
Planning & Zoning Commission Meeting

DEPARTMENT: Development Services

FROM: Lidon Pearce, Senior Planner

MEETING: December 13, 2022

SUBJECT:

QuikTrip at 449 E Renfro (Case 22-105): Hold a public hearing and consider 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. *(Staff Presenter: Lidon Pearce, Senior Planner)*

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 a 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) Recommend approval of an ordinance for a zoning change request and specific use permit for automobile fuel sales; or
- 2) Recommend approval of an ordinance for a zoning change request and specific use permit for automobile fuel sales with additional conditions; or
- 3) Recommend denial of the ordinance for a zoning change request;

RECOMMENDATION:

Recommend to City Council 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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