

Kirkman Engineering
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November 6, 2018

Ms. Marcie Diamond, AICP
Assistant Director of Community Development and Planning
City of Coppell
265 Parkway Blvd.
Coppell, TX 75019

RE: Special Use Permit Request for Proposed QuikTrip Location

Dear Ms. Diamond,

On behalf of QuikTrip, Kirkman Engineering is pleased to submit the attached detailed site plan submittal to be included with the Archway PD zoning application. The purpose of this submittal is to allow for the development of a convenience store with retail gasoline sales. The provisions of the Highway Commercial "HC" District and all other applicable regulations as stated in the City of Coppell Zoning Ordinance shall govern this tract of land in addition to the items stated on the detailed site plan.

Proposed Conditional Use:

QuikTrip is proposing to construct and operate a 24-hour, 4,977 square foot Convenience Store with Beer and Wine Sales for off-premise consumption only and retail motor fuel sales. The proposed QuikTrip will comply with all conditions and requirements within the HC Zoning district, except as follows;

- **Use:**
 - QuikTrip is requesting that the City of Coppell allow a 24-hour convenience store, with retail gasoline sales and off premise beer and wine sales.
- **Signage:**
 - QuikTrip is requesting that two 20 S.F. button signs and one 59 S.F. channel letter sign to be affixed to the front façade of the building.
 - QuikTrip is requesting that three 20 S.F. button signs be allowed on the gasoline canopy.
- **Awnings:**
 - QuikTrip is requesting that metal awning be allowed in lieu of fabric.
- **Parking:**
 - QuikTrip is requesting that more than 50% of the required parking be allowed in the front yard.
- **Landscape**
 - QuikTrip is requesting that a portion of the south landscape buffer be reduced to 0' and that the overall Archway landscape plan incorporate the QuikTrip open space as part of the overall open space calculations.

QuikTrip provides a family oriented, clean and modern facility for the citizens of Coppell similar to the existing Coppell location. QuikTrip provides many of the items you will find in your larger grocery stores, with very similar pricing. QuikTrip is also making great strides in the food industry and currently operates a commissary in Coppell that caters to all DFW locations. Fresh foods are delivered daily such as pastries, wraps, salads, sandwiches and desserts.

QuikTrip takes great pride in our employees and our stores. The facilities are built to last fifty years and maintained so that they will. QuikTrip has an in-house Facility Support team that maintains the stores daily. This support team is called on to maintain the landscaping, machines, paving, and all aesthetic features of the stores.

As previously stated, QuikTrip is a family-oriented business. QuikTrip does not carry drug paraphernalia or any inappropriate magazines. QuikTrip is a place where you can bring the entire family and you will always receive fast and friendly customer service.

Sincerely,

Kirkman Engineering

A handwritten signature in blue ink, appearing to read 'Shea', with a stylized flourish at the end.

Shea Kirkman, P.E.
Owner