
City Council Regular Meeting

DEPARTMENT: Public Works

FROM: Errick Thompson, Deputy Director of Public Works

MEETING: February 6, 2023

SUBJECT:

4139 S Burleson Blvd (Case 22-139): Hold a public hearing and consider a resolution approving a waiver to Section 5.5.E "Parking Lot/Site Layout Design Criteria" of the Design Standards Manual as amended by Resolution R-1175-10 for the parking lot design within 4139 S. Burleson Blvd. *(Staff Presenter: Errick Thompson, Deputy Director of Public Works) (The Planning and Zoning Commission motion for approval passed 5-1)*

SUMMARY:

On January 9, 2023 the City Council approved an item rezoning the subject property from Agriculture Zoning to Planned Development. During the rezoning process, staff notified the property owner the current parking lot material did not meet current city standards and if a Certificate of Occupancy (CO) was required in the future, the parking lot would need to be brought up to current standards utilizing one of the following sections –

- Six inches of asphalt on six inches of stabilized soil
- Five inches of concrete on six inches of stabilized soil

Where parking lot drive aisles serve as fire lanes, the fire lane standard included in the City's Design Manual shall apply.

The property owner submitted an application requesting a waiver to the required parking lot section. The existing parking lot consists of twelve inches of flexbase material. Flexbase consists of crushed concrete, limestone, asphalt ect. Flexbase typically can be used as a base material for roadways, temporary roadways, parking lots, or areas for storage of material. The property owner provided a geotechnical engineering report indicating the existing parking lot and drive will support a fire truck (80,000 lb) which is a requirement for development.

OPTIONS:

- 1) Approve as presented
- 2) Approve with changes
- 3) Deny

RECOMMENDATION:

Staff recommends approval of the waiver with the following conditions:

1. Provides a site plan demonstrating the required number of parking stalls for the proposed use at time of Certificate of Occupancy.

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

January 17, 2023: The Planning and Zoning Commission recommended approval by a vote of 5-1.

PUBLIC NOTIFICATION:

Notice was mailed to surrounding property owners within 200 feet of the acreage proposed for this waiver and published in the newspaper in accordance with City ordinances and State law.

At this time staff has not received any formal opposition regarding this case.

FISCAL IMPACT:

None

STAFF CONTACT:

Errick Thompson
Deputy Director of Public Works
ethompson@burlesontx.com
817-426-9610