

## Memorandum

To: Honorable Mayor Shetter and members of the Burleson City Council

From: Aaron Russell, P.E., Public Works Director

Date: February 2, 2009

Subject: Public Hearing and Consideration of a Variance from Section 5.5.F.5 (Median Openings) of the Burleson Design Standards Manual for a proposed development located on a portion of Abstract No. 178, Tract 7C, H.G. Catlett Survey, Johnson County, Texas located at the northwest corner of the intersection of SW Wilshire Boulevard and Lakewood Drive.

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### Council Action Requested:

1. Conduct a Public Hearing
2. Approve or deny a variance from Section 5.5.F.5 (Median Openings) of the Burleson Design Standards Manual for a proposed development located on a portion of Abstract No. 178, Tract 7C, H.G. Catlett Survey, Johnson County, Texas located at the northwest corner of the intersection of SW Wilshire Boulevard and Lakewood Drive.

### Background Information:



The QuikTrip Corporation is currently negotiating with the owner of the property at the northwest corner of the intersection of SW Wilshire Boulevard and Lakewood Drive for the purpose of constructing a gas station and convenience store. As a part of their site evaluation process, QuikTrip has prepared a conceptual site plan which shows a proposed median opening on Lakewood Drive approximately 276 feet to the west of the intersection with SW Wilshire Boulevard. Section 5.5.F.5 of the City's Design Standards

Manual states: "Generally, median openings shall be spaced 600 feet apart on major arterials and 450 feet on minor arterials." Lakewood Drive is classified as a minor arterial on the City's Master Thoroughfare Plan. There is an existing median opening

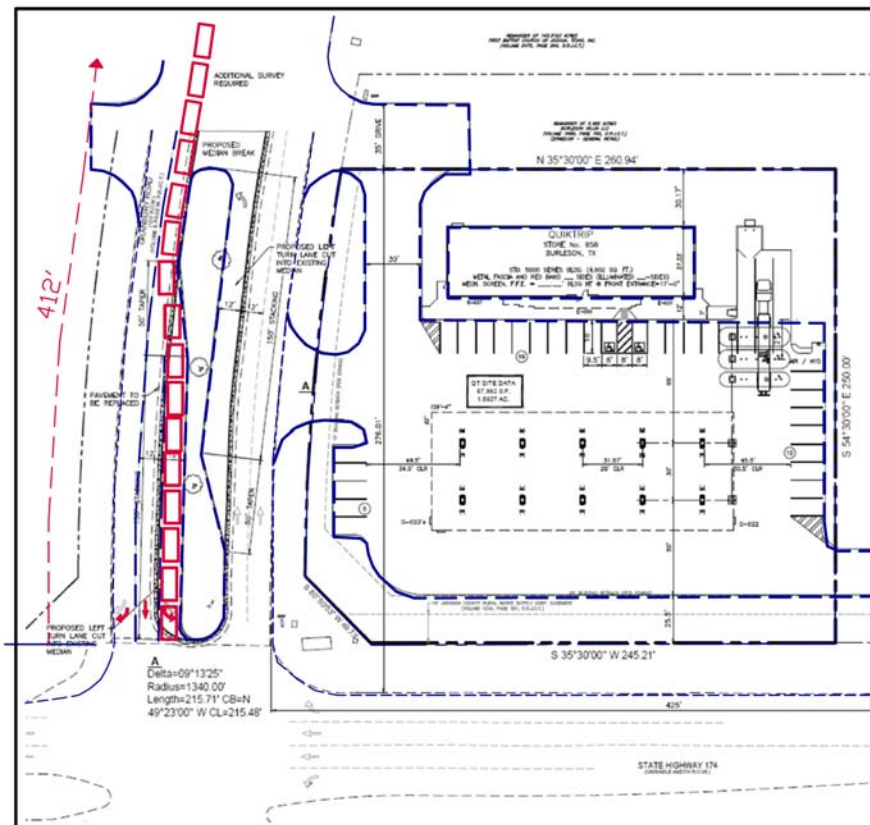
approximately 530 feet west of SW Wilshire Blvd. that serves the "parent" tract from which the QuikTrip site is being subdivided.

Since the requested median opening location does not meet the ordinance spacing requirements, City staff required the applicant to prepare a Traffic Impact Analysis to show the impact of the median opening location. City Staff and Kimley-Horn and Associates, the City's traffic consultant, have reviewed the Traffic Impact Analysis. Staff does not believe that the median opening request is appropriate for the following reasons:

1. The Traffic Impact Analysis evaluated the queue lengths on Lakewood Drive at the signal. The analysis shows an unacceptable queue length if a single left-turn lane is used (Exhibit A) and an unacceptable intersection operation if a shared through/left-turn lane is used (Exhibit B). The most desirable layout in the future will be a dual left-turn lane at the signal.

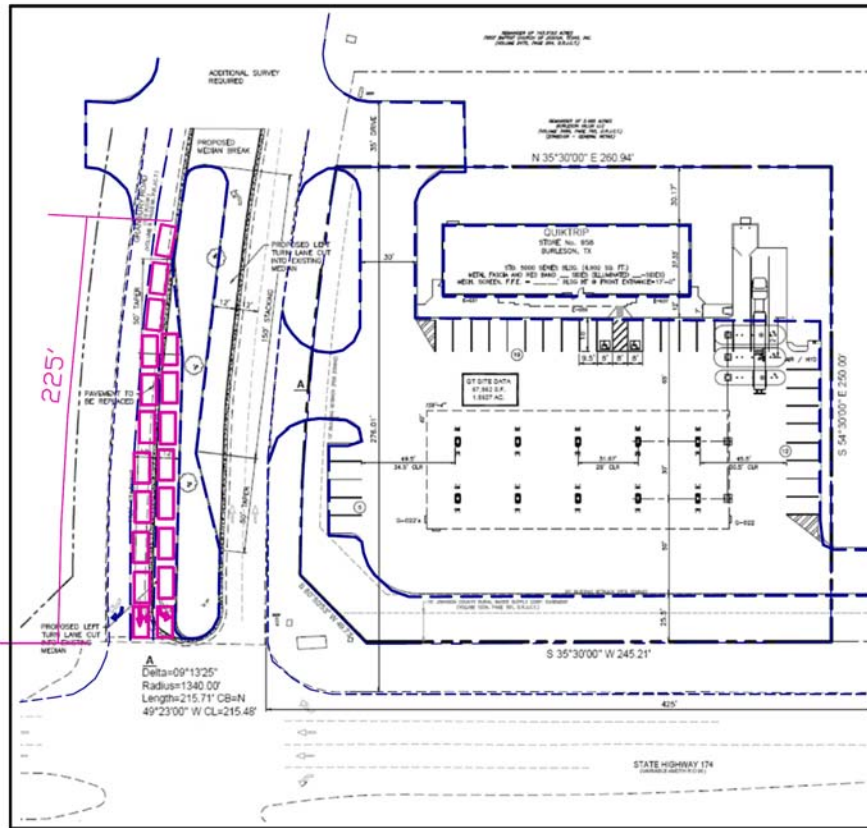
### Exhibit A

**412' queue length with designated left turn lane.** This option is unacceptable because the vehicles in the queue block the median opening that serves the QT and the proposed Texas Health Resources complex. It is also important to note that the queue has backed into the Lakewood Drive through lanes.



**Exhibit B**

**225' queue length with shared through/left-turn lane.** This option is undesirable because the signal will be required to operate in a split-phase sequence as discussed later in this report.



2. The known safety and operational issues associated with full-access driveways spaced too close to SW Wilshire Blvd. along thoroughfares throughout Burleson. Driveway spacing on Renfro Street at SH 174 and Hidden Creek Parkway at SH 174 create operational issues on each of those side streets. The operational characteristics of both streets are similar to Lakewood Drive. Both streets have existing daily volumes in the 9,000 – 12,000 range; similar to that projected for Lakewood Drive in 2025 (9,445 vehicles per day).
3. If the requested median opening and the corresponding westbound left-turn lane into the site opposite the QuikTrip are approved, the ability to provide an eastbound dual left-turn from Lakewood Drive onto SW Wilshire in the future physically conflicts with the left turn bay that will serve the Texas Health Resources site to the south. The applicant shows, via the queue length and capacity analysis, that two left-turn lanes are required to accommodate the anticipated future left-turn demand. The traffic impact analysis shows that the requested median opening location only works if a

shared through/left-turn lane is used. This will require that the signal have a split-phase operation (i.e. each side of the intersection must be allowed to go through in turn rather than simultaneously). This increases the stop time along SW Wilshire Blvd. The City and TXDOT are currently working to eliminate split-phase signals along SW Wilshire to increase its efficiency.

4. A revised site plan with a cross-access drive through the northern property would result in the ability for both customers and fueling trucks to safely enter and exit the facility via SW Wilshire Blvd. and Lakewood Drive.



The purpose of the ordinance requirements and the City's Master Thoroughfare Plan is to protect the long-term functionality and safety of our roadway systems. While the addition of a median opening at the requested location at this time would most likely not result in traffic problems today, the long-term impacts of the median opening are of concern. We are currently experiencing significant problems at the Hidden Creek Parkway intersection with SW Wilshire Blvd. The traffic counts and layout are very similar to what this median opening will create when the roadway is fully developed. Once a median opening exists, it is extremely difficult to close.

Staff does not recommend that this median opening request be approved.

**Board/Citizen Input:**

The Planning and Zoning Commission conducted a public hearing and considered this item at its January 20, 2009 meeting. The Commission voted unanimously to forward the variance request to the City Council with a recommendation of denial.

**Financial Considerations:**

There is no expenditure of municipal funds associated with this item.

**Attachments:**

Variance Request Letter

**Staff Contact:**

Mandy Clark, Deputy City Engineer  
817-447-5400 ext. 292  
[mclark@BurlesonTx.com](mailto:mclark@BurlesonTx.com)

February 2, 2009  
3A-6

**VARIANCE REQUEST  
LETTER**

**QuikTrip Corporation**

*DALLAS/FORT WORTH DIVISION*  
14450 Trinity Boulevard, Suite 300  
Fort Worth, Texas 76155  
817-358-7680  
Metro Fax: 817-858-0213



January 6, 2009

City of Burleson Board of Variances  
141 West Renfro  
Burleson, TX 76028

Re: QuikTrip Store #958  
Median Opening Variance on Lakewood Drive

To Whom It May Concern:

We are requesting a variance in order to obtain a median opening at 276 feet from the intersection of Hwy 174 and Lakewood Dr. This project is a gas station/convenience store located at the NE corner of Hwy 174 and Lakewood Drive.

Our intent is to modify the existing median by creating a new pass through at 276 feet from the intersection. The median would be equipped with turn lanes for both east and west bound traffic. This median opening would serve all the surrounding commercial developments away from the residential housing.

In order for QuikTrip to build at any location, we typically need a full access drive on our lot. This is a corporate standard that we have to abide by. With this location we can live with it just outside of our property line.

Thank you for your time and attention concerning this matter.

**Thank you,**

**JD Dudley**  
**QuikTrip Corporation**  
**A Fortune "100 Best Company to Work For"**  
**Real Estate Project Manager**  
**Office: 817-786-1301**  
**Mobile: 817-894-5545**  
**Fax: 817-858-0213**