



Site Plan (CSP25-299)

PRESENTED TO P&Z- 2.24.25

EMILIO SANCHEZ

DEPUTY DIRECTOR

CSP – 6933 Shelmor Road

Location:

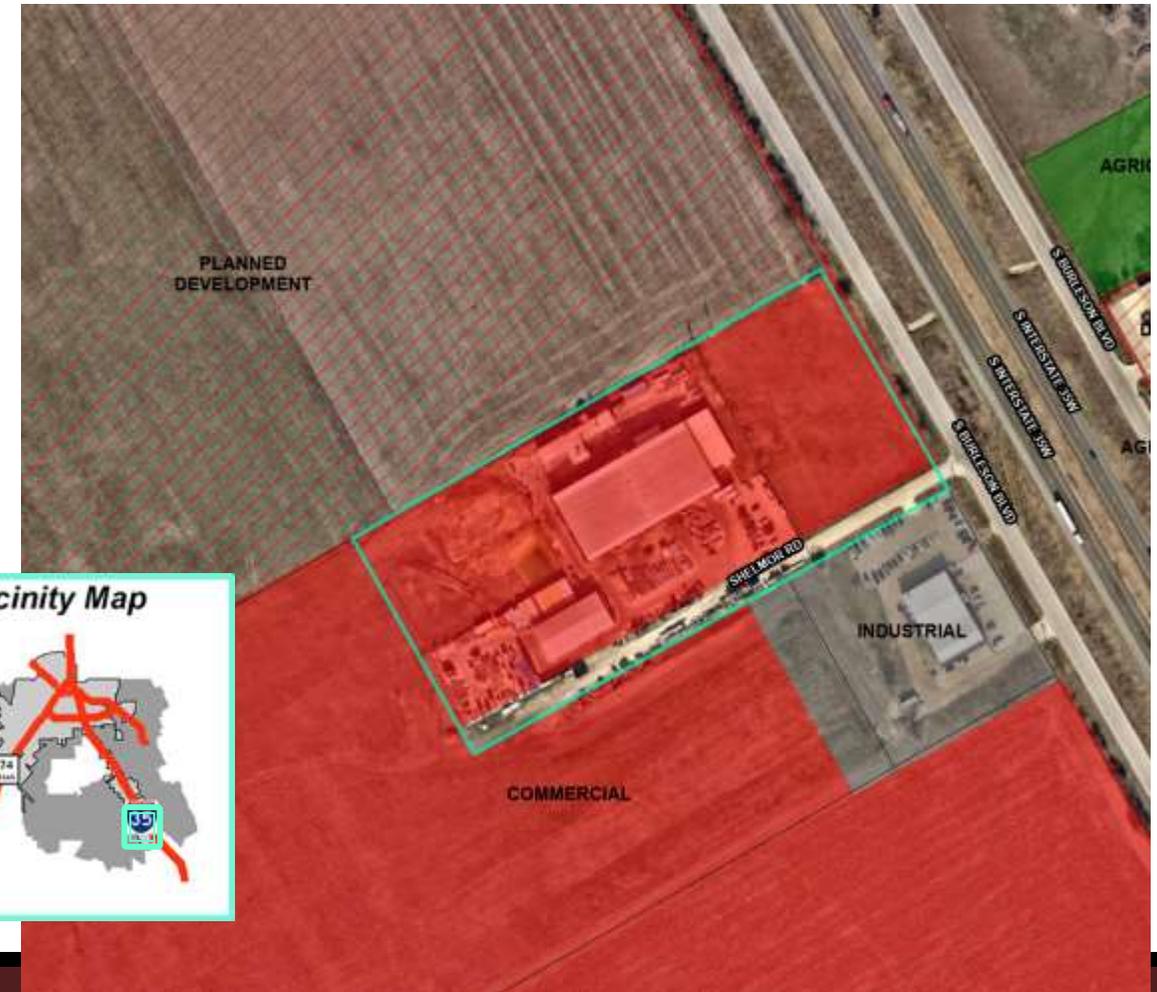
- 6933 Shelmor Road
- NW Corner of Shelmor Rd & S. Burleson BLVD

Applicant:

- Juan Serrano (Crede Group)
- C&W Dust Tech (Owner)

Item for approval:

Resolution for a site plan amendment for a building expansion (Paint Booth) with a variance to the paving standards for the storage/laydown yard.



CSP – 6933 Shelmor Road

Property Information:

- Current Zoning is “C” Commercial

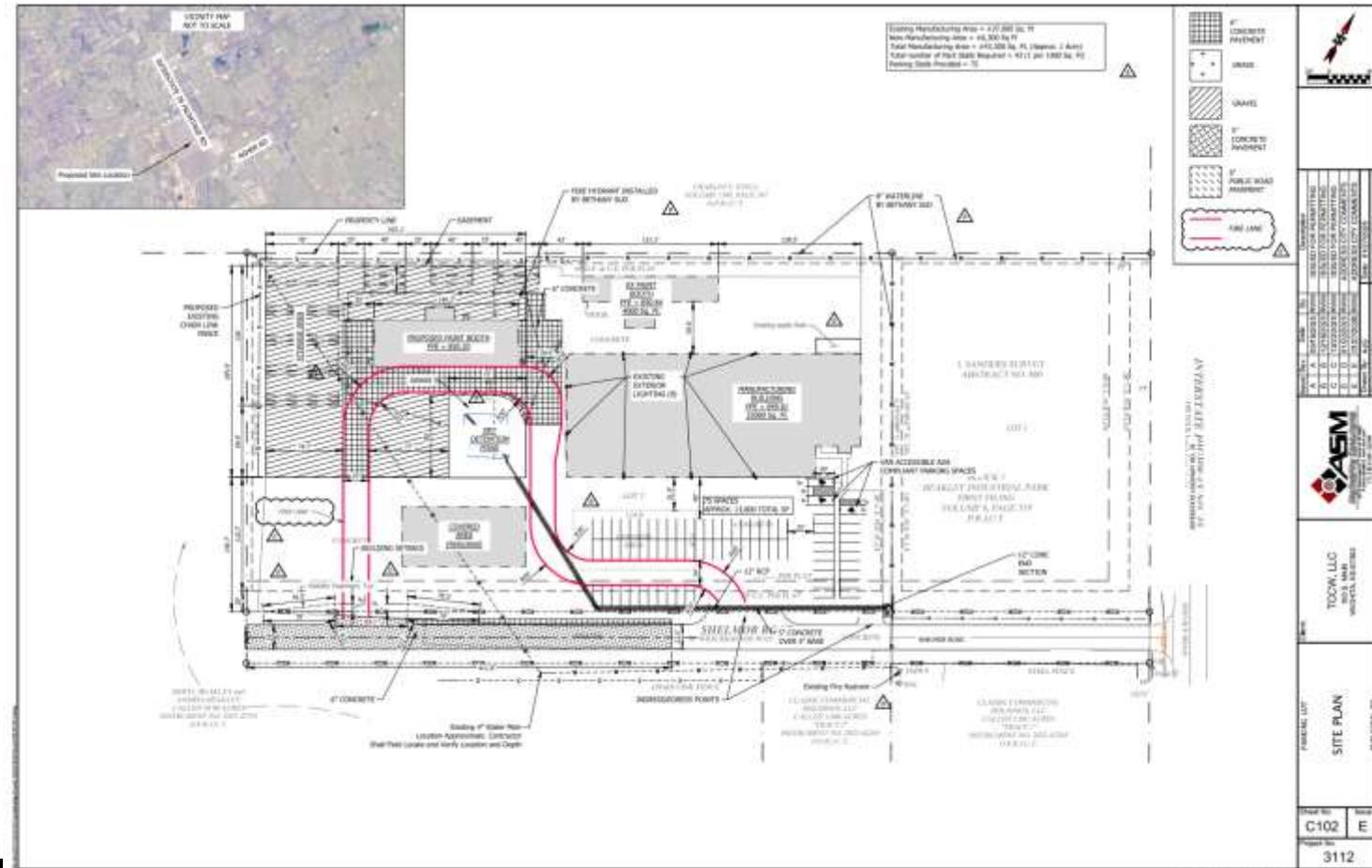
Site Plan Summary:

- Existing Building: 37,700 SF
- Proposed Building: 6,300 SF

Variance requested:

Paving Standards for the Storage/Laydown yard.

-Design Manual: **Parking lots shall be constructed with a minimum thickness of 6 inches HMAC or 5 inches reinforced concrete.** All Parking lots shall be constructed on a 6” lime or cement stabilized base or as directed by the design engineer. Where parking lot drive aisles serve as fire lanes, the fire lane standard (P-11 in Appendix R) shall apply to the fire lane”



CSP – 6933 Shelmor Road

<i>Required</i>	<i>Staff's Findings</i>
<p><u>Lot Size, Coverage and Setbacks</u></p> <p>Specific lot information as shown on site plan</p>	<p>Complies.</p> <p>Site plan is in compliance with all development regulations with exception of the paving variance request. Case VAR25-342</p>
<p><u>Parking Requirement</u></p> <p>1 space per 1000 SF (44 spaces)</p> <p>2 ADA Spaces</p>	<p>Complies.</p> <p>75 spaces / 3 ADA</p>



**Recommend
Approval**



**Recommend
Denial**



Questions / Comments

Emilio Sanchez
Deputy Director
esanchez@burlesontx.com
817.426.9686