

6988 E FM 917 ZC

Location:

- 2.808 acres
- Portion of 6988 E FM 917

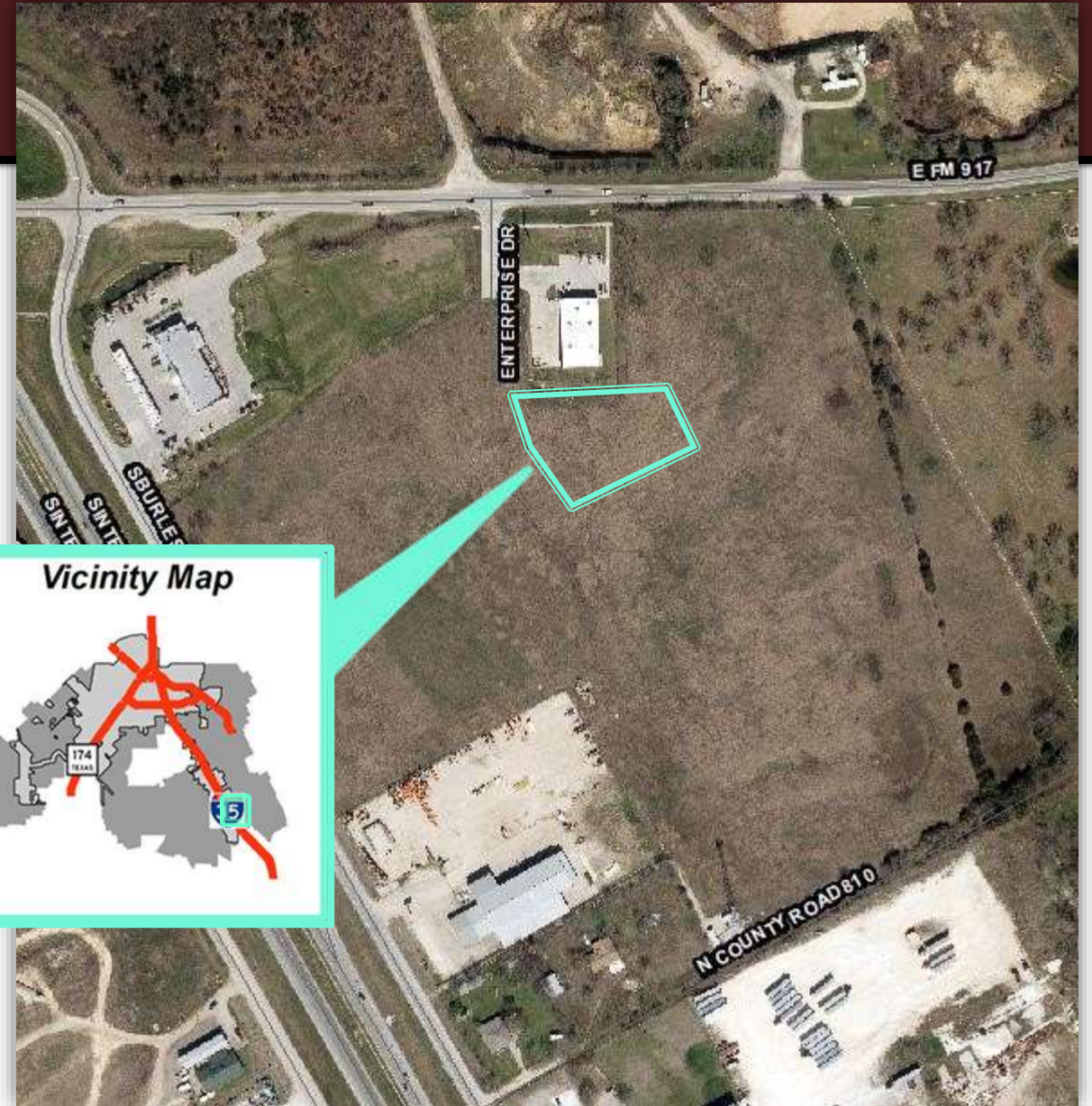
Applicant/Owner:

Shawn Hill – Applicant

Perry Phillips – Owner

Item for approval:

Zoning Change (Case 23-091)



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Zoning Information

The applicant is proposing to rezone a 2.8 acre portion of 6988 E FM 917 from (A) to (C)

- **Currently zoned:** Agricultural (A) & Commercial (C)
- If approved, this request would bring the subject site into zoning consistency and conform to the surrounding area.

The applicant has also submitted a Commercial Site Plan (23-090) proposing to develop a Southern Tire Mart

- The proposed auto repair facility will provide preventative maintenance services to commercial motor vehicles - intended to service customers from the adjacent Pilot Fuel Center.
- The proposed (C) Zoning District allows for auto repair by right



Comprehensive Plan

Regional Office/Commercial



Current Zoning

Agricultural & Commercial

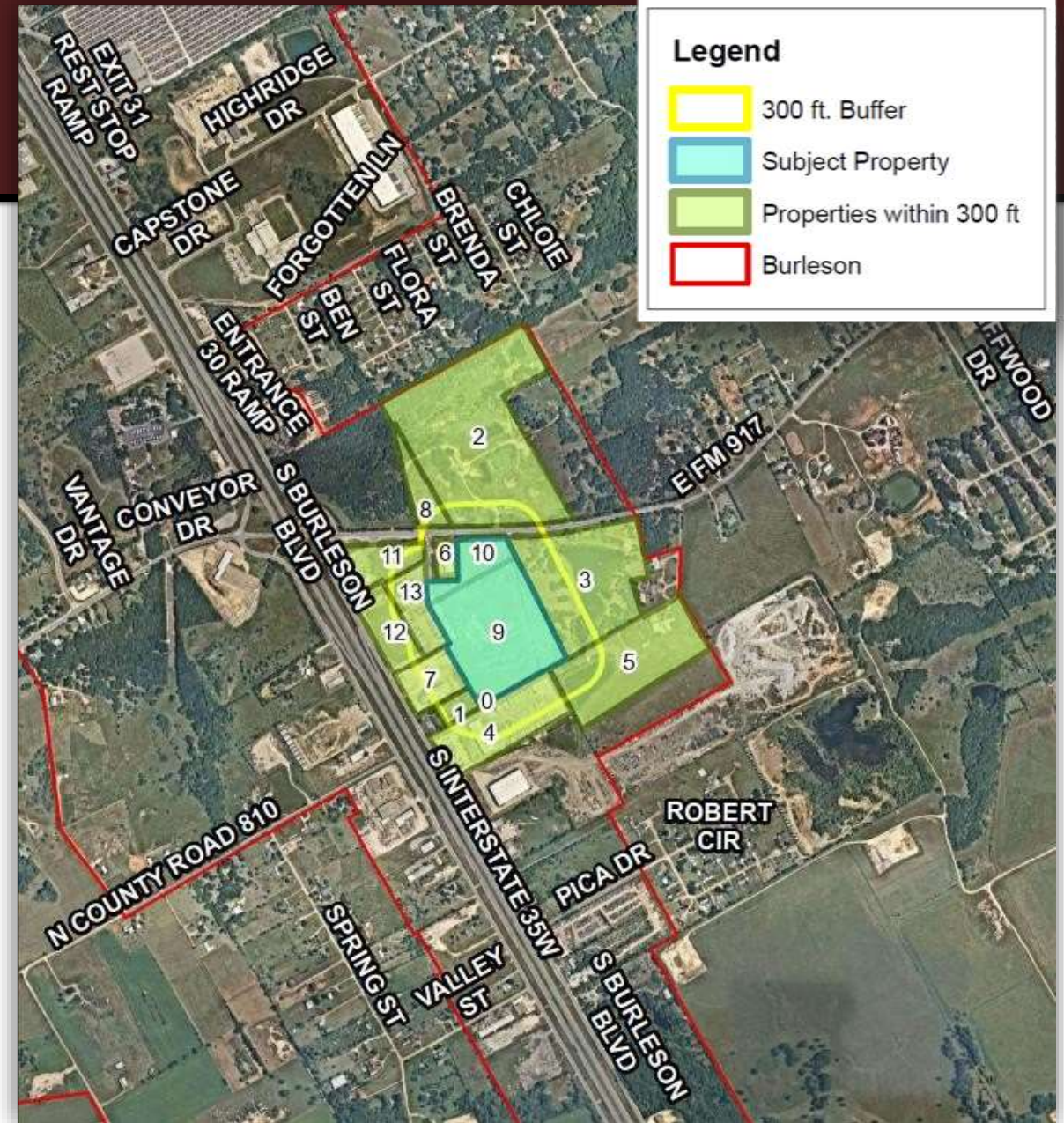


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Public Hearing Notice

- Public notices mailed to property owners within 300 feet of subject property.
- Published in newspaper.
- Sign posted on the property.

Staff has not received any inquiries regarding this request.



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Staff's Recommendation

Staff recommends approval of the zoning change request from "A", Agricultural to "C", Commercial for a 2.8 acre portion of 6988 E FM 917 as proposed by the applicant.

Items to be considered:

- The proposed zoning of C, Commercial is in compliance with the Comprehensive Plan and if approved, would bring the entire site into zoning consistency.
- The proposed use of auto repair does not necessarily further the vision of the Regional Office/Commercial designation, however, will be compatible with the surrounding businesses it is intended to serve

