

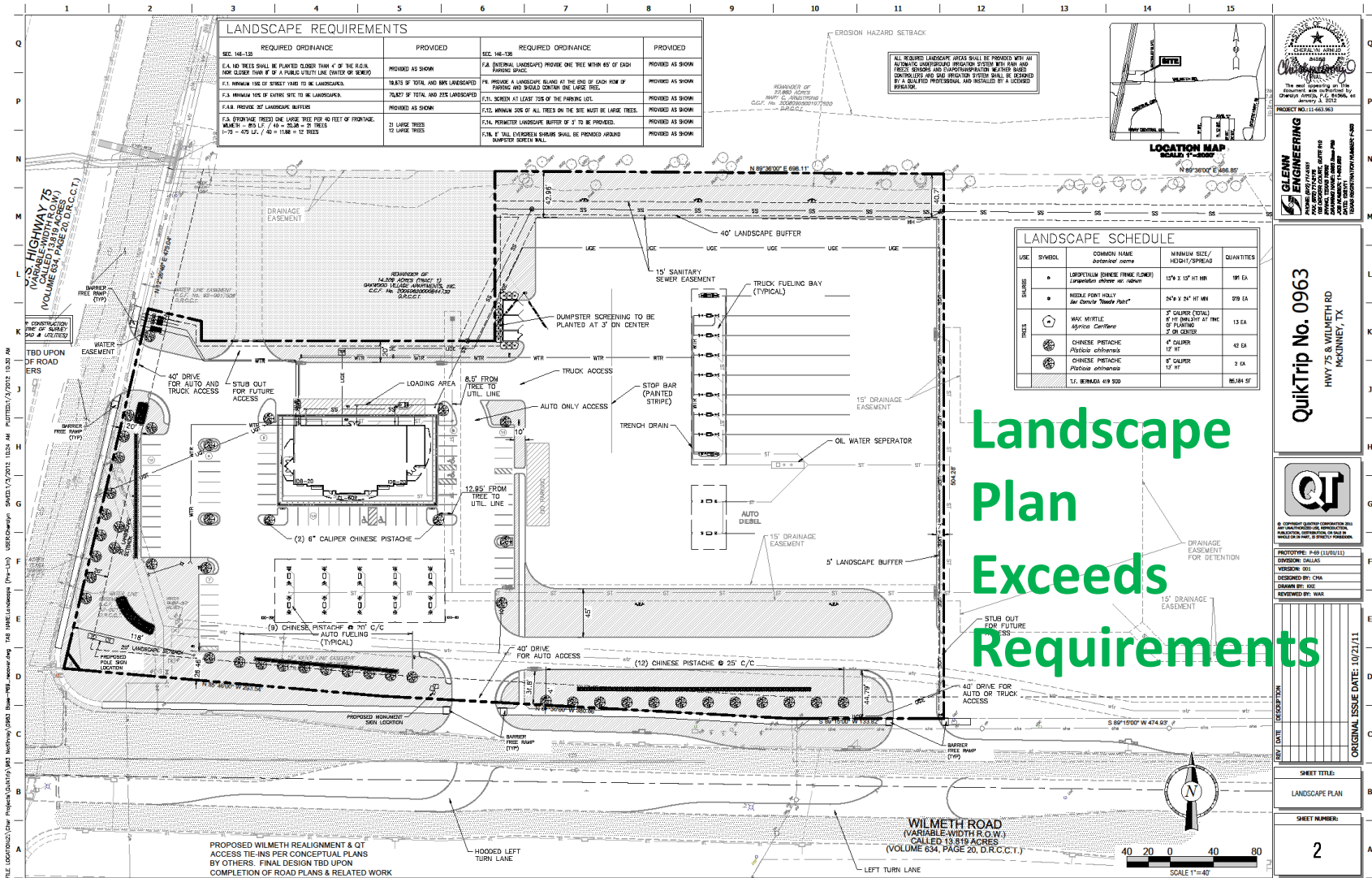
City Council Presentation

April 3, 2012

QuikTrip

- NE corner of Wilmeth & 75
- Project Update
- Current Requests

Site Plan Approved Jan 9, 2012



LANDSCAPE REQUIREMENTS					
SEC. 146-132	REQUIRED ORDINANCE	PROVIDED	SEC. 146-132	REQUIRED ORDINANCE	PROVIDED
F.1.	ALL TREES SHALL BE PLANTED CLOSER THAN 4' OF THE ROAD AND CLOSER THAN 4' OF PARALLEL SIDE LINE (WIDTH OF ROAD).	PROVIDED AS SHOWN	F.2.	(INTERNAL LANDSCAPE) PROVIDE ONE TREE WITHIN 85' OF EACH PARKING SPACE.	PROVIDED AS SHOWN
F.2.	MINIMUM VUE OF STREET VARIO TO BE LANDSCAPED.	16.8% OF TOTAL AND 25% LANDSCAPED	F.3.	PROVIDE A LANDSCAPE BUFFER AT THE END OF EACH ROW OF PARKING AND SHOULD CONTAIN ONE LARGE TREE.	PROVIDED AS SHOWN
F.3.	MINIMUM VUE OF EXISTING SITE TO BE LANDSCAPED.	75.8% OF TOTAL AND 25% LANDSCAPED	F.4.	MINIMUM VUE OF ALL TREES ON THE SITE MUST BE LARGE TREES.	PROVIDED AS SHOWN
F.4.	MINIMUM VUE OF LANDSCAPE BUFFER.	PROVIDED AS SHOWN	F.5.	MINIMUM VUE OF ALL TREES ON THE SITE MUST BE LARGE TREES.	PROVIDED AS SHOWN
F.5.	(OVERHANG TREES) ONE LARGE TREE PER 40 FEET OF FRONTAGE. MINUM - 10' L.T. / 40' - 20' L.B. - 20' TREES / 75' - 100' L.T. / 10' - 11.8M - 12' TREES	2) LARGE TREES / 2) LARGE TREES	F.6.	REPAIR/REPLACE LANDSCAPE BUFFER IF IT IS NOT PROVIDED.	PROVIDED AS SHOWN
			F.7.	ALL EXISTING SHRUBS SHALL BE PROVIDED AROUND DUMPSTER SCREEN WALL.	PROVIDED AS SHOWN

LANDSCAPE SCHEDULE				
USE	SYMBOL	COMMON NAME	MINIMUM SIZE / HEIGHT / SPREAD	QUANTITIES
SHRUB	•	LOBLOTTIA (CHINESE FRINGE BLOSSOM)	15" x 15" HT MIN	18 EA
	•	WEDGE FOOT HOLLY	24" x 24" HT MIN	278 EA
TREE	○	WAX MYRTLE	3" CALIPER (TOTAL) AT TIME OF PLANTING / 3" DB CENTER	13 EA
	○	CHINESE PISTACHE	4" CALIPER	42 EA
	○	CHINESE PISTACHE	12" HT	2 EA
	○	CHINESE PISTACHE	3" CALIPER / 12" HT	2 EA
		11. BERRAZA 419 300		26,584 SF

Landscape Plan Exceeds Requirements

GLENN ENGINEERING
 1000 WILMETH ROAD
 SUITE 100
 MCKINNEY, TEXAS 75069
 PHONE: 972.241.1111
 FAX: 972.241.1112
 WWW.GLENNENGINEERING.COM

QuikTrip No. 0963
 HWY 75 & WILMETH RD
 MCKINNEY, TX

QT
 2000 WILMETH ROAD
 SUITE 100
 MCKINNEY, TEXAS 75069
 PHONE: 972.241.1111
 FAX: 972.241.1112
 WWW.QUIKTRIP.COM

PROTOTYPE: P-40 (L&M/11)
DIVISION: DALLAS
VERSION: 001
DESIGNED BY: CHA
DRAWN BY: ICE
REVIEWED BY: WAR

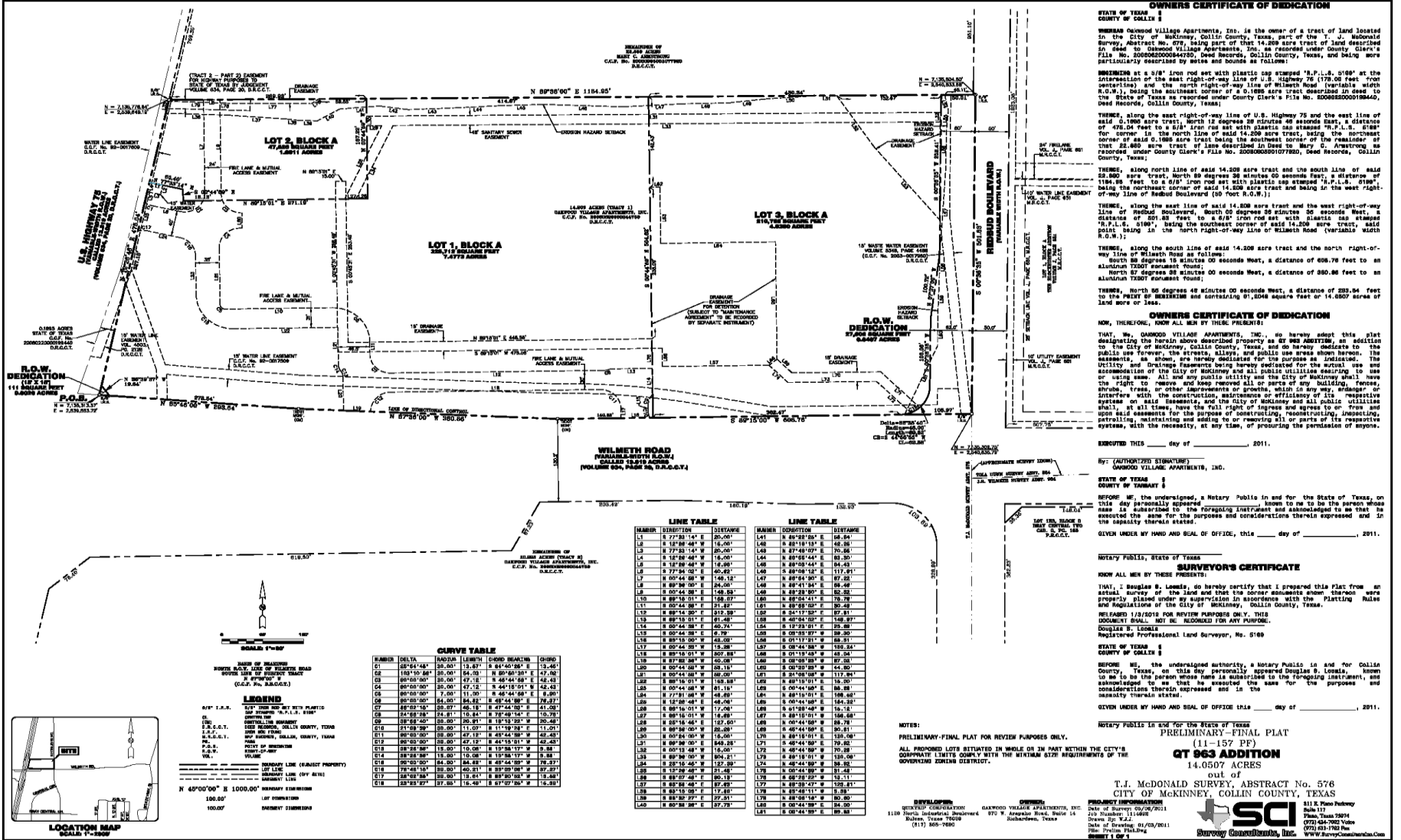
SHEET TITLE: LANDSCAPE PLAN
SHEET NUMBER: 2

PROPOSED WILMETH REALIGNMENT & QT ACCESS TIES INS PER CONCEPTUAL PLANS BY OTHERS. FINAL DESIGN TIED UPON COMPLETION OF ROAD PLANS & RELATED WORK.

WILMETH ROAD (VARIABLE-WIDTH R.O.W.) CALLED 13.819 ACRES (VOLUME 634, PAGE 20, D.R.C.T.)

SCALE 1"=40'

Prelim - Final Plat - approved Jan 10, 2012



Current Project

- NO TRUCK PARKING
- NO sleeping quarters
- NO gaming
- NO showers
- NO sit and stay restaurant

Current Authorization

1. Fueling – autos & trucks
2. Same services and products as other QuikTrip facilities
3. Site plan and Plat approved - Ready for Building Permit

Highest Design Standards



- ❑ State of Art Facility
- ❑ Quality throughout
- ❑ Compliance with architectural standards

Aerial Perspective view from SW to NE



Project Status

- Approved Site Plan & Prelim / Final Plat
- Property Acquired; closed on Feb 17, 2012
- QT has title to property
- Preparing final plans for Building Permit, scheduled for construction as approved

Updated / Current Project Request

1. PD request to allow scale
2. Sign variance - reduced

Previously committed to higher landscape screening provision – included in PD Ordinance & accompanying Site Plan

Picture of Typical QT Scale



Scale under pavement;
not visible

- Only directional sign denotes location
- Needed for load weights
- Not a traffic generator
- Projected only 30 uses/day with fuel...based on other QT facilities analysis

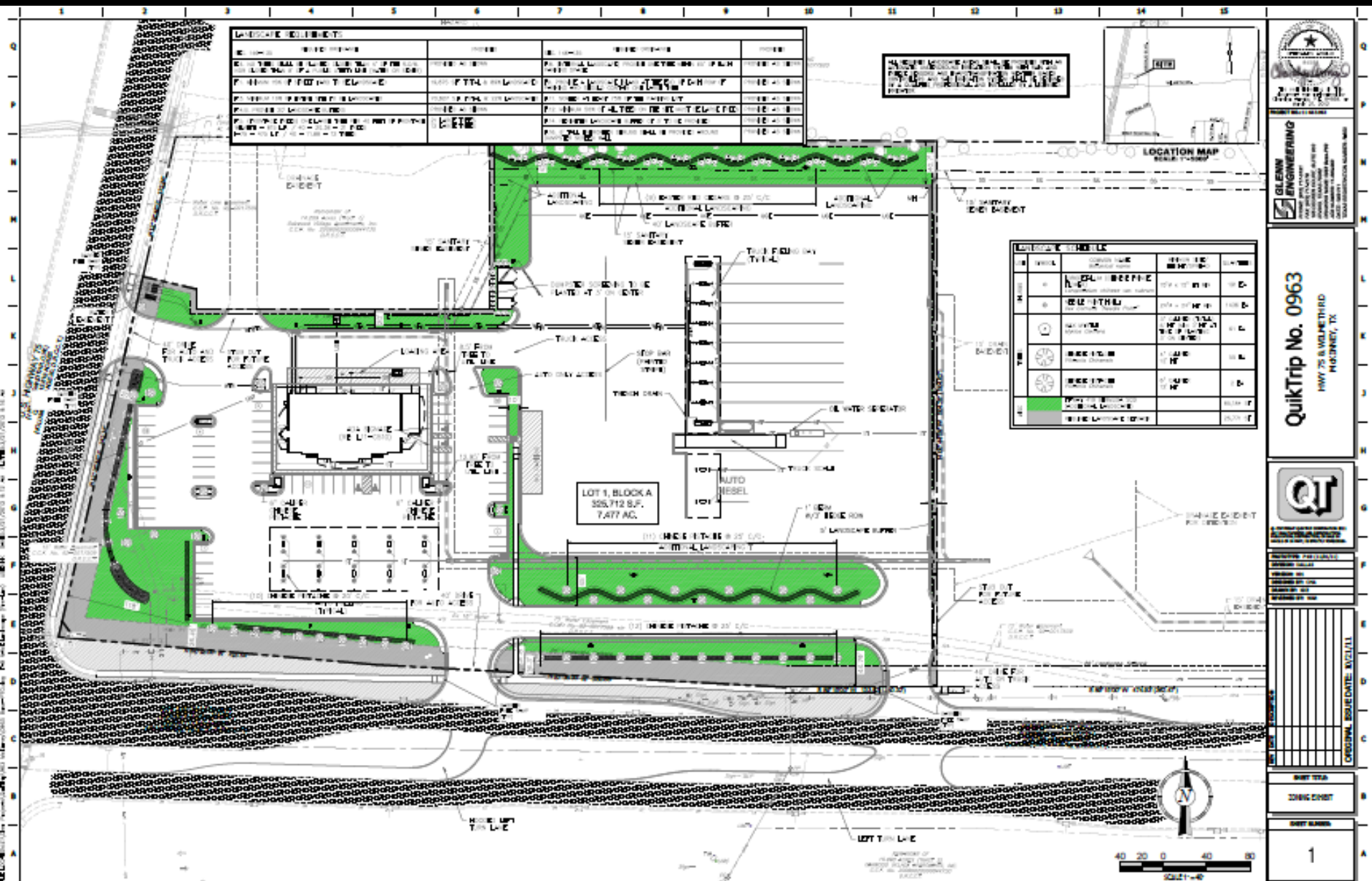
Needed Land Use

- No certified scale facility in McKinney
- McK est 3500 to 4000 acres of industrial, warehouse, sales, distribution, mfg requiring trucks
- McK has 4,000,000+ SF of facilities we recruited which rely on trucking for materials & equip transport
- A needed accessory / support use for McKinney industrial, warehouse, & distribution tax base

Last meeting - Council Requested

1. Ordinance Provision to delay opening until adjacent roads completed.
2. Enhanced landscaping with evergreens to screen N-S view of truck fueling area to be coordinated with Staff
3. Moderation / reduction of sign variance request

Landscaping – as requested



Prior Sign Variance Request

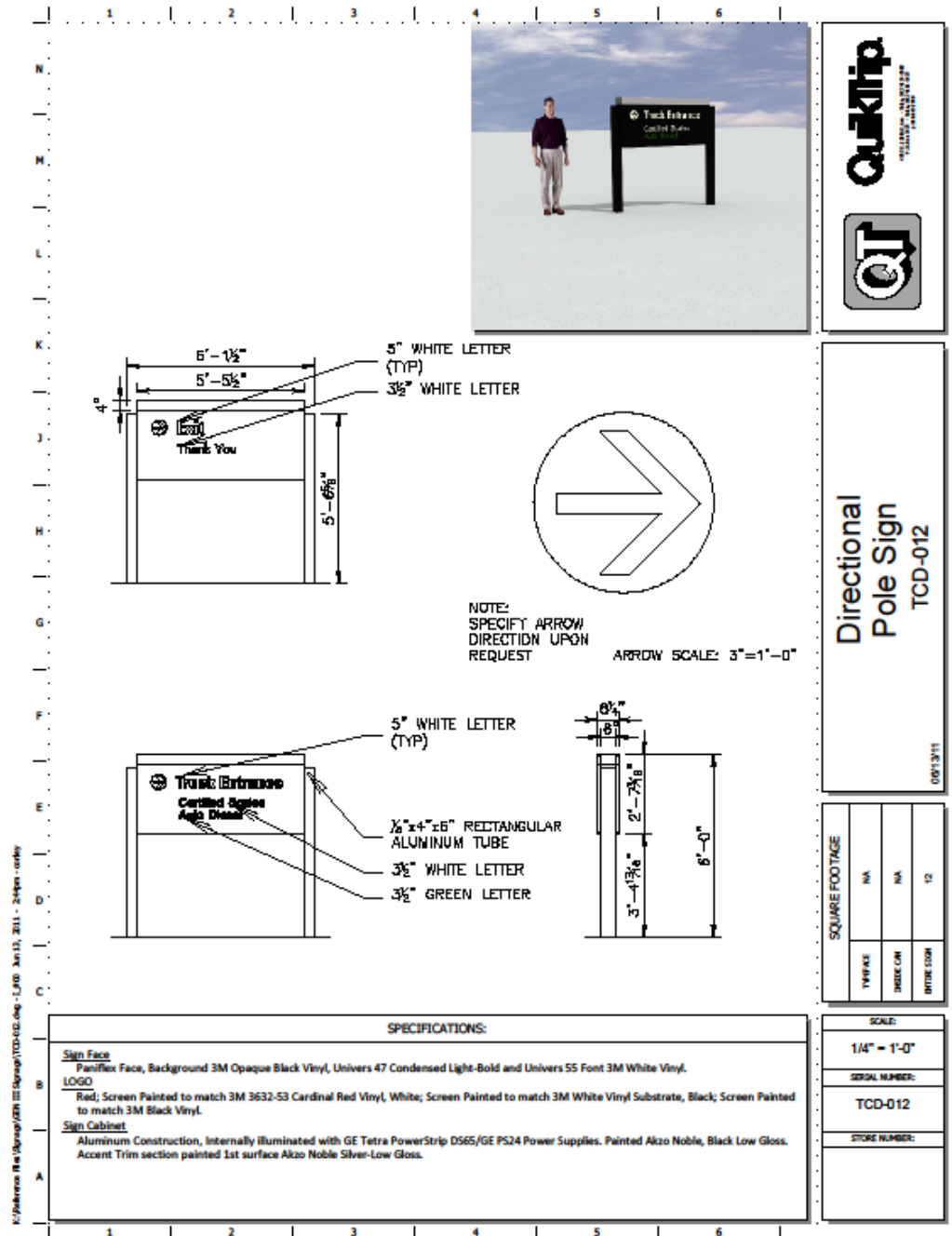
- Entry Sign – Required for truck visibility; Needed to help separate vehicle types
- Scale Sign – internal directional, not advertising
- Pole Sign – 50 ft height & size scaled for optimum visibility

Entrance

Needed for efficient Traffic channeling

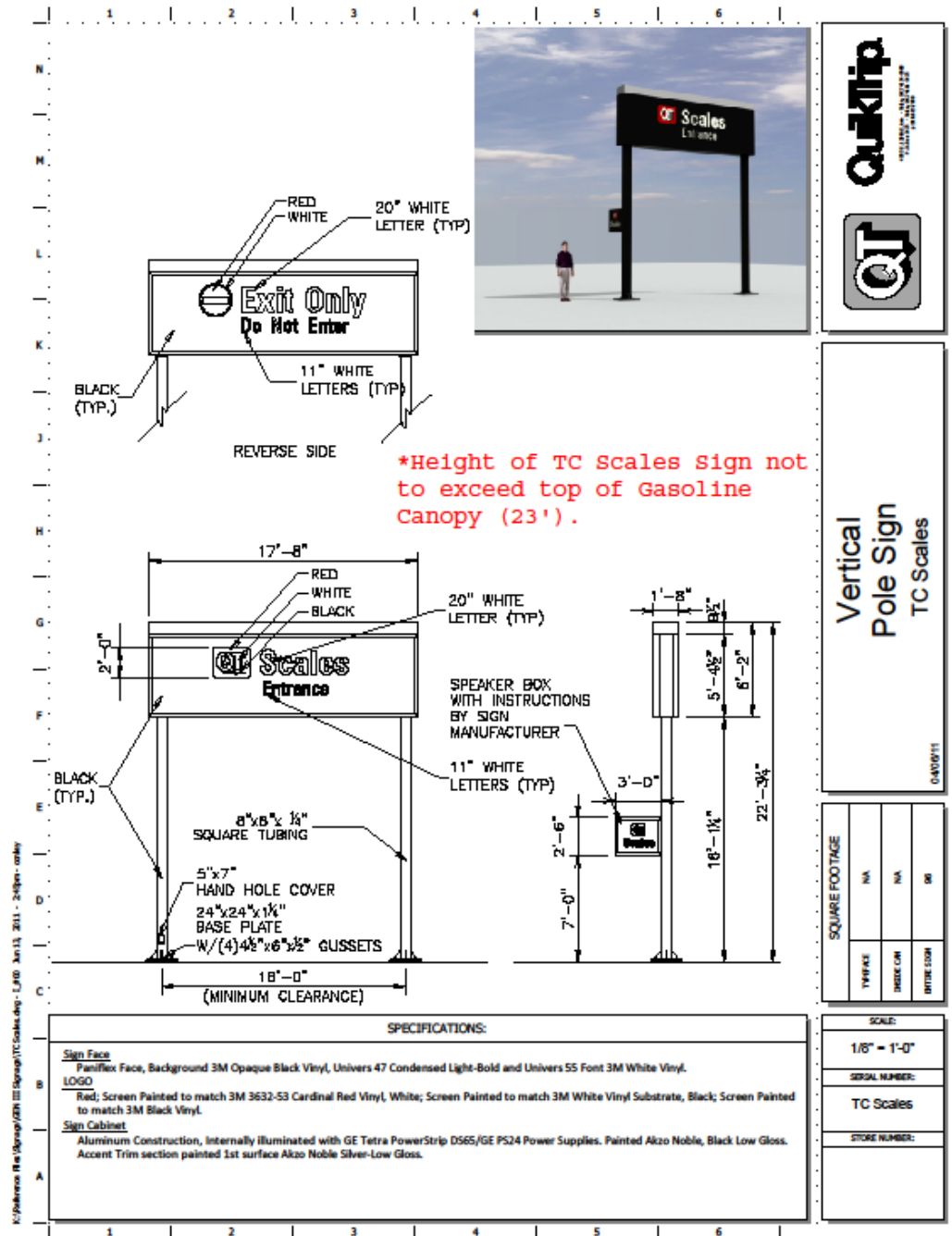
Size & height scaled to attention of target drivers

No Advertising

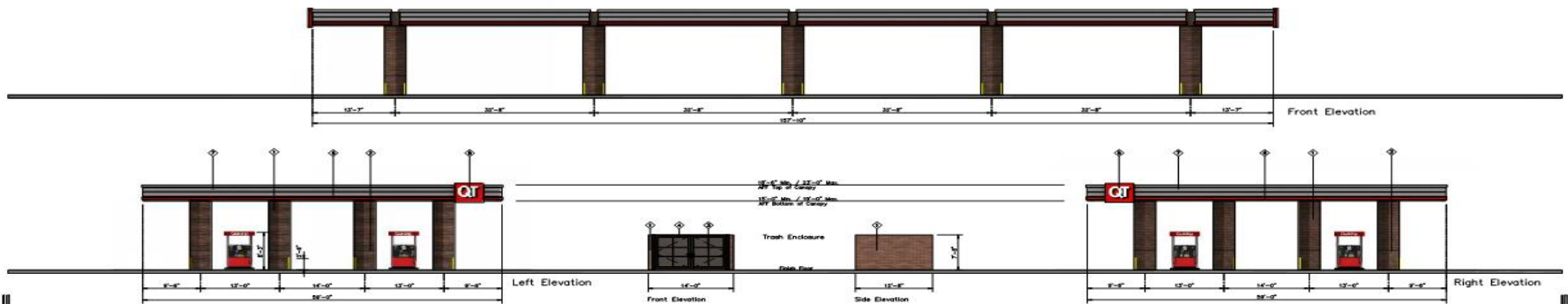


Scale sign

Smaller –
size reduced
to blend with
canopy...
will be same
height &
clearance

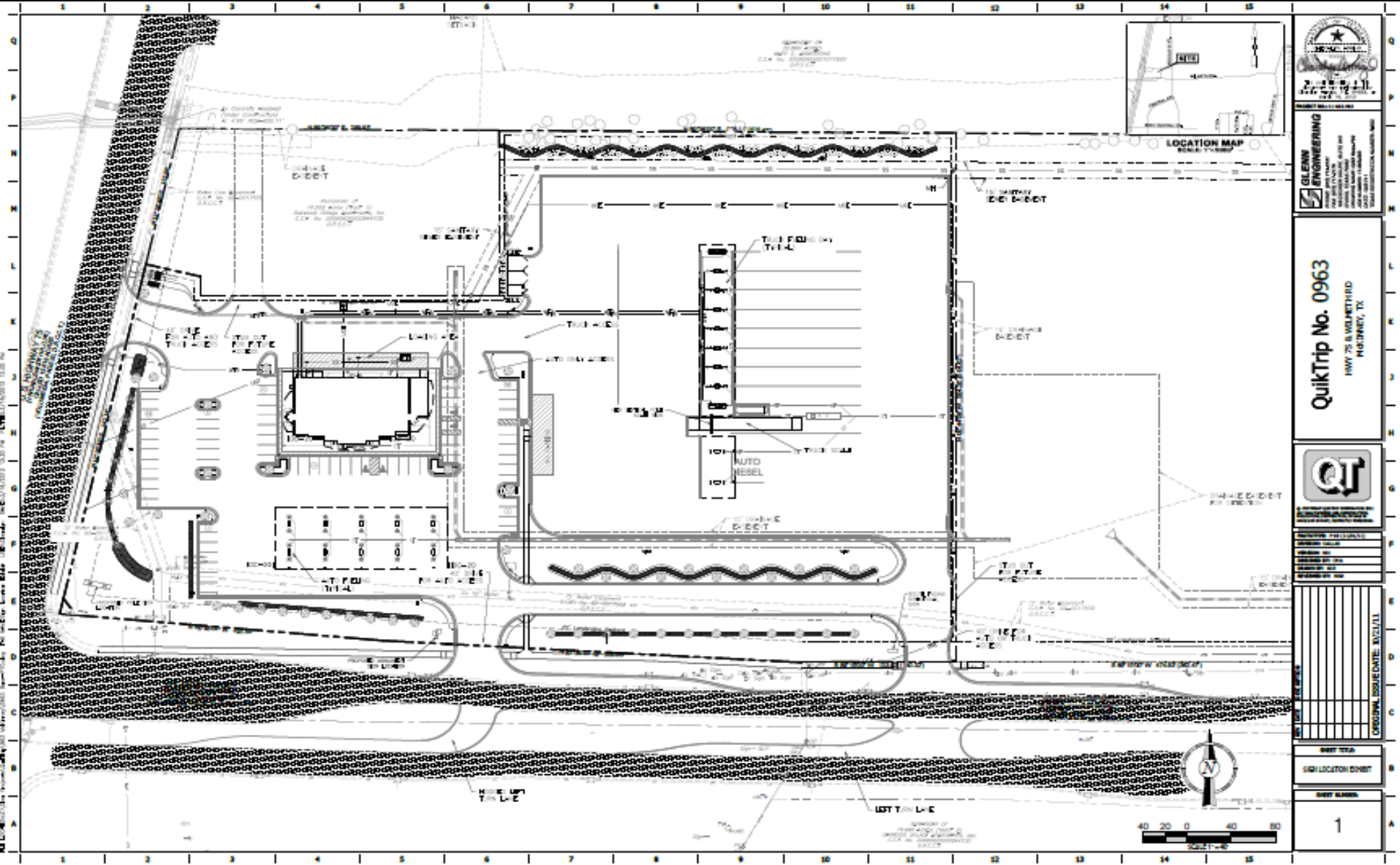


Scale Sign blends with Canopy Face



	Store #	963	Address:	NEC of HWY 75 and Wilmeth	City, State:	McKinney, TX	<table border="1"> <thead> <tr> <th>REV</th> <th>DESCRIPTION</th> <th>DATE</th> <th>BY</th> <th>CHKD</th> </tr> </thead> <tbody> <tr> <td> </td> <td> </td> <td> </td> <td> </td> <td> </td> </tr> <tr> <td> </td> <td> </td> <td> </td> <td> </td> <td> </td> </tr> <tr> <td> </td> <td> </td> <td> </td> <td> </td> <td> </td> </tr> </tbody> </table>	REV	DESCRIPTION	DATE	BY	CHKD															
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App. No. 1011-001 App. No. 1011-001 App. No. 1011-001 App. No. 1011-001 App. No. 1011-001	Serial #	GD10GEL00-01	Scale:	NTS	COPYRIGHT © 2011 QUIKTRIP CORPORATION. ALL RIGHTS RESERVED. THESE PLANS ARE PROTECTED BY TRADE SECRET AND PATENT LAWS. ANY UNAUTHORIZED USE, REPRODUCTION, PUBLICATION, DISTRIBUTION OR SALE IN WHOLE OR IN PART, IS STRICTLY PROHIBITED.																						

Scale sign between canopies



Directional Sign Variance Summary

Entry Sign

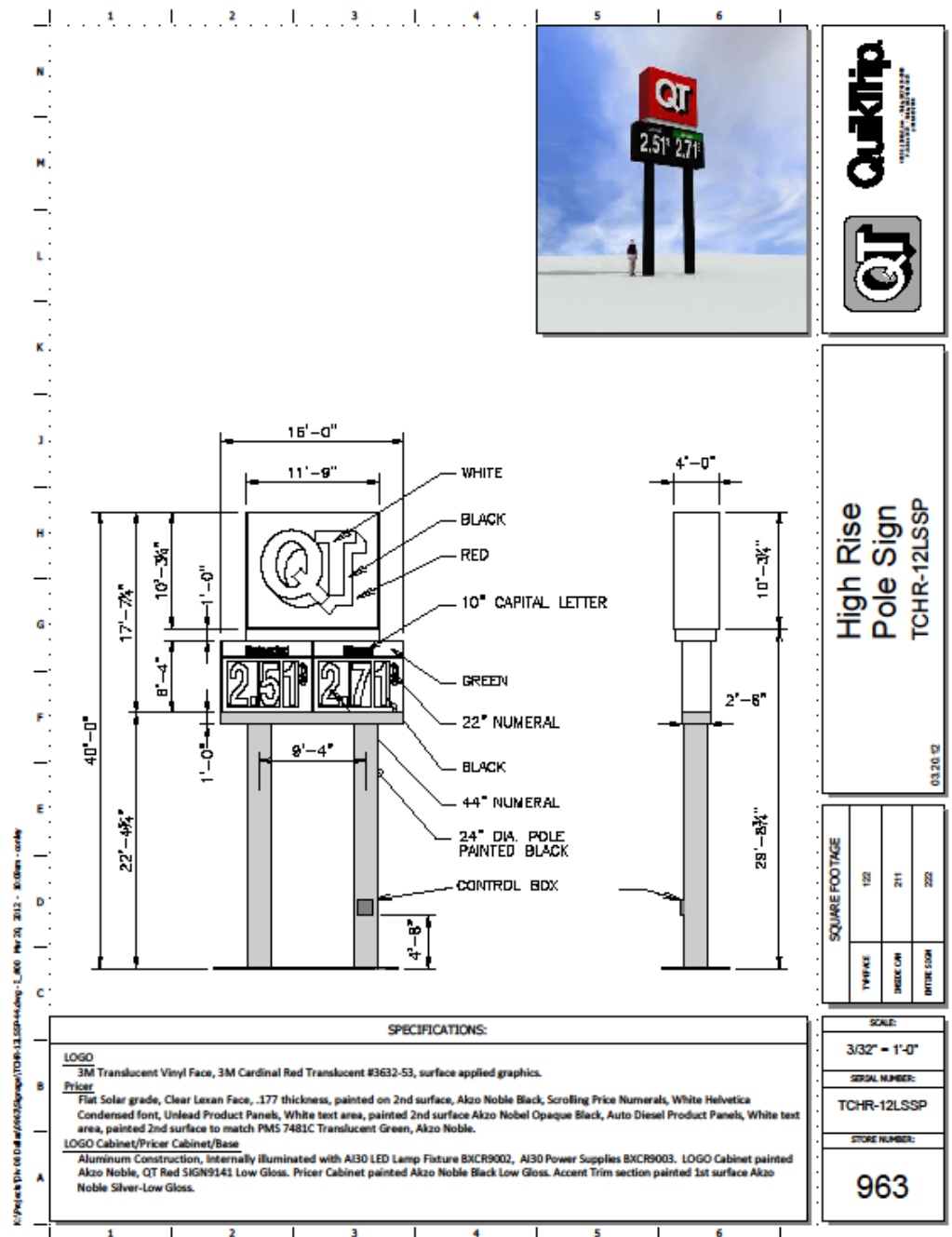
- ❑ benefits traffic flow
- ❑ No Advertising
- ❑ Required for viewing from truck seat

Scale Sign

- ❑ internal directional
- ❑ not for advertising
- ❑ support post includes control / pay devise
- ❑ provides break to canopy face

Advertising

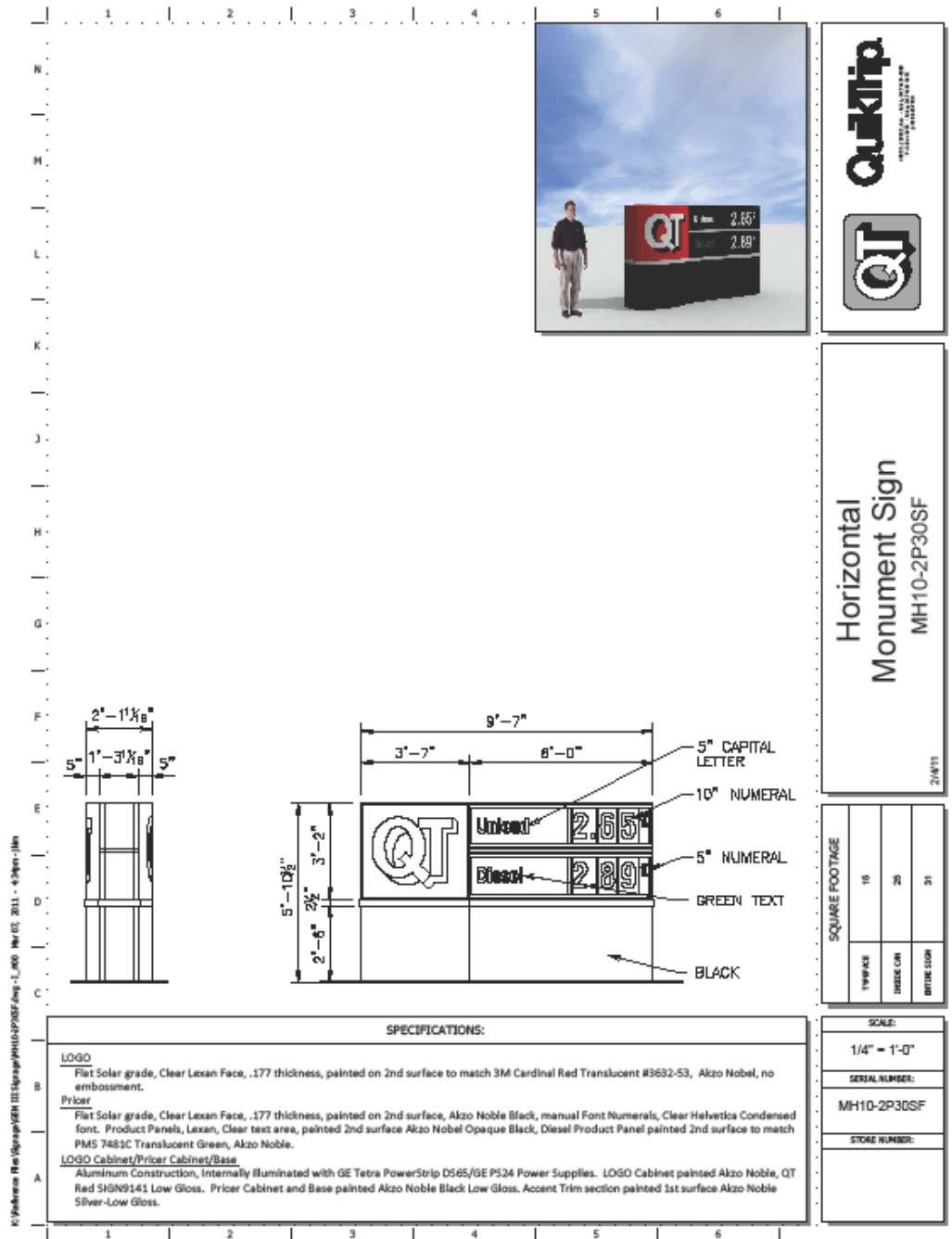
- Height reduced
- Only 5 ft height variance
- Proportionate to new design bridge height
- Sized for highway viewing



Monument

Well under ord
permitted size

only 31 SF per
staff



Advertising Sign Size Consideration

Permitted by ordinance:

- Pole sign – 150 SF
- Monument – 100 SF

➤ Combined – 250 SF

Requested:

- Pole – 223 SF
- Monument – 31 SF

➤ Combined – 254 SF

Combined signage consistent with total allowance

Advertising Sign Need

- Targeted at outside lane traffic
- Fuel only commodity that requires price sign; very sensitive to just a few Cents difference
- Blue signs not a solution – limited, no price
- Hwy 75 will cross over Wilmeth – creates site barrier from west side of highway
- Hwy 75 bridge design / height necessitate sign variance

Sign Variance Requests - Summary

- Entry Sign – Required for site directions to separate vehicle types; current ord directional signage scaled only to autos;
- Scale Sign – internal directional, not advertising, blended with canopy; generally not visible off site
- Pole Sign – height reduced to 40 ft & size scaled for needed visibility

Council / Staff Coordinated Changes

1. More landscaping added
2. Evergreens Trees added N & S of truck fueling
3. Evergreen hedge added N & S of truck fueling
4. NO Cert of Occupancy until adjacent roads open
5. Scale sign blended to canopy face
6. Pole sign lowered to 40 ft.

Project Benefits

- Anticipated investment still exceeds \$8 mil
\$100,000 + sales tax
\$100,000 + property tax
- Provides needed service for Industrial, Distribution & Warehousing Uses in McKinney
- Preserves all the Economic, Community, & Employment Benefits originally discussed

Summary of Request

- Requested scale – beneath paving; not even visible; extensive screening added
- Signage Variance reduced as part of overall package
- Landscaping enhanced and variance reduced to present a positive package

Council Requested Issues

1. Ordinance Provision to delay opening until adjacent roads completed.
2. Enhanced landscaping with evergreens to screen N-S view of truck fueling area
3. Moderation / reduction of sign variance request

Request Council Approve as amended

- Gains significant enhancement to screening & landscaping....great benefit
- Prohibits C. O. until adjacent roads completed
- Benefits local industry needing scale
- No impact on traffic volume