

## **RESOLUTION**

### **A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF BURLESON, TEXAS, FOR VARIANCES TO APPENDIX C URBAN DESIGN STANDARDS, ARTICLE V, IH-35 DESIGN STANDARDS, TO ALLOW A COMMERCIAL SITE PLAN FOR A CONCRETE BATCHING PLANT (PERMANENT) LOCATED AT 255 CENTRE 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**, Article V, IH-35 Design Standards, of the City of Burleson Code of Ordinances (2005) promotes a regulatory process that provides options for innovation and significant flexibility to select appropriate building design, landscaping, stormwater management, and other site planning elements, which will ultimately help create developments that are in accordance with the overall concept of the IH-35 overlay district; and

**WHEREAS**, on December 13, 2022, an application was submitted by Angel Sanchez representing Liquid Stone Concrete, for a commercial site plan with six associative waivers to the IH-35 Design Standards, and

**WHEREAS**, on October 2, 2023, the City Council made an inquiry into the matter and reviewed all the relevant information at a duly called public meeting, and

**WHEREAS**, the City Council finds and determines the conditions attached to the variance, if any, are necessary to achieve the purpose of Article V.

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

#### **Section 1.**

City Council hereby grants a waiver to Appendix C Urban Design Standards, Article V section 5-50(a) requiring at least one primary entryway shall face the principal street and connect directly to a sidewalk along the principal street, to allow for the primary entryway to not face the principal street nor connect directly to the sidewalk.

City Council hereby grants a waiver to Appendix C Urban Design Standards, Article V section 5-50(c) requiring at least 35 percent of the wall area between two and ten feet on the primary façade shall consist of windows or similar glazing, to allow for the primary (south) façade facing the principal street to provide no glazing.

City Council hereby grants a waiver to Appendix C Urban Design Standards, Article V section 5-50(d) requiring all other publicly visible façades, at least 20 percent of the wall area between two and ten feet above grade shall consist of windows or similar glazing, to allow for the east façade to provide thirteen percent (13%) glazing.

City Council hereby grants a waiver to Appendix C Urban Design Standards, Article V section 5-50(g) requiring buildings provide a minimum of three building design elements as provided in the IH-35 Building Design Section, to allow for the proposed 1,200 square-foot building to provide none of the building design element options.

City Council hereby grants a waiver to Appendix C Urban Design Standards, Article V section 5-51(h) requiring developments provide at least 25 percent of the landscaping area required to be installed on the site as natural open space, to allow for 14.3 percent open space in lieu of the required 25 percent.

City Council hereby grants a waiver to Appendix C Urban Design Standards, Article V section 5-53(a) requiring waste collection, mechanical equipment, HVAC systems and other support elements for buildings, whether on the ground or on rooftop, shall be screened from view of any person standing on the property line on the far side of an adjacent street, to allow for an eight (8) foot masonry wall along the south and east (principal) sides of the property and a 12 foot masonry wall along the north (rear) property boundary.

Except as otherwise specified above, all other conditions, regulations, procedures, and rules of Chapter Article V, IH-35 Overlay Design Standards, of the City of Burleson Code of Ordinances (2005), as amended, shall apply to the site plan at 755 Centre Dr.

## **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