
Planning & Zoning Commission Meeting

DEPARTMENT: Development Services

FROM: Lidon Pearce, Senior Planner

MEETING: December 13, 2022

SUBJECT:

QuikTrip at 449 E Renfro (Case 22-106): Hold a public hearing and consider a site plan for QuikTrip with waivers to the IH35 parking setback, Section 5-51, Article V of Appendix C, IH35 Design Standards, and the minimum driveway spacing, Section 5.5 – Streets and Site Standards, Table 1 of the Engineering Design Manual. (*Staff Presenter: Lidon Pearce, Senior Planner*)

SUMMARY:

On July 25, 2022, an application was submitted by Bryan Clark representing QuikTrip South LLC, on behalf of the owner (Stephen Eisner) for a site plan of approximately 1.5919 acres for a QuikTrip convenience store and fueling station. On August 22, 2022, applications were submitted by the applicant requesting waivers to the IH35 parking setback and minimum driveway spacing.

Site Plan and Waivers:

Driveway Spacing along Village Creek Pkwy:

Per Table 1, Driveway Design Criteria of Section 5.5, Streets and Site Standards; of the Engineering Design Manual, the minimum driveway centerline spacing for a major collector shall be 180 feet for commercial uses. The applicant is proposing a centerline spacing of 123 feet from East Renfro Street and within the existing right-turn lane. The Design Manual does allow driveways to be placed no closer than 100 feet to a major street facility and located within a turn lane if the existing turn lane is extended. The existing right-turn lane currently does not meet the city's minimum requirements for storage and taper lengths. The proposed driveway may create queuing and storage issues of the existing turn-lane may eventually impact the level of service of the signalized intersection. In addition, staff anticipates vehicles waiting to turn right onto East Renfro Street will back up and block the proposed driveway creating internal site congestion.

Based on the proximity to East Renfro, the anticipated number of right turns, and inadequate turn lane length, staff is not in support of this waiver request. The applicant's justification for the waiver is attached as Exhibit 3.

IH35 parking setback:

Per Section 5-51, Article V of Appendix C, IH35 Design Standards:

“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.”

The applicant’s justification for the waiver is attached as Exhibit 3. Based on the geographical constraints of the site, anticipated amount of parking to be utilized by customers, and the proposed landscaping between the parking spaces and the streets; staff is in support of this waiver request.

Site Conformance Table

<u>Required</u>	<u>Staff’s Findings</u>
<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 requested waivers
<u>Landscaping –</u> 20% of Total Site shall be landscaped: 13,869	Complies. Landscaping proposed: 13,873 SF with credits as listed on landscaping plans.
<u>Parking Requirement –</u> 1 space per 200 SF: 27 spaces 3 ADA spaces	Complies. Parking provided: 57 spaces ADA spaces: 3 spaces

Site plan and landscaping exhibits are attached as Exhibit 4.

Engineering:

Prior to development of the site, platting and engineering reviews will be required, in addition to TxDot review and approval of any City Council granted waivers.

OPTIONS:

- 1) Recommend approval of a site plan for QuikTrip with a waiver to the IH35 parking setback, Section 5-51, Article V of Appendix C, IH35 Design Standards; or
- 2) Recommend approval of a site plan for QuikTrip with waivers to the IH35 parking setback, Section 5-51, Article V of Appendix C, IH35 Design Standards, and the

minimum driveway spacing, Section 5.5 – Streets and Site Standards, Table 1 of the Engineering Design Manual.

- 3) Recommend approval of a site plan for QuikTrip with no waivers;
- 4) Recommend denial of the site plan.

RECOMMENDATION:

Recommend to City Council approval of a site plan for QuikTrip with a waiver to the IH35 parking setback, Section 5-51, Article V of Appendix C, IH35 Design Standards (Case 22-106).

Fiscal IMPACT:

None.

STAFF CONTACT:

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