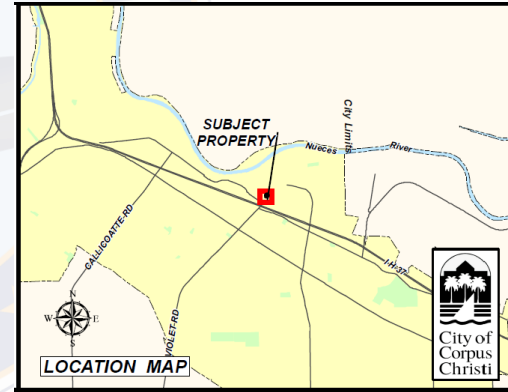


Zoning Case 0723-05

Circle K Stores INC

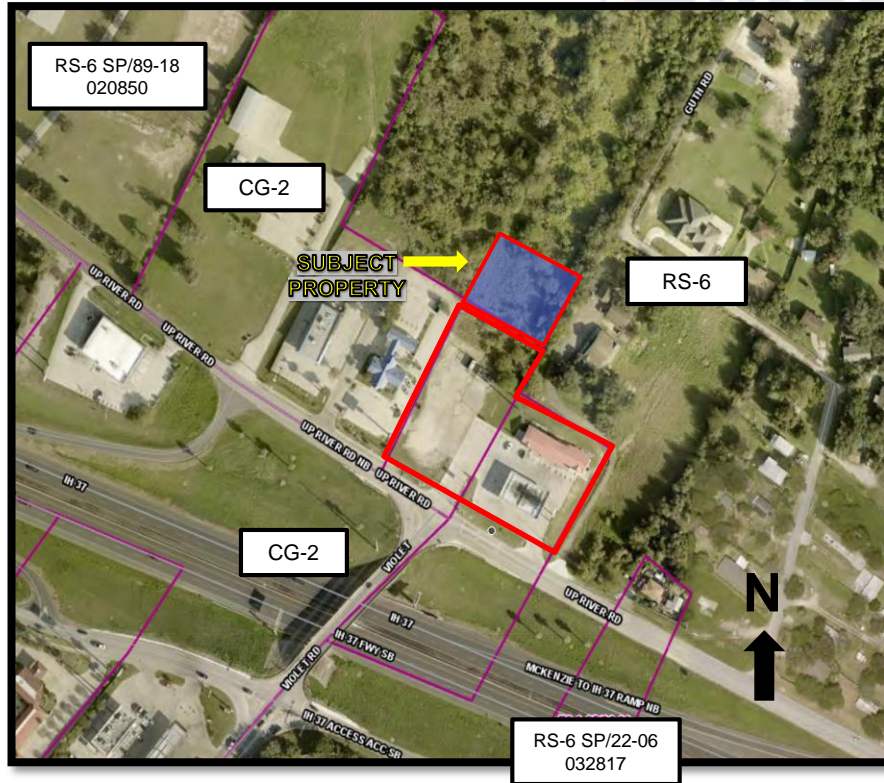
DISTRICT 1

Rezoning for a property at
11102 Up River Road (IH 37 Access Road)
From "RS-6" to "CG-2"



City Council
October 10, 2023

Zoning and Land Use



Proposed Use:

To allow for the expansion of an existing convenience store and diesel fueling station.

Area Development Plan:

Northwest (Adopted on January 9, 2001)

Future Land Use Map:

Flood Plain Conservation

Existing Zoning:

“CG-2” General Commercial District

Adjacent Land Uses:

- North: Vacant, Zoned “RS-6”
- South: Vacant, Zoned “CG-2”
- East: Low-Density Residential, Commercial, Zoned: “RS-6”
- West: Vacant, Commercial, Zoned: “CG-2”

Public Notification

11 Notices mailed inside the 200' buffer
2 Notices mailed outside the 200' buffer

Notification Area



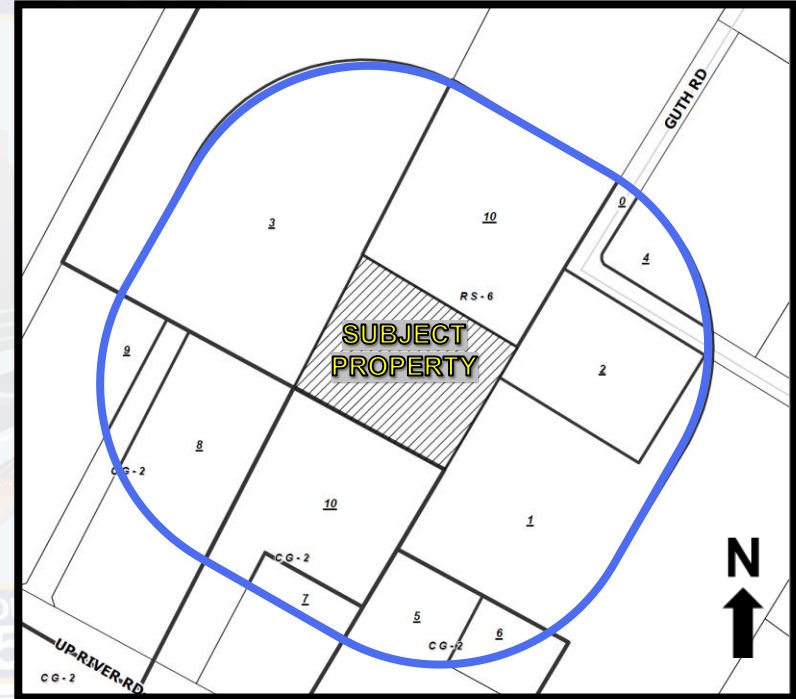
Opposed: 0 (0.00%)
Separate Opposed Owners: 0



In Favor: 0 (0.00%)



Note: Notified property owner's land in square feet divided by the footage of all property in the notification area equals the percentage of public opposition.



Staff Analysis And Recommendation

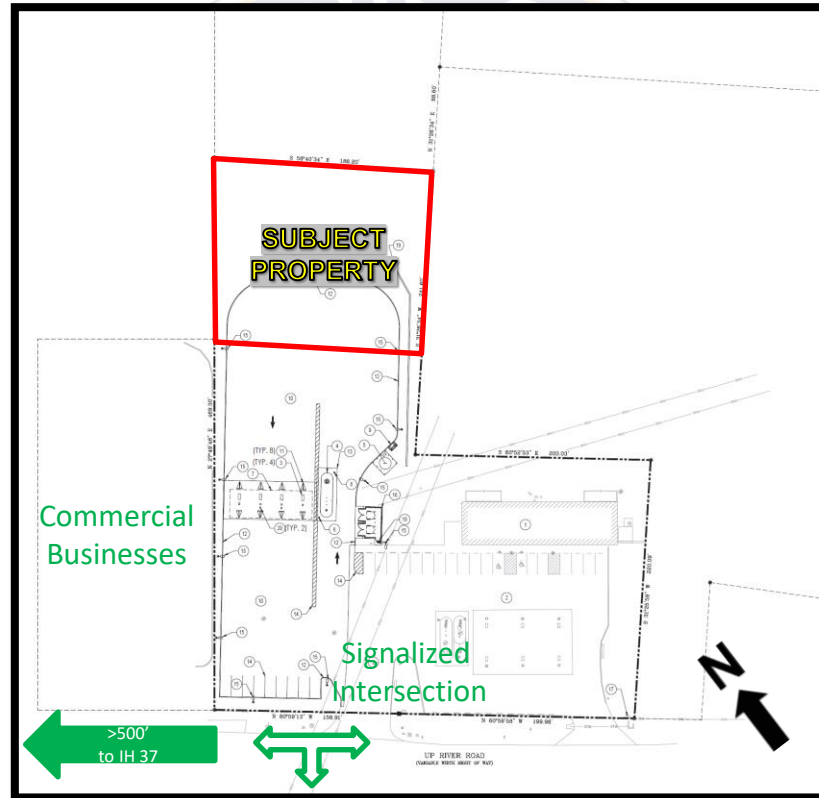
- PlanCC encourages the proper placement of land uses based on computability and location needs. The subject property is located at the SIGNALIZED intersection of Violet Road and Up River Road (IH 37 Access Road).
- The rezoning request will not have an adverse impact on the surrounding neighborhood - buffer yards, setbacks, and visual screening will be required where adjacent to residential uses.
- The immediate access from IH 37 (Less than 500 feet) makes the site appropriate, limiting traffic intrusion into the neighborhoods and would accommodate an existing use with the “CG-2” District.

Staff Analysis And Recommendation

- IH 37 is part of the Texas Highway Freight Network and one is sixteen jobs in Texas are directly supported by freight transportation.
- No new driveways will be created.
- No TxDOT driveway permitting will be required.
- TxDOT stated they do not have any issues with the rezoning.
- The development addresses a locational need for large truck fueling. The signalized intersection and immediate access to IH 37 were decision drivers for the applicant's site selection.

PLANNING COMMISSION AND STAFF RECOMMENDATION: Approval of the rezoning from the “RS-6” Single-Family 6 District to the “CG-2” General Commercial District.

Site Plan



Subject Property Photos



10/10/2023

