



GARLAND

NOTICE OF MEETING CITY OF GARLAND, TEXAS

PLAN COMMISSION

**City of Garland
- REMOTE MEETING -
September 14, 2020
7:00 p.m.**

NOTICE: Due to the COVID-19 emergency and, pursuant to Section 551.125 of the Texas Government Code and the executive orders of Governor Greg Abbott suspending provisions of the Texas Government Code and other applicable laws of the State regarding normal open meetings, the Plan Commission will hold this meeting by internet/telephonic remote means on Monday, September 14, 2020 at 7:00 p.m. The meeting will be broadcasted by webinar or telephone at the following URL (registration is required):

https://garlandtx.zoom.us/webinar/register/WN__wPDbpDSScO7JpfmAgHD6w

After registering, you will receive a confirmation email containing information about joining the webinar.

For those without internet access to the meeting, a dial-in option is available. The toll-free numbers are:

**877-853-5247
888-788-0099**

Additionally, the meeting may be accessed by phone at the following numbers:

**346-248-7799
470-250-9358
470-381-2552**

The Meeting ID is: 979 4165 2505

For participants (online and by phone) who wish to speak on an item on the agenda, you must use the “raise hand” feature in order to be recognized.

Those joining the meeting by phone may press *9 to raise your hand. After speaking, please re-mute your phone by pressing *6.

The meeting will also be recorded and made available online at www.garlandtx.gov.

If the Plan Commission adjourns into executive session during this meeting, the executive session will be conducted by teleconference between and among the members of the City Council and relevant City staff. Public access to that call is prohibited by State law.

CONSENT AGENDA

All items under this section are recommended for approval by a single motion of the Plan Commission, without discussion. The Plan Commission has had the opportunity to review each of these items during a pre-meeting. The Chairman will announce the agenda and provide an opportunity for members of the audience and the Plan Commission to request that an item be removed and considered separately.

1. MINUTES

- a. Consider approval of Minutes for August 24, 2020 meeting.

ITEMS FOR INDIVIDUAL CONSIDERATION

Speaker Regulations:

Anyone wishing to speak for, against, or on agenda items must fill out a speaker card and give it to the Plan Commission Secretary before speaking (cards are located at the entrance to the Council Chambers). The Chairman will recognize speakers; he may impose a time limit and may provide for rebuttal. All comments and testimony are to be presented from the podium.

2. ZONING

- a. Consideration of the application of **QuikTrip Corporation and Glenn Engineering Corporation**, requesting approval of 1) a Change of Zoning from Community Retail (CR) District to a Planned Development (PD) District to allow a Travel Center Use; 2) a Detail Plan for a Travel Center Use and Fuel Pumps, Retail Use and; 3) a Specific Use Provision for a Fuel Pumps, Retail Use. This property is located at 524 East Interstate Highway 30. This application was submitted prior to September 1, 2019. (District 3) (Z 19-22)

3. MISCELLANEOUS

a. Election of Officers

4. ADJOURN

NOTICE: The Plan Commission may recess from the open session and convene in a closed session if the discussion of any of the listed agenda items concerns matters regarding privileged and unprivileged client information deemed confidential by Rule 1.05 of the Texas Disciplinary Rules of Professional Conduct. Sec. 551.071, Tex. Gov't Code.

NOTE: A quorum of the City Council may be in attendance and may or may not participate in the discussions of the Committee or board.



GARLAND

Plan Commission

1. a.

Meeting Date: 09/14/2020

Item Title: Plan Commission Minutes for August 24, 2020

Summary:

Consider approval of Minutes for August 24, 2020 meeting.

Attachments

Plan Commission Minutes for August 24, 2020

Minutes of the Garland Plan Commission Meeting

Due to the COVID-19 mandated guidelines and to conform with social distancing requirements, the Plan Commission meeting was held via teleconferencing. The meeting was broadcast live on the City's Website (<https://www.garlandtx.gov/721/CGTV---Government-Access-Television>), through local cable (Channel 16 (Spectrum), Channel 44 (Frontier) and Channel 99 (AT&T U-verse)).

The Plan Commission of the City of Garland met in regular session on Monday, August 24, 2020, at 7:00 p.m., with the following members present, (remotely):

COMMISSION PRESENT

Chairman	Scott Roberts
Commissioner	Wayne Dalton
Commissioner	Stephen Hallman
Commissioner	Preston Edwards
Commissioner	John O'Hara
Commissioner	Truett Welborn
Commissioner	Douglas Williams
Commissioner	Mike Rose
Commissioner	Christopher Ott

STAFF PRESENT

Senior Assistant City Attorney	Stephen Hines
Recording Secretary	Tracy Allmendinger
Staff	Will Guerin
Staff	Kira Wauwie
Staff	Nabiha Ahmed
Staff	Kimberly Hopkins

CONSENT AGENDA

All items marked with asterisks (**) on the Consent Agenda were voted on at the beginning of the meeting. Chairman Roberts read those items into the record. **Motion** was made by Commissioner Dalton to **approve** the Consent Agenda as presented, seconded by Commissioner Ott. **Motion carried: 9 Ayes, 0 Nays.**

MINUTES

- 1a. APPROVED**** Consider approval of Minutes for the August 10, 2020 meeting.

ITEMS FOR INDIVIDUAL CONSIDERATION

ZONING

2a. APPROVED

Consideration of the application of **Kimley-Horn and Associates, Inc.**, requesting approval of 1) a Change in Zoning from Planned Development (PD) District 93-11 to a Planned Development (PD) District for Industrial (IN) Uses and 2) a Detail Plan for a Truck/Bus Repair Use. This property is located at 2700-2816 McCree Road. This application was submitted prior to September 1, 2019. (District 5) (Z 19-27) (This item was postponed from the July 27, 2020 Plan Commission meeting to the August 24, 2020 Plan Commission meeting.)

Nabiha Ahmed, Development Planner, presented the staff report.

Chairman Roberts requested clarification from Staff as to whether Truck/Bus Use or additional parking would be allowed on Sub-District B.

Ms. Ahmed stated Truck/Bus Use would require a Specific Use Provision (SUP) as specified in Garland Development Code (GDC).

Commissioner Rose asked if approved by City Council would the applicant be required to submit a Detail Plan to develop Sub-District B or can they develop the site without additional approval.

Ms. Ahmed stated they are entitled to the existing Planned Development (PD) 93-11 which states a Detail Plan is not required and only Industrial District Uses are permitted.

Representing the owner, Jonathon Vincent, 2323 Ross Avenue, Suite 600, Dallas, Texas 75201, provided a brief overview of the request and reviewed the existing zoning allowance includes industrial uses and self-storage as permitted, the bus/truck repair requires a Specific Use Provision, and the existing Planned Development (PD) 93-11 allows retail with outside display. Mr. Vincent further stated no overnight parking is allowed. Additionally, spill over parking will not be allowed on Sub-District B.

Chairman Roberts read into record the question from

Krisiti Davis, 1317 Bowie Street, Garland, TX 75040, who asked will a turn-in lane be provided for traffic that backs up this intersection.

The applicant, Joe Fraccaro, 2201 West Royal, Irving, Texas 75063, stated a turn-in lane is not proposed. Mr. Fraccaro further stated the main entry is further west of the intersection and would prevent the stacking and backup of traffic.

Motion was made by Commissioner Welborn to close the public hearing and open for discussion, seconded by Commissioner Williams. **Motion carried: 9 Ayes, 0 Nays.**

Commissioner Dalton spoke in favor of the request and made note of the development difficulties with the Interstate Highway 635 improvements.

Chairman Roberts spoke in favor of the request and stated the applicant addressed his concerns in regards to Sub-District B.

Motion was made by Commissioner Welborn to **approve** the request per staff recommendation. Seconded by Commissioner Dalton. **Motion carried: 9 Ayes, 0 Nays.**

2b. DENIED

Consideration of the application of **Rene Mandujano**, requesting approval of 1) a Specific Use Provision for a Tattooing/Body Piercing Establishment on a property zoned Downtown (DT) District (Historic Downtown Sub-District) and 2) a Major Wavier to Table 7-1 of the Garland Development Code regarding the location and special standards of Tattooing/Body Piercing Establishments. This property is located at 532 Main Street. (District 2) (Z 20-23)

Kimberly Hopkins, Development Planner, presented the staff report.

Commissioner Rose asked of staff the timetable and budget for the Downtown Square Redevelopment.

Senior Assistant City Attorney Stephen Hines stated approximately \$12 million dollars has been contracted for the Downtown Square Redevelopment. The start date is unknown at this time.

Commissioner Williams asked for the square footage of the business.

Ms. Hopkins stated the tenant space for the proposed business is 2,300 square feet.

Commissioner Edwards and Rose spoke in opposition of the request due to the location.

The applicants Rene Mandujano and Caitrin Walters, 1600 President George Bush Turnpike, #11006, Rowlett, TX 75088, provided an overview of the request and indicated this will be a tattoo only business. Piercing services will not be provided. Ms. Walters further provided information regarding Momentum's business operations and stated they would be a benefit to the area.

Commissioner Rose inquired as to the length of the lease.

Ms. Walters stated the lease is for five years.

Commissioner Dalton asked the applicant if they would consider a five-year Specific Use Provision (SUP).

Ms. Walters stated they would consider a five-year Specific Use Provision (SUP).

Commissioner Ott inquired to the number of artists/tattoo chairs and signage.

Mr. Mandujano stated he will be employing eight artists in the studio at any given time and there will be no flashing signage.

Commissioner Rose inquired as to parking.

Ms. Walters stated there is parking available around the Square, the rear of the building, and the Foundry will allow their clients to park in the rear of the building.

Commissioner Edwards inquired to the length of time a client will be in the establishment.

Ms. Walters and Mr. Mandujano stated the time varies, but at most a client would be in the establishment for six

hours.

Commissioner Rose asked for clarification on the Specific Use Provision (SUP), asking if approved would it be tied to the applicant.

Chairman Roberts clarified stating the Garland Development Code (GDC) was amended and Specific Use Provisions (SUP) are now tied to the land and not the person.

Commissioner Hallman left the meeting at 7:59 p.m. due to technical difficulties.

Mr. Guerin reiterated the comments from Chairman Roberts.

Chairman Roberts read into record the question from Krisiti Davis, 1317 Bowie Street, Garland, TX 75040, "Thought we were marketing our beloved downtown as dining, arts, and shopping. This makes me feel like safe family area, but a tattooing/piercing parlor does not project that image."

Ms. Walters stated this is a new and modern business, not the old stereotype of tattooing businesses.

Motion was made by Commissioner Rose to close the public hearing and open for discussion, seconded by Commissioner Ott. **Motion carried: 8 Ayes, 0 Nays.**

Commissioner Edwards and Rose spoke in opposition due to lack of parking and due to the Downtown Square Redevelopment.

Commissioner Rose further suggested a three-year Specific Use Provision (SUP).

Commissioner Ott and Dalton also suggested a three-year Specific Use Provision (SUP).

Chairman Roberts spoke in opposition of the request with concerns to the Downtown Square Redevelopment and the location.

Motion was made by Commissioner Rose to **deny** the request. Seconded by Commissioner Edwards. **Motion carried: 7 Ayes, 1 Nay** from Commissioner Ott.

Commissioner Hallman was able to rejoin the meeting at 8:07 p.m.

MISCELLANEOUS

- 3a. APPROVED** Consider amending in part Chapter 2, Chapter 6, and Chapter 7 of the Garland Development Code, regarding Multi-Family and Elder Care storage space requirements, and Restaurant pick-up windows.

Planning Director Will Guerin presented to the Commission the proposed changes to Chapter 2, Chapter 6, and Chapter 7 of the Garland Development Code, regarding Multi-Family and Elder Care storage space requirements, and Restaurant pick-up windows.

Motion was made by Commissioner Dalton to **approve** in part Chapter 2, Chapter 6, and Chapter 7 of the Garland Development Code, regarding Multi-Family and Elder Care storage space requirements and send the recommendation to City Council. Seconded by Commissioner Edwards. **Motion carried: 8 Ayes, 1 Nay** by Commissioner Rose.

Motion was made by Commissioner Hallman to **approve** in part Chapter 2, Chapter 6, and Chapter 7 of the Garland Development Code, regarding Restaurant pick-up windows and send the recommendation to City Council. Seconded by Commissioner Williams. **Motion carried: 9 Ayes, 0 Nays.**

ADJOURNMENT

There being no further business to come before the Plan Commission, the meeting was adjourned at 8:16 p.m.

City of Garland, TX

Approved:

Chairman

Attested:

Recording Secretary



GARLAND

Plan Commission

2. a.

Meeting Date: 09/14/2020

Item Title: Z 19-22 QuikTrip Corporation and Glenn Engineering Corporation (District 3)

Summary:

Consideration of the application of **QuikTrip Corporation and Glenn Engineering Corporation**, requesting approval of 1) a Change of Zoning from Community Retail (CR) District to a Planned Development (PD) District to allow a Travel Center Use; 2) a Detail Plan for a Travel Center Use and Fuel Pumps, Retail Use and; 3) a Specific Use Provision for a Fuel Pumps, Retail Use. This property is located at 524 East Interstate Highway 30. This application was submitted prior to September 1, 2019. (District 3) (Z 19-22)

Attachments

Z 19-22 QuikTrip Corporation and Glenn Engineering Corporation Report and Attachments

Planning Report

File No: Z 19-22/District 3

Agenda Item:

Meeting: Plan Commission

Date: September 14, 2020



GARLAND

TEXAS MADE HERE

REQUEST

Approval of 1) a Change of Zoning from Community Retail (CR) District to a Planned Development (PD) District to allow a Travel Center Use; 2) a Detail Plan for a Travel Center Use and Fuel Pumps, Retail Use and; 3) a Specific Use Provision for a Fuel Pumps, Retail Use.

LOCATION

524 East IH-30

APPLICANT

QuikTrip Corporation and Glenn Engineering Corporation

OWNER

I-30 Bobtown, LLC.

BACKGROUND

The subject property is currently undeveloped and includes properties that would be assembled and later split apart for future development. In 2020, the applicant acquired 1.104 acres of land located at the southeast corner of East I-30 frontage streets and the north/south portion of Bobtown Road from the Texas Department of Transportation (TxDot). That land area, along with property located to the east make up the project area.

The applicant intends to subdivide the total 10.01 acres of project land area into three (3) lots. The applicant requests to allow a Travel Center by establishing a Planned Development (PD) District; and a Fuel Pumps, Retail use with a Specific Use Provision on Lot 1. The remaining Lots 2 and 3 will be developed in the future with a Detail Plan through a public hearing.

SITE DATA

The subject property has an area of 10.01 acres with 702.73 lineal feet of frontage along East I-30, approximately 528 lineal feet of frontage along Bobtown Type B Thoroughfare and 72.21 lineal feet of frontage along Bobtown Type E Thoroughfare. Bobtown Type B Thoroughfare is located to the west of the property and it consists of a 100-foot right-of-way. Bobtown Type E Thoroughfare is located to the south of the property has an 80-foot right-of-way.

USE OF PROPERTY UNDER CURRENT ZONING

The subject property is zoned Community Retail (CR) District. The Community Retail (CR) District is intended to accommodate a variety of retail, service, and business establishments that may or may not be designed in a shopping center configuration. The district may be used as a transition district between lower intensity retail or office uses and more intense uses. A Community Retail (CR) District is generally appropriate along major transportation

corridors but is generally not appropriate in proximity to low-density residential districts without significant buffering and screening features. An example of allowed use in a Community Retail (CR) District is a retail shopping area that may be large in scale with very limited or no outside storage. Traffic generated by uses in a Community Retail (CR) District must be focused onto the major thoroughfare network. Development in a Community Retail (CR) District may not be designed in a manner that increases traffic through residential areas

CONSIDERATIONS

Detail Plan and Specific Use Provision (Lot 1)

1. The applicant makes the request to construct a Travel Center and Fuel Pumps, Retail use in conjunction with a 7,318 square-foot retail convenience store building on Lot 1. The retail convenience store building is permitted in the Community Retail (CR) District. However, the Travel Center is not allowed. The applicant has requested a change of zoning to allow a Travel Center. In order to accommodate the applicant's development a Planned Development (PD) District is requested along with a Detail Plan. The Fuel Pumps, Retail Use [gas station] requires approval of a Specific Use Provision. The applicant requests the Specific Use Provision to be valid for an indefinite period.

The site plan (Exhibit C) shows an auto fuel canopy and diesel (truck) fuel canopy. The auto fuel canopy will have eleven (11) gas pumps. The diesel (truck) fuel canopy will have seven (7) gas pumps. The site plan (Exhibit C) also shows a truck scale adjacent to the truck fuel canopy. The proposed development will utilize a security system that monitors the site.

Travel Center Use

2. The GDC defines a Travel Center Use as a large scale motor fuel sales over five thousand square feet that primarily involves fueling and travel services for tractor trucks and the trucking industry. This use is not permitted in any zoning district without the establishment of a Planned Development (PD) District. The applicant requests to allow the Travel Center Use on Lot 1 of the proposed Planned Development (PD) District; other uses permitted in the Community Retail (CR) District would continue to be allowed in the Planned Development.

A condition is proposed to preclude showers and lounge areas associated with the Travel Center Use on any portion of the subject site. The applicant confirmed the abovementioned amenities will not be provided.

Screening and Landscaping:

3. The proposed layout complies with the applicable screening and landscaping standards. Although screening is not required, the applicant proposes a six (6)-foot double sided wood fence around portions of the perimeter of Lot 1 as shown in Exhibit C.

Building Design:

4. The building elevations and the canopy elevations meets the applicable building design standards per the GDC.
 - At least six of the twelve architectural elements listed in Section 4.83(B) must be incorporated into the design of the building.
 - Street-facing building elevations are horizontally and vertically articulated in accordance with Section 4.83(C).

5. **Parking**

The GDC does not prescribe a parking ratio for Travel Center uses. Therefore, the applicant proposes to establish sixty-seven (67) parking spaces and eleven (11) truck spaces. For comparison, the parking ratio for a convenience retail store is one parking space per 250 square feet of gross floor area and would require a total of thirty (30) parking spaces. The applicant submitted a parking study to demonstrate the necessity of the parking amount. The parking study shows comparable data from other establishments in the area.

I-30 /Bobtown Road Construction

6. Per the Transportation Department, the Schematic Engineering Drawing for the I-30 construction is at a preliminary stage. However, there is no construction expected at the I-30 and Bobtown interchange that would affect the proposed Travel Center and Fuel Pumps, Retail development.

7. *Monument Signs:*

There are total of two (2) monuments signs proposed; one sign will be along Bobtown Thoroughfare E and the other sign will be along Bobtown Road Thoroughfare B. The maximum height for a monument sign is seven (7) feet, including the monument base, as measured from the average ground level at the base to the topmost portion of the sign or structure. The maximum surface area of a monument sign is fifty (50) square feet. The applicant requests to allow the height for each monument sign to be seventeen feet and one-fourth inches (17'-1/4") and the sign area to be 75.4 square feet. The proposed sign will comply with all other monument sign requirements per the GDC.

8. *Traffic or Movement Control Signs:*

A total of four (4) Traffic or Movement Control Signs are proposed throughout the property. The applicant seeks a deviation for the sign area and the sign height. The required sign surface area per the GDC is six (6) square feet and the maximum height from the ground is three (3) feet. The proposed sign surface area is twelve (12) square feet and the proposed sign height is six (6) feet. Similar to special districts and way-finding signage, traffic or movement control signs assist drivers in identifying where they should navigate on the site. This type of signage can be useful in contributing to orderly traffic flow.

A pylon sign is also proposed within the site to direct trucks to and from the truck scale area. The proposed pylon sign is approximately twenty-two (22) feet in height and the proposed sign surface area is approximately ninety-nine (99) square-feet.

9. *Wall and Canopy Signs:*

The proposed wall sign in Exhibit F will comply with the applicable GDC requirements. The applicant also proposes four (4) canopy signs which will comply with the GDC requirements.

10. *Summary of Deviations:*

Development Standards	Required	Proposed	Analysis
Travel Center Use	The Travel Center use is not permitted by right in any of the zoning districts per Section 2.51 of the GDC.	The applicant requests to allow the Travel Center Use by establishing a Planned Development (PD) District.	Approval of a Detail Plan will allow the Travel Center Use to be allowed only on Lot 1. The remaining Lots 2 and 3 will require future Detail Plan approval prior to development.

Parking	The Travel Center does not have a parking ratio in the GDC. The proposed Planned Development will establish the parking ratio for the Travel Center. The required parking ratio for a convenience retail store use is 1/250 gross floor area. Per the calculation, thirty (30) parking spaces would be required.	The applicant proposes a total of sixty-seven (67) automobile parking spaces and eleven (11) truck parking spaces.	A parking study provided by the applicant demonstrates the necessity of the amount of parking spaces, indicating a peak parking demand of 65 parking spaces and the proposal would exceed that average peak by 2 parking spaces.
Monument Signs	The GDC requires the maximum height for each monument sign to be seven (7) feet and the maximum sign surface area to be fifty (50) square feet.	The applicant proposes the height to be seventeen feet and one-fourth inches (17'-1/4") and the sign surface area to be 75.4 square feet.	The applicant contends that the variance is necessary for better visibility of the signage from both Bobtown Roads. The applicant prefers the usage of monument signs rather than pylon signs along the frontage of Bobtown E Thoroughfare and Bobtown Type B Thoroughfare.
Traffic Movement or Control Signs	The required sign surface area per the GDC is six (6) square feet and the maximum height from the ground is three (3) feet.	The proposed sign surface area is twelve (12) square feet and the proposed sign height is six (6) feet.	This deviation is requested in order to clearly direct the tractor trailer circulation, as well as the regular vehicular traffic. These signs provide clear instruction on entrance and exits of the site in order to separate the traffic.

COMPREHENSIVE PLAN

The Envision Garland Plan designates the subject property as Business Center. Business Centers provide a cluster of business offices and/or low impact industry, including campus-type development that cumulatively employ large numbers of people. Operations within this development type occur internal to buildings resulting in minimal negative impacts (sound, air, traffic, outdoor lighting, storage, etc.) and are compatible with adjacent development types in architecture, character, scale, and intensity.

Business centers are generally located at intersections of major and/or secondary arterial streets or significant transit areas (bus/rail). Proximity and access to residential areas are encouraged to reduce travel times to employment. Site design addresses function and visual

aesthetics providing appropriate buffering at gateway corridors, between adjacent developments, and for residential neighborhoods.

COMPATIBILITY OF REQUEST WITH SURROUNDING ZONING AND LAND USES

The properties to the north across I-30 are zoned Multi-Family District and Planned Development (PD) District 97-51 for Community Office Uses; these properties are developed with multi-family dwelling units and a gas station use. The land to the east is zoned Community Retail (CR) District and it is currently undeveloped. Properties to the south across Bobtown Road are zoned Community Retail (CR) District, Agriculture (AG) District and Planned Development (PD) District 95-58 for Light Commercial Uses; these properties are developed with two (2) churches, a landscaping company, a self-service car wash and a gas station use. The property to the west across Bobtown Road is zoned Community Office (CO) District and includes a gas station and a retail and convenience store.

The applicant provides a development plan that mitigates additional truck traffic to the area, as the traffic circulation is intended for trucks to primarily use the I-30 access. In addition, conditions are proposed to preclude certain operations associated with a traditional truck stop use, as described further in the Staff Recommendation below.

STAFF RECOMMENDATION

Approval of 1) a Change of Zoning from Community Retail (CR) District to a Planned Development (PD) District to allow a Travel Center Use; 2) a Detail Plan for a Travel Center Use and Fuel Pumps, Retail Use and; 3) a Specific Use Provision for a Fuel Pumps, Retail Use, with conditions.

Staff recommends that the two monument signs along Bobtown Road are provided, but that they adhere to the GDC height and size requirements for monument signs. In addition, a PD Condition is proposed to preclude shower facilities and lounge areas for customers.

ADDITIONAL INFORMATION

- i. Location Map
- ii. PD Conditions
- iii. Exhibits
- iv. Photos

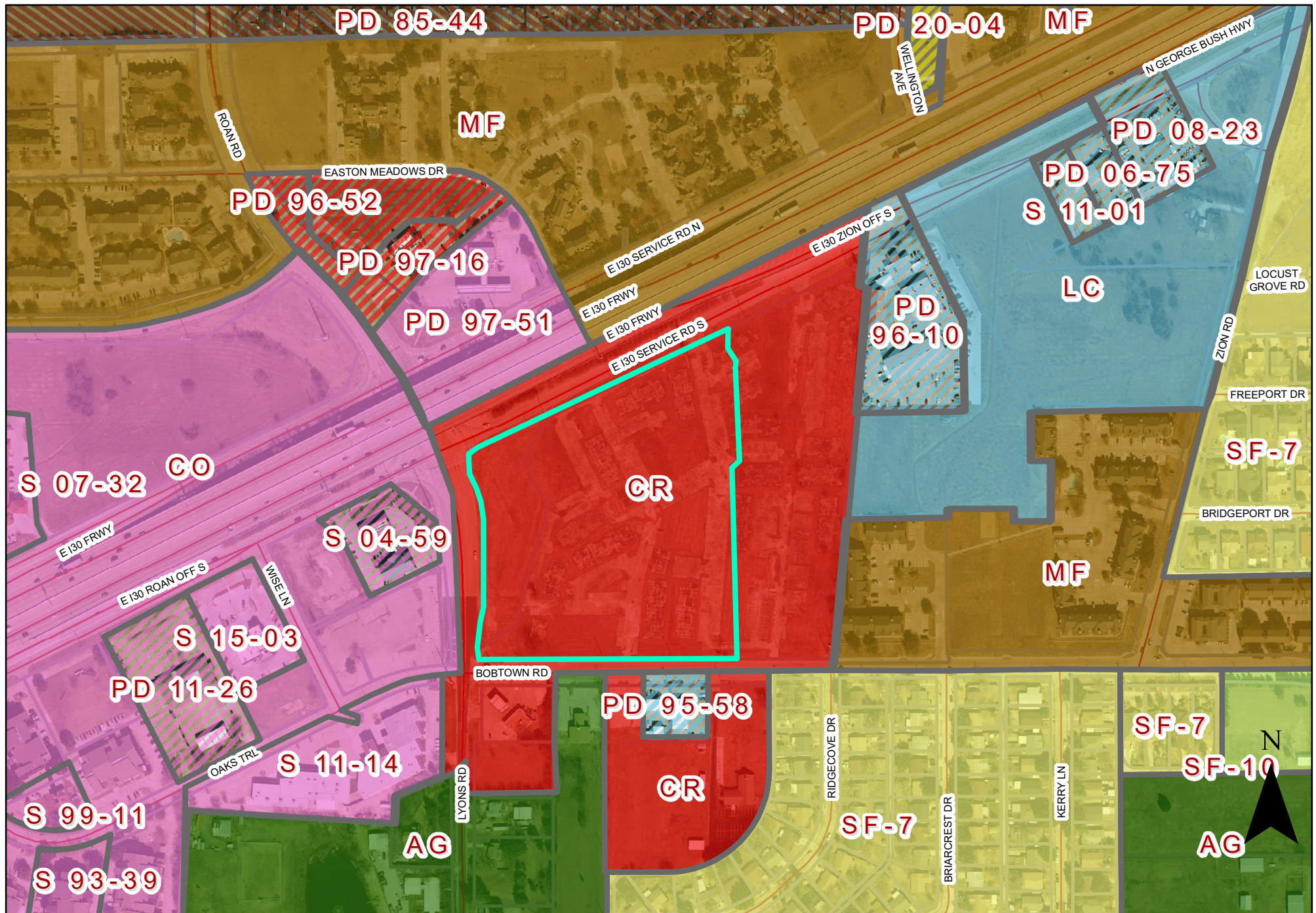
CITY COUNCIL DATE: October 13, 2020

PREPARED BY:

Nabiha Ahmed
Development Planner
Planning & Community Development
972-205-2453
nahmed@garlandtx.gov

REVIEWED BY:

Will Guerin, AICP
Director of Planning



0 220 440 Feet
1 inch = 333 feet

Zoning Map Z 19-22



INDICATES AREA
OF REQUEST

PLANNED DEVELOPMENT CONDITIONS

ZONING FILE Z 19-22

524 EAST IH-30

- I. Statement of Purpose:** The purpose of this Planned Development is to approve a Detail Plan for Travel Center Use for Lot 1.
- II. Statement of Effect:** This Planned Development shall not affect any regulation found in the Garland Development Code, Ordinance No. 6773, as amended prior to adoption of this ordinance, except as specifically provided herein.
- III. General Regulations:** All regulations of the Community Retail (CR) District as set forth in Chapter 2 of the Garland Development Code are included by reference and shall apply, except as otherwise specified by this ordinance.

IV. Development Plans:

Detail Plan: Development shall be in general conformance with the Detail Plan labeled Exhibit C through Exhibit F. In the event there is conflict between the approved Detail Plan and the Specific Regulations below, the Specific Regulations shall apply. Future developments shall require approval of a Detail Plan.

V. Specific Conditions:

A. Permitted Uses:

1. Land Uses are permitted as in the Community Retail (CR) District. Additionally, a Travel Center Use is allowed only on Lot 1.
2. Showers and lounge areas associated with the Travel Center use are not allowed on any Lot.

B. Site Plan: The site layout, building placement, parking and other development proposed shall be in general conformance with the approved Site Plan labeled Exhibit C.

C. Parking: A total of sixty-seven (67) automobile parking spaces and eleven (11) truck parking spaces are permitted.

D. Landscape Plan: Screening and landscaping shall be in general conformance with the landscape plan labeled Exhibit D.

D. Maintenance requirements:

(1) Landscaping must be continuously maintained in a healthy, growing condition and in compliance with this ordinance, the Garland Development Code, the Code of Ordinances of the City of Garland, and the landscaping plan attached hereto at all times. The property owner is responsible for regular weeding, mowing of grass, irrigation, fertilizing, pruning, or other maintenance of all landscaping as promptly as needed to comply with the requirements of this subsection. All exposed ground surfaces shall be properly improved, covered with screening or other approved solid material, or protected with a vegetative growth that prevents soil erosion and ameliorates objectionable dust conditions.

(2) Any dead or dying plant or vegetation, whether or not a component of required landscaping, must be promptly replaced with another approved plant or vegetation variety that complies with the approved landscape plan and in no event later than sixty days after notification by the City. In the event the property owner fails to remedy a violation of any landscaping maintenance regulation within sixty days of the City sending notice, the City may, in addition to any other remedy available by law, suspend, withhold, or revoke city permits, approvals, consents and the certificate of occupancy for the retail fuel pumps and convenience store. See Section 4 of the granting ordinance.

(3) Screening and paving must be installed and continuously maintained in compliance with this ordinance, the Garland Development Code, and the Code of Ordinances of the City of Garland at all times. The property owner is responsible for regular maintenance of all screening and paving as needed. In the event the property owner fails

to remedy a violation of any screening or paving maintenance regulation within sixty days of the City sending notice, the City may, in addition to any other remedy available by law, suspend, withhold, or revoke city permits, approval, consents and the certificate of occupancy for the travel center.

- E. Elevations: Building Elevations and Fuel Canopy Elevation shall be in general conformance with the elevations labeled Exhibit E.
- F. Monument Signs: A total of two (2) monument signs shall be permitted per Exhibit C; one sign shall be located along I-30 Freeway and the other sign shall be located along Bobtown B Thoroughfare. The maximum sign height shall be seventeen feet and one-fourth inches (17'-1/4") and the maximum sign surface area shall be 75.4 square feet
- G. Traffic or Movement Control Signs: A total of four (4) traffic or movement control signs shall be permitted per Exhibit C and Exhibit F. The maximum sign height shall be six (6) feet and the maximum sign area shall be twelve (12) square feet. In addition, a pylon directional sign for the truck scale area may be permitted as shown in Exhibit C and Exhibit F; the maximum height shall be twenty-two feet and 3 and one-fourth inches (22'- 3-1/4") and the maximum sign area shall be ninety-nine (99) square feet.

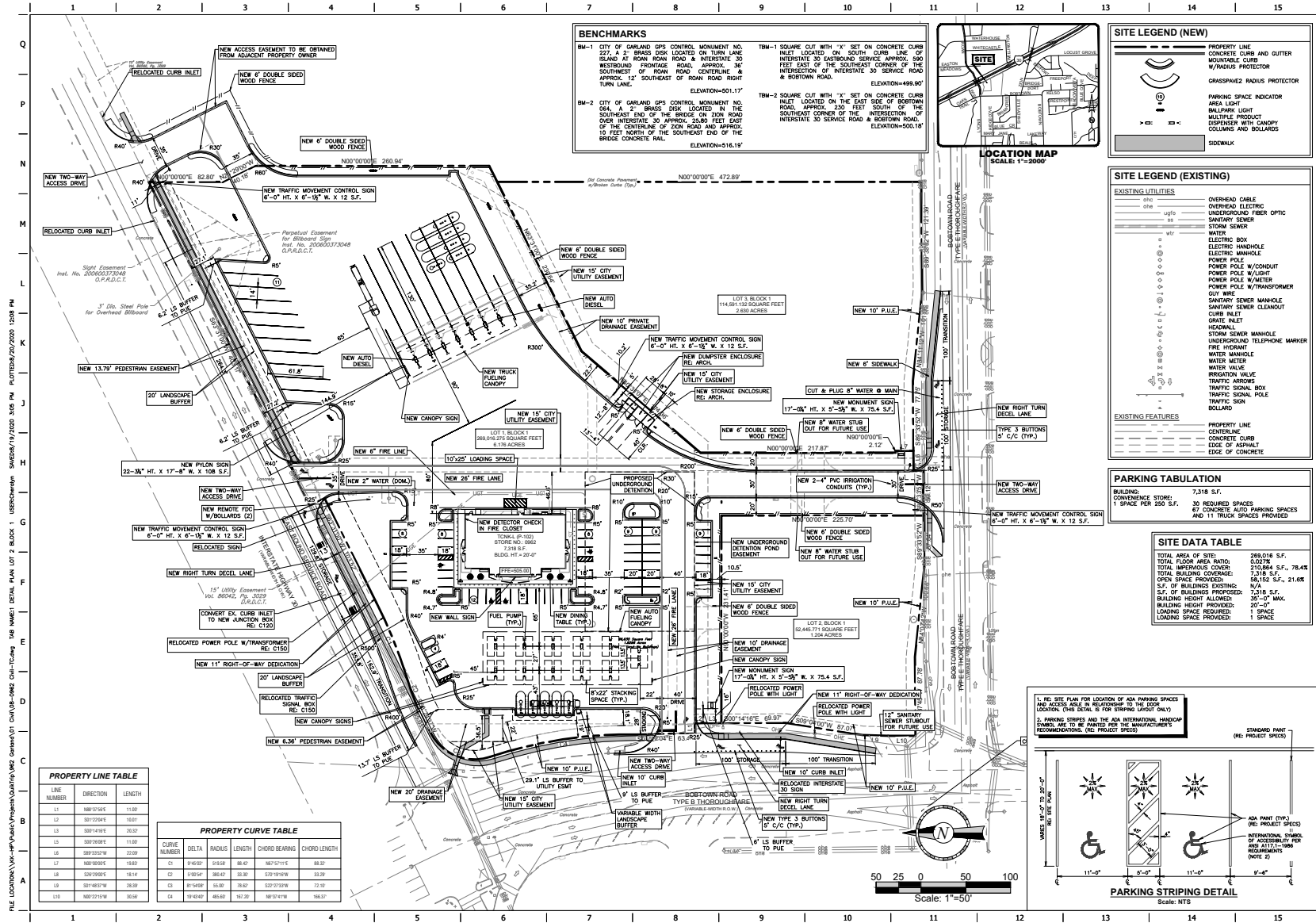
SPECIFIC USE PROVISION CONDITIONS

ZONING FILE Z 19-22

524 EAST IH-30

- I. Statement of Purpose:** The purpose of this Specific Use Provision is to allow a Fuel Pumps, Retail Use for Lot 1.
- II. Statement of Effect:** This Specific Use Provision shall not affect any regulation found in the Garland Development Code, Ordinance No. 6773, as amended prior to adoption of this ordinance, except as specifically provided herein.
- II. General Regulations:** All regulations of the Community Retail (CR) District as set forth in Chapter 2 of the Garland Development Code, Ordinance 6773, are included by reference and shall apply, except as otherwise specified by this ordinance.
- III. Specific Use Provision:**
 - A. SUP Time Period:** The Specific Use Provision shall be in effect for an indefinite period.

EXHIBIT C



GLENN ENGINEERING
 10000 DALLAS AVENUE, SUITE 200
 DALLAS, TEXAS 75243
 PHONE (972) 717-5851
 FAX (972) 717-5851

QuikTrip No. 0962
 INTERSTATE HIGHWAY 30 & DORTOWN ROAD
 GARLAND, TX.

PROTOTYPE: 1102 (05/05/20)
DIVISION: CH
VERSION: 011
DESIGNED BY: GH
DRAWN BY: GEC
REVIEWED BY: POTTER

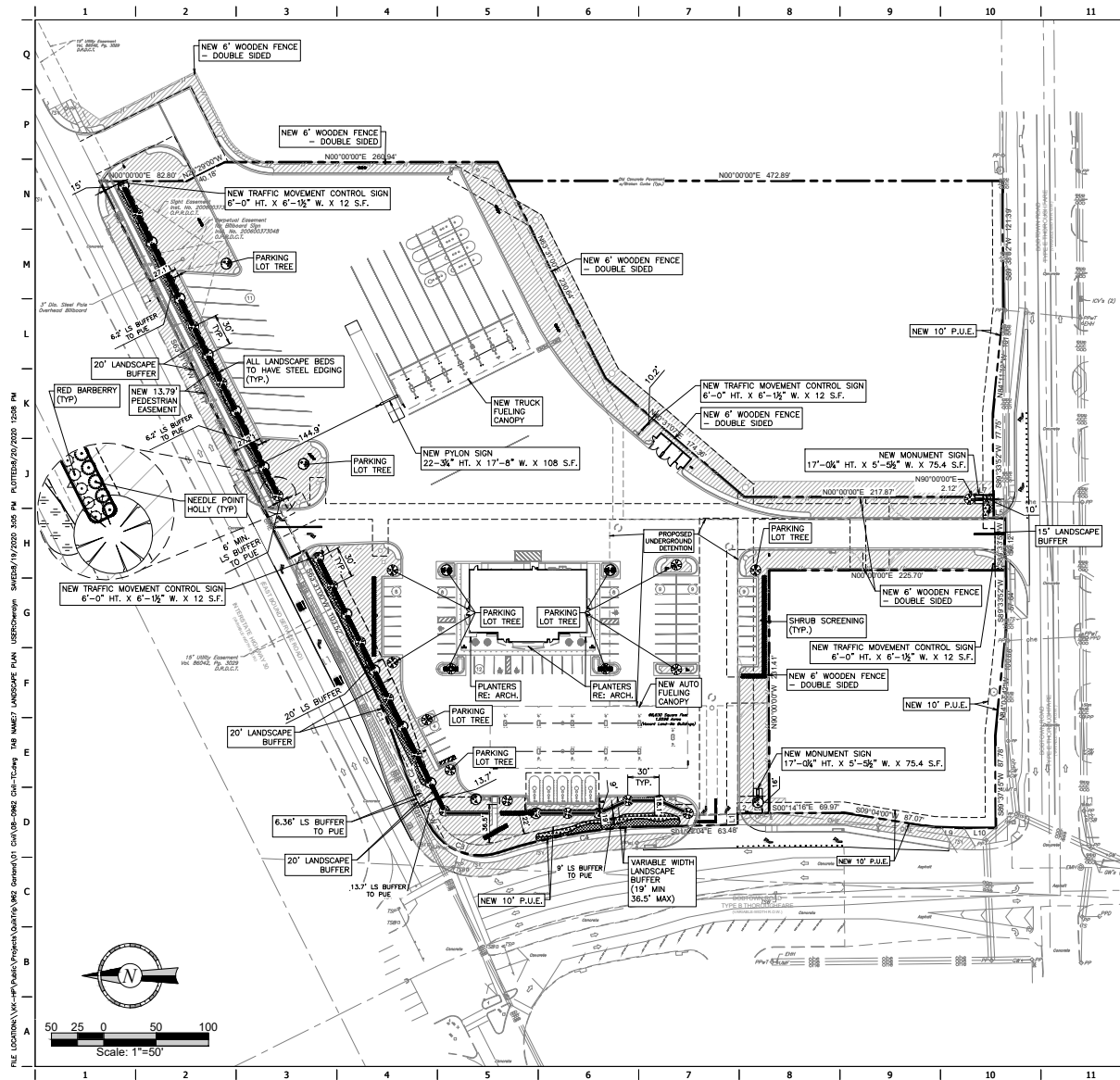
ORIGINAL ISSUE DATE: 07/05/18

SHEET TITLE:
 DETAIL PLAN
 LOT 2 BLOCK 1

SHEET NUMBER:
 1

Case Number: 181220-2

EXHIBIT D



LANDSCAPE SCHEDULE				
USE	SYMBOL	COMMON NAME (Botanical Name)	MINIMUM SIZE/ HEIGHT/SPREAD	QUANTITIES
SHRUBS	○	RED BARBERRY "ROSE GLOW" <i>Rubus odoratus</i>	HEIGHT/SPREAD RATIO = 3:2 15" x 10" HT. MIN.	467 EA.
SHRUBS	○	NEEDLE POINT HOLLY <i>Ilex Cornuta</i>	HEIGHT/SPREAD RATIO = 3:2 24" x 18" HT. MIN.	513 EA.
SHRUBS	○	CHINESE PISTACHE <i>Platanus Chinensis</i>	3" CALIPER 12' HT.	25 EA.
SHRUBS	○	TEAKO ASH <i>Fraxinus Texensis</i>	3" CALIPER 12' HT.	20 EA.
GROUND	■	PURPLE WINTER CREEPER		2,252 S.F.
GROUND	■	LYRIS MUSCARI		3,208 S.F.
GROUND	■	TIFFANY 419 BERMUDA SOD		79,431 S.F.

LANDSCAPE REQUIREMENTS		
REQUIRED BY ORDINANCE		PROVIDED
(B) LANDSCAPE BUFFERS. THE LANDSCAPE BUFFERS OF NONRESIDENTIAL, MULTIFAMILY, OR SENIOR LIVING DEVELOPMENTS MUST COMPLY WITH THE FOLLOWING PROVISIONS: (1) A LANDSCAPE BUFFER, TWENTY FEET IN DEPTH (FROM THE PROPERTY LINE), IS REQUIRED IN NONRESIDENTIAL YARDS ADJACENT TO ANY THROUGHFARE OR ORNAMENTAL GROVE. (2) A LANDSCAPE BUFFER, FIFTEEN FEET IN DEPTH (FROM THE PROPERTY LINE), IS REQUIRED IN NONRESIDENTIAL YARDS ADJACENT TO TYPE A THROUGHFARE OR ORNAMENTAL GROVE. (3) EACH OF THE ABOVE BUFFERS MAY BE REDUCED TO FIVE FEET IN DEPTH IF PLANT MATERIALS WITHIN THE BUFFER AREA ARE PROVIDED AT A RATE OF ONE AND ONE-HALF TIMES THE MINIMUM REQUIREMENTS AS SET FORTH IN SUBSECTION 4.3A(3)(C) BELOW. (4) ADJACENT TO ALL OTHER PUBLIC STREETS, A LANDSCAPE BUFFER THAT IS TEN FEET IN DEPTH (FROM THE PROPERTY LINE), IS REQUIRED IN YARDS ADJACENT TO PUBLIC STREETS. OTHER THAN THROUGHFARES, THE BUFFER MAY BE DECREASED FROM TEN FEET TO EIGHT FEET PROVIDED THAT AT LEAST ONE AND ONE-HALF TIMES THE MINIMUM REQUIRED BUFFER PLANT MATERIALS ARE PROVIDED.		1-30 FRONTAGE ROAD - 20' LANDSCAPE BUFFER BORTOWN ROAD (TYPE B) - 10' LANDSCAPE BUFFER BORTOWN ROAD (TYPE C) - 10' LANDSCAPE BUFFER
(A) ADJACENT TO MAJOR THROUGHFARES (TYPE A THROUGH 30' FOR EVERY THIRTY FEET, OR FRACTION THEREOF, OF REQUIRED LANDSCAPE BUFFER, ONE LARGE CANOPY TREE IS REQUIRED, ALONG WITH SEVEN SHRUBS OR ORNAMENTAL GROVES. 702.73 L.F. - 71.38 = 631.35 / 30 = 21.05 = 22 TREES 702.73 L.F. - 71.38 = 631.35 / 30 = 21.05 = 148 SHRUBS (C) GROUND COVER, TURF (GRASS) MUST PROVIDE A MAXIMUM OF SEVENTY-FIVE PERCENT OF GROUND COVER WITHIN THE LANDSCAPE BUFFER. THE REMAINING TWENTY-FIVE PERCENT OF GROUND COVER MUST BE SELECTED FROM A SPECIES LISTED IN TABLE 4-3 IN DIVISION 7 OF THIS ARTICLE 3. THIS GROUND COVER MUST BE ARRANGED IN A CURVILINEAR FASHION THROUGHOUT THE LANDSCAPE BUFFER. 702.73 L.F. x 20 x 20% = 3,513.65 S.F.		22 TREES 148 SHRUBS 3,063.72 GROUND COVER
(A) ADJACENT TO MAJOR THROUGHFARES (TYPE B THROUGH 30' FOR EVERY THIRTY FEET, OR FRACTION THEREOF, OF REQUIRED LANDSCAPE BUFFER, ONE LARGE CANOPY TREE IS REQUIRED, ALONG WITH SEVEN SHRUBS OR ORNAMENTAL GROVES. 300.32 L.F. - 51.37 = 248.95 / 30 = 8.30 = 9 TREES 300.32 L.F. - 51.37 = 248.95 / 30 = 7.7 = 80.9 = 59 SHRUBS (C) GROUND COVER, TURF (GRASS) MUST PROVIDE A MAXIMUM OF SEVENTY-FIVE PERCENT OF GROUND COVER WITHIN THE LANDSCAPE BUFFER. THE REMAINING TWENTY-FIVE PERCENT OF GROUND COVER MUST BE SELECTED FROM A SPECIES LISTED IN TABLE 4-3 IN DIVISION 7 OF THIS ARTICLE 3. THIS GROUND COVER MUST BE ARRANGED IN A CURVILINEAR FASHION THROUGHOUT THE LANDSCAPE BUFFER. 300.32 L.F. x 15 x 25% = 1,126.20 S.F.		9 TREES 59 SHRUBS 1,332.69 GROUND COVER
(A) ADJACENT TO MAJOR THROUGHFARES (TYPE C THROUGH 30' FOR EVERY THIRTY FEET, OR FRACTION THEREOF, OF REQUIRED LANDSCAPE BUFFER, ONE LARGE CANOPY TREE IS REQUIRED, ALONG WITH SEVEN SHRUBS OR ORNAMENTAL GROVES. 72.21 L.F. - 44.39 = 27.82 / 30 = 0.93 = 1 TREE (C) GROUND COVER, TURF (GRASS) MUST PROVIDE A MAXIMUM OF SEVENTY-FIVE PERCENT OF GROUND COVER WITHIN THE LANDSCAPE BUFFER. THE REMAINING TWENTY-FIVE PERCENT OF GROUND COVER MUST BE SELECTED FROM A SPECIES LISTED IN TABLE 4-3 IN DIVISION 7 OF THIS ARTICLE 3. THIS GROUND COVER MUST BE ARRANGED IN A CURVILINEAR FASHION THROUGHOUT THE LANDSCAPE BUFFER. 72.21 L.F. x 10 x 25% = 180.53 S.F.		1 TREE 262.64 GROUND COVER
(A) GENERAL LANDSCAPE AREAS MUST GENERALLY BE DISPERSED THROUGHOUT PARKING AREAS, LOCATED TO DEFINE PARKING AREAS, ASSIST IN CLARIFYING APPROPRIATE TRAFFIC CIRCULATION PATTERNS, AND COMPLY WITH THE FOLLOWING PROVISIONS, WHERE APPLICABLE: (1) LIVING LANDSCAPE MATERIALS MUST COVER A MINIMUM OF FIVE PERCENT OF THE TOTAL PARKING LOT AREA. 137,767.20 / 0.05 = 6,888.36 (2) SEEDS, REGULATIONS: (3) A LANDSCAPED ISLAND MUST BE LOCATED AT THE TERMINUS OF EACH PARKING ROW, AND MUST CONTAIN A MINIMUM OF ONE LARGE CANOPY TREE EXCEPT AS OTHERWISE PROVIDED FOR AUTOMOBILE SALES ESTABLISHMENTS IN SUBSECTION (7) BELOW. (4) SUBJECT TO ABOVE SECTION 4.3A(3), LANDSCAPED ISLANDS MUST BE A MINIMUM OF TEN FEET BY EIGHTEEN FEET, OR ONE HUNDRED AND EIGHT SQUARE FEET, IN ORDER TO PROVIDE ADEQUATE PERMEABLE AREA FOR LARGE TREE ROOT GROWTH AND FOR MAINTENANCE OF LANDSCAPING. (5) THERE MUST BE A MINIMUM OF ONE LARGE CANOPY TREE WITHIN SEVEN-FIVE FEET OF EVERY PARKING SPACE, EXCEPT AS PROVIDED FOR AUTOMOBILE SALES ESTABLISHMENTS IN SUBSECTION (7) BELOW. (6) ONE LARGE CANOPY TREE IS REQUIRED FOR EVERY TEN PARKING SPACES. 78 SPACES = 8 PARKING TREES REQUIRED		6,887.85 PROVIDED PROVIDED AS SHOWN PROVIDED AS SHOWN PROVIDED AS SHOWN 13 LARGE TREES

LANDSCAPE AREA TABLE	
TOTAL AREA OF SITE:	289,016 S.F.
TOTAL BUILDING COVERAGE:	7,318 S.F.
OPEN SPACE PROVIDED:	88,642 S.F., 33.0%
LANDSCAPE REQUIRED:	24,802 S.F., 10%
LANDSCAPE PROVIDED:	88,642 S.F., 33.0%

QuikTrip No. 0962
INTERSTATE HIGHWAY 30 & BORTOWN ROAD
GARLAND, TX.

PROJECT NO. 10-061-962

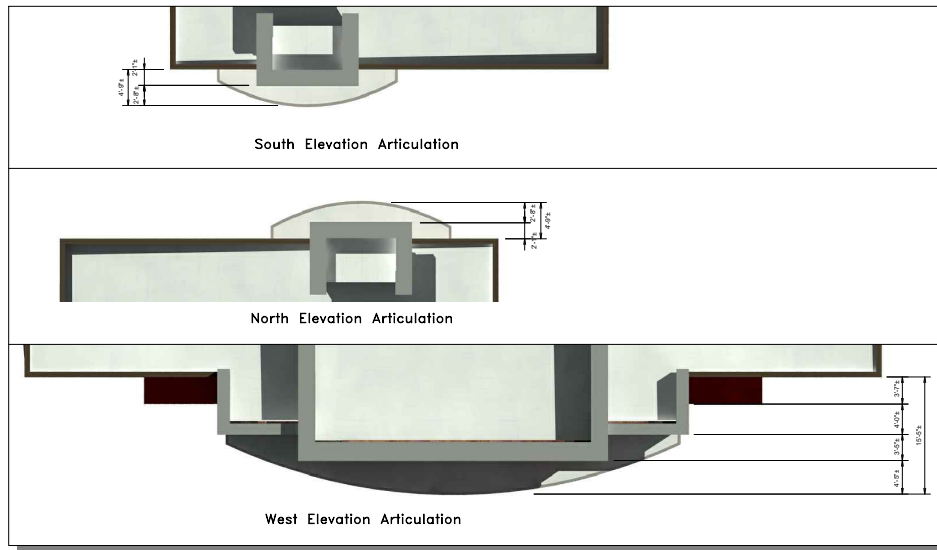
GLENN ENGINEERING
10000 DALLAS DRIVE, SUITE 200
DALLAS, TEXAS 75243
PHONE (972) 717-9391

DATE: 07/05/18

SHEET TITLE: LANDSCAPE PLAN

SHEET NUMBER: 7

Case Number: 181220-2

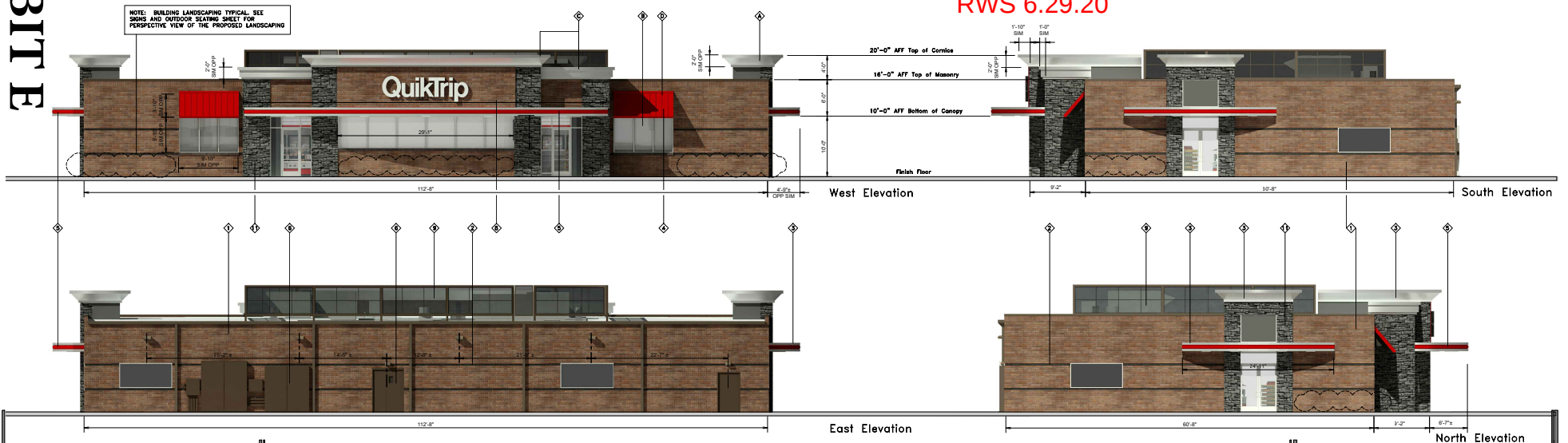


TCNK Material Percentage Table					
	TOTAL	ATLAS BRICK	FACIA/CANOPY	DOORS	SIGNAGE
FRONT FACADE:	1610 SF	1205 SF=75%	212 SF=13%		193 SF=12%
SIDE FACADES:	930 SF	784 SF=85%	60 SF=6%	86 SF=9%	
REAR FACADE:	1802 SF	1746 SF=97%		56 SF=3%	

- ARCHITECTURAL ELEMENTS:
- A. AWNINGS
 - B. DIVIDED LIGHT WINDOWS
 - C. VARIED ROOF HEIGHTS
 - D. ORNAMENTAL FACADE TRIM
 - E. OUTDOOR SEATING (REFER TO SIGN AND OUTDOOR SEATING PAGE)
 - F. BUILDING PLANTERS (REFER TO SIGN AND OUTDOOR SEATING PAGE)
 - G. PLANTERS (REFER TO CIVIL PLANS SHEET 1)

Custom 962-Channel letters w/o red backer and spandrel panels added to the side and back.

RWS 6.29.20

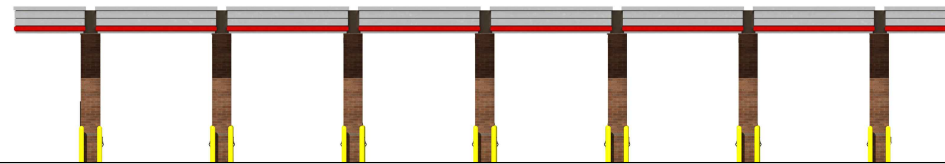


		Store # 962		TCNK-L Building Elevations		Address: I-30 & Bobtown Road		City, State: Garland, TX	
		Serial # 08-0962-TCNK		Scale: NTS		Issue Date: 06.29.20		Drawn By: JK	
4705 South 129th East Ave. Tulsa, OK 74134-7008 P.O. Box 3475 Tulsa, OK 74101-3475 (918) 815-7700		Rev/Notes:		COPYRIGHT © 2011 QUIKTRIP CORPORATION. DESIGN PATENTS QUIKTRIP PLANS ARE THE EXCLUSIVE PROPERTY OF QUIKTRIP CORPORATION, TULSA, OKLAHOMA. THESE PLANS ARE PROTECTED BY THEIR ENTIRETY BY DOMESTIC AND INTERNATIONAL COPYRIGHT AND PATENT STATUTES. ANY UNAUTHORIZED USE, REPRODUCTION, PUBLICATION, DISTRIBUTION OR SALE IN WHOLE OR IN PART, IS STRICTLY FORBIDDEN.					

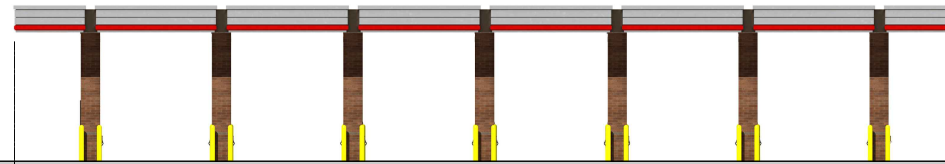
FINISH	MANUFACTURER	SPECIFICATION
1 LINCOLNSTONE	ALABAMA TRAILER BROS.	ALABAMA TRAILER BROS.
2 LINCOLNSTONE	ALABAMA TRAILER BROS.	ALABAMA TRAILER BROS.
3 LINCOLNSTONE	ALABAMA TRAILER BROS.	ALABAMA TRAILER BROS.
4 LINCOLNSTONE	ALABAMA TRAILER BROS.	ALABAMA TRAILER BROS.
5 LINCOLNSTONE	ALABAMA TRAILER BROS.	ALABAMA TRAILER BROS.
6 LINCOLNSTONE	ALABAMA TRAILER BROS.	ALABAMA TRAILER BROS.
7 LINCOLNSTONE	ALABAMA TRAILER BROS.	ALABAMA TRAILER BROS.
8 LINCOLNSTONE	ALABAMA TRAILER BROS.	ALABAMA TRAILER BROS.
9 LINCOLNSTONE	ALABAMA TRAILER BROS.	ALABAMA TRAILER BROS.
10 LINCOLNSTONE	ALABAMA TRAILER BROS.	ALABAMA TRAILER BROS.
11 LINCOLNSTONE	ALABAMA TRAILER BROS.	ALABAMA TRAILER BROS.
12 LINCOLNSTONE	ALABAMA TRAILER BROS.	ALABAMA TRAILER BROS.
13 LINCOLNSTONE	ALABAMA TRAILER BROS.	ALABAMA TRAILER BROS.
14 LINCOLNSTONE	ALABAMA TRAILER BROS.	ALABAMA TRAILER BROS.
15 LINCOLNSTONE	ALABAMA TRAILER BROS.	ALABAMA TRAILER BROS.
16 LINCOLNSTONE	ALABAMA TRAILER BROS.	ALABAMA TRAILER BROS.
17 LINCOLNSTONE	ALABAMA TRAILER BROS.	ALABAMA TRAILER BROS.
18 LINCOLNSTONE	ALABAMA TRAILER BROS.	ALABAMA TRAILER BROS.
19 LINCOLNSTONE	ALABAMA TRAILER BROS.	ALABAMA TRAILER BROS.
20 LINCOLNSTONE	ALABAMA TRAILER BROS.	ALABAMA TRAILER BROS.
21 LINCOLNSTONE	ALABAMA TRAILER BROS.	ALABAMA TRAILER BROS.
22 LINCOLNSTONE	ALABAMA TRAILER BROS.	ALABAMA TRAILER BROS.
23 LINCOLNSTONE	ALABAMA TRAILER BROS.	ALABAMA TRAILER BROS.
24 LINCOLNSTONE	ALABAMA TRAILER BROS.	ALABAMA TRAILER BROS.
25 LINCOLNSTONE	ALABAMA TRAILER BROS.	ALABAMA TRAILER BROS.
26 LINCOLNSTONE	ALABAMA TRAILER BROS.	ALABAMA TRAILER BROS.
27 LINCOLNSTONE	ALABAMA TRAILER BROS.	ALABAMA TRAILER BROS.
28 LINCOLNSTONE	ALABAMA TRAILER BROS.	ALABAMA TRAILER BROS.
29 LINCOLNSTONE	ALABAMA TRAILER BROS.	ALABAMA TRAILER BROS.
30 LINCOLNSTONE	ALABAMA TRAILER BROS.	ALABAMA TRAILER BROS.
31 LINCOLNSTONE	ALABAMA TRAILER BROS.	ALABAMA TRAILER BROS.
32 LINCOLNSTONE	ALABAMA TRAILER BROS.	ALABAMA TRAILER BROS.
33 LINCOLNSTONE	ALABAMA TRAILER BROS.	ALABAMA TRAILER BROS.
34 LINCOLNSTONE	ALABAMA TRAILER BROS.	ALABAMA TRAILER BROS.
35 LINCOLNSTONE	ALABAMA TRAILER BROS.	ALABAMA TRAILER BROS.
36 LINCOLNSTONE	ALABAMA TRAILER BROS.	ALABAMA TRAILER BROS.
37 LINCOLNSTONE	ALABAMA TRAILER BROS.	ALABAMA TRAILER BROS.
38 LINCOLNSTONE	ALABAMA TRAILER BROS.	ALABAMA TRAILER BROS.
39 LINCOLNSTONE	ALABAMA TRAILER BROS.	ALABAMA TRAILER BROS.
40 LINCOLNSTONE	ALABAMA TRAILER BROS.	ALABAMA TRAILER BROS.
41 LINCOLNSTONE	ALABAMA TRAILER BROS.	ALABAMA TRAILER BROS.
42 LINCOLNSTONE	ALABAMA TRAILER BROS.	ALABAMA TRAILER BROS.
43 LINCOLNSTONE	ALABAMA TRAILER BROS.	ALABAMA TRAILER BROS.
44 LINCOLNSTONE	ALABAMA TRAILER BROS.	ALABAMA TRAILER BROS.
45 LINCOLNSTONE	ALABAMA TRAILER BROS.	ALABAMA TRAILER BROS.
46 LINCOLNSTONE	ALABAMA TRAILER BROS.	ALABAMA TRAILER BROS.
47 LINCOLNSTONE	ALABAMA TRAILER BROS.	ALABAMA TRAILER BROS.
48 LINCOLNSTONE	ALABAMA TRAILER BROS.	ALABAMA TRAILER BROS.
49 LINCOLNSTONE	ALABAMA TRAILER BROS.	ALABAMA TRAILER BROS.
50 LINCOLNSTONE	ALABAMA TRAILER BROS.	ALABAMA TRAILER BROS.
51 LINCOLNSTONE	ALABAMA TRAILER BROS.	ALABAMA TRAILER BROS.
52 LINCOLNSTONE	ALABAMA TRAILER BROS.	ALABAMA TRAILER BROS.
53 LINCOLNSTONE	ALABAMA TRAILER BROS.	ALABAMA TRAILER BROS.
54 LINCOLNSTONE	ALABAMA TRAILER BROS.	ALABAMA TRAILER BROS.
55 LINCOLNSTONE	ALABAMA TRAILER BROS.	ALABAMA TRAILER BROS.
56 LINCOLNSTONE	ALABAMA TRAILER BROS.	ALABAMA TRAILER BROS.
57 LINCOLNSTONE	ALABAMA TRAILER BROS.	ALABAMA TRAILER BROS.
58 LINCOLNSTONE	ALABAMA TRAILER BROS.	ALABAMA TRAILER BROS.
59 LINCOLNSTONE	ALABAMA TRAILER BROS.	ALABAMA TRAILER BROS.
60 LINCOLNSTONE	ALABAMA TRAILER BROS.	ALABAMA TRAILER BROS.
61 LINCOLNSTONE	ALABAMA TRAILER BROS.	ALABAMA TRAILER BROS.
62 LINCOLNSTONE	ALABAMA TRAILER BROS.	ALABAMA TRAILER BROS.
63 LINCOLNSTONE	ALABAMA TRAILER BROS.	ALABAMA TRAILER BROS.
64 LINCOLNSTONE	ALABAMA TRAILER BROS.	ALABAMA TRAILER BROS.
65 LINCOLNSTONE	ALABAMA TRAILER BROS.	ALABAMA TRAILER BROS.
66 LINCOLNSTONE	ALABAMA TRAILER BROS.	ALABAMA TRAILER BROS.
67 LINCOLNSTONE	ALABAMA TRAILER BROS.	ALABAMA TRAILER BROS.
68 LINCOLNSTONE	ALABAMA TRAILER BROS.	ALABAMA TRAILER BROS.
69 LINCOLNSTONE	ALABAMA TRAILER BROS.	ALABAMA TRAILER BROS.
70 LINCOLNSTONE	ALABAMA TRAILER BROS.	ALABAMA TRAILER BROS.
71 LINCOLNSTONE	ALABAMA TRAILER BROS.	ALABAMA TRAILER BROS.
72 LINCOLNSTONE	ALABAMA TRAILER BROS.	ALABAMA TRAILER BROS.
73 LINCOLNSTONE	ALABAMA TRAILER BROS.	ALABAMA TRAILER BROS.
74 LINCOLNSTONE	ALABAMA TRAILER BROS.	ALABAMA TRAILER BROS.
75 LINCOLNSTONE	ALABAMA TRAILER BROS.	ALABAMA TRAILER BROS.
76 LINCOLNSTONE	ALABAMA TRAILER BROS.	ALABAMA TRAILER BROS.
77 LINCOLNSTONE	ALABAMA TRAILER BROS.	ALABAMA TRAILER BROS.
78 LINCOLNSTONE	ALABAMA TRAILER BROS.	ALABAMA TRAILER BROS.
79 LINCOLNSTONE	ALABAMA TRAILER BROS.	ALABAMA TRAILER BROS.
80 LINCOLNSTONE	ALABAMA TRAILER BROS.	ALABAMA TRAILER BROS.
81 LINCOLNSTONE	ALABAMA TRAILER BROS.	ALABAMA TRAILER BROS.
82 LINCOLNSTONE	ALABAMA TRAILER BROS.	ALABAMA TRAILER BROS.
83 LINCOLNSTONE	ALABAMA TRAILER BROS.	ALABAMA TRAILER BROS.
84 LINCOLNSTONE	ALABAMA TRAILER BROS.	ALABAMA TRAILER BROS.
85 LINCOLNSTONE	ALABAMA TRAILER BROS.	ALABAMA TRAILER BROS.
86 LINCOLNSTONE	ALABAMA TRAILER BROS.	ALABAMA TRAILER BROS.
87 LINCOLNSTONE	ALABAMA TRAILER BROS.	ALABAMA TRAILER BROS.
88 LINCOLNSTONE	ALABAMA TRAILER BROS.	ALABAMA TRAILER BROS.
89 LINCOLNSTONE	ALABAMA TRAILER BROS.	ALABAMA TRAILER BROS.
90 LINCOLNSTONE	ALABAMA TRAILER BROS.	ALABAMA TRAILER BROS.
91 LINCOLNSTONE	ALABAMA TRAILER BROS.	ALABAMA TRAILER BROS.
92 LINCOLNSTONE	ALABAMA TRAILER BROS.	ALABAMA TRAILER BROS.
93 LINCOLNSTONE	ALABAMA TRAILER BROS.	ALABAMA TRAILER BROS.
94 LINCOLNSTONE	ALABAMA TRAILER BROS.	ALABAMA TRAILER BROS.
95 LINCOLNSTONE	ALABAMA TRAILER BROS.	ALABAMA TRAILER BROS.
96 LINCOLNSTONE	ALABAMA TRAILER BROS.	ALABAMA TRAILER BROS.
97 LINCOLNSTONE	ALABAMA TRAILER BROS.	ALABAMA TRAILER BROS.
98 LINCOLNSTONE	ALABAMA TRAILER BROS.	ALABAMA TRAILER BROS.
99 LINCOLNSTONE	ALABAMA TRAILER BROS.	ALABAMA TRAILER BROS.
100 LINCOLNSTONE	ALABAMA TRAILER BROS.	ALABAMA TRAILER BROS.

EXHIBIT E

Canopy Material Percentage Table			
	FRONT FACADE:	SIDE FACADES:	REAR FACADE:
TOTAL	773 SF	201 SF	773 SF
FACIA/ CANOPY	60%	56%	60%
ATLAS BRICK	40%	44%	40%

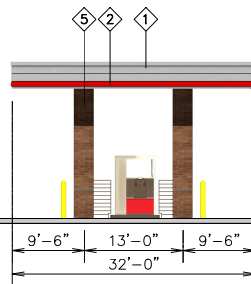


South Elevation

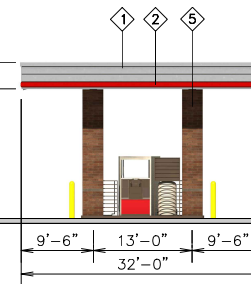
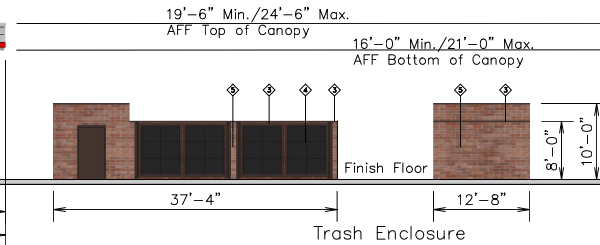


North Elevation

13'-11" 17'-4" 17'-4" 17'-4" 17'-4" 17'-4" 17'-4" 17'-4" 13'-11"
131'-10"



West Elevation



East Elevation

9'-6" 13'-0" 9'-6"
32'-0"

9'-6" 13'-0" 9'-6"
32'-0"



QuikTrip

4705 South 129th East Ave.
Tulsa, OK 74134-7008
P.O. Box 3475
Tulsa, OK 74101-3475
(918) 615-7700

Store #
962

6 Bay Diesel Canopy

Serial #
08-0962-DV06

Scale:
NTS

Issue Date:
08.20.20

Address:
I-30 & Bobtown Road

Drawn By:
JK

City, State:

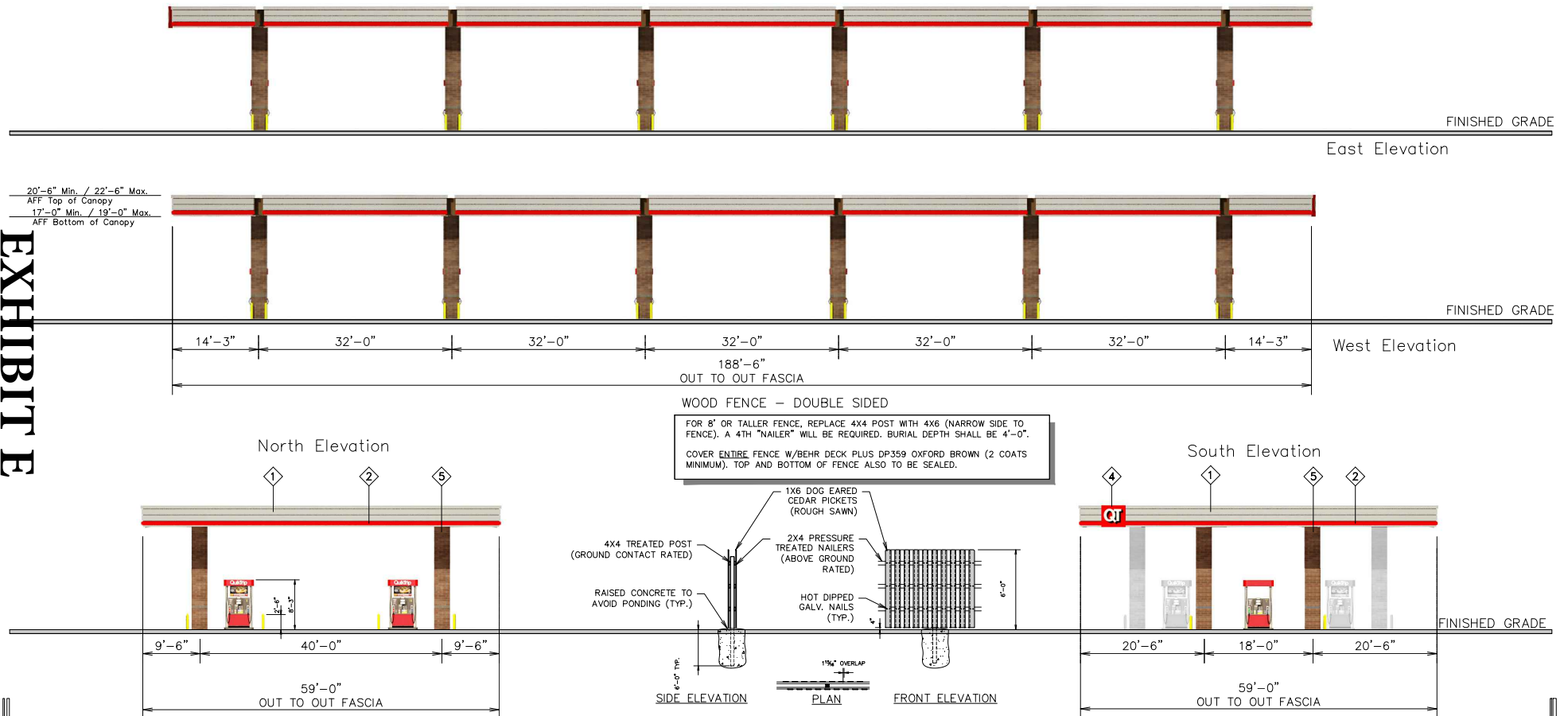
Garland, TX

COPYRIGHT © 2011 QUIKTRIP CORPORATION DESIGN PATENTS
QUIKTRIP PLANS ARE THE EXCLUSIVE PROPERTY OF QUIKTRIP CORPORATION, TULSA,
OKLAHOMA. THESE PLANS ARE PROTECTED IN THEIR ENTIRETY BY DOMESTIC AND
INTERNATIONAL COPYRIGHT AND PATENT STATUTES. ANY UNAUTHORIZED USE, REPRODUCTION,
PUBLICATION, DISTRIBUTION OR SALE IN WHOLE OR IN PART, IS STRICTLY FORBIDDEN.

②	FINISH	MANUFACTURER	SPECIFICATION
1	HLZ-ALUMINUM	ALPOLIC	CANOPY
2	RED POLYCARBONATE	ALLEN INDUSTRIES	ILLUMINATED BAND
3	QT BROWN	SHERWIN - WILLIAMS	METAL PAINT
4	BLACK	ALL COURT FABRICS	POLYPRO 95 MESH
5	BRONZESTONE	INTERSTATE BRICK	ATLAS STRUCTURAL BRICK

EXHIBIT E

Canopy Material Percentage Table			
	FRONT FACADE:	SIDE FACADES:	REAR FACADE:
TOTAL	932 SF	296 SF	932 SF
ATLAS BRICK	29%	30%	29%
FACIA/ CANOPY	71%	70%	71%



QuikTrip

4700 South 129th East Ave.
Tulsa, OK 74134-7005
P.O. Box 3475
Tulsa, OK 74101-3475
(918) 615-7700

Store #
962

Custom DS 11 Canopy Elevations
w/ Single Diesel MPD

Serial #
08-0962-GD11

Scale:
NTS

Issue Date:
08.20.20

Address:
I-30 & Bobtown Road

City, State:
Garland, TX

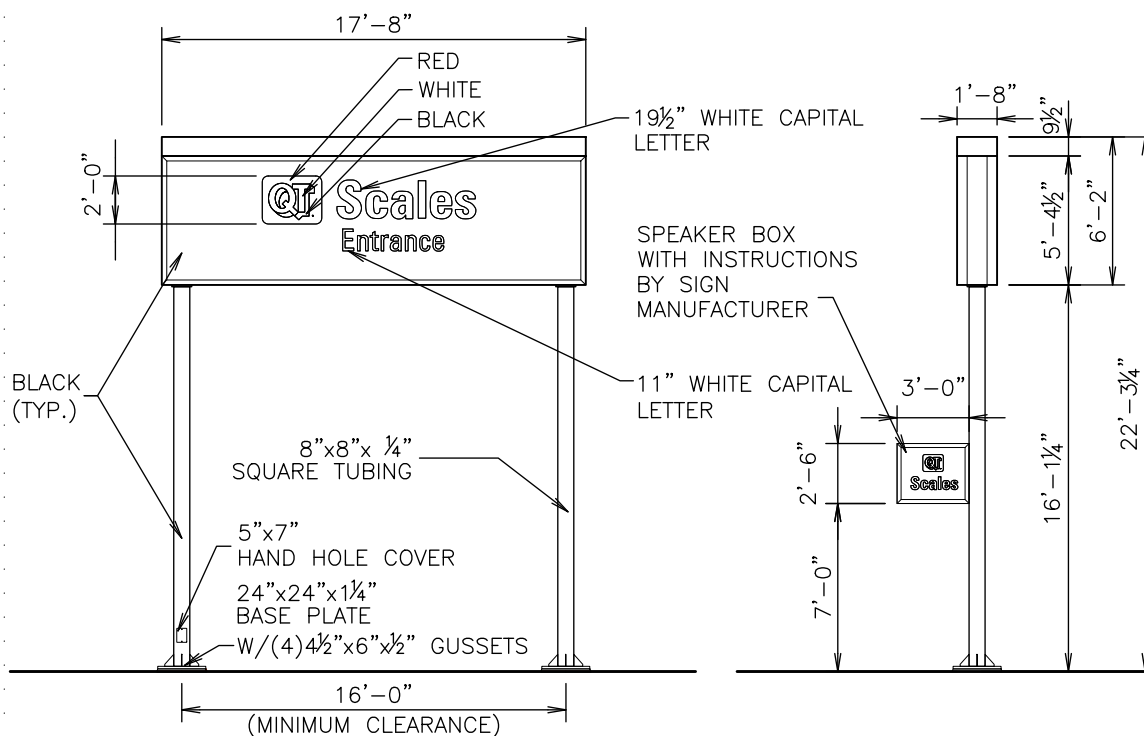
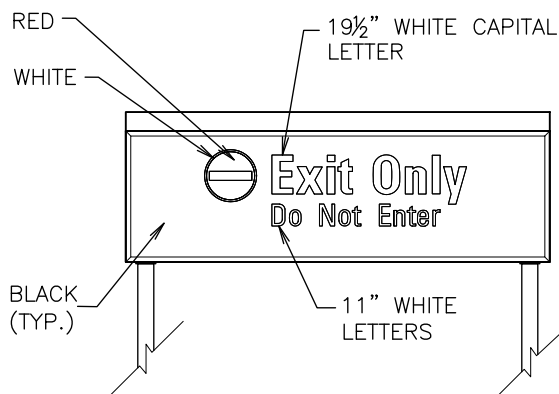
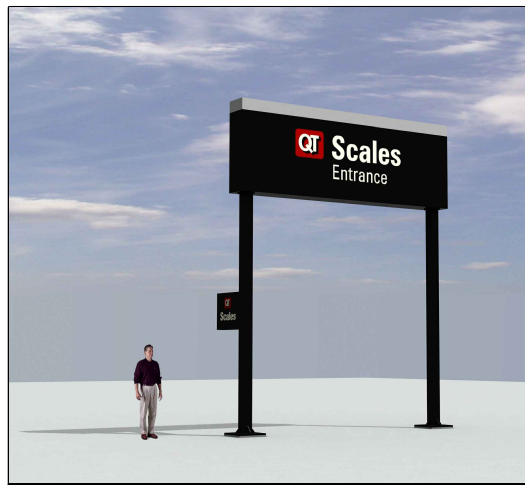
Drawn By:
JK

COPYRIGHT © 2011 QUIKTRIP CORPORATION. DESIGN PATENTS.
QUIKTRIP PLANS ARE THE EXCLUSIVE PROPERTY OF QUIKTRIP CORPORATION, TULSA,
OKLAHOMA. THESE PLANS ARE PROTECTED IN THEIR ENTIRETY BY DOMESTIC AND
INTERNATIONAL COPYRIGHT AND PATENT STATUTES. ANY UNAUTHORIZED USE, REPRODUCTION,
PUBLICATION, DISTRIBUTION OR SALE IN WHOLE OR IN PART, IS STRICTLY FORBIDDEN.

①	FINISH	MANUFACTURER	SPECIFICATION
1	HLZ-ALUMINUM	ALPOLIC	CANOPY
2	RED POLYCARBONATE	ALLEN INDUSTRIES	ILLUMINATED BAND
3	QT BROWN	SHERWIN - WILLIAMS	METAL/PAINT
4	IDC-14	ALLEN INDUSTRIES	ILLUMINATED SIGNAGE
5	BRONZESTONE	INTERSTATE BRICK	ATLAS STRUCTURAL BRICK

Site Plan Details:

- Building Footprint:** TONEL (P-102) STORE NO. 0962, 7,318 S.F., BLDG. HT. = 20'-0".
- Parking Areas:** Multiple parking lots with dimensions and bearings (e.g., 100'-0" x 100'-0", 100'-0" x 100'-0").
- Proposed Signage:**
 - NEW TRAFFIC MOVEMENT CONTROL SIGN #1:** 6'-0" HT. X 6'-15" W. X 12 S.F.
 - NEW TRAFFIC MOVEMENT CONTROL SIGN #2:** 6'-0" HT. X 6'-15" W. X 12 S.F.
 - NEW TRAFFIC MOVEMENT CONTROL SIGN #3:** 6'-0" HT. X 6'-15" W. X 12 S.F.
 - NEW TRAFFIC MOVEMENT CONTROL SIGN #4:** 6'-0" HT. X 6'-15" W. X 12 S.F.
 - NEW MONUMENT SIGN:** 17'-04" HT. X 5'-55" W. X 75.4 S.F.
 - NEW MONUMENT SIGN:** 17'-04" HT. X 5'-55" W. X 75.4 S.F.
 - NEW CANOPY SIGN:** 17'-04" HT. X 5'-55" W. X 75.4 S.F.
 - NEW WALL SIGN:** 17'-04" HT. X 5'-55" W. X 75.4 S.F.
 - NEW Pylon Sign:** 22'-34" HT. X 17'-8" W. X 108 S.F.
- Signage Legend:**
 - Autos Only:** Truck Entrance Ahead (Key Plan #1, SIGN: D-032)
 - Trucks:** Exit Right To I-30 (Key Plan #3, SIGN: D-032)
 - Truck Entrance:** Certified Scales Auto Diesel (Key Plan #2, SIGN: D-032)
 - Truck/Auto Entrance:** Certified Scales Auto Diesel (Key Plan #4, SIGN: D-032)
- Scale:** 1"=50'
- North Arrow:** Indicated by a compass rose.



NOTES
DRAWN BY BP
ISSUE DATE 07/27/20

SQUARE FOOTAGE	TYPEFACE	NA
	INSIDE CAN	NA
	ENTIRE SIGN	96

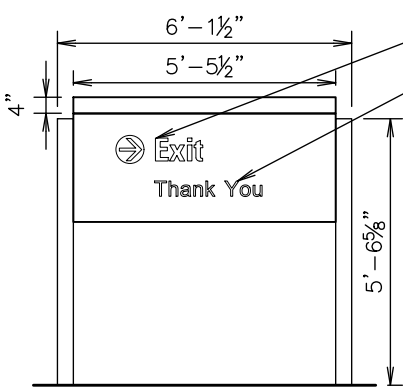
SCALE:
$1/8" = 1'-0"$
SERIAL NUMBER:
TC Scales
STORE NUMBER:
0962

1 2 3 4 5 6

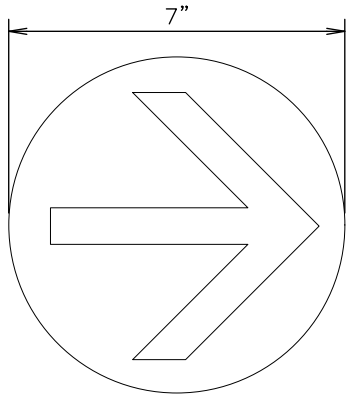
N
M
L
K
J
H
G
F
E
D
C
B
A



QuikTrip.
4705 S. 125th E. Ave. - Tulsa, OK 74134-7008
P.O. Box 3475 - Tulsa, OK 74110-3475
918.622.7700

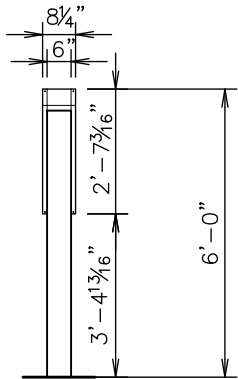
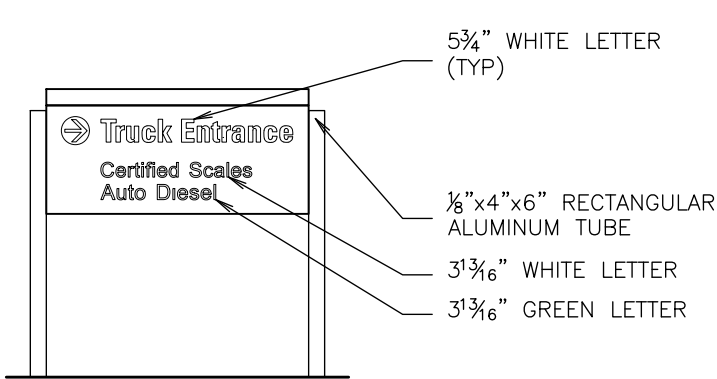


5 3/4" WHITE LETTER (TYP)
3 13/16" WHITE LETTER



NOTE: SPECIFY ARROW DIRECTION UPON REQUEST
ARROW SCALE: 3"=1'-0"

Traffice Movement Control Sign



NOTES			
DRAWN BY	BP	ISSUE DATE	07/27/20

SQUARE FOOTAGE			
TYPEFACE		INSIDE CAN	12
ENTIRE SIGN			

SCALE:	1/4" = 1'-0"
SERIAL NUMBER:	TCD-012
STORE NUMBER:	0962

SPECIFICATIONS:

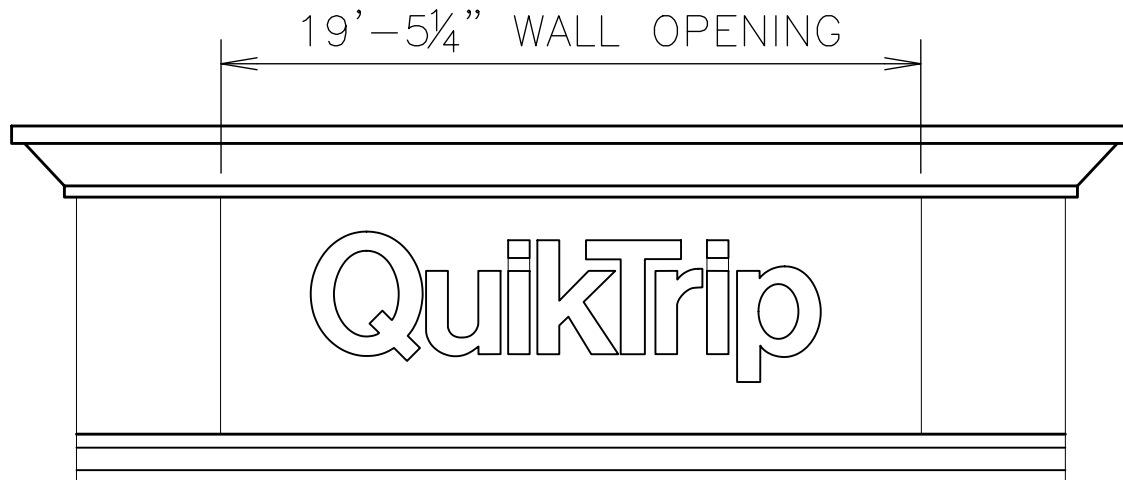
Sign Face
Cryo Acrylite Resist 65 Face 0.177" Thickness, Background 3M Opaque Black Vinyl, Univers 47 Condensed Light-Bold and Univers 55 Font 3M White Vinyl. Diesel Vinyl to match PMS 7481C Translucent Green.

LOGO
Red; Screen Painted to match 3M 3632-53 Cardinal Red Vinyl, White; Screen Painted to match 3M White Vinyl Substrate, Black; Screen Painted to match 3M Black Vinyl.

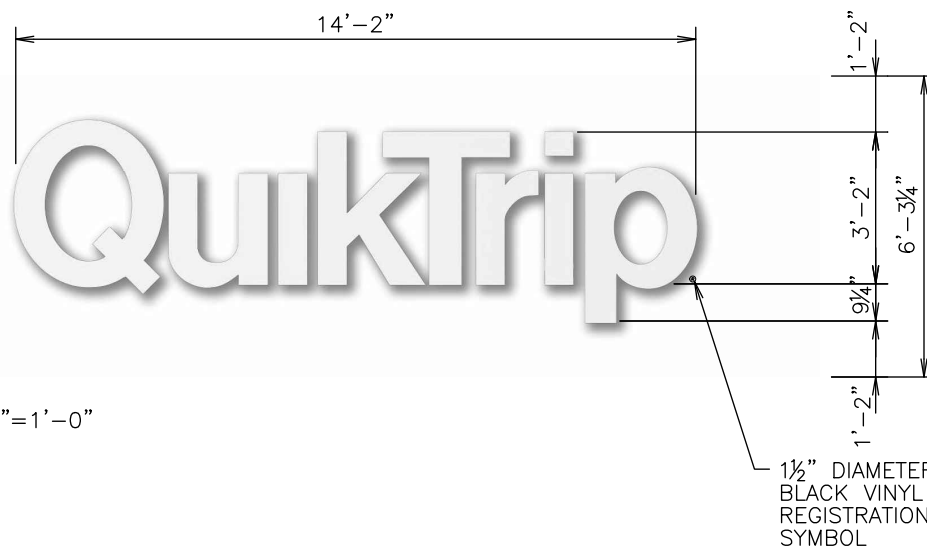
Sign Cabinet
Aluminum Construction, Internally illuminated with GE Tetra PowerStrip DS65/GE PS24 Power Supplies. Painted Akzo Noble, Black Low Gloss. Accent Trim section painted 1st surface Akzo Noble Silver-Low Gloss.

EXHIBIT F

1 2 3 4 5 6



SCALE: $\frac{3}{16}$ " = 1'-0"



SCALE: $\frac{1}{4}$ " = 1'-0"



SCALE: $\frac{1}{4}$ " = 1'-0"

SPECIFICATIONS:

Letters

6" deep Channel Letters, 3/16" formed Cyro Translucent White face, Aluminum Construction. Letter Returns painted Benjamin Moore 2134-30 Iron Mountain. Internally illuminated with GE Tetra MiniMax 65K White/GE PS12-60 Power Supplies. Halo backlit illuminated with Red GE Tetra MiniMax/GE PS12-60 Power Supplies. Letters are projected 4" off back panel with Lag Bolts.

EXHIBIT F

QuikTrip.

4705 S. 125th E. Ave. - Tulsa, OK 74134-7008
P.O. Box 3475 - Tulsa, OK 74103-3475
918.622.1700



Wall Sign

NOTES	
DRAWN BY	BP
ISSUE DATE	07/27/20

SQUARE FOOTAGE	59
TYPEFACE	
INSIDE CAN	
ENTIRE SIGN	

SCALE:

AS NOTED

SERIAL NUMBER:

08-0962-CL-60R

STORE NUMBER:

0962

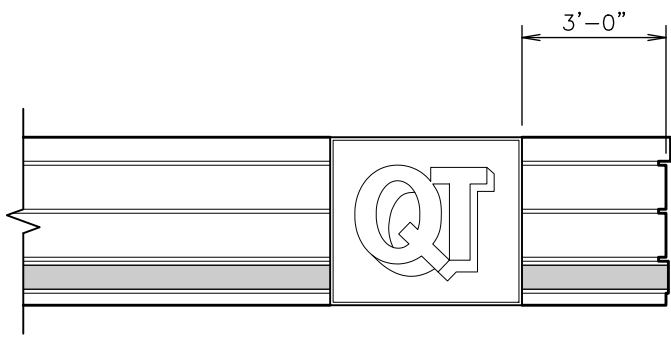


QuikTrip.

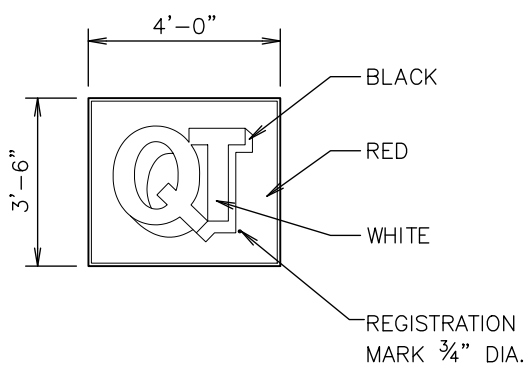
4705 S. 125th E. Ave. - Tulsa, OK 74134-7008
P.O. Box 3475 - Tulsa, OK 74101-3475
©2012 QTS, LLC



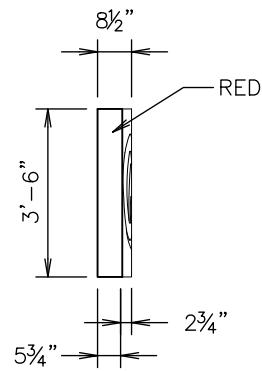
Canopy Sign



CANOPY ELEVATION



FRONT ELEVATION



SIDE ELEVATION

NOTES	
DRAWN BY	BP
	ISSUE DATE 07/27/20

SQUARE FOOTAGE	TYPEFACE	7
	INSIDE CAN	
	ENTIRE SIGN	14

SPECIFICATIONS:

- LOGO
Flat Solar grade, Clear Cyro Face, .177 thickness, painted on 2nd surface to match 3M Cardinal Red Translucent #3632-53 with Akzo Nobel, no embossment.
- LOGO Cabinet
Aluminum Construction, Internally illuminated with GE Tetra PowerStrip DS65/GE PS24 Power Supplies. Painted Akzo Noble, QT Red SIGN9141 Low Gloss.

EXHIBIT F

SCALE:

1/4" = 1'-0"

SERIAL NUMBER:

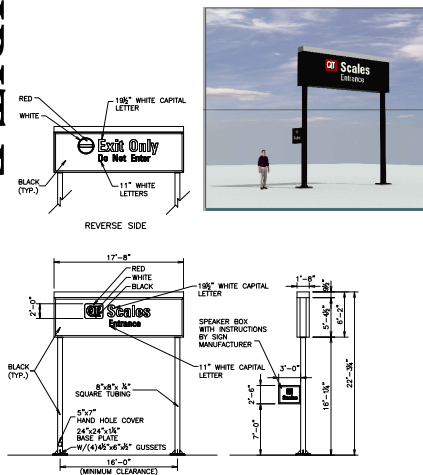
IDC-14

STORE NUMBER:

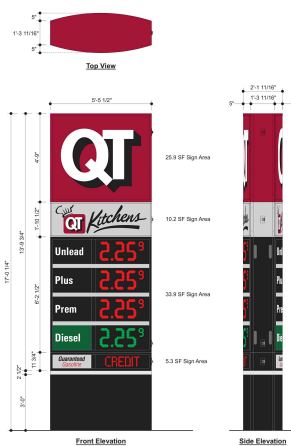
EXHIBIT F



Travel Center Perspective View



Pylon Sign



Monument Sign

962 -MV-E4PGQ-CC-76
Vertical Monument Sign

- QT Logo
- Four (4) Product LED Glass Price Sign with Cash & Credit
- 2.5 Square Steel Sign Area

Notes:
1. Engineering provided by QT
2. Steel supports provided by sign installer

Color Specifications

All Paint Finishes to be Allen Industries

QT Logo

Translucent White

Black - Low Gloss

White (Interior of Sign)

Marin 3M Control Print 8302-03

Marin Print 3040

Regarding Fabrication E&A Specs of All QT Signs:

• Double fabrication means and vented parts are to be covered

smooth, flat and finished to QT specifications

• Any double fabrication are to be considered and have

finished finish

• Price variations must be flat and have even, minimal seams.

• Any variations from the drawing must be brought to the

attention of the QT Quality Control Manager without delay.

Allen Industries
1-800-967-2553
www.allenindustries.com



962 -MV-E4PGQ-CC-76

Project Information

QuikTrip

Client

Project Manager

James Gentry

Date / Description

2020/12/12

2020/12/12

2020/12/12

2020/12/12

2020/12/12

2020/12/12

2020/12/12

2020/12/12

2020/12/12

2020/12/12

2020/12/12

2020/12/12

2020/12/12

2020/12/12

2020/12/12

2020/12/12

2020/12/12

2020/12/12

2020/12/12

2020/12/12

2020/12/12

2020/12/12

2020/12/12

2020/12/12

2020/12/12

2020/12/12

2020/12/12

2020/12/12

2020/12/12

962

Copyright © 2019 Allen Industries, Inc.

All rights reserved. No part of this publication may be reproduced, stored in a retrieval system, or transmitted, in any form or by any means, electronic, mechanical, photocopying, recording, or by any information storage and retrieval system, without permission in writing from Allen Industries, Inc.

Allen Industries, Inc. is not responsible for any errors or omissions in this publication. The information contained herein is for informational purposes only and does not constitute an offer of any product or service.

Allen Industries, Inc. is not responsible for any errors or omissions in this publication. The information contained herein is for informational purposes only and does not constitute an offer of any product or service.

Allen Industries, Inc. is not responsible for any errors or omissions in this publication. The information contained herein is for informational purposes only and does not constitute an offer of any product or service.

Allen Industries, Inc. is not responsible for any errors or omissions in this publication. The information contained herein is for informational purposes only and does not constitute an offer of any product or service.

Allen Industries, Inc. is not responsible for any errors or omissions in this publication. The information contained herein is for informational purposes only and does not constitute an offer of any product or service.

Allen Industries, Inc. is not responsible for any errors or omissions in this publication. The information contained herein is for informational purposes only and does not constitute an offer of any product or service.

Allen Industries, Inc. is not responsible for any errors or omissions in this publication. The information contained herein is for informational purposes only and does not constitute an offer of any product or service.

Allen Industries, Inc. is not responsible for any errors or omissions in this publication. The information contained herein is for informational purposes only and does not constitute an offer of any product or service.

Allen Industries, Inc. is not responsible for any errors or omissions in this publication. The information contained herein is for informational purposes only and does not constitute an offer of any product or service.

Allen Industries, Inc. is not responsible for any errors or omissions in this publication. The information contained herein is for informational purposes only and does not constitute an offer of any product or service.

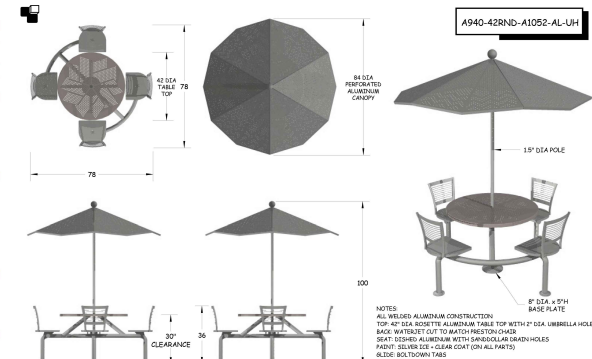
Allen Industries, Inc. is not responsible for any errors or omissions in this publication. The information contained herein is for informational purposes only and does not constitute an offer of any product or service.

Allen Industries, Inc. is not responsible for any errors or omissions in this publication. The information contained herein is for informational purposes only and does not constitute an offer of any product or service.

Allen Industries, Inc. is not responsible for any errors or omissions in this publication. The information contained herein is for informational purposes only and does not constitute an offer of any product or service.

Allen Industries, Inc. is not responsible for any errors or omissions in this publication. The information contained herein is for informational purposes only and does not constitute an offer of any product or service.

Allen Industries, Inc. is not responsible for any errors or omissions in this publication. The information contained herein is for informational purposes only and does not constitute an offer of any product or service.



Outdoor Seating

QT

QuikTrip

962 -MV-E4PGQ-CC-76

Vertical Monument Sign

Drawn By

Prototype

Issue Date

Division

REV	DATE	DESCRIPTION

PROJECT NAME

962

Signs & Outdoor Seating

SHEET TITLE:

SHEET NUMBER:

1 of 1



ARIZONA
TEXAS
NEW MEXICO
OKLAHOMA



June 18, 2019

Ms. Nabiha Ahmed
Development Planner
City of Garland Planning & Community Development Department
800 Main Street
Second Floor
Garland, TX 75040

Re: *QT 962 Parking Study*

Dear Ms. Ahmed:

Lee Engineering has completed a parking analysis for the proposed QT 962 facility to be located on the southeast corner of IH 30 and Bobtown Road in Garland, Texas. This letter report documents our study procedures and findings.

INTRODUCTION

The proposed QT 962 development will include a 7,318 ft² convenience store with 22 fueling positions for passenger cars and 6 fueling positions for trucks. A total of 68 parking spaces are proposed to be provided for passenger cars and 10 parking spaces are proposed to be provided for trucks. A site plan showing the proposed facility is provided in **Figure 1**.

CITY CODE PARKING CALCULATION

The number of parking spaces required by the City of Garland for the proposed QT 962 facility was calculated using the information in the Land Use Matrix provided in the *City of Garland Development Code*, which requires 1 parking space per 250 square feet of building space. With a 7,318 ft² convenience store, this results in a City requirement of 30 parking spaces. The number of parking spaces provided for the proposed development will exceed the City's minimum requirement.

INSTITUTE OF TRANSPORTATION ENGINEERS PARKING DEMAND

The number of parking spaces needed to accommodate the proposed QT 962 facility was estimated using rates provided in the Institute of Transportation Engineers publication *Parking Generation, 5th Edition* for a "Super Convenience Market/Gas Station" land use (ITE Code 960). The estimated average peak parking demand for the proposed development is summarized in **Table 1**.

Table 1: Site Parking Demand Summary

Land Use	ITE Code	Size (ft ²)	Weekday Demand Rate (Parking Demand/1,000 ft ² GFA)		
			33 rd %	Average	85 th %
Super Convenience Market/ Gas Station	960	7,318	7.22	8.11	11.15
Weekday Parking Demand Spaces			53	60	82

Table 1 shows that based on ITE *Parking Generation*, the average peak parking demand for this facility would be 60 parking spaces. The range of the data indicated a 33rd-percentile parking demand of 53 parked vehicles and an 85th-percentile parking demand of 82 parked vehicles. The number of passenger car parking spaces provided for the proposed development (68) will exceed the average peak parking demand as identified in ITE's *Parking Generation* (60).

PARKING ACCUMULATION DATA COLLECTION

Existing parking demand for similar sites was determined by counting the number of parked vehicles during the AM (7:00 - 9:00 AM), Midday (11:00 AM - 1:00 PM) and PM (4:00 - 6:00 PM) operations at two other QT locations:

- QT 970 (5909 W. Davis St, Dallas, TX 75211)
- QT 1935 (9235 John W. Carpenter Fwy, Dallas, TX 75247)

The time periods were selected based on parking demand and trip generation data published by the *Institute of Transportation Engineers*. Parking accumulation data was collected at both of these sites on Monday, June 14, 2019. A summary of the number of parked passenger cars based on each 15-minute observation period by site is provided in **Table 2**.

The peak parking demand at the QT 970 site occurred during the PM peak period with a total of 61 parked passenger cars on site. With a building size of 6,950 ft² at this location, the peak parking rate equates to 8.78 parked vehicles/1,000 ft².

The peak parking demand at the QT 1935 site occurred during the Midday peak period with a total of 37 parked passenger cars on site. With a building size of 6,730 ft² at this location, the peak parking rate equates to 5.50 parked vehicles/1,000 ft².

Applying the maximum peak parking rate for passenger vehicles observed at these two sites (8.78 parked vehicles/1,000 ft²) to the proposed QT 962 facility (7,318 ft²) indicates a predicted peak parking demand of 65 passenger cars. The number of parking spaces provided for the proposed development (68) will be able to accommodate the peak parking demand resulting from observations at other similar developments. Additionally, these results indicate that a site providing only the City's required number of parking spaces (30) would not be able to accommodate the predicted parking demand.

Table 2: Existing Parking Demand

	QT 970 5909 W. Davis St, Dallas, TX 75211	QT 1935 9235 John W. Carpenter Fwy, Dallas, TX 75247
	Passenger Cars	Passenger Cars
7:00 AM	35	22
7:15 AM	34	22
7:30 AM	42	31
7:45 AM	44	26
8:00 AM	40	19
8:15 AM	46	27
8:30 AM	43	26
8:45 AM	42	28
11:00 AM	31	37
11:15 AM	35	28
11:30 AM	36	31
11:45 AM	37	31
12:00 PM	35	35
12:15 PM	37	35
12:30 PM	41	31
12:45 PM	51	33
4:00 PM	47	21
4:15 PM	46	18
4:30 PM	56	18
4:45 PM	52	24
5:00 PM	61	21
5:15 PM	45	34
5:30 PM	41	29
5:45 PM	43	21
MAX	61	37

CONCLUSIONS

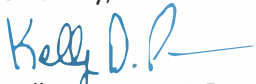
The site plan for the QT 962 facility is proposed to provide 68 parking spaces for passenger cars and 10 parking spaces for trucks.

- The number of spaces proposed to be provided is greater than the number of parking spaces required (30) by the *City of Garland Development Code*.
- Using information from the latest edition of ITE's *Parking Generation*, the proposed QT 962 facility is estimated to result in an average peak parking demand of 60 passenger cars.
- Applying the peak parking demand rate from parking accumulation counts at two (2) other similar facilities in the DFW area, the proposed QT 962 facility is estimated to have a peak parking demand of 65 passenger cars.

Based on the information provided in this study, providing 68 parking spaces for passenger cars at the QT 962 facility appears to be appropriate in order to meet the anticipated parking demand.

If you have any questions about this analysis, please do not hesitate to contact me at (972) 456-9033.

Sincerely,



Kelly D. Parma, P.E., PTOE
Senior Project Manager
Lee Engineering, LLC
TBPE Firm F-450

Z 19-22



View of the subject property from Bobtown Road Type B



East of the subject property



South of the subject property



North of the subject property



GARLAND

Plan Commission

3. a.

Meeting Date: 09/14/2020

Item Title: Election of Officers

Summary:

Election of Officers
