

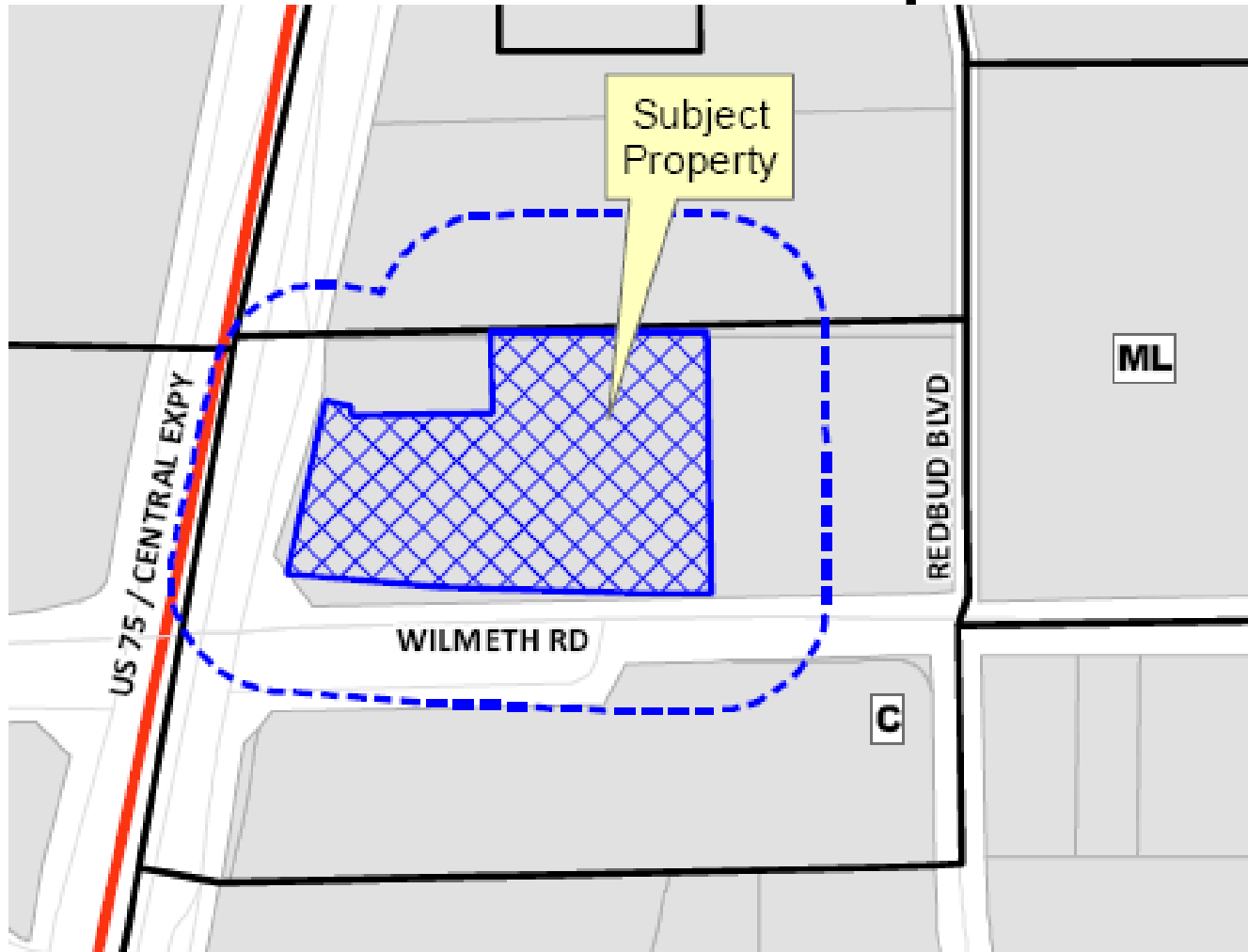
Case No. 11-116Z

QuikTrip Travel Center

*Located on the Northeast Corner of
U.S. Highway 75 and Wilmeth Road*



Location Map



Aerial Exhibit



Requested Provisions

- Allow a truck stop use
- Limit diesel truck fueling stations to 8
- Limit truck parking spaces to 20
- Prohibit overnight parking on site
- Prohibit showering facilities on site

QuikTrip Travel Center Fort Worth, TX.



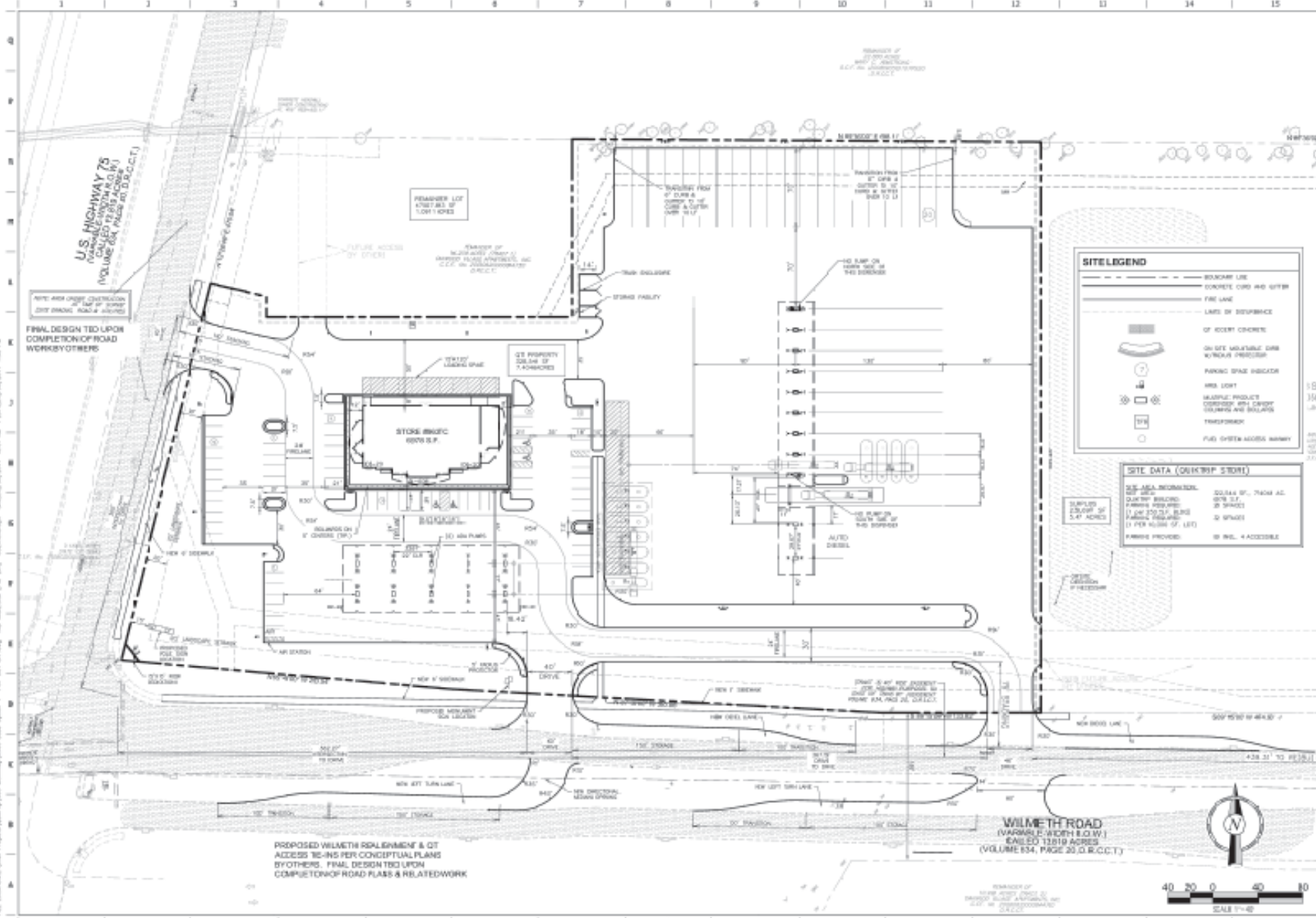
QuikTrip Travel Center Fort Worth, TX.



QuikTrip Travel Center Fort Worth, TX.



Proposed Zoning Exhibit – Site Plan



PROPOSED WILMETH ROAD REPLACEMENT & QT ACCESS TIE-INS PER CONCEPTUAL PLANS BY OTHERS. FINAL DESIGN TIED UPON COMPLETION OF ROAD PLAN & RELATED WORK

WILMETH ROAD
(VARIABLE WIDTH E.C.O.V.)
CALLED 11819 ACRES
(VOLUME 134, PAGE 20, D.R.C.C.T.)



SITE LEGEND

- - - BOUNDARY LINE
- ===== CONCRETE CURB AND GUTTER
- ===== FAN LANE
- LANE OF DISPERSEMENT
- OF SCOURY CONCRETE
- QUOTE ADJUSTABLE CURB WINDOW PROJECTION
- PARKING SPACE INDICATOR
- AND LIGHT
- BURIED PROJECT CURBVIEW WITH CANTON TOWARD AND SQUARE
- TRANSFORMER
- FUEL GASTER ACCESS MANNING

SITE DATA (QUIKTRIP STORE)

SUB AREA INFORMATION: 5024.4 SQ. FEET AC.
 QUOTE BLDG: 9700 S.F.
 PARKING PROVIDED: 92 SPACES
 (1 PER 100 SQ. FT. BLDG
 (1 PER 1000 SQ. FT.)

FURNISH PROVIDED: 6 IN. #4 ACCESSIBLE

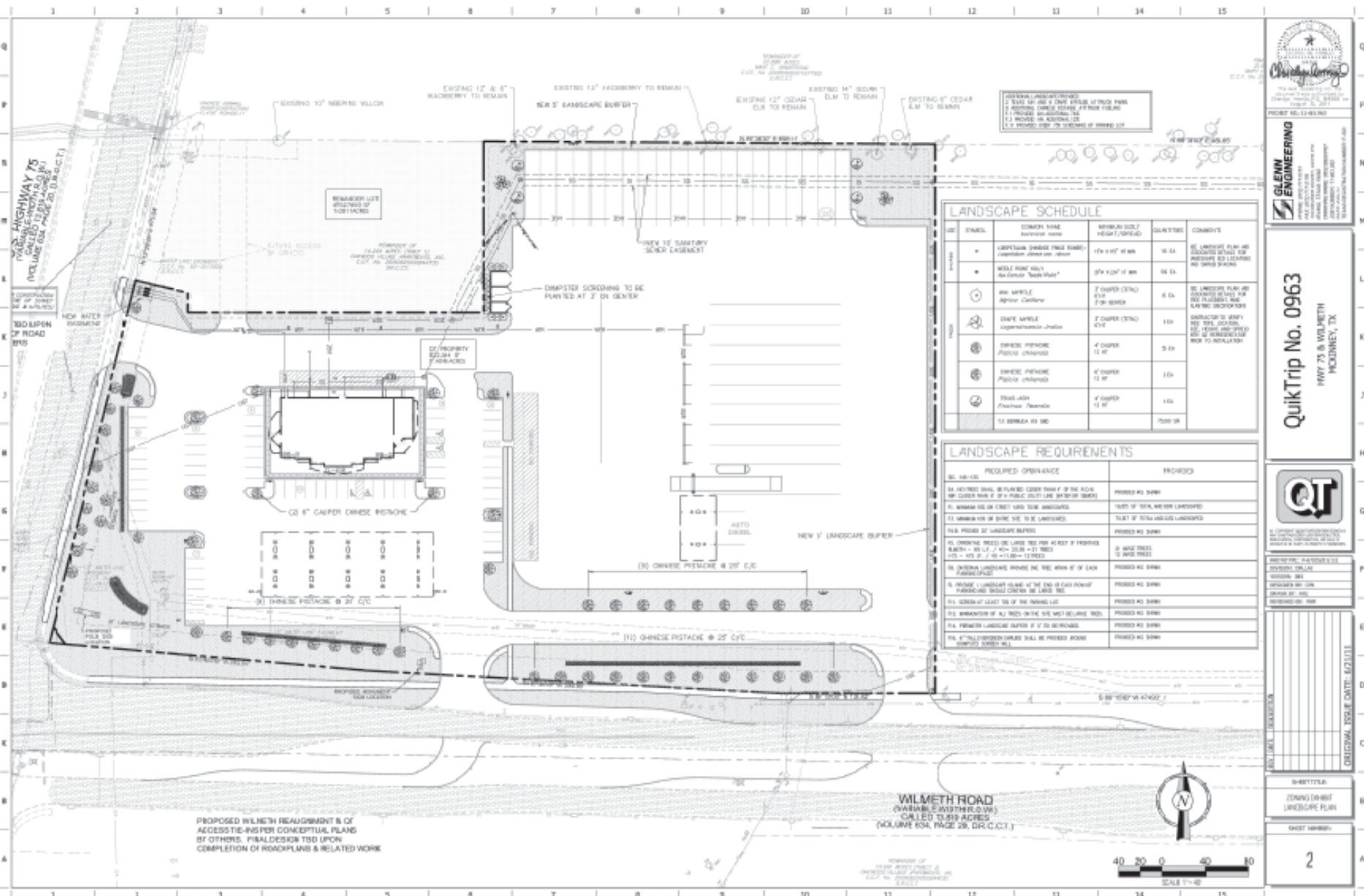

GLENN ENGINEERING
 ENGINEERING ARCHITECTURE INTERIOR DESIGN
 1010 WEST 14TH STREET SUITE 1000 FORT WORTH, TX 76102
 TEL: 817-737-9000 FAX: 817-737-9001
 WWW.GLENNENGINEERING.COM

QuikTrip No. 0963
 HWY 75 & WILMETH
 FORT WORTH, TX


 QUIKTRIP STORE
 6000 S.F. BLDG
 92 SPACES
 1 PER 100 SQ. FT. BLDG
 1 PER 1000 SQ. FT.

SHEET TITLE: 1
 DRAWN BY: JMM
 SITE PLAN
 SHEET NUMBER: 1

Proposed Zoning Exhibit – Landscape Plan



GENERAL NOTES:
 1. READ IN ALL DIRECTIONS FROM TOP
 2. EXISTING CONDITIONS AT THIS DATE
 3. PROPOSED CONDITIONS AT THIS DATE
 4. PROPOSED CONDITIONS AT THIS DATE
 5. PROPOSED CONDITIONS AT THIS DATE

ID	SYMBOL	COMMON NAME	APPROXIMATE QUANTITY	COMMENTS
1	(Symbol)	LEPTONIA (SHADE TREE) - 12' x 12' @ 10'	10 EA	SEE LANDSCAPE PLAN FOR LOCATIONS
2	(Symbol)	WAXY BARK OAK - 12' x 12' @ 10'	10 EA	SEE LANDSCAPE PLAN FOR LOCATIONS
3	(Symbol)	RED MAPLE - 7' @ 12' @ 10'	4 EA	SEE LANDSCAPE PLAN FOR LOCATIONS
4	(Symbol)	DAVE WHITE - 7' @ 12' @ 10'	10 EA	SEE LANDSCAPE PLAN FOR LOCATIONS
5	(Symbol)	ORANGE BLOSSOM - 7' @ 12' @ 10'	5 EA	SEE LANDSCAPE PLAN FOR LOCATIONS
6	(Symbol)	ORANGE BLOSSOM - 7' @ 12' @ 10'	10 EA	SEE LANDSCAPE PLAN FOR LOCATIONS
7	(Symbol)	ORANGE BLOSSOM - 7' @ 12' @ 10'	10 EA	SEE LANDSCAPE PLAN FOR LOCATIONS
8	(Symbol)	ORANGE BLOSSOM - 7' @ 12' @ 10'	10 EA	SEE LANDSCAPE PLAN FOR LOCATIONS
9	(Symbol)	ORANGE BLOSSOM - 7' @ 12' @ 10'	10 EA	SEE LANDSCAPE PLAN FOR LOCATIONS
10	(Symbol)	ORANGE BLOSSOM - 7' @ 12' @ 10'	10 EA	SEE LANDSCAPE PLAN FOR LOCATIONS
11	(Symbol)	ORANGE BLOSSOM - 7' @ 12' @ 10'	10 EA	SEE LANDSCAPE PLAN FOR LOCATIONS
12	(Symbol)	ORANGE BLOSSOM - 7' @ 12' @ 10'	10 EA	SEE LANDSCAPE PLAN FOR LOCATIONS

REQUIRED COMPLIANCE	PROVIDED
1. ALL TREES SHALL BE PLANTED DEEPER THAN 1/3 OF THE ROOT SPREAD	PROVIDED AS SHOWN
2. ALL TREES SHALL BE PLANTED DEEPER THAN 1/3 OF THE ROOT SPREAD	PROVIDED AS SHOWN
3. ALL TREES SHALL BE PLANTED DEEPER THAN 1/3 OF THE ROOT SPREAD	PROVIDED AS SHOWN
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12. ALL TREES SHALL BE PLANTED DEEPER THAN 1/3 OF THE ROOT SPREAD	PROVIDED AS SHOWN

City of Wilmeth
 100 WILMETH ROAD
 WILMETH, TEXAS 75167
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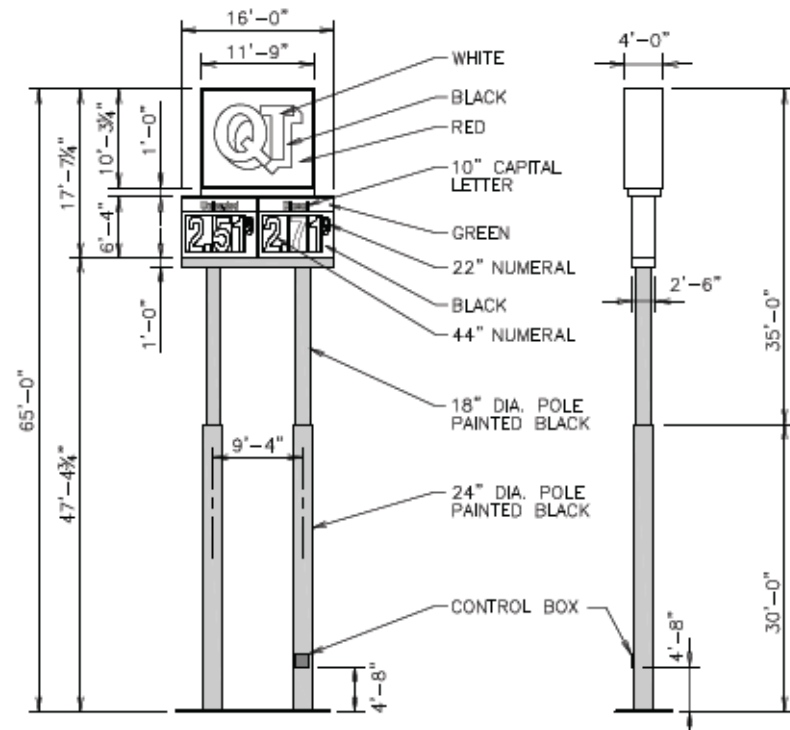
PROJECT NO. 11-01-001
 SHEET NO. 2

PROPOSED WILMETH RECONFIGURMENT & ACCESSIBILITY CONCEPTUAL PLANS BY OTHERS. FINAL DESIGN TBD UPON COMPLETION OF ROADPLANS & RELATED WORK

WILMETH ROAD
 (VARIOUS SECTIONS)
 CALLED 3.919 ACRES
 (VOLUME 634, PAGE 26, D.R.C.C.T.)



Proposed Pole Sign



Variance to Sign Ordinance

- Requested to increase the sign pole height from 35 feet to 65 feet
- Requested to increase the square footage of effective sign area from 150 square feet per side to 225 square feet per side
- The sign variance is not a part of the zoning request and must be approved by City Council

Goals of the Comprehensive Plan

- To provide “Attractive Urban Design Elements” through the stated objective of “U.S. Highway 75 as an attractive corridor through appropriate urban design”
- To achieve “Land Use Compatibility and Mix” through “Land use patterns that complement one another”

Staff Concerns

- The Future Land Use Plan (FLUP) has designated the property for commercial uses
- A truck stop use more closely aligns with industrial uses (i.e. shuttle services, trucks sales/repair/storage, and truck parking lots) rather than retail/commercial uses

Staff Concerns

- Industrial districts are generally located away from key corridors within the City
- Developability of adjacent sites
- May lead to future requests for similar high intensity, industrial type uses on other properties zoned for commercial along the corridor
- Impact on public safety resources

Staff Concerns

- Staff sees great potential for the U.S. Highway 75 Corridor
- High quality development along the corridor is crucial to providing a visually appealing corridor

STAFF RECOMMENDATION: Staff recommends denial of the proposed rezoning request due to a lack of conformance with the City of McKinney's Comprehensive Plan.