

4051 Vantage Highpoint Business Park of Burleson

Location:

- 4051 Vantage
- 20.79 acres

Applicant:

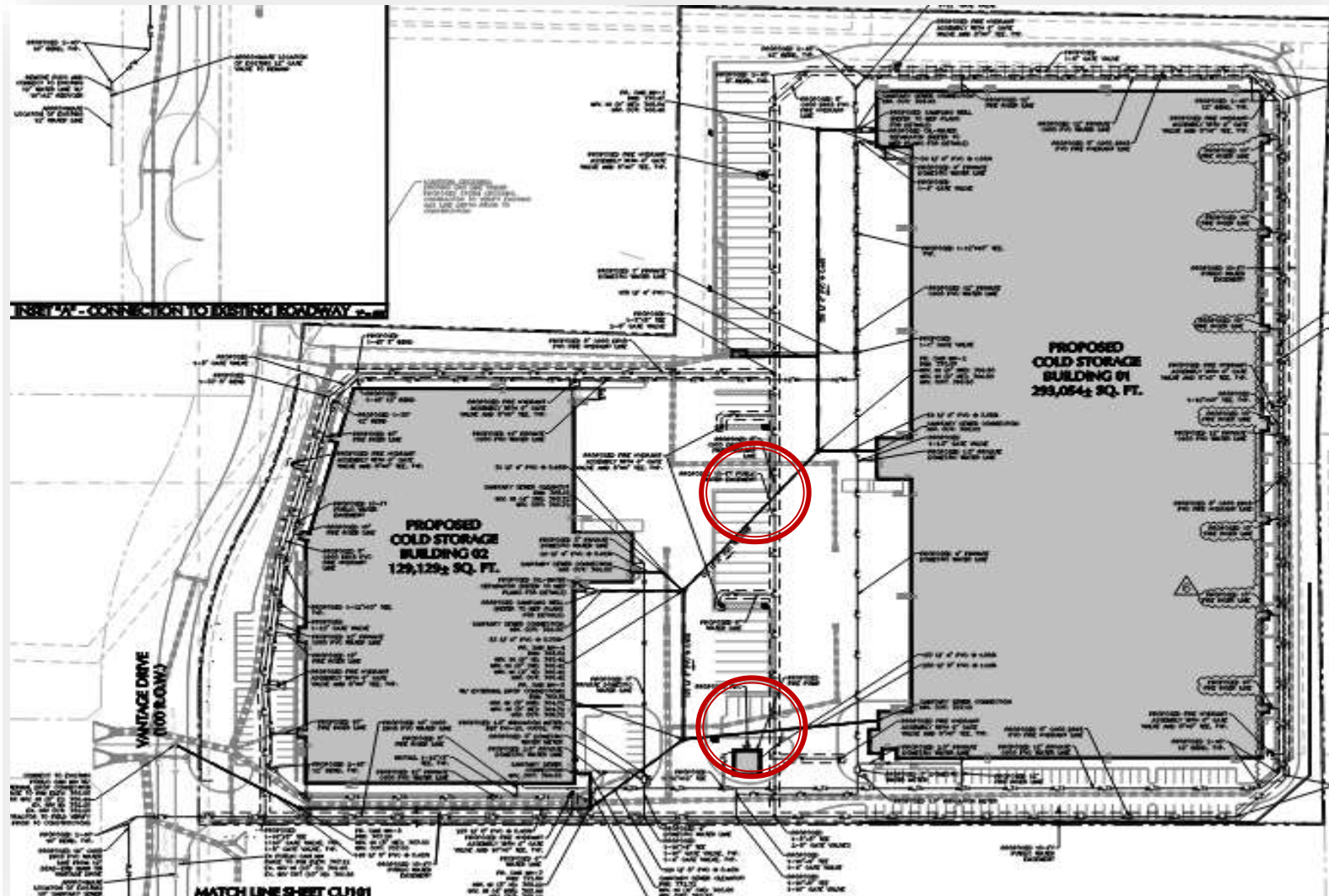
BGO-Sre Burleson LP

Items for approval:

Waiver to the Subdivision and Development Ordinance (Case 25-038)



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Waiver Requested

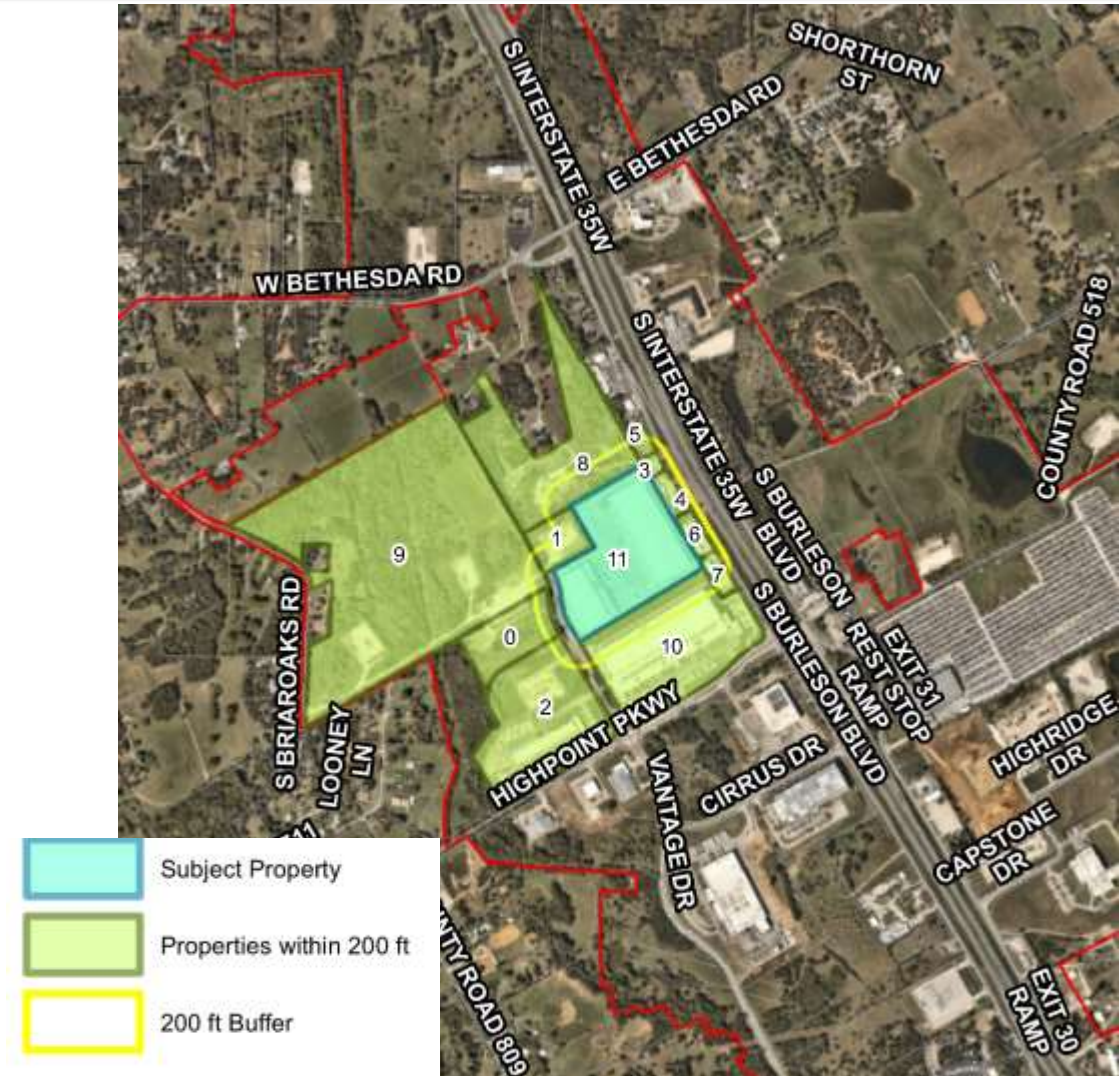
<i>Waiver</i>	<i>Applicant's Findings</i>
<p data-bbox="104 458 1243 511"><i>Appendix A, Article VII Section 7.5(d):</i></p> <p data-bbox="104 511 1243 715">Water or sanitary sewer service lines shall not cross any adjacent lot. The public main shall be extended so as not to require the service to extend across another lot. Water and sanitary sewer service lines shall be maintained by the property owner.</p> <p data-bbox="104 715 1243 811">No waiver shall be granted unless the council or commission finds that.</p> <ul data-bbox="104 811 1243 1403" style="list-style-type: none"><li data-bbox="104 811 1243 968">• The requirement places an unreasonable burden on the development and does not bear a rough proportionality to the requirements necessary to serve the development; or<li data-bbox="104 968 1243 1139">• There are special circumstances or conditions affecting the land such that the strict application of the provisions of this appendix and/or the design standards manual would deprive the applicant of the reasonable use of the applicant's land; and<li data-bbox="104 1139 1243 1235">• modification, exception or waiver is necessary for the preservation and enjoyment of a substantial property right of the applicant; and<li data-bbox="104 1235 1243 1403">• The granting of the modification, exception or waiver will not have the effect of preventing the orderly subdivision of other land in the area in accordance with the provisions of this appendix and the design standards manual.	<p data-bbox="1243 458 2382 615">The applicant stated the subdivision is to allow the buildings to stand independently as separate properties and have different ownership, lenders, and tenants, etc. in the future</p>

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Public Hearing Notice

- Public notices mailed to property owners within 300 feet of subject property.
- Published in newspaper.

Staff has not received any inquiries regarding this request.



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P&Z Summary

Vote

Recommended approval unanimously

Discussion

None

Speakers

None

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Staff Recommendation

Staff recommends approval of a resolution for a waiver to Subdivision and Development Ordinance, Appendix A, Section 7.5 (d)

