

Waiver Request – Parking Lot Standards

4139 S. Burleson Blvd.

Location:

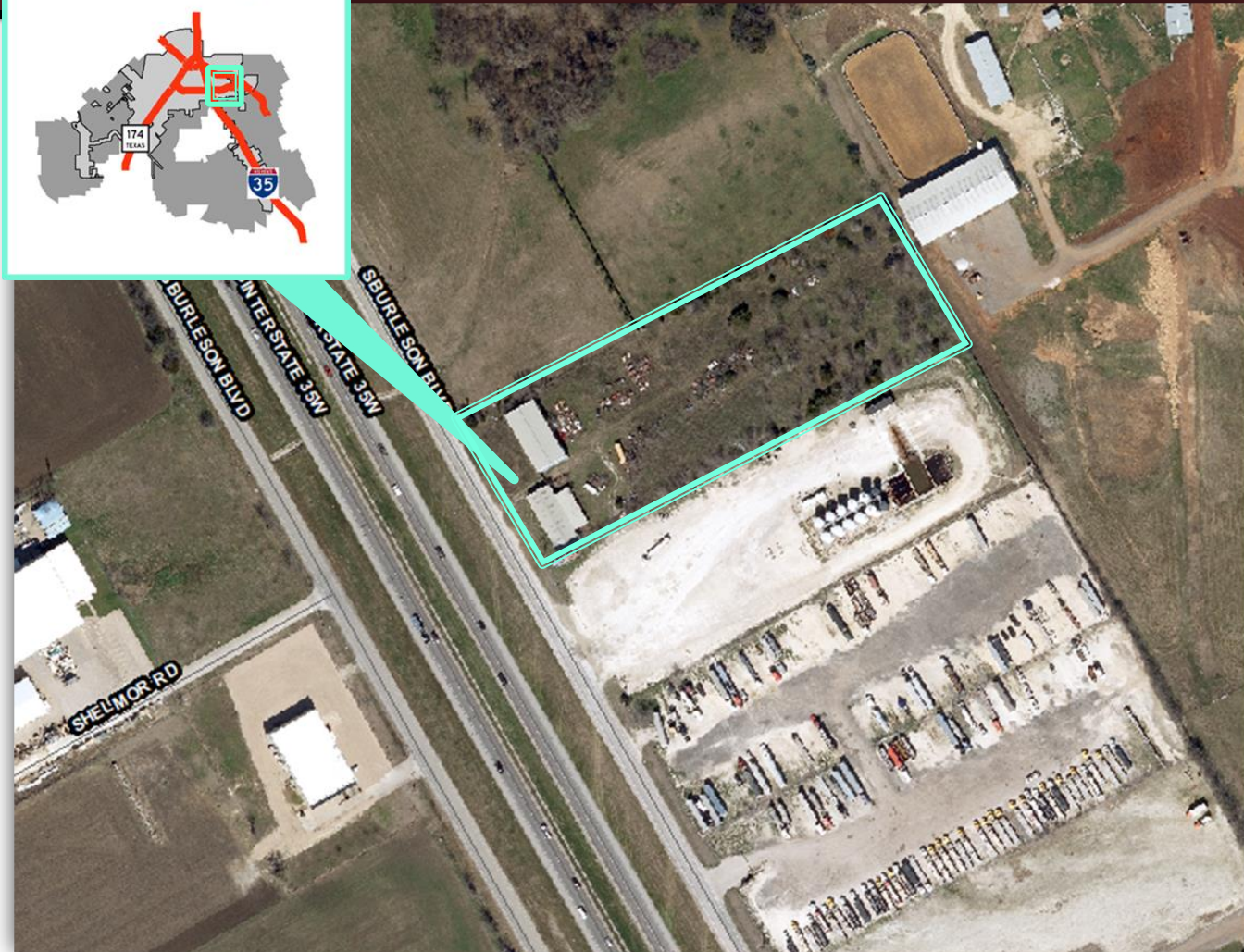
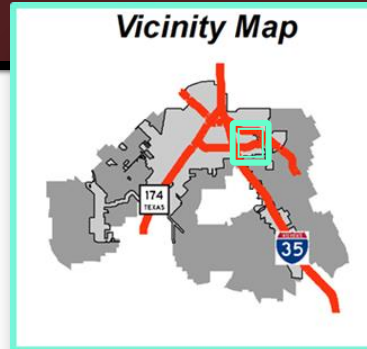
- 4.13 acres
- Located north of the intersection of Asher Rd. and S. Burleson Blvd.

Applicant and Property Owner:

Daniel Welling, Welling Investments, LLC

Item for approval:

Waiver to Section 5.5.E “Parking Lot/Site Layout Design Criteria” of the Design Standards Manual as amended by Resolution R-1175-10



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Background:

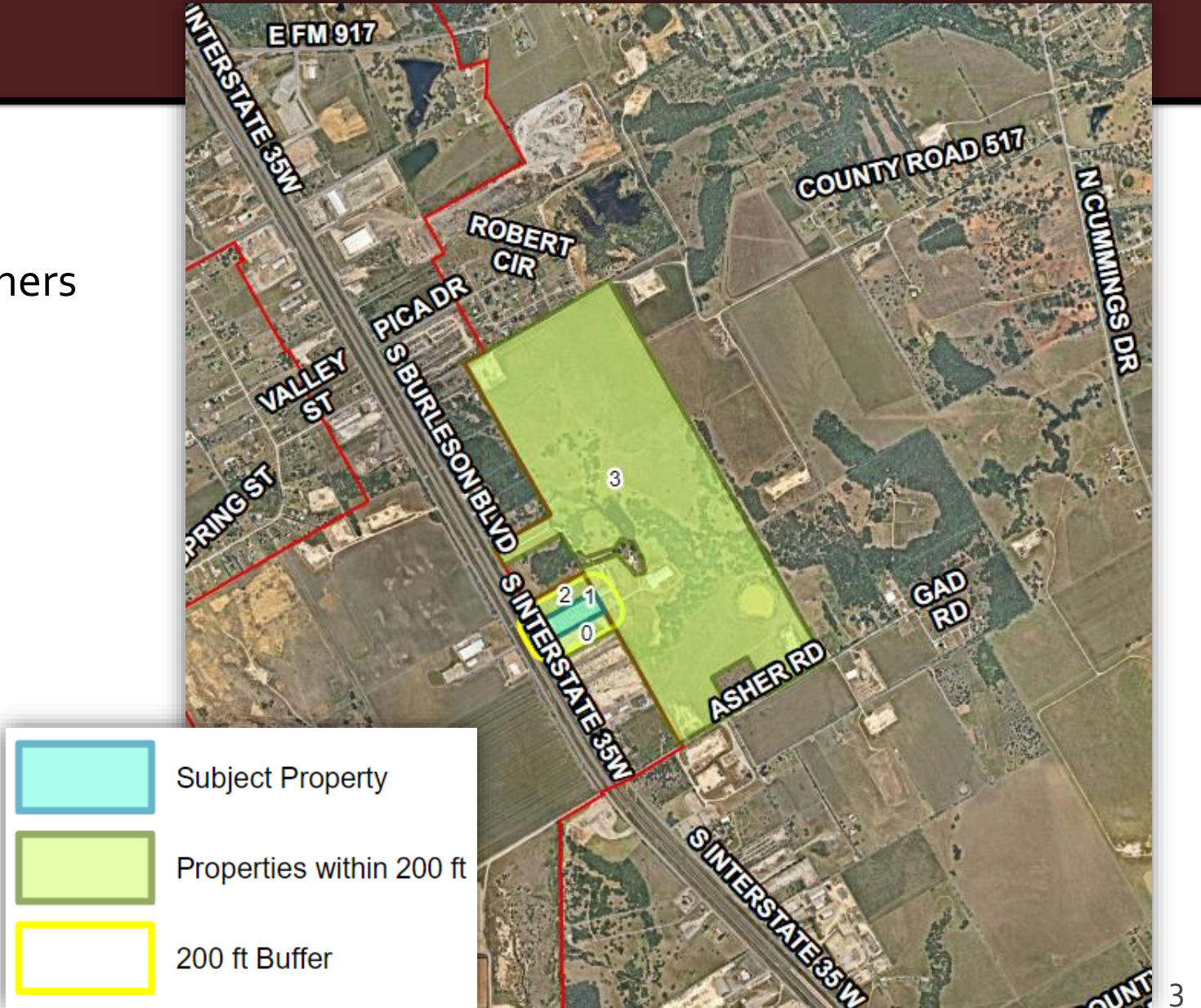
- City Council approved Resolution amending Design Standards Manual on June 21, 2010 to include parking lot pavement standards
 - 6" Hot-Mix Asphalt Concrete-HMAC on 6" Lime or Cement stabilized soil
 - 5" Reinforced Portland Cement Concrete on 6" Lime or Cement stabilized soil
- Property owner informed current parking lot material did not meet current standards
 - Submitted request for waiver to current standards
 - Provided geotechnical report showing existing parking lot consists of 12 inches of flexbase material and will support a fire truck (80,000 lb) which is a requirement for development
- Flexbase Material and Uses
 - Consists of compacted crushed concrete, limestone, asphalt, etc
 - Base for roadways, temporary roadways, parking lots

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Notification:

- Public notices mailed to property owners within 200 feet of subject property
- Published in newspaper
- Staff has received no inquiries concerning this request.



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P&Z Summary

Vote

Recommended approval by a vote of 5 - 1

Discussion

Clarification was requested regarding the standards being waived.

Speakers

None

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Staff's Recommendation

Questions/Discussion

Staff recommends approval of 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 located at 4139 S. Burleson Blvd with the following conditions. (Case 22-139)

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