SITE LEGEND

- BOUNDARY LINE
- CONCRETE CURB AND GUTTER
- MAJOR CONTOUR (EXISTING)
- MOUNTABLE CURB W/RADIUS PROTECTOR
- (7) PARKING SPACE INDICATOR
- AREA LIGHT
- MULTIPLE PRODUCT DISPENSER WITH CANOPY COLUMNS AND BOLLARDS
- TFR TRANSFORMER
- FUEL SYSTEM ACCESS MANWAY

GENERAL NOTES:

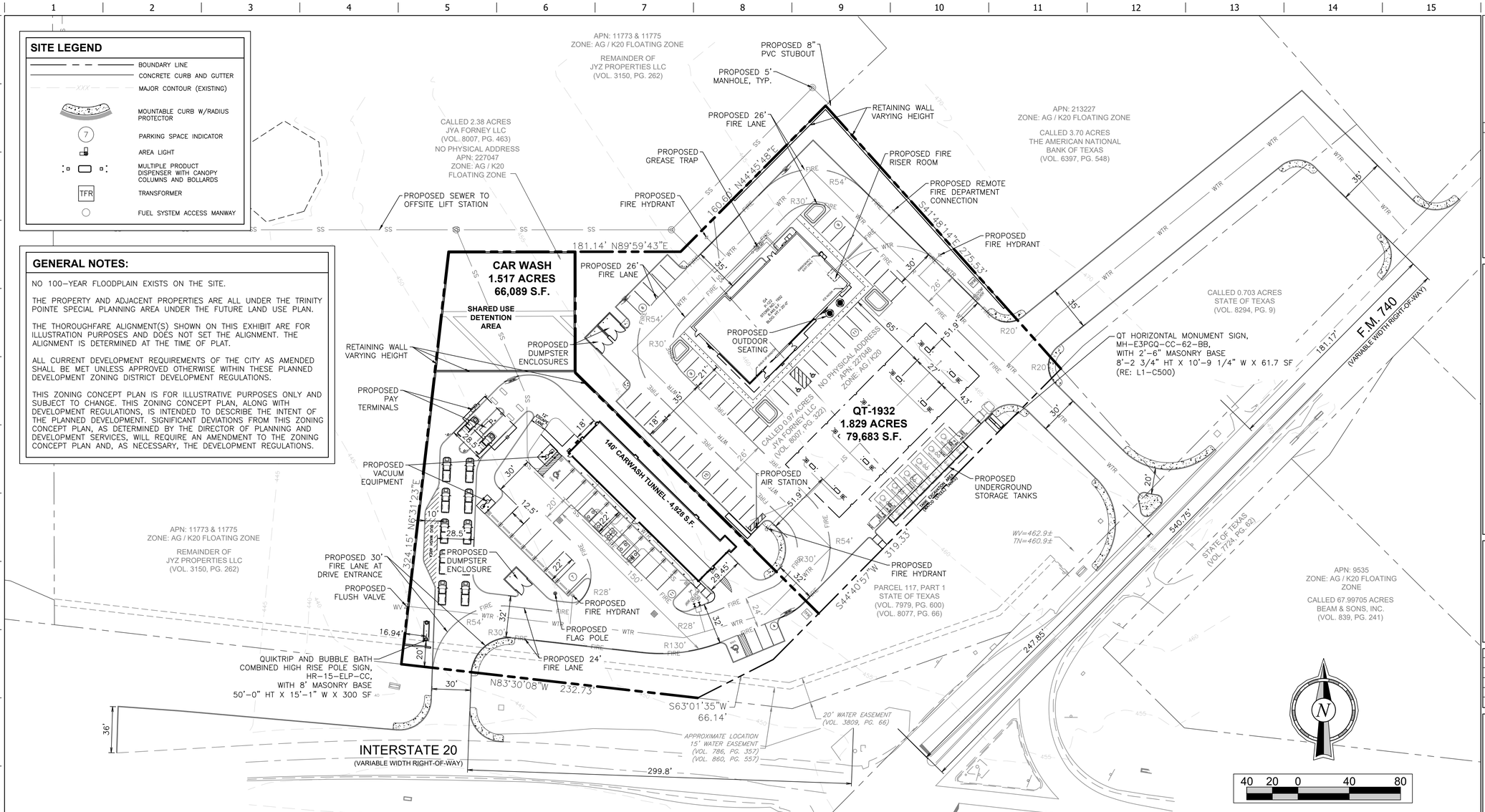
NO 100-YEAR FLOODPLAIN EXISTS ON THE SITE.

THE PROPERTY AND ADJACENT PROPERTIES ARE ALL UNDER THE TRINITY POINTE SPECIAL PLANNING AREA UNDER THE FUTURE LAND USE PLAN.

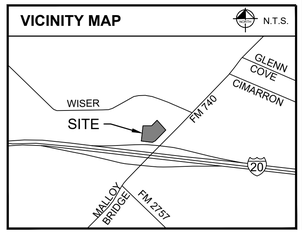
THE THOROUGHFARE ALIGNMENT(S) SHOWN ON THIS EXHIBIT ARE FOR ILLUSTRATION PURPOSES AND DOES NOT SET THE ALIGNMENT. THE ALIGNMENT IS DETERMINED AT THE TIME OF PLAT.

ALL CURRENT DEVELOPMENT REQUIREMENTS OF THE CITY AS AMENDED SHALL BE MET UNLESS APPROVED OTHERWISE WITHIN THESE PLANNED DEVELOPMENT ZONING DISTRICT DEVELOPMENT REGULATIONS.

THIS ZONING CONCEPT PLAN IS FOR ILLUSTRATIVE PURPOSES ONLY AND SUBJECT TO CHANGE. THIS ZONING CONCEPT PLAN, ALONG WITH DEVELOPMENT REGULATIONS, IS INTENDED TO DESCRIBE THE INTENT OF THE PLANNED DEVELOPMENT. SIGNIFICANT DEVIATIONS FROM THIS ZONING CONCEPT PLAN, AS DETERMINED BY THE DIRECTOR OF PLANNING AND DEVELOPMENT SERVICES, WILL REQUIRE AN AMENDMENT TO THE ZONING CONCEPT PLAN AND, AS NECESSARY, THE DEVELOPMENT REGULATIONS.



VICINITY MAP



QUIKTRIP STORE SITE DATA

PROPOSED/EXISTING ZONING:	PD+LC BASE ZONING/AG + K20 FLOATING ZONE
PROPOSED USE:	CONVENIENCE STORE WITH FUEL SALES
SITE AREA INFORMATION:	
GROSS AREA:	145,772 S.F./3.346 ACRES
NET AREA:	79,683 S.F./1.829 ACRES
QUIKTRIP BUILDING:	6,262 S.F.
QUIKTRIP FUELING CANOPY:	9,175 S.F.
LOT COVERAGE:	15,437 S.F./79,683 S.F. = 19.37%
REQUIRED LANDSCAPE AREA:	16% OF SITE AREA = 12,749 S.F.
PROVIDED LANDSCAPE AREA:	16.20% S.F. = 12,912 S.F.
PARKING SPACES RATIO BY USE:	1 SPACE/250 BUILDING S.F.
PARKING REQUIRED:	25 SPACES
PARKING PROVIDED:	58 SPACES
PERCENTAGE OF OPEN SPACE:	16.20%
PERVIOUS AREA:	12,912 S.F./0.296 ACRES
IMPERVIOUS AREA:	66,771 S.F/1.533 ACRES
MAX BUILDING HEIGHT:	20'-0" AT THE FRONT DOOR

QT BUBBLE BATH CAR WASH SITE DATA

PROPOSED/EXISTING ZONING:	PD+LC BASE ZONING/AG + K20 FLOATING ZONE
PROPOSED USE:	CAR WASH
SITE AREA INFORMATION:	
GROSS AREA:	145,772 S.F./3.346 ACRES
NET AREA:	66,089 S.F./1.517 ACRES
CAR WASH TUNNEL BUILDING:	4,928 S.F.
LOT COVERAGE:	4,928 S.F./66,089 S.F. = 7.46%
REQUIRED LANDSCAPE AREA:	16% OF SITE AREA = 10,574 S.F.
PROVIDED LANDSCAPE AREA:	39.15% S.F. = 25,876 S.F.
PARKING SPACES RATIO BY USE:	1 SPACE/500 BUILDING S.F. & MIN. 5 SPACES
PARKING REQUIRED:	10 SPACES
PARKING PROVIDED:	22 SPACES
PERCENTAGE OF OPEN SPACE:	39.15%
PERVIOUS AREA:	25,876 S.F./0.594 ACRES
IMPERVIOUS AREA:	40,213 S.F/0.923 ACRES
MAX BUILDING HEIGHT:	40'-0" AT THE TOWER

40 20 0 40 80

EXHIBIT C
ZONING CONCEPT PLAN
QT-1932 & BUBBLE BATH CAR WASH

CASE NUMBER Z0125-0379

JYA FORNEY LLC, VOLUME 8007, PAGES 322 & 423, P.R.K.C.T.
JAS S RAMSEY SURVEY ABSTRACT NO. 414 KAUFMAN COUNTY

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SUBMITTED 1-22-2025
REVISED 5-27-2025

Vilbig and Associates PLLC
Consulting Engineers and Surveyors
Texas Engineering Firm # F-5614
Texas Surveying Firm # 10033000
www.vilbig.com

PROJECT NO.:2016-40

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QuikTrip No. 1932
10403 FM 740
MESQUITE, TX

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DRAWN BY:	MCW
REVIEWED BY:	TLV

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SHEET TITLE: PD CONCEPT PLAN

SHEET NUMBER: ---

FILE LOCATION:X:\2016-X QuikTrip\2016-40 QT-1932 Mesquite\Civil\Preliminary\QT-1932 Zoning Concept Plan.dwg TAB NAME:Zoning Concept Plan USER:Molly SAVED:5/27/2025 9:32 AM PLOTTED:5/27/2025 10:27 AM