

E Renfro QuikTrip – Site Plan

Location:

- 449 E Renfro
- 1.5919 acres

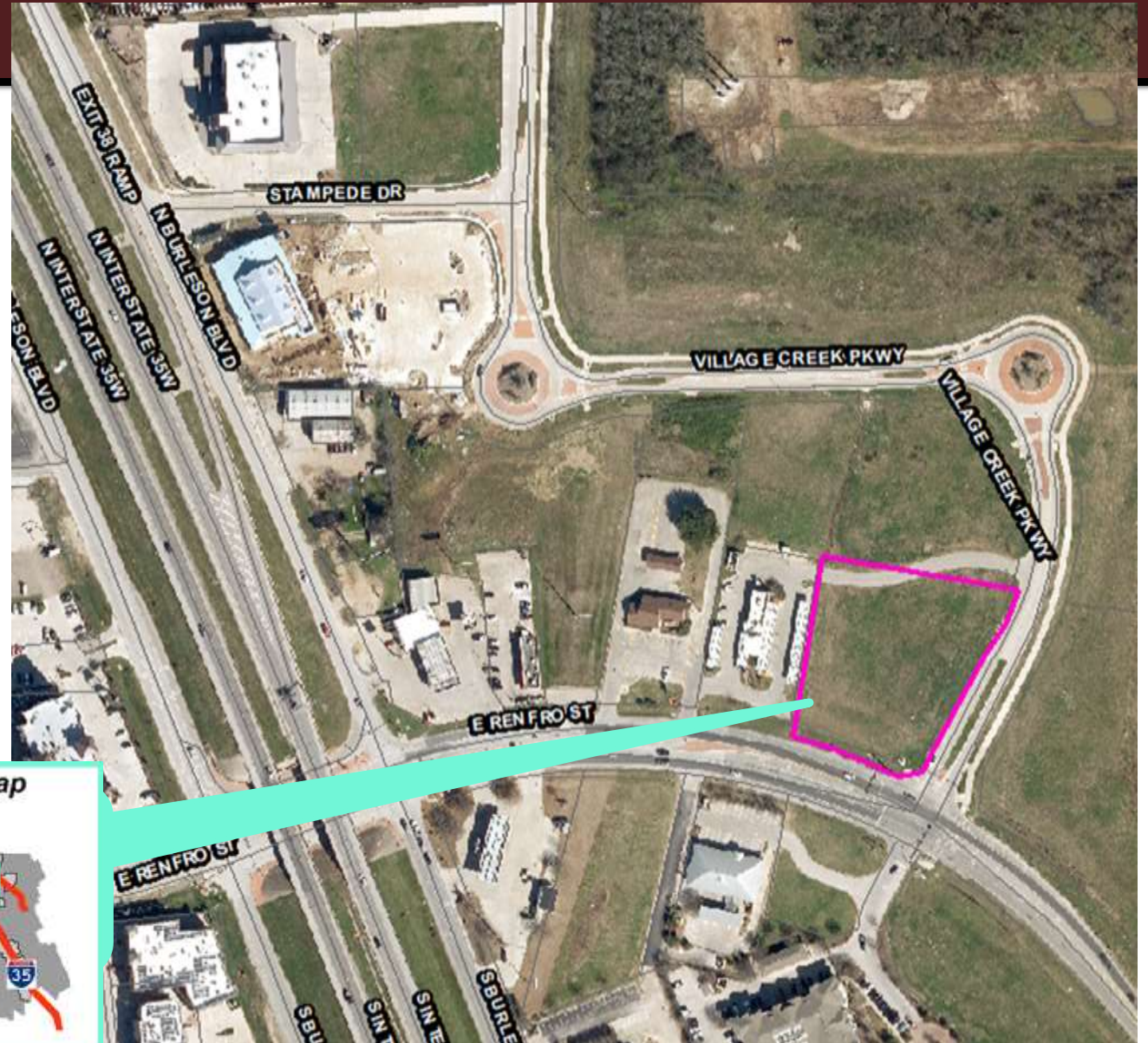
Applicant:

Bryan Clark

QuikTrip South LLC

Item for approval:

Site Plan with waivers
(22-106)



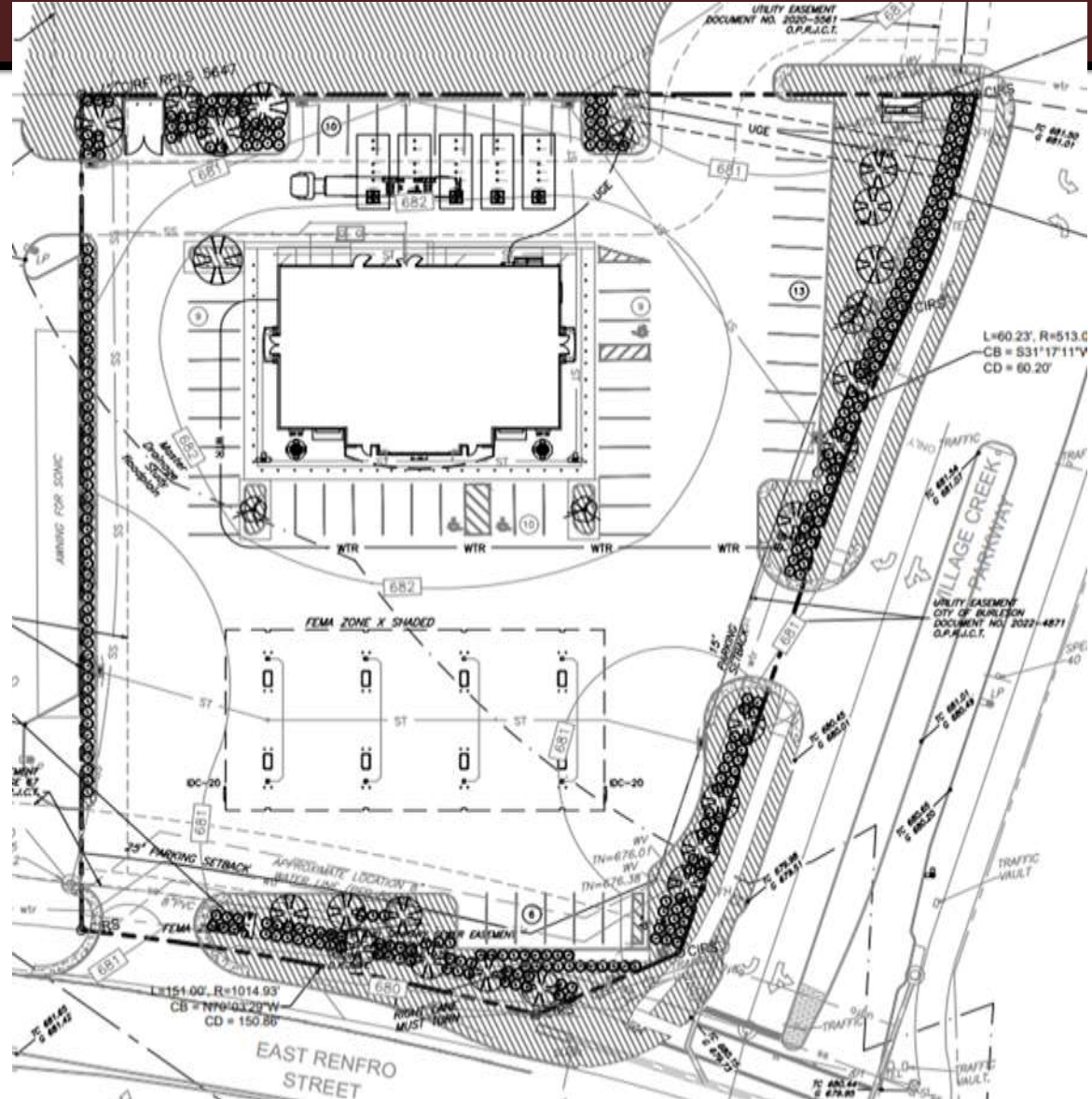
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Property Information:

- 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

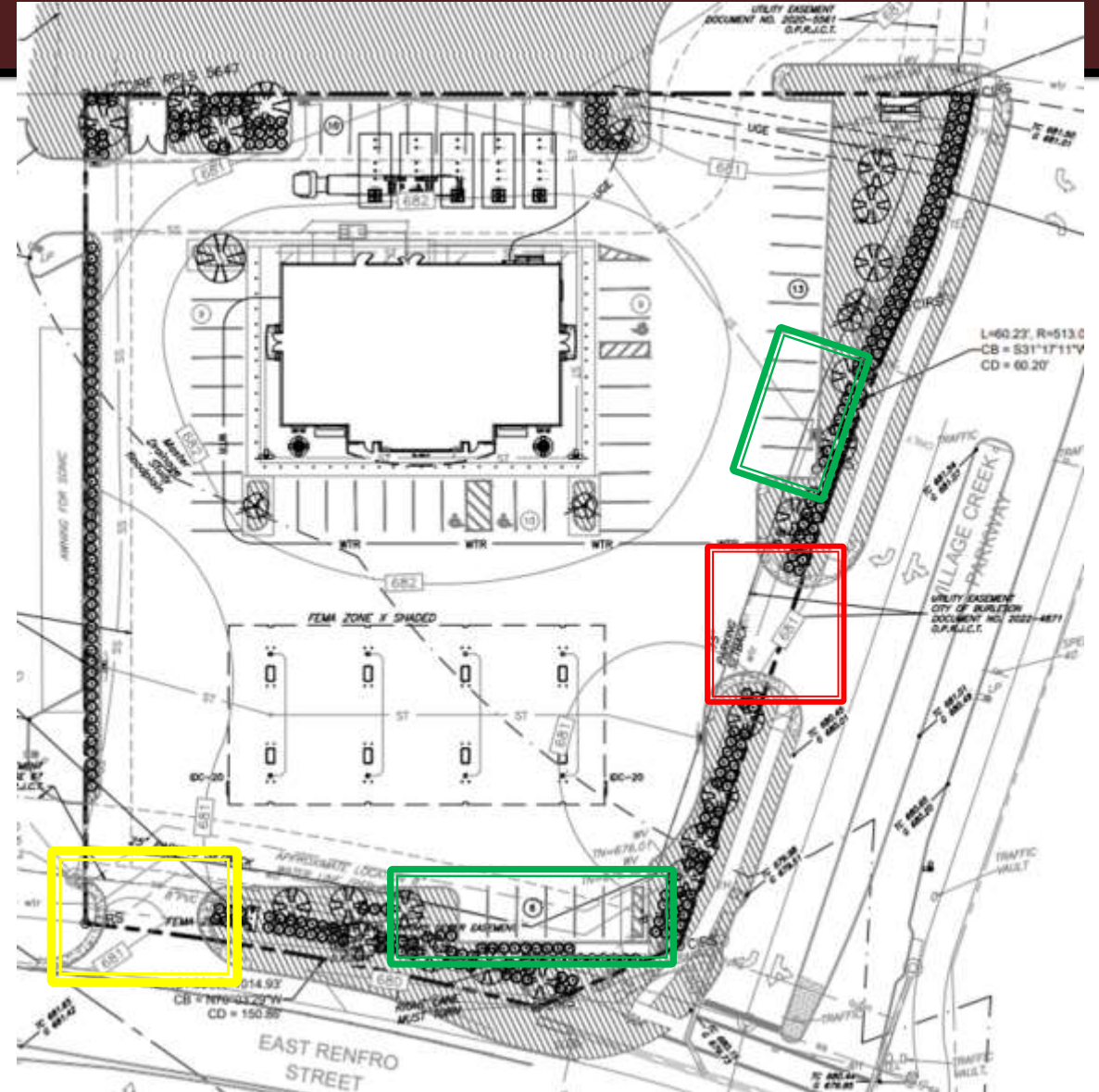


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Waivers requested:

- 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 200 feet.[Engineering Design Manual requirement] along Village Creek Pkwy
- Staff does not support reducing the minimum required spacing from 200 ft. to 123 ft., based on proximity to E Renfro and existing access to the site (shown in red)

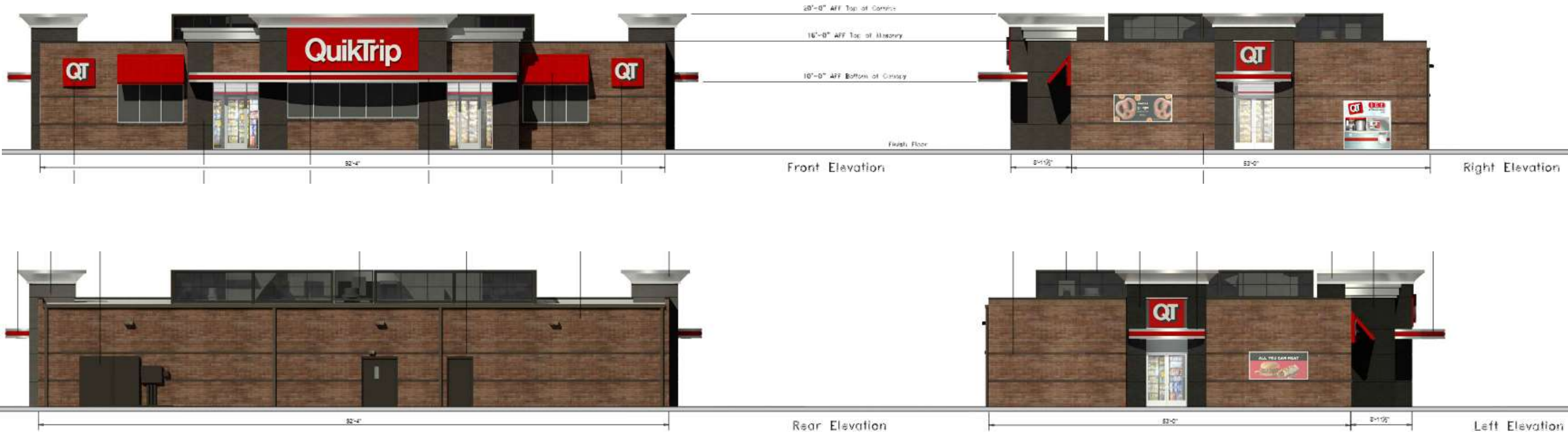
A separate variance request has been submitted to TxDot (shown in yellow) for E Renfro



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Building Renderings

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

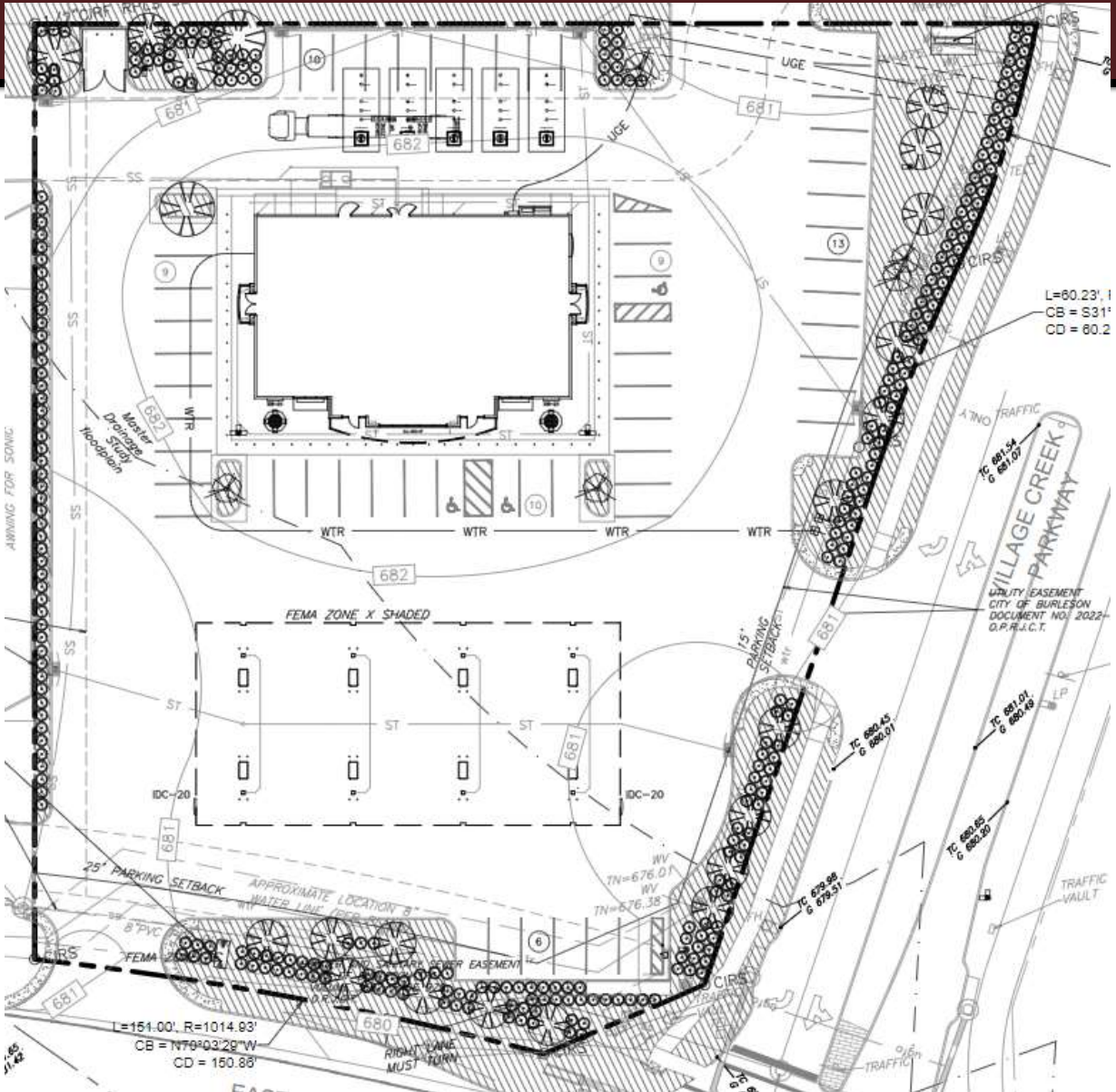


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Landscaping

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

<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 requested waivers to the parking setback and drive access spacing
<u>Landscaping</u> 20% of Total Site shall be landscaped 13,869 SF required	Complies. Providing 13,873 SF
<u>Parking Requirement</u> 1 space per 200 SF (27 spaces)	Complies. 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.

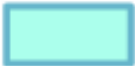

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Public Hearing Notice

- 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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Staff Recommendation

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

Recommend disapproval of the request for a waiver to the driveway spacing requirement along Village Creek Pkwy.

