



ZC Case 25-285

PRESENTED TO CC– 12.15.25

TONY MCILWAIN

DEVELOPMENT SERVICES DIRECTOR

ZC – 2220 W FM 917

Location:

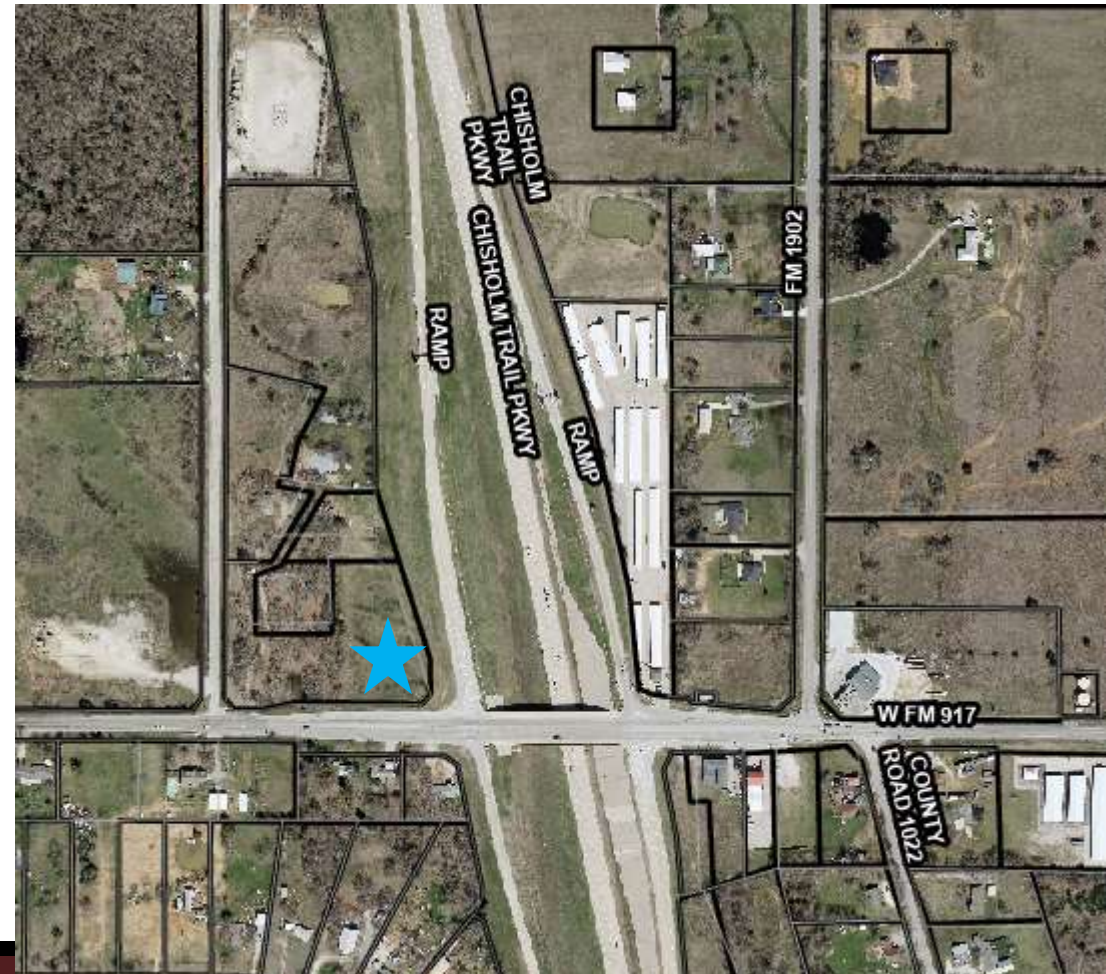
- 2220 W FM 917
- NW Corner of FM917 & Chisholm Trail PKWY

Applicant:

- Matthew Fusselman (Vilbig & Associates)
- Kristoffer Maddox/ Maddox Group, LLC (Owner)

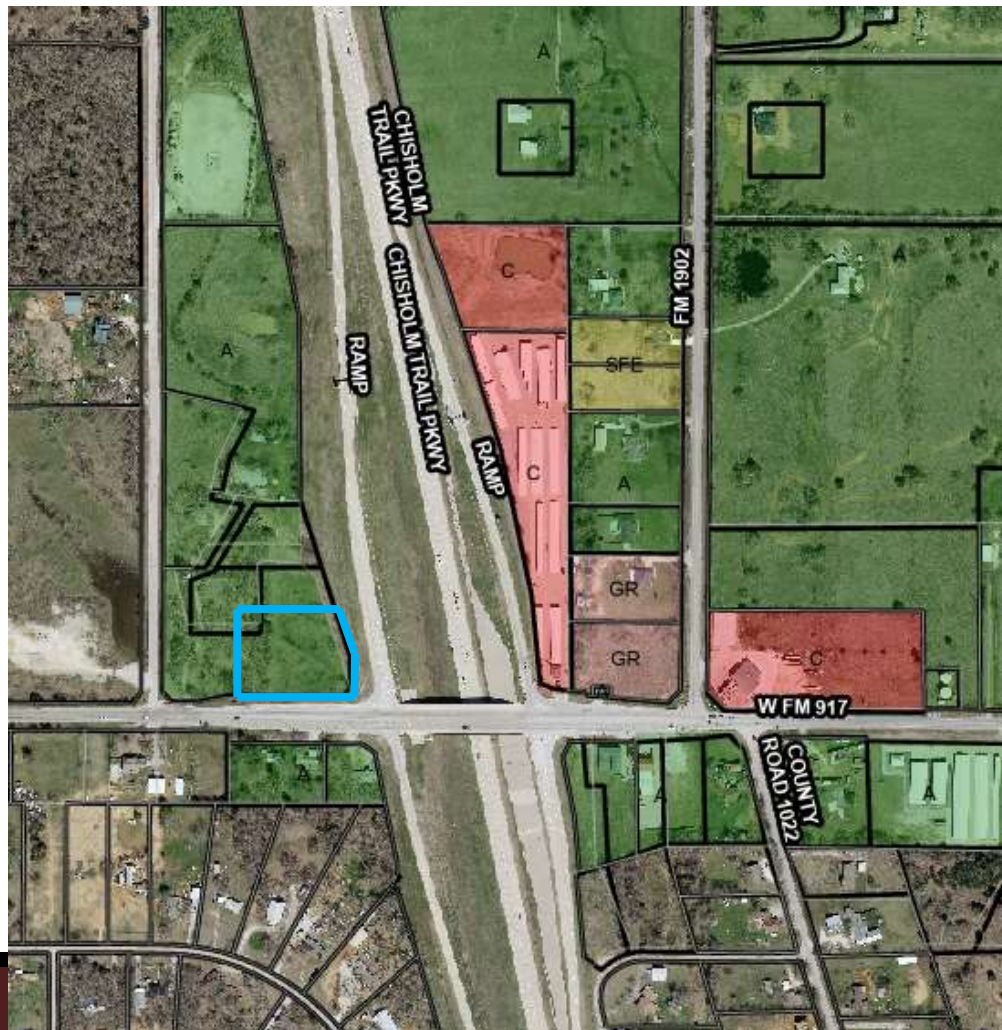
Item for approval:

Zoning Change from “A” Agricultural to “GR” General Retail (Case 25-285).



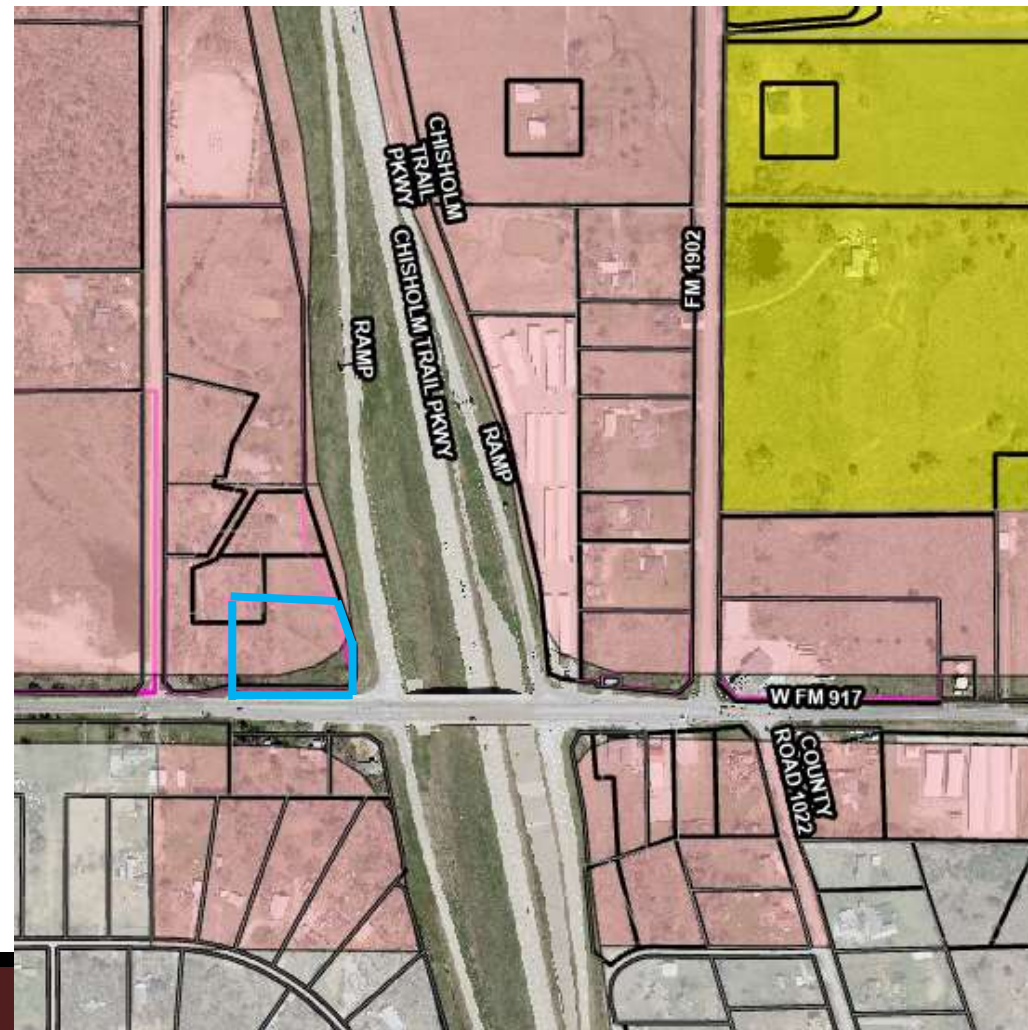
Zoning

A, Agricultural



Comprehensive Plan

Chisholm Trail Corridor



GR, General Retail Land Usage

Allowed by-right

Art gallery or museum
Auto fuel sales
Child care
College or University
Convenience store
Personal services
Hospital, acute care
Motel or hotel
Office business and professional
Parking lot
Religious institution
Retail uses
Schools
Veterinarian office or hospital

Specific Use Permit required

Amusement, commercial (indoor)
Automotive rental, oil change & lubrication
Community center (private)
Fairgrounds
Liquor store
Plumbing shop (with outside storage)
Taxidermy shop

Commercial Site Development

Platting, commercial site plan review, and engineering civil construction reviews will be required prior to development of the site.

Landscaping, screening, and parking will be reviewed at the commercial site plan phase.

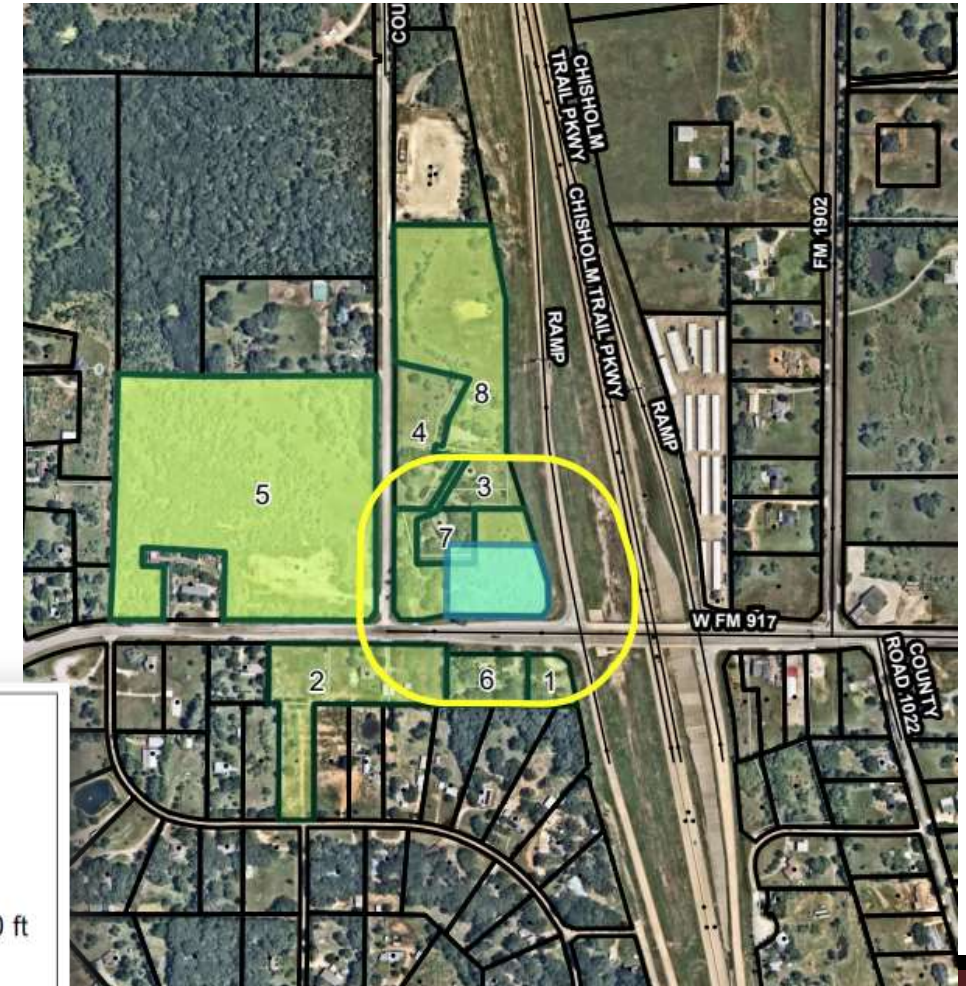
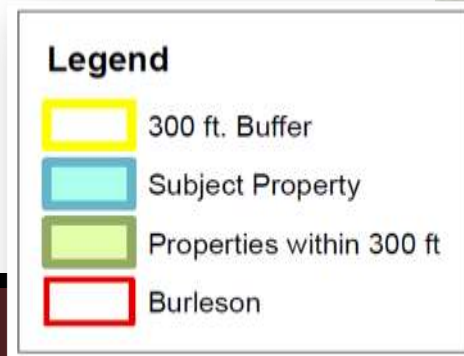
Preliminary layout provided by the applicant
(not a formal site plan submittal).



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Public Hearing Notice:

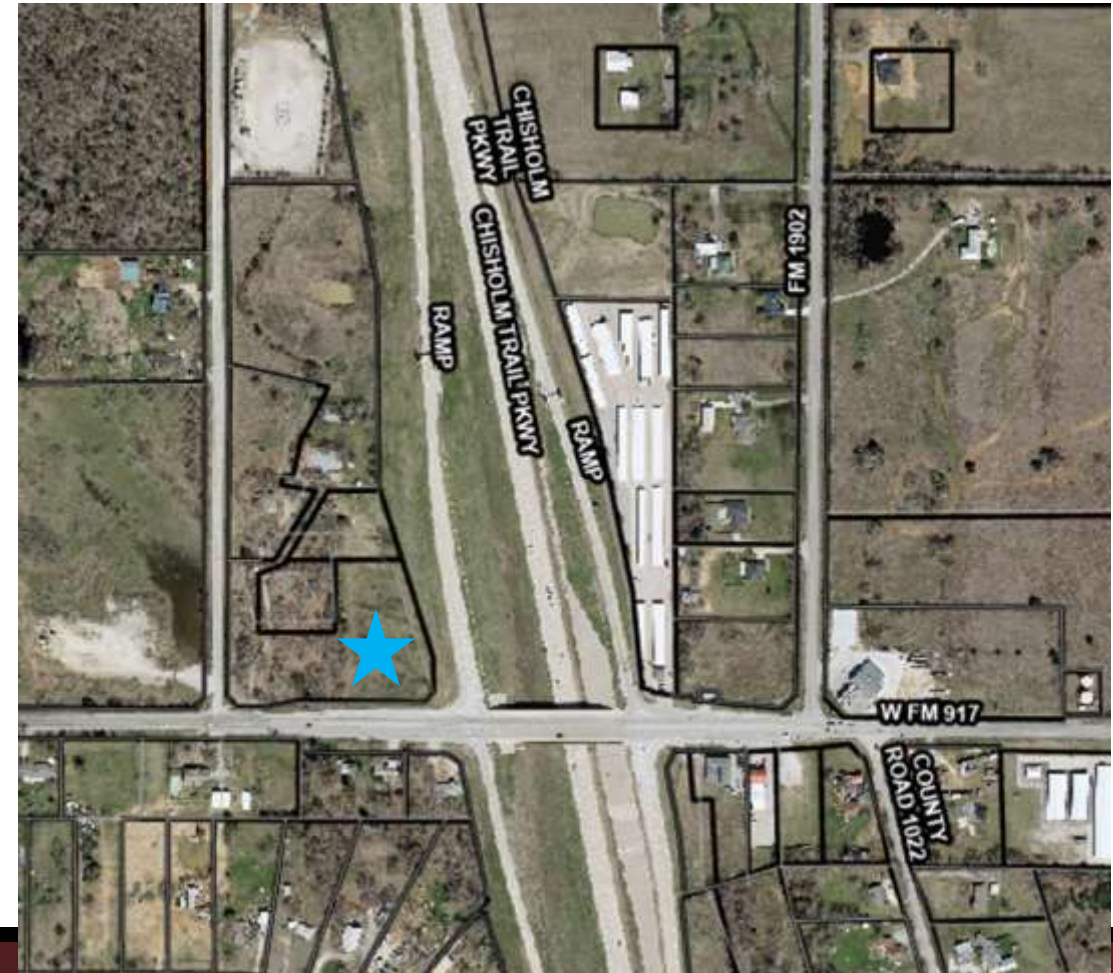
- Public notices were mailed to property owners (based on current JCAD records) within 300 feet of subject property.
- Published in the newspaper.
- Sign Posted on the property.
- At this time staff has received no formal opposition



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Staff Recommendation:

- Staff has determined that the requested zoning category and location of the property on W FM 917/ Chisholm Trail PKWY align with the Comprehensive Plan.
- Staff recommends approval of the ordinance for a zoning change.



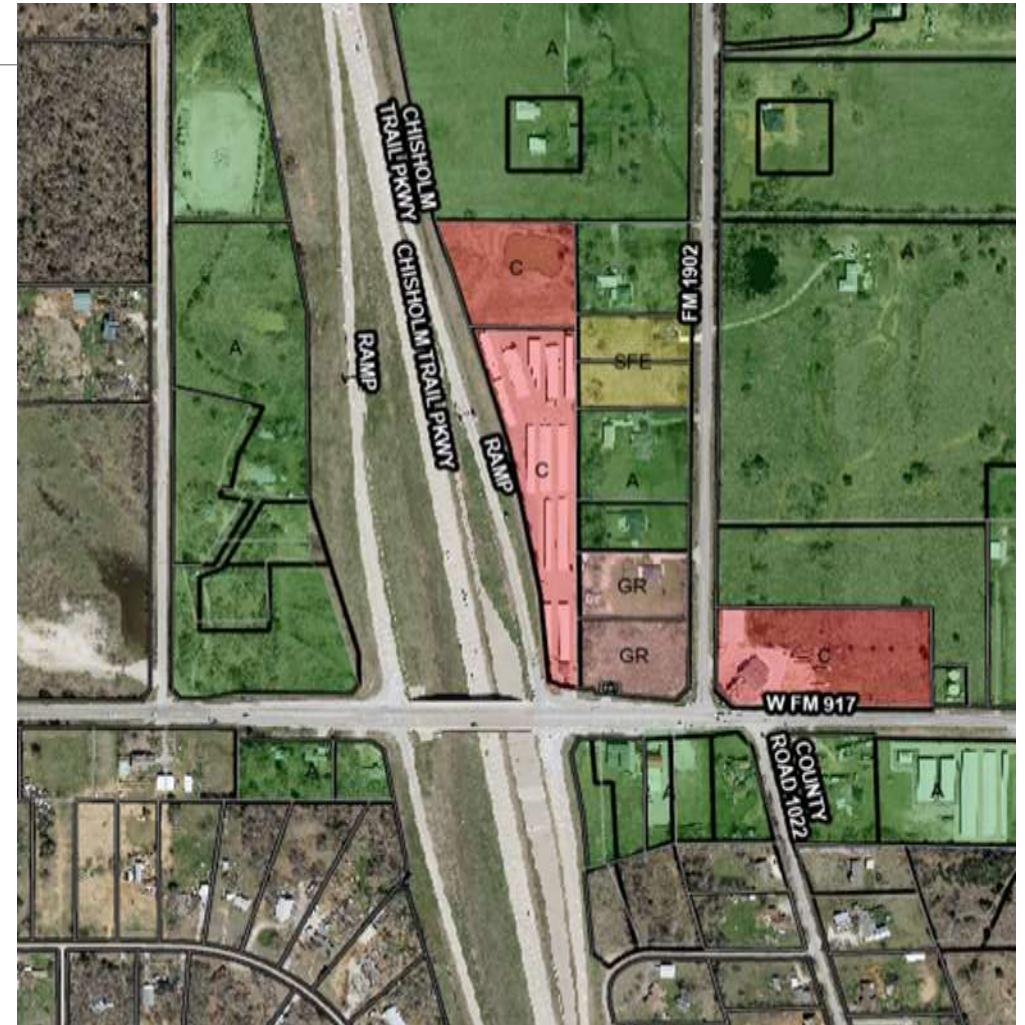
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P&Z Summary:

- Recommended approval 8 – 0.
- Commissioners asked about the commercial site plan process and existing structures behind the property.
- No speakers (applicant was present).

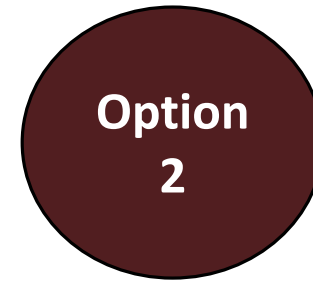
Staff Recommendation:

- Staff has determined that the requested zoning and use align with the Comprehensive Plan.
- Staff recommends approval of the ordinance for a zoning change.





**Recommend
Approval**



**Recommend
Denial**



Questions / Comments

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