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## Planning & Zoning Commission Meeting

**DEPARTMENT:** Development Services

**FROM:** JP Ducay, Senior Planner

**MEETING:** November 15, 2022

**SUBJECT:**

**2220 W FM 917 (Case 22-125):** Hold a public hearing and consider a zoning change request from “A”, Agricultural to “GR”, General Retail for a 13.20 acre site.

**SUMMARY:**

On September 6, 2022, an application was submitted by John Hill (applicant/owner), to rezone approximately 13.20 acres from “A”, Agricultural to “GR”, General Retail to allow for future development of the subject site. If approved, the owner has preliminarily discussed developing the site to contain a mix of uses including a gas station, retail, and medical and professional offices. All of the aforementioned uses are allowed by right in the GR, General Retail zoning district. At this time, no tenants have been definitely determined.

**Planning Analysis**

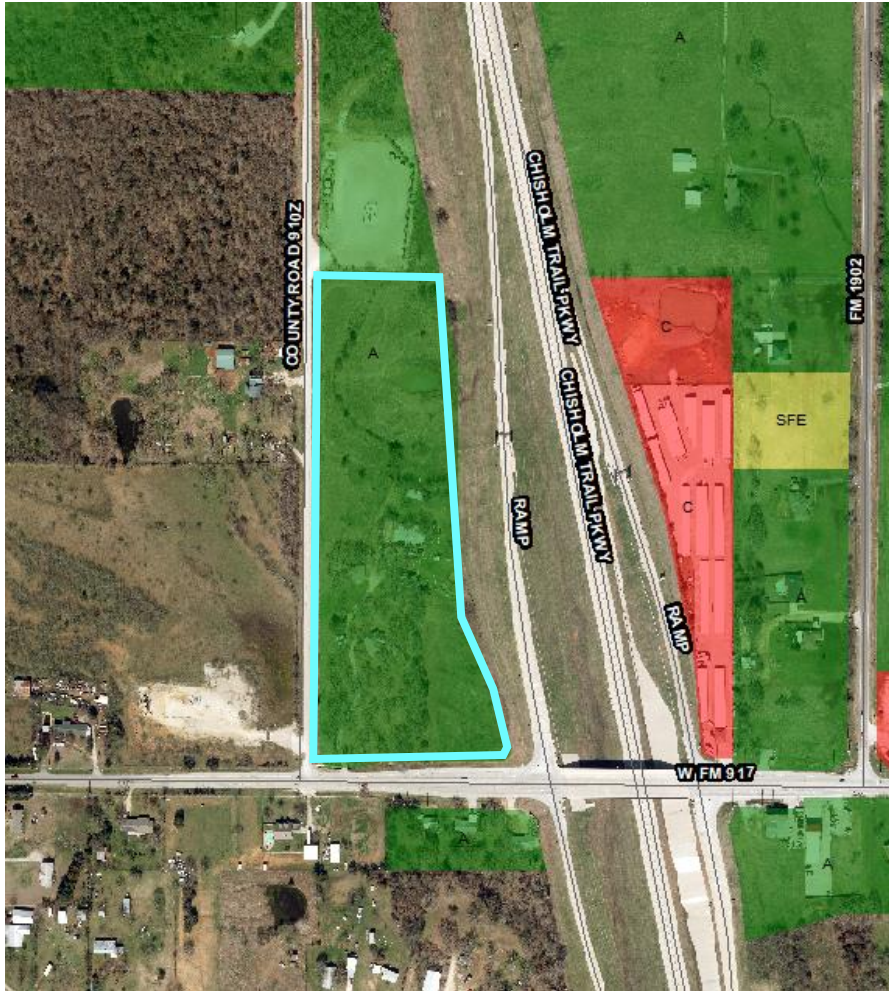
The City’s Imagine Burleson 2030 Midpoint Update Comprehensive Plan designates this site as **Chisholm Trail Corridor** that provides the following description:

“Land uses along the Chisholm Trail Corridor should be primarily nonresidential, with the primary use being large-scale professional campuses, such as office parks or medical centers. Complementary large-scale retail will also be appropriate. This area is envisioned to develop in a coordinated manner, with both vehicular and pedestrian connectivity in mind. Development should emphasize quality building and site design and robust landscaping, reflecting a positive image of Burleson to those traveling along the corridor.

Much of this land is currently vacant or occupied by low-density residential development. As areas along the corridor begin to develop, compatibility measures will be important to prevent land use conflicts between the new development and adjacent residential developments. Examples of such measure include limited building heights, enhanced landscaping, additional setbacks, and access management controls.”

Per the Chisholm Trail Corridor description, the vision of future development along the corridor should consist of large scale retail, offices and professional campuses. The Comp Plan also expressly mentions the General Retail zoning district as a corresponding district to the Chisolm Trail Corridor. Considering this, the subject request is in general conformance with the Comprehensive Plan and vision of the surrounding area. If the zoning request is approved, all

utility requirements and architectural standards will be evaluated during commercial site plan processes.



	<b>Zoning</b>	<b>Use</b>
Subject Site	A, Agricultural	Unoccupied Residential
North	A, Agricultural	Gas Well
East	C, Commercial	Developed, Commercial
South	A, Agricultural / ETJ	Developed, Residential
West	ETJ	Developed, Residential (DA)

**OPTIONS:**

- 1) Recommend approval of the zoning change request; or
- 2) Recommend denial of the zoning change request.

**RECOMMENDATION:**

Staff recommends approval of a zoning change request from “A”, Agricultural to “GR”, General Retail for 2220 W FM 917 (Case 22-125)

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

None

**PUBLIC NOTIFICATION:**

Notice was mailed to surrounding property owners within 300 feet of the acreage proposed for this zone change and published in the newspaper in accordance with City ordinances and State law. In addition, a sign was placed on the subject property.

At this time staff has not received any formal opposition regarding this case.

**Fiscal IMPACT:**

None

**STAFF CONTACT:**

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