

City of Mesquite, Texas

Legislation Details (With Text)

File #:	21-5672	Version:	1	Name:	Chapter 380 - QT South, LLC
Type:	Agenda Item	Status:	Passed		
File created:	9/30/2021	In control:	City Council		
On agenda:	11/1/2021	Final action:	11/1/2021		

Title: Conduct a public hearing and consider a resolution approving the terms and conditions of a program to promote local economic development and stimulate business and commercial activity in the City, authorizing the City Manager to finalize and execute an Economic Development Program Chapter 380 Agreement with QT South, LLC, a Texas limited liability company, for the construction and development of a retail fuel center and convenience store located at 5040 Lawson Road, Mesquite, Texas, and authorizing the City Manager to finalize, execute, and administer the agreement on behalf of the City.

Sponsors:

Indexes:

Code sections:

Attachments: 1. Resolution

Date	Ver.	Action By	Action	Result
11/1/2021	1	City Council	Approved	Pass

Conduct a public hearing and consider a resolution approving the terms and conditions of a program to promote local economic development and stimulate business and commercial activity in the City, authorizing the City Manager to finalize and execute an Economic Development Program Chapter 380 Agreement with QT South, LLC, a Texas limited liability company, for the construction and development of a retail fuel center and convenience store located at 5040 Lawson Road, Mesquite, Texas, and authorizing the City Manager to finalize, execute, and administer the agreement on behalf of the City.

QT South, LLC, an entity of the QuikTrip Corporation, proposes to build a new fuel center and convenience store on a 1.772-acre tract of land at 5040 Lawson Road, Mesquite, Texas. The tract of land is a part of an approximately 12-acre tract from which QT would purchase a portion for the project.

The developer has requested that City water utilities be brought to the site to facilitate the construction of the new QT as well as other new retail development on the surrounding acreage which front IH-20 in Mesquite, Dallas County.

A proposed Chapter 380 agreement outlines the terms and conditions of the project by the City and QT. The proposed 2,950-linear-foot extension of waterline is to be a connected to, as well as an upsize to, lines from the north side of IH-20, with a total cost of approximately \$850,000.00, contracted by the City. The developer offers a \$400,000.00 grant in cost participation, paid to the City upon the City's award of a contract for construction of the waterline on or before March 31, 2022.

Additional terms and conditions require that the City will commence construction of the waterline within thirty days of award of the contract and complete construction of the waterline by July 31, 2022. The developer is required to submit \$400,000.00 to the City upon award of the waterline construction contract, commence construction on a 4,900-square-foot QT retail store within two months of the City's completion of the waterline,

submit a \$2.5 million capital investment certificate and provide a Certificate of Occupancy within nine months of completion of waterline.

Recommended/Desired Action

Staff recommends approval of the resolution.

Attachment(s)

Resolution

Drafter

Kim Buttram

Head of Department

Kim Buttram