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Burleson City Council  
City of Burleson  
141 W. Renfro Street  
Burleson, TX 76028

Re: Request for Variance to Allow Use of TxDOT Flexible Base as Driving Surface  
Property: 6933 Shelmor Rd, Alvarado, TX 76009  
Owner: Triple Crown Realty Trust

Honorable Council Members,

This letter is written on behalf of Triple Crown Realty Trust to request a variance from the City's pavement requirement to allow the use of TxDOT flexible base as the driving surface in lieu of concrete or asphalt for a material storage yard for C&W DustTech (tenant). The specific facts and supporting rationale tied directly to each required variance finding in the City code are described in the following paragraphs.

The property is currently used as a manufacturing facility producing industrial dust collection systems. The proposed project includes additional storage and a new pre-engineered metal building to house two paint booths. The storage yard will consist of metal racks and ground holding parts awaiting final assembly, accessed primarily by fork-lifts and maintenance vehicles. The yard will not be utilized for parking by employees or customers.

Due to the use as a storage yard, the configuration of metal racks and stored equipment on the lot may change as operational needs evolve over time. A flexible base allows for these changes without the risk of damaging concrete pavement. Examples include changing rack orientations, flat storage for larger components, or widening alleys for larger fork lifts.

Flexible base will simplify maintenance within the storage yard. A geotechnical exploration conducted in 2019 found that the site has highly expansive clay soils with a potential vertical rise as high as 4.5 inches. The expansive soils and forklift traffic have a potential to damage the pavement significantly over time. Flexible base allows any high spots from swelling or low spots from forklift wheel rutting be corrected quickly without needing to remove sections of pavement and splice reinforcement.

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With a strict interpretation of this chapter in the code, installing concrete or asphalt pavement would limit the flexibility of the business to reconfigure the yard as required and to perform quick maintenance in the yard as necessary due to the use of forklifts. The use of flexible base is also aligns with the adjacent property owner's flexible base lot south of Shelmor Rd. We believe granting this variance is in harmony with the spirit of the code because the areas to receive flexible base are proposed for storage and not parking areas for employees or customers.

We appreciate the Council's consideration of this request. The proposed variance is a focused, engineering-driven solution that addresses site-specific constraints, preserves public and adjacent property interests, and meets the purposes of the City standards.

Respectfully submitted,

A handwritten signature in black ink, appearing to read "Ryan McCune", is written over a horizontal line that extends to the right.

Ryan McCune, PE

President

ASM Engineering Consultants, LLC