



GARLAND

NOTICE OF MEETING CITY OF GARLAND, TEXAS

**PLAN COMMISSION
-REMOTE MEETING-
May 10, 2021 at 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, May 10, 2021 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_5XndJ64iTMOWJMZOP7OfEQ

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: 964 3720 2593

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 Plan Commission 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 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 the Plan Commission Minutes for April 26, 2021.

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 **Spiars Engineering**, requesting approval of a Specific Use Provision extension for Fuel Pumps, Retail on a property zoned Community Retail (CR) District. This property is located at 2602 Lavon Drive. (District 1) (File Z 21-10 - Specific Use Provision)
- b. Consideration of the application of **Spiars Engineering**, requesting approval of a Plan for Fuel Pumps, Retail on a property zoned Community Retail (CR) District. This property is located at 2602 Lavon Drive. (District 1) (File Z 21-10 - Plan)

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: 05/10/2021

Item Title: Plan Commission Minutes for April 26, 2021

Summary:

Consider approval of the Plan Commission Minutes for April 26, 2021.

Attachments

Plan Commission Minutes for April 26, 2021

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, April 26, 2021 at 7:00 p.m., with the following members present, (remotely):

COMMISSION PRESENT

1 st Vice Chairman	Christopher Ott
2 nd Vice Chairman	Douglas Williams
Commissioner	Wayne Dalton
Commissioner	Julius Jenkins
Commissioner	Preston Edwards
Commissioner	John O'Hara
Commissioner	Truett Welborn
Commissioner	Mike Rose

STAFF PRESENT

Assistant City Manager	Judson Rex
Sr. Assistant City Attorney	Stephen Hines
Recording Secretary	Tracy Allmendinger
Planning Director	Will Guerin
Development Planner	Nabiha Ahmed
Development Planner	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 Edwards. **Motion carried: 8 Ayes, 0 Nays.**

MINUTES

1a. APPROVED** Consider approval of Minutes for the April 12, 2021 meeting.

PLATS

2a. APPROVED** P 21-08 Embree Replat Lot 4R, Block 29

2b. APPROVED** P 21-09 Embree Replat Lot 2R, Block 28

MISCELLANEOUS

3a. APPROVED** Impact Fee Report

ITEMS FOR INDIVIDUAL CONSIDERATION

ZONING

4a. APPROVED

Consideration of the application of **Manhard Consulting**, requesting approval of a Change in Zoning from Multi-Family (MF) District and Community Retail (CR) District to a Planned Development (PD) District for Multi-Family Uses. This property is located at 1214 and 1302 West Miller Road. (District 5) (File Z 20-45 - Zoning)

Nabiha Ahmed, Development Planner, presented the staff report.

There was discussion between Ms. Ahmed and Commissioner Jenkins regarding pedestrian lighting.

Applicants Brian Bridgewater, 12225 Greenville Avenue, Dallas, Texas, 75206 and Ravi Mehta, 125 E. John Carpenter Freeway, Ste. 1050, Irving, Texas, 75062 provided a brief overview of the request.

There was discussion between the Commission and applicants regarding the amount of lighting around the property and amenities areas.

Motion was made by Commissioner Welborn to **close** the public hearing and open for discussion. Seconded by 2nd Vice-Chairman Williams. **Motion carried: 8 Ayes, 0 Nays**

There was discussion amongst the Plan Commission in support of the request and regarding traffic control.

Motion was made by Commissioner Welborn to **approve** the request per staff recommendation with the request of additional lighting behind Building "B" and the amenity areas. Seconded by Commissioner Edwards. **Motion carried: 8 Ayes, 0 Nays.**

4b. APPROVED

Consideration of the application of **Manhard Consulting**, requesting approval of a Detail Plan for a Multi-Family development. This property is located at 1214 and 1302 West Miller Road. (District 5) (File Z 20-45 - Detail Plan)

Motion was made by Commissioner Welborn to **approve** the request as presented. Seconded by Commissioner Edwards. **Motion carried: 8 Ayes, 0 Nays.**

ADJOURNMENT

There being no further business to come before the Plan Commission, the meeting adjourned at 7:31 p.m.

City of Garland, TX

Approved:

Chairman

Attested:

Recording Secretary



GARLAND

Plan Commission

2. a.

Meeting Date: 05/10/2021

Item Title: Z 21-10 Spiars Engineering - Specific Use Provision (District 1)

Summary:

Consideration of the application of **Spiars Engineering**, requesting approval of a Specific Use Provision extension for Fuel Pumps, Retail on a property zoned Community Retail (CR) District. This property is located at 2602 Lavon Drive. (District 1) (File Z 21-10 - Specific Use Provision)

Attachments

Z 21-10 Spiars Engineering Report and Attachments (Specific Use Provision)

Z 21-10 Spiars Engineering Responses

Planning Report

File No: Z 21-10/District 1

Agenda Item:

Meeting: Plan Commission

Date: May 10, 2021



GARLAND

TEXAS MADE HERE

REQUEST

Approval of a Specific Use Provision extension for Retail Sales with Fuel Pumps on a property zoned Community Retail (CR) District.

Approval of a Plan for Retail Sales with Fuel Pumps on a property zoned Community Retail (CR) District.

LOCATION

2602 Lavon Drive

APPLICANT

Spiars Engineering

OWNER

RaceTrac Petroleum, Inc.

BACKGROUND

In 1996, City Council approved a Specific Use Provision to allow Retail Sales with Gas Pumps for 30 years [S 96-26]. The applicant proposes to make interior and exterior improvements to an existing convenience store and gas station [RaceTrac], and eliminate the time period expiration of the Specific Use Provision.

SITE DATA

The site contains approximately 1.1 acres with approximately 201 lineal feet of frontage along Lavon Drive and 180 lineal feet along Crist Road; both streets are used as access points to and from the property.

USE OF PROPERTY UNDER CURRENT ZONING

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 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 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 CR District must be focused onto the major thoroughfare network. The existing business establishment was developed with a Specific Use Provision in 1996 that allows Retail Sales with Fuel Pumps for 30 years.

CONSIDERATIONS

Specific Use Provision

1. The applicant requests to eliminate the time period expiration of the existing Specific Use Provision, which expires in 2026. The applicant contends that "the substantial reinvestment in this facility will only be feasible if we can continue to operate this facility

into the long term.” The City Council-approved SUP Time Period Guide recommends a time period of 20 to 25 years for Retail, Fuel Pumps, based on the average time period of previous SUP approvals.

2. The applicant proposes to continue to operate the existing RaceTrac gas station and convenience store, with interior and exterior improvements to the site. According to the applicant, RaceTrac proposes “to make internal facility upgrades, including new product offerings and updated customer experience, as well as facility maintenance items with freshening of the building exterior.”

The applicant intends to re-paint the fascia below the building roof line, and re-paint, clean and repair other exterior surfaces as needed.

3. The site plan (Exhibit C) shows existing pavement and sixteen (16) parking spaces on the overall site. The applicant proposes no changes to the existing parking count.
4. Landscaping currently exists on the site. Neither a building expansion nor a parking lot expansion is proposed with this request; therefore, new landscaping compliance is not triggered by this request.
5. The current SUP [S 96-26] limits freestanding signage to one (1) monument sign. The applicant has not requested any deviations from the GDC or SUP regarding signage.

COMPREHENSIVE PLAN

The Future Land Use Map of the Envision Garland Plan recommends Neighborhood Centers for the subject property. Neighborhood Centers provide a mix of retail and services.

The use is supportive to the surrounding area and compatible with the Comprehensive Plan.

COMPATIBILITY OF REQUEST WITH SURROUNDING ZONING AND LAND USES

The properties to north and south are zoned Community Retail (CR) District, consisting of a Walgreens pharmacy and a car wash, respectively. The property further south is zoned Multi-Family (MF) District, and is developed with an apartment complex. The property to the east is zoned Planned Development (PD) 01-03 District and is developed with single-family homes. The property to the west, across Lavon Drive, is zoned Industrial (IN) District and is developed with an auto repair shop.

STAFF RECOMMENDATION

Staff recommends a Specific Use Provision (SUP) extension for Retail Sales with Fuel Pumps on a property zoned Community Retail (CR) District for a period of twenty-five (25) years, in accordance with the recent City Council-approved SUP Time Period Policy Guide.

Approval of a Plan for Retail Sales with Fuel Pumps on a property zoned Community Retail (CR) District.

ADDITIONAL INFORMATION

- i. Location Map
- ii. Photos

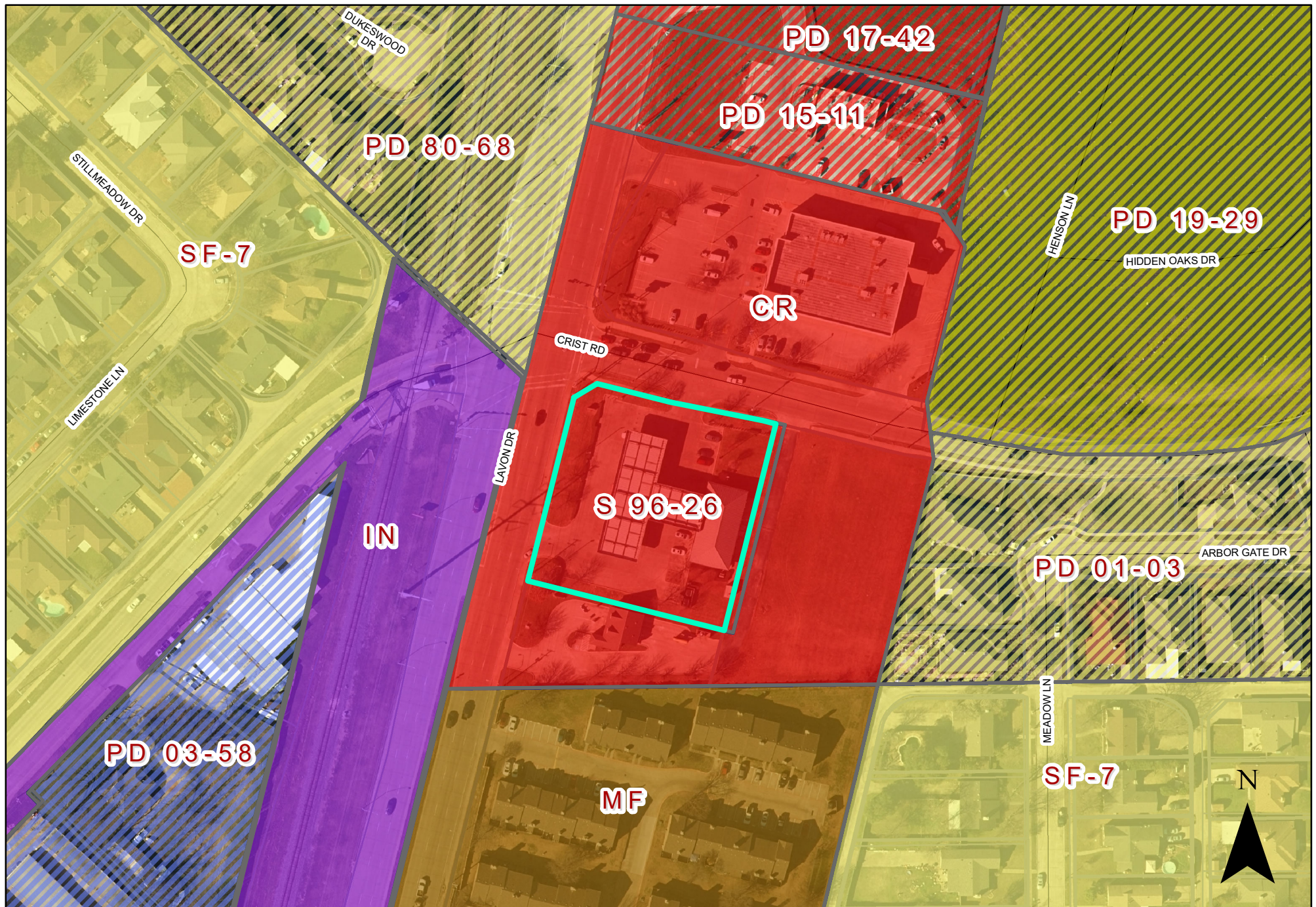
CITY COUNCIL DATE: June 1, 2021

PREPARED BY:

REVIEWED BY:

Kimberly Hopkins
Development Planner
Planning & Community Development
972-205-2454
khopkins@garlandtx.gov

Will Guerin, AICP
Director of Planning



0 80 160 Feet
1 inch = 133 feet

Zoning Map Z 21-10



INDICATES AREA
OF REQUEST

SPECIFIC USE PROVISION CONDITIONS

ZONING FILE Z 21-10

2602 Lavon Drive

- I. Statement of Purpose:** The purpose of this Specific Use Provision is to allow Retail Sales with Pumps.
- II. Statement of Effect:** This Specific Use Provision shall not affect any regulations found in the Garland Development Code, Ordinance No. 6773, as amended prior to the 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, Ordinance 6773, are included by reference and shall apply, except as otherwise specified by this ordinance.
- IV. Development Plans:**
- Site Layout: The site shall be in general conformance with the approved Site Plan labeled Exhibit C. In the event of conflict between the conditions and the site plan, the written conditions listed below are to apply.
- V. Specific Use Provision:**
- A. SUP Time Period: The Specific Use Provision for Retail Sales with Fuel Pumps shall be in effect for an unlimited time period.
- B. Site Plan: The site shall be in conformance with the site layout in Exhibit C.
- C. Number of Pump Islands: The number of gasoline pumps islands shall be limited to five (5) islands with each island containing two (2) dispensers for a total ten (10) dispensers.
- D. Screening and Landscaping: Screening and Landscaping shall conform to Exhibit D.
- E. Building Elevations: Building elevations shall be in general conformance with Exhibit E.
- F. Signage: Freestanding signage for the development shall be limited to one (1) monument sign. The

EXHIBIT B

monument sign shall have an area no greater than fifty (50) square feet and a height not to exceed seven (7) feet.

Z 21-10



View of the subject property from Lavon Drive.



View of the property to the north.



View of the property from the south.



View of the property from the west.



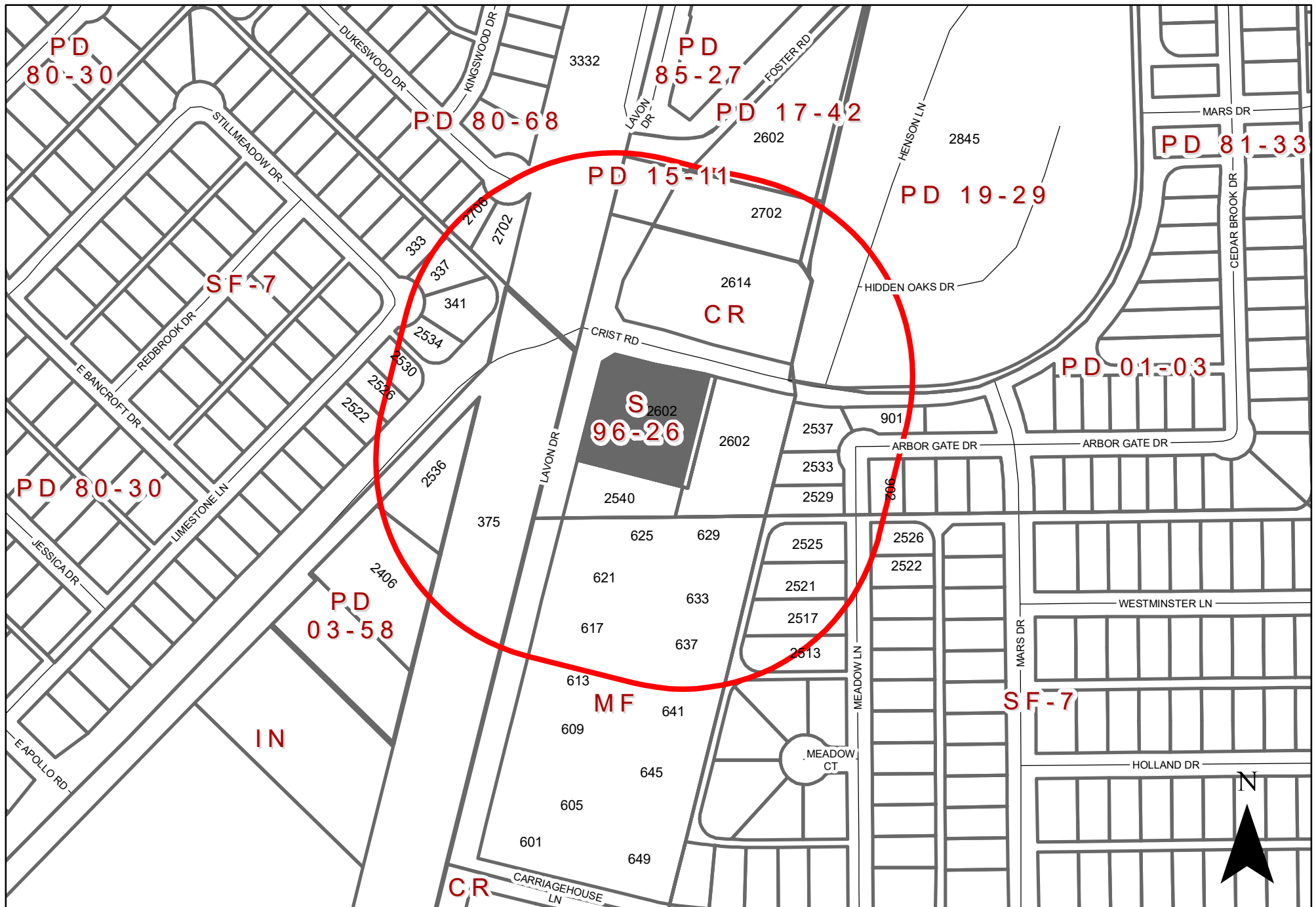
GARLAND

SPECIFIC USE PROVISION (SUP) TIME PERIOD GUIDE

The purpose of this document is to provide applicants, staff, and Plan Commission guidance in regard to assigning a time period for Specific Use Provision (SUP) applications.

Between 2016 and 2020, the Garland City Council has approved the following uses and their subsequent average time periods via Specific Use Provision (SUP). Based on these averages, recommended time period ranges are included below.

<u>Specific Uses as Defined by the Garland Development Code</u>	<u>Average Approved Time Period (SUPs from 2016 to 2020)</u>	<u>City Council Recommended Time Period Range</u>
Restaurant, Drive-Through	25 years	20-25 years
Drive-Through Bank/ATM	30 years	25-30 years
Retail, Fuel Pumps	23.3 years	20-25 years
Car Wash	26.7 years	25-30 years
Food Processing & Storage	27.5 years	20-25 years
Recycling Salvage Yard	25 years	20-25 years
Truck/Bus Repair or Truck/Bus Storage	20 years	20-25 years
High Risk Use	22.5 years	To be evaluated on a case-by-case basis.
Contractor's Office w/ Outdoor Storage	10 years	10-15 years
Hotel, Limited Service	37.5 years	30-40 years
Self-Storage	36.7 years	30-40 years
Used Goods, Retail Sales (indoors)	20 years	20-30 years
Personal Services	30 years	20-30 years
Cellular Tower / Antennae Equipment	30 years	20-30 years
Kiosk	13 years	10-15 years
Charter School	5 years	5-30 years
Reception Facility	15 years	10-15 years
Guest House	5 years	5 years - unlimited
Tattoo Shop	5.3 years	5-10 years



We have not received any responses for this case to date.



GARLAND

Plan Commission

2. b.

Meeting Date: 05/10/2021

Item Title: Z 21-10 Spiars Engineering - Plan (District 1)

Summary:

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Attachments

Z 21-10 Spiars Engineering Report and Attachments (Plan)

Z 21-10 Spiars Engineering Responses

Planning Report

File No: Z 21-10/District 1

Agenda Item:

Meeting: Plan Commission

Date: May 10, 2021



GARLAND

TEXAS MADE HERE

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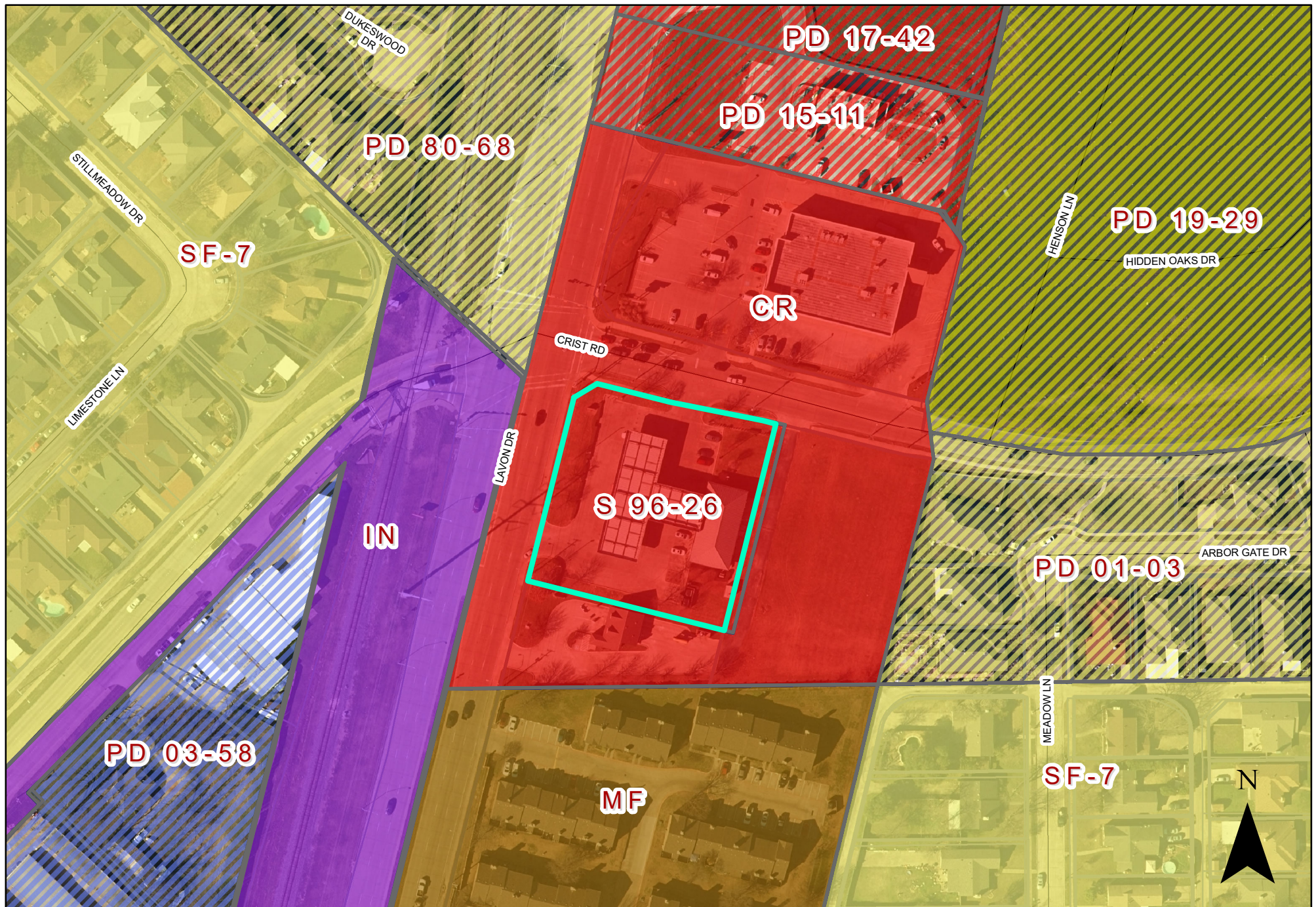
CITY COUNCIL DATE: June 1, 2021

PREPARED BY:

REVIEWED BY:

Kimberly Hopkins
Development Planner
Planning & Community Development
972-205-2454
khopkins@garlandtx.gov

Will Guerin, AICP
Director of Planning

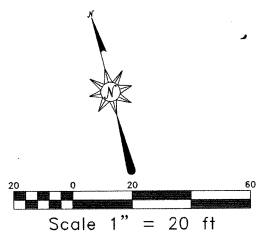


0 80 160 Feet
1 inch = 133 feet

Zoning Map Z 21-10



INDICATES AREA
OF REQUEST



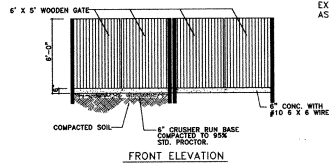
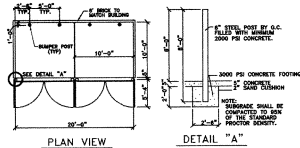
THIS PROPERTY LIES IN ZONE X
AREAS OUTSIDE 500 YEAR FLOOD
PLAIN AS SHOWN ON THE CITY
OF GARLAND FLOOD INSURANCE RATE
MAP, PANEL No 480471 0010 D
DATED AUG 15, 1990

GENERAL NOTES:

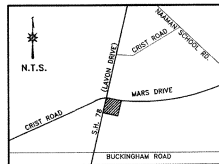
- 1 SEE SHEET C-8 FOR ADDITIONAL NOTES & DETAILS.
- 2 DIMENSIONS ARE SHOWN TO FACE OF CURB WHERE APPLICABLE UNLESS OTHERWISE NOTED.

BENCHMARKS:

Square cut on railroad signal base on the North side of Crist Road @
West side of Highway 78. ELEVATION=542.28
Square cut in centerline of headwall on South side of Crist Road, 20'+
West of railroad tracks. ELEVATION=544.34



DUMPSTER PAD W/ENCLOSURE
N.T.S.

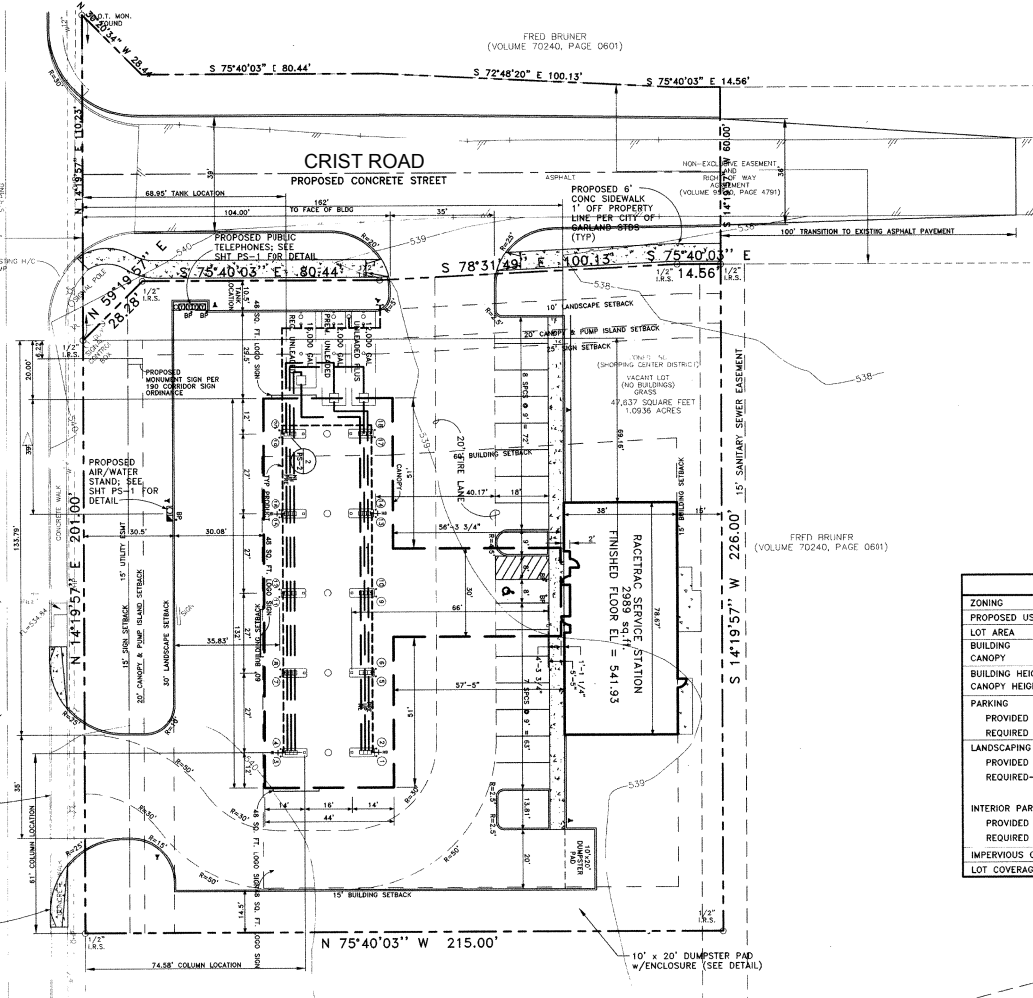


VICINITY MAP

STATE HIGHWAY NO. 78
(120' R.O.W.)

PROPOSED
BARRIER-FREE RAMP
FOR FEDERAL ADA
REQ. IN CITY OF GARLAND
STD (TYP)

REMOVE
EXIST SIDEWALK
AS REQUIRED



LEGEND	
---	PROPOSED CURB
---	EXISTING CURB
---	PROPOSED CANOPY
---	PROPERTY LINE
---	SETBACK LINE
---	EDGE OF EXISTING PAVEMENT
---	UNDERGROUND STORAGE TANK (SEE SHEET C-8 FOR DETAILS)
---	INDICATES EXISTING ELEVATIONS
---	PROPOSED FINISHED GRADES
---	SPOT ELEVATION AT FINISHED GRADE
---	INDICATES TOP OF STRUCTURE
---	INDICATES FLOW LINE UNDERGROUND WATER LINE
---	SANITARY SEWER LINE
---	INDICATES ELECTRICAL SERVICE FROM NEAREST EXISTING UTILITY POLE
---	TELEPHONE SERVICE FROM NEAREST TELEPHONE POLE RUN UNDERGROUND IN CONDUIT
---	INDICATES CONSTRUCTION JOINT (SEE DETAILS ON SHT PS-1)
---	INDICATES SAW CUT (SEE SHEET PS-1)
---	INDICATES EXPANSION JOINT
---	CONCRETE CURB (SEE SHEET PS-1)
---	DISPENSER NUMBER
---	DISPENSER PRODUCT ID.
---	PROPOSED PUBLIC TELEPHONE (SEE SHT PS-1)
---	WEATHERPROOF ELECTRICAL OUTLET
---	HOSE BIBB LOCATION
---	INDICATES ELECTRICAL JOINT FOR DETAILS
---	REVISION INDICATOR
---	INDICATES PROPOSED CONCRETE AREA (SEE SHEET PS-1)
---	PROPOSED AIR/WATER STAND, AND TRASH CAN NUMBER POST (SEE SHEET PS-1)
---	T.O.I. ELEVATION AT TOP OF ISLAND.
---	EXISTING ELEVATIONS
---	PROPOSED ELEMENTS
---	P.P. POWER POLE
---	M.M. MANHOLE
---	S.S. SANITARY SEWER
---	S-M.M. SUBMERGED PUMP MANHOLE
---	D.I. DROP INLET
---	--- DRAINAGE AREA BOUNDARY
---	SOIL BORING LOCATION
---	X CROSS CONTROL SILT FENCE

SITE SUMMARY	
ZONING	Community Retail
PROPOSED USE	CONVENIENCE STORE/GAS STATION
LOT AREA	1.0936 Ac± (47,637 SF)
BUILDING	2989 SF
CANOPY	8685 SF
BUILDING HEIGHT (1-STORY)	24'-0" 3/8" (ABOVE FIN FLOOR)
CANOPY HEIGHT	16'-0" (ABOVE FIN GRADE)
PARKING	1,200 SF Required
PROVIDED	16 [15 (REQ); 1 (H/C)]
REQUIRED	15 [14 (REQ); 1 (H/C)]
LANDSCAPING	17,723 SF
PROVIDED	4764 SF
REQUIRED-10% OF SITE	
INTERIOR PARKING LOT LANDSCAPING	
PROVIDED	378 SF
REQUIRED - 5% OF PRKNG	323 SF
IMPERVIOUS COVER	62.8% (29,914 SF)
LOT COVERAGE	24.5% (11,674 SF)

Case No 210311-2

HCE Houston Consulting Engineers, Inc.
1310 E. 19th Street, Suite 2A
Houston, Texas 77002
(973) 408-1544 • (713) 278-9644
(800) 679-4587
Planners
Engineers
Surveyors

SITE PLAN
RACETRAC PETROLEUM @ MARS RD
GARLAND, TEXAS
RACETRAC PETROLEUM, INC
3001 CLEVELAND AVENUE
SMYRNA, GA 30082

scale: 1"=20'
date: MAY 1996
drawn by: P.C.P.
checked by: M.H.
proj. no: 8018-19
proj. name: RACETRAC PETROLEUM @ MARS RD
sheet: 13-27(F)

revisions:
sheet
C-2

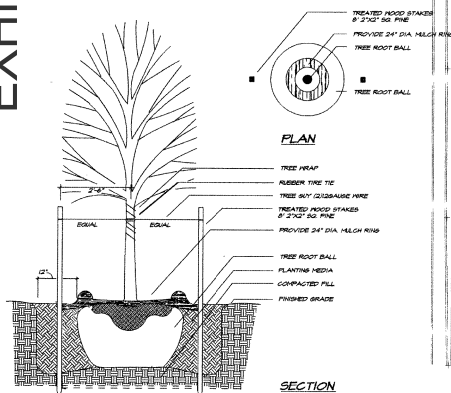
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GENERAL NOTES:

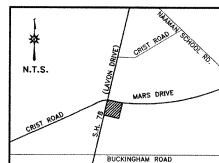
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BENCHMARKS:

Square cut on railroad signal base on the North side of Crist Road @
West side of Highway 78. ELEVATION=542.28
Square cut in centerline of headwall on South side of Crist Road, 20'+
West of railroad tracks. ELEVATION=544.34



TREE PLANTING (TYPICAL)



VICINITY MAP

STATE HIGHWAY NO. 78

(120' R.O.W.)

PLANTING SCHEDULE

SYMBOL	SPY	COMMON NAME / SCIENTIFIC NAME	SIZE/CAL	HEIGHT	SPREAD	ROOT	PLANTS PER SF	SPACING	REMARKS
TREES									
GB	10	GERANIUM (SHRUB) ROSE CHAI	4'-4" 10"	10'-12'	6'-10'	3'x3'	10A	10A	FILL PLANTED
GB-H	10	GERANIUM (SHRUB) ROSE CHAI	4'-4" 10"	6'-10'	6'-10'	3'x3'	10A	10A	FILL PLANTED
SHRUBS									
	75B	SEV. OLIVARIA BUSHY DWARF		24"	24"	3'x3'	20	24"	FILL TRIANGULAR SPACING
	80B	SEV. OLIVARIA BUSHY DWARF		60"	50"	3'x3'	12	24"	FILL TRIANGULAR SPACING
BREMEDOVER									
SC		SEASONAL COLOR		6"	6"	4"	2.6	6"	FILL TRIANGULAR SPACING
LY		LEUCOPHY RED BUD		6"	6"	4"	2.6	6"	FILL TRIANGULAR SPACING
TA		TRACHELOSTEMUM ABRUTICUM ARABIS		6"	10"	4"	2.6	6"	FILL TRIANGULAR SPACING 2' SPACING MIN.
LOW									
DO		DOUGLASS BERNARDIA							SOLID SP.

FRED BRUNER
(VOLUME 70240, PAGE 0601)

CRIST ROAD

RECORD=N 89°39'00" E 400.04
N 89°42'09" E 399.90

LOT 1, BLOCK 1
CARRIAGEHOUSE VILLAGE
CITY OF BOSTON, PAGE 313

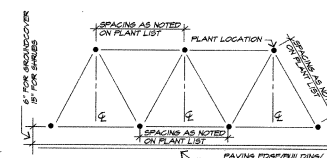
PLANTING LEGEND

-  PROPOSED TREES
 PROPOSED MULTI-TRUNKED TREES
 PROPOSED SHRUB
 PROPOSED GROUNDCOVER
 PROPOSED SEASONAL COLOR
 STEEL EDGING
 GROUNDCOVER SYMBOL
 TREE SYMBOL
 QUANTITY
 CONTRACT LIMIT LINE/PROPERTY LINE
 PROPOSED LANDSCAPE SOD

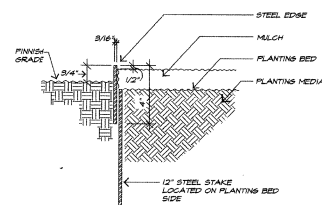
PLANTING NOTES

1. CONTRACTOR SHALL STAKE OUT THREE LOCATIONS AND BED CONFIGURATIONS FOR APPROVAL BY LANDSCAPE ARCHITECT PRIOR TO PLANTING.
2. CONTRACTOR IS RESPONSIBLE FOR VERIFYING LOCATION OF UNDERGROUND UTILITIES PRIOR TO CONSTRUCTION.
3. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO ADVISE THE OWNER'S REPRESENTATIVE OF ANY CONDITION FOUND ON-SITE WHICH PROHIBITS INSTALLATION AS SHOWN ON THESE PLANS.
4. ALL SHRUB AND ARBORESCENT BEDS SHALL HAVE (2") THICK CYPRRESS MULCH LAYER.
5. STEEL EDGING SHALL BE LOCATED AS NOTED ON PLAN.
6. LANDSCAPE CONTRACTOR SHALL PROVIDE A PLANTING MEDIA OF 4:1 TOP SOIL TO SAND AND MOOD RESIDUALS, PH 6.5-7.5, 18" MIN. DEPTH.

NOTE:
SPACING DIAGRAM REFERS TO ALL
PLANTING UNLESS NOTED OTHER WISE



TRIANGULAR SPACING



STEEL EDGING

STEPHEN C. BERKENBILE & ASSOCIATES
LANDSCAPE ARCHITECTS

TEL: (250) 296-2772
FAX: (250) 290-0245

250 226-272
FAX 0140 380-004

Case No 210311-2

HCE
Holtman Consulting Engineers, Inc.
1315 E. 19th Street, Suite 2A
Plano, Texas 75074
(972) 509-1544 • (972) 578-9644
(800) 579-4387
Engineers Planners Surveyors

LANDSCAPE PLAN
RACETRAC PETROLEUM • MARS RD
GARLAND, TEXAS
RACETRAC PETROLEUM, INC
300 TECHNOLOGY COURT
SMYRNA, GA 30082

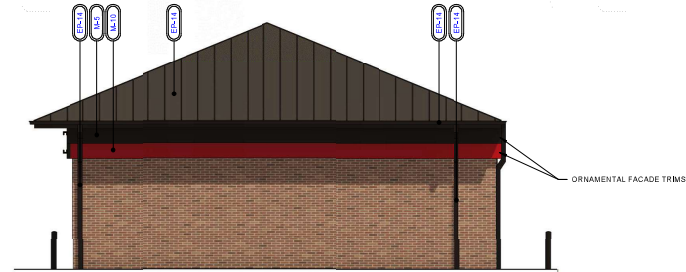
scale: 1"=20'
date: MAY 1996
dwn by: SCB
chk'd by: SCB
job no: 6019-19
file: MARSLS.DWG
date 1-13-97(F)
of submission

visions:

sheet
C-7



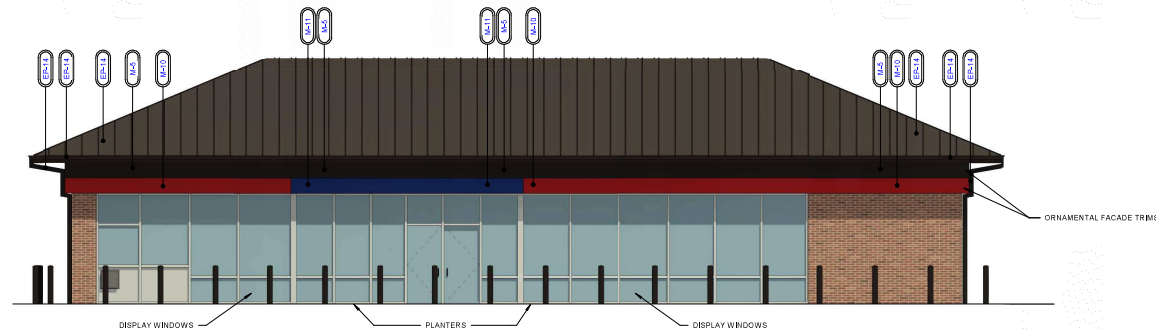
4 NORTH ELEVATION
3/16" = 1'-0"



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



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



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

"This submittal is for general informational purposes only and is preliminary in nature. As such, any other use or reliance is strictly prohibited."

CASE #210311-2

EXTERIOR MATERIAL SCHEDULE			
ID	MANUFACTURER	MATERIAL	COMMENTS
RT-2	JAMES HARDIE	JAMES HARDIE - VENTED SMOOTH SOFFIT	PAINTEP-4, BLIND FASTEN PER MANUFACTURER'S RECOMMENDATION, UTILIZE 24" WIDE PANELS AND CUT TO SIZE AS REQUIRED.
GL-1		1" NONIMPACT RATED INSULATED GLAZING	CLIMATE ZONES 2 OR 3, IGU AT STOREFRONT 0.28 U-FACTOR, SHGC PP-0.25/0.27 (14" TPO SOLARSHIELD XL LOW-E #2 + 1/2" AIR + 1/4" CLEAR) OR APPROVED ALTERNATE
M-5	REYNOLDBOND PE	COLORVELD 500 "CLASSIC BRONZE"	
M-10	REYNOLDBOND PE	RACETRAC RED	
M-11	REYNOLDBOND PE	RACETRAC BLUE	
PAINT			
EP-4	SHERWIN WILLIAMS	SIV #6141 "SOFTER TAN"	
EP-14	SHERWIN WILLIAMS	DARK BRONZE TO MATCH M-5	SATIN FINISH

RaceTrac.
CORPORATE HEADQUARTERS
THESE PLANS ARE SUBJECT TO FEDERAL
COPYRIGHT LAWS. ANY USE OF SAME
WITHOUT THE EXPRESSED WRITTEN
PERMISSION OF RACETRAC PETROLEUM,
INC. IS PROHIBITED. 2015 RACETRAC
PETROLEUM INC.

DESIGN PROFESSIONALS

GPD GROUP
Professional Corporation
520 S. MAIN STREET, STE 2031
AKRON, OH 44311

GPD Group, Professional Corporation
Texas Registration No. 15019

ISSUE/REVISION RECORD
DATE DESCRIPTION
04/12/2021 PRELIM PACKAGE

RaceTrac.
RACETRAC PETROLEUM, INC.
200 GALLERIA PARKWAY SOUTH/EAST
SUITE 800
ATLANTA, GEORGIA 30339
(770) 431-1500

PROJECT NAME
LAVON DR

GARLAND
TX 75040
2602 LAVON DR.

RACETRAC STORE NUMBER
#0582

PROTOTYPE SERIES
T31 FLUSH

PLAN MODIFICATION NOTICE
SPB NO. DATE

STANDARD PLAN BULLETINS (SPB) MODIFY THE
PROTOTYPE SERIES SET. WHEN REVISED, THE
LATEST SPB REPRESENTS THE LATEST
MODIFICATION INCORPORATED TO THE
PROTOTYPE SERIES SET. AT INITIAL RELEASE,
THE BOUNDARY BETWEEN REVISIONS AND
LISTS ANY REVISIONS OR SPB INCORPORATED IN
THE SET AFTER THE ORIGINAL RELEASE.
CONTACT RACETRAC ENGINEERING AND
CONSTRUCTION FOR ANY SUBSEQUENT
BULLETINS NOT INCORPORATED HEREIN.

PROFESSIONAL SEAL



PROJECT NUMBER
2021227.14

SHEET TITLE
**EXTERIOR
ELEVATIONS**

SHEET NUMBER

300

Z 21-10



View of the subject property from Lavon Drive.



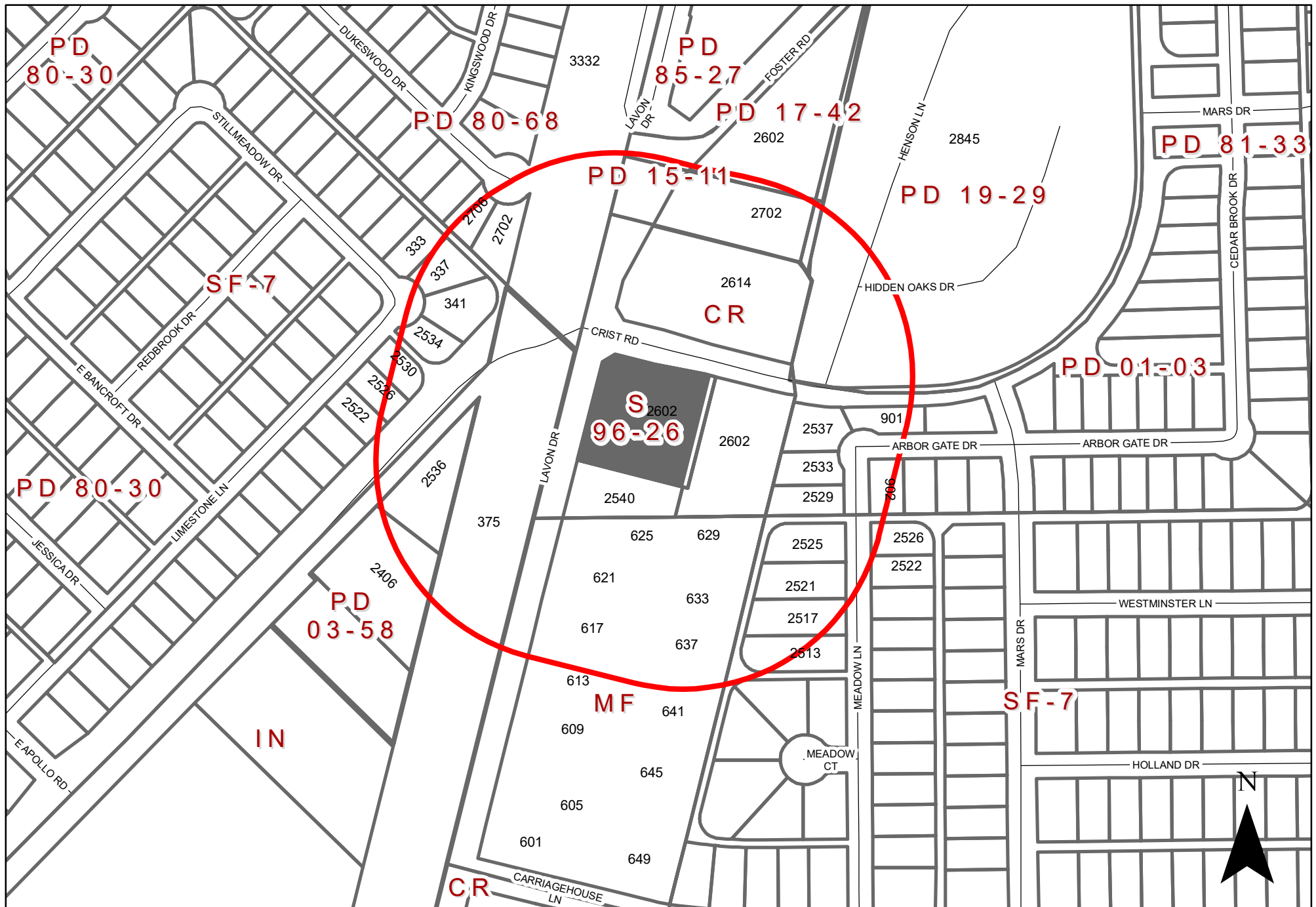
View of the property to the north.



View of the property from the south.



View of the property from the west.



0 160 320 Feet
1 inch = 249 feet

Zoning Map Z 21-10

2602 Lavon Drive

 INDICATES AREA OF REQUEST  INDICATES NOTIFICATION AREA

We have not received any responses for this case to date.