

Planning & Zoning Commission Meeting

DEPARTMENT: Development Services
FROM: Emilio Sanchez, Deputy Director
MEETING: September 29, 2026

SUBJECT:

KMP located at 5500 Vantage Drive (CSP26-019): Consider and take possible action on a resolution for a Commercial Site Plan with a variance to fencing materials allowed in the Business Park Design Standards. (Staff Contact: Emilio Sanchez, Deputy Director)

STRATEGIC PRIORITY AND GOAL(S):

Strategic Priority	Strategic Goal
 Dynamic & Preferred City Through Managed Growth	2.2 Promote sustainable residential and commercial development through strategic and long-term planning

SUMMARY:

On July 20, 2026, an application was submitted by Rustin Mayse representing KMP Plumbing, Heating & Air (owners) for a commercial site plan with variances for the development of a headquarters building on approximately 7.008 acres.

The applicants are requesting a variance to allow for the use of vinal coated chain link fence around a laydown yard at the rear of their property that will secure the laydown yard. The site plan meets all other requirements of the Business Park Design Standards.

<i>Business Standards</i>	<i>Park Design</i>	<i>Proposed</i>	<i>Required</i>	<i>Staff Findings</i>
Parking Office		68	68	Compliant
Parking Warehouse		13	13	Compliant
Landscaping		124,009 SF	61,048 SF	Compliant
Security Fencing		Vinyl Coated Chain Link	Wrought Iron, Decretive metal or	Not Compliant

		a similar quality material	
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“Site plan approval required by City Council. Any site plan that requires a waiver or variance to City Ordinances or is contingent upon the approval of a zoning district change must receive the approval of City Council upon recommendation of the planning and zoning commission.”

The applicant's justification for the vinal coated chain link fence variance is attached as Exhibit 4.

RECOMMENDATION:

Recommend approval to City Council for a resolution for a site plan for KMP (CSP26-019).

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

N/A

REFERENCE:

<https://ecode360.com/39940876#39940971>

FISCAL IMPACT:

None.

STAFF CONTACT:

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