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## Planning & Zoning Commission Meeting

**DEPARTMENT:** Development Services

**FROM:** JP Ducay, Senior Planner

**MEETING:** November 14, 2023

**SUBJECT:**

6988 E FM 917 (Case 23-091): Hold a public hearing and consider approval of an ordinance for a zoning change request from "A", Agricultural to "C", Commercial for a 2.8 acre portion of 6988 E FM 917. (*Staff Presenter: JP Ducay, Senior Planner*)

**SUMMARY:**

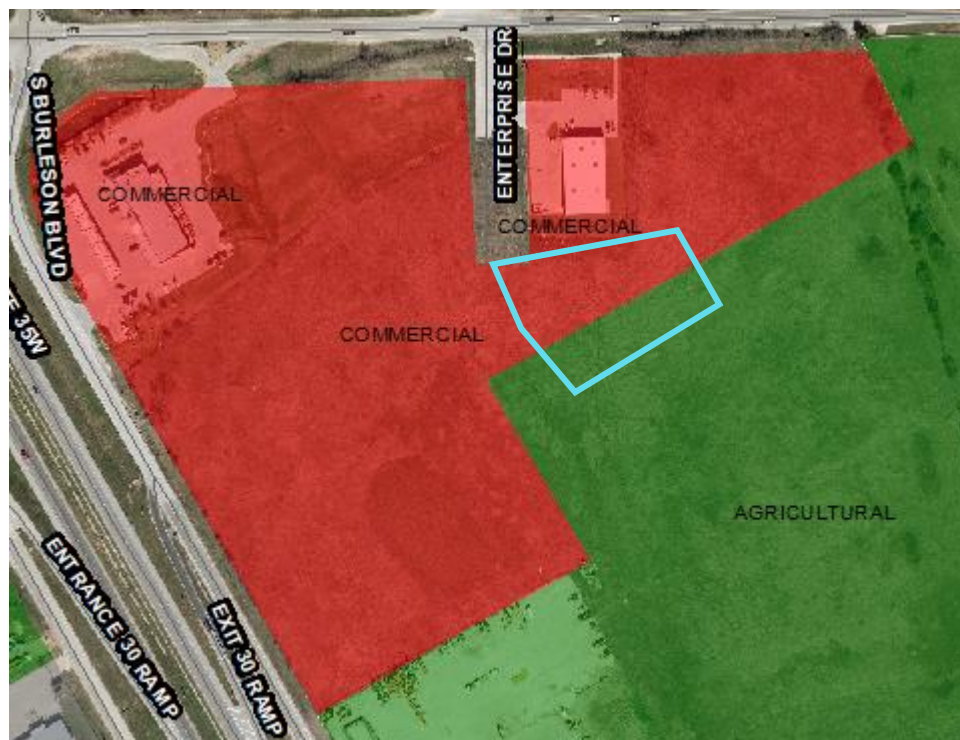
On June 28, 2023, an application was submitted by Shawn Hill (applicant) with Langan Engineering on behalf of Perry Phillips (owner), to rezone a 2.8 acre portion of 6988 E FM 917 from "A", Agricultural to "C", Commercial. The subject 2.8 acre site is a subdivided portion of 6988 E FM 917 that is currently zoned both Agricultural and Commercial. The applicant is requesting to bring the entire site into zoning consistency under the C, Commercial zoning district. The applicant has also submitted an associated Commercial Site Plan (23-090), proposing to develop a Southern Tire Mart on the subject site. The proposed auto repair facility will provide preventative maintenance services to commercial motor vehicles and is intended to service customers from the adjacent Pilot Fuel Center. Pilot Travel Centers and Southern Tire Mart have formed joint ventures across the country in an effort to service Pilot customers. The proposed C, Commercial zoning district allows for auto repair facilities by right. A draft ordinance for this zoning change request is included in this packet.

**Planning Analysis**

The City's Imagine Burleson 2030 Midpoint Update Comprehensive Plan designates this site 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 in this category. Medium to high density residential may be allowed as part of a mixed-use development.

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.

	<b>Zoning</b>	<b>Use</b>
Subject Site	C, Commercial & A, Agricultural	Undeveloped
North	C, Commercial	Developed, Commercial
East	C, Commercial & A, Agricultural	Undeveloped
South	A, Agricultural	Undeveloped
West	C, Commercial	Developed, Commercial



### **OPTIONS:**

- 1) Recommend approval of the zoning change request; or
- 2) Recommend approval of the zoning request with modifications; or
- 3) Recommend denial of the zoning change request.

### **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.

### **PUBLIC NOTIFICATION:**

Notice was mailed to surrounding property owners within 300 feet of the acreage proposed for this zone change and published in the newspaper in accordance with City ordinances and State law. In addition, a sign was placed on the subject property.

At this time staff has not received any formal opposition regarding this case.

**FISCAL IMPACT:**

None

**STAFF CONTACT:**

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