

City of Windcrest



AGENDA

PUBLIC HEARING OF THE PLANNING AND ZONING COMMISSION & PLANNING AND ZONING COMMISSION MEETING JANUARY 6, 2022

CITY COUNCIL CHAMBERS @ 8601 MIDCROWN

6:00 P.M.

NOTICE IS HEREBY GIVEN THAT A CITY OF WINDCREST PLANNING AND ZONING COMMISSION MEETING WILL BE HELD AT WINDCREST CITY HALL, 8601 MIDCROWN, WINDCREST, TEXAS ON THE 6th DAY OF JANUARY 2022, STARTING AT 6:00 P.M. DURING THE MEETING THE FOLLOWING SUBJECTS WILL BE CONSIDERED AND THE COMMISSION MAY TAKE ACTION ON ANY OF THE LISTED SUBJECTS.

THE PLANNING AND ZONING COMMISSION RESERVES THE OPTION TO RECESS THE MEETING DURING THE EVENING OF JANUARY 6, 2022, AND TO RECONVENE THE MEETING ON THE FOLLOWING DAY JANUARY 7, 2022, AT 9:00 A.M. AT THE WINDCREST CITY HALL, 8601 MIDCROWN, WINDCREST, TEXAS.

NOTICE OF ASSISTANCE AT THE PUBLIC MEETING

The City of Windcrest Council Chambers is wheelchair accessible, and accessible parking spaces are available. In compliance with Americans with Disabilities Act, the City of Windcrest will provide reasonable accommodations for persons attending the meeting. To better serve you, requests should be received 48 hours prior to the meeting. Please contact the City Secretary's Office, at 210-655-0022 ext. 2150 or Fax 210-655-8776, or 711 Texas Relay.

- I. Call to Order**
- II. Roll Call**
- III. Vote to Excuse Absent Commission Members**
- IV. Pledge of Allegiance**
- V. Citizens to be Heard.**
 - Citizens may address the Planning and Zoning Commission on topics not on the agenda for no more than three (3) minutes.
 - In addition to the foregoing, citizens shall also have the opportunity to address the Planning and Zoning Commission during consideration of posted agenda items for no more than six (6) minutes.
 - A City Official may make a statement of specific factual information in response to an inquiry made by a member of the public, or a recitation of existing policy in response to an inquiry made by a member of the public.
- VI. Public Hearing**

Opening of Public Hearing

Public Hearing to receive comments from the public to consider a request from QuikTrip to obtain a special use permit to allow the storage and sale of motor vehicle fuel at 4906 Walzem

Rd., Windcrest, Texas, located in the B-2 Zoning District, Division 6, Section 113-220, use regulations of the City of Windcrest's Code of Ordinances.

Closing of Public Hearing

VII. Items for Discussion/Action

- a) Commission will review, discuss, and may take action on providing a recommendation to the City Council regarding a request from QuikTrip to obtain a special use permit for the storage and sale of motor vehicle fuel at 4906 Walzem Rd., Windcrest, Texas, located in the B-2 Zoning District, Division 6, Section 113-220, use regulations of the City of Windcrest's Code of Ordinances.

VIII. General Announcements & Future Agenda Items Requested

Per Ordinance No. 618, repealing Ordinance No. 593; Section 9: Every agenda shall include an item entry granting a member the opportunity to propose an item for consideration of future agendas for Regular or Special Meetings. Any member may request the inclusion of such items at any meeting.

IX. Adjournment

AGENDA NOTICES:

DECORUM REQUIRED:

Any disruptive behavior, including shouting or derogatory statements or comments may be ruled out of order by the Presiding Officer. Continuation of this type of behavior could result in a request by the Presiding Officer that the individual leave the meeting, and if refused, an order of removal.

ACTION BY COUNCIL AUTHORIZED:

The City Council may vote and/or act upon any item within this Agenda. The Planning and Zoning Commission reserves the right to retire into executive session concerning any of the items listed on this Agenda, pursuant to and in accordance with Texas Government Code § 551.072 (Deliberations about Real Property); § 551.073 (Deliberations about Gifts & Donations); § 551.076 (Deliberations about Security Devices); §551.087 (Economic Development); and, § 551.071 to seek the advice of its attorney about pending or contemplated litigation, settlement offer or on a matter in which the duty of the attorney to the governmental body under the Texas Disciplinary Rules of Professional Conduct of the State Bar of Texas conflict with the Open Meetings Act and may invoke this right where the City Attorney, the Mayor or a majority of the Governing Body deems an executive session is necessary to allow privileged consultation between the City Attorney and the governing body, if considered necessary and legally justified under the Open Meetings Act. The attorney may appear in person, or appear in executive session by conference call in accordance with applicable state law.

EXECUTIVE SESSIONS APPROVED BY CITY ATTORNEY:

This agenda has been reviewed and approved by the City's legal counsel and the presence of any subject in any Executive Session portion of the agenda constitutes a written interpretation of Texas Government Code Chapter 551 by legal counsel for the body and constitutes an opinion by the attorney that the items discussed therein may be legally discussed in the closed portion of the meeting considering available

opinions of a court of record and opinions of the Texas Attorney General known to the attorney. This provision has been added to this agenda with the intent to meet all elements necessary to satisfy Texas Government Code Chapter 551.144(c) and the meeting is conducted by all participants in reliance on this opinion.

ATTENDANCE BY OTHER ELECTED OR APPOINTED OFFICIALS:

It is anticipated that members of the City Council, or other city board, commissions and/or committees may attend the meeting in numbers that may constitute a quorum of the other city boards, commissions and/or committees. Notice is hereby given that the meeting, to the extent required by law, is also noticed as a meeting of the other boards, commissions and/or committees of the City, whose members may be in attendance. The members of the boards, commissions and/or committees may participate in discussions on the same items listed on the agenda, which occur at the meeting, but no action will be taken by such in attendance unless such item and action is specifically provided for on an agenda for that board, commission or committee subject to the Texas Open Meetings Act.

I, the undersigned authority, do hereby certify that the above Notice of Meeting of the Planning and Zoning Commission of the City of Windcrest is a true and correct copy of said Notice and was posted on the bulletin board at City Hall of said City in a convenient place to the public and said Notice was posted more than seventy-two (72) hours prior to the meeting January 6, 2022.

By: Dusty DeHoyos
Dusty DeHoyos, Assistant City Secretary



WINDCREST TEXAS

Universal Development Application

(Please use separate application for each submittal)

- | | | |
|---|---|--|
| ☐ Land Use Amendment | ☐ Land Study | ☐ Replat |
| ☐ Thoroughfare Amendment | ☐ Final Plat | ☐ Amending Plat |
| ☐ Zoning Change (choose one) | ☐ Preliminary Plat | ☐ Minor Plat |
| ☐ Straight Zoning | ☒ Specific Use Permit | ☐ Vacating Plat |
| ☐ PUD (Planned Unit Development) | ☐ Conditional Use Permit | ☐ Site Plan |
| ☐ Variance | ☐ Exception | ☐ Tree Removal Permit |

Project Name: QuikTrip # 4035

Total Acres: 1.808 Survey Name: Gertrude Rodriguez Abstract No.: 132

Project Location (address): 4906 Walzem Rd

Current Zoning: B2

Current Use: Firestone

of Lots/Units: 2

For Commercial/Industrial:

Proposed Zoning: _____

Proposed Use: Fuel Sales

Please Circle One:

Total Proposed Sq. Ft.

SF MF COMM IND OTHER

5105

Applicant Information:

Property Owner Name: Rackspace US, inc, M Jason Bowling, Vice President,

Address: 1 Fanatical Place City: Windcrest St/Zip: _____

Phone: _____ Fax: _____ E-Mail: _____

Applicant (if different than Owner): David Wanders, QT South LLC

Address: 742 NW Loop 410, Ste 102 City: San Antonio St/Zip: TX 78216

Phone: _____ Fax: _____ E-Mail: _____

Representative: Same as applicant

Address: _____ City: _____ St/Zip: _____

Phone: _____ Fax: _____ E-Mail: _____

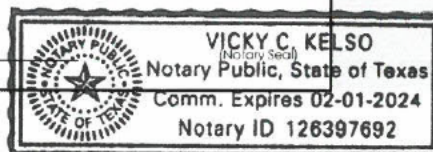
Authorization: By signing this application, you hereby grant Staff access to your property to perform work related to your application. Also, you waive the statutory time limits in accordance with Section 211, 212 and 245 of the Texas Local Government Code.

Owner's Signature

Typed/Printed Name

Known to me to be the person whose name is subscribed to the above and foregoing instrument, and acknowledged to me that they executed the same for the purposes and consideration expressed and in the capacity herein stated. Given under my hand and seal on this 4 day of November, 2021.

Notary Public



City of Windcrest Use Only

Project No.: _____

Total Fees: _____

Payment Method: _____

Submittal Date: _____

Accepted by: _____



QT SUP REQUEST

Statement of Purpose

Location: QuikTrip is seeking to redevelop the Firestone occupied property located at Walzem Road at the entrance of Rack Space. The property is currently owned by Rackspace and QuikTrip has entered into a purchase agreement with Rackspace for the purchase of the Firestone occupied property. Firestone is currently leasing the property from Rackspace and it is the intention of QuikTrip to redevelop the property at the end of the Firestone lease.

Purpose: The purpose of this submittal is to allow for the re-development of a 1.808-acre tract of land for the purpose of constructing a convenience store with retail motor fuel sales. As of the time of this submittal, the tract of land is in process of being zoned to B2. The provisions of the B-2 Zoning District and all other applicable regulations as stated in the City of Windcrest's Zoning Ordinance shall govern this tract of land.

Proposed Use: QuikTrip is proposing to construct and operate a 24-hour Convenience Store with Beer and Wine Sales for off-premise consumption only along with the retail sales of motor fuel. The proposed project is consistent with the City's Master Plan and our use will also complement the existing area's commercial businesses. Our development will provide a family oriented, clean and modern facility for the citizens of Windcrest. We provide many of the items you will find in your larger grocery stores, with very similar pricing. QuikTrip takes great pride in our employees and our stores. We build our facilities to last fifty years and we put in the time and care to ensure that they do. We have an in-house Facility Support team that maintains our stores daily. They are called on to maintain everything from landscaping, coffee/cappuccino

machines, paving, and all other aesthetic and mechanical features of the store. We also have very strict employee appearance and uniform policies and standards. As previously stated, we are a family-oriented business. QuikTrip is a place where you can bring the entire family and you will always receive fast and friendly customer service. We believe that our application meets all City requirements and that the project achieves very high level of site quality, exceptional architectural building design, and quality landscaping. The building represents the latest architectural design in the convenience store industry. A complete palate of building materials is available if needed.

Request Details: Per the City of Windcrest's Codes and Ordinances Sec 113-220(2), gasoline sales are not allowed within the B-2 zoning without a special use permit. QT respectfully requests that fuel sales be allowed for our use on this lot per via a Special Use Permit. QuikTrip requests that in the event the Special Use Permit is granted by the City of Windcrest, that the Special Use Permit shall not expire until December 31st, 2028. The property of the proposed QuikTrip Convenience Store is currently being occupied by Firestone with a lease that will terminate in 2028.

I will be pleased to meet with you or your staff to discuss this matter as requested. Your consideration and support in these matters will be greatly appreciated. We stand ready to assist in your review.

Best regards,



QT QuikTrip | Real Estate

David Wanders | Real Estate Project Manager
742 NW Loop 410 Suite 102 | San Antonio, TX 78216





Store 4035
82-4035-AR01

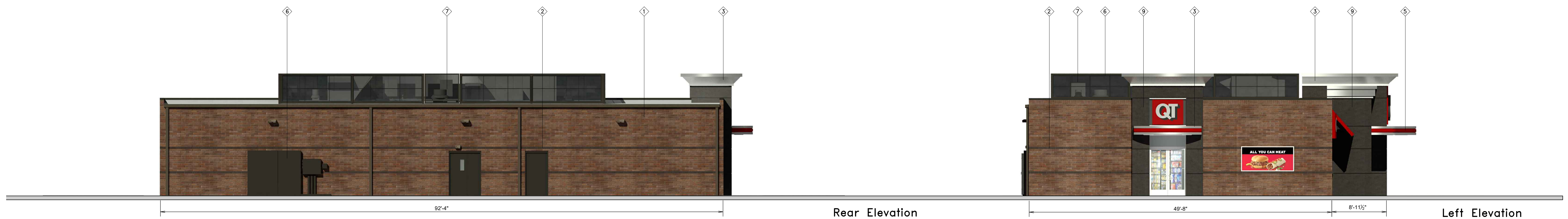
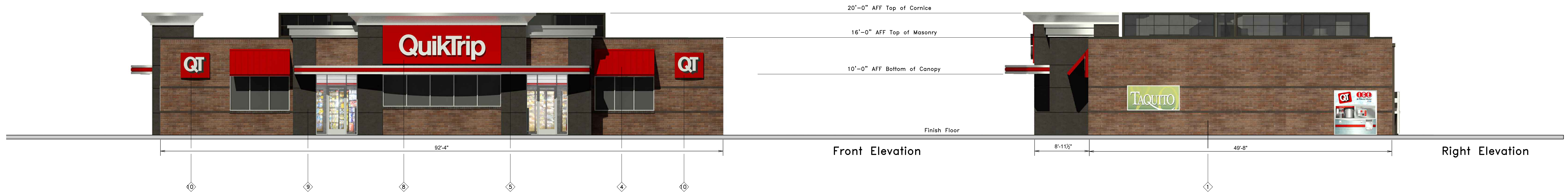
Windcrest, TX
4906 Walzem Rd

Aerial View looking Southeast



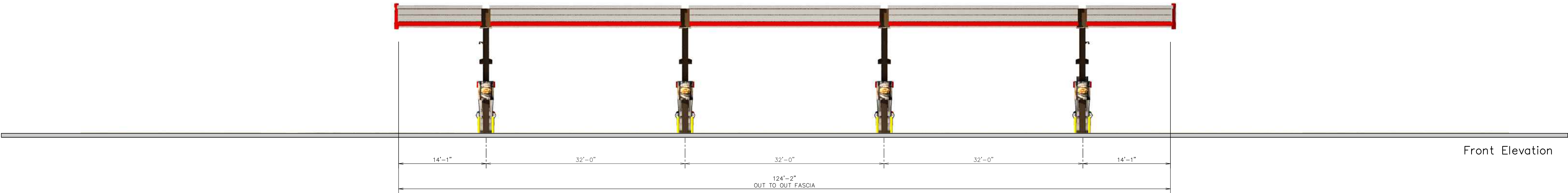


 QuikTrip. 4705 South 129th East Ave. Tulsa, OK 74134-7008 P.O. Box 3475 Tulsa, OK 74101-3475 (918) 615-7700	Store # 4035		Custom G3S Perspective		Address: 4906 Walzem Rd		City, State: Windcrest, TX					
	Serial # 82-4035-G3S	Scale:	Issue Date: 10.13.21	Drawn By: BP	Rev/Notes:	COPYRIGHT © 2011 QUIKTRIP CORPORATION DESIGN PATENTS QUIKTRIP PLANS ARE THE EXCLUSIVE PROPERTY OF QUIKTRIP CORPORATION, TULSA, OKLAHOMA. THESE PLANS ARE PROTECTED IN THEIR ENTIRETY BY DOMESTIC AND INTERNATIONAL COPYRIGHT AND PATENT STATUTES. ANY UNAUTHORIZED USE, REPRODUCTION, PUBLICATION, DISTRIBUTION OR SALE IN WHOLE OR IN PART, IS STRICTLY FORBIDDEN.						

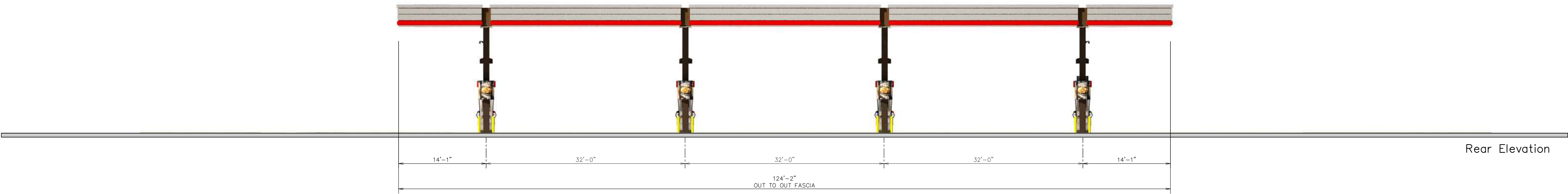


APPROVED
[Signature]
10/18/2021

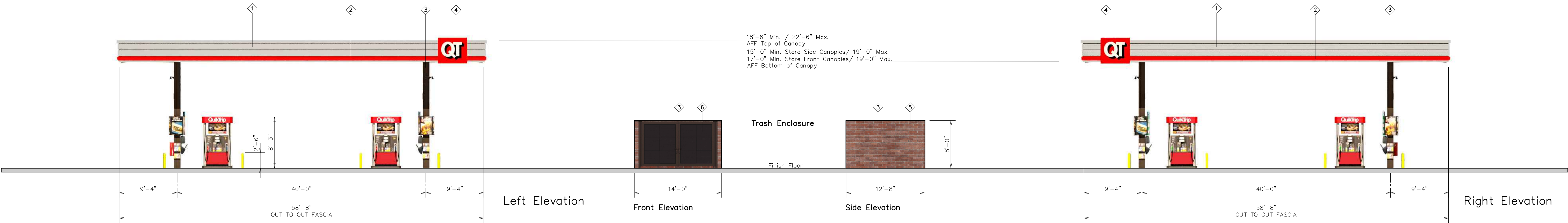
 QuikTrip. 4705 South 129th East Ave. Tulsa, OK 74134-7008 P.O. Box 3475 Tulsa, OK 74101-3475 (918) 615-7700	Store # 4035		Custom G3S Elevations		Address: 4906 Walzem Rd		City, State: Windcrest, TX		<table><thead><tr><th>#</th><th>FINISH</th><th>MANUFACTURER</th><th>SPECIFICATION</th></tr></thead><tbody><tr><td>1</td><td>BRONZESTONE</td><td>INTERSTATE BRICK</td><td>ATLAS STRUCTURAL BRICK</td></tr><tr><td>2</td><td>MIDNIGHT</td><td>INTERSTATE BRICK</td><td>ATLAS STRUCTURAL BRICK</td></tr><tr><td>3</td><td>BRUSHED ALUMINUM</td><td>REYNOLDBOND</td><td>PASCIA</td></tr><tr><td>4</td><td>QT RED</td><td>SHERWIN-WILLIAMS</td><td>STANDING SEAM AWNING</td></tr><tr><td>5</td><td>RED POLYCARBONATE</td><td>ALLEN INDUSTRIES</td><td>ILLUMINATED BAND</td></tr><tr><td>6</td><td>QT BROWN</td><td>SHERWIN - WILLIAMS</td><td>METALPAINT</td></tr><tr><td>7</td><td>BLACK</td><td>ALL COURT FABRICS</td><td>POLYPRO 95 MESH</td></tr><tr><td>8</td><td>CL-20R</td><td>ALLEN INDUSTRIES</td><td>SIGNAGE</td></tr><tr><td>9</td><td>GRANITE</td><td>STO</td><td>AT100G EIFS</td></tr><tr><td>10</td><td>IDS-20</td><td>ALLEN INDUSTRIES</td><td>ILLUMINATED SIGNAGE</td></tr></tbody></table>		#	FINISH	MANUFACTURER	SPECIFICATION	1	BRONZESTONE	INTERSTATE BRICK	ATLAS STRUCTURAL BRICK	2	MIDNIGHT	INTERSTATE BRICK	ATLAS STRUCTURAL BRICK	3	BRUSHED ALUMINUM	REYNOLDBOND	PASCIA	4	QT RED	SHERWIN-WILLIAMS	STANDING SEAM AWNING	5	RED POLYCARBONATE	ALLEN INDUSTRIES	ILLUMINATED BAND	6	QT BROWN	SHERWIN - WILLIAMS	METALPAINT	7	BLACK	ALL COURT FABRICS	POLYPRO 95 MESH	8	CL-20R	ALLEN INDUSTRIES	SIGNAGE	9	GRANITE	STO	AT100G EIFS	10	IDS-20	ALLEN INDUSTRIES	ILLUMINATED SIGNAGE
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Front Elevation



Rear Elevation



Left Elevation

Front Elevation

Side Elevation

Right Elevation

QuikTrip.

4705 South 129th East Ave.
Tulsa, OK 74134-7008
P.O. Box 3475
Tulsa, OK 74101-3475
(918) 615-7700

Store #	4035	DS 8 Canopy Elevations	
Serial #	82-4035-GD08	Scale:	1/8"=1'-0"
		Issue Date:	10.13.21

Address:	4906 Walzem Rd
City, State:	Windcrest, TX
Drawn By:	BP
Rev/Notes:	

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①	FINISH	MANUFACTURER	SPECIFICATION
1	BRUSHED ALUMINUM	REYNOLDS	CANOPY
2	RED POLYCARBONATE	ALLEN INDUSTRIES	ILLUMINATED BAND
3	QT BROWN	SHERWIN WILLIAMS	METAL PAINT
4	100-20	ALLEN INDUSTRIES	ILLUMINATED SIGNAGE
5	BRONZESTONE	INTERSTATE BRICK	ATLAS STRUCTURAL BRICK
6	BLACK	ALL COURT FABRICS	POLYPRO 95 MESH

FILE LOCATION:Z:\PROJECTS\QUIKTRIP\4035 - QuikTrip Store 4035 - Walzem Road and Rock Way, Windcrest\VC02-4035 Civil.dwg
TAB NAME:Cover
USER:Rgcreek
SAVED:10/8/2021 11:20 AM
PLOTTED:10/8/2021 11:20 AM

GENERAL NOTES:

1. IN ACCORDANCE WITH GENERALLY ACCEPTED CONSTRUCTION PRACTICES, THE CONTRACTOR SHALL BE SOLELY AND COMPLETELY RESPONSIBLE FOR CONDITIONS OF THE JOB SITE, INCLUDING SAFETY OF ALL PERSONS AND PROPERTY DURING PERFORMANCE OF THE WORK. THIS REQUIREMENT WILL APPLY CONTINUOUSLY AND NOT BE LIMITED TO NORMAL WORKING HOURS. ANY CONSTRUCTION OBSERVATION BY THE ENGINEER OF THE CONTRACTOR'S PERFORMANCE IS NOT INTENDED TO INCLUDE REVIEW OF THE ADEQUACY OF THE CONTRACTOR'S SAFETY MEASURES, IN, ON OR NEAR THE CONSTRUCTION SITE.
2. THE CONTRACTOR IS RESPONSIBLE FOR ENSURING THAT ALL NECESSARY PERMITS HAVE BEEN OBTAINED FROM THE GOVERNING AGENCIES AND COORDINATING ALL GOVERNING AGENCY INSPECTIONS REQUIRED THROUGHOUT THE DURATION OF THE PROJECT.
3. CONTRACTOR SHALL BE RESPONSIBLE FOR RAZING AND REMOVAL OF THE EXISTING STRUCTURES, RELATED UTILITIES, PAVING, AND ANY OTHER EXISTING IMPROVEMENTS AS NOTED. REFERENCE SITE WORK SPECIFICATIONS.
4. CONTRACTOR IS TO REMOVE AND DISPOSE OF ALL DEBRIS, RUBBISH AND OTHER MATERIALS RESULTING FROM PREVIOUS AND CURRENT DEMOLITION OPERATIONS. DISPOSAL WILL BE IN ACCORDANCE WITH ALL LOCAL, STATE AND/OR FEDERAL REGULATIONS GOVERNING SUCH OPERATIONS.
5. THE CONTRACTOR WILL BE HELD SOLELY RESPONSIBLE FOR DAMAGE TO ADJACENT PROPERTIES AND NEW CONSTRUCTION IN PLACE DURING THE CONSTRUCTION PHASES OF THIS PROJECT. ANY DISTURBED IMPROVEMENTS SHALL BE REPLACED IN KIND AT THE CONTRACTORS EXPENSE.
6. ANY QUANTITIES PROVIDED ON THESE PLANS ARE FOR GENERAL REFERENCE PURPOSES ONLY. THE CONTRACTOR IS RESPONSIBLE FOR DETERMINING THE QUANTITIES REQUIRED FOR CONSTRUCTION.
7. THE EXISTING FEATURES SHOWN ON THESE PLANS ARE THOSE NOTED IN THE FIELD AND THOSE TAKEN FROM RECORD DRAWINGS. THERE IS NO GUARANTEE THAT ALL FEATURES (ABOVE OR BELOW GROUND) ARE SHOWN ON THE PLANS. IT IS THE CONTRACTOR'S RESPONSIBILITY TO VERIFY ALL EXISTING FEATURES PRIOR TO BIDDING THE PROJECT.
8. THE CONTRACTOR SHALL LOCATE ALL UTILITIES PRIOR TO BEGINNING CONSTRUCTION BY CONTACTING THE LOCAL UTILITY COMPANIES AND/OR UTILIZING THE LOCAL ONE-CALL SYSTEM. ANY DAMAGE DONE TO EXISTING UTILITIES (THAT ARE TO REMAIN IN PLACE) DURING CONSTRUCTION OPERATIONS WILL BE THE CONTRACTOR'S RESPONSIBILITY AND REPAIRED AT THE CONTRACTOR'S EXPENSE.
9. ALL SITE WORK FOR THIS PROJECT SHALL MEET OR EXCEED THE OWNERS CONTRACT DOCUMENTS AND SPECIFICATIONS. ALL WORK SHALL MEET OR EXCEED THE RELEVANT UTILITY COMPANIES AND REGULATORY AGENCIES, CONTRACT DOCUMENTS AND SPECIFICATIONS. ALL WORK WITHIN PUBLIC AND STATE RIGHT OF WAY SHALL BE IN ACCORDANCE WITH THE GOVERNING AGENCIES STANDARDS AND SPECIFICATIONS.
10. TRAFFIC CONTROL SHALL CONFORM TO THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD), CURRENT EDITION. IT IS THE CONTRACTOR'S RESPONSIBILITY TO ENSURE PROPER TRAFFIC CONTROL IS IN PLACE FOR EACH PHASE OF CONSTRUCTION. THE CONTRACTOR IS ALSO RESPONSIBLE FOR PROPERLY MAINTAINING TRAFFIC CONTROL DEVICES THROUGHOUT THE DURATION OF THE WORK. THE CONTRACTOR IS RESPONSIBLE FOR PROVIDING TRAFFIC CONTROL PLANS TO THE CITY AND DEPARTMENT OF TRANSPORTATION AS REQUIRED.

WETLANDS NOTICE:

ANY DEVELOPMENT, EXCAVATION, CONSTRUCTION, OR FILLING IN A U.S. CORPS OF ENGINEERS DESIGNATED WETLAND IS SUBJECT TO LOCAL, STATE AND FEDERAL APPROVALS. THE CONTRACTOR SHALL COMPLY WITH ALL PERMIT REQUIREMENTS AND/OR RESTRICTIONS AND ANY VIOLATION WILL BE SUBJECT TO FEDERAL PENALTY. THE CONTRACTOR SHALL HOLD THE OWNER/ DEVELOPER, THE ENGINEER AND THE LOCAL GOVERNING AGENCIES HARMLESS AGAINST SUCH VIOLATION.

WARRANTY/DISCLAIMER:

THE DESIGNS REPRESENTED IN THESE PLANS ARE IN ACCORDANCE WITH ESTABLISHED PRACTICES OF CIVIL ENGINEERING FOR THE DESIGN FUNCTIONS AND USES INTENDED BY THE OWNER AT THIS TIME. HOWEVER, NEITHER THE ENGINEER NOR ITS PERSONNEL CAN OR DO WARRANT THESE DESIGNS OR PLANS AS CONSTRUCTED EXCEPT IN THE SPECIFIC CASES WHERE THE ENGINEER INSPECTS AND CONTROLS THE PHYSICAL CONSTRUCTION ON A CONTEMPORARY BASIS AT THE SITE.

NOTICE TO BIDDERS:

ALL QUESTIONS REGARDING THE PREPARATION OF THE GENERAL CONTRACTOR'S BID SHALL BE DIRECTED TO THE OWNER'S CONSTRUCTION REPRESENTATIVE. SUBCONTRACTORS MUST DIRECT THEIR QUESTIONS THROUGH THE GENERAL CONTRACTOR. THE CONSULTING ARCHITECT AND/OR THE CONSULTING ENGINEER SHALL NOT BE CONTACTED DIRECTLY WITHOUT PRIOR AUTHORIZATION FROM THE OWNER/DEVELOPER.

FLOOD CERTIFICATION:

THIS PROPERTY LIES IN ZONE "X" AND DOES NOT LOCATE WITHIN ANY PRESENTLY ESTABLISHED 100-YEAR FLOOD PLAIN, AS SHOWN BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY, FLOOD INSURANCE RATE MAP FOR THE BEXAR COUNTY OF WINDCREST, TEXAS, COMMUNITY PANEL NUMBER 48029C0270G EFFECTIVE DATE SEPTEMBER 29, 2010.

BENCHMARKS:

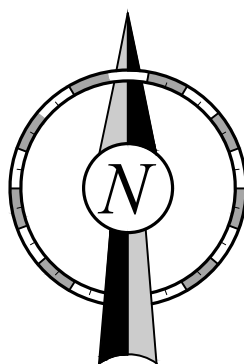
- BM #100 "X" CUT IN CONCRETE, BEARS S 74° 26' 29" E, 71.92' FROM THE SOUTHEAST CORNER OF SUBJECT LOT 1, BLOCK A TRACT
ELEV: 748.34'
- BM #101 "X" CUT ON TOP OF A CURB, BEARS S 04° 22' 02" E, 81.94' FROM THE SOUTHWEST CORNER OF SUBJECT LOT 1, BLOCK A TRACT
ELEV: 744.24'

SPECIFIC USE PERMIT PLAN FOR
QUIKTRIP STORE #4035
4906 WALZEM ROAD
WINDCREST, TX



Vicinity Map

Not to Scale



SHEET INDEX

SHEET NUMBER	SHEET TITLE
C001	COVER SHEET
C030	DEMOLITION PLAN
C100	SITE PLAN
C110	GRADING PLAN
C121	PREDEVELOPEMENT WATERSHED MAP
C122	POSTDEVELOPEMENT WATERSHED MAP
C150	UTILITY PLAN
L100	LANDSCAPE PLAN

MUNICIPAL CONTACT LIST:

CITY OF WINDCREST

PLANNING AND INSPECTIONS
DEPARTMENT
PLANNING DIVISION
8601 MIDCROWN DRIVE
WINDCREST, TEXAS, 78239
TEL: 210-655-0022
CONTACT: LINDSEY WALKER

CAPITAL IMPROVEMENT PROJECTS/
ENGINEERING DEPARTMENT
8601 MIDCROWN DRIVE
WINDCREST, TEXAS, 78239
TEL: 210-655-0022
CONTACT: LINDSEY WALKER

CITY FIRE DEPARTMENT
8601 MIDCROWN DRIVE
WINDCREST, TEXAS, 78239
TEL: 210-655-0022
FAX: 210-655-8776
CONTACT: DAN KRAMER

PLANNING AND INSPECTIONS
DEPARTMENT-INSPECTIONS DIVISION
8601 MIDCROWN DRIVE
WINDCREST, TEXAS, 78239
TEL: 210-655-0022

CITY OF WATER UTILITIES
SAWS - SAN ANTONIO WATER
SYSTEM (WATER AND SEWER)
TEL: 210-233-2009

ELECTRIC & GAS COMPANY
CPS ENERGY
TEL: 210-353-2615
CONTACT: KENNETH GUNN

TELEPHONE COMPANY
AT&T
TEL: 888-944-0447

PROJECT CONTACT LIST:

SURVEYOR OF RECORD
MATKIN/HOOVER ENGINEERING
KYLE L. PRESSLER
8 SPENCER ROAD SUITE 100
BOERNE, TEXAS 78006
TEL: (830) 249-0600
FAX: (830) 249-0099

ENGINEER OF RECORD
MATKIN/HOOVER ENGINEERING
JOSHUA J. VALENTA, P.E.
8 SPENCER ROAD SUITE 100
BOERNE, TEXAS 78006
TEL: (830) 249-0600
FAX: (830) 249-0099

QT REAL ESTATE PROJECT MANAGER
QUIKTRIP CORPORATION
DAVID WANDERS
742 NW LOOP 410, STE#102
SAN ANTONIO, TEXAS 78216
TEL: (210) 332-4037

QT CIVIL PROJECT MANAGER
QUIKTRIP CORPORATION
WADE RICHARDSON, P.E.
4705 SOUTH 129TH EAST AVENUE
TULSA, OK 74134
TEL: (918) 615-7942



PROJECT NO.:4035.01

MATKIN/HOOVER
ENGINEERING
& SURVEYING
8 SPENCER ROAD SUITE 100
BOERNE, TEXAS 78006
TEL: (830) 249-0600
CONTACT:MATKIN/HOOVER.COM

TEXAS REGISTERED ENGINEER IN CIVIL
P-50465 & SURVEYING P-00304000

QuikTrip No. 4035
4906 WALZEM
WINDCREST, TEXAS



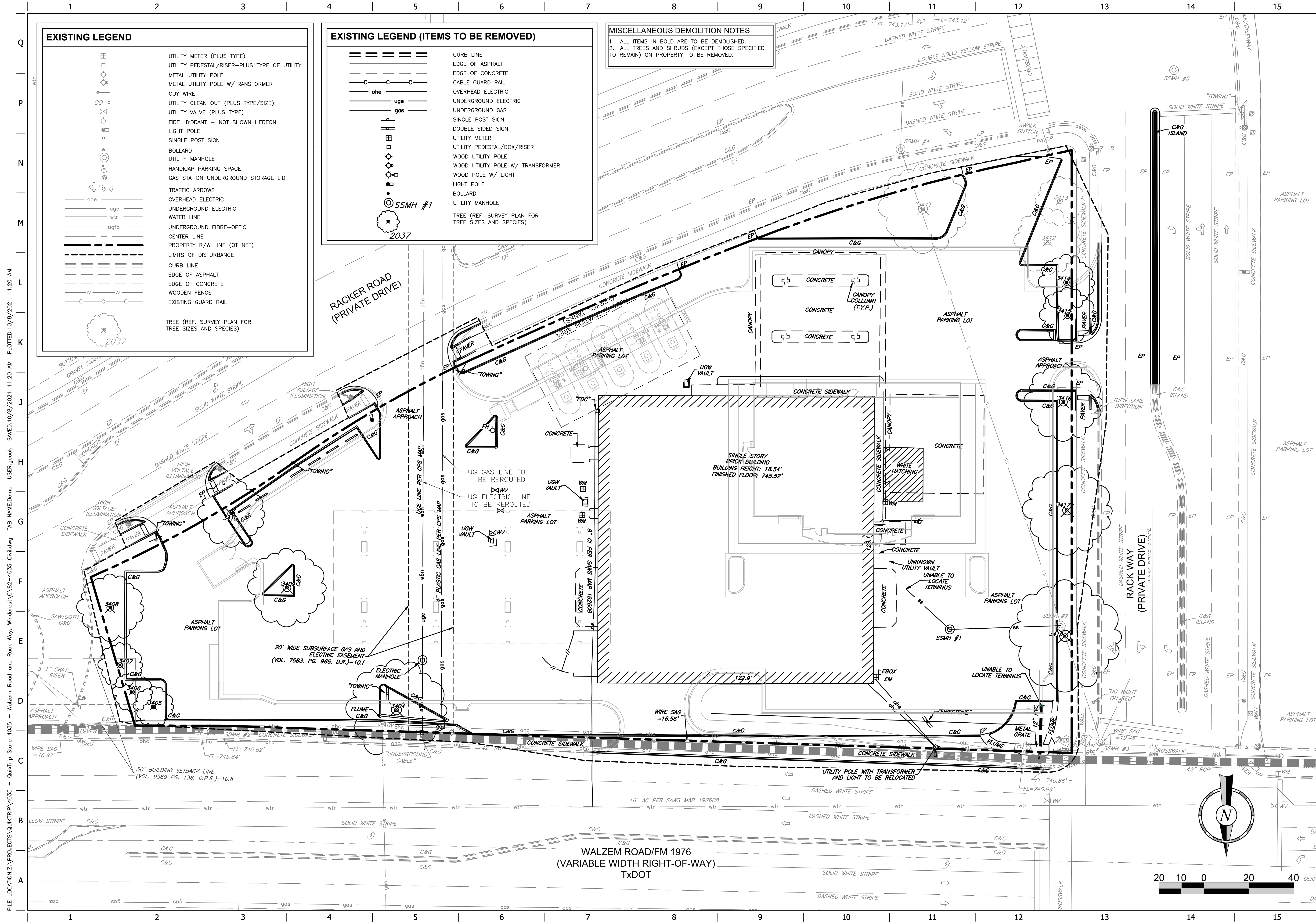
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DIVISION:
VERSION: 001
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DRAWN BY:
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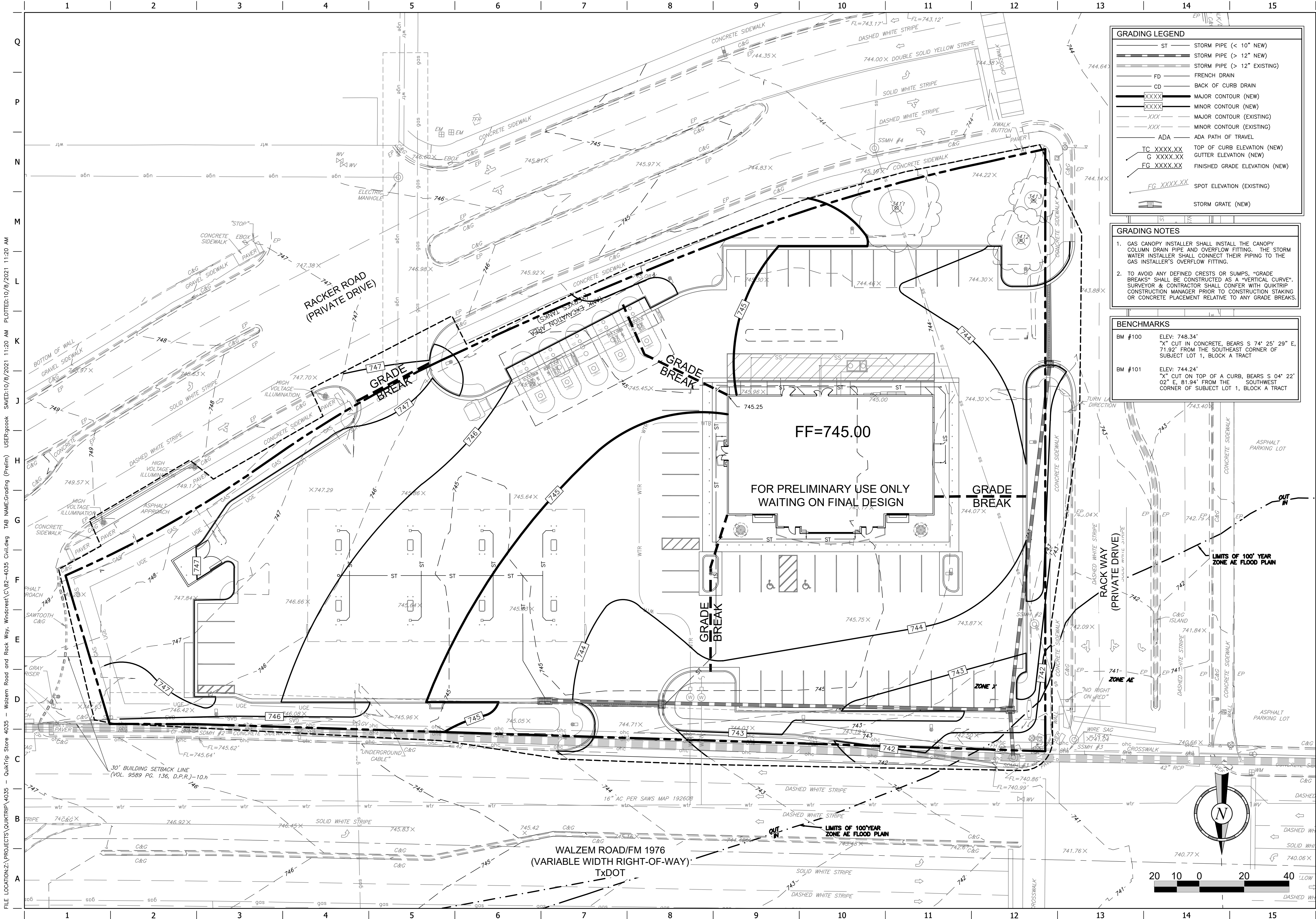
REV	DATE	DESCRIPTION	ORIGINAL	ISSUE DATE:

SHEET TITLE:
COVER SHEET

SHEET NUMBER:
C001



PROJECT NO.: 4035.01 MATKIN TOOVER ENGINEERING & SURVEYING 8 SPENCER ROAD SUITE 100 HOUSTON, TEXAS 77066 OFFICE: 832.749.6000 CONTACT@MATKINTOOVER.COM TEXAS REGISTERED ENGINEERING FIRM F-004432 SURVEYING FIRM F-10324000			
QuikTrip No. 4035 4906 WALZEM WINDCREST, TEXAS			
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REV	DATE		ORIGINAL ISSUE DATE:
SHEET TITLE:			
DEMOLITION PLAN			
SHEET NUMBER:			
C030			



GRADING LEGEND	
ST	STORM PIPE (< 10" NEW)
ST	STORM PIPE (> 12" NEW)
ST	STORM PIPE (> 12" EXISTING)
FD	FRENCH DRAIN
CD	BACK OF CURB DRAIN
XXXX	MAJOR CONTOUR (NEW)
XXXX	MINOR CONTOUR (NEW)
XXX	MAJOR CONTOUR (EXISTING)
XXX	MINOR CONTOUR (EXISTING)
ADA	ADA PATH OF TRAVEL
TC XXXX.XX	TOP OF CURB ELEVATION (NEW)
G XXXX.XX	GUTTER ELEVATION (NEW)
FG XXXX.XX	FINISHED GRADE ELEVATION (NEW)
EP XXXX.XX	SPOT ELEVATION (EXISTING)
SG	STORM GRATE (NEW)

- GRADING NOTES**
1. GAS CANOPY INSTALLER SHALL INSTALL THE CANOPY COLUMN DRAIN PIPE AND OVERFLOW FITTING. THE STORM WATER INSTALLER SHALL CONNECT THEIR PIPING TO THE GAS INSTALLER'S OVERFLOW FITTING.
 2. TO AVOID ANY DEFINED CRESTS OR SUMPS, "GRADE BREAKS" SHALL BE CONSTRUCTED AS A "VERTICAL CURVE". SURVEYOR & CONTRACTOR SHALL CONFER WITH QUIKTRIP CONSTRUCTION MANAGER PRIOR TO CONSTRUCTION STAKING OR CONCRETE PLACEMENT RELATIVE TO ANY GRADE BREAKS.

BENCHMARKS	
BM #100	ELEV: 748.34' 5"X CUT IN CONCRETE, BEARS S 74° 25' 29" E, 71.92' FROM THE SOUTHEAST CORNER OF SUBJECT LOT 1, BLOCK A TRACT
BM #101	ELEV: 744.24' 5"X CUT ON TOP OF A CURB, BEARS S 04° 22' 02" E, 81.94' FROM THE SOUTHWEST CORNER OF SUBJECT LOT 1, BLOCK A TRACT

MATKINHOOPER
ENGINEERING
& SURVEYING

8 SPENCER ROAD, SUITE 105
BOERNE, TEXAS 78008
CONTACT@MATKINHOOPER.COM
TELEPHONE: 281.296.8000
FAX: 281.296.8000

QuikTrip No. 4035
4906 WALZEM
WINDCREST, TEXAS

QT

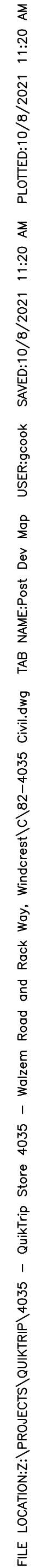
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DIVISION:
VERSION: 001
DESIGNED BY:
DRAWN BY:
REVIEWED BY:

REV	DATE	DESCRIPTION

SHEET TITLE:
GRADING PLAN

SHEET NUMBER:
C110





**City of Windcrest
8601 Midcrown
Windcrest TX, 78239**

City Secretary: Rachel C. Dominguez
E-mail Address: rdominguez@windcrest-tx.gov

Phone Number: 210-655-0022 x2290

**Notice of Planning and Zoning Public Hearings regarding a Special Use Permit
Application from Quik Trip at 4906 Walzem Rd.**

You are invited to attend a public hearing regarding a request for a special use permit from Quik Trip, to permit the storage and sale of motor vehicle fuel at 4906 Walzem Rd. You are a property owner within 200 feet of the subject property located at 4906 Walzem Rd. or a representative of a registered neighborhood association. The Planning and Zoning Commission of the City of Windcrest, Texas will conduct a **PUBLIC HEARING** on **THURSDAY, JANUARY 6, 2022, AT 6:00 P.M.** to consider the above referenced change in zoning.

**THE GRANTING OF A SPECIAL USE PERMIT TO QUIK TRIP, TO ALLOW STORAGE AND
SALE OF MOTOR VEHICLE FUEL, RESTRICTED IN CHAPTER 113. ARTICLE III, DIVISION 6,
SECTION 113-220, USE REGULATIONS OF THE CITY OF WINDCREST'S CODE OF
ORDINANCES.**

The Planning and Zoning Commission will hold a public hearing to consider the approval of the special use permit from Quik Trip, resulting in a recommendation to the City of Windcrest City Council on the issues mentioned above.

The City of Windcrest City Council will hold a **PUBLIC HEARING** on **THURSDAY, JANUARY 10, 2022, at 6:00 P.M.** to consider the recommendation from the Planning and Zoning Commission regarding the special use permit from Quik Trip.

At the hearings, you will have the opportunity to express your support or opposition to the request. You may also submit written comments on the form provided below to the Office of the City Secretary listed above by mail, email or in person **no later than 4:00 P.M. the day PRIOR to the scheduled hearings.**

Meeting and Hearing Location: **8601 MIDCROWN, CITY OF WINDCREST
CITY HALL, CITY COUNCIL CHAMBERS – 78239**

The designated property is zoned “B-2” Business Zoning District and has its own regulations with a variation in the types of allowable uses and specific requirements outlined in the Chapter 113 - Zoning, Planning and Zoning Commission, Board of Adjustment, Article III, Division 6, Section 113-220. This chapter is found on the City of Windcrest Code of Ordinances webpage, https://library.municode.com/tx/windcrest/codes/code_of_ordinances. These zoning regulations and the types of allowable uses are available online via the City's web site at <https://www.windcrest-tx.gov> on the Planning and Zoning Commission and City Secretary's webpage.

The City of Windcrest Council Chambers are wheelchair accessible, and accessible parking spaces are available. In compliance with Americans with Disabilities Act, the City of Windcrest will provide reasonable accommodations for persons attending the meeting. To better serve you, requests should be received 48 hours prior to the meeting. Please contact the City Secretary's Office, at 210-655-0022 ext. 2150 or Fax 210-655-8776, or 711 Texas Relay.

Response Form for Quik Trip Request for Special Use Permit Request for Property Located at 4906 Walzem Rd.

You may use either this form to submit comments to the Office of the City Secretary at 8601 Midcrown Windcrest, Texas, 78239, or you may email your comments to the email address listed above. Include your name and address.

Comments are due by 4:00 p.m. of the day PRIOR to the scheduled hearing. Please note that all information submitted to the City is subject to the Public Information Act and may be disclosed pursuant to an open record request.

Name: _____ Telephone: _____

Address: _____

() In Favor

() In Opposition/

Comments: _____

Property Owner's Signature (required): _____

Date: _____

Formulario de respuesta para 4906 Walzem Rd., Quik Trip. Solicitud de permiso de uso especial

Puede usar este formulario para enviar comentarios a la Oficina del Secretario de la Ciudad al 8601 Midcrown Windcrest, Texas, 78239, o puede enviar sus comentarios por correo electrónico a la dirección de correo electrónico que figura arriba. Incluya su nombre y dirección.

Los comentarios se deben enviar antes de las 4:00 p.m. del día ANTES de la audiencia programada. Tenga en cuenta que toda la información enviada a la Ciudad está sujeta a la Ley de Información Pública y puede ser divulgada de conformidad con una solicitud de registro abierto.

Nombre: _____ Teléfono: _____

Dirección: _____

() A Favor

() En Oposición

Comentarios: _____

Firma dueño de propiedad (requerido) _____

Fecha: _____
