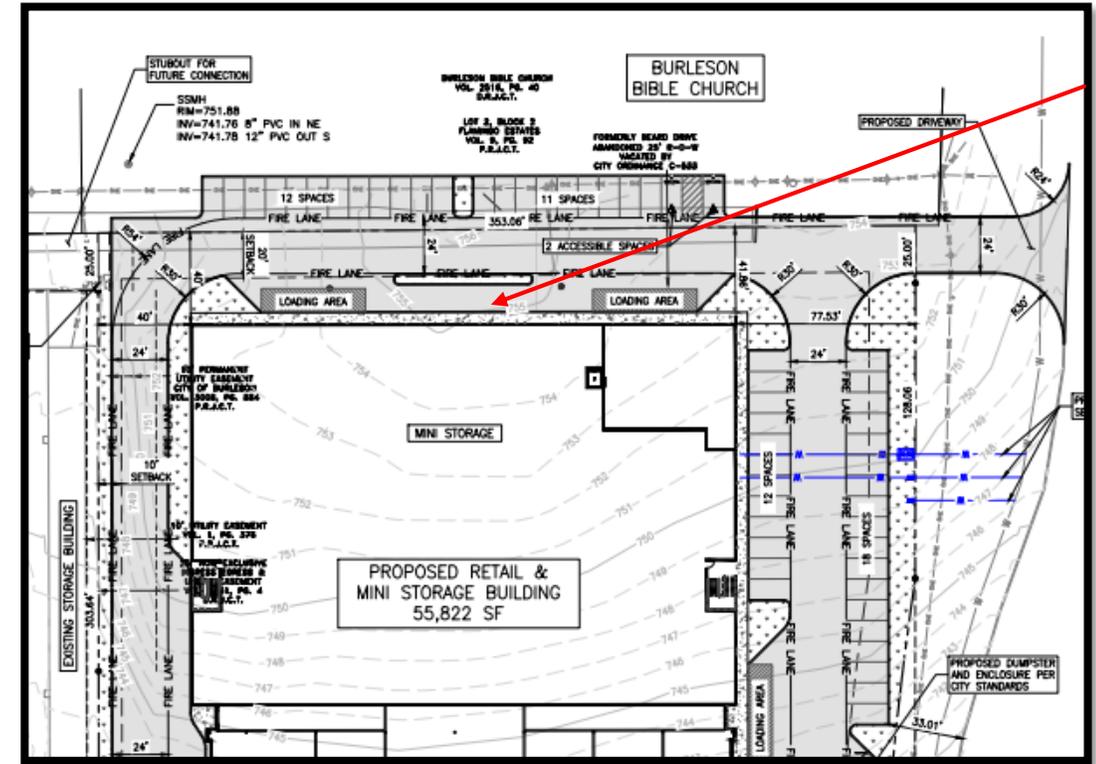
Burleson Storage CSP

Waiver Request:

- IH-35 Fencing and Screening (b)



<p><u>Required:</u></p>	<p>Loading docks shall be incorporated into the overall design of the building and landscape so that the visual impacts are contained and out of view from adjacent properties and public streets.</p>
<p><u>Provided:</u></p>	<p>No screening is being provided in attempt to limit the loading bay visibility on the northern elevation.</p>
<p><u>Justification:</u></p>	<p>Screening would encumber the shared parking and access agreement with the northern property. Additionally, the loading dock is setback over 250' from the public street and will naturally be difficult to see.</p>

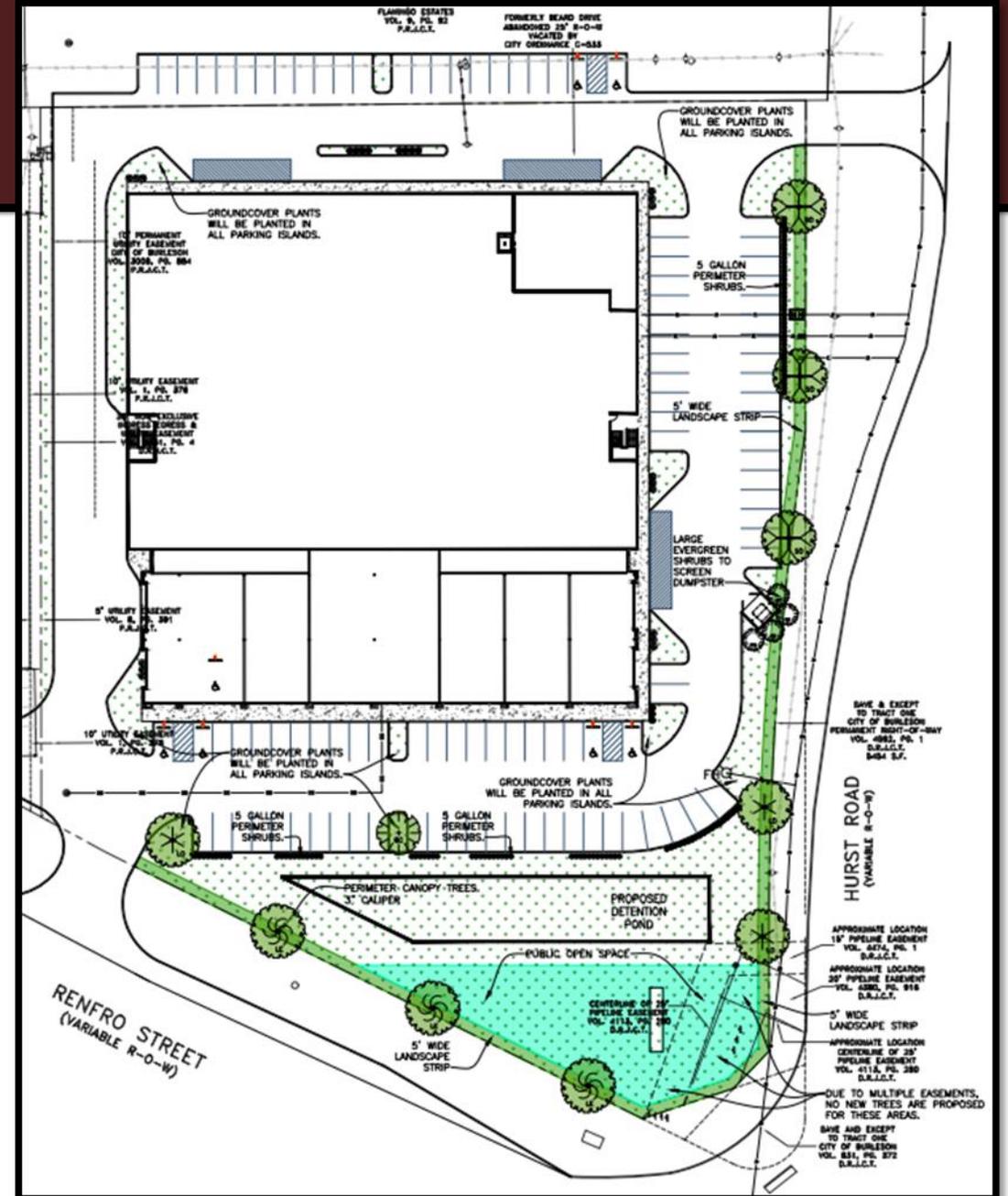


Burleson Storage CSP

Waiver Request:

- Landscaping generally (h)
- Warranted P&Z consideration

<u>Required:</u>	Grass and/or groundcovers shall not be allowed to comprise over 90 percent of any required landscape area.
<u>Provided:</u>	The landscaping plan is proposing 96% of the landscape area to be grass and/or groundcover in lieu of the required maximum of 90%.
<u>Justification:</u>	The percentage of grass and groundcover exceeds the required amount due to the reduction of trees and shrubs as a result of the sites topography.



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Utilities & Drainage:

- **Water** – The subject property will be served by Bethesda Water Supply Corporation.
- **Sewer** – The subject property will be served by the City of Burleson.
- **Storm** – The subject property will subject to the City of Burleson Design Standards Manual and will include a small detention pond.

Traffic:

- Access to E. Renfro is controlled by TxDOT and is subject to their regulations including a right turn lane.
- Access to Hurst Road is controlled by the City of Burleson and subject to the Design Standards Manual.

Burleson Storage SUP

Public Hearing Notice

- Public notices were mailed to property owners (based on current JCAD records) within 300 feet of subject property
- Published in newspaper
- Signs Posted on the property



Burleson Storage SUP/CSP

P&Z Summary

Vote

Recommended approval by a vote of **7-0**

- The general landscaping waiver was the only waiver considered when making this recommendation

Discussion

None

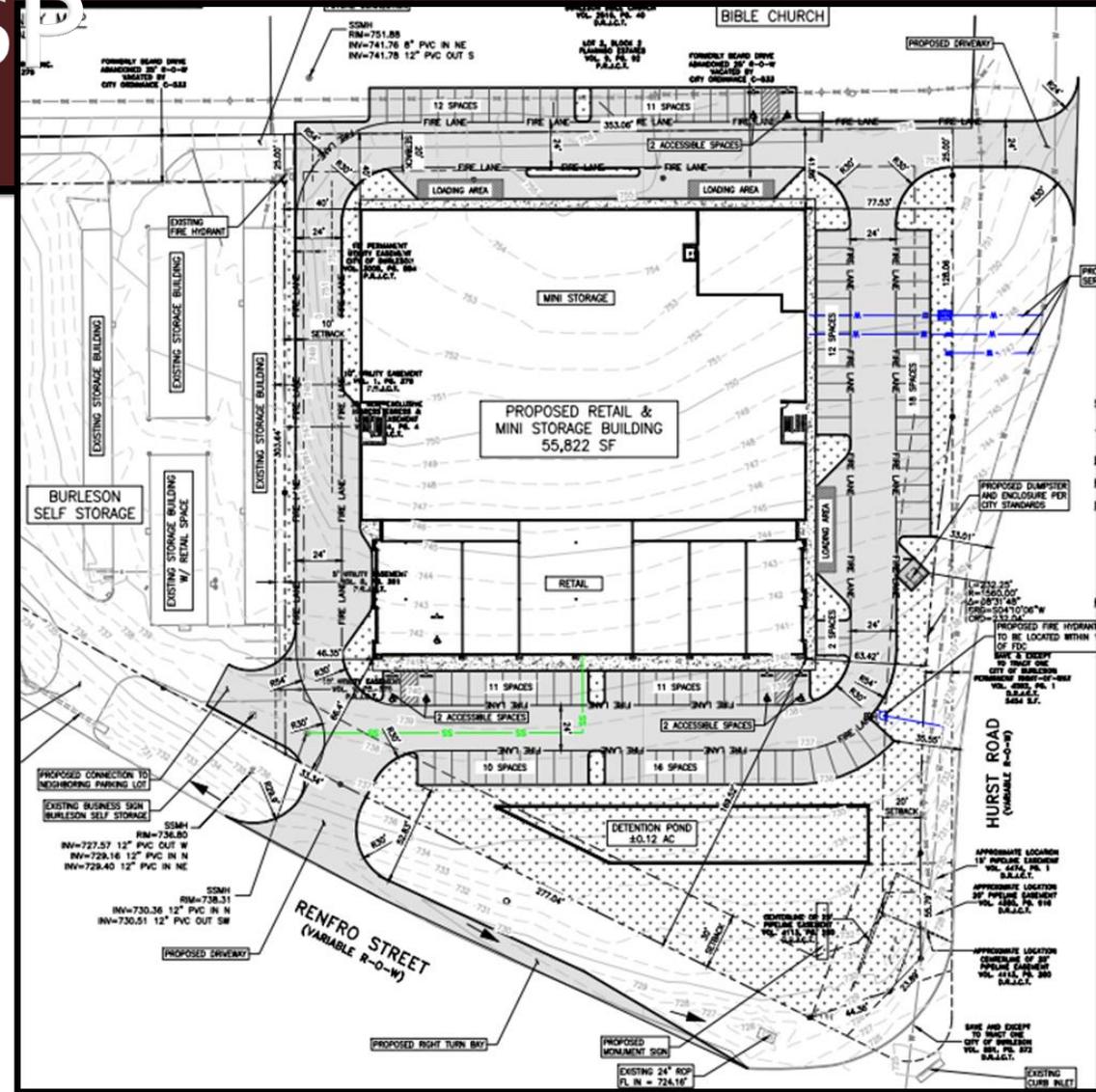
Speakers

None

Burleson Storage SUP/CSP

Staff Recommendation

Recommend approval of an ordinance for a specific use permit for mini-warehouse and the associative commercial site plan with 11 waivers as requested by the applicant. (Case 23-010).



Questions/Discussion