



Planning & Zoning Commission Agenda

Tuesday, September 29, 2026
6:00 PM

City Hall - 141 W. Renfro
Burleson, TX 76028

1. CALL TO ORDER

Invocation

Pledge of Allegiance

Texas Pledge:

Honor the Texas Flag, I pledge allegiance to thee, Texas, one state under God; one and indivisible

2. CITIZEN APPEARANCES

Each person in attendance who desires to speak to the Committee on an item NOT posted on the agenda, shall speak during this section. A speaker card must be filled out and turned in to the City Secretary prior to addressing the Committee. Each speaker will be allowed three minutes to speak.

Each person in attendance who desires to speak on an item posted on the agenda shall speak when the item is called forward for consideration.

3. CONSENT AGENDA

All items listed below are considered to be routine by the Planning and Zoning Commission and will be enacted with one motion. There will be no separate discussion of the items unless a Commissioner or citizen so requests, in which event the item will be removed from the consent agenda and considered in its normal sequence. Approval of the consent agenda authorizes the Development Services Director to place each item on the City Council agenda in accordance with the Planning and Zoning Commission's recommendations.

A. Consider approval of the minutes from September 15, 2026 Planning & Zoning Commission meeting.

4. PUBLIC HEARING

5. REPORTS AND PRESENTATIONS

6. GENERAL

A. KMP located at 5500 Vantage Drive (CSP26-019): Consider and take possible action on a recommendation 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)

B. Wonder, located approximately at 725 SW Wilshire Blvd (CSP26-020): Consider and take possible action on a recommendation on a resolution for a Commercial Site Plan with a

variance to the number of minimum parking spaces required for the change of use of the existing commercial building to include a physical therapy clinic, retail and restaurant. (Staff Contact: Emilio Sanchez, Deputy Director)

7. **COMMUNITY INTERESTS ITEMS**

8. **RECESS INTO EXECUTIVE SESSION**

In accordance with Chapter 551 of the Texas Government Code, the Board may convene in Executive Session in the City Council Workroom in City Hall to conduct a closed meeting to discuss any item listed on this Agenda. The Board may reconvene into open session and take action on posted items.

Pending or contemplated litigation or to seek the advice of the City Attorney pursuant to Section 551.071, Texas Government Code

9. **ADJOURN**

Staff Contact

Tony McIlwain
Director of Development Services
817-426-9684

CERTIFICATE

I hereby certify that the above agenda was posted on this the 23rd of September 2026, by 2:00 p.m., on the official bulletin board at the Burleson City Hall, 141 W. Renfro, Burleson, Texas.



Amanda Campos

City Secretary

ACCESSIBILITY STATEMENT

The Burleson City Hall is wheelchair accessible. The entry ramp is located in the front of the building, accessible from Warren St. Accessible parking spaces are also available in the Warren St. parking lot. Sign interpretative services for meetings must be made 48 hours in advance of the meeting. Call the A.D.A. Coordinator at 817-426-9600, or TDD 1-800-735-2989.



Department Memo

Planning & Zoning Commission Meeting

DEPARTMENT: Development Services

FROM: Peggy Fisher, Administrative Assistant Sr.

MEETING: September 29, 2026

SUBJECT:

Approve the minutes from September 15, 2026 Regular Session of the Planning & Zoning Commission meeting.

SUMMARY:

Minutes from the September 15, 2026 Regular Session of the Planning & Zoning Commission meeting.

OPTIONS:

Approve as presented

RECOMMENDATION:

Approve the minutes from the September 15, 2026 Regular Session of the Planning & Zoning Commission meeting.

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

None

FISCAL IMPACT:

None

STAFF CONTACT:

Peggy Fisher
Recording Secretary
pfisher@burlesontx.com
817-426-9611

PLANNING AND ZONING COMMISSION

September 15, 2026

MINUTES

Roll Call

Commissioners Present

David Hadley
Dan Taylor
Cynthia Plonien
Ashley Brookman
Michael Tune
Beth Lytner
Clint Faram
Brandon Crisp
Michael Kurmes

Commissioners Absent

Staff

Matt Ribitzki, City Attorney
Tony McIlwain, Director Development Services
Emilio Sanchez, Assistant Director Development Services
Peggy Fisher, Administrative Assistant

REGULAR SESSION

1. Call to Order – 6:00 PM

Invocation – David Hadley

Pledge of Allegiance

Texas Pledge

2. Citizen Appearance

None

3. Consent Agenda

- A.** Consider approval of the minutes from August 25, 2026 Planning and Zoning Regular Commission meeting. (Staff Contact: Tony McIlwain, Director Development Services).

Motion made by Commissioner Beth Lytner and second by Commissioner Ashley Brookman to approve the consent agenda.

Motion passed, 9-0.

4. Public Hearing

- A.** 279 W Hidden Creek PKWY (ZC26-007): Hold a public hearing and consider and take possible action on a zoning ordinance change request on approximately 8.216 acres of land from “PD”, Planned Development, to “PD”, Planned Development. (Staff Contact: Emilio Sanchez, Deputy Director)

Emilio Sanchez presented the case to the Commission, reviewed the staff report, and answered questions from the Commission.

Commission Chairman Michael Tune opened the public hearing at 6:04 p.m.

Tim Windmiller, applicant, addressed the commissioners and answered questions regarding this item.

Commission Chairman Michael Tune closed the public hearing at 6:09 p.m.

Motion made by Commissioner David Hadley and second by Commissioner Dan Taylor to approve.

Motion passed, 9-0.

- B.** Hold a public hearing and consider and take possible action on an ordinance amending the text of the city’s zoning ordinance codified in Appendix B, Zoning, Article V, Supplemental Regulations of the City of Burleson Code of Ordinances. (Staff Contact: Tony D. McIlwain, Development Services Director)

Tony McIlwain presented the case to the Commission, reviewed the staff report, and answered questions from the Commission.

Commission Chairman Michael Tune opened the public hearing at 6:16 p.m.

Commission Chairman Michael Tune closed the public hearing at 6:18 p.m.

Motion made by Commissioner Ashley Brookman and second by Commissioner Michael Kurmes to approve.

Motion passed, 9-0.

5. Reports and Presentations

None

6. General

None

7. Community Interest Items

None

8. Executive Session

In accordance with Chapter 551 of the Texas Government Code, the City Commission may convene in Executive Session in the City Council Workroom in City Hall to conduct a closed meeting to discuss any item listed on this Agenda.

A. Pending or Contemplated Litigation or to Seek the Advice of the City of Attorney Pursuant to Section 551.071

9. Adjourn

There being no further business Chair Michael Tune adjourned the meeting.

Time – 6:19PM

Peggy Fisher
Administrative Assistant
Recording Secretary

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.

Business Standards	Park Design	Proposed	Required	Staff Findings
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:

Emilio Sanchez
Deputy Director
esanchez@burlesontx.com
817-426-9686



Item A.

Case CSP26-019

PRESENTED TO P&Z– 9.28.2026

EMILIO SANCHEZ

DEVELOPMENT SERVICES DEPUTY DIRECTOR

CSP26-019

Location:

- 5500 Vantage Drive

Applicant:

- Rustin Mayse with KMP Plumbing, Heating & Air (Owner)

Item for approval:

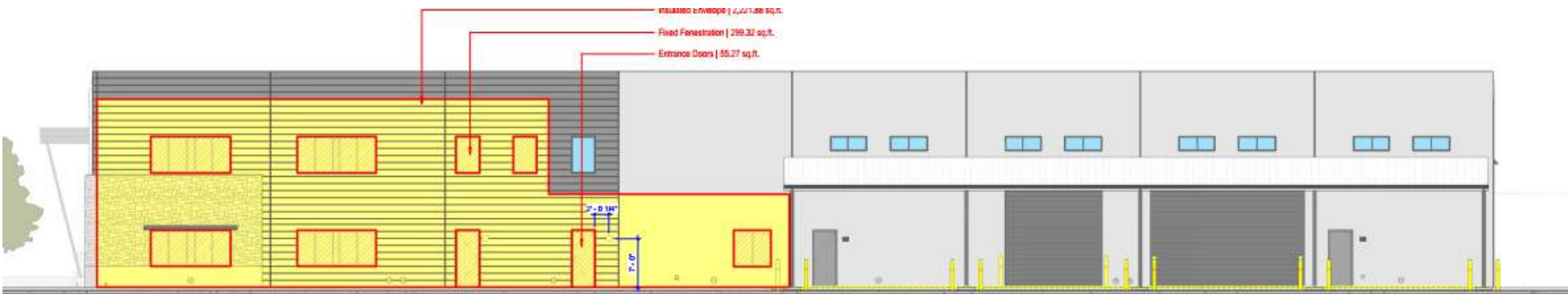
Resolution for a Commercial Site Plan with a variance to the security fence requirements of the Business Park Design Standards. (CSP26-019)



4



Building Elevations



4 North Code Summary Elevation 01
1/8" = 1'-0"



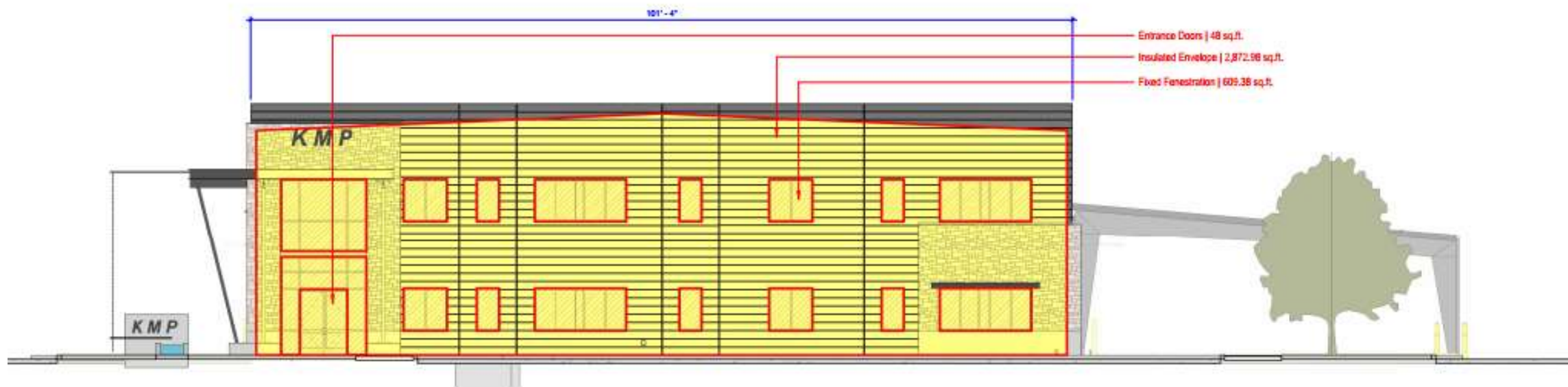
7 North Code Summary Elevation 02
1/8" = 1'-0"

Building Elevations



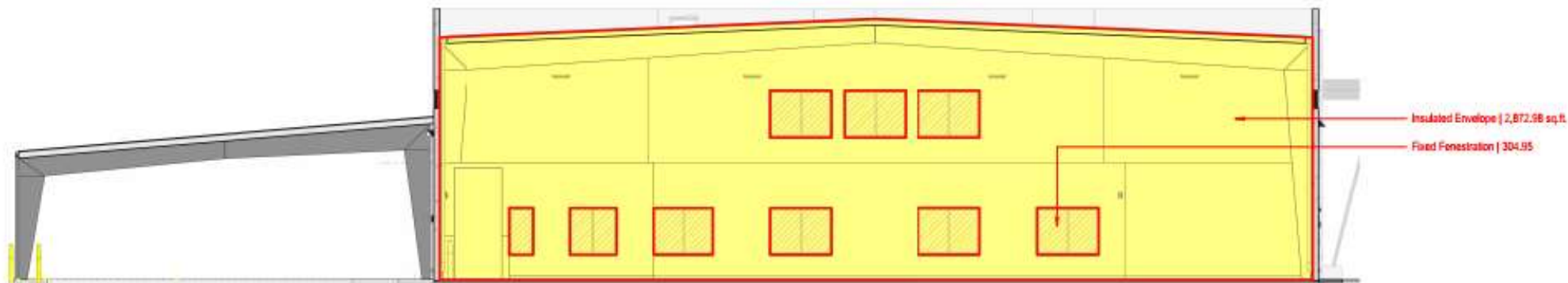
② South Code Summary Elevation 01
1/8" = 1'-0"

Building Elevations



3 East Code Summary Elevation
1/8" = 1'-0"

Building Elevations



5 West Code Summary Elevation
1/8" = 1'-0"

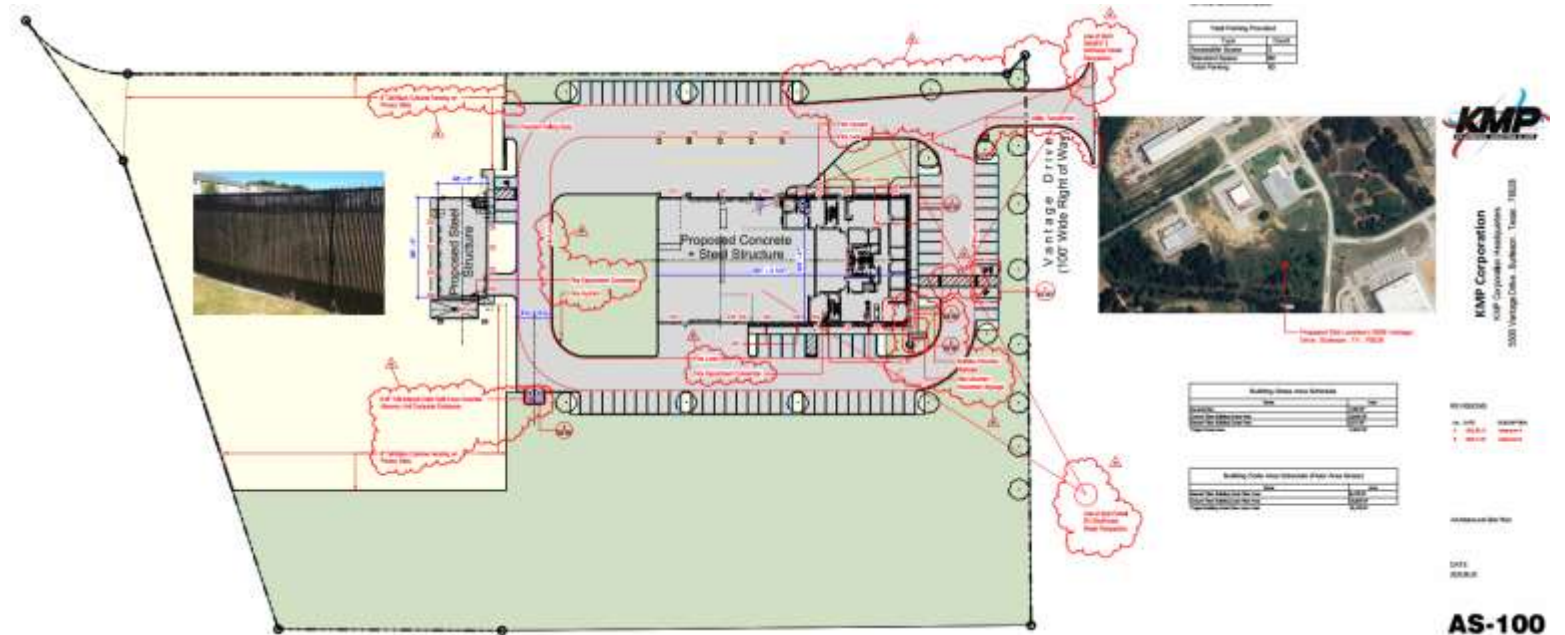
CSP26-019 Site Conformance Table

Business Standards	Park Design	Proposed	Required	Staff Findings
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, Decorative metal or a similar quality material	Not Compliant

CSP26-019

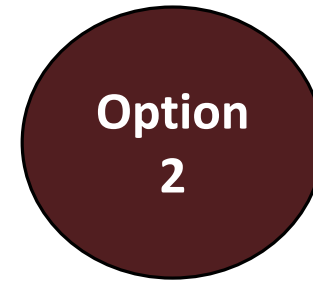
Staff Recommendation:

- Staff recommends approval of a resolution for a commercial site plan with a variance to the fencing materials for KMP headquarters development (CSP26-019).





**Recommend
Approval**



**Recommend
Denial**



Questions / Comments

Emilio Sanchez
Development Services Deputy Director
esanchez@burlesontx.com
817.426.9686

RESOLUTION

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF BURLESON, TEXAS, FOR APPROVAL OF A COMMERCIAL SITE PLAN FOR KMP DEVELOPMENT, AND GRANTING A FENCE VARIANCE FOR THE DEVELOPMNENT AT 5500 VANTAGE 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, an application for commercial site plan with a parking variance related to the minimum number of parking spaces was filed by **KMP Plumbing, Heating & Air; on July 20, 2026**, under **Case Number CSP26-019**, 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 the commercial site plan meets the requirements of Section 131 of Article V of Appendix B, Site Plan Requirements.; and

WHEREAS, section 7-53 of Article VII of Appendix C, Fencing and screening; (a) Overall; (7) Security fence (a fence other than a required screening wall) shall be permitted for use to secure key area of a site, including truck loading and parking areas, non-parking areas, storage areas, and similar areas; d. Chain link security fences are prohibited; 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 7-53 of Article VII of Appendix C, Fencing and screening; (a) Overall; (7) Security fence (a fence other than a required screening wall) shall be permitted for use to secure key area of a site, including truck loading and parking areas, non-parking areas, storage areas, and similar areas; d. Chain link security fences are prohibited; 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 7-53 of Article VII of Appendix C, Fencing and screening; (a) Overall; (7) Security fence (a fence other than a required screening wall) shall be permitted for use to secure key area of a site, including truck loading and parking areas, non-parking areas, storage areas, and similar areas; d. Chain link security fences are prohibited; and

WHEREAS, City Council has determined that granting the variance will be in harmony with the spirit and purpose of section 7-53 of Article VII of Appendix C, Fencing and screening; (a) Overall; (7) Security fence (a fence other than a required screening wall) shall be permitted for use to secure key area of a site, including truck loading and parking areas, non-parking areas, storage areas, and similar areas; d. Chain link security fences are prohibited; and

WHEREAS, the City Council finds and determines the conditions attached to the variance, if any, are necessary to achieve the purpose of section 7-53 of Article VII of Appendix C, Fencing and screening; (a) Overall; (7) Security fence (a fence other than a required screening wall) shall be permitted for use to secure key area of a site, including truck loading and parking areas, non-parking areas, storage areas, and similar areas; d. Chain link security fences are prohibited.

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 (CSP26-019) for KMP Plumbing, Heating & Air headquarters shown on Exhibit "A"; and

City Council hereby grants a variance to section 7-53 of Article VII of Appendix C, Fencing and screening; (a) Overall; (7) Security fence (a fence other than a required screening wall) shall be permitted for use to secure key area of a site, including truck loading and parking areas, non-parking areas, storage areas, and similar areas; for a vinyl Chain link security fences; and

Except as otherwise specified above or as shown on Exhibit "A", all other conditions, regulations, procedures, and rules section 7-53 of Article VII of Appendix C, and of the City of Burleson Code of Ordinances (2005), as amended, shall apply to the buildings at 5500 Vantage Drive.

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:

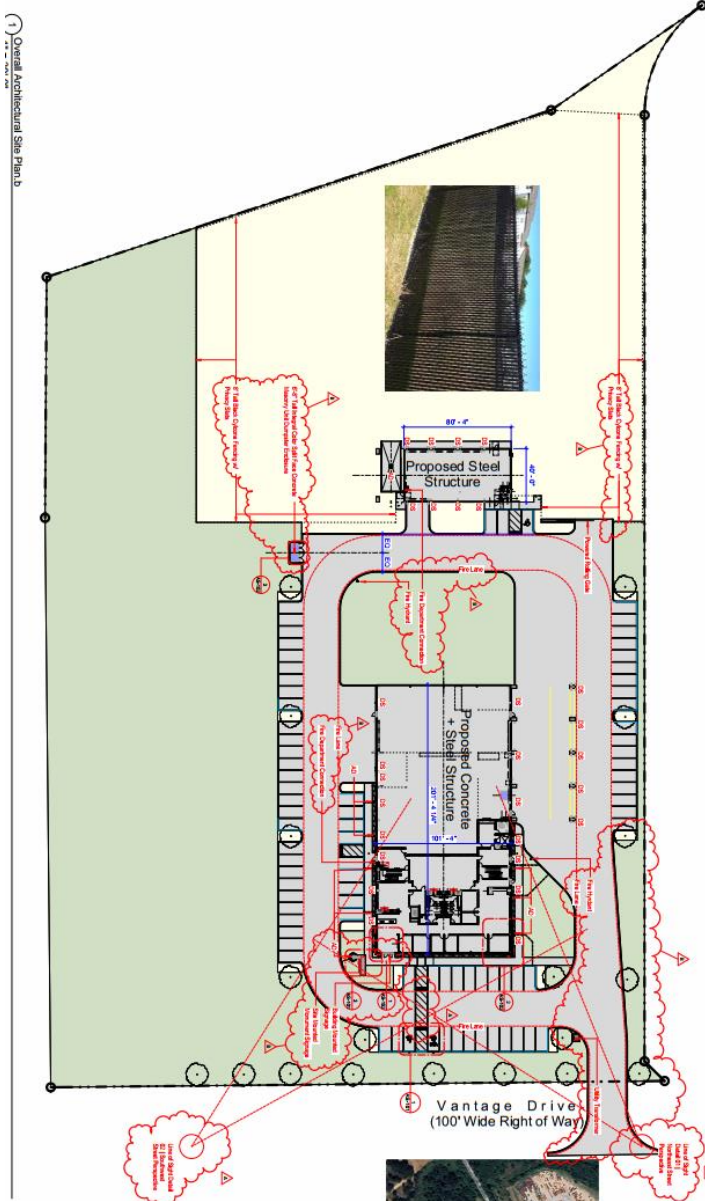
APPROVED AS TO LEGAL FORM:

Amanda Campos, City Secretary

E. Allen Taylor, Jr., City Attorney

Exhibit "A"

Overall Architectural Site Plan b



Line of Sight Detail 01 - Northeast Street Perspective



Line of Sight Detail 02 - Southwest Street Perspective



SITE PLAN GENERAL NOTES

1. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE NOTED.
2. THE SITE PLAN IS BASED ON THE EXISTING CONDITIONS AND THE PROPOSED IMPROVEMENTS.
3. THE SITE PLAN IS BASED ON THE EXISTING CONDITIONS AND THE PROPOSED IMPROVEMENTS.
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9. THE SITE PLAN IS BASED ON THE EXISTING CONDITIONS AND THE PROPOSED IMPROVEMENTS.
10. THE SITE PLAN IS BASED ON THE EXISTING CONDITIONS AND THE PROPOSED IMPROVEMENTS.

ITEM	DESCRIPTION	QUANTITY
1	Concrete	100
2	Steel	100
3	Landscaping	100
4	Other	100



KMP Corporation
KMP Corporation Headquarters
5500 Vantage Drive, Burleson, Texas - 76028



ITEM	DESCRIPTION	QUANTITY
1	Concrete	100
2	Steel	100
3	Landscaping	100
4	Other	100

KMP Corporation
KMP Corporation Headquarters
5500 Vantage Drive, Burleson, Texas - 76028

AS-100

Rustin Mayse

Owner
KMP Plumbing, Heating & Air
211 E Criner St
Grandview, TX

March 5, 2026

City of Burleson
Planning & Development Services
141 W Renfro St
Burleson, TX 76028

RE: Variance Request – Fence Material (Black Cyclone Fence)

Project: **KMP Plumbing, Heating & Air – New Office Facility**

Dear Members of the Planning Department,

I am writing to respectfully request a variance from City of Burleson Code Section 7-53 (a) (7) related to fencing materials for our new KMP Plumbing, Heating & Air office currently under development.

The current code prohibits the use of black cyclone (chain link) fencing and instead requires ornamental iron fencing. While we understand and respect the intent of this requirement, we are requesting approval to install black vinyl-coated cyclone fencing in lieu of ornamental iron for this project.

KMP operates a commercial plumbing and HVAC service company with a large amount of tools, equipment, and service vehicles stored on site. Black cyclone fencing provides a durable and secure perimeter that performs well in industrial environments while requiring less long-term maintenance. Our yard will also experience daily truck and equipment movement, and cyclone fencing is more adaptable for wider gate openings and repeated use.

We are specifically proposing black vinyl-coated fencing, which has a softer visual appearance than traditional galvanized chain link. The darker color allows the fence to visually recede into the background and blend with the site landscaping and building materials, maintaining a clean and professional appearance along the street frontage.

As a long-standing local business serving this region for over 40 years, we take pride in maintaining well-kept facilities and being responsible stewards of our property. The proposed fencing will be professionally installed and maintained as part of our commitment to presenting a high-quality commercial site within the City of Burleson.

Thank you for your consideration of this request. We appreciate the City's partnership in helping local businesses grow responsibly.

Sincerely,

Rustin Mayse

Owner
KMP Plumbing, Heating & Air

Planning & Zoning Commission Meeting

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

SUBJECT:

Wonder, located approximately at 725 SW Wilshire BLVD (CSP26-020): Consider and take possible action on a resolution for a Commercial Site Plan with a variance to the number of minimum parking spaces required for the change of use of the existing commercial building to include a physical therapy clinic, retail and restaurant. (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 August 3, 2026, an application was submitted by Matt Wilson representing Connected Acquisition Services LLC on behalf of Exchangeright Net Leased Portfolio 10 DST (owner) for a commercial site with an existing commercial building for the change of uses on approximately 0.67 acres.

The applicants are requesting approval of a commercial site plan with a variance to allow 25 parking spaces. The applicants are proposing a physical therapy clinic, retail and restaurant uses. These uses require 57 total parking spaces per city code.

The existing site is part of a three-building development project, which was approved in 2014. The project included Advanced Auto, an automobile parts retailer, as well as restaurants and retail uses spread across the three commercial buildings. The construction occurred in 2 phases with a parking reduction, and a proposed shared parking agreement that has not been filed with the Johnson County Clerk's office. The site currently has twenty-five spaces within the

property boundaries that can be utilized. The buildings have since been sold to different entities and the applicants do not have any legal access to the shared parking spaces other than a platted shared access easement.

The applicants would like to take the existing building that is approximately 6,889 square feet and divide the space that will include 2,889 square feet for a physical therapy clinic, and 4,000 square feet for a restaurant with 126 seats. They are not proposing any site improvements other than interior changes to the building. The following table represents the breakdown of the minimum parking requirements for the requested uses.

Required Parking	Proposed Parking	Required Parking	Staff Findings
Clinics or doctor's offices: one space for each 200 square feet of total floor area.	15 spaces	15	Compliant
Restaurant or cafeteria: one space for every three seats under maximum seating arrangement.	10 spaces	42	Not Compliant Deficient by 32 spaces

“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 parking variance is attached as Exhibit 4 and their Traffic Parking Assessment is attached as Exhibit 5 and the Wonder presentation as Exhibit 6.

RECOMMENDATION:

Staff recommends approval of the Commercial Site Plan and associated parking variance, 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.

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

3.3.2014: City Council Approved a Commercial Site Plan with parking reductions (Case 14-001)

REFERENCE:

<https://ecode360.com/39939390>

FISCAL IMPACT:

None

STAFF CONTACT:

Emilio Sanchez
Deputy Director
esanchez@burlesontx.com

817-426-9686

Case CSP26-020

PRESENTED TO P&Z– 9.28.2026

EMILIO SANCHEZ

DEVELOPMENT SERVICES DEPUTY DIRECTOR

CSP26-020

Location:

- 725 SW Wilshire BLVD

Applicant:

- Matt Wilson with Connected Acquisition Services LLC (Applicants)
- Exchangeright Net Leased Portfolio 10 DST (Owner)

Item for approval:

Resolution for a Commercial Site Plan with a variance to the number of minimum parking spaces required for the change of use of the existing commercial building to include a physical therapy clinic, retail and restaurant



CSP26-020 Site Conformance Table

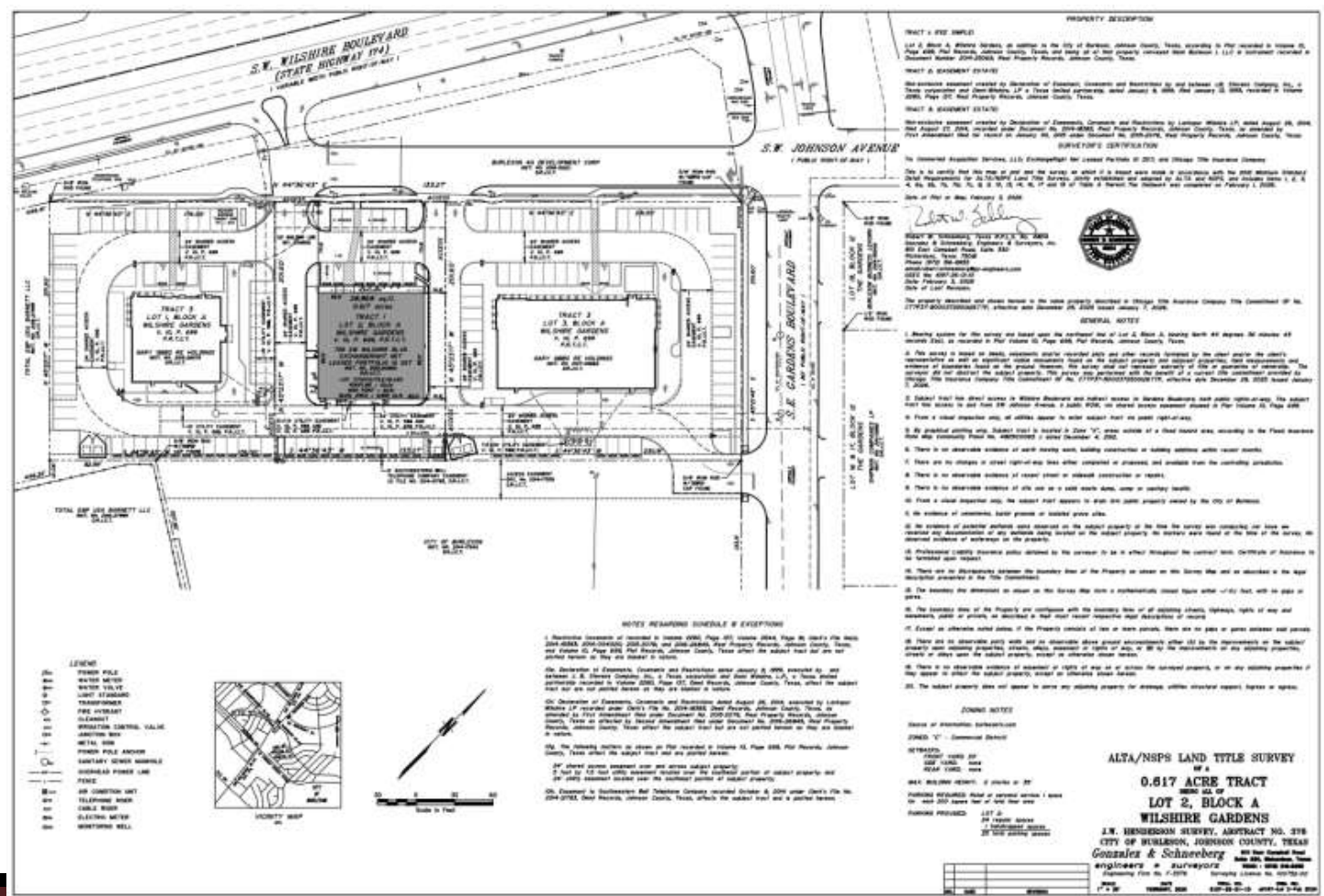
Required Parking	Proposed Parking	Required Parking	Staff Findings
Clinics or doctor's offices: one space for each 200 square feet of total floor area.	15 spaces	15	Compliant
Restaurant or cafeteria: one space for every three seats under maximum seating arrangement.	10 spaces	42	Not Compliant Deficient by 32 spaces

CSP26-020

Staff Recommendation:

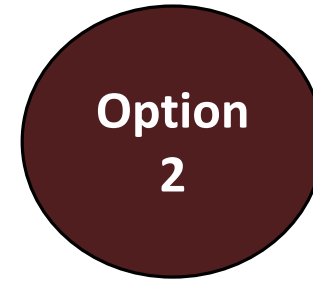
- Staff recommends approval of a resolution for a commercial site plan with a variance to the number of parking spaces for Wonder Development (CSP26-020) with the following condition:

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.





**Recommend
Approval**



**Recommend
Denial**



Questions / Comments

Emilio Sanchez
Development Services Deputy Director
esanchez@burlesontx.com
817.426.9686

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”



May 8, 2026

Attn: Tony McIlwain
Development Services - City of Burleson
135 W Ellison St, Suite 109,
Burleson, TX 76028-4296

RE: Code of Ordinance parking variance request letter (the "Letter") regarding 725 SW Wilshire Blvd, Burleson, TX 76208 (the "Property") between CONNECTED ACQUISITION SERVICES LLC and/or assigns (the "Applicant"), EXCHANGERIGHT NET LEASED PORTFOLIO 10 DST (the "Owner") and the City of Burleson (the "City").

To whom it may concern,

This Letter shall present Applicant's case, on behalf of the Owner, for a variance from the City's code of ordinance requiring all restaurant space have off-street parking at 1 parking space for every 3 seats under the maximum seating capacity of a commercial restaurant or cafeteria space as stated in section 134-110.

Our proposed variance would allow the Owner of the Property to lease approximately 4,200 square feet of restaurant space with up to 126 restaurant seats. The site is currently 6,889 square feet in total, with 25 parking spaces on site but as part of the site's originally approved commercial site plan when first being built (which included both adjacent retail buildings), it is currently allowed to park uses up to 5:1000 or less.

- Total Gross Leasable Area: 6,889 SF
 - 2,689 SF: Requires 14 parking spaces (compliant with $\leq 5:1,000$ ratio)
 - 4,200 SF (restaurant use):
 - 42 required parking spaces (based on 1:3 seating ratio for 126 seats)
 - 25 total spaces on-site
 - 11 spaces allocated to remaining uses
 - **Variance requested for 31 parking spaces**

While our current first-class cutting-edge restaurant tenant, Wonder, operates primarily as a "ghost kitchen" with limited on-site dining, and thus would need less seating and parking, it's not uncommon for restaurants to modify their layout to respond to consumer demand. Accordingly, this request seeks to provide flexibility for future operational adjustments.

Our request also aligns with continued parking reform across Dallas / Fort Worth and particularly with this development and its shared access and parking with neighboring retail centers. This property was originally developed as a freestanding Advanced Auto Parts store and has remained vacant due to a myriad of factors including constraints imposed by current parking requirements for restaurants. We as the Applicant are looking to repurpose this building and reengage city commerce at the Property, not only to increase value of the Property but also to increase the services and amenities to the citizens of Burleson.

Please reach out with any questions or concerns, should you have any.

Sincerely,

Matt Wilson
Applicant

TRAFFIC IMPACT & SHARED PARKING ASSESSMENT

Adaptive Reuse of Existing Commercial Building — Parking Variance Request

725 SW Wilshire Boulevard • Burleson, Texas

Prepared for:	The Retail Connection
Subject Property:	725 SW Wilshire Boulevard, Burleson, Texas
Former Use:	Advance Auto Parts (retail)
Request:	Parking variance to allow up to 126 restaurant seats within the existing 4,000 SF restaurant space

1. Executive Summary

This memorandum evaluates a requested parking variance associated with the adaptive reuse of the existing commercial building located at 725 SW Wilshire Boulevard in Burleson, Texas. The property is a fully built, 6,889-square-foot former Advance Auto Parts store that is being reoccupied by a complementary mix of medical office, restaurant, and neighborhood retail tenants under a shared parking arrangement that has served this commercial center since its original development.

The building would contain approximately 4,000 square feet of proposed restaurant space. Under Burleson's current seat-based restaurant parking ordinance, however, the remaining parking for that space, net the proposed physical therapy clinic's parking allocation, is mathematically sufficient for only 30 restaurant seats — a seating density well below what a restaurant of this size would normally support and well below what the shared parking center can actually accommodate in our opinion.

The applicant is requesting a variance to allow up to 126 seats within that same 4,000-square-foot restaurant footprint, which correlates to 42 required parking spaces under the City's ordinance. As shown later in this memorandum, 42 spaces are comparable to the parking of a common floor-area standard seen elsewhere in Texas (10 spaces per 1,000 square foot of restaurant) would assign to a restaurant of approximately 4,200 square feet. That 4,200 square foot figure is used herein strictly as a contingent planning benchmark to illustrate the scale of the request and hedge for any possibly slight square footage discrepancy by either Tenant in the project — not to be confused as a proposal to expand the building, which will remain at its current size and footprint.

No expansion of the building, no increase in parking supply, no new driveways, and no change to site circulation are proposed. Based on the existing shared parking approval for this center, the complementary demand patterns of the tenant mix, and accepted transportation planning principles regarding pass-by trips and internal capture, it is our opinion that the requested seating variance can be granted without materially affecting parking utilization or traffic operations at the site.

2. Existing Site Conditions

The subject property is located along SW Wilshire Boulevard, one of Burleson's primary commercial corridors, and forms part of a larger three-building commercial development originally approved with a

shared parking variance recognizing that the parking supply would function collectively across the center rather than independently for each building.

The redevelopment does not alter any physical characteristic of the site:

- No new building area is proposed.
- No new pavement or parking spaces are proposed.
- No new driveways or curb cuts are proposed.
- No change to on-site circulation is proposed.
- The shared parking arrangement serving all three buildings has existed since the original development of the center.

Item	Existing Condition
Building Area	Approximately 6,889 SF
Previous Use	Advance Auto Parts (retail)
Parking Spaces	25 total (including 1 ADA space)
New Building Area	None
New Driveways	None
Changes to Access	None
Changes to Parking Layout	None

A current ALTA/NSPS Land Title Survey of the subject tract, prepared February 2026, is included as Exhibit A and confirms the existing building footprint, the 25-space parking field, and the shared access easements serving the site.

Proposed Tenant Mix

The building will be reoccupied by the following tenant mix, with no change in total building area:

Tenant	Approximate Area
Physical Therapy Clinic	2,889 SF
Restaurant	Up to 4,000 SF (existing)
Remaining Tenant Space	Retail / Service / Medical

3. Existing Parking Constraint

Under the City of Burleson parking ordinance, the physical therapy clinic is classified as a Clinic or Doctor's Office, which requires five parking spaces per 1,000 square feet. Applied to the clinic's 2,889 SF, this allocates approximately 15 of the site's 25 parking spaces to that tenant, leaving 10 spaces available for the restaurant.

Burleson's restaurant parking standard requires one space for every three seats. Applied to the 10 remaining spaces, the ordinance mathematically limits the existing 4,000-square-foot restaurant space to approximately 30 seats — regardless of how the tenant configures its dining floor.

This operational problem the variance intends to address is thirty seats being an unusually low seating density for a restaurant of this size, and it does not reflect the shared parking characteristics that have defined this commercial center since it was platted. The constraint is a product of applying a seat-based standard to a shared parking environment, not a reflection of actual parking demand at the site.

4. Requested Parking Variance

The applicant requests a variance to allow up to 126 seats within the existing 4,000-square-foot restaurant space. Under Burleson's one-space-per-three-seats standard, 126 seats corresponds to 42 required parking spaces — 32 more than the 10 restaurant spaces currently allocable per the site constraints present today, and 31 more than the parcel's parking supply of 25 spaces would provide on a stand-alone basis.

That figure is not arbitrary. Forty-two parking spaces is approximately the amount of parking that a conventional floor-area-based restaurant parking standard — 10 spaces per 1,000 SF, a ratio commonly used throughout Texas — would require for a restaurant of approximately 4,200 square feet. The comparison below is provided as an intuitive benchmark for reviewing staff and the Planning & Zoning Commission; it illustrates the scale of the parking demand associated with the request, not a proposed increase in building size.

Metric	Current Condition	Requested Variance
Restaurant Building Area	~4,000 SF	~4,000 SF (unchanged)
Seats Permitted	30 seats	Up to 126 seats
Parking Required (Burleson Ordinance)	10 spaces	42 spaces
Physical Site Improvements	N/A	None proposed

- Total Gross Leasable Area: 6,889 SF
 - 2,689 SF: Requires 14 parking spaces (compliant with $\leq 5:1,000$ ratio)
 - Reduced 200 square feet (compared to planned 2,889 sf) if for some reason either suite has a discrepancy in constructed size of their allocated space.
 - 4,200 SF (restaurant use):
 - Increased 200 square feet (compared to planned 4,000 sf) if for some reason either suite has a discrepancy in constructed size of their allocated space.
 - 25 total spaces currently provided for on-site
 - 14 spaces allocated to physical therapy
 - Based on 2,689 sf needing 14 spaces on a 5:1000 ratio.
 - 42 required restaurant parking spaces, 31 more than the 11 available in this scenario
 - Based on using a conventional 10:1000 ratio for 4,200 sf, 42 parking spaces would equate to 126 allowable seats (1 space for every 3 seats) under Burleson's ordinance.
 - 56 parking spaces in total would be needed.
 - The official variance request is for **31 parking spaces** in addition to the 25 parking spaces provided today.

The 4,200-SF figure is a comparative planning metric only. The restaurant space is, and will remain, approximately 4,000 SF; no expansion of the building or parking field is requested or required to support the additional seating.

Because the requested seating can be supported without any physical change to the site, the request is properly understood as an adjustment to how the existing, already-approved shared parking supply is allocated among the seat-based restaurant standard — not as authorization for additional development.

5. Shared Parking and Traffic Analysis

Unlike a new commercial development, the requested variance does not generate additional traffic through added building area or expanded site access. It reallocates seating capacity within an existing, already-approved shared parking environment. Several factors specific to this site further reduce the practical parking and traffic impact of the additional seating.

Existing Shared Parking

The commercial center has functioned as a shared parking environment among its three buildings since it was originally platted. Because parking demand is pooled across the center rather than allocated exclusively to each tenant, the mathematical ceiling imposed by a seat-based ordinance substantially understates the parking the site can actually support during the restaurant's peak hours.

The 2014 Amending Plat of Wilshire Gardens, included as Exhibit B, illustrates the original 2.500-acre commercial subdivision comprising Lots 1, 2, and 3, Block A, and depicts the shared access easements and firelane serving all three lots collectively — confirming that the shared parking and access concept was established at the time of the original plat and is not a new arrangement proposed by this project.

Complementary Peak Demand

The physical therapy clinic operates primarily during weekday business hours through scheduled appointments, while restaurant demand concentrates around lunch, dinner, evenings, and weekends. Because these peak periods do not substantially overlap, the tenant mix is well suited to a shared parking environment: parking that supports the clinic on weekday mornings is largely available to support the restaurant during evening and weekend peak periods, including the additional seating requested by this variance.

Pass-By Trips

Restaurants located within established commercial corridors such as SW Wilshire Boulevard typically draw a substantial share of their patronage from pass-by traffic — motorists already traveling the corridor who stop before continuing their trip. These trips do not represent new traffic added to the roadway network, and the additional seating requested here does not change the corridor's function or the restaurant's access to it.

Internal Capture

The proposed mix of medical office, restaurant, and retail also supports internal capture, in which visitors combine multiple activities within a single trip — for example, patients dining before or after appointments, or visiting a nearby retailer during the same visit. As a result, the external, roadway-facing trip generation associated with the additional seating is expected to be lower than gross trip generation rates would otherwise suggest. Consistent with this, prior technical analysis prepared for this project has noted that ITE trip generation rates are an accepted starting point, but that engineering judgment is warranted when applying those rates to a shared-parking, mixed-use redevelopment of this nature.

6. Findings

Based on the foregoing, the requested parking variance represents an operational accommodation within the existing shared parking center — not an increase in development intensity. This conclusion is supported by the following findings:

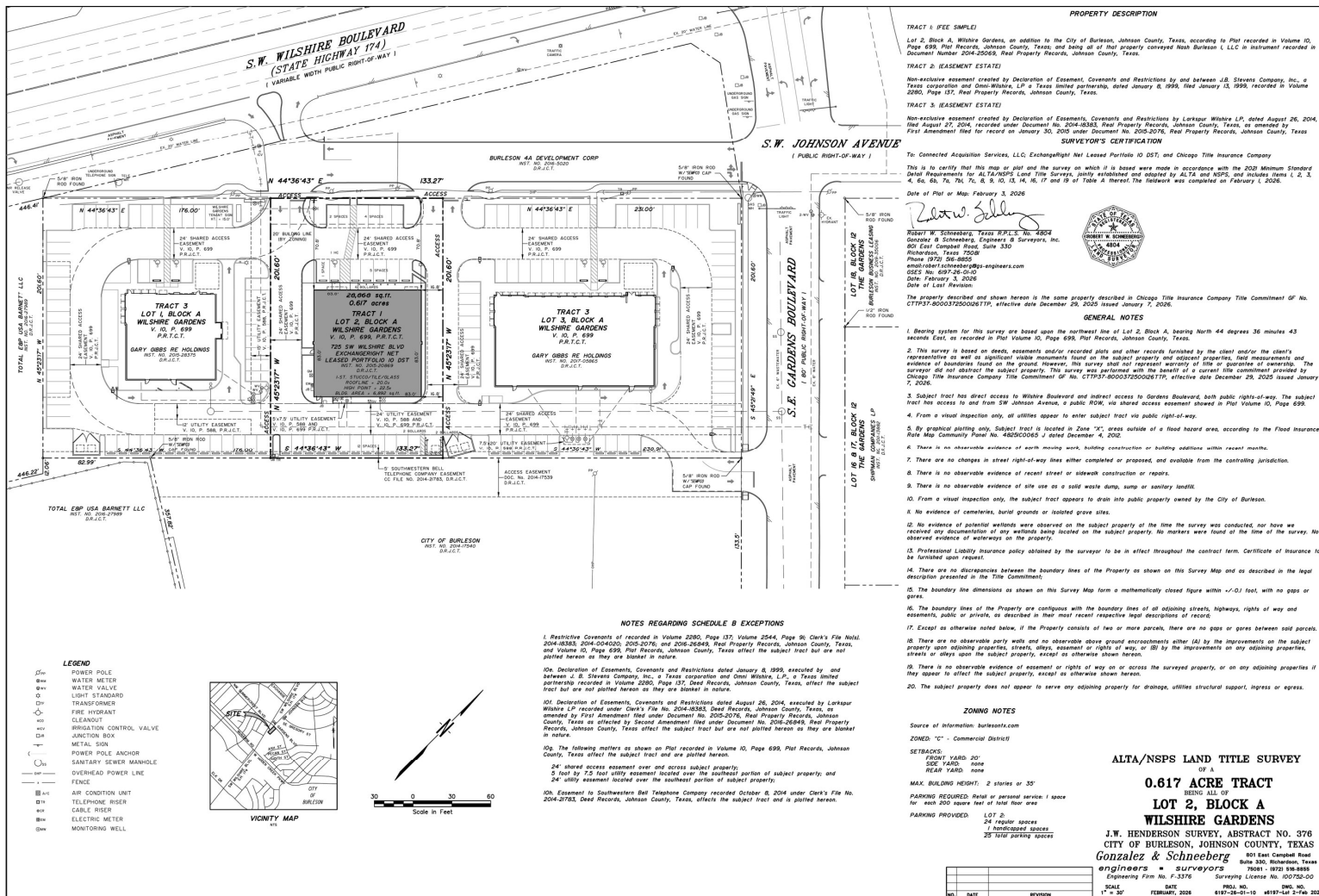
- No increase in gross building area is proposed.
- No expansion of the parking lot or parking supply is proposed.
- No changes to driveway access, curb cuts, or roadway geometry are proposed.
- The site continues to operate under the shared parking arrangement established at the time of the original plat.
- The clinic and restaurant uses have complementary, largely non-overlapping peak parking demand periods.
- A meaningful share of restaurant trips is expected to be pass-by traffic already on SW Wilshire Boulevard.
- Internal capture among the medical office, restaurant, and retail tenants is expected to reduce net external trips.
- The requested 42-space parking demand is comparable to that of a 4,200-SF restaurant under a conventional floor-area parking standard, even though the restaurant remains approximately 4,000 SF.

7. Conclusion

The requested variance should not be viewed as authorization for additional development, but rather as recognition that the existing shared parking environment can reasonably accommodate restaurant occupancy exceeding the mathematical limitations imposed by the City's seat-based parking standard. Approving up to 126 seats within the existing 4,000-square-foot restaurant space provides operational flexibility for the current and future restaurant operator while preserving the site's existing building footprint, parking field, and access configuration, and without creating a material increase in parking demand or traffic generation beyond that reasonably contemplated by the original commercial development.

EXHIBIT A

ALTA/NSPS Land Title Survey – Lot 2, Block A, Wilshire Gardens (0.617 Acre Tract), February 2026, Gonzalez & Schneeberg Engineers & Surveyors



Amending Plat of Wilshire Gardens – Lots 1, 2 and 3, Block A (2.500-Acre Commercial Subdivision, Shared Access Easements), Filed October 8, 2014





Item B.

Wonder

BRAND DECK AND REQUIREMENTS

SUSHI NICHU

SUSHI NICHU

A NEW DINING CONCEPT

Wonder is a new dining concept that brings menus from celebrity chefs and award-winning restaurants from across the country to your neighborhood, all under one roof.

Wonder allows you to satisfy any craving, for lunch and dinner, at any price point. Enjoy iconic restaurants across a variety of cuisines, like authentic Mexican from Arizona, incredible BBQ from Texas, and D.C.'s Michelin-starred staple, Maydan.

You can also order exclusive, premium dishes from some of the world's best chefs like Bobby Flay and Marc Murphy. You can order via our mobile app, website, or in-person.

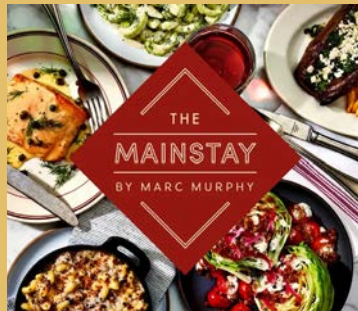


Bobby Flay

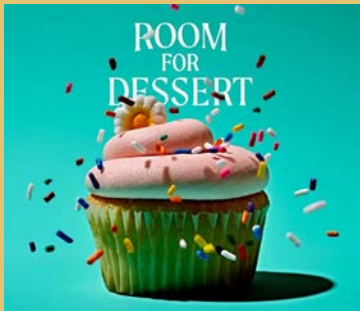


Marc Murphy

A SELECTION OF OUR DINING PARTNERS



A SELCTION OF OUR DINING PARTNERS



OUR MISSION

Make great food more accessible

- "Great Food"** =
- ✓ Quality, sustainable ingredients
 - ✓ 10/10 delicious
 - ✓ Always served at it's best
- "More Accessible"** =
- ✓ Widely available
 - ✓ Convenient
 - ✓ A great value



OUR VISION

Be the primary destination for mealtime and the world's most admired food company



SOME OF WONDER'S RESTAURANT PARTNERS



Bobby Flay Steak
by Bobby Flay

3x James Beard Winner
Culinary Hall of Fame



Alanza Pizza
by Michele D'Amelio

Quintessential New York-
Italian pizzas



Barrio Café
by Silvana Salcido Esparza

8x James Beard Nominee
"Best Mexican Restaurants in US"
— Food & Wine



Jota
by José Andrés
2 Michellin Stars
Nobel Peace Prize Nominee



Maydan
by Rose Previte
1 Michellin Star
James Beard Semifinalist



Chai Pani
by Meherwan Irani
James Beard Winner
Food Network Star

SOME OF WONDER'S RESTAURANT PARTNERS



Osteria Mozza
by Nancy Silverton

1 Michellin Star
3 x James Beard Winner



The Mainstay
by Marc Murphy

James Beard Winner
Food Network Star



Fred's Meat & Bread
by Todd Ginsberg

James Beard Semifinalist
"Favorite Sandwiches in US"
— Bon Appetit



Sushi Nishi
by Kyoshi Nakagawa

Stellar menu of note-perfect
Japanese classics



Tejas Barbeque
by Scott Moore

Top 10 BBQ in the World
— Texas Monthly



Chios Taverna
by Michael Symon

2x James Beard Winner
Food Network Star



ABOUT WONDER

WORKFORCE AND OPERATIONS

Wonder locations employ approximately 20 staff members and offer seating for 10-20 patrons.

Pickup and delivery options are available within 10-12 minutes.



Item B.





NY LOCATIONS

Chelsea, NYC
 East Village, NYC
 Hudson Square, NYC
 Upper West Side, NYC
 Upper East Side, NYC
 97th & Columbus, NYC
 Financial District, NYC
 Midtown East, NYC
 Lenox Hill, NYC
 Lower East Side, NYC
 Central Harlem, Harlem
 Bay Ridge, Brooklyn
 Bedstuy/Clinton Hill, Brooklyn
 Downtown, Brooklyn
 Flatbush, Brooklyn
 Park Slope, Brooklyn
 Williamsburg, Brooklyn
 Astoria, Queens
 Deer Park, Suffolk
 800 Forest Ave, Staten Island
 Jackson Heights, Queens
 Larchmont, Westchester
 Pleasantville, Westchester
 Scarsdale, Westchester
 West Harrison, Westchester

CT LOCATIONS

Stamford, CT
 Fairfield, CT

PA LOCATIONS

Quakertown, PA

RHODE ISLAND LOCATIONS

East Providence, RI

NJ LOCATIONS

Cresskill, NJ
 Green Brook, NJ
 Hoboken, NJ
 Ledgewood, NJ
 Livingston, NJ
 Midland Park, NJ
 New Providence, NJ
 Randolph, NJ
 Parsippany, NJ
 Springfield, NJ
 Teterboro, NJ
 Quakertown, NJ
 Westfield, NJ



THE WALL STREET JOURNAL

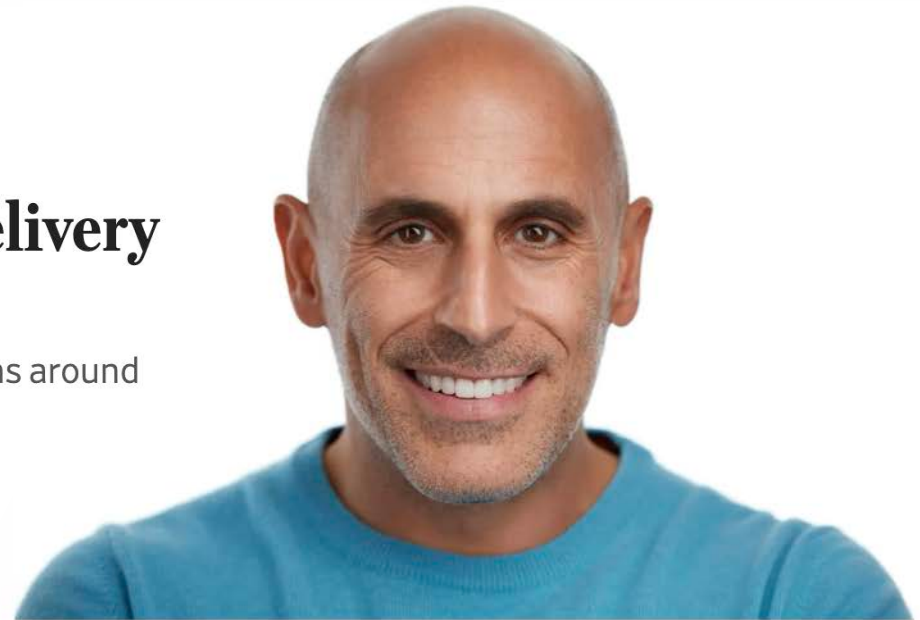
EXCLUSIVE BUSINESS

Wonder, Marc Lore's Food-Delivery Startup, Raises \$700 Million

Company plans to open nearly 100 restaurant locations around New York City area over next two years

By [Sarah Nassauer](#) [Follow](#)

March 19, 2024 6:00 am ET



Marc Lore, CEO of Wonder
COURTESY OF WONDER



PRESS & RECOGNITION

The Restaurant Business Online [Emerging brands](#)

Fortune [Wonder Group closes meal kit deal](#)

CNBC [Food-delivery startup Wonder Group gets \\$100 million investment from Nestle](#)

yahoo!finance [Why tech billionaire Marc Lore is all in on 'fast-fine' food delivery](#)

