

City Council Regular Meeting

DEPARTMENT: Development Services


FROM: Tony McIlwain, Development Services Director

MEETING: December 15, 2025

SUBJECT:

2220 W FM 917 (Case 25-285): Hold a public hearing and consider and take possible action on an ordinance for a zoning change request from "A" Agricultural to "GR" General Retail for future development. (First and Final Reading) (*Staff Contact: Tony McIlwain, Development Services Director*) (*The Planning and Zoning Commission recommended approval 8-0*)

STRATEGIC PRIORITY AND GOAL(S):

Strategic Priority	Strategic Goal
 <p>Dynamic & Preferred City Through Managed Growth</p>	2.2 Promote sustainable residential and commercial development through strategic and long-term planning

SUMMARY:

On September 29, 2025, an application was submitted by Matthew Fusselman representing Vilbig & Associates on behalf of Kristoffer Maddox (owner) to change the zoning of approximately 1.932 acres of land to "GR" General Retail for future development of a QuikTrip convenience store.

DEVELOPMENT OVERVIEW:

Prior to any development of the site a commercial site plan and plat submittal will be required. If the zoning change request is approved, all development will have to conform to the requirements and land use development standards of the GR, General Retail zoning district.

Zoning and Land Use Table

	Zoning	Use
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Subject Site	A, Agricultural	Undeveloped
North	A, Agricultural	Undeveloped / Residential
East	Off-ramp for Chisholm Trail PKWY	N/A
South	W FM 917 / Agricultural	Residential
West	ETJ	Undeveloped / Residential

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

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. Corresponding zoning districts may include GR, General Retail and C, Commercial.

Staff has determined the requested zoning district and use align with the Comprehensive Plan based on the requested district and proximity to the Chisholm Trail Corridor as well as being located on the corner of the W FM 917 and Chisholm Trail PKWY off-ramp.

Engineering:

Engineering civil construction reviews and platting will be required prior to the development of the site.

RECOMMENDATION:

Approve an ordinance for the zoning change.

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

November 11, 2025: The Planning and Zoning Commission recommended approval 8-0.

REFERENCE:

[City of Burleson, TX PLAT REQUIREMENTS](#)

FISCAL IMPACT:

None.

STAFF CONTACT:

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