

**PLANNING AND ZONING COMMISSION & CITY COUNCIL MEETING
SPECIAL CALL MEETING
WEDNESDAY, JULY 21, 2021**

Commissioners Present:

Weldon Smith... Chairman
Jamie Wilson Vice Chairman
Gordon Worlow Commissioner
Michael Hennigan. Commissioner
MaQuettia Ledet Commissioner

Commissioners Absent:

George Mortimer. Commissioner
Robert Vigil..... Commissioner

City Council Members Present:

Larry Spears, Jr.
Paul Burch
David Bailey
Mary McKenna
Terrie Salter

City Council Members Absent:

Brad Childs
Caroline Hennigan

Staff Present:

Kelvin Knauf, Director of Planning & Community Development
Wendy Lloyd, Planning Secretary
Guy Goodson, City Attorney
Jay Trahan, Assistant City Manager & EDC Director
Patricia Anderson, City Secretary
Jennifer Krummel, Deputy City Secretary

Chairman Smith called the Planning & Zoning meeting to order at 5:30 p.m.

PLANNING & ZONING DISCUSSION/ACTION ITEMS

- a. **Case No. 21:10. Consider a revised preliminary plat submitted by QT South, LLC for the QuikTrip 7944 Addition located at Abstract 27, C. West Survey, Tract 075 and on part of Abstract 27, C. West Survey, Tract 073 on Highway 62 adjacent to the Blue Beacon Truck Wash.**

Mr. Knauf stated this is a revised preliminary plat submitted by QuikTrip for the property out just north of the Blue Beacon Truck Wash. If you remember, they originally submitted a preliminary plat and that was denied

because there were some issues with that preliminary plat. They have since corrected most of those issues and have submitted a revised preliminary plat. They are requesting 2 variances. One of the variances is the requirement that sidewalks be installed, and they are requesting that they receive a variance to that. The other variance is that the subdivision ordinance requires that all lot lines to be at right angles to the street. The southern lot line is at an angle instead of a right angle to the street and so they are requesting a variance to that requirement as well. The adjoining property is Blue Beacon Truck Wash to the south and that is a common property line between QuikTrip and Blue Beacon. So that is the way the lot is configured on Blue Beacon as well at an angle. We have David Meyer with QuikTrip here. This is the preliminary plat and like I said they have resolved all the issues except for the request for the sidewalk variance and the lot line at an angle variance. They do intend on requesting annexation at some point in the future. This is currently out in the ETJ but at some point they will request being annexed into the city.

David Meyer: Mr. Meyer stated I am a real estate project manager for QuikTrip. I want to thank you guys for being here. I realize this is a special call meeting, so I appreciate you guys doing that for us. I am here for any questions. What we are requesting are 2 variances for this prelim plat. One of them is the sidewalks due to the area that we're in looks like there's some inconsistency with the area and the newer development that's actually built next to us looks like they didn't comply, or a variance was granted with them and so what we're afraid of is that we're going to build a sidewalk and adhering cost to the development that would potentially go to nowhere and so we'd like to request a variance for that. The other is like Kelvin had stated was the 90 degree angles. We're kind of bound by the adjacent properties on either side of us so with this being a smaller parcel for our size of development, we are kind of forced to utilize the majority of the development and so it's kind of hard to comply with the 90 degree angles on this property.

Chairman Smith stated tell me exactly what you are putting there. Mr. Meyer stated it's going to be a convenience store with gas sales. We will also have a diesel bay for larger trucks.

Chairman Smith stated was there a variance issued for the sidewalks on the Blue Beacon. Mr. Knauf stated I believe there was. Mr. Meyer stated I went on an aerial and tried to look back on the other developments and there isn't a single sidewalk on either side of the highway and that carwash south and adjacent to us looks like it was developed in the last 3 years, and they didn't install sidewalks. Since it would be inconsistent with the area, we'd be afraid we incur costs, and it would never connect to anything and the odds of it being redeveloped in the next few years is minimal. Mr. Knauf stated yes there's no sidewalks anywhere near that area. There are some construction issues that we will work out with them before the final plat is brought back before you for your consideration. This is the preliminary plat. There are the 2 variances. The drainage district has no problems with the preliminary plat. The county engineer's office has no problem with the preliminary plat.

Chairman Smith asked for any other discussion. None was made.

Commissioner Worlow motioned to recommend approval with the variances to City Council
Vice Chair Wilson 2nd

Vote: 5 – 0

Motion Carries

Chairman Smith adjourned the Planning and Zoning Commission meeting at 5:35 p.m. *

*7.21.2021 City Council Minutes to be separate minutes