

ITEM 3 CASE #08-04-SP – CONSIDER A RECOMMENDATION FOR A SITE PLAN

Consider a recommendation regarding a request for a Site Plan for Commercial Development proposed to be located at Westpark Central Addition, portion of Lots 2AR and 2BR, 105 Westpark Way and 2205 W. Airport Freeway.

Chris Barker, Assistant Director of Planning and Development, gave a brief description of the case. The applicant, the QuikTrip Corporation, represented by Mr. JD Dudley, is seeking approval of a Site Plan for a Gas Station and Convenience Store on a 1.5 acre site located on the Westpark Central Addition, a portion of Lots 2AR and 2BR, 105 Westpark Way and 2205 W. Airport Freeway. The subject property is zoned "C-2" Community Business District with the proposed land use being permitted by right. Specifically, the applicant would propose to construct a 4,902 S.F., single story QuikTrip gas station and convenience store with five (5) pump island bays. This is their latest generation store with pedestrian access into the store provided from both the side of the building facing Westpark Drive and from the eastside as well for those that want to avoid the gas island traffic. The structure would feature 100% masonry construction through a combination of brick and stone. Signage would include a sixty (60) foot tall pole sign along the Airport Freeway frontage road near the eastern boundary of the property, a sixteen (16) foot monument sign along the Westpark Way frontage and façade mounted logo signs. Ingress/egress to the site would be provided off of the eastbound Airport Freeway frontage road via two (2) drive approaches, with the eastern most drive constructed as an exit only. This site will also be accessed from a single new drive approach to be constructed off of Westpark Way. The proposed site would encompass the existing vacant former Jumpin Johns gas station site as well as the existing vacant former Aladdin Car Wash, which had been served by four (4) drive approaches off of the frontage road. The proposed site landscaping exceeds all city requirements.

Chris Barker stated the applicant's representative, JD Dudley, was available for any questions.

Vice Chairman May asked what will the hours of operation be for this store.

JD Dudley, 14450 Trinity Boulevard, Fort Worth, Texas, stated it will be open twenty-four hours a day.

Vice Chairman May asked if the color elevations they presented were true and accurate colors.

JD Dudley stated they are true and accurate.

Commissioner Portugal asked if the back door would be open.

JD Dudley stated the back door will be utilized by the public.

Commissioner Zahn made a motion to approve case #08-04-SP. Commissioner Mennis seconded the motion. The vote was as follows:

Ayes: Chairman McNeese, Vice Chairman May, Commissioners Zahn, Huffman, Portugal, Bearden, Mennis

Nays: None

Abstention: None

The motion carried (7-0-0)