
Planning & Zoning Commission Meeting

DEPARTMENT: Development Services

FROM: JP Ducay, Senior Planner

MEETING: December 19, 2023

SUBJECT:

Lumberyard at 137 S. Wilson Street (Case 23-289): Consider approval of a resolution for a waiver to Article III, Landscape Standards, relating to artificial turf. (*Staff Presenter: JP Ducay, Senior Planner*)

SUMMARY:

On October 2, 2023, an application was submitted by Derek Scheler, on behalf of Richard Nash, for a waiver to allow for the installation of artificial turf at 137 S. Wilson St. The owner of property (previously occupied by Moontower Pizza) is in the process of redeveloping the site for a future restaurant user called the Lumberyard. The subject site has an existing outdoor patio area that is approximately 0.10 acre, with a crushed granite surface. The applicant is requesting to replace the 0.10-acre gravel area with synthetic turf to clean up the site and better replicate the outdoor entertainment aesthetic of the Plaza. A drainage analysis was provided by the applicant that determined the additional runoff generated by the synthetic turf would not cause adverse effects offsite or downstream. The applicant's justification for approval in granting this waiver and aerial illustrations have been attached as Exhibits 4 and 5. Staff recommends approval of a resolution for a landscape waiver for a 0.10 acre portion of 137 S. Wilson Street as proposed by the applicant.

According to Sec. 86-103 Landscaping generally (d), of Article III, Landscape Standards, artificial plants or artificial turf are expressly prohibited.

RECOMMENDATION:

- 1) Recommend approval of the resolution for a landscaping waiver as presented or with modifications; or
- 2) Recommend denial of the resolution for a landscaping waiver.

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

None

REFERENCE:

<https://ecode360.com/39936847>

FISCAL IMPACT:

None

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