



QuikTrip Corporation
Dallas Division
8700 Freeport Pkwy Ste. 115
Irving, TX 75063

QuikTrip 912 – Parking Addition

3113 W. University Dr.

4,992 Sq Ft. Convenience Store with fueling offer

The city has received applications to allow for a variance to DDC 7.9.4B to allow for additional parking stalls to be added for our location at 3113 W. University Dr. The submitted proposal includes 14 additional parking stalls, for a total of 41 stalls on our property. While we understand that we have already exceeded the allowed number of parking stalls, we feel that there are several factors that make our site unique and therefore justifies our request. The motivation driving this proposal is QuikTrip's desire to provide a family-oriented, clean and, most importantly, safe environment for our customers, as well as our employees. Safety is of the utmost importance to our company and will remain that way. In an effort to meet the city's requirements, we have updated our plans to show pervious pavement being used in the additional spaces, which is something that, historically, QuikTrip has not done given our specific use, as well as the amount of traffic traveling throughout our parking lots.

As our business continues to expand over time, the number of customers has grown exponentially as well. With that being said, we must find ways to mitigate the traffic and ensure our customers can maneuver throughout our lot with ease. As this has become more of an issue within the last few years, QuikTrip has put a great amount of attention on this issue. Approximately half of my current workload involves the research, planning, and implementation of the steps needing to be taken. We've recently completed a smaller addition at 3701 S. Interstate 35, where we added eight more stalls, as well as another addition at 6601 Brentwood Stair Road where we added 11 stalls.

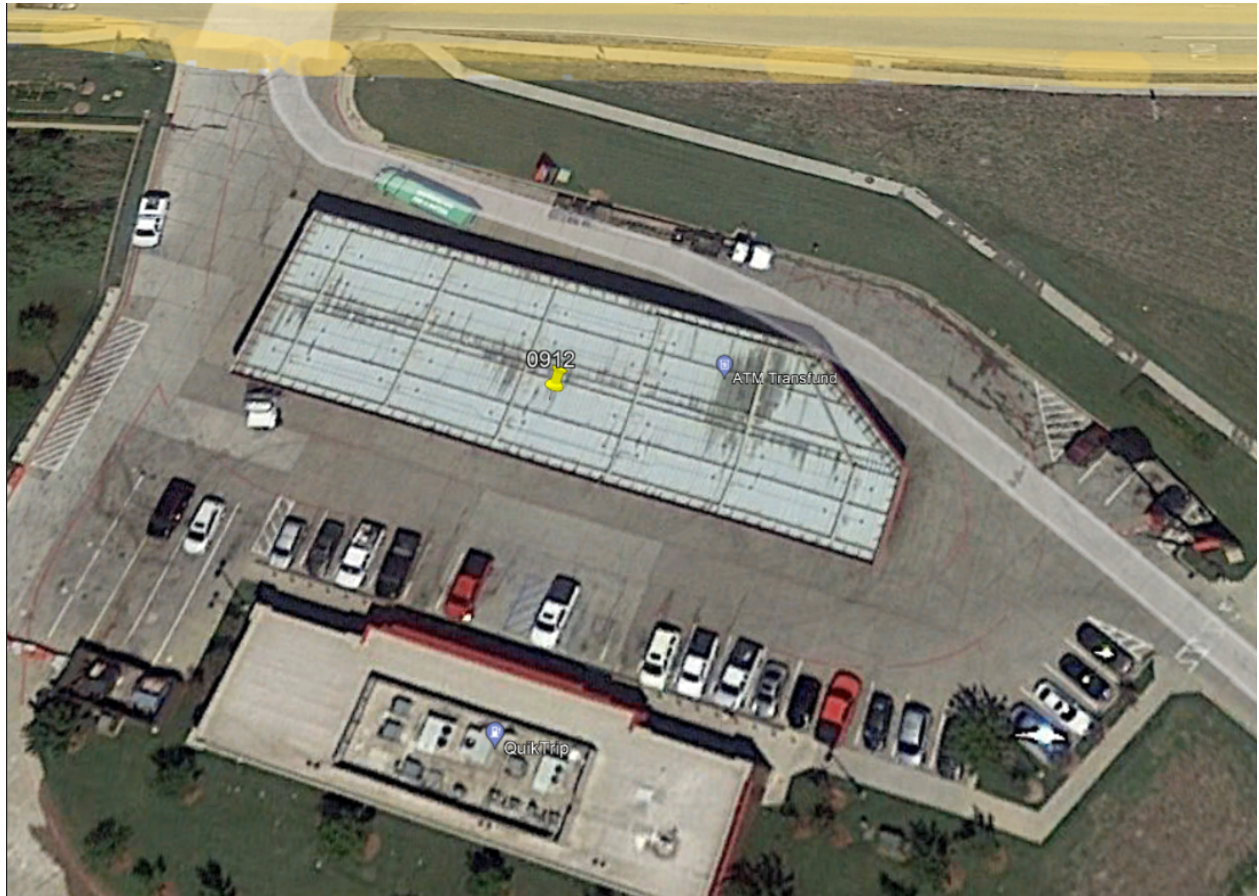
The primary need to increase the number of parking stalls is the safety of our customers and employees. The current store located at 3113 W. University Dr. is far over- capacity, and, as a result, the current parking lot configuration cannot support the volume that the store produces. We would like to mitigate the risk of accidents in our parking lot by offering sufficient parking. Throughout much of the day, customers 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.

In regard to having adequate parking, it is important to keep in mind the number of people that QuikTrip employs at our locations. Whereas a mid-volume store operates with 3-4 employees on a day shift, our higher volume locations, such as this one, operates with 5-6 employees on a day shift. This would mean that during the shift change, there is the possibility of having 6-8 employees on duty. It is also noteworthy that we have three parking stalls that have dedicated usage – one for our air station and two strictly dedicated for ADA parking. Given the number of employees, our air station, and the ADA stalls, our total number of stalls available to our customers is greatly reduced.

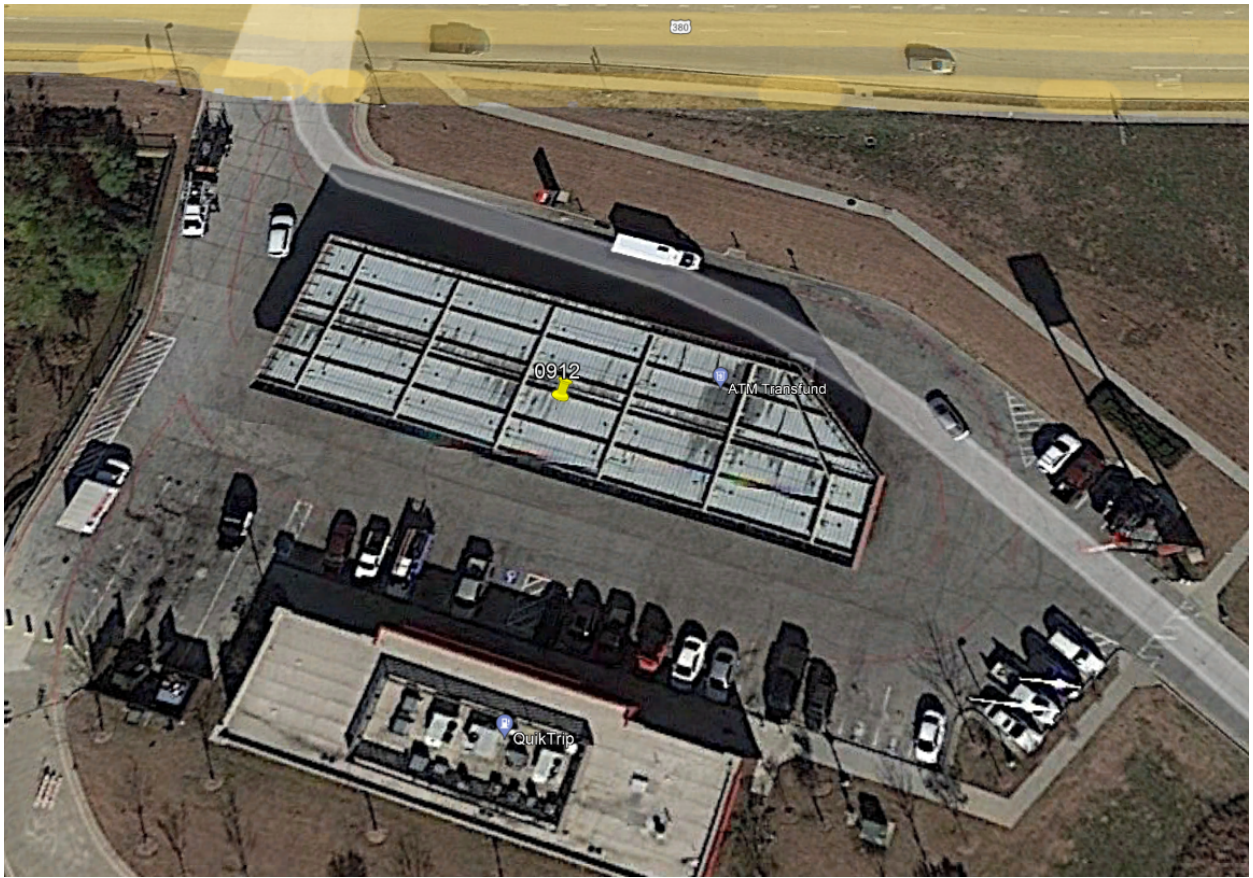
We've come to this conclusion based on the feedback that has been provided by our customers, discussions with the store's management, as well as through extensive research including reviewing security footage, reviewing Google Earth images, and through conducting site visits. Please see the attached exhibits that better describe the scenarios outlined in this letter. Included, you'll find several images from Google Earth dating back to January of 2017. Also included are several screen shots taken from our store's security system that captures the volume from different perspectives around the parking lot.



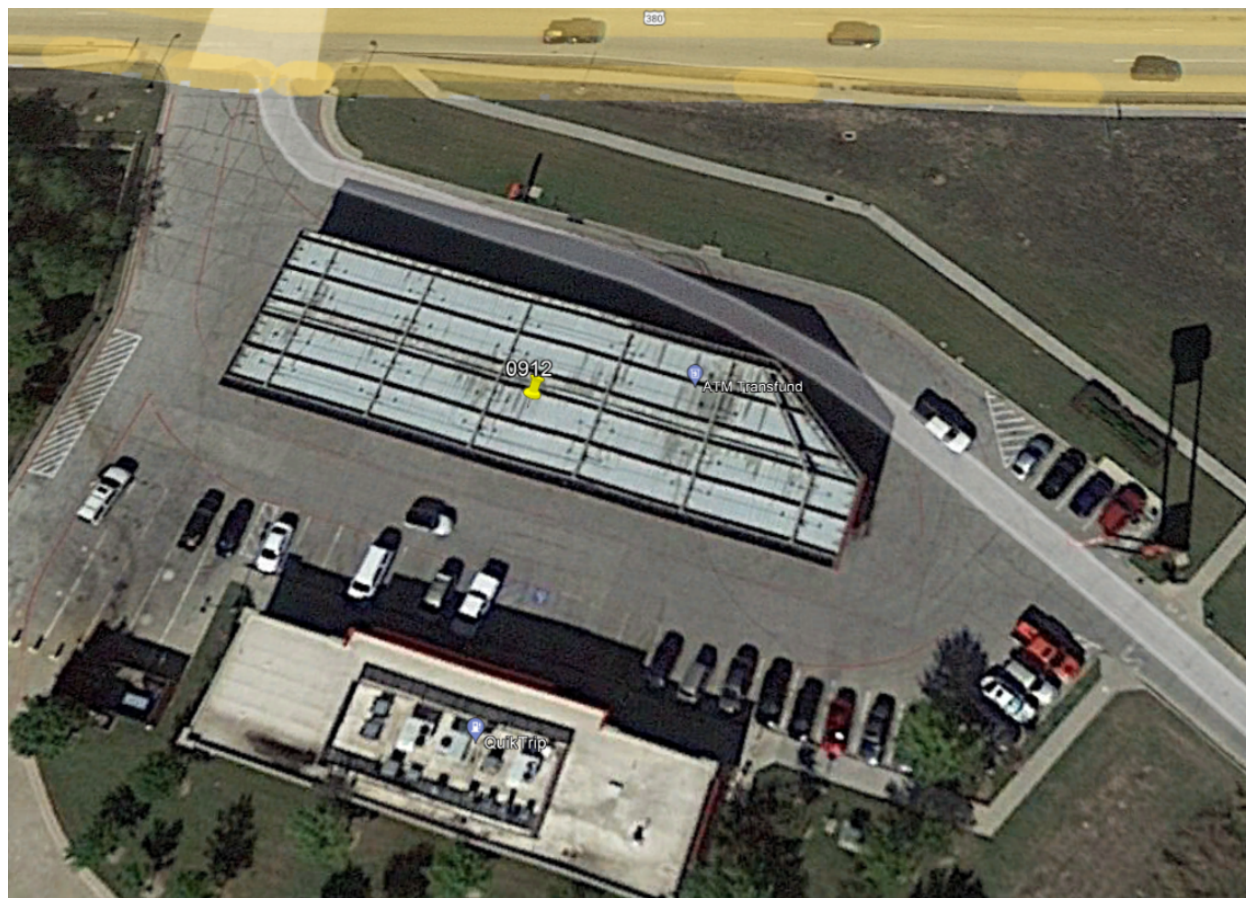
01/2017 - Showing only 3 open stalls in front of building



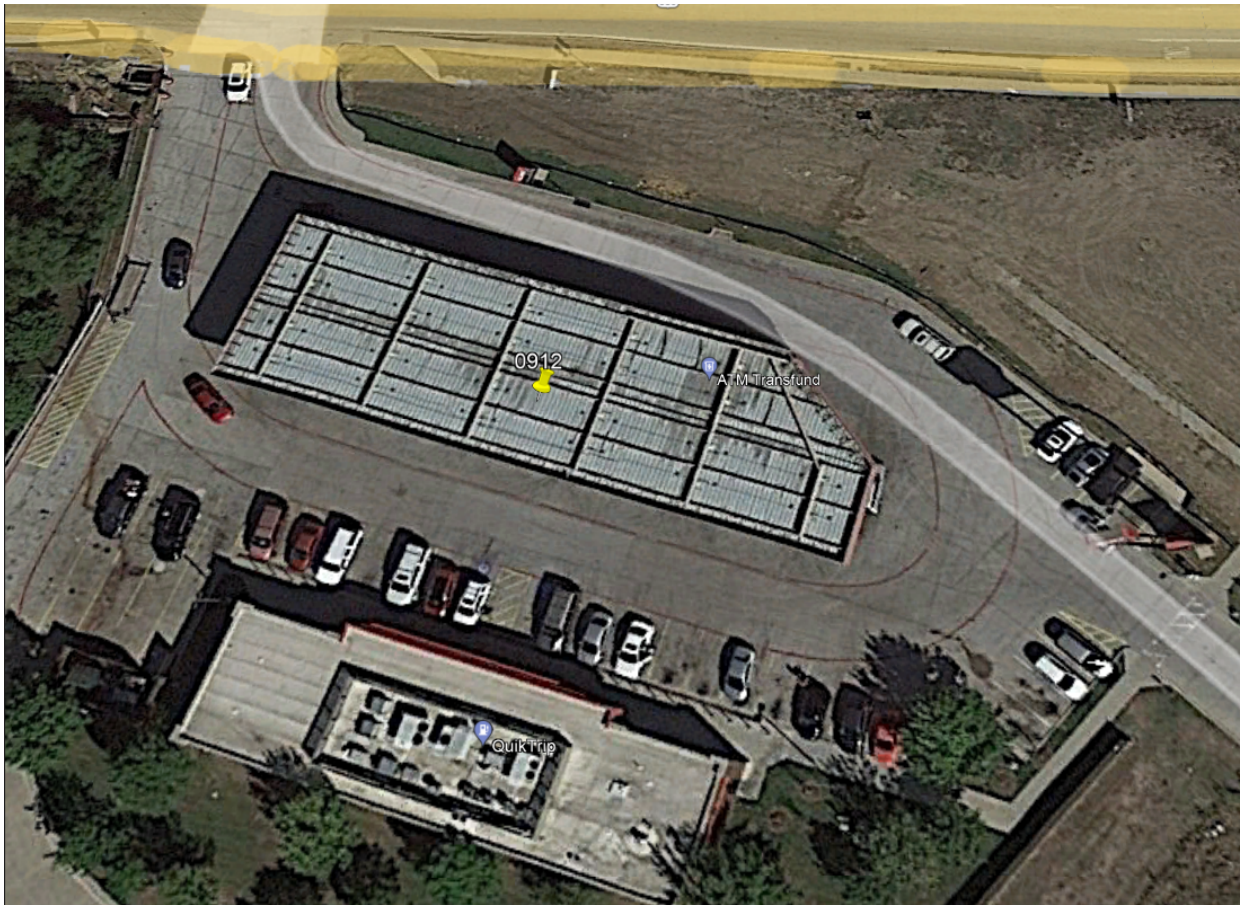
09/2017 - Showing only 3 open stalls in front of building



11/2018 - Showing only 5 stalls open in front of building. Several vehicles along fire lane.



10/2019 - Showing 6 open stalls with 3 vehicles parking in front of dumpster area



10/2021 - Showing only 4 open stalls in front of building while 2 vehicles in dumpster area and another along fire lane.



01/2023 - Showing only 4 open stalls in front of building.



07/06/2024 2:00 pm



07/06/2024 2:00 pm



07/06/2024 2:00 pm - full parking with vehicles parked in dumpster area



07/13/2024 7:00 am - Diesel trucks parked along fire lane.



07/19/2024 11:00 am - Only 1 available stall in front of building.



07/19/2024 11:00 am - Only 1 stall available. Vehicles parking in front of dumpster area and in fuel delivery area.



07/19/2024 7:00 am - No open stalls available.



07/19/2024 7:00 am - No open stalls available.



07/19/2024 7:00 am - No open stalls available.



07/19/2024 7:00 am - Several vehicles parked in front of dumpster area, fire lane, and fuel delivery area.