

**Planning & Zoning Commission Meeting**

**DEPARTMENT:** Development Services  
**FROM:** Lidon Pearce, Principal Planner  
**MEETING:** November 12, 2024

**SUBJECT:**

5933 FM 1902 (Case 24-297): Hold a public hearing and consider a recommendation of approval for an ordinance for a zoning change request from “A”, Agriculture to “GR” General Retail. *(Staff Contact: Lidon Pearce, Principal Planner)*

**SUMMARY:**

On September 30, 2024, an application for a zoning change request was submitted by Tommy Vilbig representing QuikTrip on behalf of Myles Mize (property owner) for a zoning change request of approximately 1.378 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. This request is to expand the potential development site for the QuikTrip to incorporate this parcel and the lot directly adjacent to the south which was rezoned to GR, General Retail on March 23, 2023 for development of a QuikTrip.

**Zoning and Land Use Table**

	Zoning	Use
Subject Site	A, Agricultural	Undeveloped
North	A, Agriculture	Residential
East	C, Commercial	Convenience Store
South	GR, General Retail	Future QuikTrip
West	C, Commercial	Storage facility

**This site is designated in the Comprehensive Plan as Neighborhoods**

This category is predominantly residential with traditional development patterns but should allow for a mix of densities, lot sizes, housing types, and styles. The primary uses in this category include single-family residences, including a range of densities from large, agricultural lots to suburban neighborhood lots. Supporting and complementary uses, such as open space, schools and other public or civic uses, and limited small-scale neighborhood commercial uses, are also encouraged in this category.

*Staff has determined the requested zoning district and use align with the Comprehensive Plan based on the existing uses and proposed lot sizes.*

**Engineering:**

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

**RECOMMENDATION:**

Recommend approval to City Council for an ordinance for the zoning change.

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

N/A

**REFERENCE:**

[City of Burleson, TX ZONING DISTRICTS \(ecode360.com\)](http://www.ecode360.com)

**FISCAL IMPACT:**

None

**STAFF CONTACT:**

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