

Planning & Zoning Commission Meeting

DEPARTMENT: Development Services
FROM: Emilio Sanchez, Deputy Director
MEETING: February 24, 2026

SUBJECT:

C&W Dust Tech at 6933 Shelmor Road (CSP25-299): Consider and take possible action on a resolution for a Commercial Site Plan with a variance to Chapter 5 of the Engineering Design Standards Manual; Steets and Site Standards for C&W Dust Tech located at 6933 Shelmor Road. (Staff Contact: Emilio Sanchez, Deputy Director)

STRATEGIC PRIORITY AND GOAL(S):

Strategic Priority	Strategic Goal
 <p>Dynamic & Preferred City Through Managed Growth</p>	<p>2.2 Promote sustainable residential and commercial development through strategic and long-term planning</p>

SUMMARY:

On October 13, 2025, an application was submitted by Juan Serrano representing Crede Group on behalf of C&W Dust Tech, for a site plan amendment on approximately 5 acres for a new building for the operation of a paint booth.

The new building will be approximately 6,300 SF and does not increase the gross floor area of the existing building my more than 20%, therefore the new addition does not meet the threshold for the entire site to be brought up to the IH-35 Design Standards, but the applicants are requesting a waiver to the paving standards for the storage and laydown yard. The applicant has stated that these areas will not be utilized for parking.

“Site plan approval required by City Council. Any site plan that requires a waiver or variance to City Ordinances or is contingent upon the approval of a zoning district change must receive the approval of City Council upon recommendation of the planning and zoning commission.”

C&W Dust Tech requests a variance to the paving standards on a portion of the site. Chapter 5 of the Engineering Design Standards Manual; Streets and Site Standards that requires “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”.

The applicant is proposing that the fire lane meet the requirements of the Design Standards but is requesting to use TxDot flexible base as the material for additional parking and a laydown storage yard.

The commercial site plan amendment will not be approved by staff until all conditions relating to all Council approved resolutions have been met.

DEVELOPMENT OVERVIEW:

Site Conformance Table

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

The applicant’s variance justification letter is attached as exhibit 4.

RECOMMENDATION:

Recommend approval to City Council for a resolution for a site plan for C&W Dust Tech (CSP25-299).

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

N/A

REFERENCE:

[City of Burleson, TX Zoning](#)

FISCAL IMPACT:

None.

STAFF CONTACT:

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