

(13)

Planning & Zoning Department

Zoning Staff Report

Case: ZDC-175-2022



MEETING DATE(S)

Planning & Zoning Commission: February 28, 2023
City Council: March 6, 2023

CAPTION

Public Hearing on a request by Corey Vaughan, QT South, LLC, for a **Specific Use Permit (SUP)** for a Convenience Store with Gasoline Sales use (QuikTrip) and a Pole Sign use within a General Retail zoning district located at 1342 Brown Street (Property ID: 295114 & 295115) – Owner: Buffalo Creek Plaza LLC (ZDC-175-2022) Staff: Zack King

RECOMMENDED MOTION

"I move to approve ZDC-175-2022, a Specific Use Permit (SUP) request for a Convenience Store with Gasoline Sales (QuikTrip) use at Property ID: 295114 & 295115, eliminating the proposed Pole Sign from the request."

ACTION SINCE INITIAL STAFF REPORT

At the Planning and Zoning Commission meeting held on February 28, 2023, the Commission voted 7-0 to recommend approval of case number ZDC-175-2022, subject to staff comments 2 and 3. Additionally, the Commission recommended approval of a Pole Sign that adheres to the requirements of the Waxahachie Zoning Ordinance. The Commission did not choose an elevation option to recommend.

On Thursday, March 2nd, the applicant submitted a revised proposal for a Pole Sign. The revised plan shifts the location of the pole sign to be setback 70.5' from the nearest property line. The height of the proposed sign has also been reduced from 90' to 70.5'.

APPLICANT REQUEST

The applicant requests approval of a Specific Use Permit (SUP) to allow for a Convenience Store with Gasoline Sales (QuikTrip) use on the subject property.

CASE INFORMATION

Applicant: Corey Vaughan, QT South, LLC
Property Owner(s): Buffalo Creek Plaza LLC
Site Acreage: 2.3473 acres
Current Zoning: General Retail (GR)
Requested Zoning: General Retail with SUP for a Convenience Store with Gasoline Sales (QuikTrip)

SUBJECT PROPERTY

General Location: 1342 Brown Street

Parcel ID Number(s): 295114 & 295115

Existing Use: The subject property is currently undeveloped.

Development History:

Case No.	Request	Result
ZDC-96-2020	SUP for Convenience Store with Gasoline Sales (7-Eleven)	Approved (8/17/20) Ord. 3205 (Expired 2/17/21)
SUB-175-2021	Plat (2 Commercial lots for the subject property)	Approved (11/23/21)

Table 1: Adjoining Zoning and Uses

Direction	Zoning	Current Use
North	Single Family-2 (SF-2)	Single Family Residences
East	GR with SUP for an Inpatient Rehabilitation Facility	ClearSky Rehabilitation Hospital
South	GR	Undeveloped
West	PD-105-GR	Lumpkins Stadium

Future Land Use Plan: Office

Comprehensive Plan: This land use type is intended for businesses such as banks, insurance agencies, and accounting offices. Office land uses are generally compatible with residential area, with the exception of high-rise office buildings. Land designated for office is appropriate along U.S. Highway 287, at a close proximity to IH-35E within Mixed Use Nonresidential areas, as well as within the Medical District.

Thoroughfare Plan: The subject property is accessible via Brown Street (FM 813) and Indian Drive.

Site Image:



PLANNING ANALYSIS

The applicant is proposing a Specific Use Permit (SUP) to allow for Convenience Store with Gasoline Sales (QuikTrip) in a General Retail (GR) zoning district. Per the City of Waxahachie Zoning Ordinance, both a Convenience Store use and a Gasoline Sales use within a GR zoning district requires a SUP to be approved by City Council. The subject property is currently situated on two (2) platted lots. A replat will be needed to facilitate the proposed development.

Proposed Use

Per the Site Plan and Operational Plan provided by the applicant, the QuikTrip is proposed to feature a 5,312-square-foot convenience store and eight gasoline pumps. The parking and building setbacks for the convenience store adhere to the requirements outlined in the Waxahachie Zoning Ordinance. The gasoline pumps are proposed in two groups of four pumps, each covered by a canopy.

The QuikTrip is proposed to operate seven days a week with anywhere from 1 to 10 employees on-site at any given time. In total, QuikTrip plans to employ more than a dozen employees. The applicant will pursue a TABC license for the QuikTrip separately from this SUP.

It is important to note that a Convenience Store and Gasoline Sales SUP was previously approved for this property in August of 2020. The specific approval was for a 7-Eleven gas station. However, following approval, the developer opted not to pursue the development and the SUP expired due to inaction.

Table 2: Proposed Development Standards (General Retail)

Standard	City of Waxahachie	QuikTrip	Meets Y/N
Min. Lot Area (Sq. Feet)	7,000	102,248	Yes
Min. Lot Width (Feet)	60	293.66	Yes
Min. Lot Depth (Feet)	100	279.44	Yes
Min. Front Yard (Feet)	40	40	Yes
Min. Side Yard (Feet)	20, 0 (Retail)	20	Yes
Min. Rear Yard (Feet)	20; 25(Residential)	20	Yes
Max. Height	2 stories	1 story	Yes
Max. Lot Coverage (%)	40%	5.2%	Yes
Parking: Convenience Store & Gasoline Sales 1 per 200 sq. ft., 1 per 3 pumps	30 spaces	64 spaces	Yes

Access

The site is proposed to be accessed by via a direct connection to Indian Drive to the South, a mutual access easement running along the rear of the property to the East, and a right-in-right-out (RIRO) only driveway connection to Brown Street. It is important to note that the mutual access easement to the rear of the property provides direct access from the site to the Highway 287 frontage road. TxDOT has provided written confirmation that RIRO connection to Brown Street will be acceptable.

Elevation/Façade

The applicant has provided three elevation/façade plans for consideration with this SUP. However, Option 1 identified in Table 3 and the exhibits below, is the preferred option by the applicant and staff. This option features three primary materials, Atlas Brick, Stone, and Window Glazing. The exact percentage of each of these materials can be referenced in Table 3 below. Staff is supportive of the percentage of window glazing proposed with the development.

The articulation of the proposed building meets the standards outlined in the Waxahachie Zoning Ordinance. Additionally, staff would like to note that the columns used for the gasoline canopies and the dumpster enclosure are proposed to utilize brick matching the convenience store. This design can be referenced further in the "Elevation/Façade" Exhibit below.

Table 3: Proposed Façade Materials

	Total	Atlas Brick	Stone	Fascia/Canopy	Glazing	Signage
West Façade	1635 Sq. Ft.	693 Sq. Ft. (54%)	243 Sq. Ft. (15%)	171 Sq. Ft. (11%)	361 Sq. Ft. (22%)	165 Sq. Ft.
North Façade	899 Sq. Ft.	480 Sq. Ft. (54%)	101 Sq. Ft. (11%)	44 Sq. Ft. (5%)	274 Sq. Ft. (30%)	
South Façade	899 Sq. Ft.	510 Sq. Ft. (57%)	101 Sq. Ft. (11%)	44 Sq. Ft. (5%)	244 Sq. Ft. (27%)	
East Façade	1386 Sq. Ft.	1319 Sq. Ft. (95%)			67 Sq. Ft. (5%)	

Landscaping

This property is subject to the landscaping requirements of Section 5.04 of the Waxahachie Zoning Ordinance. The applicant is proposing to meet all landscaping requirements for the site. The "Landscape Plan" exhibit below can be referenced for a full view of the landscaping proposed with the development. It is important to note that eight (8) Crape Myrtles have been proposed with the development.

Signage

The applicant is proposing multiple wall signs located on both the convenience store and gasoline pump canopies. Additionally, the applicant is proposing two (2) monument signs with electric pricers along Brown Street and Indian Drive. The proposed wall and monument signs adhere to the requirements of the Waxahachie Zoning Ordinance.

The applicant is also proposing a 293-square-foot, 70.5' pole sign on-site. The proposed sign does adhere to the maximum allowable height and minimum setback requirement of the Waxahachie Zoning Ordinance. The pole sign is proposed to be setback approximately 53' from the convenience store; approximately 70.5' from the nearest (northern) property line.

STAFF CONCERNS

The applicant originally intended to locate the proposed pole sign off-site, as per Operational Plan. However, staff advised the applicant that off-site pole signs are not permitted by the Waxahachie Zoning Ordinance. The applicant then revised their proposal to locate the sign on-site; but had not opted to change the height of the proposed sign from 90'. Following the February 28th Planning & Zoning Commission meeting, the applicant opted to reduce the height of the proposed sign to 70.5' in an effort to adhere to the recommendation of the Planning & Zoning Commission. However, a sign of this height would likely be obscured from traffic along Highway 287, thus defeating the purpose of a pole sign altogether.

Staff has specific concern regarding the Pole Sign proposed with this development. The applicant is still requesting a substantial amount of signage for the property, including two monument signs. Staff believes the site will still include ample signage to promote QuikTrip if the Pole Sign is eliminated. The proposed sign is out of character for the surrounding area. The revised location and height of the pole sign is not be visible to drivers south-bound on Highway 287 until they have already passed the Brown Street exit. Due to this, staff is **not supportive** of the proposed pole sign and does not believe a pole sign is appropriate, or needed, with the development. Staff recommends the applicant remove the pole sign from the SUP request.

If City Council opts to recommend approval of the pole sign, staff recommends the Council require the pole sign to adhere to the minimum setback and maximum height & size requirements detailed in Section 5.08 of the Waxahachie Zoning Ordinance.

PUBLIC NOTIFICATIONS

To comply with State law contained in Local Government Code Chapter 211 and the City's public hearing notice requirements, 9 notices were mailed to property owners within 200 feet of the request. In addition, a notice was published in the Waxahachie Sun and a sign was visibly posted at the property.

PUBLIC NOTIFICATION RESPONSES

Staff has received one (1) letter of support for the proposed SUP. **Note: The letter of support was provided by the current property owner.*

RECOMMENDATION

Based on the details provided in this Staff Report and the present status of the documents subject to the request, staff recommends approval of the SUP request with conditions noted below.

Conditions:

1. The proposed Pole Sign will be removed from the SUP request and the Site Plan.
2. A mutually agreed upon Development Agreement shall be required for the development.
3. The applicant shall receive all necessary building permits from the Building & Community Services Department prior to construction.

ATTACHED EXHIBITS

1. PON Responses
2. Operational Plan
3. Development Agreement
4. SUP Ordinance
5. Exhibit A - Location Map
6. Exhibit B - Site Plan
7. Exhibit C - Landscape Plan
8. Exhibit D - Elevation/Façade Plan
9. Exhibit E - Signage Plan

APPLICANT REQUIREMENTS

1. If approved by City Council, within 30 days the applicant shall provide the Planning Department one revised electronic plan set that incorporates all comments.
2. Once the revised plans are provided, staff will verify all outstanding comments were satisfied.
 - a. If comments were not satisfied, then applicant will be notified to make corrections.
 - b. If all comments satisfied, applicant shall provide a set of drawings that incorporate all comments.

STAFF CONTACT INFORMATION

Prepared by:
Zack King
Senior Planner
zking@waxahachie.com

Reviewed by:
Jennifer Pruitt, AICP, LEED-AP, CNU-A
Senior Director of Planning
jennifer.pruitt@waxahachie.com

(13)



City of Waxahachie, Texas
Notice of Public Hearing
Case Number: ZDC-175-2022



BUFFALO CREEK PLAZA LLC
440 GINGERBREAD LN
WAXAHACHIE, TX 75165

The Waxahachie Planning & Zoning Commission will hold a Public Hearing on Tuesday, February 28, 2023 at 7:00 p.m. and the Waxahachie City Council will hold a Public Hearing on Tuesday, March 6, 2023 at 7:00 p.m. in the Council Chamber at the Waxahachie City Hall, 401 South Rogers Street, Waxahachie, Texas to consider the following:

Request by Corey Vaughan, QT South, LLC, for a **Specific Use Permit (SUP)** for a Convenience Store with Gasoline Sales use (QuikTrip) within a General Retail zoning district located at 1342 Brown Street (Property ID: 295114 & 295115) – Owner: BUFFALO CREEK PLAZA LLC (ZDC-175-2022) Staff: Zack King

You received this notice because your property is within the area of notification as required by law. As an interested party you are welcome to make your views known by attending the hearings. If you cannot attend the hearings, you may express your views by filling in and returning the bottom portion of this notice. Please contact the Planning Department at (469) 309-4290 or via email: Planning@Waxahachie.com for additional information on this request.

Case Number: ZDC-175-2022

City Reference: 179000

Your response to this notification is optional. If you choose to respond, please return this form by 5:00 P.M. on **February 22, 2023** to ensure inclusion in the Agenda Packet. Forms can be e-mailed to Planning@Waxahachie.com or you may drop off/mail your form to City of Waxahachie, Attention: Planning, 401 South Rogers Street, Waxahachie, TX 75165.

SUPPORT

OPPOSE

Comments:

Joe Rust
Signature
Joe Rust, Property Owner
Printed Name and Title

2-12-23
Date
440 Gingersbread Ln.
Address
Waxahachie, TX 75165

It is a crime to knowingly submit a false zoning reply form. (Texas Penal Code 37.10)

If you are not the addressee at the top of this form, but would like to submit a response, please contact the City for a blank form.

City of Waxahachie
Planning & Zoning Department
401 S Rogers St.
Waxahachie, Texas 75165
(469) 309 - 4290



Project Narrative:

QT South, LLC is looking to develop a convenience store with a gas station on the property at the SEC of US 287 & Brown St. also known as 1342 Brown St., Waxahachie, TX 75165, Property ID: 17900. The property is zoned GR – General Retail and QuikTrip is respectfully requesting the approval of a SUP to allow for the following:

- Gasoline sales under Appendix A, Article IV, Sec.4.03c,
- Obtain a TABC license less than 300ft from a school property line under Chapter 4, Ordinance No. 2500 Sec.4-3(A)(1),
- An off premise 90ft tall pole sign with a 32.95' setback under Appendix A, Article V, Sec.5.08 (d)(15), and
- Less than 30% minimum glazing requirement on all elevations under Appendix A, Article V, Sec.5.01(b)(iv)(7)(b)(v).

QuikTrip corporation was established in 1958 in Tulsa, Oklahoma and is the current location of the corporate headquarters. QuikTrip operates over 900 stores nationwide. The company is privately held and there are no franchises. All the store operations are directed from the corporate office to maintain our brand of excellence through consistency in products, employee training and store designs.

Beside fuel sales, QuikTrip offers an extensive variety of food, beverages, and products. Such has fresh food delivered daily for our grab and go selections in the refrigerated coolers and the pastry cases. The full service counter called, "QT Kitchens" allows our employees to prepare hot, fresh sandwiches, flatbreads, pizzas, pretzels, and breakfast items, as well as hot and cold beverages, smoothies, and ice cream novelties.

The exterior of the building has four entrances for customers to use – two in the front, one on each side of the building. Plus, the store will now have a rear door and loading area for vendors delivering to the store. The parking lot has parking along the front and sides of the store allowing for better vehicle circulation and separation from customer and vehicle interaction.

When considering a new location, there is typically a concern over traffic impacts, circulation on and around the lot and the access to the site. QuikTrip has proceeded with completing a traffic study for the site plan we're seeking for this location and have included a draft with this written narrative for the property.

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This store will employ more than a dozen individuals, and the number of staff present varies depending on demand. However, we expect that during the day there will be anywhere from 1 to 10 employees on site at any given time. Although this QuikTrip store are open 24 hours a day, 7 days a week, alcohol sales hours are in accordance with TABC and local government.

The stores do not allow for alcoholic beverage drinking on site, although we are proposing two tables on the patio outside the store. These tables are proposed to allow for patrons to enjoy their non-alcoholic QuikTrip purchases.

For more than 50 years QuikTrip has demonstrated the ability and commitment to act as a reliable and capable retailer. We have strict Responsible Retailing policies in place to help ensure compliance with all TABC as well as local, state, and federal alcohol laws. We also conduct our own internal compliance shops.

QuikTrip looks forward to working with the City of Waxahachie throughout the development process. Thank you for the time you have already devoted to this project and the time and effort in the future spent to bring this project to fruition. Please let me know if there are any comments, questions, or additional materials needed regarding our submission.

Respectfully,

A handwritten signature in blue ink that reads "Corey Vaughan" with a stylized flourish at the end.

Corey Vaughan
Real Estate Project Manager
QuikTrip Corporation
(945) 455 - 6422

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ORDINANCE NO. _____

AN ORDINANCE AUTHORIZING A SPECIFIC USE PERMIT (SUP) TO PERMIT A CONVENIENCE STORE WITH GASOLINE SALES USE WITHIN A GENERAL RETAIL (GR) ZONING DISTRICT, LOCATED 1342 BROWN STREET, BEING PROPERTY ID 295114 & 295115, IN THE CITY OF WAXAHACHIE, ELLIS COUNTY, TEXAS, BEING LOT 3 & 4, BLOCK A IN THE BUFFALO CREEK ADDITION SUBDIVISION, AND ORDERING THE CHANGING OF THE ZONING MAP THEREOF IN ACCORDANCE WITH SAID CHANGE.

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF WAXAHACHIE, TEXAS:

WHEREAS, the City Council of the City of Waxahachie having heretofore adopted a zoning ordinance and map showing the classification of the various property located within the city limits of said City; and

WHEREAS, the described property is classified in said ordinance and any amendments thereto as GR; and

WHEREAS, a proper application for a SUP has been made in accordance with the zoning ordinances in the City of Waxahachie and said application has been assigned case number ZDC-175-2022. Said application having been referred to the Planning and Zoning (P&Z) Commission was recommended by the P&Z Commission for approval and the issuance thereof; and

WHEREAS, proper notification has been published for the time and in the manner as prescribed by the city ordinance of the City of Waxahachie for a public hearing thereon; and,

WHEREAS, a proper hearing was held as required by law and the Council having heard all arguments for and against said SUP;

NOW, THEREFORE, this property is rezoned from GR to GR, with a SUP in order to permit a Convenience Store with Gasoline Sales use on the following property: Lot 3 & 4, Block A of the Buffalo Creek Addition subdivision, which is shown on Exhibit A, in accordance with the Site Plan attached as Exhibit B, Landscape Plan attached as Exhibit C, Elevation/Façade Plan attached as Exhibit D, and Signage Plan attached as Exhibit E.

SPECIFIC USE PERMIT

Purpose and Intent

The purpose of this Ordinance is to provide the appropriate restrictions and development controls that ensure this Specific Use Permit is compatible with the surrounding development and zoning and to also ensure that the development complies with the City's Comprehensive Plan and Zoning Ordinance.

Specific Use Permit

FOR OPERATION OF A SPECIFIC USE PERMIT FOR A HEAVY MACHINERY AND EQUIPMENT RENTAL, SALES OR STORAGE USE, AN OUTDOOR DISPLAY USE, AND A POLE SIGN USE WITHIN A GENERAL RETAIL (GR) ZONING DISTRICT; the following standards and conditions are hereby established as part of this ordinance:

1. A mutually agreed upon Development Agreement will be required for the development.
2. The Site Plan shall conform as approved by the City Council under case number ZDC-175-2022.
3. The development shall adhere to the City Council approved in Exhibit A- Location Map, Exhibit B – Site Plan, Exhibit C - Landscape Plan, Exhibit D – Elevation/Façade Plan, and Exhibit E – Signage Plan.
4. All materials, location of materials, and percentage of materials for the building shall be consistent with the Elevation/Facade Concept Plan (Exhibit D).
5. All development within the subject property will be subject to obtaining building permits from the City in accordance with the City's applicable rules and regulations governing such permits.
6. The development shall maintain compliance with all Federal, State and Local regulations; including, but not necessarily limited to, all applicable standards and regulations of the City of Waxahachie Municipal Code and City of Waxahachie Zoning Ordinance.
7. Any zoning, land use requirement, or restriction not contained within this Development Agreement, Zoning Ordinance, or Staff Report as approved by City Council, shall conform to those requirements and/or standards prescribed in Exhibits B – Site Plan, Exhibit C – Landscape Plan, Exhibit D – Elevation/Façade Plan, and Exhibit E – Signage Plan. Where regulations are not specified in Exhibits B, C, D, E, Zoning Ordinance, or Development Agreement, the regulations of the General Retail (GR) Zoning District shall apply to this development.
8. City Council shall have the right to review the Specific Use Permit at any point, if needed.

Compliance

1. It shall be unlawful for the owner, manager, or any person in charge of a business or other establishment to violate the conditions imposed by the City Council when a Specific Use Permit is granted, and the violation of those conditions could result in a citation being issued by the appropriate enforcement officers of the City of Waxahachie.
2. Furthermore, by this Ordinance, if the premises covered by this Specific Use Permit is vacated and/or ceases to operate for a period exceeding six months (6 months), a new Specific Use Permit shall be required to reestablish the use.

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3. This Specific Use Permit shall run with the land and therefore may be transferred from owner to owner; however, each new owner shall obtain a new Certificate of Occupancy.
4. The Certificate of Occupancy shall note the existence of this Specific Use Permit by its number and title.

An emergency is declared to exist in that needed and approved improvements will be unnecessarily delayed if this ordinance is not effective upon passage and this ordinance is to be effective upon passage.

The zoning map of the City of Waxahachie is hereby authorized and directed to be demarked in accordance therewith.

PASSED, APPROVED AND ADOPTED on this 6th day of March, 2023.

MAYOR

ATTEST:

City Secretary

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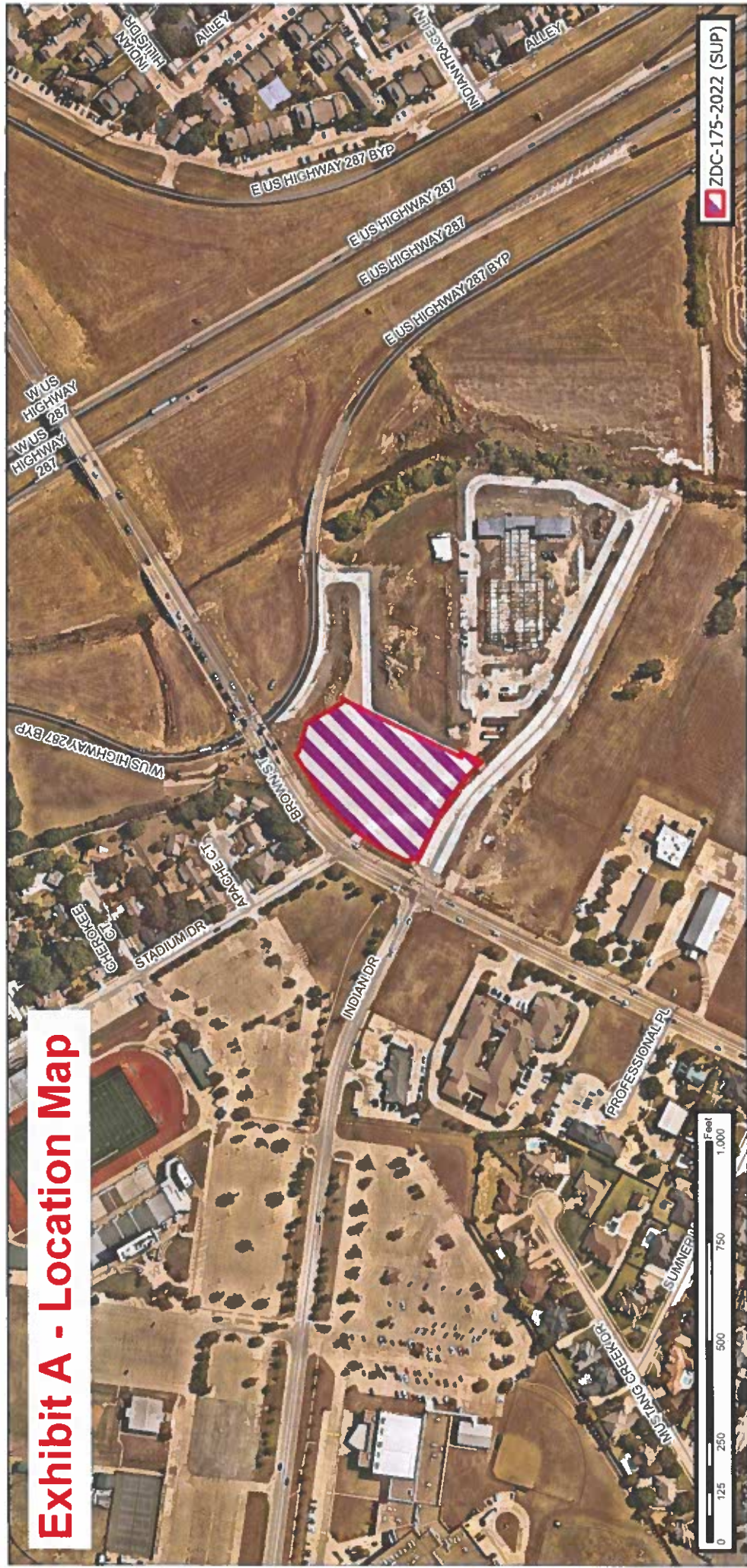


Exhibit A - Location Map

0 125 250 500 750 1,000 Feet

ZDC-175-2022 (SUP)

(14)

Exhibit D - Elevation/Facade Plan

	TOTAL	ATLAS BRICK	STONE	FASDA/ CANOPY	GLAZING	SGRANCE
WEST FACADE	1658 SF	693 SF 41%	243 SF 15%	171 SF 11%	561 SF 33%	165 SF 10%
SOUTH FACADE	899 SF	450 SF 50%	101 SF 11%	44 SF 5%	274 SF 30%	
SOUTH FACADE	899 SF	510 SF 57%	101 SF 11%	44 SF 5%	244 SF 27%	
EAST FACADE	1366 SF	1319 SF 96%			47 SF 3%	



4770 South Loop West, Suite 200
Houston, TX 77051
Tel: 281.347.2000
Fax: 281.347.2000

<p>1940 Custom G3SE - Black Stone</p> <p>08-1940-G3SE</p>	<p>1/8" = 1'-0"</p> <p>01.19.23</p>	<p>SEC US 287 & Brown St (FM813)</p> <p>BP</p>	<p>Waxahachie, TX</p>	<p>APPROVED</p> <p>01/19/2023</p>
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APPROVED

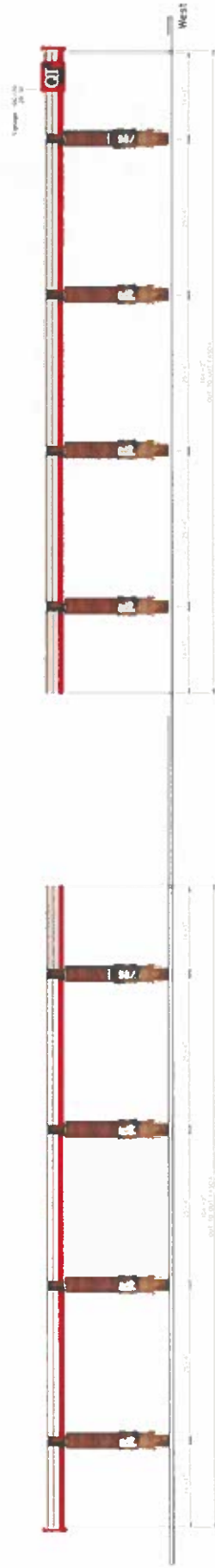
01/19/2023

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Exhibit D - Elevation/Facade Plan

Canopy Material SF & Percentage Table

TOUCHDOWN CHAIRS	AREAS PAINTED	FASADY CHAIRS	SIGNAGE
WEST FACADE: 1120 SF	368 SF 33%	732 SF 65%	20 SF 2%
EAST FACADE: 1120 SF	368 SF 33%	752 SF 67%	
NORTH FACADE: 410 SF	184 SF 45%	206 SF 50%	20 SF 5%
SOUTH FACADE: 410 SF	184 SF 45%	206 SF 50%	20 SF 5%



4700 West 129th Street
Waxahachie, TX 75165
1-800-451-7722

Store # 1940 Split 4+4 Canopy Elevations

ADDRESS SEC US 287 & Brown St (FM813) Waxahachie, TX

Scale: 1/8" = 1'-0"

Issue Date: 01.19.23

Drawn By: BP

Series: 08-1940-G3SE

NO.	REVISION	DATE	BY	DESCRIPTION
1	ISSUE FOR PERMIT	01/19/23	BP	ISSUE FOR PERMIT
2	ISSUE FOR PERMIT	01/19/23	BP	ISSUE FOR PERMIT
3	ISSUE FOR PERMIT	01/19/23	BP	ISSUE FOR PERMIT
4	ISSUE FOR PERMIT	01/19/23	BP	ISSUE FOR PERMIT

CONTRACTOR: QUIKTRIP, INC. (CONTRACTOR) 4700 WEST 129TH STREET, WAXAHACHIE, TX 75165
 ARCHITECT: QUIKTRIP, INC. (ARCHITECT) 4700 WEST 129TH STREET, WAXAHACHIE, TX 75165
 ALL DIMENSIONS ARE IN FEET AND INCHES. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE NOTED.
 ALL MATERIALS AND FINISHES TO BE AS SHOWN ON THE DRAWINGS.

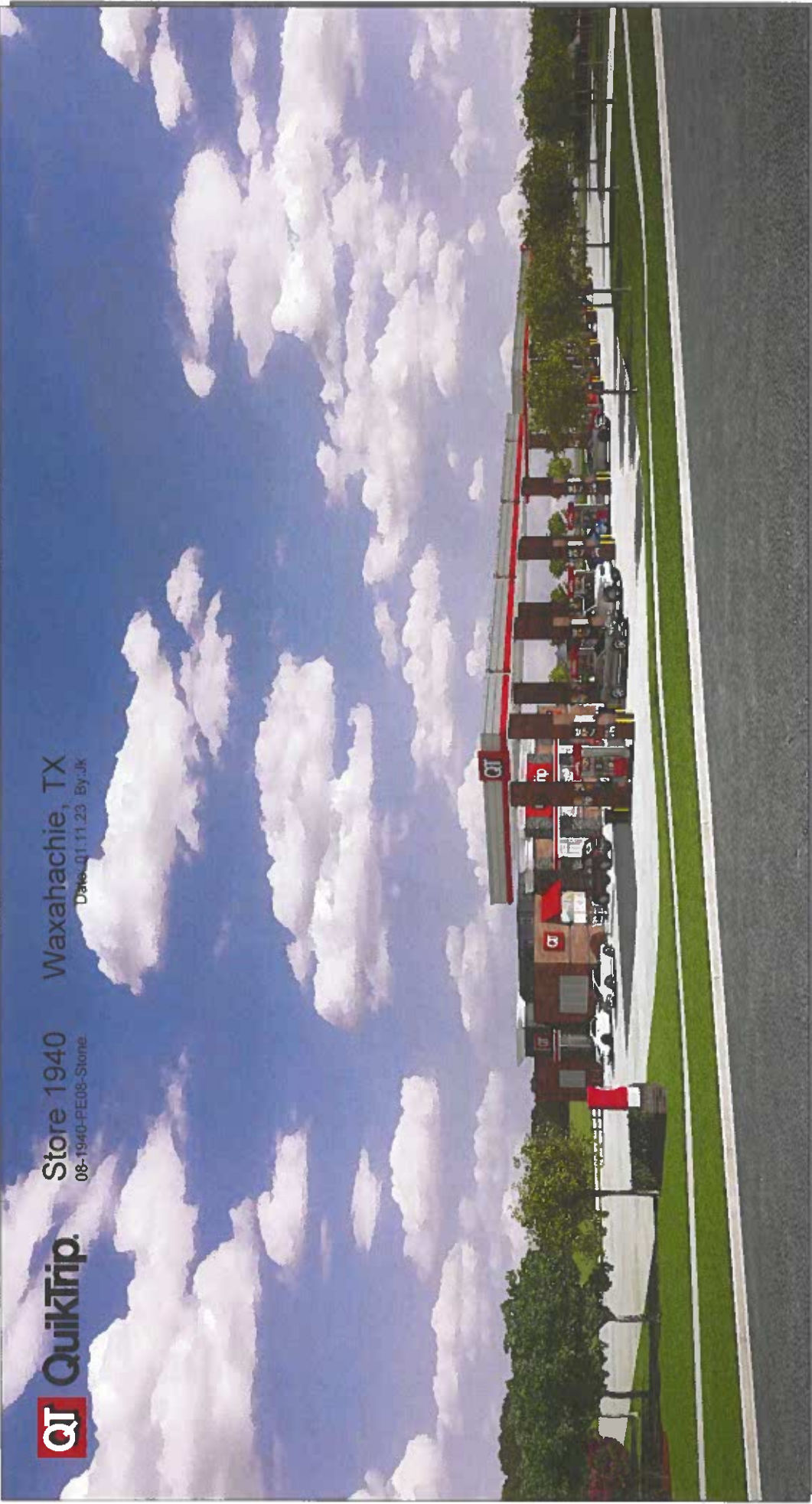
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Exhibit D - Elevation/Facade Plan



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Exhibit D - Elevation/Facade Plan



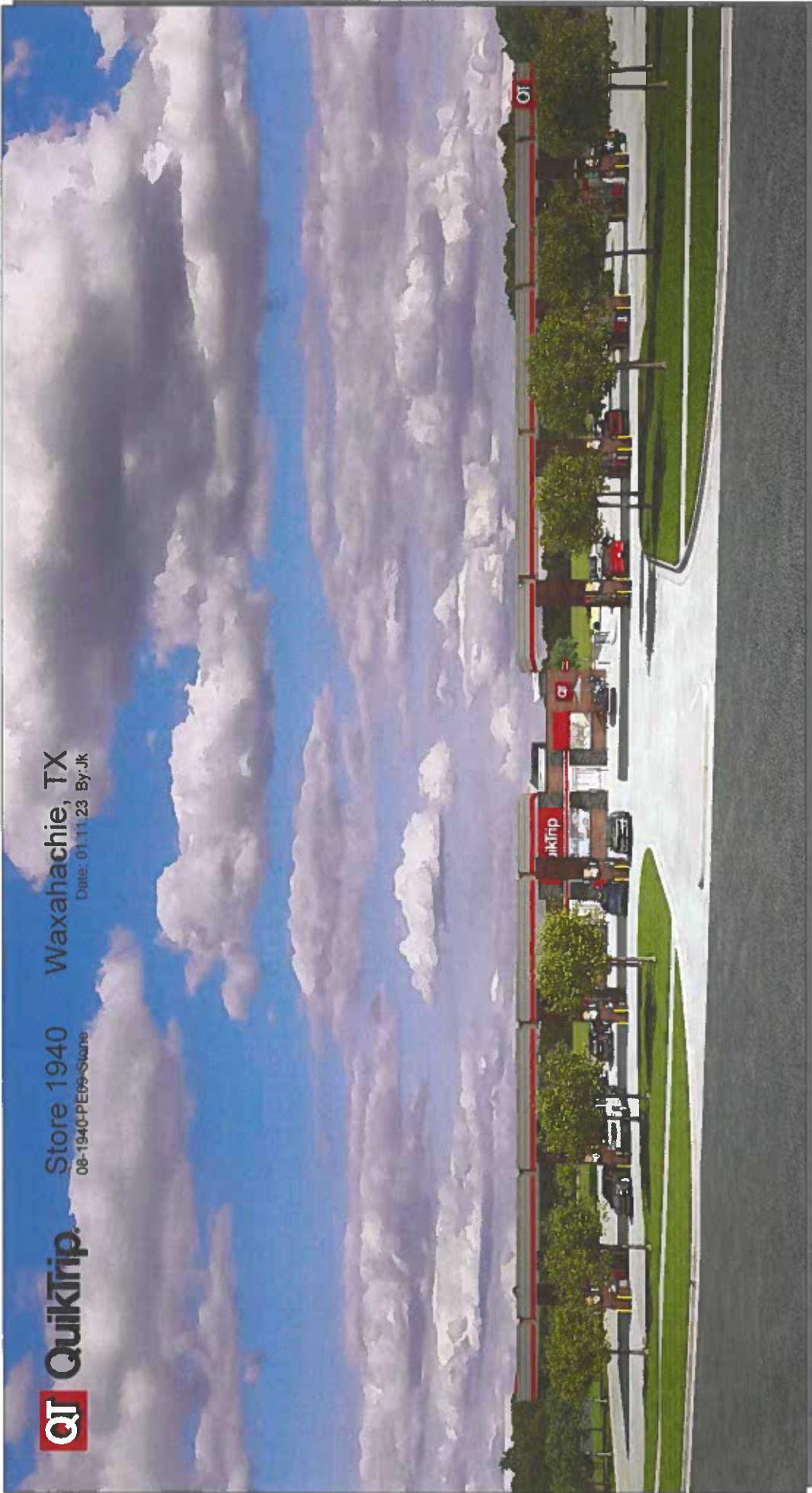
QT QuikTrip.

Store 1940
08-1940-PE08-Store

Waxahachie, TX
Date: 01.11.23 By: JK

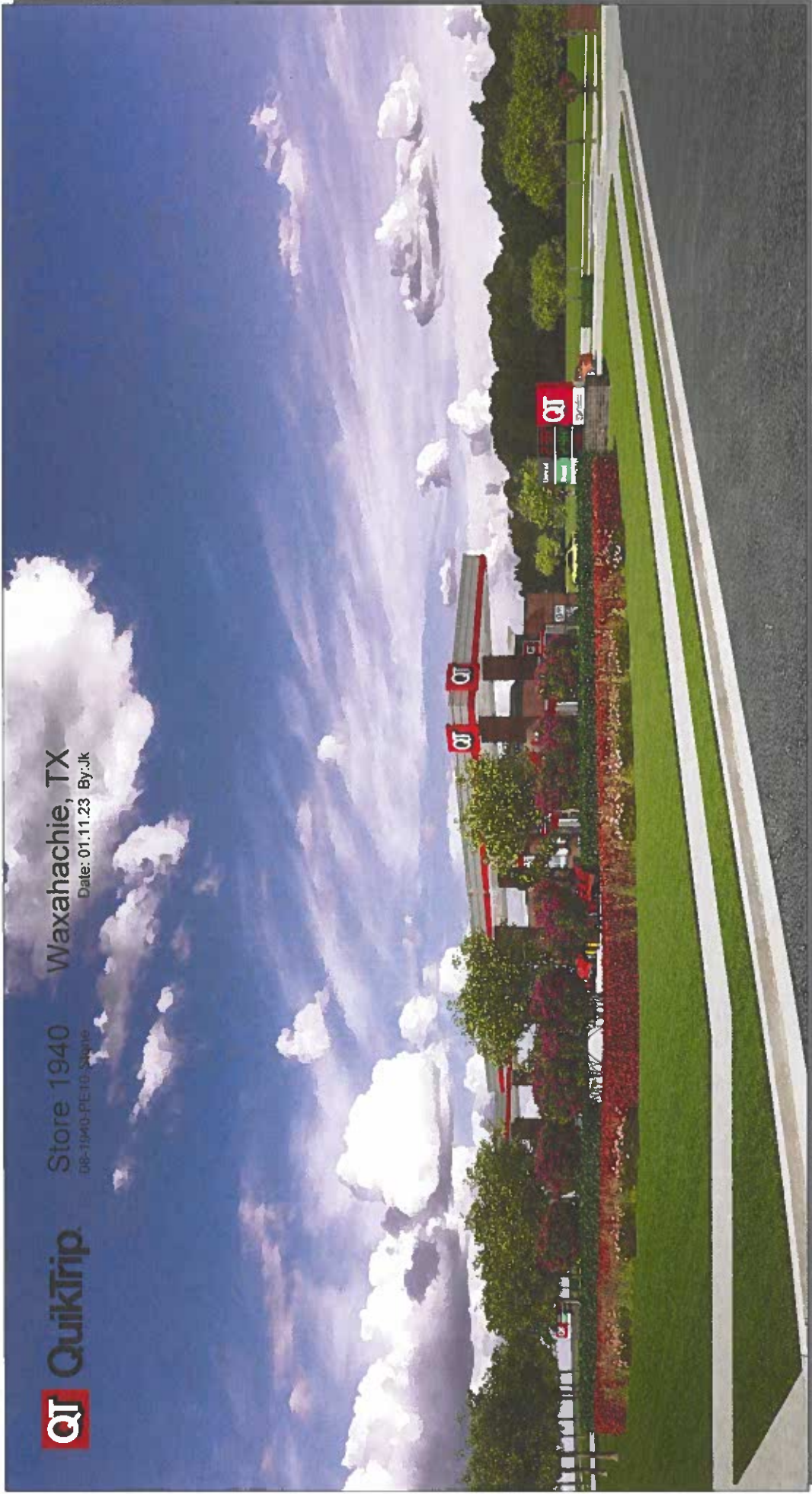
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Exhibit D - Elevation/Facade Plan



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Exhibit D - Elevation/Facade Plan



QT QuikTrip

Store 1940
08-1940-PE10 - Stone

Waxahachie, TX
Date: 01.11.23 By:JK

