



GARLAND

NOTICE OF MEETING CITY OF GARLAND, TEXAS

**PLAN COMMISSION
City Hall, Council Chambers
William E. Dollar Municipal Building
200 N. Fifth Street
Garland, Texas
July 8, 2019 at 7:00 p.m.**

A meeting of the Plan Commission of the City of Garland, Texas will be held at the aforementioned location, date, and time to discuss and consider the following agenda items.

A pre-meeting will begin at 6:45 p.m. at the same location as the regular meeting. The agenda for the pre-meeting is the same as for the regular meeting, and may include additional items as set forth below.

INVOCATION AND PLEDGE OF ALLEGIANCE: It is the custom and tradition of the members of the Plan Commission to have an invocation and recital of the Pledge of Allegiance prior to the beginning of the meeting. Members of the audience are invited to participate. However, members of the audience are not required to participate. The decision to participate is strictly a matter of personal choice and has no bearing on matters to be considered by the Plan Commission and will not affect the decisions to be made during the meeting.

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 the June 24, 2019 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 **Provident Realty**, requesting approval of 1) an amendment to Planned Development (PD) District 95-56 for Community Retail Uses, 2) a Concept Plan and 3) a Detail Plan for a Convenience Store Use and a Retail, Fuel Pumps Use. This property is located at 5345 North George Bush Turnpike. (District 1) (File Z 19-07)

3. 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: 07/08/2019

Item Title: Plan Commission Minutes for June 24, 2019

Summary:

Consider approval of Minutes for the June 24, 2019 meeting.

Attachments

Plan Commission Minutes for June 24, 2019 Attachment

Minutes of the Garland Plan Commission Meeting

The Plan Commission of the City of Garland met in regular session on Monday, June 24, 2019, at 7:00 p.m. in the Council Chambers at the William E. Dollar Municipal Building, (City Hall), with the following members present:

COMMISSION PRESENT

Chairman	Scott Roberts
Commissioner	Steven Hallman
Commissioner	Preston Edwards
Commissioner	John O'Hara
Commissioner	Doug Williams
Commissioner	Truett Welborn

STAFF PRESENT

Deputy City Attorney	Mike Betz
Recording Secretary	Tracy Allmendinger
Staff	Will Guerin
Staff	Kira Wauwie
Staff	Nabiha Ahmed

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 Welborn to **approve** the Consent Agenda as presented, seconded by Commissioner O'Hara, to **approve** item 1a. **Motion carried: 5 Ayes, 0 Nays.** Commissioner Williams did not vote due to his absence from this meeting.

MINUTES

1a. APPROVED** Approval of Minutes for the regular meeting of June 10, 2019.

ZONING

2a. APPROVED** Consideration of the application of **Masterplan**, requesting approval of 1) a Change in Zoning from Community Retail (CR) District to a Planned Development (PD) District for Mixed Uses and 2) a Detail Plan for a shade pavilion amenity area to replace an existing swimming pool at an existing apartment complex. This property is located at 713 Apache Drive. (District 4) (File Z 19-15)

Representing the applicant, Maxwell Fisher, 900 Jackson Street, Suite 640, Dallas, Texas 75202, presented a brief overview of the request and remained available for questions. There were no questions of this applicant.

Motion was made by Commissioner O'Hara, to close the public hearing and **approve** the request per staff recommendation. Seconded by Commissioner Edwards.
Motion carried: 6 Ayes, 0 Nays.

ADJOURNMENT

There being no further business to come before the Plan Commission, the meeting was adjourned at 7:06 p.m.

City of Garland, Texas

Approved:

Chairman

Attested:

Recording Secretary



GARLAND

Plan Commission

2.a.

Meeting Date: 07/08/2019

Item Title: Z 19-07 Provident Realty (District 1)

Summary:

Consideration of the application of **Provident Realty**, requesting approval of 1) an amendment to Planned Development (PD) District 95-56 for Community Retail Uses, 2) a Concept Plan and 3) a Detail Plan for a Convenience Store Use and a Retail, Fuel Pumps Use. This property is located at 5345 North George Bush Turnpike. (District 1) (File Z 19-07)

Attachments

Z 19-07 Provident Realty Report and Attachments

Planning Report

File No: Z 19-07/District 1

Agenda Item:

Meeting: Plan Commission

Date: July 8, 2019



GARLAND

TEXAS MADE HERE

REQUEST

Approval of 1) an amendment to Planned Development (PD) District 95-56 for Community Retail Uses, 2) a Concept Plan and 3) a Detail Plan for a Convenience Store Use and a Retail, Fuel Pumps Use

LOCATION

5345 North George Bush Turnpike

APPLICANT

Provident Realty

OWNER

190 at N Garland 2016, LP.

BACKGROUND

In 1996, City Council approved Planned Development (PD) 95-56 District which establishes regulations for development of a medical office building. The base zoning established in the existing Planned Development (PD) District is based in Community Retail uses and standards, and has a specific set of permitted uses allowed on this tract of land. The medical office was built in 1996 and the owner intends to demolish the existing building.

The applicant has brought forward a Concept Plan and a Detail Plan to divide the existing tract into three (3) tracts. One (1) of the tracts will be developed with a Convenience Store and a Retail, Fuel Pumps Use. The other two (2) tracts will remain undeveloped at this time, but both tracts will require Detail Plan approval in the future.

This particular Detail Plan the applicant has submitted is for Tract 3 and the proposed uses are Convenience Store and Retail, Fuel Pumps. The Convenience Store and Retail, Fuel Pumps Uses are allowed by right in Planned Development (PD) District 95-56, but require approval of a Detail Plan.

SITE DATA

The subject property contains approximately 3.434 acres in area with approximately 425 lineal feet of frontage along North Garland Avenue. The site can be accessed from North Garland Avenue.

USE OF PROPERTY UNDER CURRENT ZONING

The subject property is zoned Planned Development (PD) District 95-56 for Community Retail Uses. 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.

Planned Development (PD) District 95-56 is specifically designated for a medical office building, and it allows limited commercial retail, office, and restaurant uses. Furthermore,

Planned Development (PD) 95-56 requires the approval of a Detail Plan through a public hearing process prior to the issuance of future building permits.

CONSIDERATIONS

1. **Concept Plan:** The applicant has brought forward a Concept Plan (Exhibit C) that divides the subject property into three (3) tracts and assigns Convenience Store and Retail, Fuel Pump Uses as the allowable land uses on Tract 3. The proposed Planned Development (PD) District will carry over the permitted uses listed in Planned Development (PD) District 95-56, with a proposed language clean-up regarding Restaurant, Drive Through use. PD 95-56 states in its list of permitted uses: "Restaurant-Fast Food (No freestanding structure shall be permitted with a maximum of three (3) restaurants)". The proposal includes a condition to permit Restaurant, Drive Through by right; Restaurant, Drive Through is the standard language for this use in the Garland Development Code (GDC).

The permitted land uses for Tract 1 and Tract 2 should be subsequently further refined or expanded with a future Detail Plan for those Tracts.

2. If the proposed Concept Plan is approved, the applicant intends to bring forward a Detail Plan to develop Tract 1 and Tract 2 according to the list of permitted uses established in this Planned Development (PD) District. The applicant is proposing a Detail Plan for Tract 3 with this request.
3. **Detail Plan:** The proposed Detail Plan (Exhibit D) for Tract 3 is for a Convenience Store and Retail, Fuel Pumps Use. The application proposes a new one-story Convenience Store containing 1,400 square feet. The intent is to provide fuel sales in conjunction with the Convenience Store. The applicant proposes eight (8) fueling positions for vehicles.
4. **Landscape and Screening:** The landscaping and screening layout on the proposed landscape plan (Exhibit E) complies with the applicable screening and landscape regulations found in Chapter 4 of the Garland Development Code (GDC).
5. **Building Elevations:** The design of the convenience store building and fuel canopy (Exhibit F) complies with the applicable Garland Development Code (GDC) development standards.

COMPREHENSIVE PLAN

The Envision Garland Plan designates the subject property as Community Center. Community Centers are areas with compact development, primarily non-residential, serving a collection of neighborhoods. This type of development consists of a mix of uses, including retail, services, office use, multi-family residential, and entertainment.

Community Centers may be developed at the intersections of major arterial streets and along major arterials, highways, and turnpike corridors. This type of area is served by numerous roads and transit routes, providing a variety of connections to adjacent residential neighborhoods, retail centers, and employment centers.

COMPATIBILITY OF REQUEST WITH SURROUNDING ZONING AND LAND USES

The property to the northeast across President George Bush Turnpike is zoned Community Retail (CR) District; this property is developed with a Financial Institution. The properties to the southeast are zoned Planned Development (PD) District 03-14 and Planned Development (PD) District 13-02 for Community Retail Uses; these properties are developed with retail buildings. The properties to the southwest are zoned Planned Development (PD) District 06-06 and Planned Development (PD) District 13-02; these properties are developed with a Grocery

Store and a Financial Institution. The properties to the northwest are zoned Community Retail (CR) District; these properties are developed with Restaurants, Retail Fuel Pumps and a Financial Institution.

The proposed use is consistent with surrounding land use patterns as Fuel Pumps, Retail establishments including Convenience Stores associated with the Fuel Pumps are commonly found along major thoroughfares. The location of the subject site near the intersection of two major thoroughfares is compatible with both automobile and pedestrian traffic generated from the surrounding area.

STAFF RECOMMENDATION

Approval of 1) an amendment to Planned Development (PD) District 95-56 for Community Retail Uses, 2) a Concept Plan and 3) a Detail Plan for a Convenience Store Use and a Retail, Fuel Pumps Use.

ADDITIONAL INFORMATION

Location Map
PD Conditions
Photos

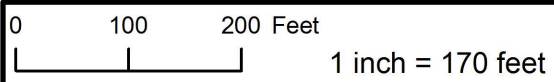
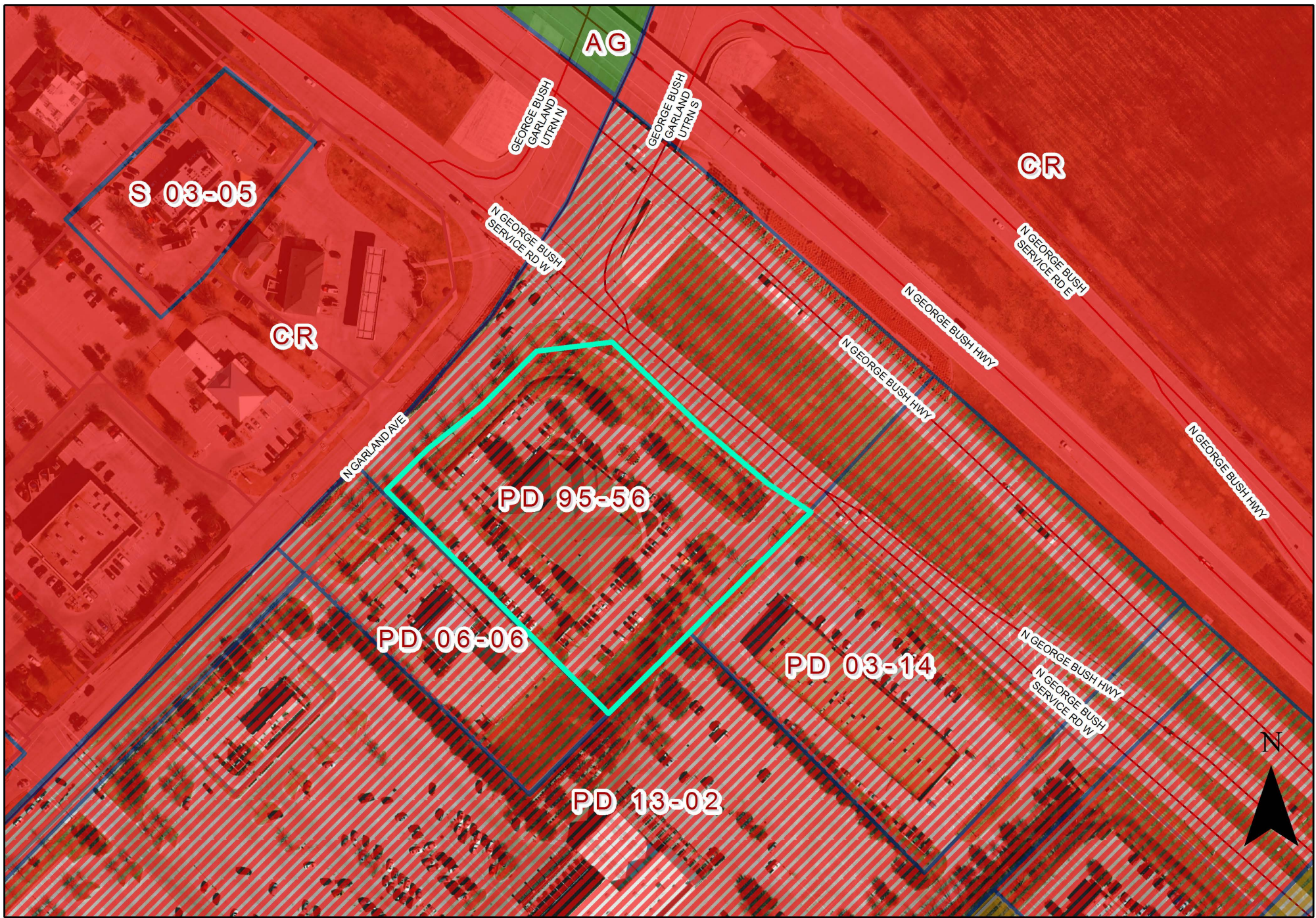
CITY COUNCIL DATE: August 6, 2019

PREPARED BY:

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

REVIEWED BY:

Will Guerin, AICP
Director of Planning



Zoning Map Z 19-07



INDICATES AREA
OF REQUEST

PLANNED DEVELOPMENT CONDITIONS

ZONING FILE Z 19-07

5345 NORTH GEORGE BUSH HIGHWAY

I. Statement of Purpose: The purpose of this Planned Development is to approve a Concept Plan for three (3) tracts, and a Detail Plan for a Convenience Store Use and a Retail, Fuel Pumps Use for one (1) tract.

II. Statement of Effect: This Planned Development shall not affect any regulation found in the Garland Development Code, Ordinance No. 6773, and Planned Development (PD) 95-56 District 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 and Planned Development (PD) 95-56 District are included by reference and shall apply, except as otherwise specified by this ordinance.

IV. Development Plans:

Concept Plan: Development shall be in general conformance with the Concept Plan labeled Exhibit C.

Detail Plan: Development shall be in general conformance with the Detail Plan labeled Exhibit D 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.

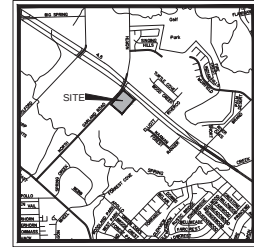
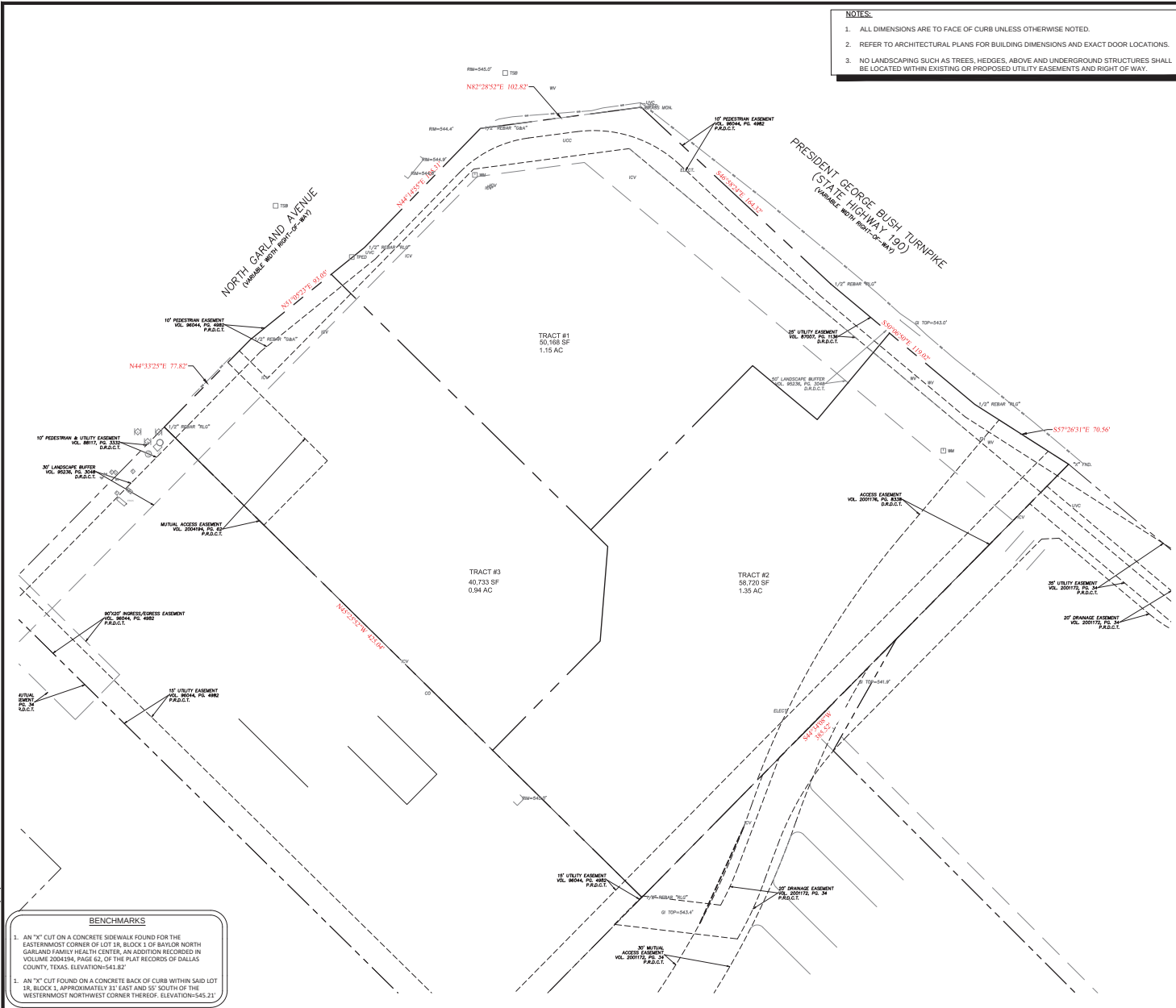
V. Specific Conditions:

A. Permitted Uses: Land Uses are permitted as in Planned Development (PD) District 95-56. Additionally, Restaurants, Drive-Through [previously referenced as "Restaurant-Fast Food (No freestanding structure shall be permitted with a maximum of three (3) restaurants)" in PD 95-56] are an allowed use.

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 D.

- C. Landscape Plan: Screening and landscaping shall be in general conformance with the landscape plan labeled Exhibit E.
- D. Elevations: Building Elevations shall be in general conformance with the elevations labeled Exhibit F.

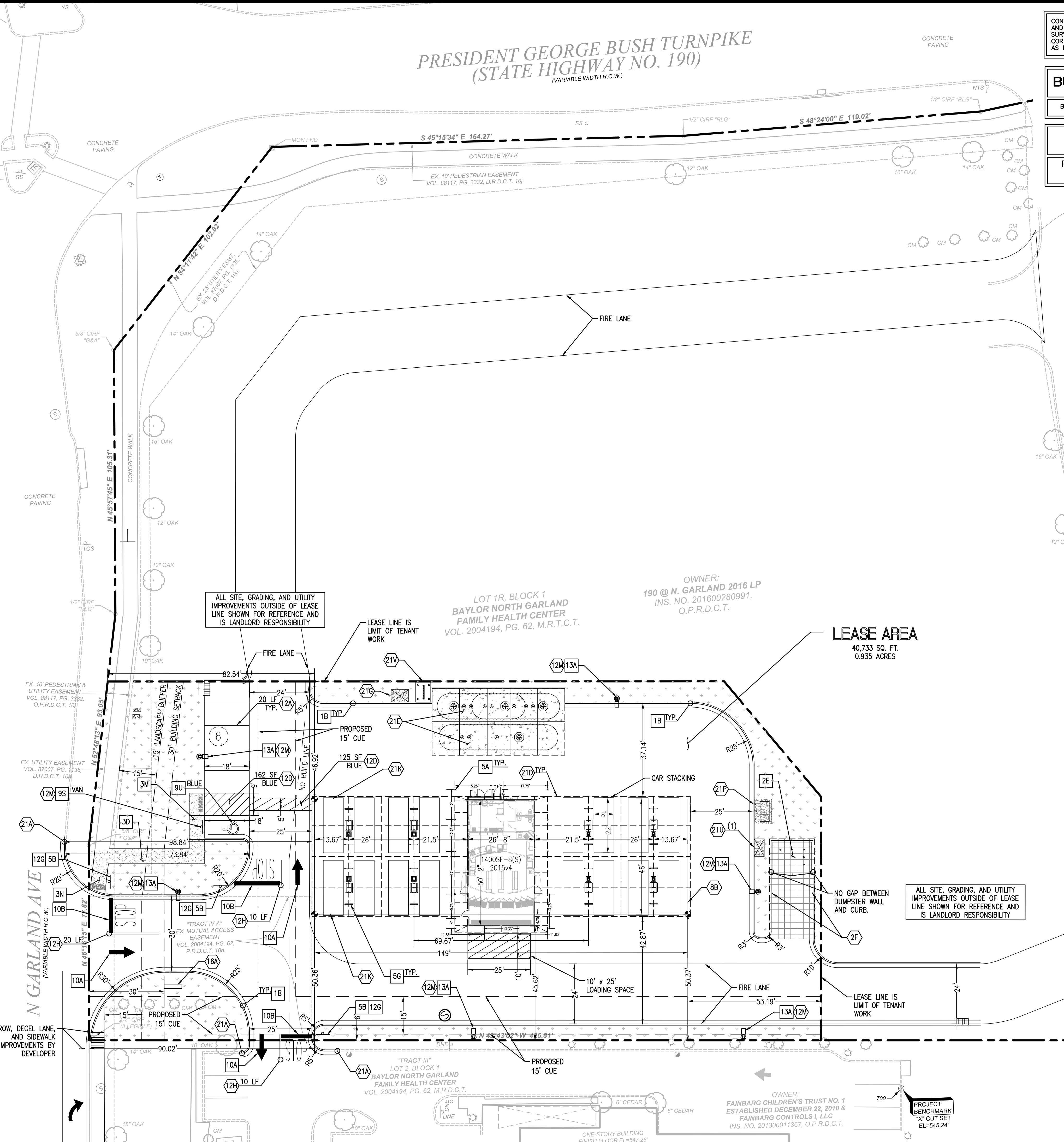
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 PLOT DATE: 6/18/2019 6:22 PM
 PLOT FILE: C:\CS\CS\2018-101 PROVIDENT GARLAND\ADD\EXHIBIT\PD EXHIBIT.DWG
 LAST SAVED: 6/18/2019 6:17 PM



LEGEND	
---	PROPERTY LINE

LEGAL DESCRIPTION:	
LOT 1R, BLOCK 1, BAYLOR NORTH GARLAND FAMILY HEALTH CENTER ADDITION	
CITY CASE #: 171003-2	
OWNER: PROVIDENT REALTY ADVISORS, INC. 20210 N. CENTRAL EXPRESSWAY, SUITE 300 DALLAS, TX 75231 PH: 972-285-4151	
APPLICANT: CLAYMOORE ENGINEERING, INC. 1803 CENTRAL DR., SUITE #406 BEDFORD, TX 76021 PH: 817-281-0572	
SURVEYOR: WINDROSE LAND SURVEYING, LLC 220 ELM STREET, SUITE 200 LEWISVILLE, TX 75057 PH: 214-217-2544	
COUNTY: DALLAS	CITY: CITY OF GARLAND
STATE: TEXAS	

TEXAS REGISTRATION PLATES	
PRELIMINARY FOR REVIEW ONLY Not for construction purposes. CLAYMOORE ENGINEERING ENGINEERING AND PLANNING 2004 TOWER DALLAS, TEXAS 75201 Engineer: DR. WINDROSE License No. 125651 exp. 06/19/2019	
PROVIDENT GARLAND S.H. 190 & N. GARLAND RD GARLAND, TX 75040 CITY CASE #: 171003-2	
DESIGN	ALC
DRAWN	ALC
CHECKED	MM
DATE	06/18/2019
SHEET	
PD-1	
File No.	2018-101



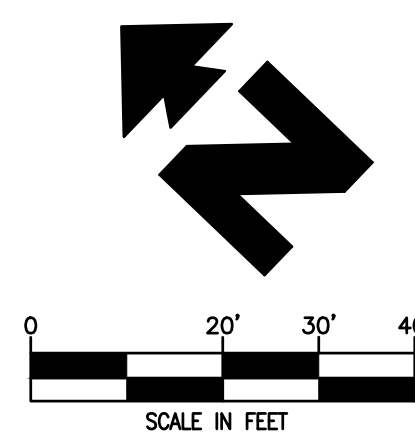
CONTRACTOR SHALL BE RESPONSIBLE FOR AND HIRE A TEXAS REGISTERED LAND SURVEYOR TO ESTABLISH PROPERTY CORNERS, BUILDING CORNERS, CANOPY, ETC. AS REQUIRED FOR CONSTRUCTION LAYOUT.

BUILDING SETBACKS:

BUILDING SETBACKS AS SHOWN ON PLAN

ZONING:

PD-CR (COMMUNITY RETAIL DISTRICT)



SITE NOTES

- 2F DRILL (2) 3/4" DIA. X 4" DEEP HOLES (1) EACH FOR OPEN POSITION & CLOSED POSITION OF GATES. TO BE USED ON BOTH SIDES OF GATE. SEE DUMPSTER DETAIL.
- 8B OVERHEAD CANOPY - (TYP.-PER CANOPY PLANS)
- 12A 4" TRAFFIC YELLOW LANE STRIPE (SEE LENGTH INDICATED AT SYMBOL).
- 12H 4" WIDE PAINTED STRIPES. 2.0' O.C. @ 45° (SEE SIZE COLOR INDICATED AT SYMBOL).
- 12H 4" DOUBLE TRAFFIC YELLOW LANE STRIPE (SEE LENGTH INDICATED AT SYMBOL).
- 12M CONTRACTOR TO ENSURE THAT ANY LIGHT POLES OR HANDICAP PARKING SIGNS ARE AT LEAST 2' FROM BACK OF CURB TO PREVENT VEHICLES FROM STRIKING THESE ITEMS.
- 16A MURPHY OIL MONUMENT SIGN. PER APPROVED ELEVATION.
- 21A TAPER CURB TO MATCH EXISTING CURB
- 21D EDGE OF CONCRETE SLAB. PER TANK/PIPING PLANS.
- 21E UNDERGROUND STORAGE TANKS (1) 25,000 GAL-REGULAR, (1) 8,000 GAL-PREMIUM, (1) 10,000 GAL-DIESEL, (1) 8,000 GAL-E-85.
- 21G AIR VACUUM UNIT WITH 4' x 7' CONCRETE SLAB
- 21K MURPHY EXPRESS ID SIGN. PER APPROVED ELEVATION.
- 21U 5' X 10' CONCRETE PAD FOR PROPAANE TANKS.
- 21V 5' X 7' CONCRETE PAD FOR ICE UNIT. SEE NUMBER INDICATED AT SYMBOL.
- 21V CONCRETE PAD FOR VENT RISERS. PER TANK & PIPING PLANS.

SITE DETAILS -- SEE DETAIL SHEETS

- 1B TYPE "B" CONCRETE CURB & GUTTER.
- 2E DUMPSTER ENCLOSURE
- 3D CONCRETE SIDEWALK
- 3M WHEELCHAIR RAMP IN SIDEWALK
- 3N WHEELCHAIR RAMP IN SIDEWALK (TYPICAL @ EACH DRIVEWAY CURB RETURN)
- 5A STEEL BOLLARD
- 5B TRAFFIC SIGN IN BOLLARD
- 5G U-BUMPER
- 9U ACCESSIBLE / VAN ACCESSIBLE PARKING SIGN (TYP.)
- 9S ACCESSIBLE PARKING SYMBOL (SEE PAINT COLOR INDICATED AT SYMBOL)
- 10A TRAFFIC FLOW ARROW (TYP.)
- 10B STOP BAR (TYP.)
- 12G "STOP" SIGN
- 13A SITE LIGHT POLE. SEE PHOTOMETRIC PLANS FOR POLE BASE DETAIL, FIXTURE TYPE, AND MOUNTING DETAILS.

1400SF-8S-2015v4

LEGEND

EXISTING	
CONTROL POINT	STORM DRAIN MANHOLE
TEMPORARY BENCHMARK	INLET RIM
PROPERTY CORNER SET	TRAFFIC SIGNAL LIGHT
POWER POLE	TRAFFIC SIGNAL BOX
LIGHT POLE	OVERHEAD ELEC.
ELECTRIC METER	U.G. ELECTRIC
ELECTRIC BOX (PANEL)	U.G. TELE. LINE
YARD LIGHT	U.G. FIBER OPTIC
CATV MANHOLE	U.G. CABLE TV
TELEPHONE PULL BOX	U.G. GAS
FIBER OPTIC PULL BOX	U.G. WATER
GAS METER	U.G. SAN. SEWER
GAS VALVE	U.G. STORM SEWER
WATER METER	CURB INLET
WATER VALVE	GRATE INLET
FIRE HYDRANT	FIRE DEPARTMENT CONNECTION
SAN. SEWER MANHOLE	SPOT ELEVATION
SAN. SEWER CLEANOUT	EDGE OF CONCRETE ELEVATION
	GUTTER ELEVATION
	TOP OF CURB ELEVATION

PROPOSED

- LEASE LINE
- CONCRETE CURB AND GUTTER
- LANDSCAPED AREA
- CONCRETE SIDEWALK

GENERAL SITE NOTES

- A. ALL DIMENSIONS SHOWN ARE TO THE FACE OF CURB UNLESS OTHERWISE NOTED.
- B. ALL CURB RETURN RADII SHALL BE 5', AS SHOWN TYPICAL ON THIS PLAN, UNLESS OTHERWISE NOTED.
- C. UNLESS OTHERWISE SHOWN, CALLED OUT OR SPECIFIED HEREON:
 - ALL CURB AND GUTTER ADJACENT TO CONCRETE PAVING SHALL BE INSTALLED PER DETAIL 1B.
 - PAVEMENT SHALL BE INSTALLED IN ACCORDANCE WITH THE PAVING PLAN OVER THE ENTIRE PARKING LOT AREA AND ALL APPROACH DRIVES.
 - SEE ASSOCIATED PLANS FOR CANOPY, COLUMN, PUMP ISLAND DETAILS AND LAYOUT.
- D. CONTRACTOR SHALL BEGIN CONSTRUCTION OF ANY LIGHT POLE BASES FOR RELOCATED LIGHT FIXTURES AND RELOCATION OF ELECTRICAL SYSTEM AS SOON AS DEMOLITION BEGINS. CONTRACTOR SHALL BE AWARE THAT INTERRUPTION OF POWER TO ANY LIGHT POLES OR SIGNS SHALL NOT EXCEED 24 HOURS.
- E. CONTRACTOR TO PROTECT EXISTING LANDSCAPE/IRRIGATION METER.
- F. ALL SLOPES AND AREAS DISTURBED BY CONSTRUCTION SHALL BE GRADED SMOOTH AND FOUR INCHES OF TOPSOIL APPLIED. IF ADEQUATE TOPSOIL IS NOT AVAILABLE ON SITE, THE CONTRACTOR SHALL PROVIDE TOPSOIL, APPROVED BY THE OWNER, AS NEEDED. THE AREA SHALL THEN BE SEEDED/SODDED, FERTILIZED, MULCHED, WATERED AND MAINTAINED UNTIL HARDY GRASS GROWTH IS ESTABLISHED IN ALL AREAS. ANY AREAS DISTURBED FOR ANY REASON PRIOR TO FINAL ACCEPTANCE OF THE PROJECT SHALL BE CORRECTED BY THE CONTRACTOR AT NO ADDITIONAL COST TO THE OWNER.
- G. THE LOCATION OF THE CONSTRUCTION FENCE ON THE DRAWINGS IS FOR GRAPHICAL REPRESENTATION ONLY. THE CONTRACTOR IS TO ENSURE THAT THE CONSTRUCTION FENCE ENCOMPASSES THE ENTIRE WORK AREA.
- H. CONTRACTOR SHALL PURCHASE AND INSTALL A MAILBOX, AND SHALL COORDINATE LOCATION OF MAILBOX WITH MURPHY CONSTRUCTION MANAGER AND/OR ON-SITE REPRESENTATIVE AND LOCAL POSTMASTER.
- I. ALL PROPOSED PAVEMENT STRIPING OR MARKINGS SHALL FOLLOW THE SPECIFICATIONS FOR PAINT INCLUDED IN DETAILS 10A AND 10B.

SITE & BUILDING DATA*

TOTAL SITE AREA	149,621 SF (3.435 AC)
LEASE AREA	40,733 SF (0.935 AC)
PROPOSED USE	GAS STATION W/ CONVENIENCE STORE
GROSS FLOOR AREA	1,400 SF
BUILDING COVERAGE (INCLUDES CANOPY)	6,982.33 SF (1 FLOOR)
BUILDING HEIGHT	13'-10"
CANOPY HEIGHT	18'-9"
FINISHED FLOOR ELEVATION	547.75

BULK ZONING REQUIREMENTS*

	REQUIRED	PROVIDED
MAXIMUM LOT COVERAGE	40%	16.9%
MAXIMUM FLOOR AREA RATIO	NONE	0.176
MINIMUM PARKING	1/250 GFA (6 REQ.)	6
MINIMUM ACCESSIBLE PARKING	1 VAN	1 VAN
MINIMUM LOADING	1 (10' x 25')	1 (10' x 25')
MAXIMUM BUILDING HEIGHT	35'	18'-9"
MAXIMUM SITE IMPERVIOUS COVERAGE	36,659.7 SF (90%)	32,950.29 SF (80.6%)

*ALL SITE AND ZONING REQUIREMENTS ARE BASED OFF THE LEASE AREA OF 40,733 SF AS THERE ARE CURRENTLY NO DEVELOPMENTS FOR REST OF SITE.

I, THE PROJECT ENGINEER, ACKNOWLEDGE BY REFERENCE THAT I HAVE REVIEWED THE STANDARD CITY OF GARLAND DETAILS FOR APPLICABILITY TO THIS PROJECT AND ALL DETAILS ARE APPLICABLE UNLESS SPECIFICALLY NOTED OTHERWISE. THE ADDITIONAL NON-CITY OF GARLAND STANDARD DETAILS SPECIFICALLY IDENTIFIED IN THIS SET OF CONSTRUCTION PLANS HAVE BEEN SELECTED BY ME OR UNDER MY DIRECT SUPERVISION AS BEING APPLICABLE TO THIS PROJECT.

_____, JOHN NOURZAD, P.E., REGISTRATION # 85192



SHEET NO.

C-1

CITY CASE NO. 17003-2

SITE PLAN
MURPHY EXPRESS
HIGHWAY 190 & NORTH GARLAND AVE.
GARLAND TEXAS 75040

REVISION RECORD:	
DATE:	DESCRIPTION:
03-04-19	1ST SUBMITTAL
05-16-19	2ND SUBMITTAL
06-04-19	3RD SUBMITTAL

GreenbergFarrow
133 CORDAVILLE ROAD, SUITE 210
SOUTH BOROUGHS, MA 01772
PHONE: (508) 225-0052
DWG NAME: GARLAND.TX
JOB NO.: 20161567.0

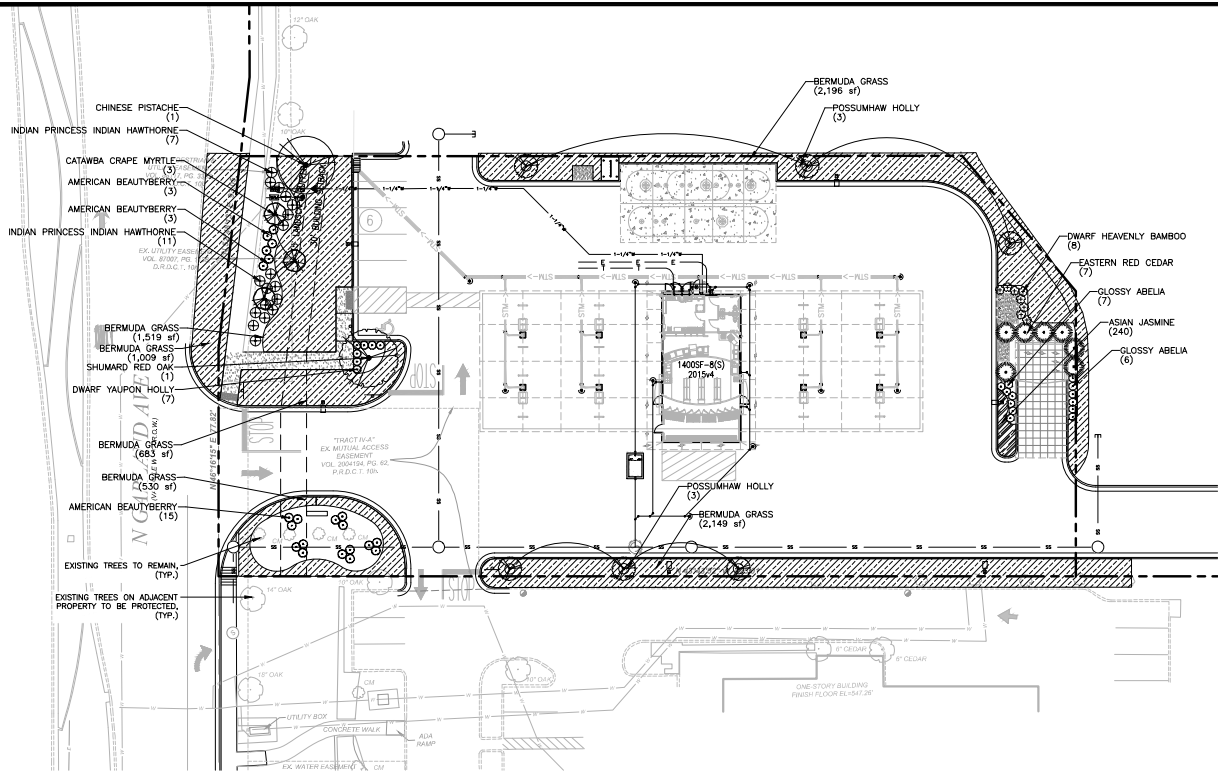
MURPHY OIL USA, INC.

MURPHY 200 PEACH STREET

P.O. BOX 7000

EL DORADO, AR 71730-7000

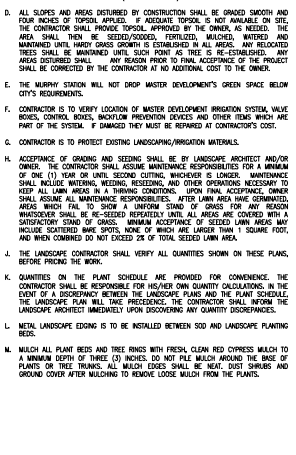
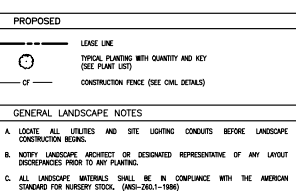
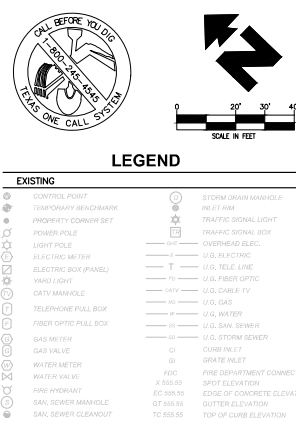
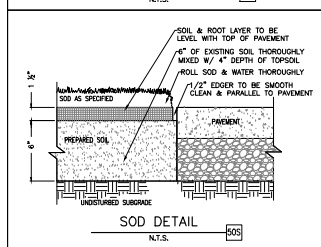
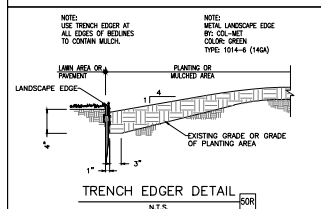
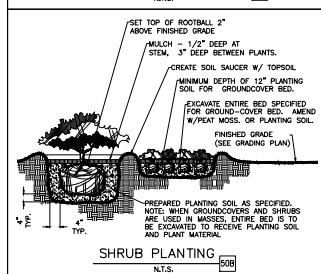
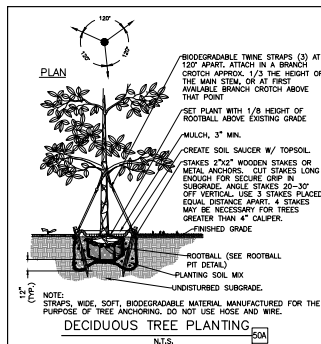
USA

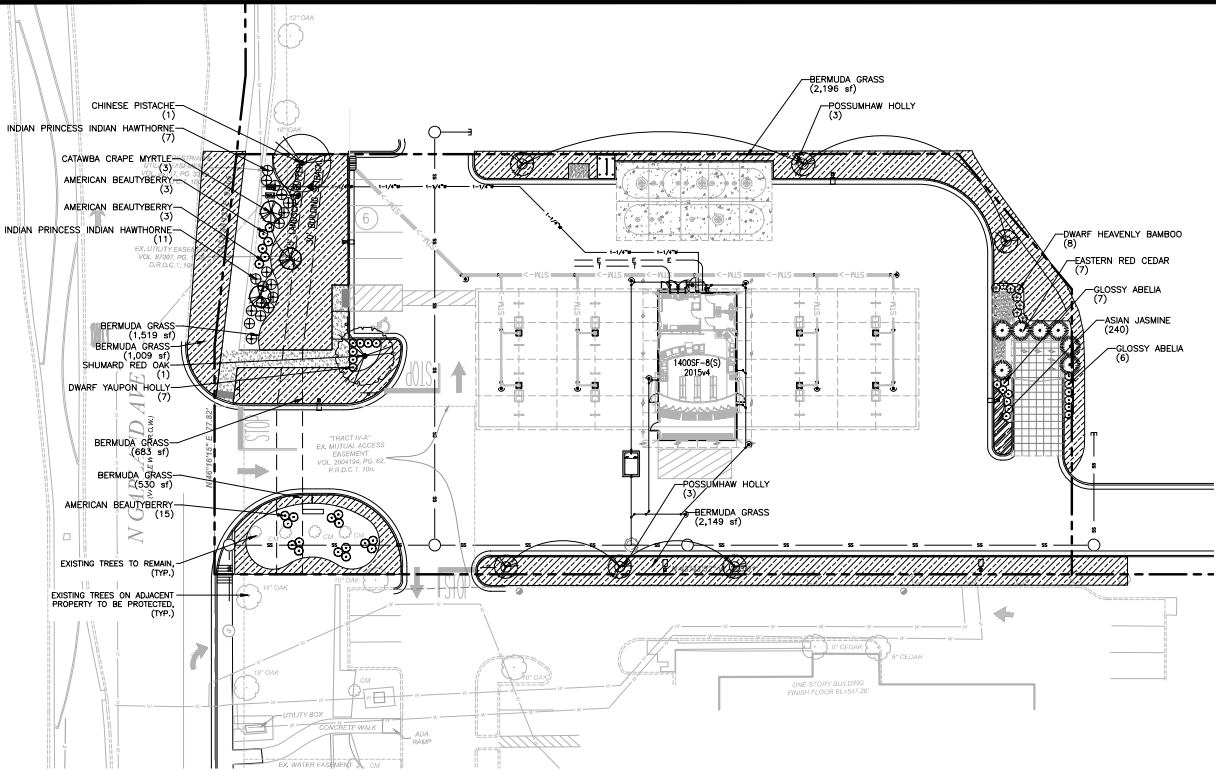


PLANT SCHEDULE LANDSCAPE PLAN

  	TREES	QTY	BOTANICAL NAME / COMMON NAME	CONT	CAL	SIZE	REMARKS
		6	Ilex decidua / Possumhaw Holly	B & B	1.5" Cal	6'-8' HT	
		3	Lagerstroemia indica 'Catawba' / Catawba Crape Myrtle	B & B	1.5" Cal	8'-10' HT	Multi-Trunk
		1	Platanus chinensis / Chinese Platane	B & B	6" Cal	12'-15' H	Full, Well Rooted
		1	Quercus shumardii / Shumard Red Oak	B & B	3" Cal	12'-15' HT	
  	SHRUBS	QTY	BOTANICAL NAME / COMMON NAME	SIZE	HEIGHT	REMARKS	
		13	Abelia x grandiflora 'Kaleidoscope' / Glossy Abelia	3 gal	30" MIN.	Full to Ground, Well Rooted	
		21	Callicarpa americana / American Beautyberry	3 gal	30" MIN.	Full to ground, well rooted	
		7	Ilex vomitoria 'Nana' / Dwarf Yaupon Holly	3 gal	30" MIN.	Full to ground, well rooted	
		7	Juniperus virginiana / Eastern Red Cedar	15 gal	8' MIN.	Full to ground, Dense, Bushy	
 		8	Nandina domestica 'Harbour Dwarf' / Dwarf Heavenly Bamboo	3 gal	30" MIN.	Full to ground, well rooted	
		18	Raphiolepis indica 'Indian Princess' TM / Indian Princess Indian Hawthorne	7 gal	42" MIN.		
 	GROUND COVERS	QTY	BOTANICAL NAME / COMMON NAME	CONT		REMARKS	
		5,087 sf	Cynodon dactylon 'Tif 419' / Bermuda Grass	sod		Certified Pure, weed free	
		240	Trachelospermum asiaticum / Asian Jasmine	4" pot		Well rooted in pot	

LANDSCAPE CALCULATIONS		
	REQUIRED	PROVIDED
GENERAL LANDSCAPING REQUIREMENTS		
10% MIN. OF TOTAL SITE AREA TO BE LANDSCAPED	40,863 SF / 10'-4,086 SF	6,915 SF
BUFFER LANDSCAPING REQUIREMENTS (TYPE 'B'-15' BUFFER) N. GARLAND AVE.		
(1) CANOPY TREE (3" CAL MIN.) OR (3) ORNAMENTAL TREES (1.5" CAL., 35% MAX) PER 30 LF OF ROW FRONTAGE		
104 LF OF ROW FRONTAGE / 30x5.46 TREES	4 TREES	1.6" CALIPER TREE (EQUALS 2 CANOPY TREE)
		3 UNDERSTORY TREES (EQUALS 1 CANOPY TREE)
		1 CREDIT FOR EXISTING TREES TO REMAIN
		TOTAL PROPOSED = 4
(7) SHRUBS (24" MIN.) PER 30 LF OF ROW FRONTAGE		
104 LF OF ROW FRONTAGE / 30 X 7= 24.2 SHRUBS	24 SHRUBS	24 SHRUBS
75% MAX. TURF COVERAGE WITHIN LANDSCAPE BUFFERS	2,478 SF X .75= 1,860 SF	300 SF
PARKING AREA LANDSCAPING REQUIREMENTS		
5% MIN. OF TOTAL PARKING AREA TO BE LANDSCAPED	25,968 SF X .05= 1,298 SF	4,437 SF
(1) 3" CAL. CANOPY TREE OR (3) 1.5" CAL. ORNAMENTAL TREE PER LANDSCAPE ISLAND	3	1 CANOPY + 6 ORNAMENTAL = 3
(1) 3" CAL. CANOPY TREE OR (3) 1.5" ORNAMENTAL TREES PER 10 PARKING SPACES	1	1
CONTINUOUS ROW OF 24" MIN. SCREENING HEDGE BETWEEN LIGHT PARKING AREA AND R.O.W.	YES	YES
65' MAX. DISTANCE FROM REQUIRED TREE TO PARKING SPACE	YES	YES

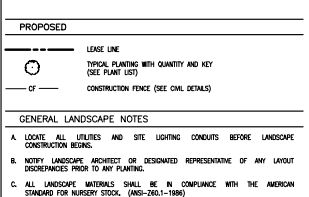
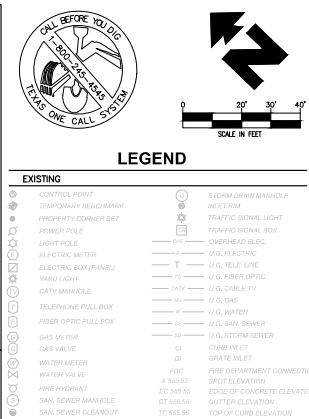
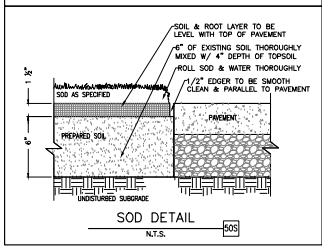
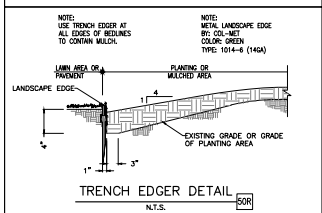
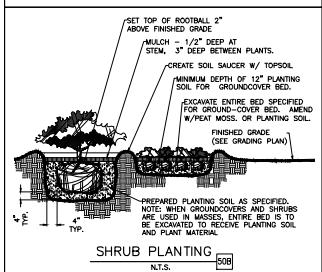
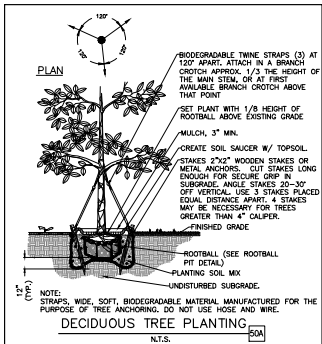




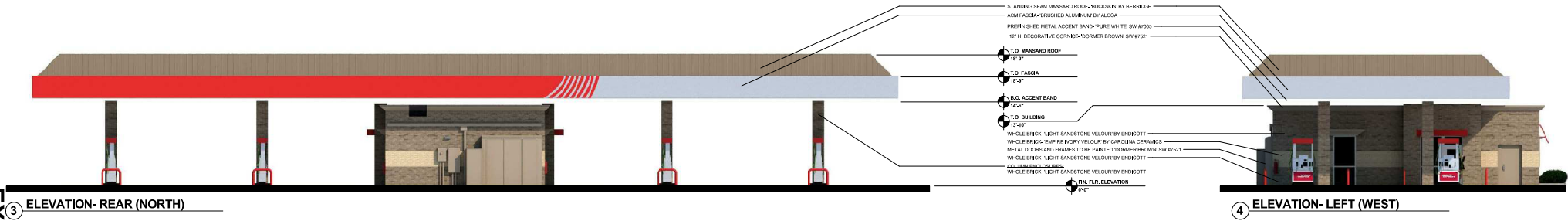
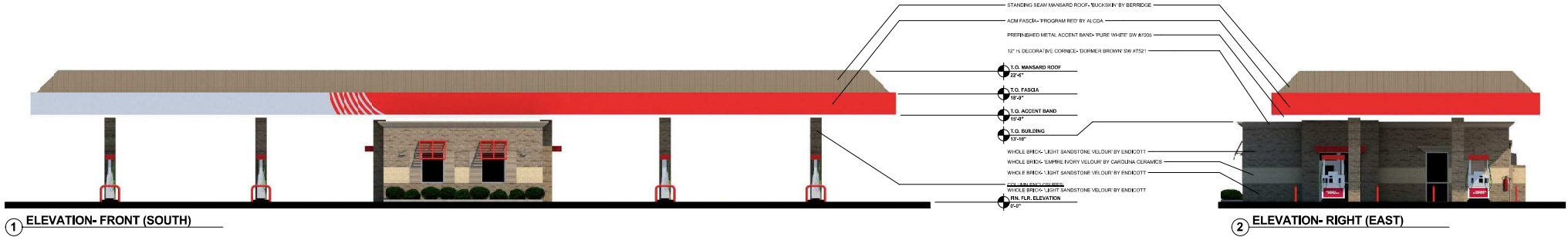
PLANT SCHEDULE LANDSCAPE PLAN

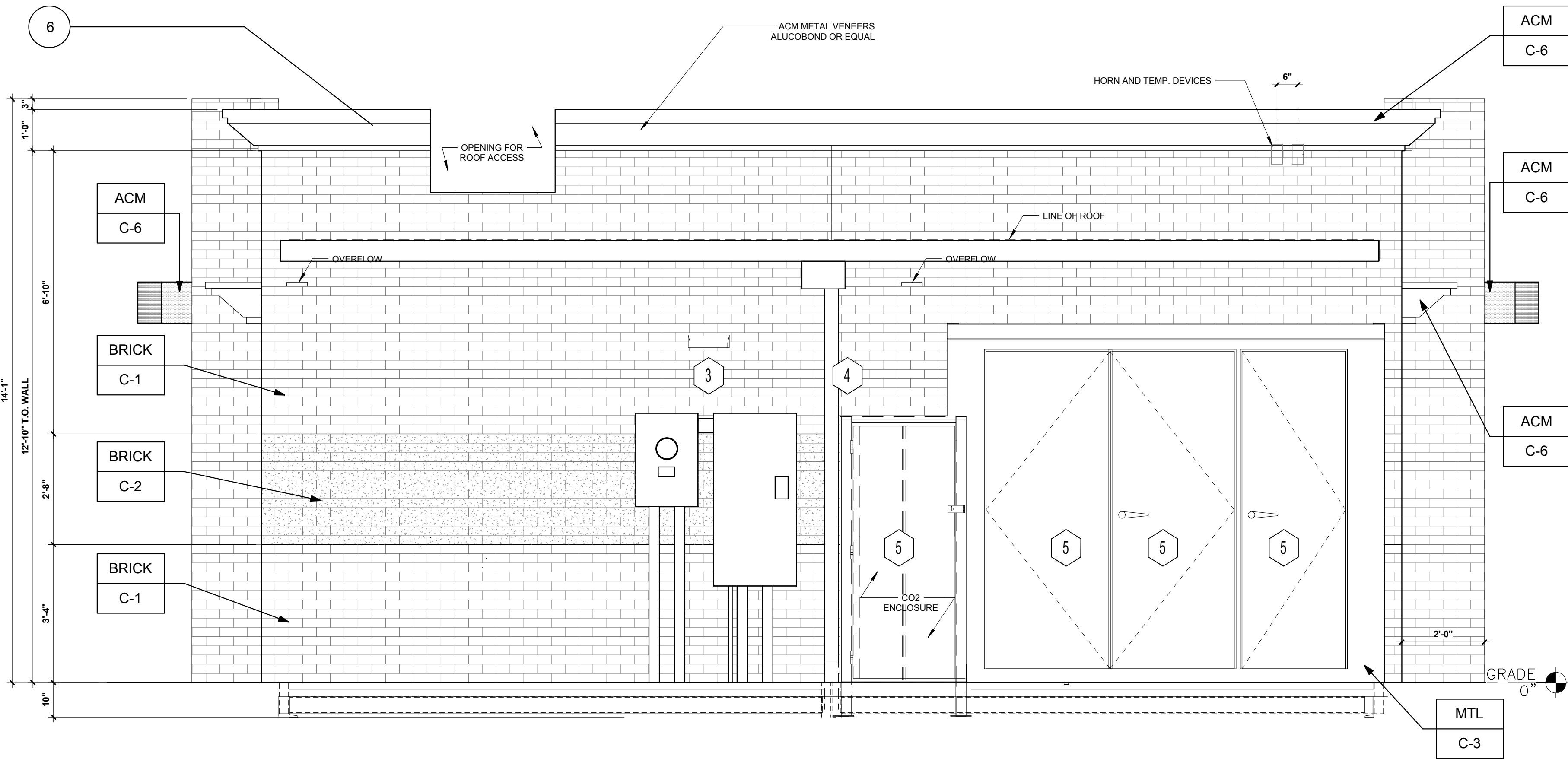
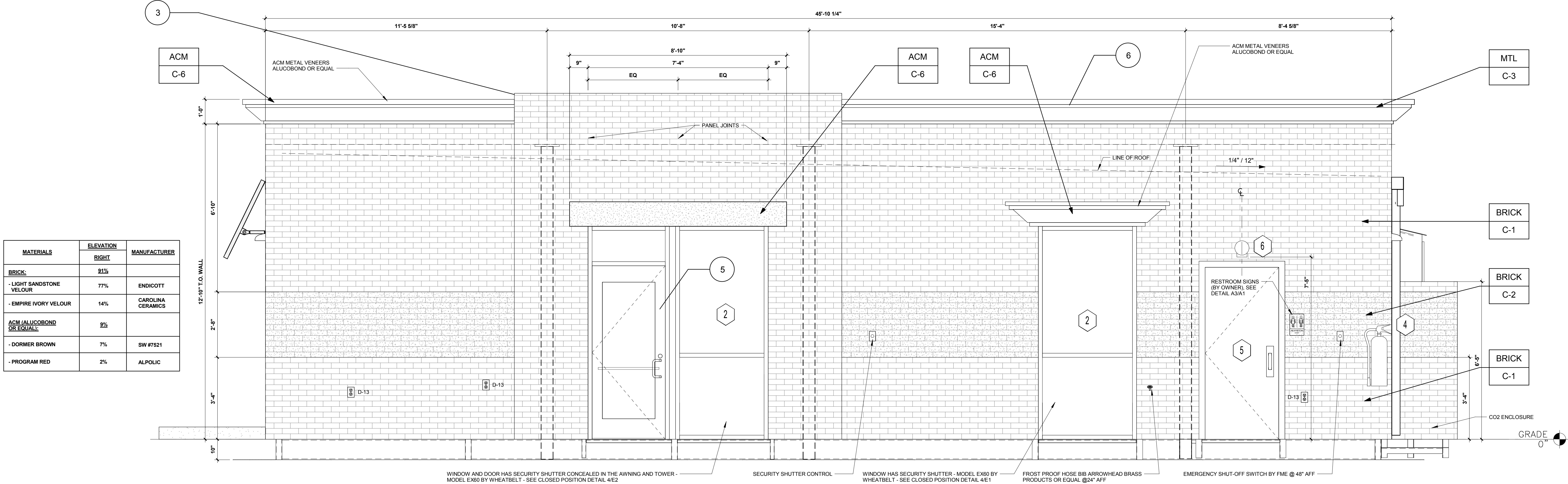
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	6	Ilex decidua / Possumhaw Holly	B & B	1.5" Cal	6'-8' HT	
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	1	Platanus chinensis / Chinese Platane	B & B	6" Cal	12'-15' H	Full, Well Rooted
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SHRUBS	QTY	BOTANICAL NAME / COMMON NAME	SIZE	HEIGHT	REMARKS	
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	8	Nandina domestica 'Harbour Dwarf' / Dwarf Heavenly Bamboo	3 gal	30" MIN.	Full to ground, well rooted	
	18	Rhododaphne indica 'Indian Princess' TM / Indian Princess Indian Hawthorne	7 gal	42" MIN.		
GROUND COVERS	QTY	BOTANICAL NAME / COMMON NAME	CONT	REMARKS		
	5,087 sf	Cynodon dactylon 'Tif 419' / Bermuda Grass	sod	Certified Pure, weed free		
	240	Trachelospermum asiaticum / Asian Jasmine	4" pot	Well rooted in pot		

LANDSCAPE CALCULATIONS		
	REQUIRED	PROVIDED
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10% MIN. OF TOTAL SITE AREA TO BE LANDSCAPED	40,863 SF / 10'-4,086 SF	6,915 SF
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(1) 3" CAL. CANOPY TREE OR (3) 1.5" ORNAMENTAL TREES PER 10 PARKING SPACES	1	1
CONTINUOUS ROW OF 24" MIN. SCREENING HEDGE BETWEEN LIGHT PARKING AREA AND R.O.W.	YES	YES
65' MAX. DISTANCE FROM REQUIRED TREE TO PARKING SPACE	YES	YES

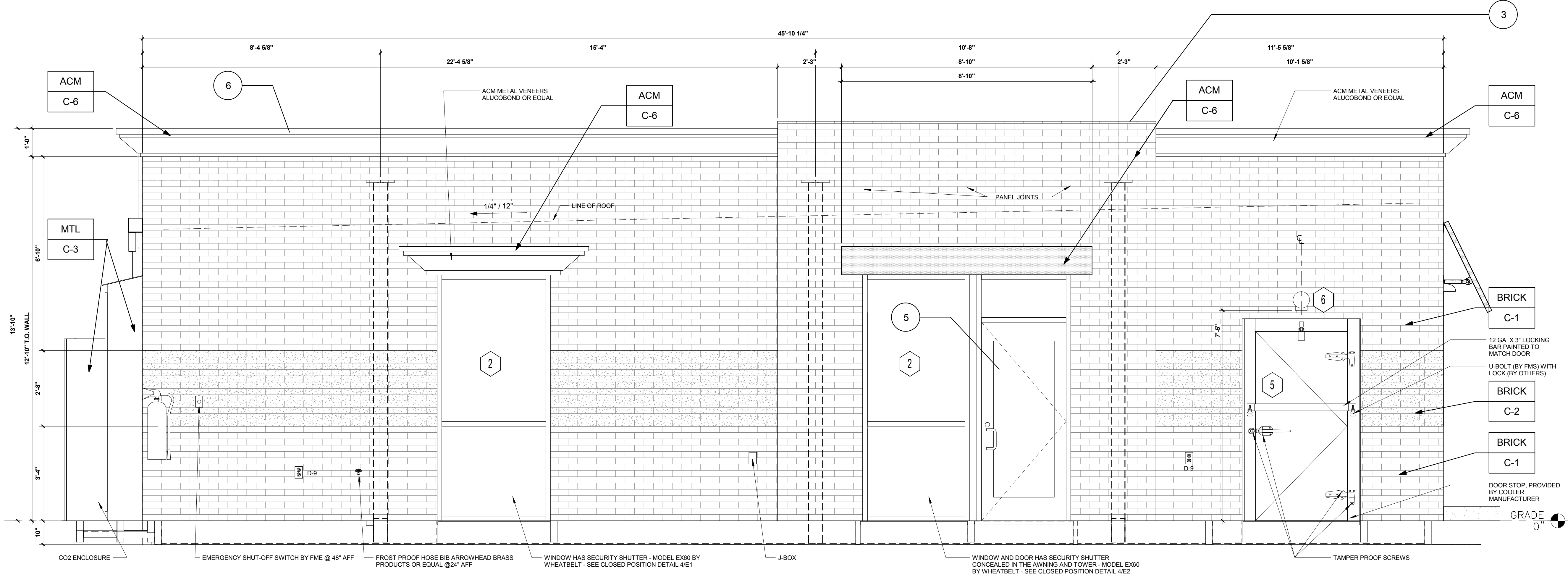


NOTE: TREE MITIGATION PLAN PREPARED BY CLAYMOOR ENGINEERING DATED 05/08/2019, CITY CASE# 171003-2





MATERIALS	ELEVATION	MANUFACTURER
BRICK:	90%	
- LIGHT SANDSTONE VELOUR	78%	ENDICOTT
- EMPIRE IVORY VELOUR	12%	CAROLINA CERAMICS
ACM (ALUCOBOND OR EQUAL)	10%	
- DORMER BROWN	8%	SW #7521
- PROGRAM RED	2%	ALPOLIC



1 LEFT ELEVATION (WEST)
1/2" = 1'-0"

REQUIRED ARCHITECTURAL ELEMENTS:

- AWNING / CANOPY
- SHUTTERS
- VARIED ROOF HEIGHTS
- DISPLAY WINDOWS
- RECESSED ENTRIES
- ORNAMENTAL FACADE TRIM

KEYED NOTES:

- SIGNAGE (IF REQUIRED) ————— BY SIGN CONTRACTOR
- CLEAR ANODIZED ALUMINUM STOREFRONT SYSTEM ————— C-7
KAWNEER, YKK OR EQUAL
- EXTERIOR LIGHTING, REFER TO LIGHTING PLAN ————— SHEET EL2
- 4" x 4" PAINTED METAL CORRUGATED DOWNSPOUTS ————— C-3
- DOORS (EXTERIOR SIDE) AND DOOR FRAMES PAINTED ————— C-3
- LITHONIA REMOTE EMERGENCY HEAD #ELA ————— SHEET EL2

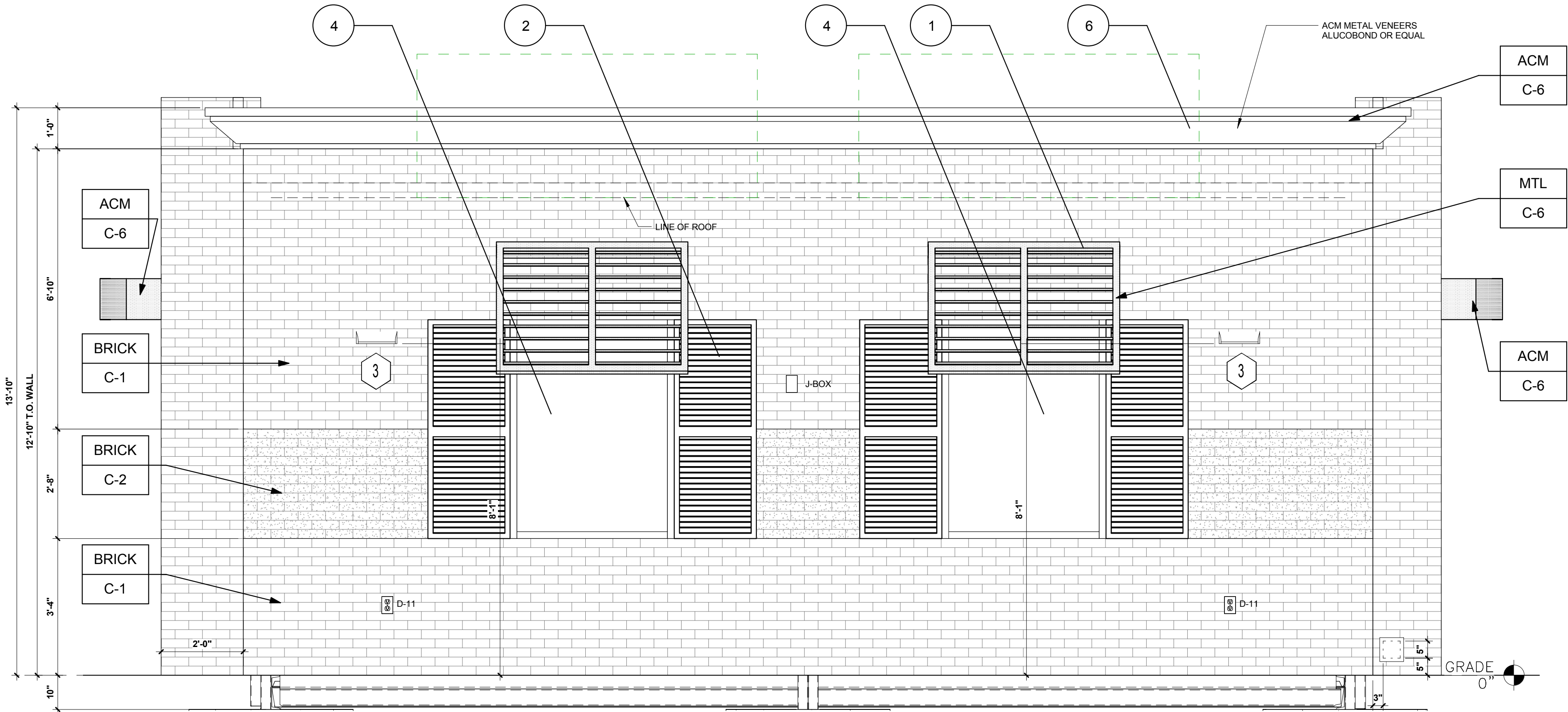
EXTERIOR FINISHES:

ACM	ACM (3MM THICKNESS) ————— BY FMS
BRICK	WHOLE BRICK ————— BY FMS
MTL	20 GA SHEET METAL (UNLESS NOTED OTHERWISE) ————— BY FMS

EXTERIOR PAINT/COLORS:

C-1	BRICK VENEER - LIGHT SANDSTONE VELOUR BY ENDICOTT (WIRE CUT FINISH) ————— BY FMS
C-2	BRICK VENEER - EMPIRE IVORY VELOUR BY CAROLINA CERAMICS (WIRE CUT FINISH) ————— BY FMS
C-3	DORMER BROWN SW #7521 ————— BY FMS
C-4	REYNOBOND #4 NATURAL BRUSHED ALUMINUM ————— BY FMS
C-5	OPEN ————— BY FMS
C-6	'PROGRAM RED' BY ALCOA ————— BY FMS
C-7	CLEAR ANODIZED ALUMINUM STOREFRONT ————— BY FMS

MATERIALS	ELEVATION	MANUFACTURER
BRICK:	91%	
- LIGHT SANDSTONE VELOUR	73%	ENDICOTT
- EMPIRE IVORY VELOUR	8%	CAROLINA CERAMICS
ACM (ALUCOBOND OR EQUAL)	9%	
- DORMER BROWN	19%	SW #7521



2 FRONT ELEVATION (SOUTH)
1/2" = 1'-0"

ISSUE RECORD		
DATE	REV.	DESCRIPTION
01/30/2019		ENTITLEMENT PACKAGE
05/15/2019		REVISED ENTITLEMENT PACKAGE
06/06/2019		REVISED ENTITLEMENT PACKAGE

PROFESSIONAL SEAL

PROFESSIONAL IN CHARGE
SUSAN NELSON KOUGIAS

PROJECT MANAGER
MUGDHA CHAWATHE

QUALITY CONTROL
CHRIS CERBO

DRAWN BY
NP

PROJECT NAME
MURPHY OIL FUEL FACILITY CANOPY

Highway 190 & N. Garland Ave
Garland, TX 75040

FREY MOSS
STRUCTURE

1801 Rockdale Industrial Blvd.
Conyers, Georgia 30012
Voice: (800) 366-6385
Fax: (770) 483-6037

FMS JOB NUMBER
G17MU

FMS MODEL NUMBER
XXXXXX

PROJECT NUMBER
20161367.0

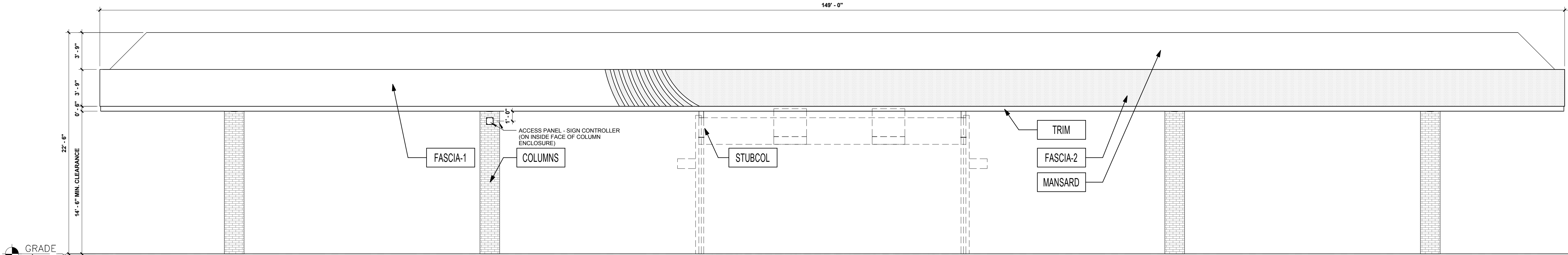
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ELEVATIONS

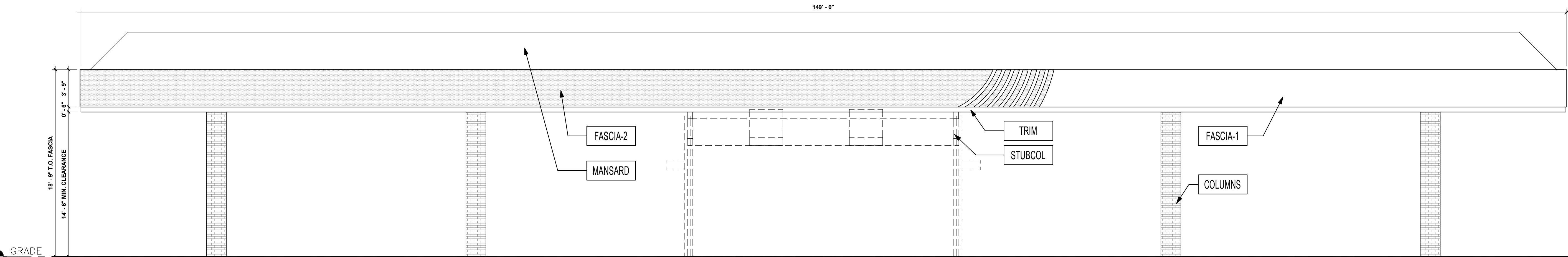
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E2

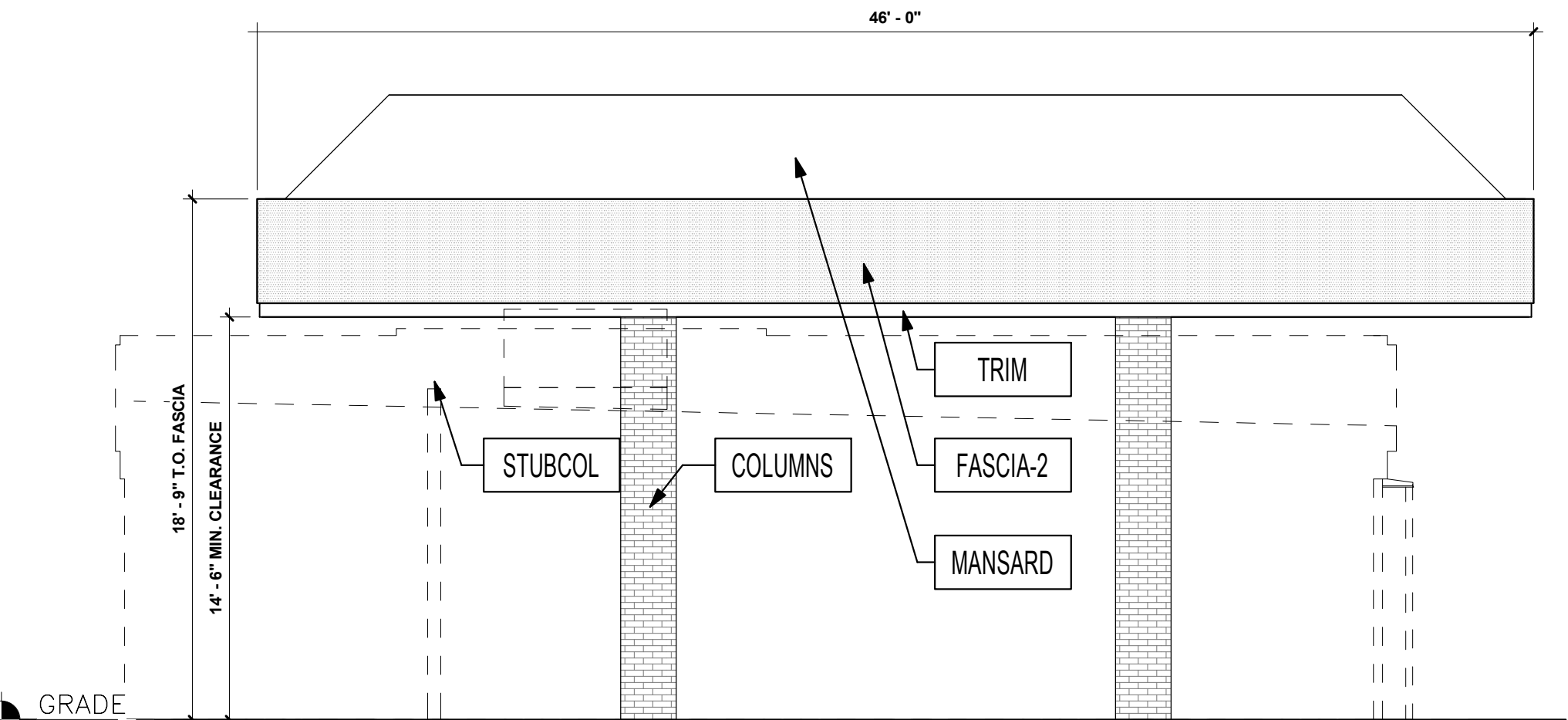
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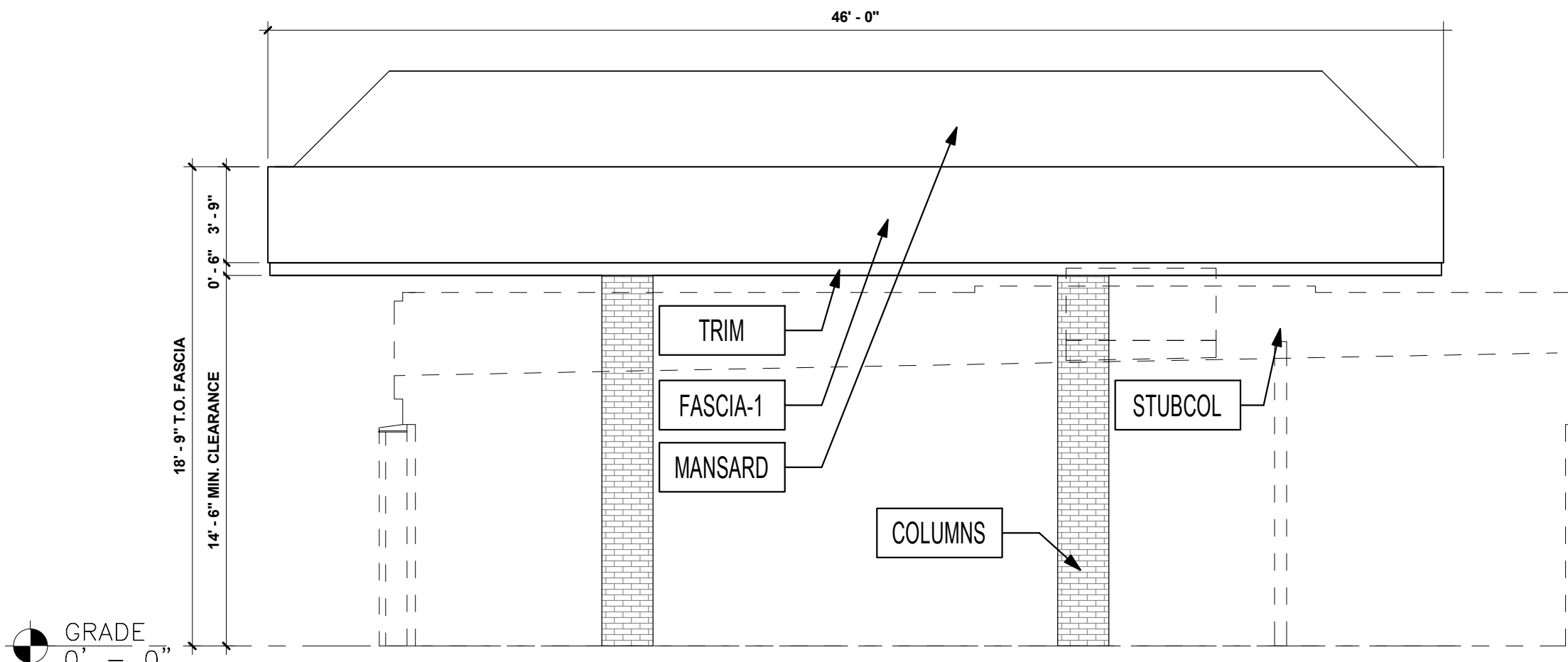
1 FRONT ELEVATION
3/16" = 1'-0"



2 REAR ELEVATION
3/16" = 1'-0"



3 RIGHT ELEVATION
3/16" = 1'-0"



4 LEFT ELEVATION
3/16" = 1'-0"

FINISH SCHEDULE			
FASCIA-1	ACM (ALUMINUM COMPOSITE MATERIAL)	ACM FASCIA "BRUSHED ALUMINUM"	FURNISHED & INSTALLED BY FMS
FASCIA-2	ACM (ALUMINUM COMPOSITE MATERIAL)	ACM FASCIA "PROGRAM RED" BY ALCOA	FURNISHED & INSTALLED BY FMS
TRIM	20 GA. SHEET METAL	6" HT PRE-FINISHED METAL ACCENT BAND "PURE WHITE" SW #7005	FURNISHED & INSTALLED BY FMS
COLUMNS	SEE STRUCTURAL DRAWINGS	WHOLE BRICK: "LIGHT SANDSTONE VELOUR" BY ENDICOTT	FURNISHED & INSTALLED BY FMS PAINTED BY SITE CONTRACTOR IN FIELD
STUBCOLS	SEE STRUCTURAL DRAWINGS	PAINTED "DORMER BROWN" SW #7521	FURNISHED & INSTALLED BY FMS PAINTED BY SITE CONTRACTOR IN FIELD
MANSARD	MANSARD ROOF	"BUCKSKIN" BY BERRIDGE	FURNISHED & INSTALLED BY FMS PAINTED BY SITE CONTRACTOR IN FIELD



View of the subject property from North Garland Ave



Northwest of the subject property from North Garland Ave



Southwest of the subject property from North Garland Ave



Northeast of the subject property from North Garland Ave



GARLAND

Plan Commission

3.

Meeting Date: 07/08/2019

Item Title:

Summary:

ADJOURN

Attachments

July 22, 2019 Future Cases Memo Attachment



GARLAND

PLANNING & COMMUNITY DEVELOPMENT

MEMORANDUM

TO: Chairman Roberts and Members of the Plan Commission

FROM: Kira Wauwie, AICP, Principal Planner

DATE: July 8, 2019

SUBJECT: New Development Applications

The following development applications have been submitted for review and are tentatively scheduled to be heard at the July 22, 2019 Plan Commission meeting.

ZONING

1. Consideration of the application of **Platinum Storage & Masterplan**, requesting approval of 1) an amendment to Planned Development (PD) District 80-32 for Community Retail and Community Office Uses, 2) a Detail Plan, and 3) a Specific Use Provision for a Self-Storage Facility (mini-warehouse) on a property zoned Planned Development (PD) District 80-32 for Community Office Uses and Community Retail Uses. This property is located at 648, 658 and 702 West IH-30 Freeway, west of Broadway Boulevard and northwest of the current Guthrie Road end point. (District 4) (File Z 17-46)
2. Consideration of the application of **Pankaj Patel**, requesting approval of 1) an amendment to Planned Development (PD) District 03-53 for Urban Business Uses, 2) an amended Detail Plan for Hotel/Motel, Limited Service Use, and 3) a Specific Use Provision for Hotel/Motel, Limited Service. This property is located at the north corner of Town Center and Prairie Clover. (District 1) (File Z 18-19)
3. Consideration of the application of **Kristen Russell**, requesting approval of an amendment to Planned Development (PD) District 85-44 for Mixed Residential Uses to change the requirement of materials used for the perimeter screening wall. This property is located at 5201-5211 Waltham Court. (District 3) (File Z 18-46)
4. Consideration of the application of **Environmental Reconstruction Services, Inc.**, requesting approval of an amendment to Planned Development (PD) District 83-32 for Retail Uses and a Specific Use Provision for Fuel Pumps, Retail to 1)

relocate existing fuel pumps and canopy; and 2) add an additional two fuel pumps. This property is located at 5150 Duck Creek Drive. (District 4) (File Z 19-03)

5. Consideration of the application of **Amir Zandevakili, K1 Concept, LLC**, requesting approval of a Specific Use Provision to allow Used Goods, Retail Sales (Indoors) on a property zoned Community Retail (CR) District. This property is located at 1725 South First Street. (District 2) (File Z 19-08)
6. Consideration of the application of **TTI – Tack Team Investments, LLC**, requesting approval of 1) a Change in Zoning from Community Office (CO) District to Planned Development (PD) District for Single-Family Attached (Townhouse) Uses, 2) a Concept Plan, and 3) a Detail Plan. This property is located at 2302 West Campbell Road. (District 7) (File Z 19-10)
7. Consideration of the application of **Hidden Oaks Lot Venture Ltd.**, requesting approval to 1) amend Planned Development PD 18-07 District to a Planned Development (PD) District for Single-Family-5 (SF-5 District) for Single-Family Detached Homes with an allowed minimum lot size of 4,200 square feet; 2) a Detail Plan; and 3) an Alley Waiver. This property is located at 2845 Crist Road. (District 1) (File Z 19-16)
8. Consideration of the application of **Baldwin Associates, LLC**, requesting approval of 1) amendments to Planned Development (PD) 07-57 District for Multi-Family Use and 2) a Detail Plan. This property is located at 3232 N. Garland Avenue. (District 8) (File Z 19-17)
9. Consideration of the application of **BGE, INC.**, requesting approval of a Concept Plan for Commercial and Retail Uses on a property zoned Planned Development (PD) 03-53. This property is located at 270 Town Center Boulevard and 3800 Lavon Drive. (District 1) (File Z 19-18)
10. Consideration of the application of **Masterplan**, requesting approval of 1) an amendment to Planned Development (PD) 03-53, 2) a Specific Use Provision for Limited Service Hotel, and 3) a Detail Plan. This property is located at 370 Town Center Boulevard. (District 1) (File Z 19-19)
11. Consideration of the application of **Paul Taylor Homes, LTD**, requesting approval of 1) an amendment to Planned Development (PD) 14-11 for Single-Family Uses and 2) a Detail Plan for Single-Family Detached Homes. This property is located at 2050 East Miller Road. (District 3) (File Z 19-20)
12. Consideration of the application of **Kirkman Engineering**, requesting approval of a Specific Use Provision (SUP) for Food Processing and Storage use on a property zoned Industrial (IN) District. This property is located at 515 Mills Road. (District 2) (File Z 19-21)

13. Consideration of the application of **QuickTrip Corporation**, requesting approval of 1) a Change of Zoning for Planned Development (PD) District for a Travel Center (Truck Stop); 2) a Specific Use Provision to allow Fuel Pumps, Retail; 3) a Variance to allow a fifty (50) foot tall pylon sign with a ten (10) foot setback; and 4) a Variance to allow two seven (7) foot, six (6) inch tall monument signs. This property is located at 524 East Interstate Highway 30. (District 3) (File Z 19-22)