

# QuikTrip– 449 E Renfro

## Location:

- 449 E Renfro
- 1.5919 acres

## Applicant:

Bryan Clark

QuikTrip South LLC

## Item for approval:

Zoning Change with a specific use permit for “automobile fuel sales”(Case22-105)



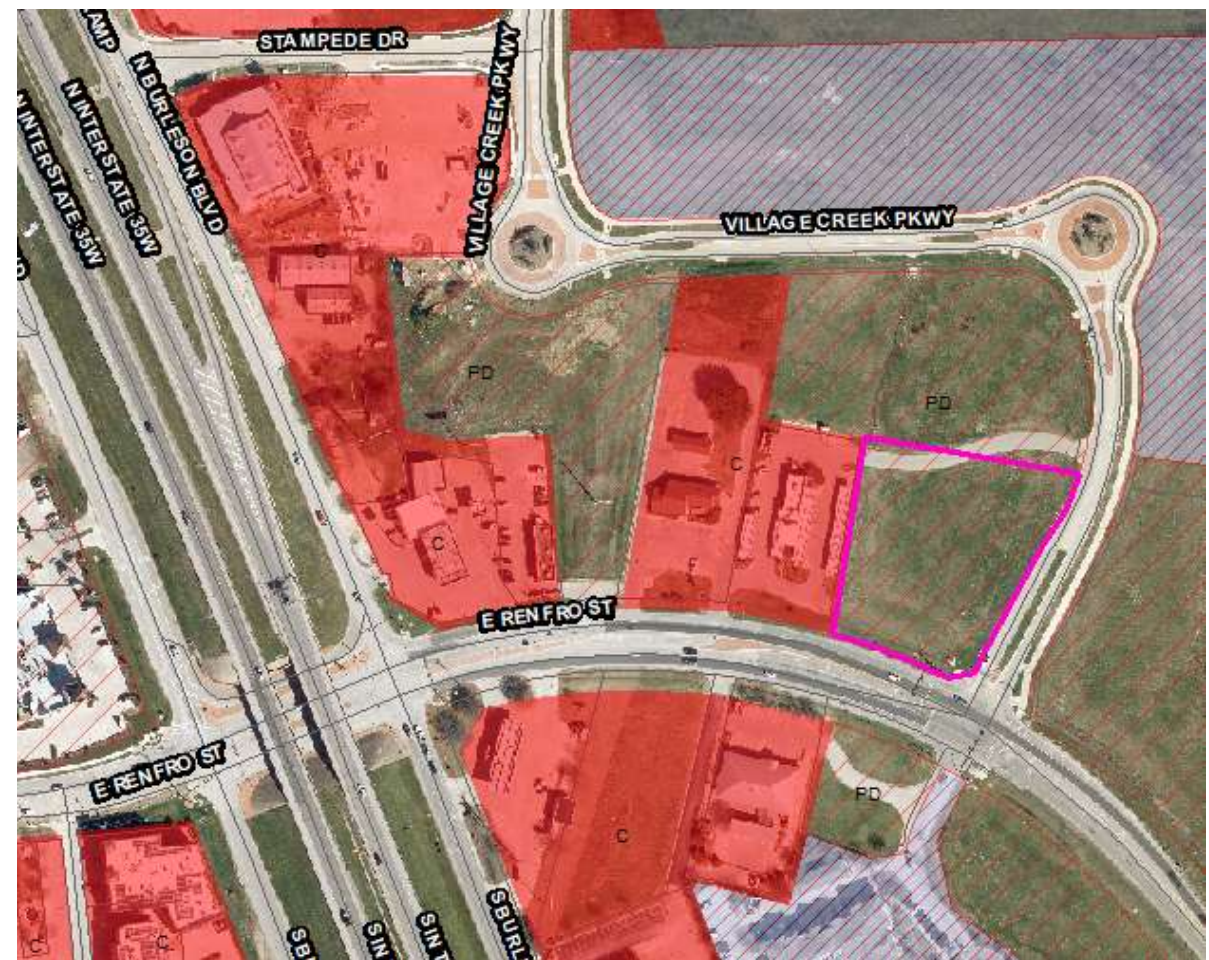


# Comprehensive Plan

Regional Office/ Commercial

# Zoning

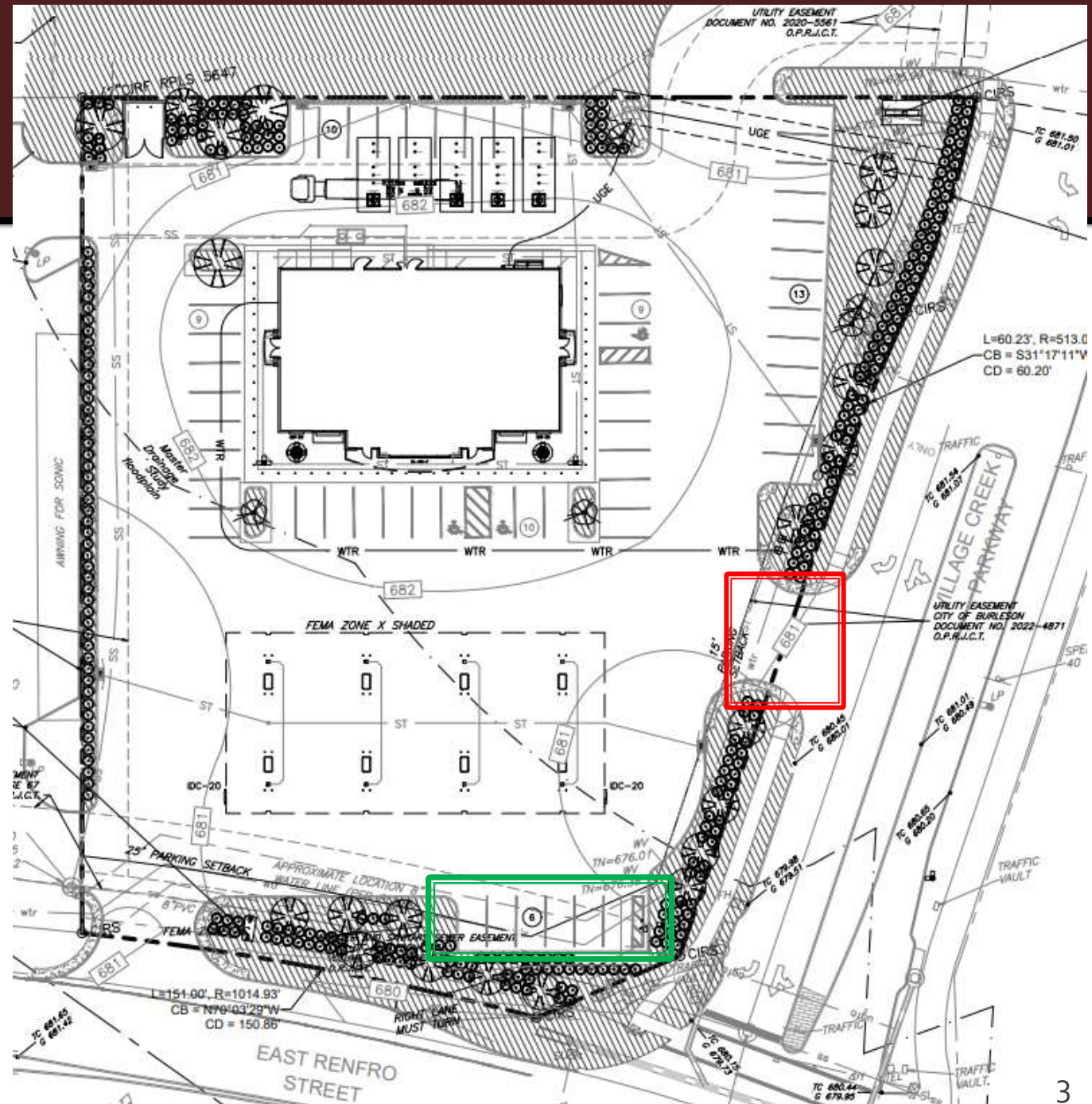
PD – Planned Development  
IH35 Overlay area 1





# QuikTrip

- Applicant has concurrently requested waivers to the following items:
  - IH35 parking setback -staff supports based on minimum impact to forward portion of parking spaces [shown below in green]) and the provided landscaping.
  - Drive spacing [shown in red] -staff does not support based on proximity to E Renfro
- These waivers will be considered under the site plan (Case 22-106)
- If the waivers are not approved by City Council, the applicant will be required to submit a new site plan to staff showing those changes before they can proceed with permitting





# QuikTrip– 449 E Renfro

Public Hearing Notice Public notices mailed to property owners within 300 feet of subject property.

Published in newspaper  
Signs Posted on the property



## Legend

-  300 ft. Buffer
-  Subject Property
-  Properties within 300 ft.
-  Burleson



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## P&Z Summary

### Vote

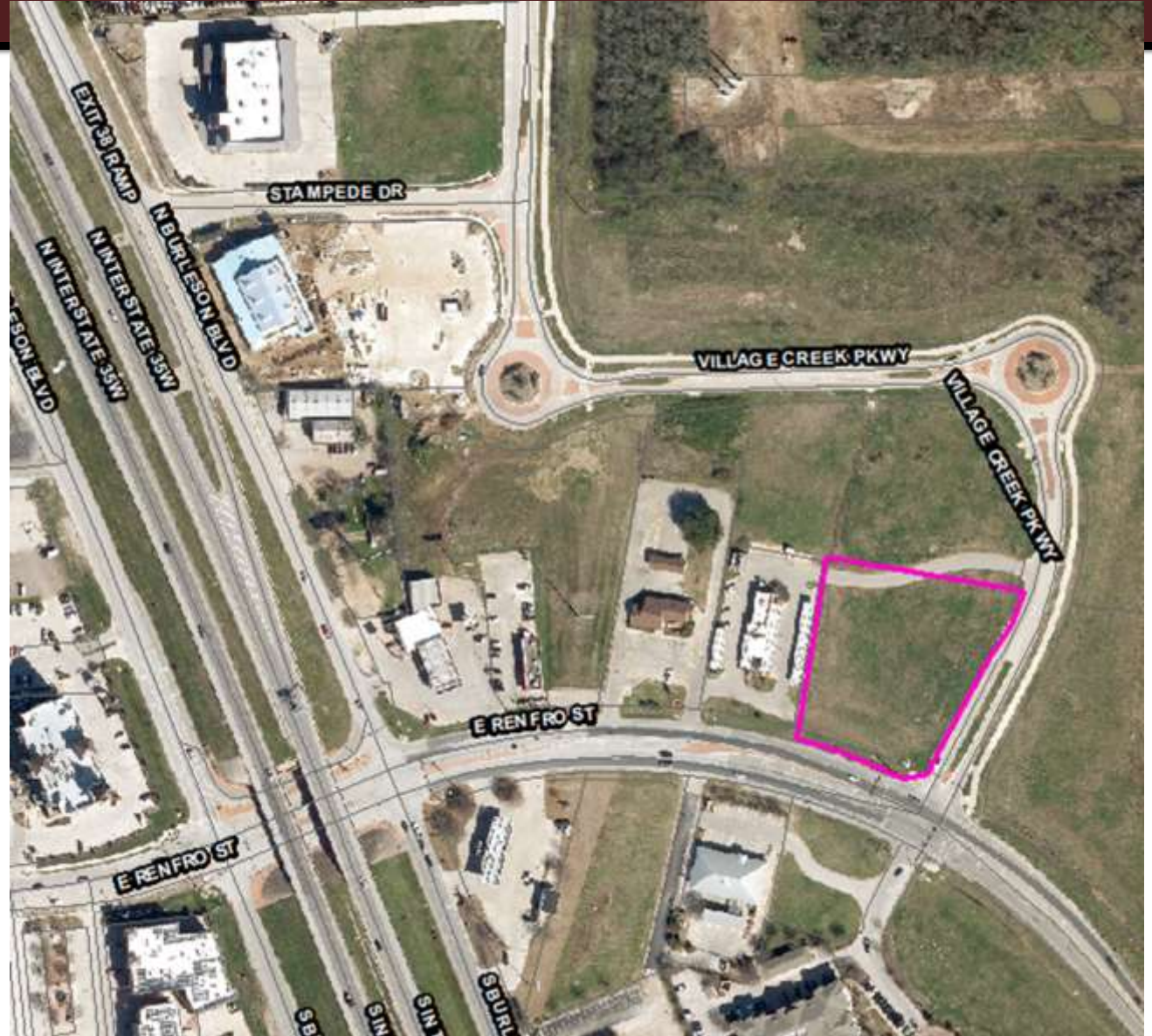
Recommended approval unanimously

### Discussion

None

### Speakers

Applicant was present (no questions)





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## Staff's Recommendation

- Approve an ordinance for the zoning change request with a specific use permit based on:
- Conformance with the Comprehensive Plan; and
- Compatibility with adjacent uses

