
City Council Regular Meeting

DEPARTMENT: Public Works

FROM: Michelle McCullough, Assistant Public Works Director

MEETING: August 15, 2022

SUBJECT:

3808 S. Burleson Blvd. (Case 22-104): Hold a public hearing and consider a waiver to Section 5.5.E "Parking Lot/Site Layout Design Criteria" of the Design Standards Manual as amended by Resolution R-1175-10 for the parking lot design within 3808 S. Burleson Blvd. (*Staff Presenter: Michelle McCullough, Assistant Public Works Director*) (*Planning and Zoning Commission recommended approval by unanimous vote.*)

SUMMARY:

On June 20, 2022 the City Council approved an item rezoning the subject property from Site Plan Zoning to Industrial Zoning. During the rezoning process, staff notified the property owner the current parking lot material did not meet current city standards and if a Certificate of Occupancy (CO) was required in the future, the parking lot would need to be brought up to current standards. The property owner anticipates a CO will be required for future projects and has requested a waiver to allow the existing 12" flexbase surface to be used in lieu of reconstruction of the parking lot to current City standards. Staff has supported similar requests in the past where the parking lot was utilized for employee parking or vehicle/truck storage and would not be accessible to the general public.

OPTIONS:

- 1) Recommend approval as presented
- 2) Recommend approval with changes
- 3) Recommend Denial

RECOMMENDATION:

Staff recommends approval of the ordinance requesting a waiver with the following conditions:

1. A geotechnical engineering report be submitted to the city detailing the pavement section existing for the parking lot and specifying that the section exceeds the structural capabilities of 7" of flexbase on 95% compacted subgrade prior to any Certificate of Occupancy.

The parking lot shall only be utilized for employee parking and vehicle/truck storage and not accessible to the general public.

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

Planning and Zoning Commission voted to unanimously approve the waiver with staff recommendations on August 9, 2022.

FISCAL IMPACT:

N/A

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