

KIA at 1233 Tarver Rd

Location:

- 1233 Tarver Rd
- 11.999 acres

Applicant:

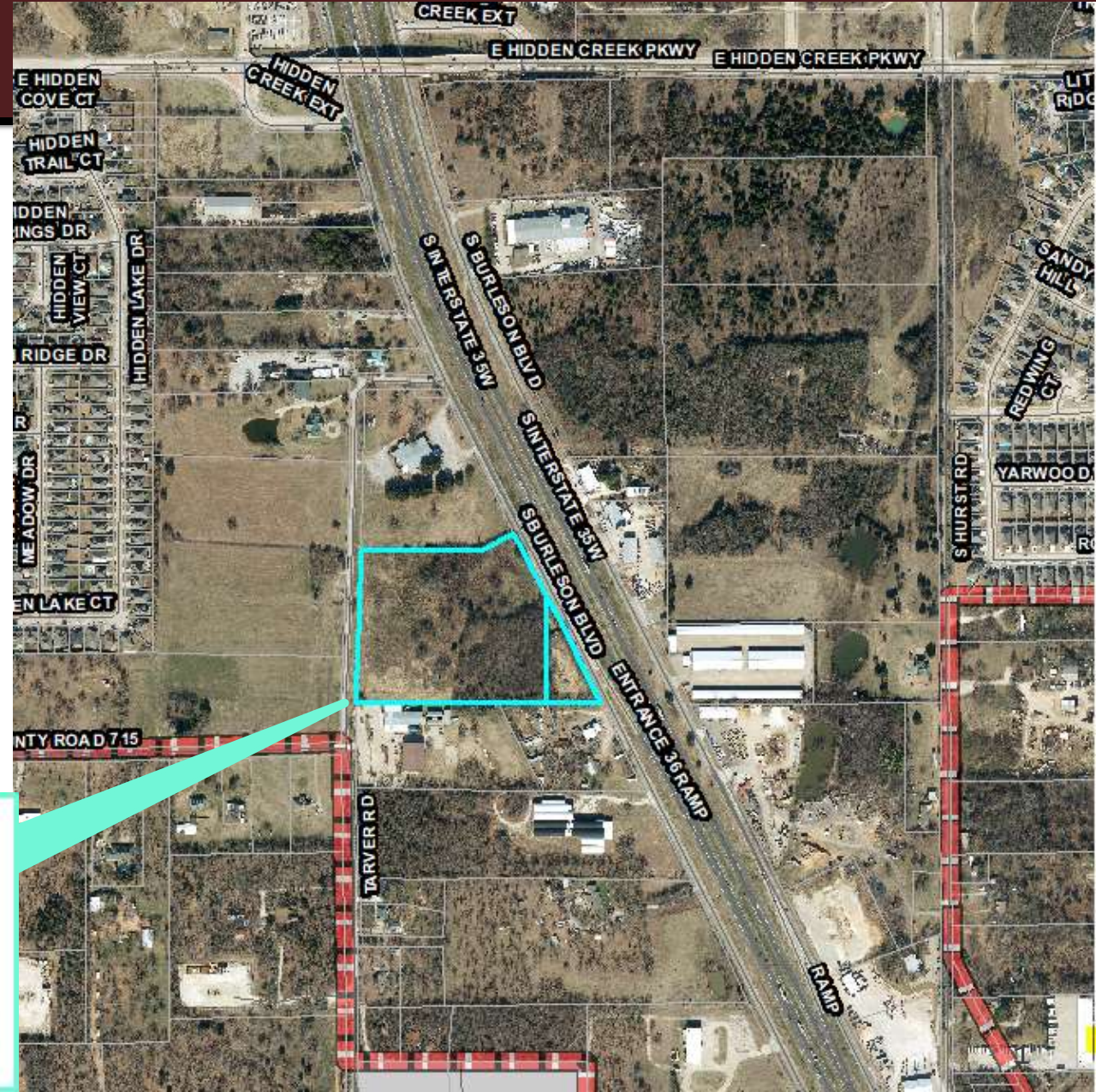
John Hamilton

International Autos KIA

Items for approval:

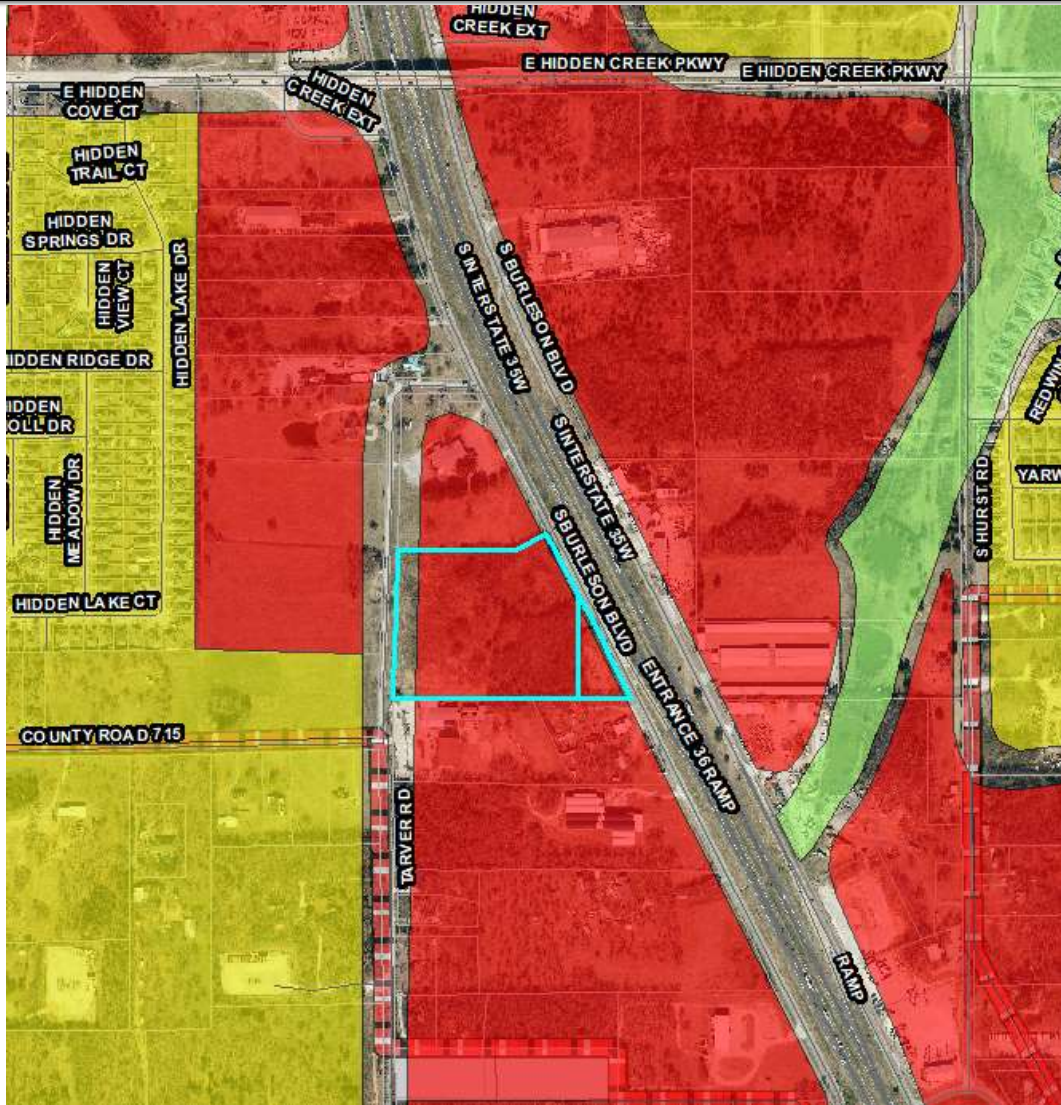
Zone change with SUP for auto sales

Commercial Site Plan with Waivers



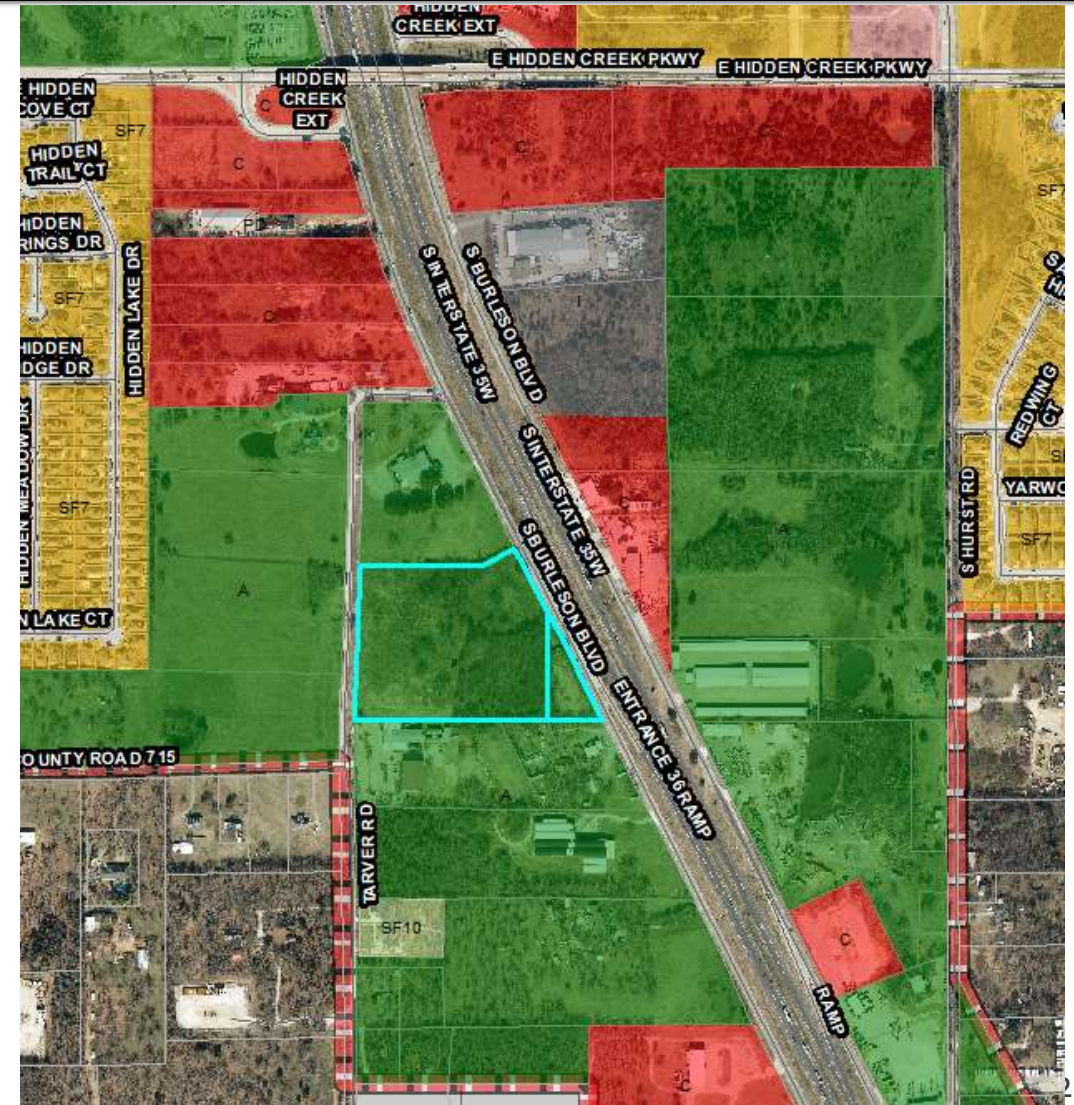
Comprehensive Plan

Regional Office / Commercial



Zoning

A, Agriculture



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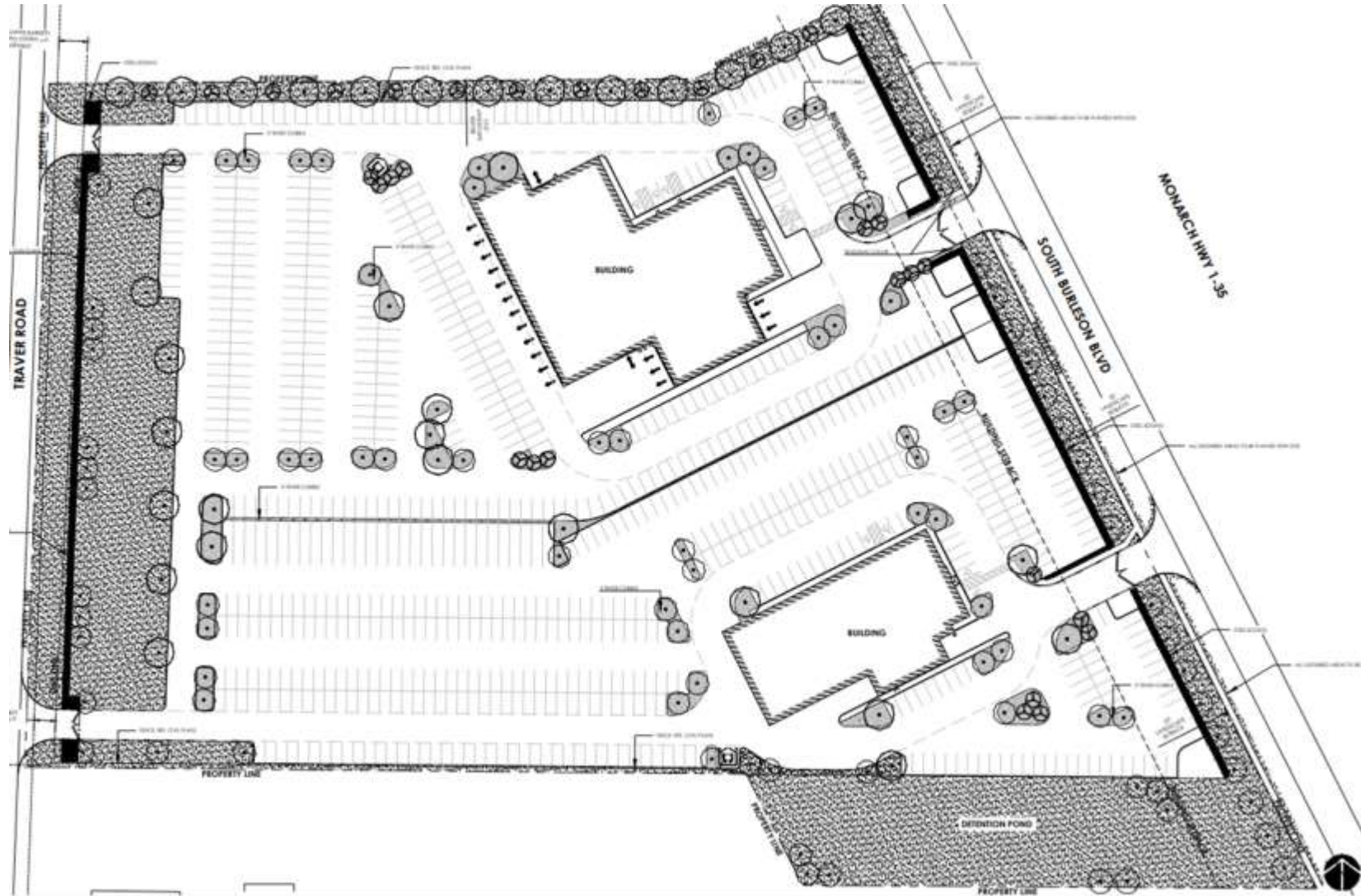
SITE INFORMATION

NORTH SITE

EX. ZONING:	A W/ IH-35 OVERLAY
PROP. ZONING:	A W/ IH-35 OVERLAY
PROP. LAND USE:	AUTO SALES
PROP. SITE ACREAGE:	5.79
PROP. BUILDING AREA (S.F.):	29,525
REQUIRED RETAIL PARKING:	70 (1 SPACE PER 200 S.F.)
PROVIDED RETAIL PARKING:	70
REQUIRED SERVICE PARKING:	32 (1 SPACE PER 500 S.F.)
PROVIDED SERVICE PARKING:	32
TOTAL PARKING PROVIDED:	102
REQUIRED ADA PARKING:	5
PROVIDED ADA PARKING:	5
TOTAL INVENTORY PARKING:	296
TOTAL PARKING AREA (S.F.):	112,407

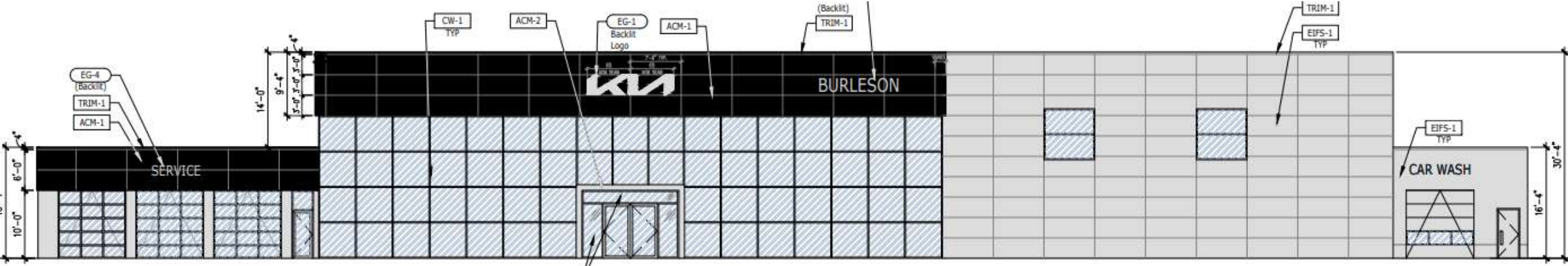
SOUTH SITE

EX. ZONING:	A W/ IH-35 OVERLAY
PROP. ZONING:	A W/ IH-35 OVERLAY
PROP. LAND USE:	AUTO SALES
PROP. SITE ACREAGE:	6.21
PROP. BUILDING AREA (S.F.):	17,037
REQUIRED RETAIL PARKING:	86 (1 SPACE PER 200 S.F.)
PROVIDED RETAIL PARKING:	86
TOTAL PARKING PROVIDED:	86
REQUIRED ADA PARKING:	4
PROVIDED ADA PARKING:	4
TOTAL INVENTORY PARKING:	369
TOTAL PARKING AREA (S.F.):	121,863



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Building Renderings



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OVERALL LANDSCAPE REQUIREMENTS

ZONING DISTRICT: I-35 OVERLAY - CITY OF BURLESON

DESCRIPTION	REQUIRED	PROPOSED
LOT AREA: 12 Ac - 523,942 SF		
LANDSCAPE AREA - GRASS/GCVS/ROCKS	20% OF OVERALL SITE 523,942 SF X 0.2 = 104,788 SF	26.73% OF LOT AREA 140,055 TOTAL
LANDSCAPE AREA - FRONT YARD	40% OF LANDSCAPE AREA 104,788 SF X .4 = 41,915	17.5% OF LANDSCAPED AREA 18,245 SF VARIANCE REQUIRED

I-35 STREET LANDSCAPE REQUIREMENTS

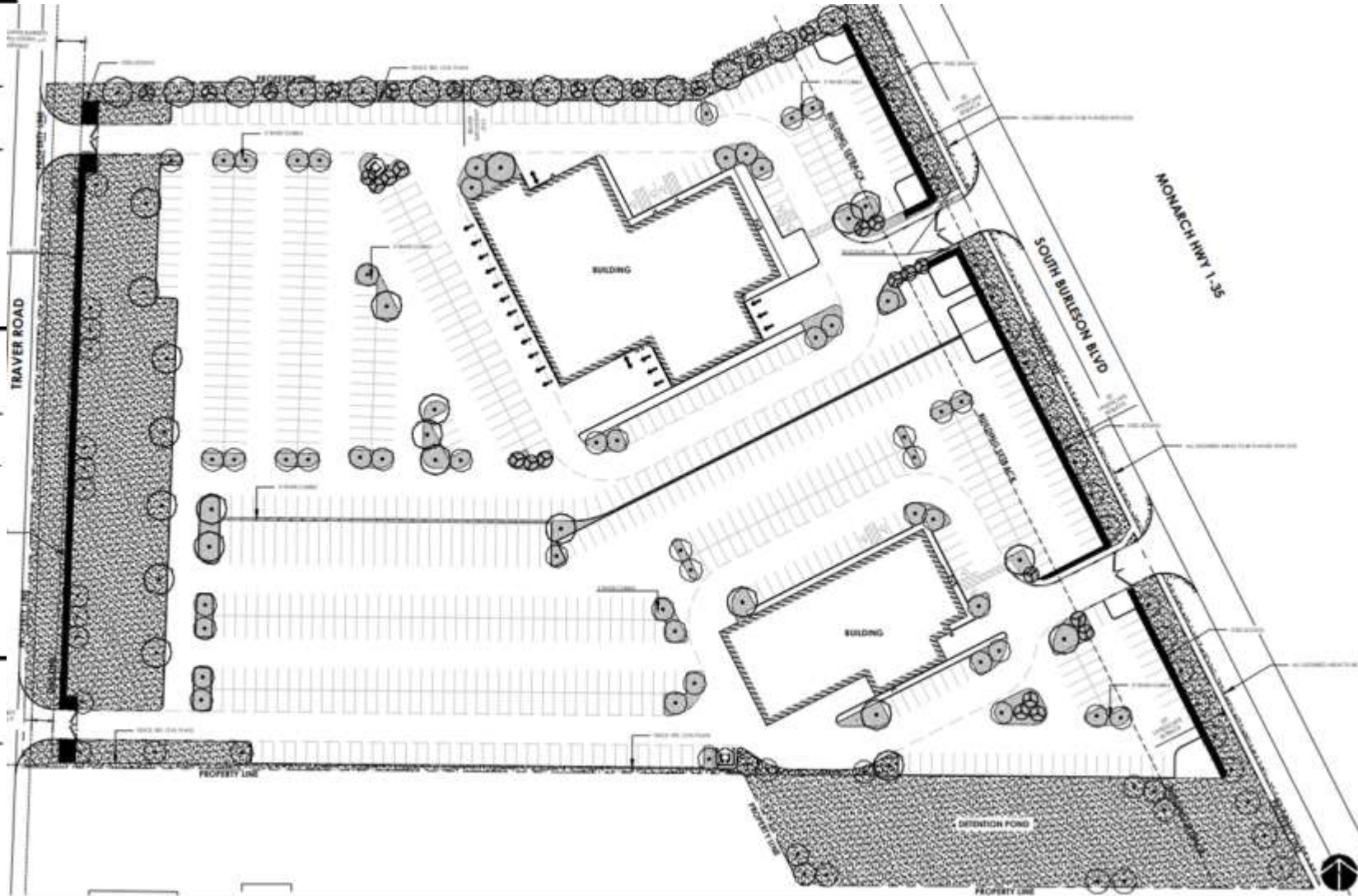
ZONING DISTRICT: I-35 OVERLAY - CITY OF BURLESON

DESCRIPTION	REQUIRED	PROPOSED
LOT AREA: 12 Ac - 523,942 SF		
I-35 STREET TREES	1 - 3" CAL TREE EVERY 30' O.C. Total: 24 TREES	24 - 3" CAL TREES
I-35 SHRUBS	15 - 5 GAL. SHRUB EVERY 30' OF FRONTAGE Total: 360 SHRUBS	450 5 GAL SHRUBS

BUILDING FOUNDATION REQUIREMENTS

ZONING DISTRICT: I-35 OVERLAY - CITY OF BURLESON

DESCRIPTION	REQUIRED	PROPOSED
Lot Area: 12 Ac - 523,942 SF		
FOUNDATION PLANTING BLDG SF- 46,562	1 - 3" CAL TREE EVERY 7,500 SF WITHIN 30' OF FOUNDATION Total: 7 TREES	13 - 3" CAL TREES



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Site Conformance Table

<i>Required</i>	<i>Staff's Findings</i>
<u>Lot Size, Coverage and Setbacks</u> Specific lot information as shown on site plan	Site plan is in compliance with all development regulations with the exception of the requested waiver to the IH-35 design standards for parking in the front yard setback.
<u>Landscaping</u> 20% of Total Site shall be landscaped: 104,788 SF 40% of Total required in front yard: 41,915 SF Minimum 1 acre green space (IH35 area 3)	Landscaping proposed: 26.73% (140,055 SF) Waiver requested: 18,245 SF provided Waiver requested
<u>Parking Requirement</u> 1 space per 200 SF (retail): 156 spaces 1 space per 500 SF (service): 32 spaces 9 ADA spaces	Complies. Parking provided: 156 spaces Parking provided: 32 spaces ADA spaces: 9 spaces

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Waivers Requested

<i>Waiver</i>	<i>Staff's Findings</i>
<p>Appendix C Urban Design Standards, Article V section 5-52(o)(2): There shall be no off street parking between the principal address of the building and the street unless the city manager or his or her designee approves an alternative design.</p>	<p>City Council action only.</p> <p>Staff supports the waiver to the off street parking based on the nature of the proposed use, automobile sales.</p>
<p>Appendix C Urban Design Standards, Article V Section 5-51(h)(2): For specific plan area 3, developments shall provide at least five percent net site area to one or a combination of the following. The land area provided as public open space may be credited against the overall landscaping requirement on a square foot for square foot basis, for up to 50 percent of the total landscaping requirement.</p>	<p>City Council action only.</p> <p>Staff supports the waiver to the specific plan area 3 landscaping requirement based on the applicant providing additional landscaping for the overall site. Provided 26.73 %</p>
<p>Article III Section 86-105(a): Not less than 40 percent of the total landscaping shall be located in the designated front yard.</p>	<p>P&Z recommendation required.</p> <p>Staff supports the waiver to the specific plan area 3 landscaping requirement based on the applicant providing additional landscaping for the overall site. Provided 26.73 %</p>

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Utilities & Drainage:

Site will be served by Bethesda WSC and OSSF (septic).

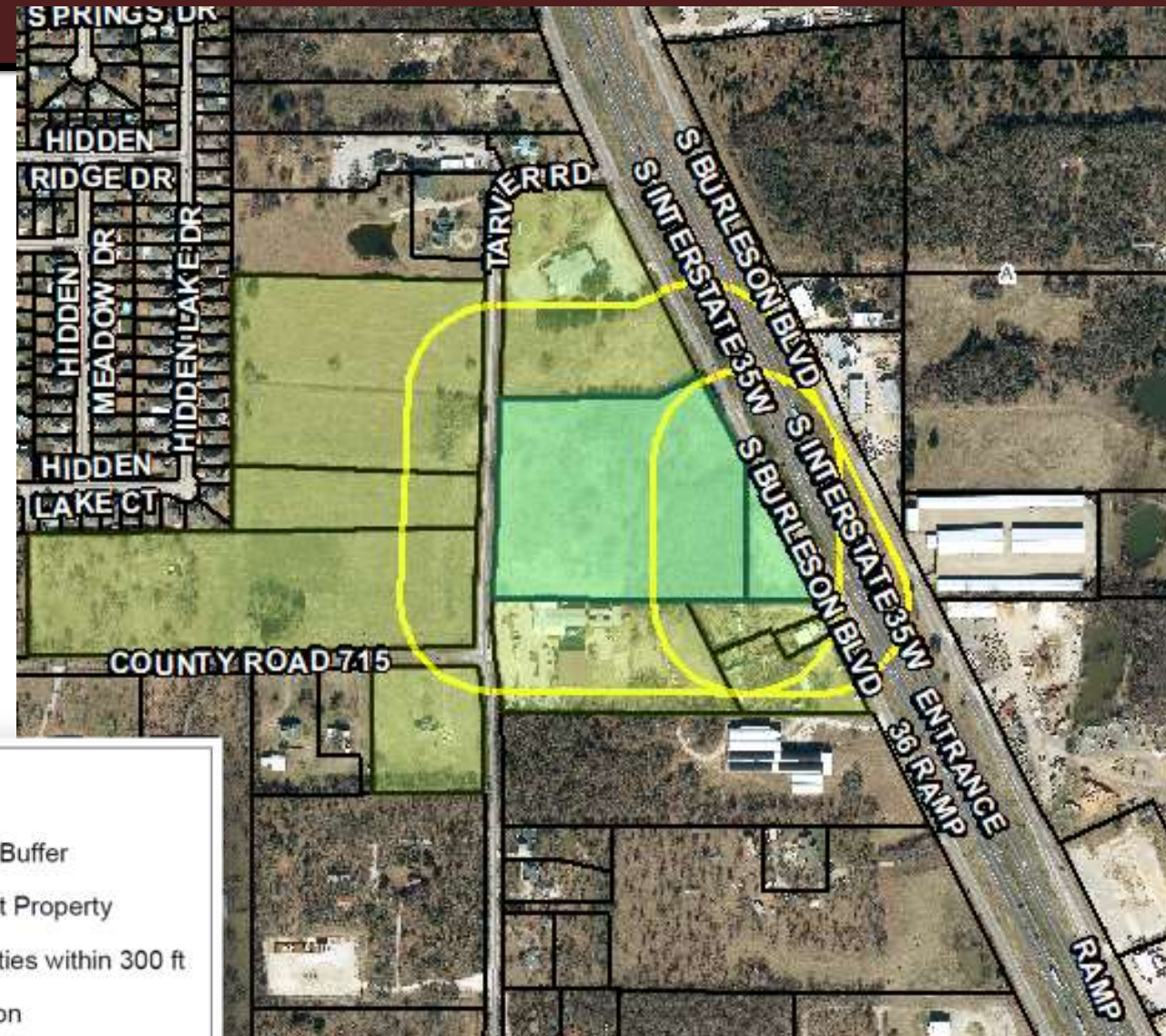
Traffic:

The main entrance is proposed from the IH35 service road which is a TxDOT facility. A TxDOT permit will be required.

KIA zone change and 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



Legend

- 300 ft. Buffer
- Subject Property
- Properties within 300 ft
- Burleson

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P&Z Summary

Vote

Recommended approval of an ordinance (7-0)

Discussion

P&Z commissioners had discussion with staff related to future engineering studies after the entitlement phase, review and permitting of the OSSF, as well as lighting standards and review of photometric plans during building permit submittal. Additionally, city standards for lighting and enforcement were discussed by staff and adjacent property owner (Tina Gregg).

Speakers

John Hamilton, P.E. representing KIA

Tina Gregg, 432 CR 715 (ETJ), inquired about lighting standards

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Staff Recommendation

Approve an ordinance for a commercial site plan and zoning change request with a specific use permit for automobile sales and waivers to Section 86; 105(a); and Appendix C Urban Design Standards, Article V Section 5-51(h)(2) and Section 5-52(o)(2). (Case 23-074).

