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## City Council Regular Meeting

**DEPARTMENT:** Development Services

**FROM:** Tony McIlwain, Director Development Services

**MEETING:** January 9, 2023

**SUBJECT:**

**QuikTrip at 449 E Renfro (Case 22-105):** Hold a public hearing and consider approval of an ordinance for a zoning change request from "PD", Planned Development, to "GR" General Retail with a SUP, Specific Use Permit, allowing "Automobile fuel sales" in specific plan area 1, "Spinks" of the IH35 Overlay district. *(First and Final Reading) (Staff Presenter: Tony McIlwain, Development Services Director) (The Planning and Zoning Commission recommended approval by unanimous vote)*

**SUMMARY:**

On July 25, 2022, an application was submitted by Bryan Clark representing QuikTrip South LLC, on behalf of the owner (Stephen Eisner) for a zoning change request of approximately 1.5919 acres, for a QuikTrip convenience store and fueling station.

**Development Overview:**

The property is currently in the Village Creek North Planned Development (attached as Exhibit 3), which currently does not allow for automobile fuel sales. The applicant has requested to rezone the property to "GR", General Retail with a SUP for automobile fuel sales as required by the IH35 overlay district for the proposed QuikTrip. The uses and site development will occur in accordance with City of Burleson Code of Ordinances, "GR", General Retail district zoning, and IH35 design standards. The applicant has concurrently submitted a commercial site plan (Case 22-106) for review and consideration, as required when a SUP is requested with a zoning change.

**Zoning and Land Use Table**

|              | Zoning                  | Use                        |
|--------------|-------------------------|----------------------------|
| Subject Site | PD, Planned Development | Undeveloped                |
| North        | PD, Planned Development | Undeveloped                |
| East         | PD, Planned Development | Multifamily                |
| South        | PD, Planned Development | Undeveloped                |
| West         | C, Commercial           | Restaurant with drive-thru |

**This site is designated in the Comprehensive Plan as Regional Office/Commercial.**

This land use category is intended for uses with regional emphasis due to the area's high visibility. Uses such as large retail centers, hotels, restaurants, and corporate or professional offices are encouraged. Corresponding zoning districts include "GR", General Retail and "C", Commercial.

*Staff supports a zoning change request to "GR", General Retail district based on the adjacent uses and conformance with the Comprehensive Plan.*

**Engineering:**

Prior to development of the site, platting and engineering reviews will be required, in addition to TxDot review.

**OPTIONS:**

- 1) Approve an ordinance for a zoning change request and specific use permit for automobile fuel sales; or
- 2) Approve an ordinance for a zoning change request and specific use permit for automobile fuel sales with additional conditions; or
- 3) Deny the ordinance for a zoning change request;

**RECOMMENDATION:**

Approval of an ordinance for a zoning change request and specific use permit for automobile fuel sales (Case 22-105).

Pending the approval or disapproval of the commercial site plan and requested waivers (Case 22-106), staff will update the attached site plan exhibit within the Ordinance prior to the signing of the ordinance. The updated site plan exhibit will conform to all conditions and/or waivers as granted and approved by City Council for Case 22-106.

**FISCAL IMPACT:**

None.

**STAFF CONTACT:**

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