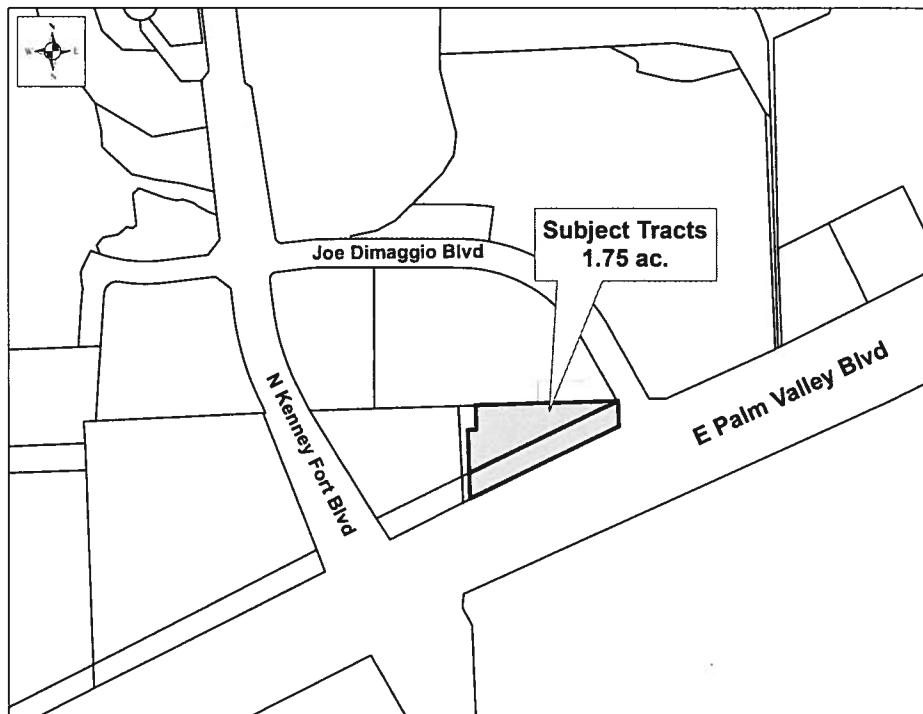


**Quiktrip 4135 - Original Zoning**  
**ZONING      ZON1708-003**



**CASE PLANNER:** Clyde von Rosenberg

**REQUEST:** Original zoning to C-1a (General commercial - limited)

**ZONING AT TIME OF APPLICATION:** ETJ

**DESCRIPTION:** 1.75 acres out of the P.A. Holder Survey, Abstract No. 297

**CURRENT USE OF PROPERTY:** storage buildings

**GENERAL PLAN LAND USE DESIGNATION:** commercial

**ADJACENT LAND USE:**

North: PUD No. 44

South: US 79

East: undeveloped - PUD No. 44

West: undeveloped - ETJ

**PROPOSED LAND USE:** convenience store

**TOTAL ACREAGE:** 1.75

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**Owner:**

Aaron & Brenda Thomison  
301 Will Smith Dr.  
Hutto, TX 78634

**Agent**

Quik Trip Corporation  
David Meyer, Jr.  
1 Chisholm Trail, Suite 450  
Round Rock, TX 78681

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**QuikTrip 4135 – Original Zoning  
ZONING ZON1708-003**

**HISTORY:** The site is currently located in the City's ETJ (extraterritorial jurisdiction) and the owner has requested annexation. The northern side of the site borders a tract zoned as PUD (Planned Unit Development) No. 44.

**DATE OF REVIEW:** September 20, 2017

**LOCATION:** Northwest corner of Joe DiMaggio Blvd. and E. Palm Valley Blvd.

**STAFF REVIEW AND ANALYSIS:**

This 1.75 acre site is to be annexed into the City and zoned to the C-1a (General Commercial – limited) zoning district. It will then be combined with a 0.32 acre tract to the north, which is being re-zoned from PUD No. 44 to C-1a in a separate action. The combined 2.07 acre property will be developed as a retail center and convenience store.

General Plan and Zoning: General Plan 2020 designates the site for commercial uses. The proposed C-1a (General Commercial – limited) zoning is for original zoning of the property.

Transportation: The decision on whether a TIA (Traffic Impact Analysis) will be required has been deferred to the site development stage of the project.

Additional Considerations: Once combined with the property to the north, the site will have frontage on Palm Valley Blvd. (US 79) and Joe DiMaggio Blvd., providing an appropriate location for commercial zoning.

**RECOMMENDED MOTION:**

Staff recommends approval of the original zoning to the C-1a (General Commercial – limited) zoning district.

