



*August 22nd, 2022*

*Lidon Pearce*

*Development Services Department*

*Senior Planner City of Burleson, TX*

*Project: QT-1872 Burleson Texas  
Renfro and Village Creek Parkway*

QuikTrip Would like to request a variance to the driveway spacing requirements on Village Creek Parkway and a variance to the driveway spacing for a right in right out on Renfro Street. Please reference the site plan associated with this request. This request seeks to modify the requirement of 200 feet of spacing to be 123 feet on village creek parkway and XXX feet on Renfro Street. The requirement is based on table 1 of the Burleson Design standards manual. The proposed driveway on Renfro is being provided with a non standard right turn lane in order to mitigate the impacts from the spacing relief.

In order for QuikTrip to provide a facility with adequate access for staff and customers the variance is needed. The layout of the existing access does not allow for driveway spacing to be met and the location provided serves as a compromise for the proposed development. The existing driveway and intersection of Renfro Street on Village Creek Parkway does not allow for the minimum spacing requirements needed. The driveway on Renfro Street will serve to provide access to east bound traffic and prevent congestion at the existing access point on Renfro street.

We hope that staff will consider the requested variances and we seek approval of a waiver to the ordinance.

**Sincerely,**

**Tommy Vilbig, P.E.**

469-907-4377 (Direct) [tommy@vilbig.com](mailto:tommy@vilbig.com) 214-352-7333 (Office)

Vilbig & Associates, PLLC | 517 W Woodard | Denison, TX 75020 | [www.vilbig.com](http://www.vilbig.com) |

Tx. Eng. Firm No. F-5614 | Tx. Surv. Firm No. 10033000

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QuikTrip Would like to request a variance to the parking setback ordinance Sec 5-51  
Landscaping subsection D

*(d)Perimeter. All parking areas adjacent to a major or minor arterial street, as shown in the master thoroughfare plan, shall be located a minimum of 25 feet from the right-of-way line. All parking areas adjacent to a major or minor collector street, as shown in the master thoroughfare plan, shall be located a minimum of 15 feet from the right-of-way line*

In order for QuikTrip to provide a facility with adequate parking for staff and customers the variance is needed. The layout of the property does not allow for alternative locations for parking spaces. The land area between the existing restaurant to the west and the existing Village Creek ROW to the east constrains the site.

We hope that staff will consider the requested setback variances and we seek approval of a waiver to the ordinance

**Sincerely,**

**Tommy Vilbig, P.E.**

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