

Planning & Zoning Commission Meeting

DEPARTMENT: Development Services
FROM: Lidon Pearce, Principal Planner
MEETING: February 24, 2026

SUBJECT:

QuikTrip at 2220 W FM 917 (CSP25-345): Consider and take possible action on a resolution for a Commercial Site Plan with a variance to Chapter 5 of the Engineering Design Standards Manual; Steets and Site Standards for QuikTrip located at 2220 W FM 917. (Staff Contact: Lidon Pearce, Principal Planner)

STRATEGIC PRIORITY AND GOAL(S):

Strategic Priority	Strategic Goal
 <p>Dynamic & Preferred City Through Managed Growth</p>	<p>2.2 Promote sustainable residential and commercial development through strategic and long-term planning</p>

SUMMARY:

On November 24, 2025, an application was submitted by Tommy Vilbig representing Vilbig & Associates on behalf of QuikTrip, LLC, for a site plan on approximately 4.437 acres for a QuikTrip convenience store and fueling station. An ordinance for a zoning change request was approved for this site by City Council on December 15, 2025.

“Site plan approval required by City Council. Any site plan that requires a waiver or variance to City Ordinances or is contingent upon the approval of a zoning district change must receive the approval of City Council upon recommendation of the planning and zoning commission.”

QuikTrip requests a variance to allow approximately 100.03 feet of driveway spacing on their site. Chapter 5 of the Engineering Design Standards Manual; Streets and Site Standards requires 180 feet for a driveway from a major street facility and it shall be no closer than 100 feet. A separate sign variance request (Case VAR26-002) has also been submitted by the applicant and will accompany this request at City Council. If one or more of the sign variances are not approved by City Council, then the applicant shall submit a revised commercial site plan

to staff reflecting the approved or disapproved resolution(s) related to the requested sign variances. The commercial site plan amendment will not be approved by staff until all conditions relating to all Council approved resolutions have been met.

DEVELOPMENT OVERVIEW:

Site Conformance Table

<i>Required</i>	<i>Staff's Findings</i>
<u>Lot Size, Coverage and Setbacks</u> Specific lot information as shown on site plan	Complies. Site plan is in compliance with all development regulations with the exception of the separate sign variance request(s) Case VAR26-002.
<u>Landscaping –</u> 20% of Total Site shall be landscaped: 16,441	Complies. Landscaping proposed: 16,991 SF (20.19 %).
<u>Parking Requirement –</u> 1 space per 200 SF: 33 spaces 2 ADA spaces	Complies. Parking provided: 46 spaces ADA spaces: 2 spaces

Site plan and landscaping exhibits are attached as Exhibit 4.

Engineering:

Utilities & Drainage:

Site will be served by Johnson County Special Utility District (JCSUD). Sewer will be O.S.S.F (on-site septic).

Traffic:

A variance to driveway spacing along CR 910 connecting to W FM 917 has been requested by the applicant, variance justification attached as Exhibit 5.

RECOMMENDATION:

Recommend approval to City Council for a resolution for a site plan for QuikTrip (Case 25-345).

PRIOR ACTION/INPUT (Council, Boards, Citizens):

N/A

REFERENCE:

[City of Burleson, TX Zoning](#)

FISCAL IMPACT:

None.

STAFF CONTACT:

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