
City Council Regular Meeting

DEPARTMENT: Development Services

FROM: Tony McIlwain, Development Services Director

MEETING: June 3, 2024

SUBJECT:

465 Forgotten LN (Case 24-108): Consider approval of a resolution for a commercial site plan with a waiver to Appendix C, Article VII, Business Park design Standards, Section 7-52, Off-street parking and loading. *(Staff Contact: Tony McIlwain, Development Services Director) (The Planning and Zoning Commission recommended approval unanimously)*

SUMMARY:

On March 18, 2024, a commercial site plan was submitted by Zachary Holzem representing Kimley-Horn on behalf of Bryce Wegman with ARCO Design (owner) to change the zoning of approximately 9.161 acres to PD, Planned Development.

DEVELOPMENT OVERVIEW:

The owners are proposing to build a 79,257 square foot cold storage facility, with the potential for a future expansion of approximately 26,554 square feet. The site is located in a PD, Planned Development that requires the development to occur in accordance with the Business Park Overlay Design Standards. The applicant has requested a waiver to Section 7-52 of the Business Park Design standards related to the orientation of the loading bay doors. The applicant's justification for the waiver is attached as "Exhibit 4". Based on the layout of the site and the property not having direct frontage on IH-35, staff is in support of the requested waiver.

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	Site plan is in compliance with all development regulations with the exception of the requested waiver to the Business Park Design Standards for loading areas
<u>Landscaping –</u> 20% of Total Site shall be landscaped: 114,772 SF	Landscaping proposed: 167,493 SF

40% of Total required in front yard: 45,909 SF	Proposed: 45,909 SF
Foundation planting: 11 Trees required	Proposed: 11 Trees
<u>Parking Requirement –</u>	Complies.
1 per 400 SF (office) & 5000 SF (warehouse): 29	Parking provided: 58 spaces
3 ADA spaces	ADA spaces: 3 spaces

Engineering:

Engineering civil construction reviews will be required prior to the development of the site.

RECOMMENDATION:

Approve an ordinance for the commercial site plan with a waiver.

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

May 14, 2024 – The Planning and Zoning Commission recommended approval (7-0).

July 17, 2017 – Planned Development (CSO#671-07-2017) approved by City Council.

REFERENCE:

[City of Burleson, TX ZONING DISTRICTS \(ecode360.com\)](http://www.burlesontx.com)

FISCAL IMPACT:

None

STAFF CONTACT:

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