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## Planning & Zoning Commission Meeting

**DEPARTMENT:** Development Services

**FROM:** Lidon Pearce, Senior Planner

**MEETING:** February 28, 2023

**SUBJECT:**

**5917 W FM 917 (Case 23-007):** Hold a public hearing and consider an ordinance for a zoning change request from "A", Agriculture to "GR" General Retail (*Staff Presenter: Lidon Pearce, Senior Planner*)

**SUMMARY:**

On January 23, 2023, an application for a zoning change request was submitted by Bryan Clark with QuikTrip on behalf of Kristoffer Maddox (property owner) for a zoning change request of approximately 1.520 acres for a future QuikTrip convenience store with auto fuel sales.

**Development Overview:**

The property is currently zoned A, Agriculture and will require platting and commercial site plan review and approvals if the zoning is approved by City Council. Traffic and drainage studies will occur with submittal of the plat and site plan. Since the commercial site plan will be associated with a zone change, the site plan will require Planning and Zoning and City Council review and consideration. A conceptual site plan is attached as Exhibit 4.

**Zoning and Land Use Table**

	Zoning	Use
Subject Site	A, Agriculture	Undeveloped
North	A, Agriculture	Residential
East	C, Commercial	Convenience Store
South	W FM 917 / A, Agriculture	Commercial and Retail
West	C, Commercial	Storage facility

**This site is designated in the Comprehensive Plan as Chisholm Trail Corridor.**

This land use category is intended for nonresidential use with the primary focus being large professional campuses and office parks, as well as complimentary retail spaces. GR, General retail is listed as a corresponding zoning district that is appropriate in this area of the Comprehensive Plan.

*Staff supports a zoning change request to “GR” General Retail district based on the adjacent uses and proximity to Chisholm Trail Parkway, as well as conformance with the Comprehensive Plan.*

**Engineering:**

Development of the land will require platting and engineering reviews.

**OPTIONS:**

- 1) Recommend approval of an ordinance for a zoning change request to “GR” General Retail; or
- 2) Recommend approval of an ordinance for a zoning change request to an alternative zoning district; 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 to “GR” General Retail (Case 23-007).

**FISCAL IMPACT:**

None.

**STAFF CONTACT:**

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