

RESOLUTION

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF BURLESON, TEXAS, FOR APPROVAL OF A COMMERCIAL SITE PLAN FOR KMP DEVELOPMENT, AND GRANTING A FENCE VARIANCE FOR THE DEVELOPMNENT AT 5500 VANTAGE DRIVE.

WHEREAS, the City of Burleson, Texas (“City”), is a home rule city acting under its charter adopted by the electorate pursuant to Article XI, Section 5 of the Texas Constitution and Chapter 9 of the Local Government Code; and

WHEREAS, an application for commercial site plan with a parking variance related to the minimum number of parking spaces was filed by **KMP Plumbing, Heating & Air; on July 20, 2026**, under **Case Number CSP26-019**, on property described herein below filed application with the City; and

WHEREAS, on September 29, 2026, the City’s Planning and Zoning Commission made an inquiry into the matter and reviewed all relevant information and made a recommendation to the City Council; and

WHEREAS, on October 19, 2026, the City Council made an inquiry into the matter and reviewed all the relevant information, and

WHEREAS, City Council has determined that the commercial site plan meets the requirements of Section 131 of Article V of Appendix B, Site Plan Requirements.; and

WHEREAS, section 7-53 of Article VII of Appendix C, Fencing and screening; (a) Overall; (7) Security fence (a fence other than a required screening wall) shall be permitted for use to secure key area of a site, including truck loading and parking areas, non-parking areas, storage areas, and similar areas; d. Chain link security fences are prohibited; and

WHEREAS, on October 19, 2026, the City Council made an inquiry into the matter and reviewed all the relevant information, and

WHEREAS, the City Council finds and determines that special conditions exist that are peculiar to the land, structure or building involved and are not applicable to other lands, buildings or structures in the same vicinity; and

WHEREAS, City Council finds and determines that the strict interpretation of section 7-53 of Article VII of Appendix C, Fencing and screening; (a) Overall; (7) Security fence (a fence other than a required screening wall) shall be permitted for use to secure key area of a site, including truck loading and parking areas, non-parking areas, storage areas, and similar areas; d. Chain link security fences are prohibited; and

WHEREAS, City Council finds and determines that the special conditions and circumstances do not result from the actions of the applicant(s) and such conditions and circumstances do not

merely constitute pecuniary hardship or inconveniences; and

WHEREAS, City Council finds and determines that granting the variance will meet the objectives of the ordinance and not be injurious to the adjoining property owners or otherwise detrimental to the public welfare; and

WHEREAS, City Council finds and determines that the request will be the minimum variance necessary to alleviate the special hardship or practical difficulties faced by the applicant in meeting the requirements of section 7-53 of Article VII of Appendix C, Fencing and screening; (a) Overall; (7) Security fence (a fence other than a required screening wall) shall be permitted for use to secure key area of a site, including truck loading and parking areas, non-parking areas, storage areas, and similar areas; d. Chain link security fences are prohibited; and

WHEREAS, City Council has determined that granting the variance will be in harmony with the spirit and purpose of section 7-53 of Article VII of Appendix C, Fencing and screening; (a) Overall; (7) Security fence (a fence other than a required screening wall) shall be permitted for use to secure key area of a site, including truck loading and parking areas, non-parking areas, storage areas, and similar areas; d. Chain link security fences are prohibited; and

WHEREAS, the City Council finds and determines the conditions attached to the variance, if any, are necessary to achieve the purpose of section 7-53 of Article VII of Appendix C, Fencing and screening; (a) Overall; (7) Security fence (a fence other than a required screening wall) shall be permitted for use to secure key area of a site, including truck loading and parking areas, non-parking areas, storage areas, and similar areas; d. Chain link security fences are prohibited.

NOW THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF BURLESON, TEXAS, THAT:

Section 1.

City Council hereby approves a commercial site plan (CSP26-019) for KMP Plumbing, Heating & Air headquarters shown on Exhibit "A"; and

City Council hereby grants a variance to section 7-53 of Article VII of Appendix C, Fencing and screening; (a) Overall; (7) Security fence (a fence other than a required screening wall) shall be permitted for use to secure key area of a site, including truck loading and parking areas, non-parking areas, storage areas, and similar areas; for a vinyl Chain link security fences; and

Except as otherwise specified above or as shown on Exhibit "A", all other conditions, regulations, procedures, and rules section 7-53 of Article VII of Appendix C, and of the City of Burleson Code of Ordinances (2005), as amended, shall apply to the buildings at 5500 Vantage Drive.

Section 2.

This resolution shall take effect immediately from and after its passage.

PASSED, APPROVED, AND SO RESOLVED by the City Council of the City of Burleson, Texas, on the _____ day of _____, 20____.

Chris Fletcher, Mayor
City of Burleson, Texas

ATTEST:

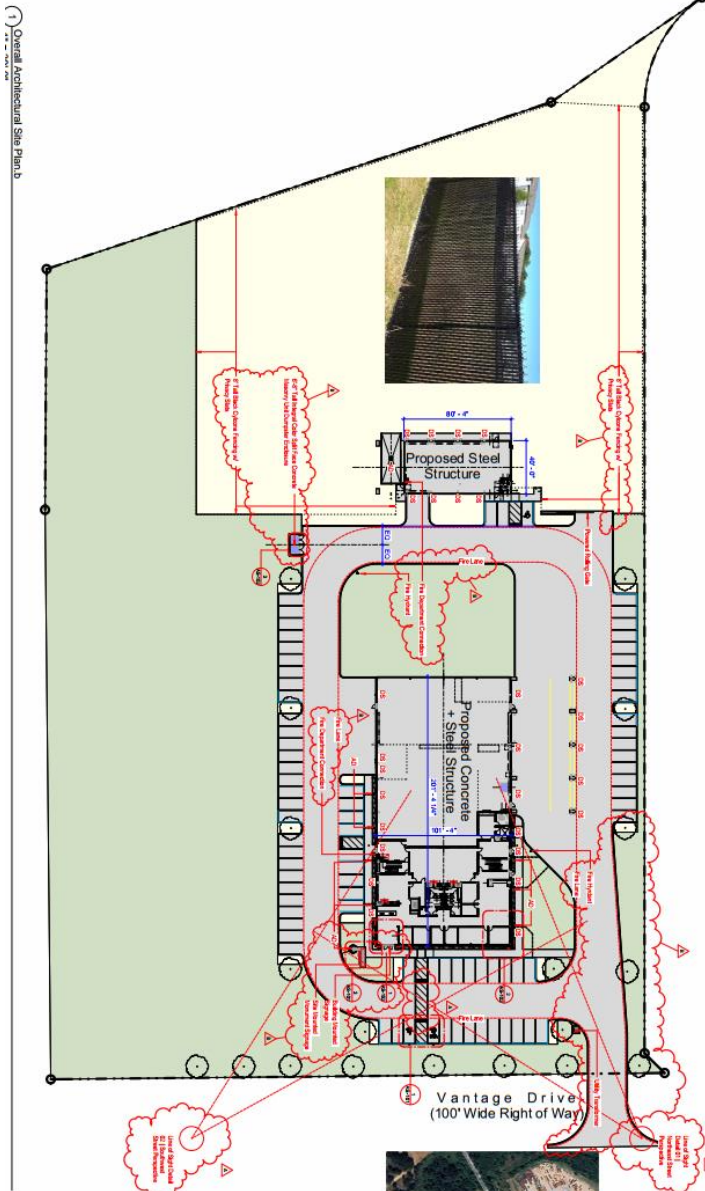
APPROVED AS TO LEGAL FORM:

Amanda Campos, City Secretary

E. Allen Taylor, Jr., City Attorney

Exhibit "A"

Overall Architectural Site Plan b



Line of Sight Detail 01 - Northeast Street Perspective



Line of Sight Detail 02 - Southwest Street Perspective



SITE PLAN GENERAL NOTES

1. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE NOTED.
2. THE PROPOSED BUILDING SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE LATEST EDITIONS OF THE INTERNATIONAL BUILDING CODE (IBC) AND THE LATEST EDITIONS OF THE INTERNATIONAL MECHANICAL AND ELECTRICAL CODE (IMC) AND THE LATEST EDITIONS OF THE INTERNATIONAL PLUMBING AND MECHANICAL CODE (IPMC).
3. THE PROPOSED BUILDING SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE LATEST EDITIONS OF THE INTERNATIONAL BUILDING CODE (IBC) AND THE LATEST EDITIONS OF THE INTERNATIONAL MECHANICAL AND ELECTRICAL CODE (IMC) AND THE LATEST EDITIONS OF THE INTERNATIONAL PLUMBING AND MECHANICAL CODE (IPMC).
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8. THE PROPOSED BUILDING SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE LATEST EDITIONS OF THE INTERNATIONAL BUILDING CODE (IBC) AND THE LATEST EDITIONS OF THE INTERNATIONAL MECHANICAL AND ELECTRICAL CODE (IMC) AND THE LATEST EDITIONS OF THE INTERNATIONAL PLUMBING AND MECHANICAL CODE (IPMC).
9. THE PROPOSED BUILDING SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE LATEST EDITIONS OF THE INTERNATIONAL BUILDING CODE (IBC) AND THE LATEST EDITIONS OF THE INTERNATIONAL MECHANICAL AND ELECTRICAL CODE (IMC) AND THE LATEST EDITIONS OF THE INTERNATIONAL PLUMBING AND MECHANICAL CODE (IPMC).
10. THE PROPOSED BUILDING SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE LATEST EDITIONS OF THE INTERNATIONAL BUILDING CODE (IBC) AND THE LATEST EDITIONS OF THE INTERNATIONAL MECHANICAL AND ELECTRICAL CODE (IMC) AND THE LATEST EDITIONS OF THE INTERNATIONAL PLUMBING AND MECHANICAL CODE (IPMC).

Item	Description	Quantity
1	Proposed Steel Structure	1
2	Proposed Concrete + Steel Structure	1
3	Proposed Parking Area	1
4	Proposed Storm Drain	1
5	Proposed Storm Drain	1



KMP Corporation
KMP Corporation Headquarters
5500 Vantage Drive, Burleson, Texas, 76028



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DATE: 10/15/2023

Architectural Site Plan

AS-100