



9001 Airport Fwy, Ste 700
North Richland Hills, TX 76180
817-697-4996
anna.carrillo@carrilloeng.com

September 20, 2023

Mr. JP Ducay, Case Manager
Department Services
141 W. Renfro Street
Burleson, Texas 76028

RE: Summercrest Screening Variance (Case 23-252)
Screening Variance
DAC Review Comments

Dear Mr. Duncay:

Carrillo Engineering, LLC received the comments provided by The City of Burleson Development Services on September 19, 2023, regarding the proposed Burleson Retail Summercrest and has revised the plans in response to each comment. Each comment below is followed by its corresponding response in bold and italics.

Planning Comments

1. Please include case number 23-252 in all future correspondence related to this waiver.

Response: We will add Case number 23-252 to our exhibit.

2. What material is the existing residential fence made of and what is its height? If approved, how far apart will the proposed fence be from the existing residential fence?

Response: The existing fence(s) consist of chain-link and wood fence – they vary by lot. See the photos below. The proposed fence would be as close to the existing fences as the posts would allow. This would help with not leaving a strip of “no-man’s land” that would be difficult to maintain.



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3. Please provide some language that justifies why this waiver is being pursued and why it should be approved. Why an 8' masonry screening wall is not being constructed, and in your words why an 8' wooden fence makes more sense. It helps to have some reasoning behind a request when staff is preparing the meeting materials (memo / presentation). The language that was provided only states what is being requested not why it is being requested. Is the current drive-thru design only usable if a wooden fence is pursued along the property line? Are there other factors behind this proposal? Please elaborate.



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Response: Given the presence of an existing utility easement and overhead electric line, the proposed wooden fence would be less obtrusive than a masonry fence which would require wider columns at close intervals. It is our opinion that the wooden fence satisfies the intent of the ordinance by providing adequate screening from the development to the residential lots and is a significant improvement from the existing condition which consists of a combination of chain link and older wooden fence depending on the lot.

Engineering Comments

4. Please refer to the separate comment sheet for Engineering's comments

Response: Please see the attached revised exhibit.

5. If approved, an easement use agreement will need to be pursued with the City. For any questions or additional information regarding these comments, please reach out to the following contact:

MICHELLE McCULLOUGH, P.E., CFM

Public Works Department

Assistant Director/City Engineer

Development

mmccullough@burlesontx.com

phone: 817.426.9616 | burlesontx.com |

Response: Acknowledged.

Please contact me if you have any questions or need any additional information.

Very truly yours,

CARRILLO ENGINEERING, LLC

Anna L. Carrillo, P.E.



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APPENDIX