



Planning & Development Services Department
 550 Landa Street
 New Braunfels, Texas 78130
 (830) 221-4050 www.nbtexas.org

CC/Cash/Check No.: _____
Amount Recd. \$ _____
Receipt No.: _____
Case No.: _____
<i>Submittal date – office use only</i>

Variance Application
(Zoning Board of Adjustment)

APPLICATION FEES:

Homestead: \$350 plus \$50 for each additional variance sought
Non-Homestead: \$700 plus \$50 for each additional variance sought
****Please note that a 3% technology fee is applied to the total application fee****

Any application that is missing information will be considered incomplete and will not be processed.

The applicant bears the burden of proof in establishing the facts that may justify a variance, a special exception, an appeal, or any other action in his/her favor by the ZBA.

Name of Applicant/Agent*: David Wanders

Property Address: Southeast corner of I-35 and Solms Rd

Mailing Address: 742 NW Loop 410, Ste 102 San Antonio, TX 78216

Contact information:

Phone: 210.332.4037

E-Mail: dwanders@quiktrip.com

Legal Description: Lot #: _____ Block: _____ Subdivision: _____

(NOTE: If property is not platted, attach a copy of the metes and bounds description and survey/drawing.)

Present Use of Property: Vacant/agriculture **Zoning:** C3

Describe Variance Request: QuikTrip is requesting to allow a right in/right out access drive for our future development within a turn lane on Solms Rd.

SUBMITTAL CHECKLIST:

STAFF:
<input type="checkbox"/>
<input type="checkbox"/>
<input type="checkbox"/>
<input type="checkbox"/>
<input type="checkbox"/>
<input type="checkbox"/>

APPLICANT:	<input checked="" type="checkbox"/>	Completed application
	<input type="checkbox"/>	Copy of deed showing current ownership
	<input type="checkbox"/>	Homestead Verification (if applicable)
	<input checked="" type="checkbox"/>	Application Fee
	<input checked="" type="checkbox"/>	Letter of authorization if applicant is not property owner
	<input checked="" type="checkbox"/>	Site plan, drawn to scale and no larger than 11"x17", showing all existing and proposed improvements, setbacks from the property lines, and building elevations (if applicable.)



October 19, 2021

Access Management Board of Adjustments
Planning & Development Services Department
550 Landa St, New Braunfels, Texas 78130
Phone: (830) 221-4050

From: David Wanders – QT South LLC – Real Estate Project Manager

Re: QuikTrip #4076 – Access Variance Letter

Purpose: The purpose of this variance request is to allow for the development of a 7.295-acre tract of land, of which about 4 acres would be the QuikTrip development, with the intent to construct a 24hr QuikTrip convenience store with retail gasoline sales. The provisions of the City of New Braunfels regulations as stated in the development Code of Ordinances shall govern this development. Except as follows;

Proposed Variances:

- To allow for a Right-In/Right-Out (RIRO) drive within a right turn transition area [Sec. 114-98(b)(3)]

Reasons for Variance Request:

For the purposes of the following discussion points, Solms Rd is considered to run North/South and I-35 to run East/West.

- 1. Will the granting of the variance be detrimental to the public health, safety or welfare, or injurious to other properties with the surrounding area?**

A Traffic Impact Analysis (TIA) was performed by Legacy in June of 2021 to analyze traffic for the development. During their analysis,

they were able to show that queueing in the right turn transition to I-35, at its 95% peak is just 36' long in the morning and 16' long in the evening. With a distance of 200' from the intersection, they show that the driveway would still perform at an acceptable level of service for safe travel.

In addition, as part of the development and the safe movement of traffic, QT would construct a median that would prevent traffic from any other movements besides right-in and right-out to the driveway.

- 2. Is the variance necessary because of the particular physical surroundings, shape, and/or topographical conditions of the specific property involved, a particular hardship to the property would result, as distinguished from a mere inconvenience, if the strict letter of the regulations is carried out; or an alternate proposal will achieve the same result or intent as the standards and regulations prescribed in the ordinance?**

The land that QT desires to develop is located on the southeast corner of I-35 and Solms Rd. I-35 frontage allows only for one-way traffic. The existing tract of land along the frontage road has limited frontage along Solms Rd of just 166'. As part of the development, QT was able to get in contract for additional property behind this tract, known as a portion of David L Green property for roughly 167' of additional Solms Rd fronted land. It was expected that this additional property would allow for access to Solms Rd for both QT's development and possible future development on the remainder of the I-35 fronted lot.

The location of the proposed drive is located approximately 200' from the intersection within a recently constructed right-turn transition area that is 300' long. This drive would allow for safe circulation of traffic from the development to access north-bound Solms Rd.

QT was able to secure an access easement with an additional portion of the David L Green property located approximately 475' away from

the intersection as well. The primary purpose of this access point is to allow for south-bound drivers on Solms Rd to access the property and to exit and continue south-bound on Solms.

Due to the narrow properties of the lot along I-35 as well as the proximity to Solms, any development, including but not limited to QT, would expect to allow their customers to have appropriate access to Solms Rd and/or west-bound I-35.

3. Will the variance or alternative proposal in any manner vary the provisions of the Zoning Ordinance or other ordinances(s) of the City?

QuikTrip's request for the allowance of a right-in/right-out driveway does not vary other provisions of ordinances of the City.

In summation, QT, along with the TIA performed by Legacy Engineering, have shown that the RIRO drive proposed along Solms Rd is not only necessary for appropriate development to the property, but would also be safe to the driving public while staying within the spirit of the City's regulations.

Thank you for your time and attention regarding this matter. Please let me know if you have any questions, comments or concerns.

Best regards,

David Wanders | QuikTrip Corporation | Real Estate Project Manager

742 NW Loop 410, Ste 102 San Antonio, TX 78216

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