

Waiver Request – Parking Lot Standards

3808 S. Burleson Blvd.

Location:

- 2.07 acres
- Located south of the intersection of Valley St. and S. Burleson Blvd.

Applicant and Property Owner:

Larry Pool, Pools Land Mart, INC.

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
 - 5" Reinforced Portland Cement Concrete
 - 6" Lime or Cement stabilized base
- City Council has approved waivers on recent projects for flexbase in areas where the public does not have access. The following section is the minimum staff has supported
 - 7" of flexbase on 95% compacted base

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Notification:

- Public notices mailed to property owners within 200 feet of subject property
- Published in newspaper



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P&Z Action Requested

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 3808 S. Burleson Blvd with the following conditions. (Case 22-104)

- A geotechnical engineering report be submitted to the city detailing the pavement section existing for the parking lot and specifying that the section exceeds the structural capabilities of 7” of flexbase on 95% compacted subgrade prior to any Certificate of Occupancy
- The parking lot shall only be utilized for employee parking and vehicle/truck storage and not accessible to the general public