

RESOLUTION

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF BURLESON, TEXAS, FOR APPROVAL OF A COMMERCIAL SITE PLAN FOR WONDER DEVELOPMENT, AND GRANTING A PARKING VARIANCE REDUCTION FOR THE DEVELOPMNENT AT 725 SW WILSHIRE BOULEVARD.

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 **Exchangeright Net Leased Portfolio 10DST**; on **August 3, 2026**, under **Case Number CSP26-020**, 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 commercial site plan meets the requirements of Section 131 of Article V of Appendix B, Site Plan Requirements.; and

WHEREAS, section 134 of Article V of Appendix B, Vehicle parking regulations; Clinics or doctor’s office: one space for each 200 square feet of total floor area requires 15 spaces for 2,889 SF; Restaurant or cafeteria: one space for every three seats under the maximum seating arrangement requires 42 parking spaces for 126 seats; 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 134 of Article V of Appendix B, Vehicle parking regulations would deprive the applicant of rights commonly enjoyed by other properties in the vicinity under the terms of Appendix B; 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 134 of Article V of Appendix B, Vehicle parking regulations; and

WHEREAS, City Council has determined that granting the variance will be in harmony with the spirit and purpose of section 134 of Article V of Appendix B, Vehicle parking regulations; Clinics or doctor's office; Restaurant or cafeteria; and

WHEREAS, the City Council finds and determines the conditions attached to the variance, if any, are necessary to achieve the purpose of section 134 of Article V of Appendix B, Vehicle parking regulations; Clinics or doctor's office; Restaurant and cafeteria.

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 (CSP26-020) for a physical therapy clinic and restaurant as shown on Exhibit "A"; and

City Council hereby grants a variance to section 134 of Article V of Appendix B, Vehicle parking regulations; Clinics or doctor's office; Restaurant or cafeteria; to allow for approximately 25 parking spaces instead of the required 57 spaces for a 2,889 square feet Physical Therapy Clinic and a 4,000 square feet restaurant with the following condition:

a change in land use, or the filing of a new certificate of occupancy, which triggers required parking in excess of 25 spaces, will require consideration of a new parking variance; and

Except as otherwise specified above or as shown on Exhibit "A", all other conditions, regulations, procedures, and rules section 134 of Article V of Appendix B, Vehicle parking regulations, and of the City of Burleson Code of Ordinances (2005), as amended, shall apply to the buildings at 725 SW Wilshire BLVD.

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”

