

# E Renfro QuikTrip – Site Plan

## Location:

- 449 E Renfro
- 1.5919 acres

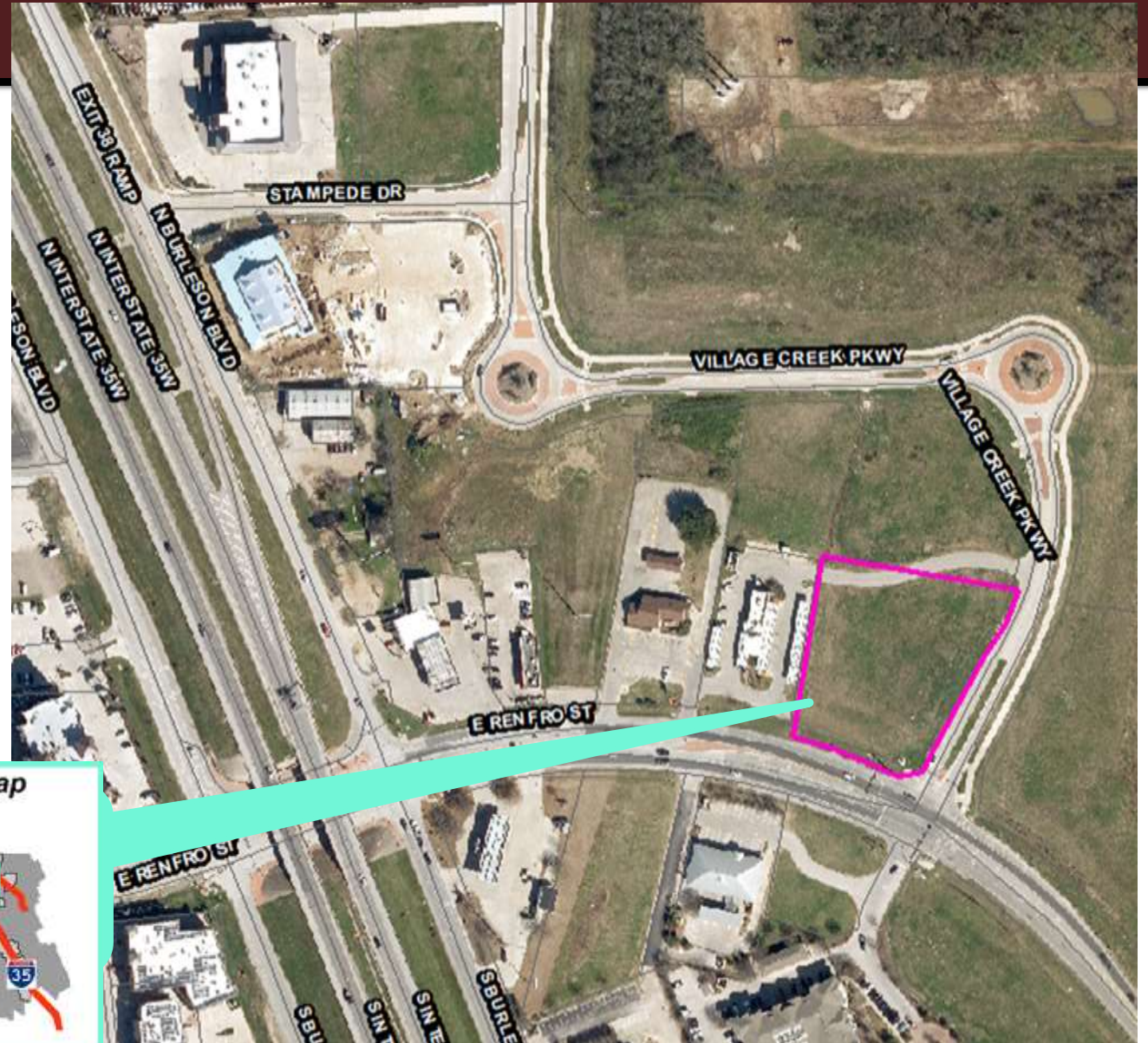
## Applicant:

Bryan Clark

QuikTrip South LLC

## Item for approval:

Site Plan with waivers  
(22-106)



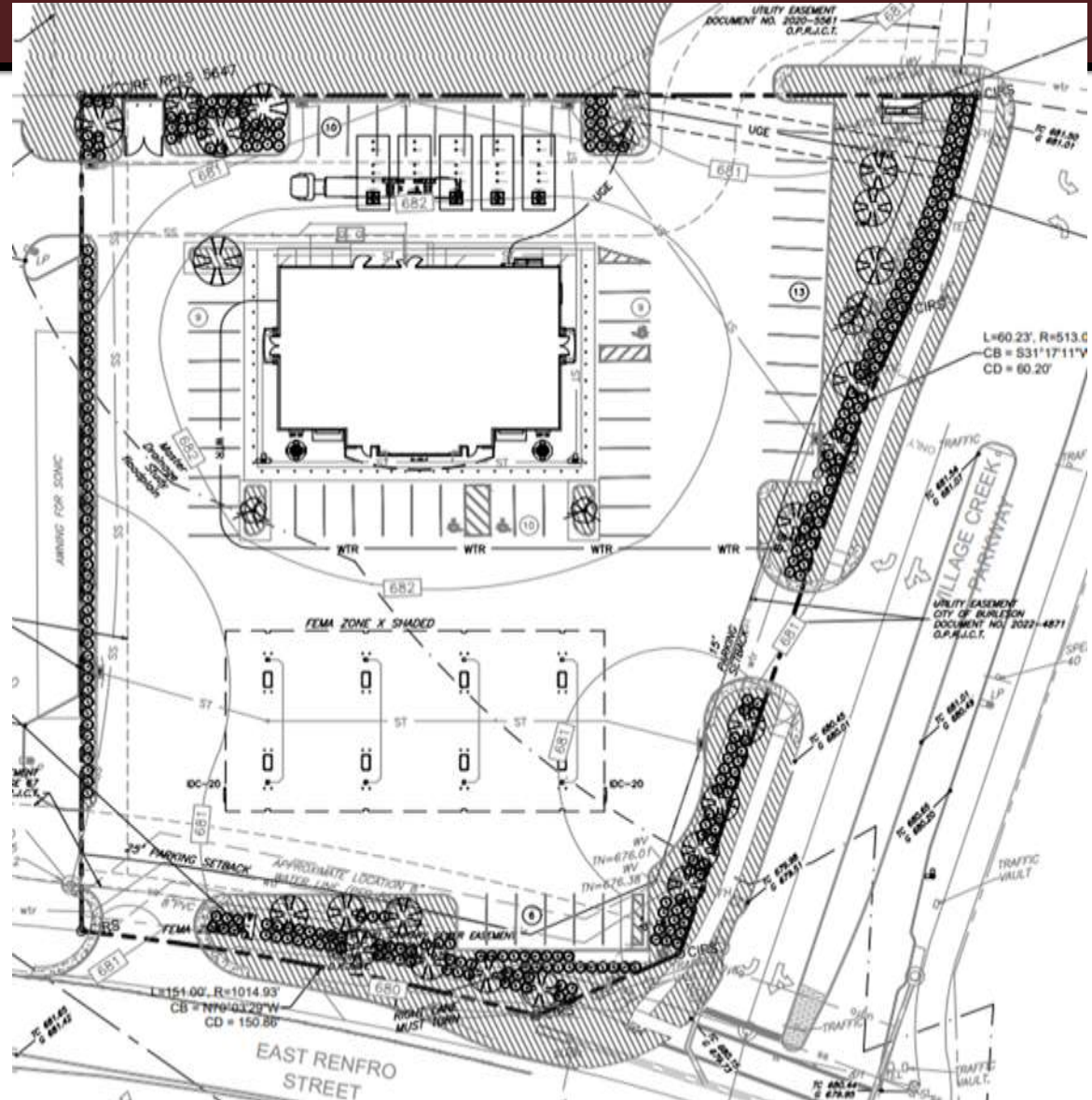
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## Property Information:

- Located in IH35 overlay area 1 “Spinks”
- SUP required for “Automobile fuel sales” in IH35 overlay area 1
- Requesting GR, General Retail zoning and SUP (Case 22-105)

## Site Plan Summary:

- 5,312 SF Building
- 20 feet in Height -Single-story
- Use – Convenience store with Automobile fuel sales



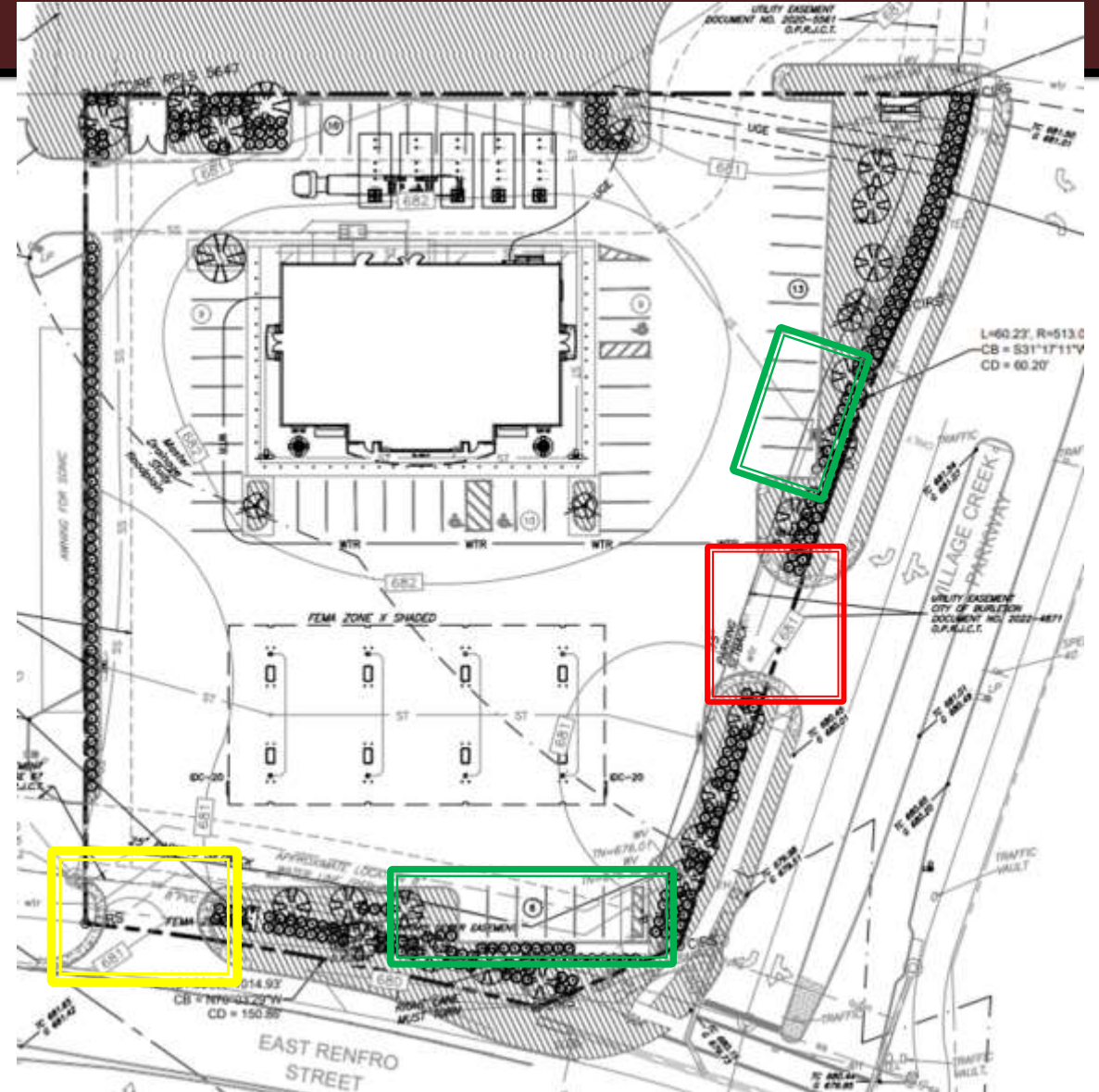


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## Waivers requested:

- Parking setback of 25 ft. along E Renfro and 15 ft. along Village Creek Pkwy (IH35 overlay requirement)
- Staff supports - Parking spots will be landscaped between headlights and street (shown in green)
- Drive (access) spacing of 180 feet.[Engineering Design Manual requirement] along Village Creek Pkwy
- Staff does not support reducing the minimum required spacing to 143 ft., based on proximity to E Renfro and existing access to the site (shown in red)

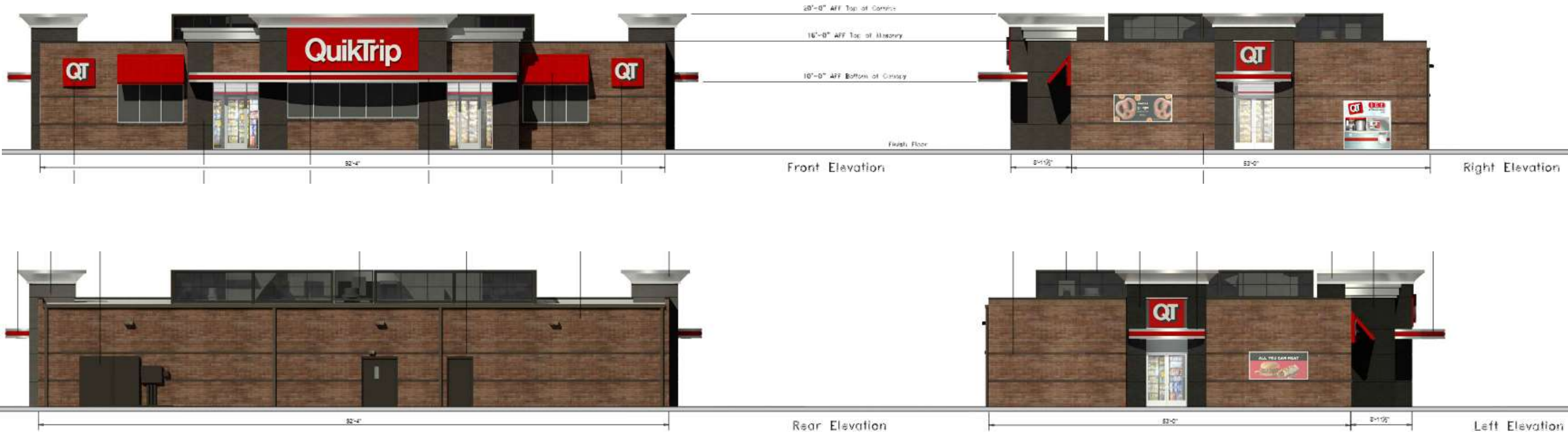
A separate variance request has been submitted to TxDot (shown in yellow) for E Renfro



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## Building Renderings

Modern QuikTrip design utilizing a masonry brick (bronze stone), brushed aluminum, and red polycarbonate accents



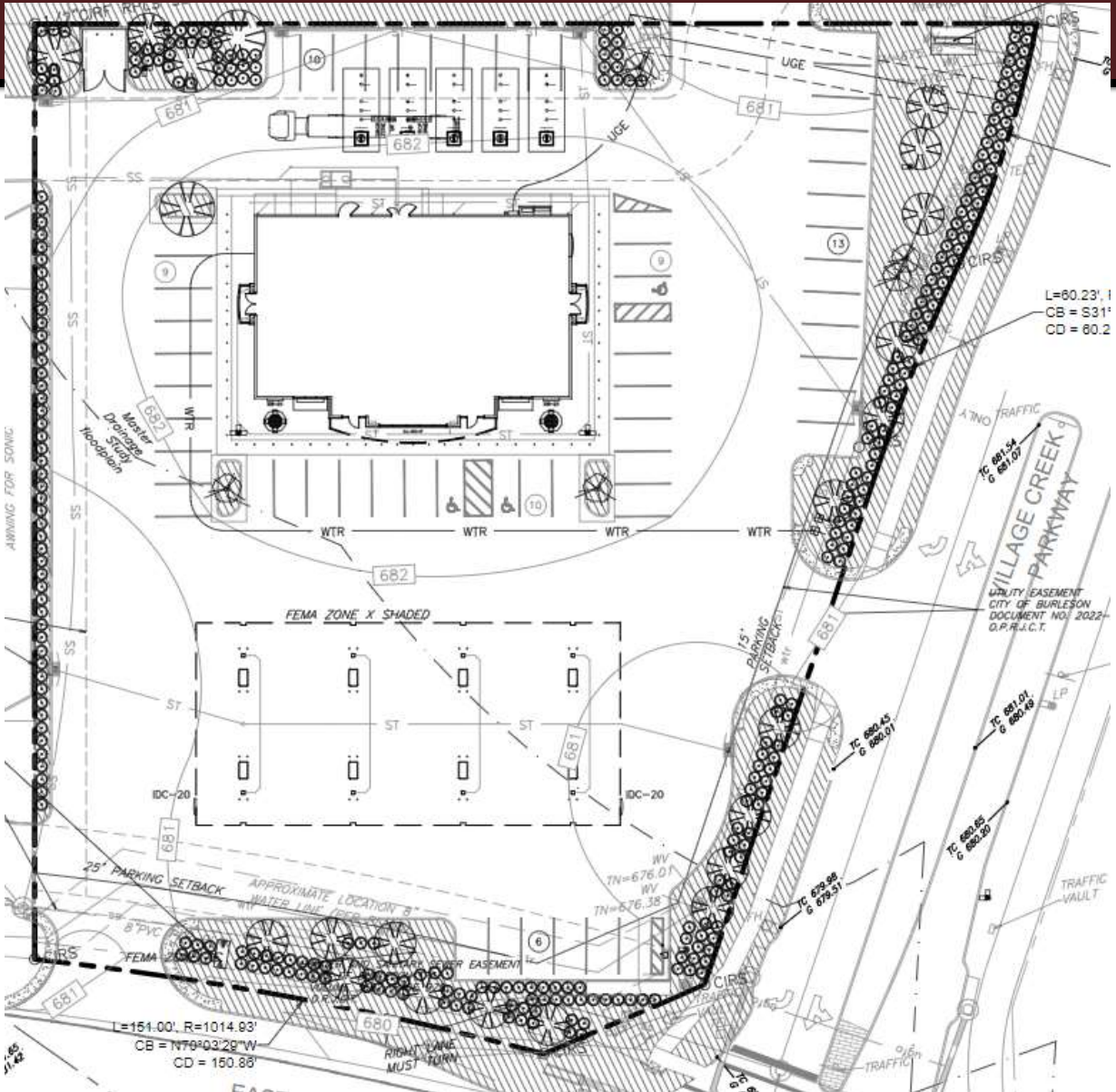


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## Landscaping

Required 13,869 SF  
Providing 13,873 SF

USE	SYMBOL	COMMON NAME <i>Botanical Name</i>	MINIMUM SIZE/ HEIGHT/SPREAD	QUANTITIES
SHRUBS		LOROPETALUM (CHINESE FRINGE FLOWER) <i>Loropetalum chinese var. rubrum</i>	HEIGHT/SPREAD RATIO = 3:2 15"Ø X 10" HT MIN	230
		NEEDLE POINT HOLLY <i>Ilex Cornuta "Needle Point"</i>	HEIGHT/SPREAD RATIO = 3:2 24"Ø X 16" HT MIN	0
FRONTAGE TREES		CRAPE MYRTLE <i>Lagerstroemia Indica</i>	3" CALIPER (TOTAL) 6' HT	0
		CHINESE PISTACHE <i>Pistacia Chinensis</i>	2" CALIPER 12' HT 3" DIAMETER	17
		CHINESE PISTACHE <i>Pistacia Chinensis</i>	2" CALIPER 12' HT 6" DIAMETER	8
		GINKGO (Maidenhair Tree) <i>Ginkgo Biloba (Male Species)</i>	2" CALIPER 12' HT	0



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Site Conformance Table

<b><i>Required</i></b>	<b><i>Staff's Findings</i></b>
<u>Lot Size, Coverage and Setbacks</u>  Specific lot information as shown on site plan	<b>Complies.</b>  Site plan is in compliance with all development regulations with exception of requested waivers to the parking setback and drive access spacing
<u>Landscaping</u>  20% of Total Site shall be landscaped  13,869 SF required	<b>Complies.</b>  Providing 13,873 SF
<u>Parking Requirement</u>  1 space per 200 SF (27 spaces)	<b>Complies.</b>  57 spaces / 3 ADA

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## **Utilities & Drainage:**

City water and sewer utilities are available to the site. The proposed improvements/ additional impervious area does not warrant detention per City of Burleson's standards. Overall drainage patterns will remain as they are today.

## **Traffic:**

A variance to TxDOT regulations has been submitted for driveway spacing along E Renfro. Permits will not be issued until staff and TxDOT review and approve the access and any variance(s) that are granted.



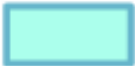

# E Renfro QuikTrip – Site Plan

## Public Hearing Notice

- Public notices mailed to property owners within 300 feet of subject property
- Published in newspaper
- Signs Posted on the property



### Legend

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



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## P&Z Summary

### Vote

Recommend unanimous approval of the site plan with a waiver to the parking setback and disapproval of the drive access spacing variance

### Discussion

Ingress and egress to the site currently and proposed. Shared access with the adjacent (Sonic). TxDot review and process for the proposed access off of E Renfro

### Speakers

Applicant's team

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## Staff Recommendation

Approval of a commercial site plan with a waiver to the IH35 parking setback requirement (Case 22-106).

Disapproval of the request for a waiver to the driveway spacing requirement along Village Creek.

