

Rustin Mayse

Owner
KMP Plumbing, Heating & Air
211 E Criner St
Grandview, TX

March 5, 2026

City of Burleson
Planning & Development Services
141 W Renfro St
Burleson, TX 76028

RE: Variance Request – Fence Material (Black Cyclone Fence)

Project: **KMP Plumbing, Heating & Air – New Office Facility**

Dear Members of the Planning Department,

I am writing to respectfully request a variance from City of Burleson Code Section 7-53 (a) (7) related to fencing materials for our new KMP Plumbing, Heating & Air office currently under development.

The current code prohibits the use of black cyclone (chain link) fencing and instead requires ornamental iron fencing. While we understand and respect the intent of this requirement, we are requesting approval to install black vinyl-coated cyclone fencing in lieu of ornamental iron for this project.

KMP operates a commercial plumbing and HVAC service company with a large amount of tools, equipment, and service vehicles stored on site. Black cyclone fencing provides a durable and secure perimeter that performs well in industrial environments while requiring less long-term maintenance. Our yard will also experience daily truck and equipment movement, and cyclone fencing is more adaptable for wider gate openings and repeated use.

We are specifically proposing black vinyl-coated fencing, which has a softer visual appearance than traditional galvanized chain link. The darker color allows the fence to visually recede into the background and blend with the site landscaping and building materials, maintaining a clean and professional appearance along the street frontage.

As a long-standing local business serving this region for over 40 years, we take pride in maintaining well-kept facilities and being responsible stewards of our property. The proposed fencing will be professionally installed and maintained as part of our commitment to presenting a high-quality commercial site within the City of Burleson.

Thank you for your consideration of this request. We appreciate the City's partnership in helping local businesses grow responsibly.

Sincerely,

Rustin Mayse

Owner
KMP Plumbing, Heating & Air