

January 22nd, 2026

Denton Staff,

Project: *QT-1899 Denton Texas  
University and Cooper Creek*

QT-1899 Parking Variance Request:

The city has received our application requesting a variance to DDC 7.9.4B to allow additional parking stalls for our proposed new location at University Drive. The submitted plan includes 20 additional parking stalls over the code maximum, for a total of 39 stalls on the property. We believe there are several factors that make this site unique and justify our request.

As a company with extensive experience operating multiple locations throughout Denton and the greater DFW area, we understand the critical importance of providing sufficient parking for both customers and employees. Our other stores have demonstrated that high traffic volume—especially during peak hours—can strain parking availability and, without adequate space, create safety risks as customers park in non-designated areas. Throughout much of the day, customers at existing QuikTrip locations without adequate parking are frequently seen parking at the fuel island, as well as in the fire lanes along the curblines forcing them to walk greater distances across the busy parking lot.

Our motivation is simple: to provide a family-oriented, clean, and safe environment for everyone who visits our store. Safety and accessibility are paramount. We would like to proactively design our new location to handle similar traffic volumes efficiently.

Based on the performance of our other stores, we know that:

- Employee shifts and turnover: High-volume locations like this typically have 5–6 employees on the day shift, sometimes resulting in 6–8 employees on duty simultaneously. Adequate parking must account for staff, delivery vehicles, and ADA access.
- Dedicated parking requirements: We allocate stalls for ADA access and for equipment such as air stations, further reducing the number of stalls available to customers.
- Customer demand: At our existing stores, insufficient parking has caused customers to park in unsafe or inefficient areas, increasing risk and frustration.

Given these factors, providing additional parking at this location is essential to maintain safe and convenient access for customers and staff alike. This conclusion is supported by extensive



operational experience, customer feedback, and research from other Denton and DFW-area locations.

Please see the attached exhibits, including our proposed site plan.

We respectfully request the approval of this variance to ensure our new Denton location can operate safely, efficiently, and in a manner consistent with the high standards our customers have come to expect.

Thank you for your consideration.

**Sincerely,**

**Tommy Vilbig, P.E.**

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