

August 8, 2023

JP Ducay
Development
Services City of
Burleson
141 Renfro Street
Burleson, Tx 76028

Re: Hurst & Renfro Storage (Case 23-041)

We are requesting a waivers on the above-referenced project for the following items. Below is the justification for all items we our asking a waiver for. Some items are from the same section/ordinance, but have items have been show separately below so not to confuses the justification. The ordinance/regulation is shown in red and the waiver justification shown in black:

1. I 35 Overlay Section 5-51 (d) Perimeter. 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. All parking areas adjacent to a major or minor collector street, as shown in the master thoroughfare plan, shall be located a minimum of 15 feet from the right-of-way line. Hurst Rd. has extra-large green space behind the curb to the ROW. There is a distance of 33' which meets the intention of the regulation. Parking is located 5' from ROW line along Hurst. The requirement is met along Renfro
2. I 35 Overlay Section 5-51 Landscaping (d) (1,2,3). One large tree, three-inch in caliper minimum shall be planted on 30-foot centers within the required landscaped area. A minimum of 15 five-gallon shrubs shall be planted in the landscaped area for every 30 linear feet of frontage. The shrubs shall be planted in such a way to screen the parking lot from the roadway. The majority of the site is elevated above the roadway. shrubs have been provided in areas adjacent to the site where the road is at a similarly elevations. The site slope from rear to front, and retaining walls will be required. The retaining walls will impede the canopy of the trees. 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.
3. I 35 Overlay Section 5-51 Landscaping (e) Foundation plantings are required for buildings or groups of buildings 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. The trees shall be located no farther than 30 feet from the face of the building. The plantings are intended to break up the face of the building as well as minimize the visual impact of large areas of impervious cover. The site topography slopes from back to front. Approximately half the building will

be below finished grade. The face of the building is broken up by the retail component on the front. 0 foundation trees are being provided. 8 trees are required.

4. **36-12 Nonresidential Uses (e) Trash/recycling receptacle screening (3) Shall not encroach into any required setback.** Waiver is being requested for the proposed location of the dumpster enclosure. The dumpster is intended for the retail component of the project and as such, needs to be located adjacent to the retail areas. At this location the dumpster is 30' feet away from the curb/street. There is an atypical large grass/green area between Hurst Rd. and the proposed site, the dumpster enclosure is clear of any traffic buffer zones. The Dumpster is located 3' from the property line.
5. **86-112 Landscaping for Developed sites (b) (1) Grass and/or groundcovers shall not be allowed to comprise over 90 percent of any required landscape area.** The developer is proposing to provide no more than 96% of the landscape area to be grass in lieu of the 90% requirement due to the reduction of the trees/scrubs.
6. **5-51 Landscaping (c) (4) Landscaped islands shall be located at the terminus of all rows of parking. The islands shall be a minimum five feet in width and extend the entire length of the parking stall. The islands shall contain at least one three-inch caliper tree consistent with the recommended tree list.** The topography of the site slopes from back to front with portions of the building below grade. Root systems of the required trees could possibly damage the foundation walls and retaining walls around the parking area. There are 11 landscape islands of which 5 will contain the required trees. Landscape is not being proposed for the off-site parking since it would require irrigation on someone else property.
7. **5-50 Building Design (c,d) On the building façade facing the principal street, at least 35 percent of the wall area on the first floor between two and ten feet above grade shall consist of windows or similar glazing; and at least 25 percent of the wall area on the second floor (between three and eight feet from the finished floor level) shall consist of windows or similar glazing. The second story glazing requirement shall apply to buildings with a single-story façade taller than 20 feet. 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. Façades built up to an interior mid-block property line are not required to meet the glazing requirements if an adjacent building can be constructed.** The owner is requesting to provide 18% of Glazing on the Right Façade (East) in lieu of the required 20%. The owner is requesting to provide 2% of Glazing on the Rear Façade (North) in lieu of the required 20%. The Front Primary Façade (South) Elevation provides 80% Glazing based on the area between 2ft to 10ft AFF. The Front Façade meets the Glazing Requirement due to the Retail Nature of the uses, however the side (east) and rear (north) elevations are primarily storage where glazing is not a desirable architectural element.
8. **5-53 Fencing and Screening (b) Loading docks, truck parking, outdoor storage, waste cans, waste dumpsters, trash compactors and other service functions 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. This requirement shall not be applicable for service functions located along double-loaded alleys.** Screening will prevent the uses of the shared parking agreement with the neighbor to the north. The loading dock is setback over 250'

from the public street and will be difficult to see.

9. **36-14 Transitional Screening (a) When NS, GR, C, CC, I districts or nonresidential uses abuts a MH, MHP, MF1, MF2, 2F, SFA, SFE, SFR, SF7, SF10, SF16 district or residential uses, transitional screening shall be required for separating these districts or uses along the entire property line of the higher intensity district or use except where visibility triangles or easements are required.** Screening will prevent the uses of the shared parking agreement with the neighbor to the north. Although the property is zoned residential, it is currently used as a church. The church and owner have agreed and submit a joint use agreement for the shared parking.
10. **Building Design (j) Columns and piers shall be spaced no farther apart than they are tall.** We are requesting a waiver to allow the columns to be spaced approx. 26'-8" apart in lieu of the required 16. The requested spacing allows for the desirable architectural elements of combining the retail portion with the storage portion of the building.
11. **Sec.-51 (c)(2) Any portion of each parking space shall be located within 60 feet of the trunk of a tree. Pavement shall not be allowed within three feet of the trunk of a tree.** We are requesting that of the total 101 parking spaces only 66 will be located within 60' of the trunk of a tree. Most of the spots not meeting this requirement are located within the shared parking area and irrigation will not be present. Remaining spots are adjacent to the loading zones where large trucks can damage the trees.

Sincerely,

Baird, Hampton & Brown



Chad Wallace, PE

Senior Associate, Civil Engineer