

4051 Vantage High Business Park of Burleson

Location:

- 4051 Vantage
- 20.79 acres

Applicant:

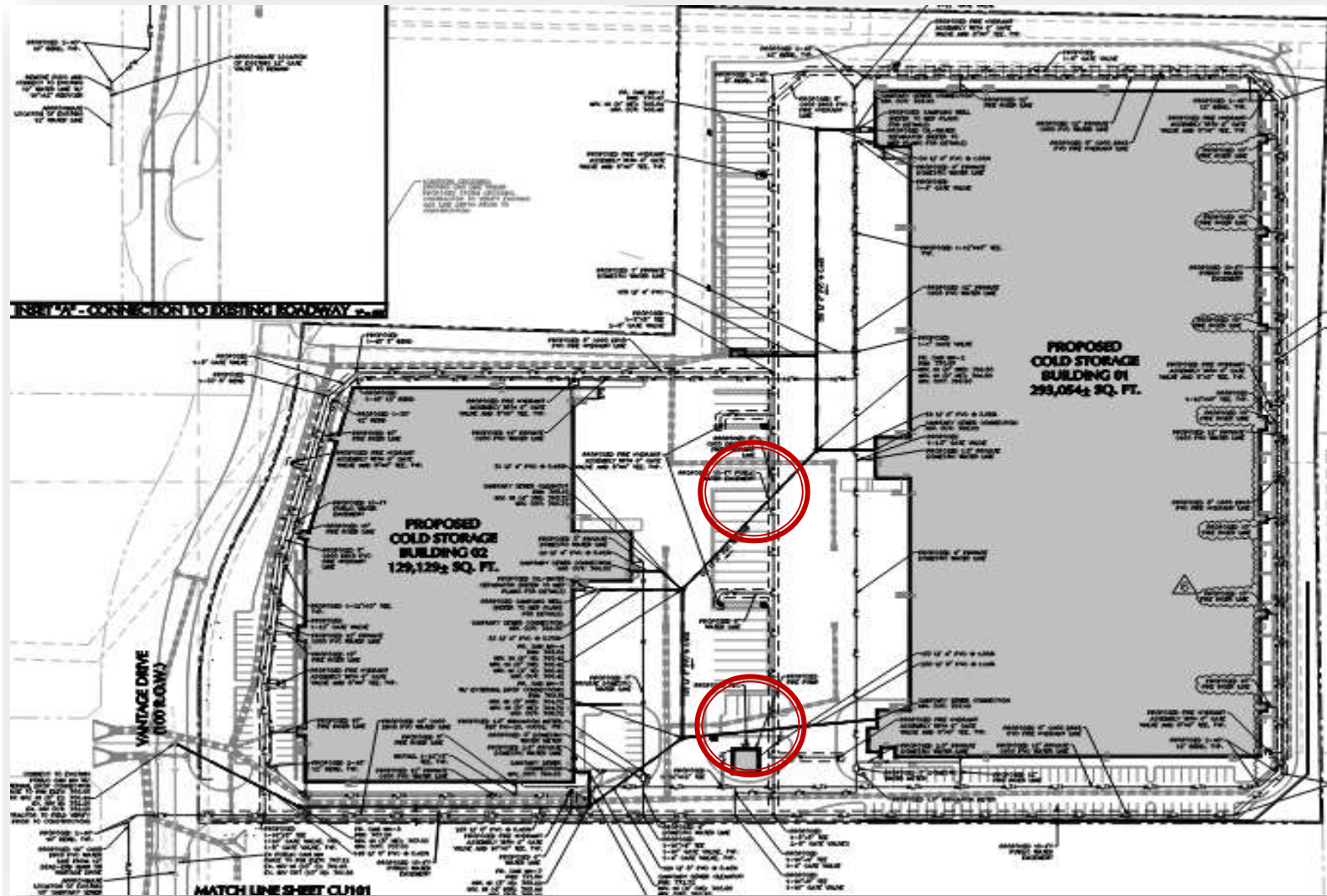
BGO-Sre Burleson LP

Items for approval:

Waiver to the Subdivision and Development Ordinance (Case 25-038)



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Waiver Requested

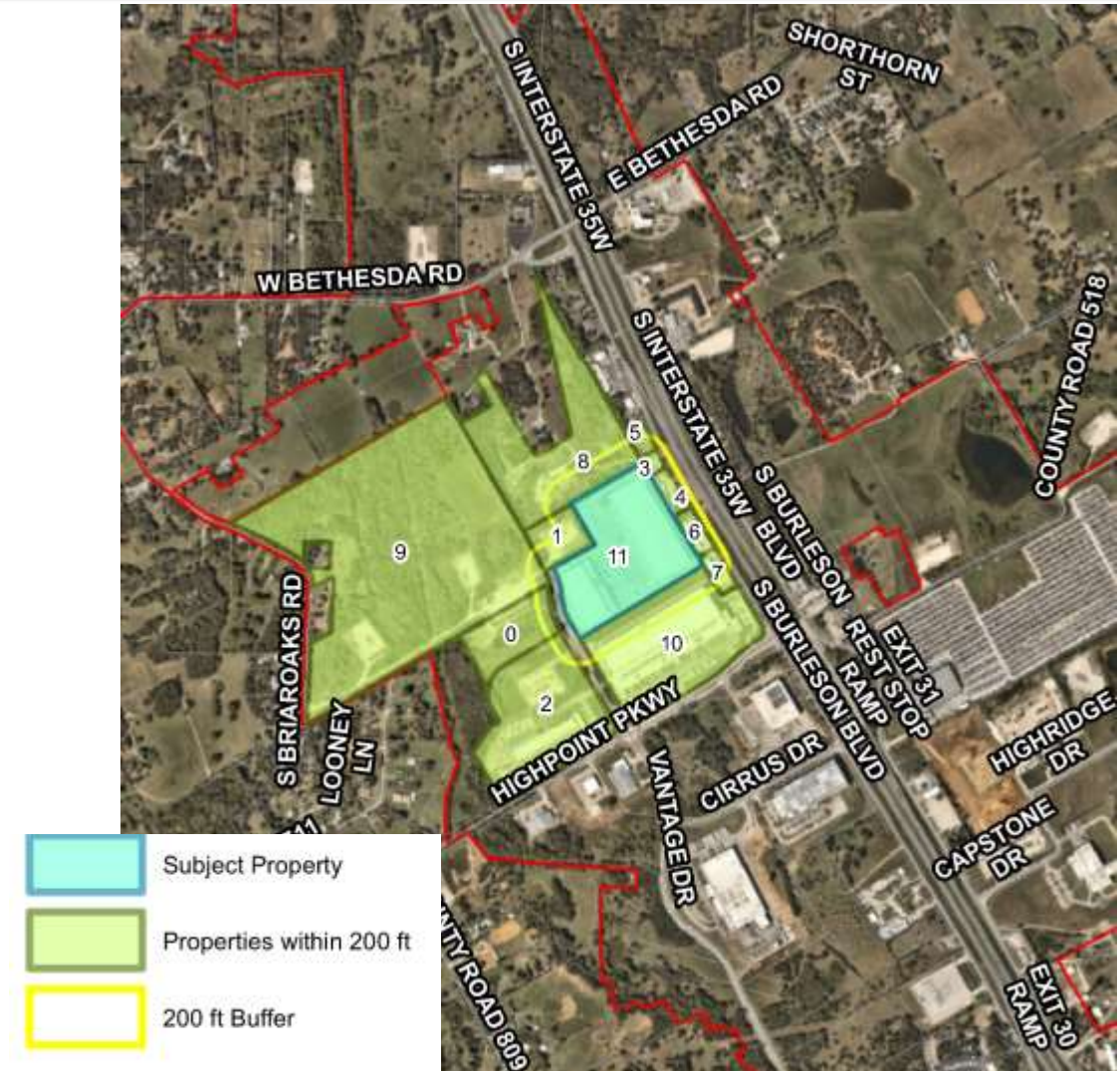
<i>Waiver</i>	<i>Applicant's Justification</i>
<p data-bbox="104 464 784 506"><i>Appendix A, Article VII Section 7.5(d):</i></p> <p data-bbox="104 561 1225 715">Water or sanitary sewer service lines shall not cross any adjacent lot. The public main shall be extended so as not to require the service to extend across another lot. Water and sanitary sewer service lines shall be maintained by the property owner.</p> <p data-bbox="104 765 1116 796">No waiver shall be granted unless the council or commission finds that.</p> <ul data-bbox="104 858 1225 1353" style="list-style-type: none"><li data-bbox="104 858 1225 963">• The requirement places an unreasonable burden on the development and does not bear a rough proportionality to the requirements necessary to serve the development; or<li data-bbox="104 986 1225 1132">• There are special circumstances or conditions affecting the land such that the strict application of the provisions of this appendix and/or the design standards manual would deprive the applicant of the reasonable use of the applicant's land; and<li data-bbox="104 1155 1225 1225">• modification, exception or waiver is necessary for the preservation and enjoyment of a substantial property right of the applicant; and<li data-bbox="104 1248 1225 1353">• The granting of the modification, exception or waiver will not have the effect of preventing the orderly subdivision of other land in the area in accordance with the provisions of this appendix and the design standards manual.	<p data-bbox="1243 508 2331 614">The applicant stated the subdivision is to allow the buildings to stand independently as separate properties and have different ownership, lenders, and tenants, etc. in the future.</p>

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Public Hearing Notice

- Public notices mailed to property owners within 300 feet of subject property.
- Published in newspaper.

Staff has not received any inquiries regarding this request.



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Staff Recommendation

Staff recommends approval of a resolution for a waiver to Subdivision and Development Ordinance, Appendix A, Section 7.5 (d)

