



Site Plan (CSP25-345)

PRESENTED TO P&Z- 2.24.25

LIDON PEARCE

PRINCIPAL PLANNER

CSP – 2220 W FM 917

Location:

- 2220 W FM 917
- NW Corner of FM917 & Chisholm Trail PKWY

Applicant:

- Tommy Vilbig (Vilbig & Associates)
- Kristoffer Maddox/ Maddox Group, LLC (Owner)

Item for approval:

Resolution for a site plan for a QuikTrip.



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Property Information:

- Zoning change ordinance approved by City Council on 12.15.2025 (Case 25-285)

Site Plan Summary:

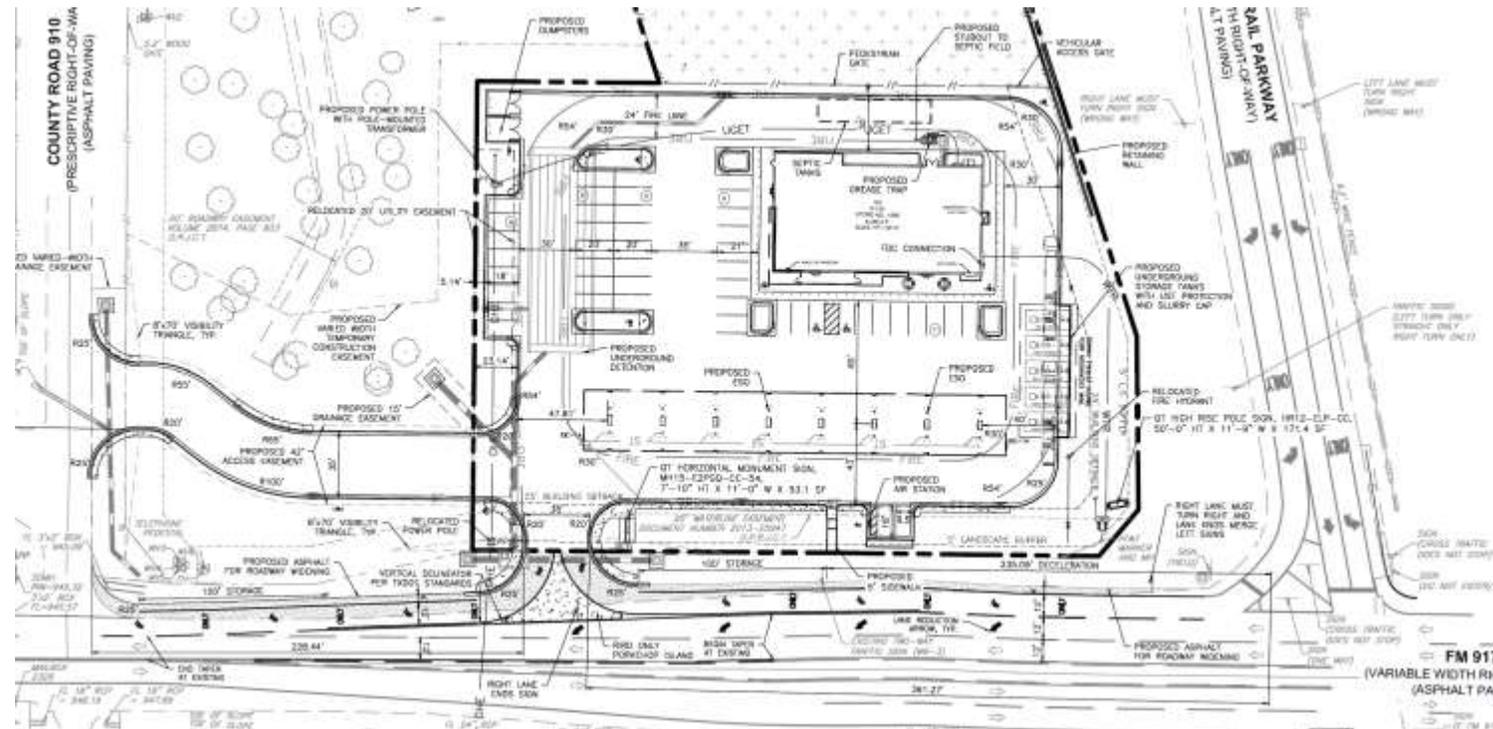
- Building: 6,445 SF
- Height: 20'-0"
- Use: Convenience Store with fuel sales

Variance(s) requested:

Driveway spacing along CR 910 (100.3 ft)

-Design Manual: 180 feet minimum (no less than 100 feet)

Sign variance (separate request to be presented at CC with site plan)



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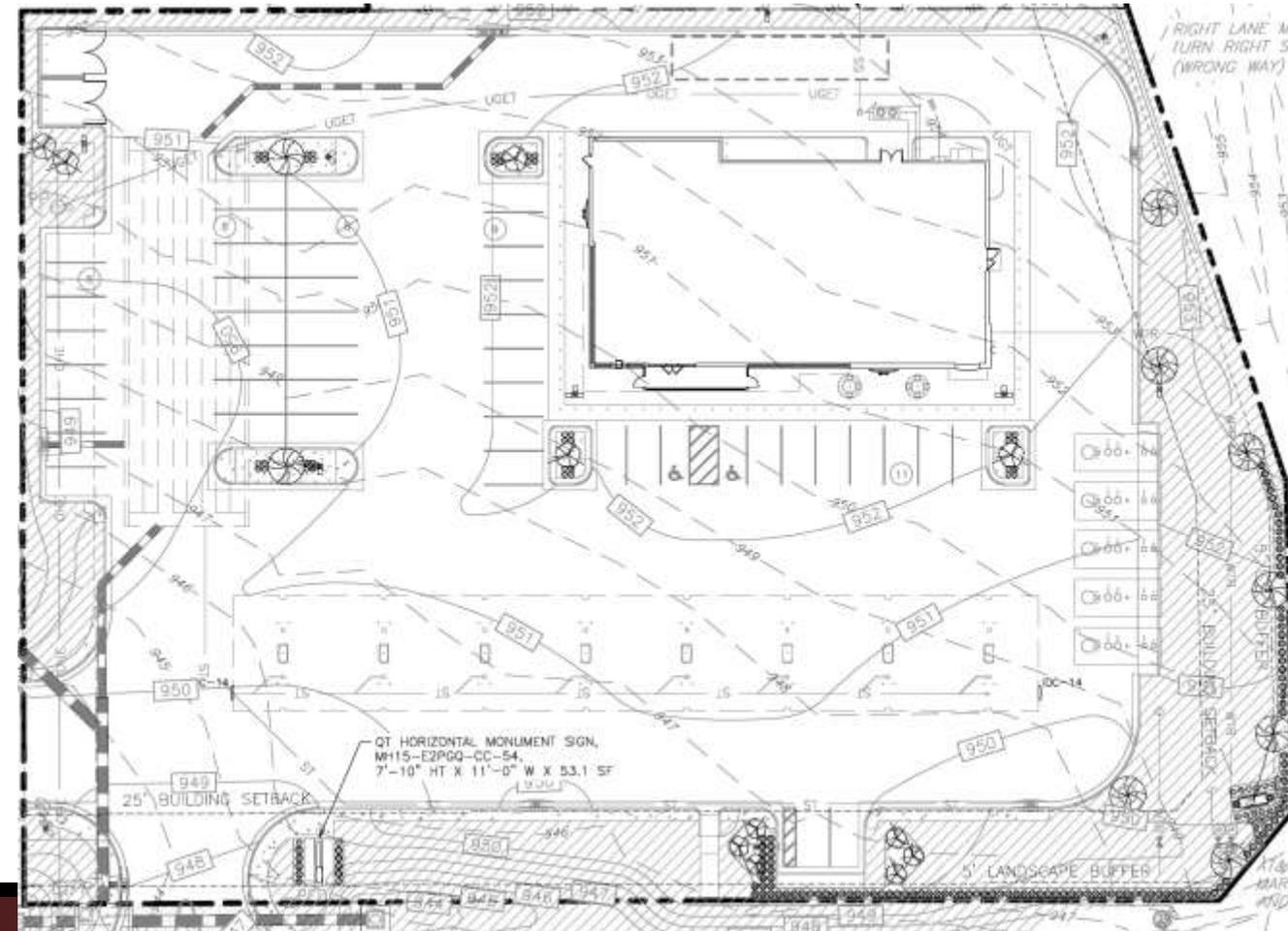
Landscaping

Required 16,991 SF

Providing 16,833 SF

Landscape Schedule

USE	SYMBOL	COMMON NAME <i>Botanical Name</i>	MINIMUM SIZE/ HEIGHT/SPREAD	QUANTITIES	COMMENTS
SHRUBS	⊙	LOROPETALUM (CHINESE FRINGE FLOWER) <i>Loropetalum chinese var. rubrum</i>	HEIGHT/SPREAD RATIO = 3:2 15"Ø X 10" HT MIN	67	SEE LANDSCAPE PLAN AND ASSOCIATED DETAILS FOR LANDSCAPE BED LOCATIONS AND SHRUB SPACING
	⊙	NEEDLE POINT HOLLY <i>Ilex Cornuta "Needle Point"</i>	HEIGHT/SPREAD RATIO = 3:2 24"Ø X 16" HT MIN	125	
TREES	⊗	CRAPE MYRTLE <i>Lagerstroemia Indica</i>	3" CALIPER (TOTAL) 6' HT	11	SEE LANDSCAPE PLAN AND ASSOCIATED DETAILS FOR TREE PLACEMENT, AND PLANTING SPECIFICATIONS
	⊗	SHUMMARD RED OAK <i>Quercus Shumardii</i> (SOUTHERN VARIETY)	6" CALIPER 12' HT	9	
MISC	▨	TIFWAY 419 BERMUDA SOD	17,510	S.F.	CONTRACTOR TO VERIFY TREE TYPE, LOCATION, SIZE, HEIGHT, AND SPREAD WITH QT REPRESENTATIVE PRIOR TO INSTALLATION
	▨	BERMUDA SEED	27,015	S.F.	
	+++	CYPRESS MULCH	2,270	S.F.	



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<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 exception of the separate sign variance request(s) and driveway spacing on CR 910.
<u>Landscaping</u> 20% of Total Site shall be landscaped 16,883 SF required	Complies. Providing 16,991 SF
<u>Parking Requirement</u> 1 space per 200 SF (33 spaces)	Complies. 46 spaces / 2 ADA

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Staff Recommendation:

- Staff recommends approval of a resolution for a commercial site plan (CSP25-345).





**Recommend
Approval**



**Recommend
Denial**



Questions / Comments

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