

# FM 917 QuikTrip – Site Plan

## Location:

- 5917 W FM 917
- 1.52 acres

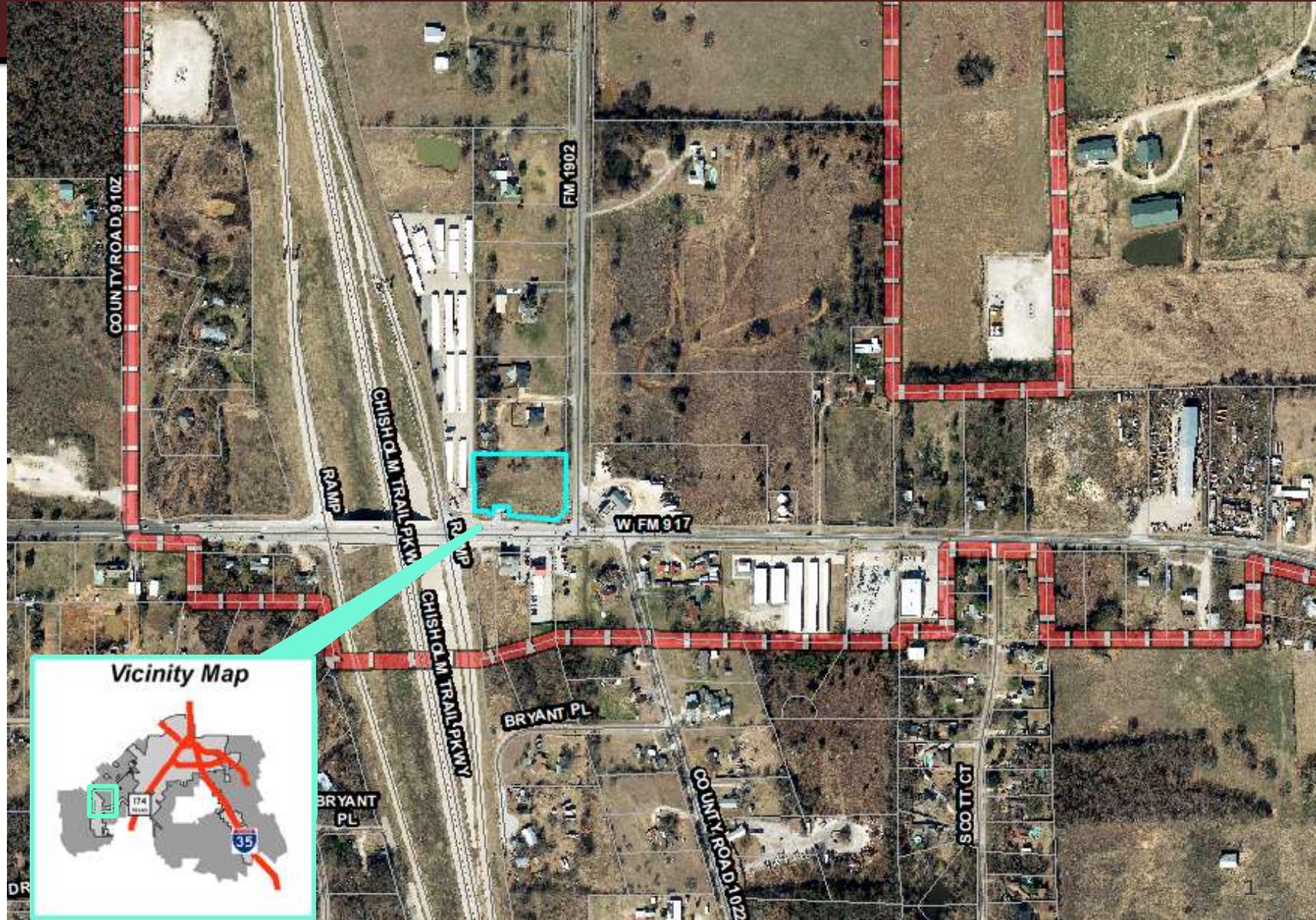
## Applicant:

Bryan Clark

QuikTrip South LLC

## Item for approval:

Site Plan (23-031)



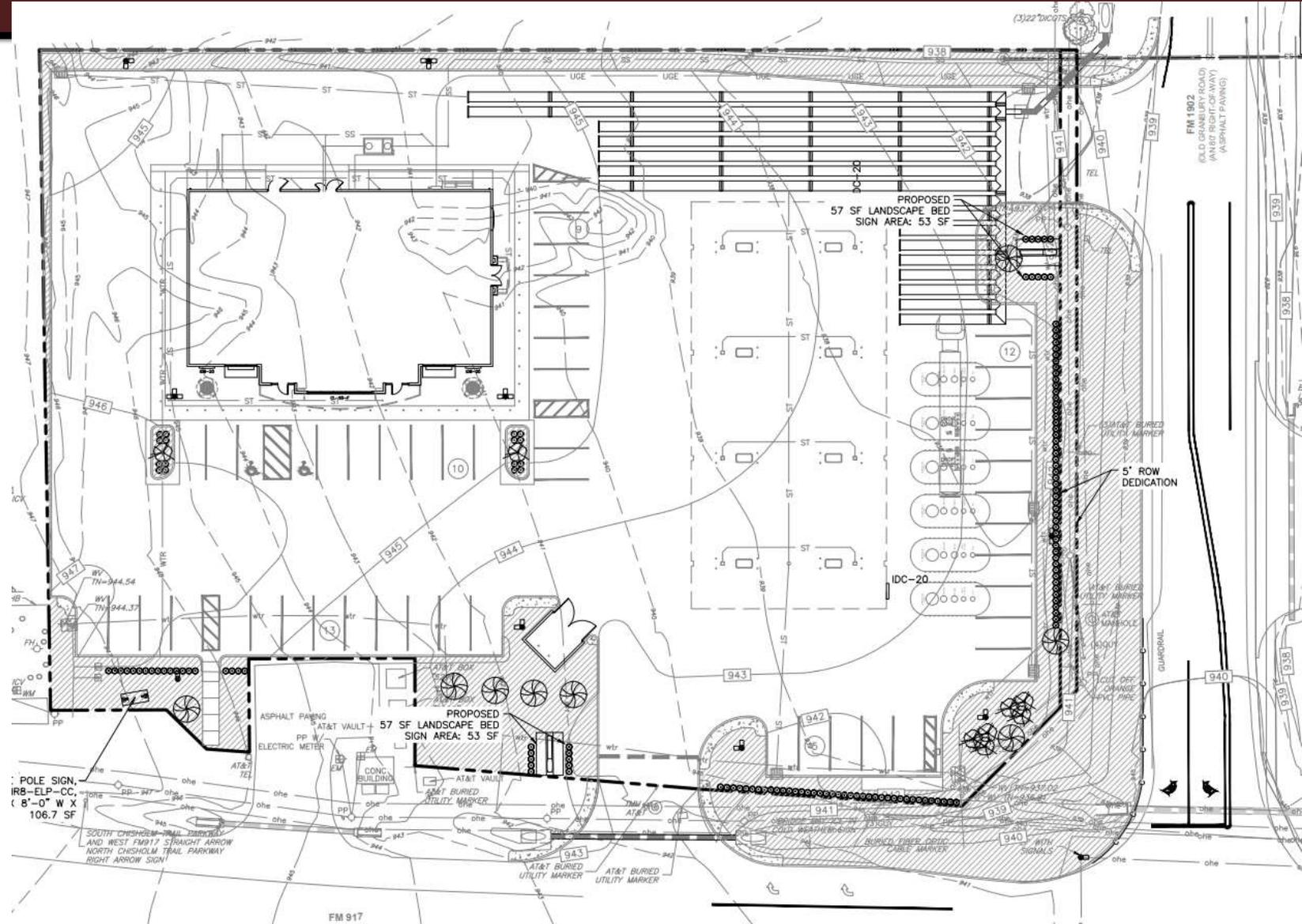
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## Property Information:

- Zoning change ordinance (Case 23-007) was approved by City Council on 3.20.23

## Site Plan Summary:

- 5,312 SF Building
- 20 feet in Height - Single-story
- Use – Convenience store with Automobile fuel sales



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## Building Renderings

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



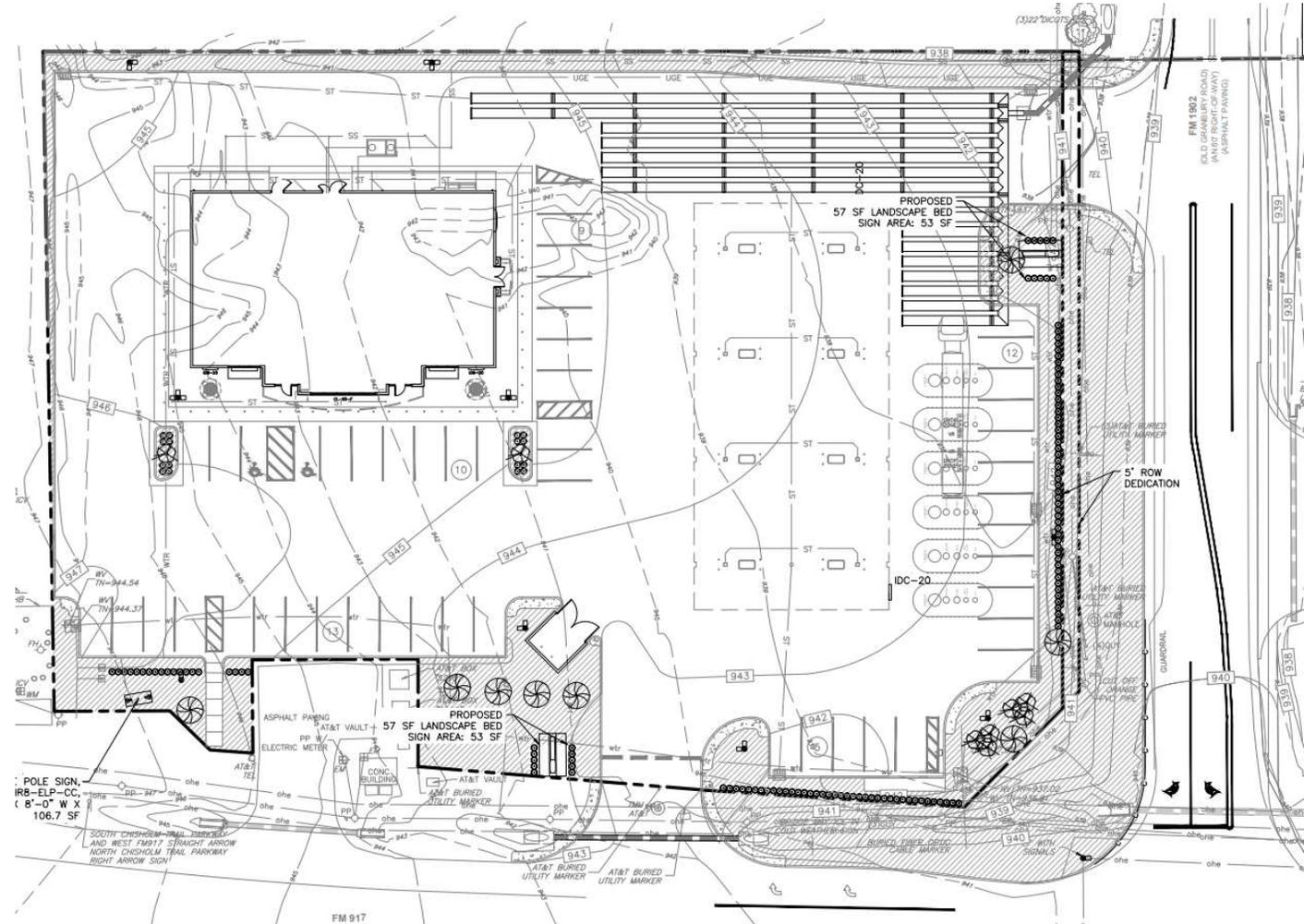
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## Landscaping

Required 13,040 SF  
Providing 14,660 SF

### Landscape Schedule

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	0
		NEEDLE POINT HOLLY <i>Ilex Cornuta "Needle Point"</i>	HEIGHT/SPREAD RATIO = 3:2 24"Ø X 16" HT MIN	144
TREES		CRAPE MYRTLE <i>Lagerstroemia Indica</i>	3" CALIPER (TOTAL) 6' HT	8
		SHUMARD RED OAK <i>Quercus Shumardii</i> (SOUTHERN VARIETY)	6" CALIPER 12' HT	8
MISC		TIFWAY 419 BERMUDA SOD	15,278	S.F.
		BERMUDA SEED	0	S.F.



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## Site Conformance Table

<b><i>Required</i></b>	<b><i>Staff's Findings</i></b>
<u>Lot Size, Coverage and Setbacks</u> Specific lot information as shown on site plan	<b>Complies.</b> Site plan is in compliance with all development regulations with exception of the separate sign variance request(s). Case 23-034
<u>Landscaping</u> 20% of Total Site shall be landscaped 13,040 SF required	<b>Complies.</b> Providing 14,660 SF
<u>Parking Requirement</u> 1 space per 200 SF (27 spaces)	<b>Complies.</b> 49 spaces / 2 ADA

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## **Utilities & Drainage:**

Site will be served by Johnson County Special Utility District (JCSUD). Sewer will be extended to the site by the developer.

## **Traffic:**

A variance to TxDOT regulations has been submitted for driveway spacing along FM917 and FM1902. 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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## P&Z Summary

### Vote

Recommended approval of a resolution (9-0).

### Discussion

P&Z commissioner had a landscaping question related to a small portion of land at the front of the QuikTrip parcel. Area belongs to AT&T and is not part of the subject site.

### Speakers

Tommy Vilbig, P.E. representing QuikTrip

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## Staff Recommendation

Approval of a resolution for a commercial site plan (Case 23-031).

