
City Council Regular Meeting

DEPARTMENT: Development Services

FROM: Tony McIlwain, Director of Development Services

MEETING: September 5, 2023

SUBJECT:

QuikTrip at 5917 W FM 917 (Case 23-031): Consider approval of a resolution authorizing a site plan for QuikTrip located at 5917 W FM 917. *(First and Final Reading) (Staff Presenter: Tony McIlwain, Development Services Director) (The Planning and Zoning Commission recommended approval by unanimous vote)*

SUMMARY:

On March 20, 2023, an application was submitted by Bryan Clark representing QuikTrip South LLC, for a site plan on approximately 1.52 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 March 20, 2023.

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.

A separate sign variance request (Case 23-034) has 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.

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 separate sign variance request(s). Case 23-034
<u>Landscaping –</u> 20% of Total Site shall be landscaped: 13,040	Complies. Landscaping proposed: 14,660 SF with credits as listed on landscaping plans.
<u>Parking Requirement –</u> 1 space per 200 SF: 27 spaces 2 ADA spaces	Complies. Parking provided: 49 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 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.

OPTIONS:

- 1) Approve a resolution authorizing a site plan for QuikTrip located at 5917 W FM 917; or
- 2) Deny the resolution authorizing a site plan for QuikTrip located at 5917 W FM 917.

RECOMMENDATION:

Approve a resolution authorizing a site plan for QuikTrip located at 5917 W FM 917 (Case 23-031).

Fiscal IMPACT:

None.

STAFF CONTACT:

Tony McIlwain
Director of Development Services
tmcilwain@burlesontx.com
817-426-9684