



GARLAND

NOTICE OF MEETING CITY OF GARLAND, TEXAS

**PLAN COMMISSION
-REMOTE MEETING-
February 8, 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, February 8, 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_CYUaLjPKS2Ow1UemlC8Mmg

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: 950 3214 0497

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 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 January 25, 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 **JM Civil Engineering**, requesting approval of an Amendment to Planned Development (PD) District 18-47 for Neighborhood Office and limited Community Retail Uses. This property is located at 4680 North Shiloh Road. (District 7) (File Z 20-35 - Zoning)

- b. Consideration of the application of **JM Civil Engineering**, requesting approval of a Specific Use Provision to allow Fuel Pumps, Retail Use. This property is located at 4680 North Shiloh Road. (District 7) (File Z 20-35 - Specific Use Provision)
- c. Consideration of the application of **JM Civil Engineering**, requesting approval of a Detail Plan for Fuel Pumps, Retail Use. This property is located at 4680 North Shiloh Road. (District 7) (File Z 20-35 - Detail Plan)
- d. Consideration of the application of **Baldwin Associates**, requesting approval of a Specific Use Provision to allow a Charter School on a property zoned Single Family-7 (SF-7) District with a Specific Use Provision (S) 16-20 for Charter School Uses. This property is located at 2266 Arapaho Road. (District 7) (File Z 20-43 - Specific Use Provision)
- e. Consideration of the application of **Baldwin Associates**, requesting approval of a Plan for a Charter School. This property is located at 2266 Arapaho Road. (District 7) (File Z 20-43 - Plan)
- f. Consideration of the application of **R-Delta Engineers, Inc.**, requesting approval of a Specific Use Provision for an Electric Substation use on a property zoned Agricultural (AG) District. This property is located at 2900 Elm Grove Road. (District 1) (File Z 20-47 - Specific Use Provision)
- g. Consideration of the application of **R-Delta Engineers, Inc.**, requesting approval of a Plan for an Electric Substation. This property is located at 2900 Elm Grove Road. (District 1) (File Z 20-47 - 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: 02/08/2021

Item Title: Plan Commission Minutes for January 25, 2021

Summary:

Consider approval of Minutes for January 25, 2021.

Attachments

Plan Commission Minutes for January 25, 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, January 25, 2021 at 7:00 p.m., with the following members present, (remotely):

COMMISSION PRESENT

Chairman	Scott Roberts
Commissioner	Julius Jenkins
Commissioner	Preston Edwards
Commissioner	John O'Hara
Commissioner	Truett Welborn
Commissioner	Douglas Williams
Commissioner	Mike Rose
Commissioner	Christopher Ott

STAFF PRESENT

Sr. 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 Welborn 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 December 14, 2020 meeting.

PLATS

2a. APPROVED** P 21-01 Bridgewater Preliminary Plat

2b. APPROVED** P 21-02 Boardwalk Addition Final Plat

2c. APPROVED** P 21-03 Westside Addition Final Plat

2d. APPROVED** P 21-04 Via Bayou Addition First Replat

This item was pulled for individual consideration due to the refusal of Chairman Roberts.

Vice-Chair Ott read the item into record, **Motion** was made by Commissioner Welborn to **approve** the item as presented, seconded by Commissioner Jenkins. **Motion carried: 7 Ayes, 0 Nays.**

ITEMS FOR INDIVIDUAL CONSIDERATION

ZONING

3a. APPROVED Consideration of the application of **Ephriem Mengstab**, requesting approval of a Specific Use Provision to allow a Truck/Bus Storage Use on a property zoned Industrial (IN) District. This property is located at 2430 Lonnecker Drive. (District 5) (File Z 20-28 - Specific Use Provision)

Kimberly Hopkins, Development Planner, presented the staff report.

Commissioner Welborn asked if tanker trucks will be stored with petroleum or if they will be empty.

Chairman Roberts deferred this question to the applicant.

Commissioner Rose spoke against the requested 20-year time for the Specific Use Provision (SUP) if truck repair will be conducted at this site.

Mr. Guerin stated on the original project narrative, the applicant stated no truck repairs will be conducted at this site.

The applicant, Moses NeGusse, 12101 Greenville Avenue, Suite 102, Dallas, Texas 75243, reiterated there will be no truck or any vehicle repair at this site, and tanker trucks will not be stored with petroleum.

Commissioner Jenkins requested a maximum of ten (10) trucks be stored at this location.

Motion was made by Commissioner Welborn to close the public hearing and **approve** the request with the limitation of ten (10) trucks. Seconded by Commissioner Williams. **Motion carried: 8 Ayes, 0 Nays**

3b. APPROVED Consideration of the application of **Ephriem Mengstab**, requesting approval of a Plan for Truck/Bus Storage Use on a property zoned Industrial (IN) District. This property is located at 2430 Lonneck Drive. (District 5) (File Z 20-28 - Plan)

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

3c. APPROVED Consideration of the application of **Jack Birdsong**, requesting approval of an amendment to Planned Development (PD) District 11-26 for Community Office and Watercraft Sales and Service Uses to add Reception Facility Use. This property is located at 354 East Interstate Highway 30. (District 3) (File Z 20-40 - Zoning)

Kimberly Hopkins, Development Planner, presented the staff report.

Commissioner Jenkins requested clarification on the use type as it relates to the Comprehensive Plan.

Mr. Guerin reiterated the applicant proposes to re-utilize the site as a reception center in a non-traditional setting or facility, bringing events and activity to the area.

The applicant Jack Birdsong, 9 Falcons View Pass, Heath, Texas 75032 reiterated the site will be utilized for special events and corporate meetings, and security will be provided for any event in which alcohol will be served.

Commissioner Edwards and Welborn spoke in support of the request.

Motion was made by Commissioner Edwards to close the public hearing and **approve** the request. Seconded by Commissioner Williams. **Motion carried: 8 Ayes, 0 Nays**

3d. APPROVED Consideration of the application of **Jack Birdsong**, requesting approval of a Specific Use Provision to allow a Reception Facility Use on a property zoned Planned Development (PD) District 11-26 for Community Office and Watercraft Sales and Service Uses. This property is

located at 354 East Interstate Highway 30. (District 3)
(File Z 20-40 - Specific Use Provision)

Motion was made by Commissioner Edwards to close the public hearing and **approve** the request. Seconded by Commissioner Williams. **Motion carried: 8 Ayes, 0 Nays**

3e. APPROVED

Consideration of the application of **Jack Birdsong**, requesting approval of a Detail Plan for Reception Facility Use. This property is located at 354 East Interstate Highway 30. (District 3) (File Z 20-40 - Detail Plan)

Motion was made by Commissioner Edwards to close the public hearing and **approve** the request. Seconded by Commissioner Williams. **Motion carried: 8 Ayes, 0 Nays**

ADJOURNMENT

There being no further business to come before the Plan Commission, the meeting adjourned at 7:37 p.m.

City of Garland, TX

Approved:

Chairman

Attested:

Recording Secretary



GARLAND

Plan Commission

2. a.

Meeting Date: 02/08/2021

Item Title: Z 20-35 JM Civil Engineering - Zoning (District 7)

Summary:

Consideration of the application of **JM Civil Engineering**, requesting approval of an Amendment to Planned Development (PD) District 18-47 for Neighborhood Office and limited Community Retail Uses. This property is located at 4680 North Shiloh Road. (District 7) (File Z 20-35 - Zoning)

Attachments

Z 20-35 JM Civil Engineering (Zoning) Report and Attachments

Planning Report

File No: Z 20-35/District 7

Agenda Item:

Meeting: Plan Commission

Date: February 8, 2021



GARLAND

TEXAS MADE HERE

REQUEST

Approval of an Amendment to Planned Development (PD) District 18-47 for Neighborhood Office and limited Community Retail Uses

Approval of a Specific Use Provision to allow Fuel Pumps/Retail Use on a property zoned Planned Development (PD) District 18-47.

Approval of a Detail Plan for Fuel Pumps/Retail Use on a property zoned Planned Development (PD) District 18-47.

LOCATION

4680 North Shiloh Road

APPLICANT

JM Civil Engineering

OWNER

The Seven Investments Company Trust, A Texas Trust

BACKGROUND

The site is an undeveloped property located at the southeast corner of Shiloh Road and Arapaho Road. In 2019, the City Council approved Planned Development (PD) District 18-47 to add limited Community Retail uses to an existing Planned Development (PD) District 84-73 which was established in 1984 for Neighborhood Office Uses.

Per the requirements of the PD 18-47, the applicant proposes an Amendment to the Planned Development (PD) District, a Specific Use Provision, and a Detail Plan to allow the development of a Convenience Store with Fuel Pumps/Retail Use.

SITE DATA

The subject property contains approximately 4.684 acres in area with approximately 201 lineal feet of frontage along Arapaho Road and 479 lineal feet of frontage along Shiloh Road. The site can be accessed from one proposed driveway onto Arapaho Road and two proposed driveways on Shiloh Road.

USE OF PROPERTY UNDER CURRENT ZONING

The subject property is zoned Planned Development (PD) District 18-47 which establishes Neighborhood Office (NO) District with low intensity office and professional uses, and limited Community Retail uses which include:

- Convenience Facility: Walk-Up Service (P)
- Fuel Pumps, Retail (S)
- Automated Teller Machine (ATM)-Drive-Up (P)
- Learning Center, Specialized (P)
- School, Business (P)
- Health & Fitness Gym (indoor) (P)
- Antique Shop (indoors only) (P)

- Bakery, Retail (P)
- Call Center (P)
- Convenience Store (1,000-5,000sf) (P)
- Furniture, Household Furnishings and Appliance Sales/Rental (P)
- Grocery/Supermarket (>5,000sf) (P)
- Laundry, Drop-Off (with drive-through or window) (P)
- Laundry, Drop-Off (without drive-through or window) (P)
- Laundry, Self-Serve (Laundromat) (P)
- Personal Services (P)
- Pharmacy (with drive-through or window) (P)
- Pharmacy (without drive-through or window) (P)
- Restaurant (P)
- Restaurant, Drive-Through (S)
- Retail Store (P)
- Studio, Arts/Crafts (P)
- Automobile Repair, Minor (S)

(P) Denotes land use is permitted by right.

(S) Denotes land use is allowed only upon approval of a Specific Use Provision.

As indicated, a Specific Use Provision for Fuel Pumps, Retail Use and a Detail Plan is required by this Planned Development District. The applicant is also requesting PD Deviations from Garland Development Code (GDC) standards explained in the Considerations.

CONSIDERATIONS

Detail Plan and Specific Use Provision

1. The applicant has brought forward a Detail Plan that includes the entire PD 18-47 property. A convenience store and fuel pumps will be located on the northern-most lot, and improvements will be made to the frontage along Shiloh Road with a new access driveway and drive lane required in order to achieve technical requirements for access to and from the development. A landscape buffer will be installed along the drive lane, and the remainder of the south portion of the site will remain unimproved with ground cover. A future Detail Plan will be required for that portion of the site.

Fuel Pumps Retail Use

2. Fuel Pumps, Retail use is defined by the GDC as "The retail sale of liquid or gaseous fuels for the operation of motor vehicles." The site plan shows eight (8) fuel dispensers for retail sales. The proposal satisfies the GDC Special Standards for Motor Fuel Pumps:
 - a. Setbacks are required with a minimum twenty (20) foot setback from a property line that is adjacent to a public street and a minimum fifteen (15) feet to any property line not adjacent to a public street or a residential zoning district.
 - b. The other Special Standard requires conformance with technical standards for maneuvering in the fuel pumps area; the plans conform with these technical requirements.

Convenience Store

3. The proposed Convenience Store is permitted on this property in accordance with PD 18-47.

Site Plan

4. The site plan (Exhibit C in the Detail Plan agenda item) shows the 2,824 square-foot store, and eight (8) fuel stations with a canopy structure. Additional improvements include a propane tank station, ice cabinet, and air pump located to the east of the building. The applicant clustered these services, as well as a light (small truck as an example) loading space and refuse enclosure east of the building in an area with minimal visual impact to the

public street. The site is a corner lot and the placement of these services at the southeast corner of the site minimizes impacts to the street view.

Landscaping and Screening

5. The landscaping and screening layout on the proposed landscape plan (Exhibit D in the Detail Plan item) complies with the applicable screening and landscape regulations found in Chapter 4 of the Garland Development Code (GDC). It should be noted that the landscape buffer south of the southern driveway from Shiloh Road is not proposed with any landscaping since there will be no construction south of that driveway. A future Detail Plan is required along with the requisite landscape buffer for that area of the property.

Building Elevations and Standards

6. PD 18-47 allows a maximum height of sixteen (16) feet for buildings and structures. The fuel pump canopy is proposed at twenty (20) feet high, exceeding the maximum allowed height by four (4) feet. In comparison, the zoning districts where fuel pumps are typically found allow heights up to thirty-five (35) feet.
7. The design of the convenience store building (Exhibit E in the Detail Plan item), with the exception of the west elevation, complies with the applicable GDC development standards for a minimum of six (6) Architectural Elements selected from the list in the GDC. The west elevation is narrow, although as an alternative the GDC includes non-building mounted elements such as benches and planters. It is suggested that a bench or planter could be added to the west elevation.

North elevation

- Ornamental façade trim
- Canopy
- Recessed entry
- Distinctive lights
- Store front windows
- Transom

West elevation

- Ornamental façade trim
- Canopy (Awning)
- Shutters
- Distinctive Lights
- Divided Light windows

8. The GDC's provisions for Building Articulation are applicable to the north and west street facing elevations of the proposed convenience store building. Building Articulation is required for the purpose of adding interest to otherwise unadorned building walls that are visible from the street.

Vertical articulation is required of buildings greater than fifty (50) feet in width. Only the north building elevation is greater than fifty (50) feet in width, although the north elevation is not designed with vertical articulation. However, the street view of the north elevation will be somewhat obstructed by the fuel canopy and landscape buffer plantings. Additionally, the canopy has a similar appearance to the convenience store building, contributing to a sense of overall height variation.

9. The application proposes the SUP for a period of twenty (25) years, as it anticipates a twenty-five (25) year lease for the site.

COMPREHENSIVE PLAN

The Future Land Use Map of the Envision Garland 2030 Comprehensive Plan designates the subject property as Compact Neighborhood. Compact Neighborhoods provide areas for moderate increases in residential density, including single-family attached and single-family detached housing. These areas provide transitions between traditional residential neighborhoods and higher density residential neighborhoods and non-residential

developments. These areas also accommodate uses such as convenience retail (goods and services), office space, and public services.

The proposed development of a fuel pumps with convenience store will provide additional services and convenience shopping to the community.

COMPATIBILITY OF REQUEST WITH SURROUNDING ZONING AND LAND USES

The properties to the north of the subject property, across Arapaho Road, are zoned Planned Development (PD) 99-14 District, Planned Development (PD) 14-09 District and Planned Development (PD) District 02-28; all three Planned Development (PD) Districts are zoned for Community Retail Uses. These properties are developed with self-storage units, a financial institution, a gas station, and a shopping center containing a grocery store, retail sales/personal services and a restaurant.

East: The properties to the east are zoned Planned Development (PD) 08-45 District for Community Office Uses; this property is undeveloped.

South: The properties to the south are zoned Single Family-7 (SF-7) District; these properties are developed with single-family residences.

West: The properties to the west, across North Shiloh Road, are zoned Planned Development (PD) Districts for Community Retail Uses, and Planned Development (PD) 17-32 District for Community Retail and Multi-Family Uses; these properties are developed with a charter school, dormitories (associated with the charter school), a restaurant with a drive-through (Starbucks Coffee) and a car wash.

The proposed use is consistent with surrounding land use patterns as gas stations with convenience stores 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 RECOMMENDATION⁹⁹

Approval of an Amendment to Planned Development (PD) District 18-47 for Neighborhood Office and limited Community Retail Uses.

Approval of a Specific Use Provision to allow Fuel Pumps, Retail Use on a property zoned Planned Development (PD) District 18-47.

Approval of a Detail Plan for Fuel Pumps, Retail Use on a property zoned Planned Development (PD) District 18-47.

ADDITIONAL INFORMATION

Location Map
PD/SUP Conditions
Exhibits
Photos

CITY COUNCIL DATE: March 2, 2021

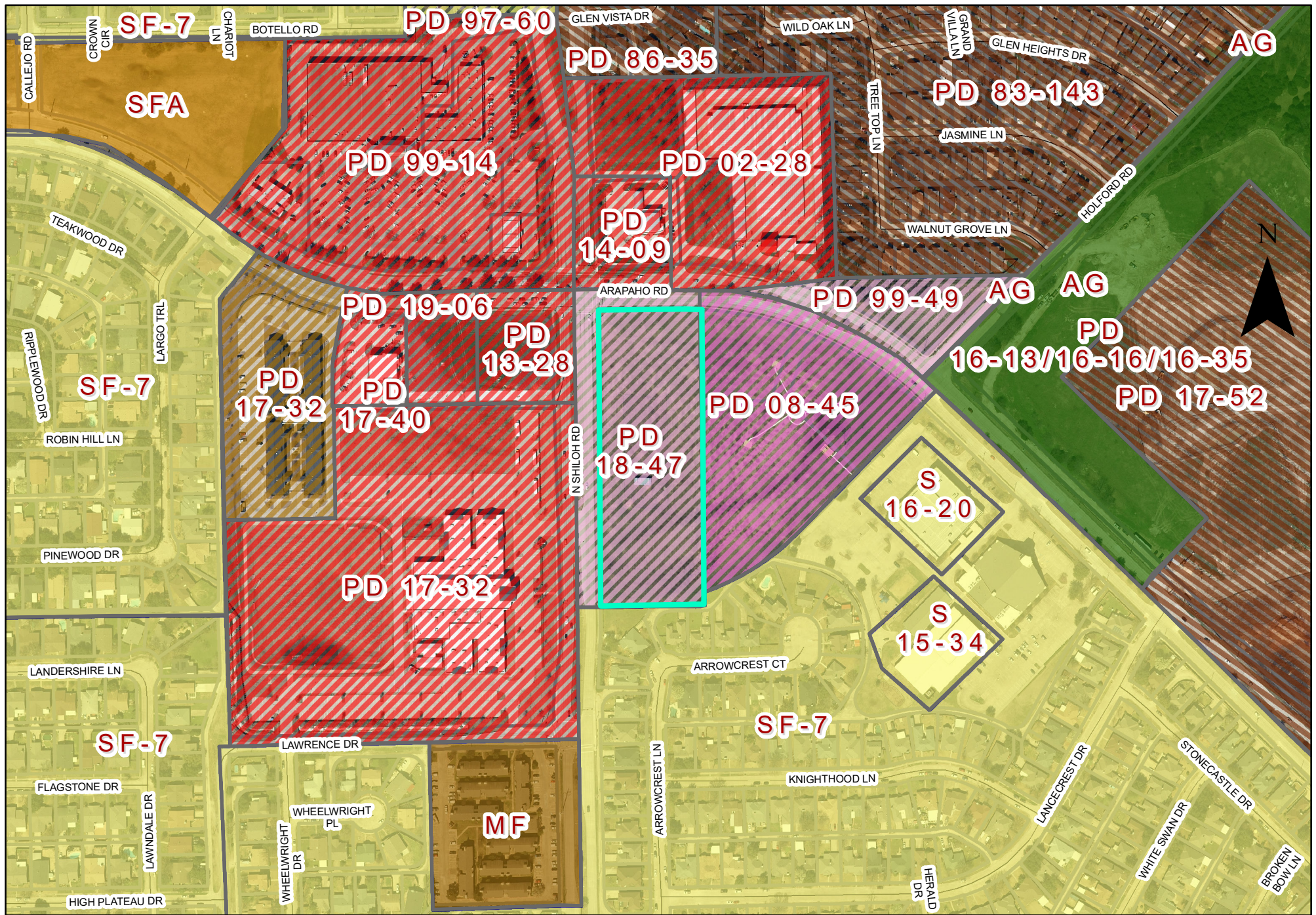
PREPARED BY:

Kira Wauwie, AICP
Principal Planner

REVIEWED BY:

Will Guerin, AICP
Director of Planning

Planning & Community Development
(972) 205-2456
kwauwie@garlandtx.gov



0 250 500 Feet
1 inch = 321 feet

Zoning Map Z 20-35



INDICATES AREA
OF REQUEST

Z 20-35



Looking at the subject property from Arapaho Road



Looking north of the subject property from Arapaho Road



Looking northwest of the subject property



Looking north towards the site from its south edge



GARLAND

Plan Commission

2. b.

Meeting Date: 02/08/2021

Item Title: Z 20-35 JM Civil Engineering - Specific Use Provision (District 7)

Summary:

Consideration of the application of **JM Civil Engineering**, requesting approval of a Specific Use Provision to allow Fuel Pumps, Retail Use. This property is located at 4680 North Shiloh Road. (District 7) (File Z 20-35 - Specific Use Provision)

Attachments

Z 20-35 JM Civil Engineering (Specific Use Provision) Report and Attachments

Planning Report

File No: Z 20-35/District 7

Agenda Item:

Meeting: Plan Commission

Date: February 8, 2021



GARLAND

TEXAS MADE HERE

REQUEST

Approval of an Amendment to Planned Development (PD) District 18-47 for Neighborhood Office and limited Community Retail Uses

Approval of a Specific Use Provision to allow Fuel Pumps/Retail Use on a property zoned Planned Development (PD) District 18-47.

Approval of a Detail Plan for Fuel Pumps/Retail Use on a property zoned Planned Development (PD) District 18-47.

LOCATION

4680 North Shiloh Road

APPLICANT

JM Civil Engineering

OWNER

The Seven Investments Company Trust, A Texas Trust

BACKGROUND

The site is an undeveloped property located at the southeast corner of Shiloh Road and Arapaho Road. In 2019, the City Council approved Planned Development (PD) District 18-47 to add limited Community Retail uses to an existing Planned Development (PD) District 84-73 which was established in 1984 for Neighborhood Office Uses.

Per the requirements of the PD 18-47, the applicant proposes an Amendment to the Planned Development (PD) District, a Specific Use Provision, and a Detail Plan to allow the development of a Convenience Store with Fuel Pumps/Retail Use.

SITE DATA

The subject property contains approximately 4.684 acres in area with approximately 201 lineal feet of frontage along Arapaho Road and 479 lineal feet of frontage along Shiloh Road. The site can be accessed from one proposed driveway onto Arapaho Road and two proposed driveways on Shiloh Road.

USE OF PROPERTY UNDER CURRENT ZONING

The subject property is zoned Planned Development (PD) District 18-47 which establishes Neighborhood Office (NO) District with low intensity office and professional uses, and limited Community Retail uses which include:

- Convenience Facility: Walk-Up Service (P)
- Fuel Pumps, Retail (S)
- Automated Teller Machine (ATM)-Drive-Up (P)
- Learning Center, Specialized (P)
- School, Business (P)
- Health & Fitness Gym (indoor) (P)
- Antique Shop (indoors only) (P)

- Bakery, Retail (P)
- Call Center (P)
- Convenience Store (1,000-5,000sf) (P)
- Furniture, Household Furnishings and Appliance Sales/Rental (P)
- Grocery/Supermarket (>5,000sf) (P)
- Laundry, Drop-Off (with drive-through or window) (P)
- Laundry, Drop-Off (without drive-through or window) (P)
- Laundry, Self-Serve (Laundromat) (P)
- Personal Services (P)
- Pharmacy (with drive-through or window) (P)
- Pharmacy (without drive-through or window) (P)
- Restaurant (P)
- Restaurant, Drive-Through (S)
- Retail Store (P)
- Studio, Arts/Crafts (P)
- Automobile Repair, Minor (S)

(P) Denotes land use is permitted by right.

(S) Denotes land use is allowed only upon approval of a Specific Use Provision.

As indicated, a Specific Use Provision for Fuel Pumps, Retail Use and a Detail Plan is required by this Planned Development District. The applicant is also requesting PD Deviations from Garland Development Code (GDC) standards explained in the Considerations.

CONSIDERATIONS

Detail Plan and Specific Use Provision

1. The applicant has brought forward a Detail Plan that includes the entire PD 18-47 property. A convenience store and fuel pumps will be located on the northern-most lot, and improvements will be made to the frontage along Shiloh Road with a new access driveway and drive lane required in order to achieve technical requirements for access to and from the development. A landscape buffer will be installed along the drive lane, and the remainder of the south portion of the site will remain unimproved with ground cover. A future Detail Plan will be required for that portion of the site.

Fuel Pumps Retail Use

2. Fuel Pumps, Retail use is defined by the GDC as "The retail sale of liquid or gaseous fuels for the operation of motor vehicles." The site plan shows eight (8) fuel dispensers for retail sales. The proposal satisfies the GDC Special Standards for Motor Fuel Pumps:
 - a. Setbacks are required with a minimum twenty (20) foot setback from a property line that is adjacent to a public street and a minimum fifteen (15) feet to any property line not adjacent to a public street or a residential zoning district.
 - b. The other Special Standard requires conformance with technical standards for maneuvering in the fuel pumps area; the plans conform with these technical requirements.

Convenience Store

3. The proposed Convenience Store is permitted on this property in accordance with PD 18-47.

Site Plan

4. The site plan (Exhibit C in the Detail Plan agenda item) shows the 2,824 square-foot store, and eight (8) fuel stations with a canopy structure. Additional improvements include a propane tank station, ice cabinet, and air pump located to the east of the building. The applicant clustered these services, as well as a light (small truck as an example) loading space and refuse enclosure east of the building in an area with minimal visual impact to the

public street. The site is a corner lot and the placement of these services at the southeast corner of the site minimizes impacts to the street view.

Landscaping and Screening

5. The landscaping and screening layout on the proposed landscape plan (Exhibit D in the Detail Plan item) complies with the applicable screening and landscape regulations found in Chapter 4 of the Garland Development Code (GDC). It should be noted that the landscape buffer south of the southern driveway from Shiloh Road is not proposed with any landscaping since there will be no construction south of that driveway. A future Detail Plan is required along with the requisite landscape buffer for that area of the property.

Building Elevations and Standards

6. PD 18-47 allows a maximum height of sixteen (16) feet for buildings and structures. The fuel pump canopy is proposed at twenty (20) feet high, exceeding the maximum allowed height by four (4) feet. In comparison, the zoning districts where fuel pumps are typically found allow heights up to thirty-five (35) feet.
7. The design of the convenience store building (Exhibit E in the Detail Plan item), with the exception of the west elevation, complies with the applicable GDC development standards for a minimum of six (6) Architectural Elements selected from the list in the GDC. The west elevation is narrow, although as an alternative the GDC includes non-building mounted elements such as benches and planters. It is suggested that a bench or planter could be added to the west elevation.

North elevation

- Ornamental façade trim
- Canopy
- Recessed entry
- Distinctive lights
- Store front windows
- Transom

West elevation

- Ornamental façade trim
- Canopy (Awning)
- Shutters
- Distinctive Lights
- Divided Light windows

8. The GDC's provisions for Building Articulation are applicable to the north and west street facing elevations of the proposed convenience store building. Building Articulation is required for the purpose of adding interest to otherwise unadorned building walls that are visible from the street.

Vertical articulation is required of buildings greater than fifty (50) feet in width. Only the north building elevation is greater than fifty (50) feet in width, although the north elevation is not designed with vertical articulation. However, the street view of the north elevation will be somewhat obstructed by the fuel canopy and landscape buffer plantings. Additionally, the canopy has a similar appearance to the convenience store building, contributing to a sense of overall height variation.

9. The application proposes the SUP for a period of twenty (25) years, as it anticipates a twenty-five (25) year lease for the site.

COMPREHENSIVE PLAN

The Future Land Use Map of the Envision Garland 2030 Comprehensive Plan designates the subject property as Compact Neighborhood. Compact Neighborhoods provide areas for moderate increases in residential density, including single-family attached and single-family detached housing. These areas provide transitions between traditional residential neighborhoods and higher density residential neighborhoods and non-residential

developments. These areas also accommodate uses such as convenience retail (goods and services), office space, and public services.

The proposed development of a fuel pumps with convenience store will provide additional services and convenience shopping to the community.

COMPATIBILITY OF REQUEST WITH SURROUNDING ZONING AND LAND USES

The properties to the north of the subject property, across Arapaho Road, are zoned Planned Development (PD) 99-14 District, Planned Development (PD) 14-09 District and Planned Development (PD) District 02-28; all three Planned Development (PD) Districts are zoned for Community Retail Uses. These properties are developed with self-storage units, a financial institution, a gas station, and a shopping center containing a grocery store, retail sales/personal services and a restaurant.

East: The properties to the east are zoned Planned Development (PD) 08-45 District for Community Office Uses; this property is undeveloped.

South: The properties to the south are zoned Single Family-7 (SF-7) District; these properties are developed with single-family residences.

West: The properties to the west, across North Shiloh Road, are zoned Planned Development (PD) Districts for Community Retail Uses, and Planned Development (PD) 17-32 District for Community Retail and Multi-Family Uses; these properties are developed with a charter school, dormitories (associated with the charter school), a restaurant with a drive-through (Starbucks Coffee) and a car wash.

The proposed use is consistent with surrounding land use patterns as gas stations with convenience stores 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 RECOMMENDATION⁹⁹

Approval of an Amendment to Planned Development (PD) District 18-47 for Neighborhood Office and limited Community Retail Uses.

Approval of a Specific Use Provision to allow Fuel Pumps, Retail Use on a property zoned Planned Development (PD) District 18-47.

Approval of a Detail Plan for Fuel Pumps, Retail Use on a property zoned Planned Development (PD) District 18-47.

ADDITIONAL INFORMATION

Location Map
PD/SUP Conditions
Exhibits
Photos

CITY COUNCIL DATE: March 2, 2021

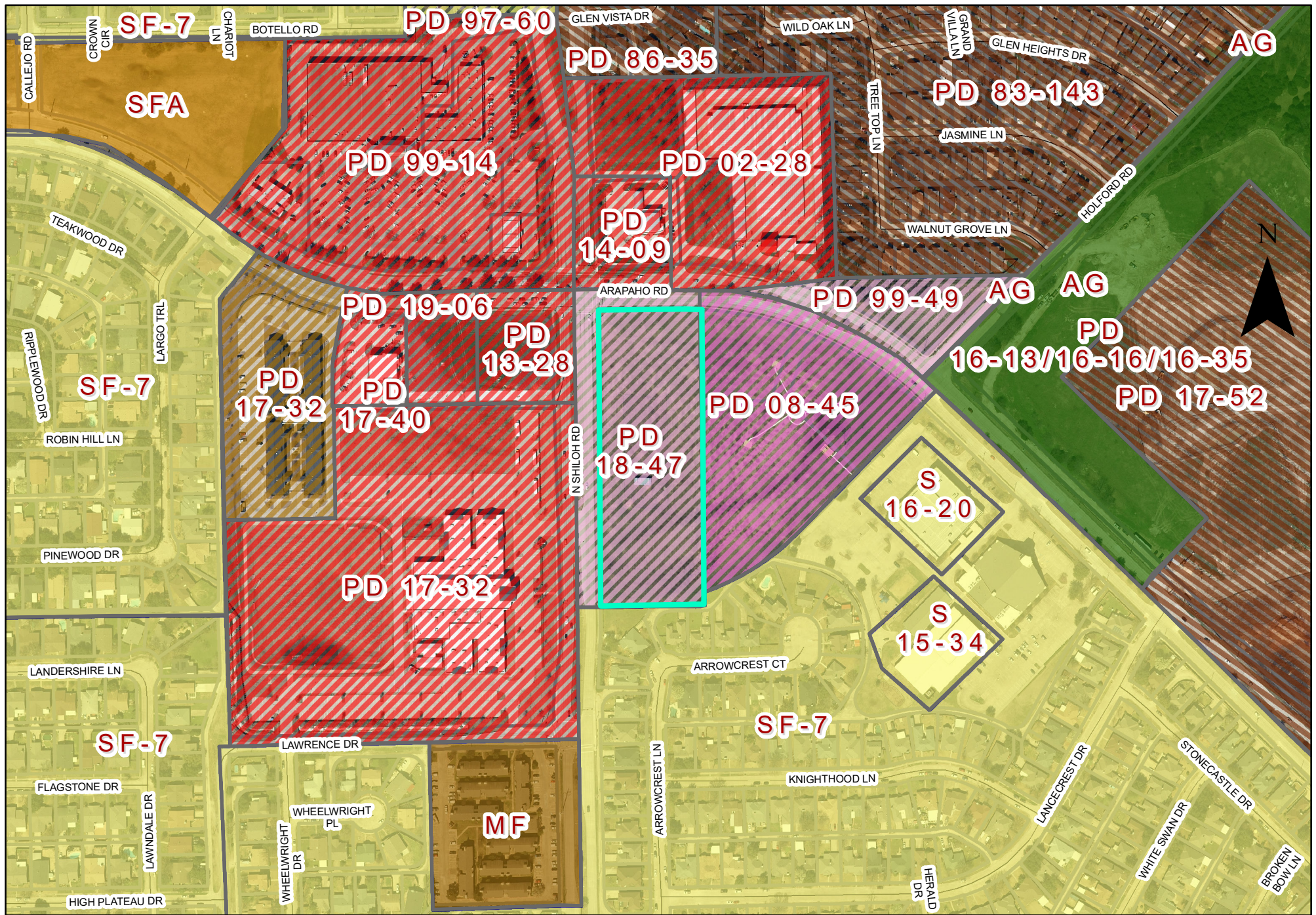
PREPARED BY:

Kira Wauwie, AICP
Principal Planner

REVIEWED BY:

Will Guerin, AICP
Director of Planning

Planning & Community Development
(972) 205-2456
kwauwie@garlandtx.gov



0 250 500 Feet
1 inch = 321 feet

Zoning Map Z 20-35



INDICATES AREA
OF REQUEST

EXHIBIT B

PLANNED DEVELOPMENT CONDITIONS

ZONING FILE Z 20-35

4680 North Shiloh Road

- I. Statement of Purpose:** The purpose of this Planned Development (PD) District is to approve a Detail Plan for a Convenience Store Use and a Retail, Fuel Pumps Use for one lot.
- II. Statement of Effect:** This Planned Development (PD) District 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 Planned Development (PD) District 18-47 and Neighborhood Office (NO) 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:**
- A. Detail Plan: Development shall be in general conformance with the site plan, landscape plan, and elevation plans respectively labeled Exhibit C, Exhibit D, and Exhibit E. In the event of conflict between the conditions and development plans, the conditions listed below are to apply.
- V. Specific Conditions:**
- A. 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.
- B. 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.

SPECIFIC USE PROVISION CONDITIONS

ZONING FILE Z 20-35

4680 North Shiloh Road

- II. Statement of Purpose:** The purpose of this Planned Development (PD) District is to approve a Detail Plan for a Convenience Store Use and a Retail, Fuel Pumps Use for one lot.
- II. Statement of Effect:** This Planned Development (PD) District 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.
- VI. General Regulations:** All regulations of the Planned Development (PD) District 18-47 and Neighborhood Office (NO) 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.
- VII. Specific Use Provision:**
- A. SUP Time Period: The Specific Use Provision shall be in effect for a period of twenty-five (25) years.

Z 20-35



Looking at the subject property from Arapaho Road



Looking north of the subject property from Arapaho Road



Looking northwest of the subject property



Looking north towards the site from its south edge



GARLAND

Plan Commission

2. c.

Meeting Date: 02/08/2021

Item Title: Z 20-35 JM Civil Engineering - Detail Plan (District 7)

Summary:

Consideration of the application of **JM Civil Engineering**, requesting approval of a Detail Plan for Fuel Pumps, Retail Use. This property is located at 4680 North Shiloh Road. (District 7) (File Z 20-35 - Detail Plan)

Attachments

Z 20-35 JM Civil Engineering (Detail Plan) Report and Attachments

Planning Report

File No: Z 20-35/District 7

Agenda Item:

Meeting: Plan Commission

Date: February 8, 2021



GARLAND

TEXAS MADE HERE

REQUEST

Approval of an Amendment to Planned Development (PD) District 18-47 for Neighborhood Office and limited Community Retail Uses

Approval of a Specific Use Provision to allow Fuel Pumps/Retail Use on a property zoned Planned Development (PD) District 18-47.

Approval of a Detail Plan for Fuel Pumps/Retail Use on a property zoned Planned Development (PD) District 18-47.

LOCATION

4680 North Shiloh Road

APPLICANT

JM Civil Engineering

OWNER

The Seven Investments Company Trust, A Texas Trust

BACKGROUND

The site is an undeveloped property located at the southeast corner of Shiloh Road and Arapaho Road. In 2019, the City Council approved Planned Development (PD) District 18-47 to add limited Community Retail uses to an existing Planned Development (PD) District 84-73 which was established in 1984 for Neighborhood Office Uses.

Per the requirements of the PD 18-47, the applicant proposes an Amendment to the Planned Development (PD) District, a Specific Use Provision, and a Detail Plan to allow the development of a Convenience Store with Fuel Pumps/Retail Use.

SITE DATA

The subject property contains approximately 4.684 acres in area with approximately 201 lineal feet of frontage along Arapaho Road and 479 lineal feet of frontage along Shiloh Road. The site can be accessed from one proposed driveway onto Arapaho Road and two proposed driveways on Shiloh Road.

USE OF PROPERTY UNDER CURRENT ZONING

The subject property is zoned Planned Development (PD) District 18-47 which establishes Neighborhood Office (NO) District with low intensity office and professional uses, and limited Community Retail uses which include:

- Convenience Facility: Walk-Up Service (P)
- Fuel Pumps, Retail (S)
- Automated Teller Machine (ATM)-Drive-Up (P)
- Learning Center, Specialized (P)
- School, Business (P)
- Health & Fitness Gym (indoor) (P)
- Antique Shop (indoors only) (P)

- Bakery, Retail (P)
- Call Center (P)
- Convenience Store (1,000-5,000sf) (P)
- Furniture, Household Furnishings and Appliance Sales/Rental (P)
- Grocery/Supermarket (>5,000sf) (P)
- Laundry, Drop-Off (with drive-through or window) (P)
- Laundry, Drop-Off (without drive-through or window) (P)
- Laundry, Self-Serve (Laundromat) (P)
- Personal Services (P)
- Pharmacy (with drive-through or window) (P)
- Pharmacy (without drive-through or window) (P)
- Restaurant (P)
- Restaurant, Drive-Through (S)
- Retail Store (P)
- Studio, Arts/Crafts (P)
- Automobile Repair, Minor (S)

(P) Denotes land use is permitted by right.

(S) Denotes land use is allowed only upon approval of a Specific Use Provision.

As indicated, a Specific Use Provision for Fuel Pumps, Retail Use and a Detail Plan is required by this Planned Development District. The applicant is also requesting PD Deviations from Garland Development Code (GDC) standards explained in the Considerations.

CONSIDERATIONS

Detail Plan and Specific Use Provision

1. The applicant has brought forward a Detail Plan that includes the entire PD 18-47 property. A convenience store and fuel pumps will be located on the northern-most lot, and improvements will be made to the frontage along Shiloh Road with a new access driveway and drive lane required in order to achieve technical requirements for access to and from the development. A landscape buffer will be installed along the drive lane, and the remainder of the south portion of the site will remain unimproved with ground cover. A future Detail Plan will be required for that portion of the site.

Fuel Pumps Retail Use

2. Fuel Pumps, Retail use is defined by the GDC as "The retail sale of liquid or gaseous fuels for the operation of motor vehicles." The site plan shows eight (8) fuel dispensers for retail sales. The proposal satisfies the GDC Special Standards for Motor Fuel Pumps:
 - a. Setbacks are required with a minimum twenty (20) foot setback from a property line that is adjacent to a public street and a minimum fifteen (15) feet to any property line not adjacent to a public street or a residential zoning district.
 - b. The other Special Standard requires conformance with technical standards for maneuvering in the fuel pumps area; the plans conform with these technical requirements.

Convenience Store

3. The proposed Convenience Store is permitted on this property in accordance with PD 18-47.

Site Plan

4. The site plan (Exhibit C in the Detail Plan agenda item) shows the 2,824 square-foot store, and eight (8) fuel stations with a canopy structure. Additional improvements include a propane tank station, ice cabinet, and air pump located to the east of the building. The applicant clustered these services, as well as a light (small truck as an example) loading space and refuse enclosure east of the building in an area with minimal visual impact to the

public street. The site is a corner lot and the placement of these services at the southeast corner of the site minimizes impacts to the street view.

Landscaping and Screening

5. The landscaping and screening layout on the proposed landscape plan (Exhibit D in the Detail Plan item) complies with the applicable screening and landscape regulations found in Chapter 4 of the Garland Development Code (GDC). It should be noted that the landscape buffer south of the southern driveway from Shiloh Road is not proposed with any landscaping since there will be no construction south of that driveway. A future Detail Plan is required along with the requisite landscape buffer for that area of the property.

Building Elevations and Standards

6. PD 18-47 allows a maximum height of sixteen (16) feet for buildings and structures. The fuel pump canopy is proposed at twenty (20) feet high, exceeding the maximum allowed height by four (4) feet. In comparison, the zoning districts where fuel pumps are typically found allow heights up to thirty-five (35) feet.
7. The design of the convenience store building (Exhibit E in the Detail Plan item), with the exception of the west elevation, complies with the applicable GDC development standards for a minimum of six (6) Architectural Elements selected from the list in the GDC. The west elevation is narrow, although as an alternative the GDC includes non-building mounted elements such as benches and planters. It is suggested that a bench or planter could be added to the west elevation.

North elevation

- Ornamental façade trim
- Canopy
- Recessed entry
- Distinctive lights
- Store front windows
- Transom

West elevation

- Ornamental façade trim
- Canopy (Awning)
- Shutters
- Distinctive Lights
- Divided Light windows

8. The GDC's provisions for Building Articulation are applicable to the north and west street facing elevations of the proposed convenience store building. Building Articulation is required for the purpose of adding interest to otherwise unadorned building walls that are visible from the street.

Vertical articulation is required of buildings greater than fifty (50) feet in width. Only the north building elevation is greater than fifty (50) feet in width, although the north elevation is not designed with vertical articulation. However, the street view of the north elevation will be somewhat obstructed by the fuel canopy and landscape buffer plantings. Additionally, the canopy has a similar appearance to the convenience store building, contributing to a sense of overall height variation.

9. The application proposes the SUP for a period of twenty (25) years, as it anticipates a twenty-five (25) year lease for the site.

COMPREHENSIVE PLAN

The Future Land Use Map of the Envision Garland 2030 Comprehensive Plan designates the subject property as Compact Neighborhood. Compact Neighborhoods provide areas for moderate increases in residential density, including single-family attached and single-family detached housing. These areas provide transitions between traditional residential neighborhoods and higher density residential neighborhoods and non-residential

developments. These areas also accommodate uses such as convenience retail (goods and services), office space, and public services.

The proposed development of a fuel pumps with convenience store will provide additional services and convenience shopping to the community.

COMPATIBILITY OF REQUEST WITH SURROUNDING ZONING AND LAND USES

The properties to the north of the subject property, across Arapaho Road, are zoned Planned Development (PD) 99-14 District, Planned Development (PD) 14-09 District and Planned Development (PD) District 02-28; all three Planned Development (PD) Districts are zoned for Community Retail Uses. These properties are developed with self-storage units, a financial institution, a gas station, and a shopping center containing a grocery store, retail sales/personal services and a restaurant.

East: The properties to the east are zoned Planned Development (PD) 08-45 District for Community Office Uses; this property is undeveloped.

South: The properties to the south are zoned Single Family-7 (SF-7) District; these properties are developed with single-family residences.

West: The properties to the west, across North Shiloh Road, are zoned Planned Development (PD) Districts for Community Retail Uses, and Planned Development (PD) 17-32 District for Community Retail and Multi-Family Uses; these properties are developed with a charter school, dormitories (associated with the charter school), a restaurant with a drive-through (Starbucks Coffee) and a car wash.

The proposed use is consistent with surrounding land use patterns as gas stations with convenience stores 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 RECOMMENDATION⁹⁹

Approval of an Amendment to Planned Development (PD) District 18-47 for Neighborhood Office and limited Community Retail Uses.

Approval of a Specific Use Provision to allow Fuel Pumps, Retail Use on a property zoned Planned Development (PD) District 18-47.

Approval of a Detail Plan for Fuel Pumps, Retail Use on a property zoned Planned Development (PD) District 18-47.

ADDITIONAL INFORMATION

Location Map
PD/SUP Conditions
Exhibits
Photos

CITY COUNCIL DATE: March 2, 2021

PREPARED BY:

Kira Wauwie, AICP
Principal Planner

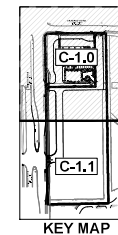
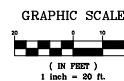
REVIEWED BY:

Will Guerin, AICP
Director of Planning

Planning & Community Development
(972) 205-2456
kwauwie@garlandtx.gov



Zoning Map Z 20-35

[illegible]

SITE DATA TABLE			
TOTAL AREA		204208 SF	4.684 AC
SUBAREA 1		46079 SF	1.058 AC
SUBAREA 2		157949 SF	3.626 AC
BUILDING FLOOR AREA		2634 SF	
BUILDING CONSTRUCTION TYPE		II-B	
ZONING DISTRICT		EXISTING PD 18-47	PROPOSED Z 20-35
LAND USE		UNIMPROVED LAND AND LANDSCAPING ON SUBAREA 2	CONVENIENCE STORE & RESTA PUMPS
SUBAREA 1			
		REQUIRED	PROPOSED
CONVENIENCE STORE BUILDING HEIGHT		16	16
CANOPY HEIGHT (NO DISTRICT)		20	20
FLOOR AREA RATIO		NONE	0.061
IMPERVIOUS AREA		NONE	41255 SF
PERVIOUS AREA		NONE	10835 SF
		REQUIRED	PROPOSED
SETBACKS	NORTH	25	25
	EAST	20	25
	SOUTH	25	25
	WEST	20	25
	LANDSCAPE (NORTH)	15	15
	LANDSCAPE (EAST)	35	35
	LANDSCAPE (WEST)	NONE	NONE
	LANDSCAPE (SOUTH)	NONE	NONE
		REQUIRED	PROPOSED
OFF-STREET PARKING	PARKING SPACES	11	11
	HANDICAP SPACES	1	2
	TOTAL PARKING PROVIDED	12	13
	LOADING SPACES	1	1
TOTAL AREA DRIVEWAY STORAGE			
FORMULA:	PARKING SPACES/ DRIVEWAY #	0-100 SPACES/3 DRIVEWAYS	
		REQUIRED	PROPOSED
		28"	28"
TOTAL LANDSCAPE AREA			
		REQUIRED	PROPOSED
		1.470	3.461

*Per TSM Table 8.11 "Minimum Driveway Storage Lengths" on page 8-33

BUILDING SETBACKS.

BUILDING SETBACKS SHOWN ON PLAN



Know what's **below**.
Call before you dig.

SITE PLAN
MURPHY EXPRESS
E CORNER ARAPAHOE RD & N SHILOH RD
GARLAND TEXAS

JM CIVIL
Engineering
Solutions Group

5900 S Lake Forest Drive,
Suite 300
McKinney, TX 75070
Ph. 214-491-1830
John Measell, PE
CIVIL ENGINEER

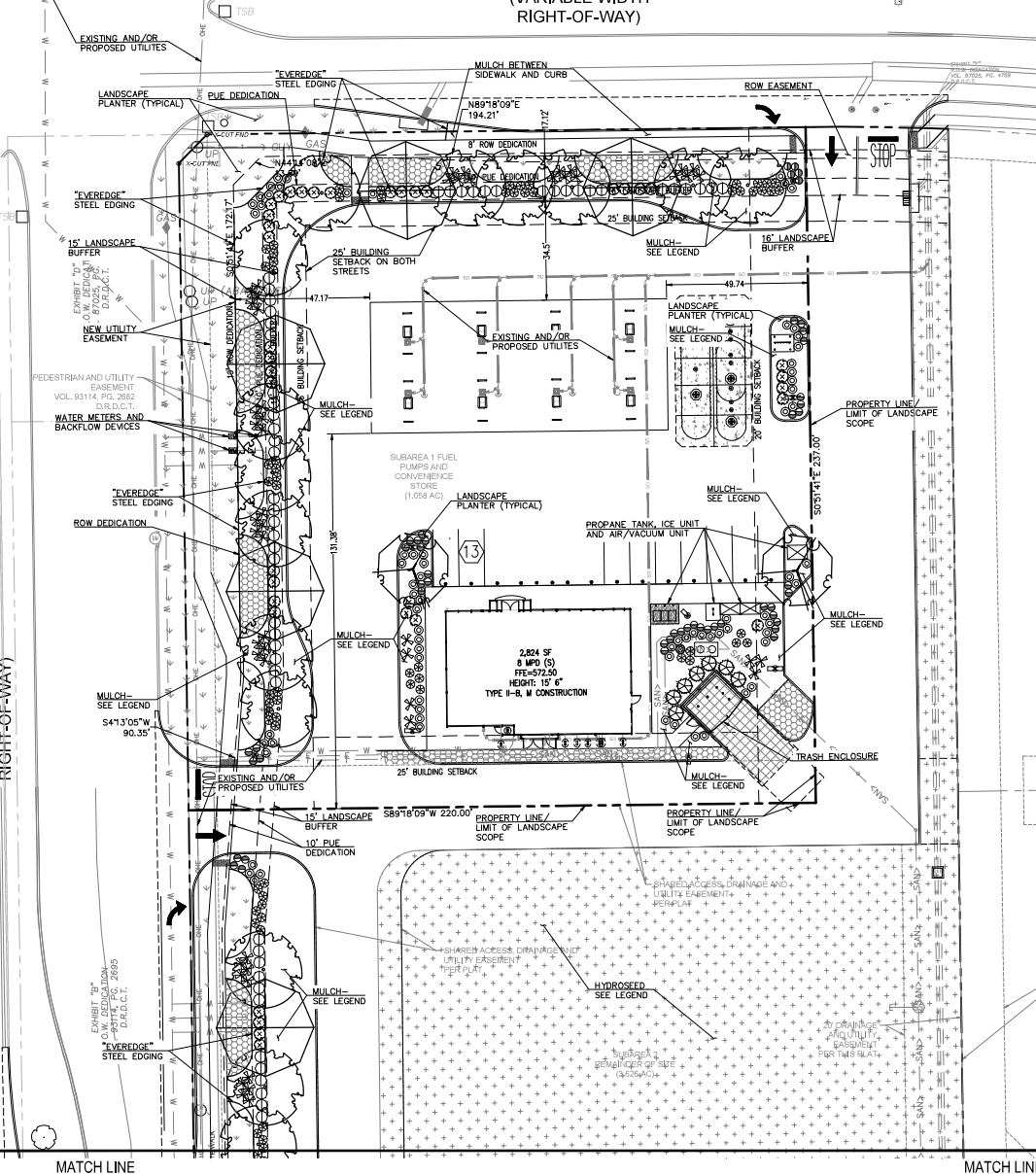
PRE-SUBMITTAL CASE #: 190326-3

MURPHY OIL USA, INC.

MURPHY
USA ★

SHILOH ROAD
(VARIABLE WIDTH
RIGHT-OF-WAY)

ARAPAHO ROAD
(VARIABLE WIDTH
RIGHT-OF-WAY)



GRAPHIC SCALE

(IN FEET)
1 inch = 20 ft.

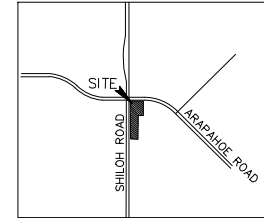
PRE-SUBMITTAL /CASE NUMBER

190326-3

ZONING / LANDUSE

EXISTING: PD 18-47 / GENERAL MERCHANDISE RETAIL
PROPOSED: PD 1847 / GAS STATION

REFER TO SHEET L-3 FOR
CALCULATIONS AND
LANDSCAPE NOTES



VICINITY MAP
NOT TO SCALE

LEGEND:

SYMBOL SCIENTIFIC NAME COMMON NAME HEIGHT(AT INSTALL) SPACING FLOWER COLOR QUANTITY

LARGE TREES - MINIMUM 3" CALIPER 7' HEIGHT AT INSTALLATION



GINKGO BILOBA 'AUTUMN GOLD'	MAIDENHAIR TREE	7'	-	GREEN	2
FRAXINUS TEXANIS	TEXAS ASH	7'	-	INCONSPICUOUS	7
PISTACHIA CHINENSIS	CHINESE PISTACHE	7'	-	INCONSPICUOUS	20

SHRUBS (PER AGENCY - MINIMUM 3 GALLON AND 24" TALL AT PLANTING)

ABELIA GRANDIFLORA	GLOSSY ABELIA	24"	5	PINK	7
ILEX CORNUTA 'BURFORDII NANA'	DWARF BURFORD HOLLY	24"	4	YELLOWISH-WHT	78
LEUCOPHYLLUM FRUTESCENS	TEXAS SAGE	24"	4	PINK	45
MISCANTHUS SINENSIS 'GRACILLIMUS'	CHINESE SILVER GRASS	24"	3	WHITE	78

SHRUBS (NOT PART OF "PARKING LOT SCREENING" PER AGENCY - MINIMUM 3 GALLON AND 12" TALL AT PLANTING)

HESPERALOE PARVIFLORA	TEXAS RED YUCCA	12"	4	RED	67
ILEX CORNUTA 'CARISSA'	CARISSA HOLLY	12"	3	WHITE	73
SALVIA GREGGII 'FURMAN'S RED'	RED TEXAS SAGE	12"	30"	RED	54

SOD, GROUND COVER AND MULCH

CYNODON DACTYLON 'TIF 419'	BERMUDA GRASS	10,532± S.F. SOD (NOT FACTORING IN SLOPE)
HYDROSEED MIX		117,038± S.F. (NOT FACTORING IN SLOPE)
TRACHELOSPERMUM ASIATICUM	ASIAN JASMINE	18" 48"O.C. YELLOW 2940 S.F.
CEDAR MULCH OR AGENCY AND CLIENT APPROVED EQUAL, 3" DEPTH W/ WEED BARRIER FABRIC		BELOW ALL PLANTING EXCEPT WHERE GROUNDOVER OR SOD ARE PROPOSED.
EVEREDGE STEEL EDGING (GARDEN RING WHERE NOTED)		PER PLAN

SHEET NO.

L-1



PRELIMINARY PLANTING PLAN
MURPHY EXPRESS
SE CORNER ARAPAHO RD & N SHILOH RD
GARLAND, TEXAS

5900 S. Lake Forest Drive
Suite 300
McAllen, TX 78501
Ph. 214-491-1830
John Masarik, P.E.
CIVIL ENGINEER

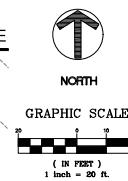
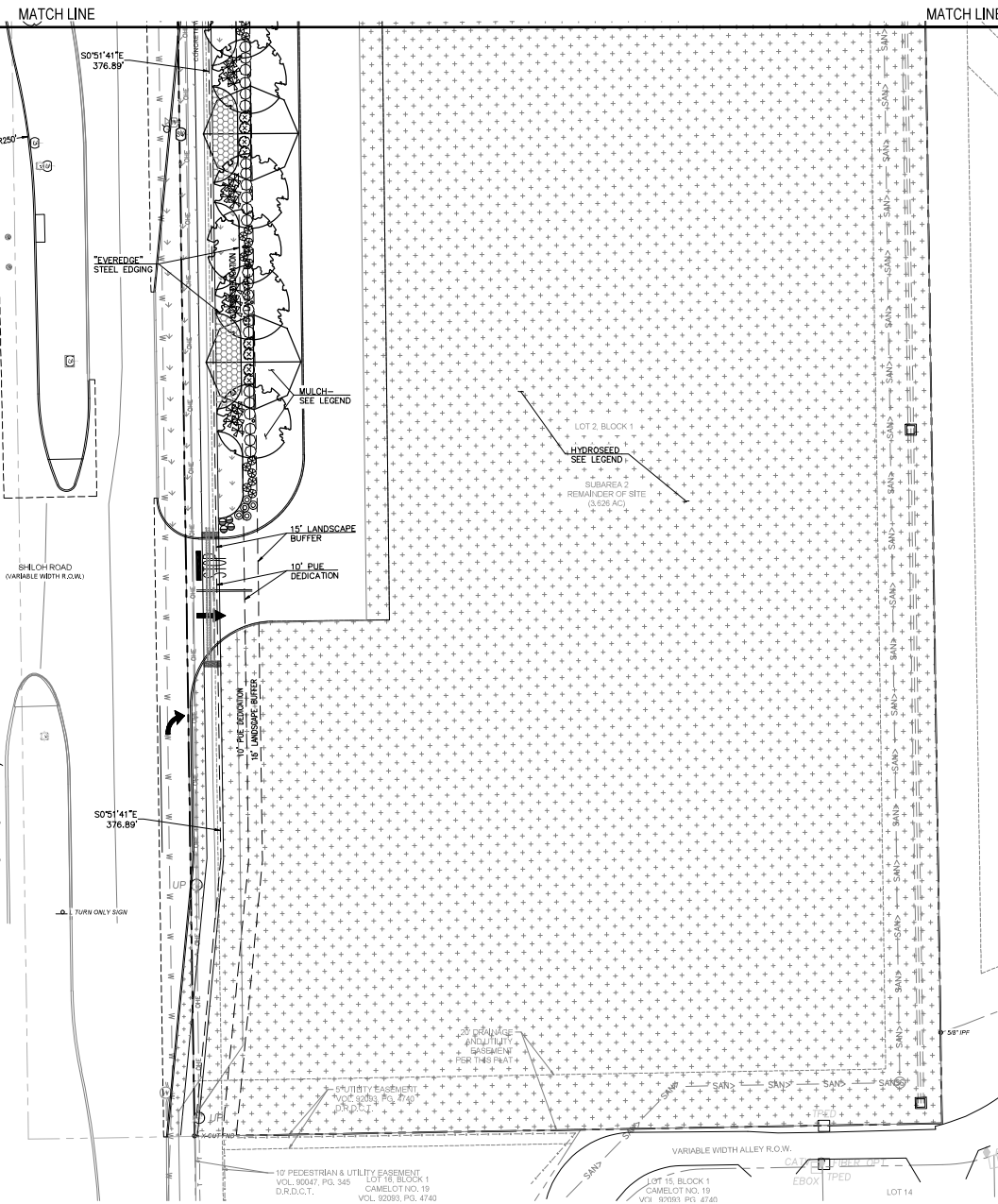


PRE-SUBMITTAL CASE NO. 190326-3
MURPHY OIL USA, INC.
200 PEACH STREET
P.O. BOX 7000
EL DORADO, AR 71730-7000



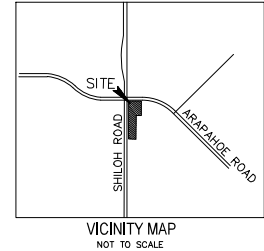
Know what's below.
Call before you dig.

SHILOH ROAD (VARIABLE WIDTH RIGHT-OF-WAY)



PRE-SUBMITTAL /CASE NUMBER
190326-3

ZONING / LANDUSE
EXISTING: PD 18-47 / GENERAL MERCHANDISE RETAIL
PROPOSED: PD 1847 / GAS STATION



REFER TO SHEET L-1 FOR LEGEND
AND SHEET L-3 FOR CALCULATIONS.

EXHIBIT D



PRE-SUBMITTAL CASE NO. 190326-3

MURPHY OIL USA, INC.
200 PEACH STREET
P.O. BOX 7000
EL DORADO, AR 71730-7000



5900 S Lake Forest Drive
Suite 300
Metairie, LA 70007
Ph. 214-491-1830
John Macaskill, P.E.
CIVIL ENGINEER

REV-0
DATE
01/13/21

PC
DES
PC
PM
JM
PRN

PRELIMINARY PLANTING PLAN
MURPHY EXPRESS
SE CORNER ARAPAHOE RD & N SHILOH RD
GARLAND
TEXAS



SHEET NO.
L-2

LANDSCAPE CALCULATIONS:

SITE PARAMETERS
(THE FOLLOWING REQUIREMENTS ARE BASED ON GARLAND
DEVELOPMENT CODE (GDC))

SITE AND PERIMETER LANDSCAPING FOR NONRESIDENTIAL:

LOT 1:

A) TOTAL LANDSCAPE AREA REQUIREMENTS
(10% OF SITE IS REQUIRED TO BE LANDSCAPED
AREA OF LOT (TO DEFINE LS AREA REQ'D):
= 46,079 SF
LANDSCAPE REQUIRED
(45,079 SF X 0.10)
= 4608 SF
LANDSCAPE PROVIDED
(THIS DOES NOT INCLUDE ANY PLANT
MATERIAL PROPOSED OUTSIDE
THE PROPERTY LINES ALONG
EITHER STREET FRONTAGE)
= 13,411 S.F.

B) LANDSCAPE BUFFERS
(15' BUFFER REQUIRED ALONG BOTH STREETS BASED ON
THEIR CLASSIFICATION AS A TYPE A THROUGH TYPE D
THOROUGHFARE)
REQUIREMENT: 1 LARGE CANOPY TREE AND 7 SHRUBS
OR ORNAMENTAL GRASSES ARE REQUIRED PER 30
LINEAR FEET OF FRONTAGE OR FRACTION THEREOF
ARAPAHO ROAD (220 L.F.)
SHRUBS REQUIRED (7 PER 30 L.F.)
220 L.F./30 L.F. = 7.3 X 7 = 51.1
SHRUBS PROVIDE (NOT INCLUDING
THOSE THAT DO NOT MEET SOLID
SCREEN REQUIREMENTS) = 52
TREES REQUIRED (1 PER 30 L.F.)
220 L.F./30 L.F. = 7.3 X 1 = 7.3
TREES PROVIDE = 8

SHILOH ROAD (237 L.F.)
SHRUBS REQUIRED (7 PER 30 L.F.)
237 L.F./30 L.F. = 7.9 X 7 = 55.3
SHRUBS PROVIDE (NOT INCLUDING
THOSE THAT DO NOT MEET SOLID
SCREEN REQUIREMENTS) = 56
TREES REQUIRED (1 PER 35 L.F.)
237 L.F./30 L.F. = 7.9 X 1 = 7.9
TREES PROVIDE = 8

C) PARKING AREA LANDSCAPING
(NOTE: PERIMETER/BUFFER LANDSCAPING PROVIDES
SCREENING OF THE PARKING AREA DUE TO PARKING
ORIENTATION TO STREET, IN ADDITION TO SHRUBS IN THE
PARKING ISLANDS)

TOTAL LANDSCAPE AREA REQUIRED
(5% OF THE TOTAL PARKING AREA INCLUDING
MANEUVERING AREA AND DRIVEWAY ACCESS
NOTE: INCLUDED PORTION OF DRIVEWAY ACCESS TO SOUTH
THAT IS ON THIS PROPERTY AND ENTIRE PAVED AREA
NORTH OF THE BUILDING)
PARKING LOT AREA = 29,403 SF
LANDSCAPE REQUIRED
29,403 X 0.05 = 1,470 SF
LANDSCAPE PROVIDED
(ALL LANDSCAPE IN AND ADJACENT TO
PARKING AREA DEFINED ABOVE) = 3462 SF

TREE REQUIREMENT
AS SHOWN ON PLANS, ONE CANOPY TREE IS PROVIDED IN
PLANTER ON EACH SIDE OF THE PARKING AREA WITHIN
65' OF PROVIDED PARKING SPACES, TOTAL OF 2 WHICH
MEETS THE 1 PER 10 PARKING SPACE REQUIREMENT.

LOT 2:

A) LANDSCAPE BUFFERS
(15' BUFFER REQUIRED BASED ON THE ROAD CLASSIFICATION
AS A TYPE A THROUGH TYPE D THOROUGHFARE)
REQUIREMENT: 1 LARGE CANOPY TREE AND 7 SHRUBS
OR ORNAMENTAL GRASSES ARE REQUIRED PER 30
LINEAR FEET OF FRONTAGE OR FRACTION THEREOF
ARAPAHO ROAD (304.41 L.F. FROM NORTHERN PROPERTY
LINE AT CENTER OF DRIVE ISLE TO SOUTH END OF PLANTER)
SHRUBS REQUIRED (7 PER 35 L.F.)
305 L.F./30 L.F. = 10.2 X 7 = 71.4
SHRUBS PROVIDED (NOT INCLUDING THOSE
THAT DO NOT MEET SOLID SCREEN
REQUIREMENTS) = 74
TREES REQUIRED (1 PER 35 L.F.)
305 L.F./30 L.F. = 10.2 X 1 = 10.2
TREES PROVIDE = 11

EXHIBIT D

PRE-SUBMITTAL CASE NO. 190326-3

MURPHY OIL USA, INC.

MURPHY 200 PEACH STREET
P.O. BOX 7000
USA EL DORADO, AR 71730-7000

JAM CIVIL
Engineering
Solutions Group

5900 S. Lake Forest Drive,
Suite 300
McAdams, TN 37207
Ph: 214-491-1830
John McAdams, PE
CIVIL ENGINEER

REV-0
DATE
01/13/21
JM
PRN
PC
PM
PC
DES
DRW
PLANTING CALCULATIONS
MURPHY EXPRESS
SE CORNER ARAPAHO RD & N SHILOH RD
GARLAND
TEXAS



Seal JANUARY 13, 2021

SHEET NO.

L-3

THIS DRAWING IS FOR ILLUSTRATIVE PURPOSES AND NOT TO BE USED FOR CONSTRUCTION

GreenbergFarrow

251 West 30th Street
10th Floor
New York, New York 10001
T: 917.589.2729

DISCLAIMER

This drawing is the property of the above referenced Professional and is not to be used for any purpose other than the specific project and site named herein, and cannot be reproduced in any manner without the express written permission from the Professional.

ISSUE RECORD

DATE	REV.	DESCRIPTION
12/18/2009	01	REVIEW PACKAGE
01/10/2011	02	REVIEW PACKAGE
01/04/2011	03	REVIEW PACKAGE

EXHIBIT E

PROFESSIONAL SEAL

PROFESSIONAL IN CHARGE

SCOTT LINTIS

PROJECT MANAGER

ROSEANNA CHAMBERLAIN

QUALITY CONTROL

CHRIS CLINE

DRAWN BY

CR

PROJECT NAME

MURPHY EXPRESS

MURPHY OIL

CONVENIENCE

STORE

ARAPAHO RD & SHILOH RD,
GARLAND
TEXAS 75023

PREY-MOS
STRUCTURE

1001 Rockledge Industrial Blvd.
Cuyahoga, Georgia 30012
Voice: (800) 386-6335
Fax: (770) 433-8037

FMS JOB NUMBER
C2004J00000
FMS SERIAL NUMBER
J00000X

PROJECT NUMBER
20190234.5

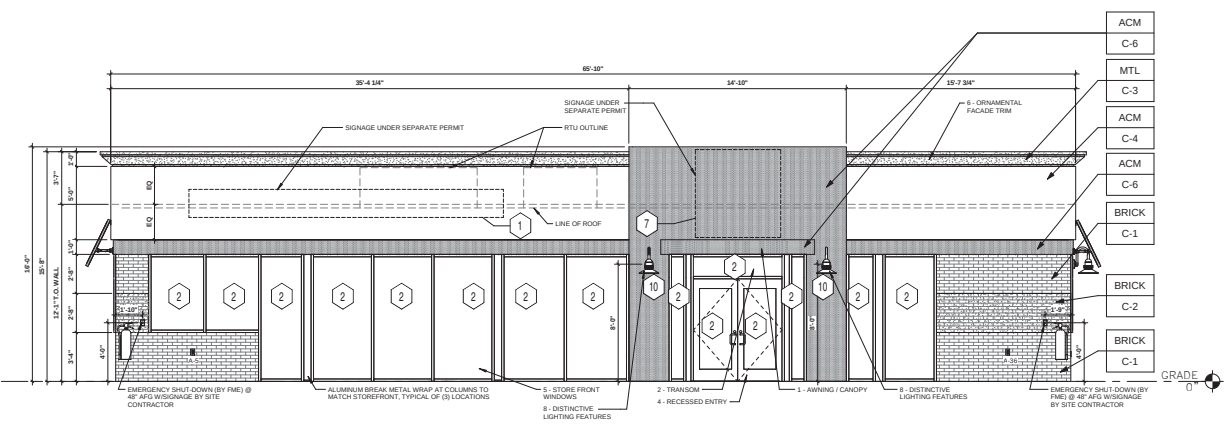
SHEET TITLE

BUILDING
ELEVATIONS

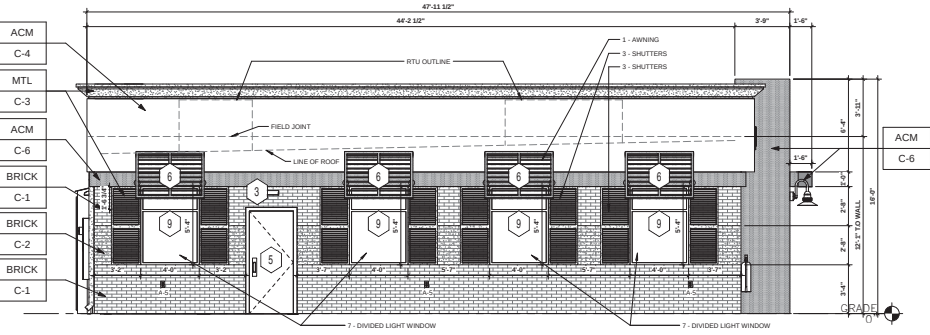
SHEET NUMBER

E2

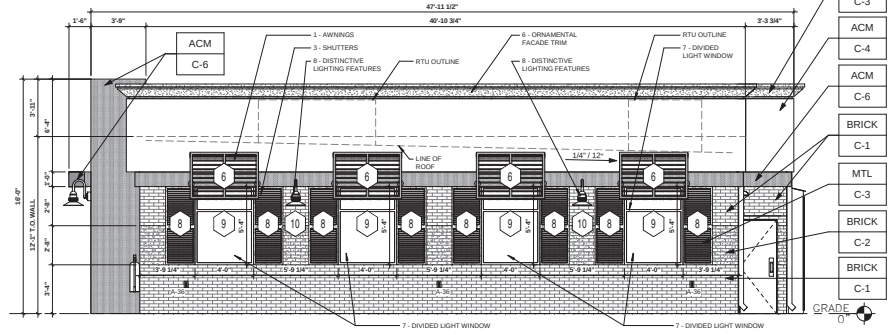
PROTO V2.0 11/01/2019



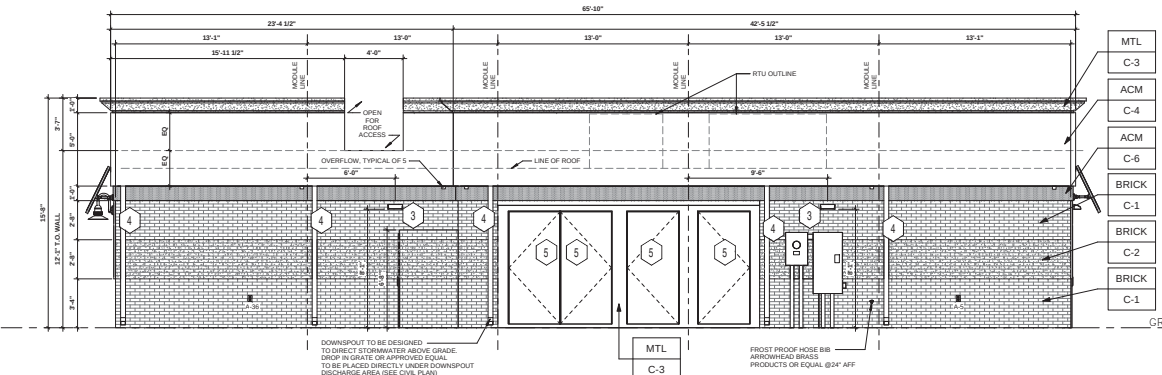
1 NORTH ELEVATION (ARAPAHO ROAD)
1/4" = 1'-0"



2 EAST ELEVATION
1/4" = 1'-0"



3 WEST ELEVATION (NORTH SHILOH ROAD)
1/4" = 1'-0"



4 SOUTH ELEVATION
1/4" = 1'-0"

KEYED NOTES:

- ROUTED LETTER LOGO SIGNAGE — BY FMS
- CLEAR ANODIZED ALUMINUM STOREFRONT SYSTEMS — C-7
- EXTERIOR LIGHTING, REFER TO LIGHTING PLAN — SHEET E2
- 6" x 4" PAINTED METAL DOWNSPOUTS — C-3
- DOORS (EXTERIOR SIDE) AND DOOR FRAMES PAINTED — C-3
- METAL AWNING BY B&W INNOV INC. OR EQUAL — C-6
- MURPHY EXPRESS STAR LOGO SIGNAGE — BY SIGN CONTRACTOR
- METAL SHUTTERS — C-3
- ANODIZED ALUMINUM STOREFRONT SYSTEM W/ SPANDREL PANELS — C-7
- EXTERIOR DECORATIVE LIGHTS, REFER TO PHOTOMETRIC PLANS — BY FMS

EXTERIOR FINISHES:

- | | |
|-------|--|
| ACM | ACM (3MM THICKNESS) — BY FMS |
| BRICK | THIN BRICK — BY FMS |
| MTL | 30 GA. SHEET METAL (UNLESS NOTED OTHERWISE) — BY FMS |

EXTERIOR PAINT/COLORS:

- | | |
|-----|--|
| C-1 | THIN BRICK VENEER - LIGHT SANDSTONE VELOUR BY ENOCOTT (WIRE CUT FINISH WITH ENOURA MAX PREBLEND GREY COLOR GROUT) — BY FMS |
| C-2 | THIN BRICK VENEER - EMPIRE IVORY VELOUR BY CAROLINA — BY FMS |
| C-3 | DOORER BROWN SW #7521 — BY FMS |
| C-4 | REYNOLDS 14 NATURAL BRUSHED ALUMINUM BY ARCONIC — BY FMS |
| C-5 | OPEN — BY FMS |
| C-6 | PROGRAM RED BY ALPOLC — BY FMS |
| C-7 | CLEAR ANODIZED ALUMINUM STOREFRONT — BY FMS |

THIS DRAWING IS FOR ILLUSTRATIVE PURPOSES AND NOT TO BE USED FOR CONSTRUCTION

Z 20-35



Looking at the subject property from Arapaho Road



Looking north of the subject property from Arapaho Road



Looking northwest of the subject property



Looking north towards the site from its south edge



GARLAND

Plan Commission

2. d.

Meeting Date: 02/08/2021

Item Title: Z 20-43 Baldwin Associates - Specific Use Provision (District 7)

Summary:

Consideration of the application of **Baldwin Associates**, requesting approval of a Specific Use Provision to allow a Charter School on a property zoned Single Family-7 (SF-7) District with a Specific Use Provision (S) 16-20 for Charter School Uses. This property is located at 2266 Arapaho Road. (District 7) (File Z 20-43 - Specific Use Provision)

Attachments

Z 20-43 Baldwin Associates (Specific Use Provision) Report and Attachments

Planning Report

File No: Z 20-43/District 7

Agenda Item:

Meeting: Plan Commission

Date: February 8, 2021



GARLAND

TEXAS MADE HERE

REQUEST

Approval of a Specific Use Provision to allow a Charter School on a property zoned Single-Family-7 (SF-7) District with a Specific Use Provision (S) 16-20 for Charter School Uses.

Approval of a Plan for a Charter School on a property zoned Single-Family-7 (SF-7) District with a Specific Use Provision (S) 16-20 for Charter School Uses.

LOCATION

2266 Arapaho Road

APPLICANT

Baldwin Associates

OWNER

Indian Pentecostal Church Hebron, Dallas, Inc.

BACKGROUND

This site is improved with a building used for a charter school and a church fellowship hall. Further, the site is part of a larger development which shares access to and from Arapaho Road; and which has historically shared parking as a unified property. In 2020, the property was platted into two lots. The lot located east and south of the subject site is improved with a church and a day care use, parking as well as other related improvements. In 2016, City Council approved a Specific Use Provision (16-20) for a Charter School for a period of five (5) years.

in 2015, City Council approved Specific Use Provision 15-34 for the Day Care, Youth – Licensed Child Care center (Lionheart Children’s Academy) which currently operates on the eastern portion of the site.

The applicant requests approval for continued use of the charter school. Additionally, the building will continue to be used for the church fellowship hall. Charter school use requires approval of a Specific Use Provision (SUP) through the public hearing process in all zoning districts.

SITE DATA

The subject lot contains 2.33 acres with approximately 348 feet of frontage along Arapaho Road. There are two access points to Arapaho Road from the site.

USE OF PROPERTY UNDER CURRENT ZONING

The subject property is restricted to the uses permitted by the Single-Family-7 (SF-7) District. This district is intended for primarily low density detached single-family residences on a variety of lot sizes, and institutional uses such as churches, public schools, and parks.

The site is currently used for a church fellowship hall and a charter school.

CONSIDERATIONS

1. The applicant proposes to continue operating a charter school as Texans Can Academy in the existing 28,900 square foot fellowship hall. The charter school has been platted as a single lot since 2020 and the applicant is not proposing any expansions or exterior remodeling. This location will continue to house grades nine (9) through twelve (12).
2. While the hours of operation are from 7:00 a.m. and 7:00 p.m., the staff arrives at 6:30 a.m. and leaves after all students have been picked up. Classes are split between a morning session (7:45 a.m. to 12:00 p.m.) and an afternoon session (12:30 p.m. to 4:45 p.m.). A maximum of 175 students will be enrolled per session. The building will accommodate a total of eight (8) classrooms and three (3) office rooms.
3. For this proposal, fifty-nine (59) parking spaces are required per the GDC. One hundred-twelve (112) parking spaces are provided on site. Additional shared parking on the adjacent property to the south of the site is available as well.
4. The number of students on campus is not proposed to increase; therefore, additional traffic impact is not anticipated. A Traffic Management Plan was submitted by the applicant, which displays the ability for the traffic to be circulated efficiently during drop-off and pick-up times. The Traffic Management Plan reflects a travel path for entry, designated pick up, and drop off areas.

The site is located on Arapaho Road, a major thoroughfare. Although not adjacent to the site, a DART bus stop is located approximately 1,500 feet from the campus, on Arapaho Road west of Shiloh Road. Another DART bus stop is located on Shiloh Road south of Arapaho Road approximately 1,500 feet from the campus. The application indicates that typically 70 percent of students use transit.

5. The proposal is to use an existing building. There are no plans to expand the building, parking lot, or landscaping. The exterior of the building will remain unchanged. The proposal does not trigger any additional GDC landscaping or building requirements.
6. The school would support the overall community by continuing to provide educational opportunities, resulting in increased educational attainment, skills, and a better-equipped workforce for the employment sector of the local economy.
7. The applicant is not proposing a new sign with this request. There is an existing wall sign for the charter school, a wall sign for the church, and monument signs for the day care and church.
8. The applicant requests the new Specific Use Provision to be in effect for a period of five (5) years.

COMPREHENSIVE PLAN

The Future Land Use Map of the Envision Garland Plan recommends Compact Neighborhoods for the subject property. Compact Neighborhoods are characterized by a conventional neighborhood setting with medium-density housing options. The typical neighborhood may include patio homes, duplexes, townhomes, and other small-lot housing types. Developments within this category are predominantly residential, but may include compatible non-residential uses.

The proposed use is compatible with Compact Neighborhoods, as schools are often found in residential and non-residential areas.

COMPATIBILITY OF REQUEST WITH SURROUNDING ZONING AND LAND USES

The surrounding area consists of a mixture of non-residential and residential zoned properties. The property to the west is zoned Planned Development (PD) District 08-45 for Community Office and is unimproved. South of the site are single-family dwellings zoned Single-Family-7 (SF-7) District. North, across Arapaho Road, is an undeveloped property zoned Agricultural (AG) District. East of the site is property zoned Single-Family-7 (SF-7) District and used for a church and day care center.

The proposal to continue the school at this location is appropriate with the surrounding zoning and land uses.

STAFF RECOMMENDATION

Approval of a Specific Use Provision to allow a Charter School on a property zoned Single-Family-7 (SF-7) District with a Specific Use Provision (S) 16-20 for Charter School Uses.

Approval of a Plan for a Charter School on a property zoned Single-Family-7 (SF-7) District with a Specific Use Provision (S) 16-20 for Charter School Uses.

ADDITIONAL INFORMATION

- i. Location Map
- ii. SUP Conditions
- iii. Plan
- iv. Photos

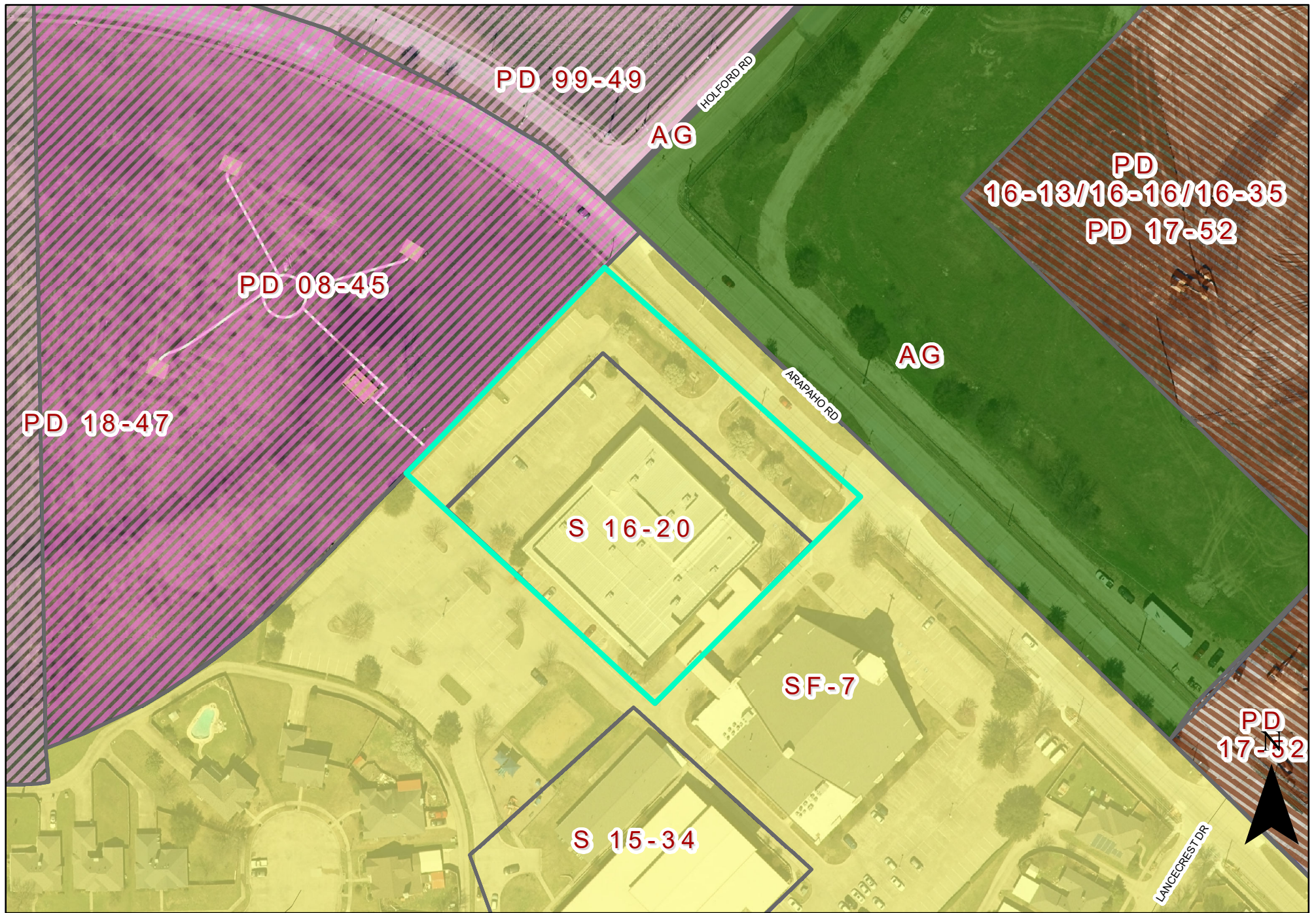
CITY COUNCIL DATE: March 2, 2021

PREPARED BY:

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

REVIEWED BY:

Will Guerin, AICP
Director of Planning



0 75 150 Feet
1 inch = 125 feet

Zoning Map Z 20-43



INDICATES AREA
OF REQUEST

EXHIBIT B

SPECIFIC USE PROVISION CONDITIONS

ZONING FILE Z 20-43

2266 Arapaho Road

- I. Statement of Purpose:** The purpose of this Specific Use Provision is to allow a Charter School on the subject property.
- 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.
- III. General Regulations:** All regulations of the Single-Family-7 (SF-7) 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. Specific Conditions:**
- A. Time Period: The Specific Use Provision shall be in effect for a period of five (5) years and for a maximum enrollment of 175 students (grades 9 through 12) per session for the two (2) sessions specified in B. below. Exceeding the five (5) years or the 175 students per session shall require a new Specific Use Provision.
- B. Days and Hours of Operation: Classes are split between a morning session (7:45 a.m. to 12:00 p.m.) and an afternoon session (12:30 p.m. to 4:45 p.m.) Monday through Friday.
- C. Traffic Management Plan: School operation shall conform to the approved Traffic Management Plan, and any deviation shall require prior approval from the City of Garland Transportation Department.
- D. Site Layout: The site shall conform to the site layout reflected on Exhibit C.

Z 20-43



East of subject property from Arapaho Road.



View of subject property from Arapaho Road.



North of subject property from Arapaho Road.



West of subject property from Arapaho Road.



GARLAND

Plan Commission

2. e.

Meeting Date: 02/08/2021

Item Title: Z 20-43 Baldwin Associates - Plan (District 7)

Summary:

Consideration of the application of **Baldwin Associates**, requesting approval of a Plan for a Charter School. This property is located at 2266 Arapaho Road. (District 7) (File Z 20-43 - Plan)

Attachments

Z 20-43 Baldwin Associates (Plan) Report and Attachments

Planning Report

File No: Z 20-43/District 7

Agenda Item:

Meeting: Plan Commission

Date: February 8, 2021



GARLAND

TEXAS MADE HERE

REQUEST

Approval of a Specific Use Provision to allow a Charter School on a property zoned Single-Family-7 (SF-7) District with a Specific Use Provision (S) 16-20 for Charter School Uses.

Approval of a Plan for a Charter School on a property zoned Single-Family-7 (SF-7) District with a Specific Use Provision (S) 16-20 for Charter School Uses.

LOCATION

2266 Arapaho Road

APPLICANT

Baldwin Associates

OWNER

Indian Pentecostal Church Hebron, Dallas, Inc.

BACKGROUND

This site is improved with a building used for a charter school and a church fellowship hall. Further, the site is part of a larger development which shares access to and from Arapaho Road; and which has historically shared parking as a unified property. In 2020, the property was platted into two lots. The lot located east and south of the subject site is improved with a church and a day care use, parking as well as other related improvements. In 2016, City Council approved a Specific Use Provision (16-20) for a Charter School for a period of five (5) years.

in 2015, City Council approved Specific Use Provision 15-34 for the Day Care, Youth – Licensed Child Care center (Lionheart Children’s Academy) which currently operates on the eastern portion of the site.

The applicant requests approval for continued use of the charter school. Additionally, the building will continue to be used for the church fellowship hall. Charter school use requires approval of a Specific Use Provision (SUP) through the public hearing process in all zoning districts.

SITE DATA

The subject lot contains 2.33 acres with approximately 348 feet of frontage along Arapaho Road. There are two access points to Arapaho Road from the site.

USE OF PROPERTY UNDER CURRENT ZONING

The subject property is restricted to the uses permitted by the Single-Family-7 (SF-7) District. This district is intended for primarily low density detached single-family residences on a variety of lot sizes, and institutional uses such as churches, public schools, and parks.

The site is currently used for a church fellowship hall and a charter school.

CONSIDERATIONS

1. The applicant proposes to continue operating a charter school as Texans Can Academy in the existing 28,900 square foot fellowship hall. The charter school has been platted as a single lot since 2020 and the applicant is not proposing any expansions or exterior remodeling. This location will continue to house grades nine (9) through twelve (12).
2. While the hours of operation are from 7:00 a.m. and 7:00 p.m., the staff arrives at 6:30 a.m. and leaves after all students have been picked up. Classes are split between a morning session (7:45 a.m. to 12:00 p.m.) and an afternoon session (12:30 p.m. to 4:45 p.m.). A maximum of 175 students will be enrolled per session. The building will accommodate a total of eight (8) classrooms and three (3) office rooms.
3. For this proposal, fifty-nine (59) parking spaces are required per the GDC. One hundred-twelve (112) parking spaces are provided on site. Additional shared parking on the adjacent property to the south of the site is available as well.
4. The number of students on campus is not proposed to increase; therefore, additional traffic impact is not anticipated. A Traffic Management Plan was submitted by the applicant, which displays the ability for the traffic to be circulated efficiently during drop-off and pick-up times. The Traffic Management Plan reflects a travel path for entry, designated pick up, and drop off areas.

The site is located on Arapaho Road, a major thoroughfare. Although not adjacent to the site, a DART bus stop is located approximately 1,500 feet from the campus, on Arapaho Road west of Shiloh Road. Another DART bus stop is located on Shiloh Road south of Arapaho Road approximately 1,500 feet from the campus. The application indicates that typically 70 percent of students use transit.

5. The proposal is to use an existing building. There are no plans to expand the building, parking lot, or landscaping. The exterior of the building will remain unchanged. The proposal does not trigger any additional GDC landscaping or building requirements.
6. The school would support the overall community by continuing to provide educational opportunities, resulting in increased educational attainment, skills, and a better-equipped workforce for the employment sector of the local economy.
7. The applicant is not proposing a new sign with this request. There is an existing wall sign for the charter school, a wall sign for the church, and monument signs for the day care and church.
8. The applicant requests the new Specific Use Provision to be in effect for a period of five (5) years.

COMPREHENSIVE PLAN

The Future Land Use Map of the Envision Garland Plan recommends Compact Neighborhoods for the subject property. Compact Neighborhoods are characterized by a conventional neighborhood setting with medium-density housing options. The typical neighborhood may include patio homes, duplexes, townhomes, and other small-lot housing types. Developments within this category are predominantly residential, but may include compatible non-residential uses.

The proposed use is compatible with Compact Neighborhoods, as schools are often found in residential and non-residential areas.

COMPATIBILITY OF REQUEST WITH SURROUNDING ZONING AND LAND USES

The surrounding area consists of a mixture of non-residential and residential zoned properties. The property to the west is zoned Planned Development (PD) District 08-45 for Community Office and is unimproved. South of the site are single-family dwellings zoned Single-Family-7 (SF-7) District. North, across Arapaho Road, is an undeveloped property zoned Agricultural (AG) District. East of the site is property zoned Single-Family-7 (SF-7) District and used for a church and day care center.

The proposal to continue the school at this location is appropriate with the surrounding zoning and land uses.

STAFF RECOMMENDATION

Approval of a Specific Use Provision to allow a Charter School on a property zoned Single-Family-7 (SF-7) District with a Specific Use Provision (S) 16-20 for Charter School Uses.

Approval of a Plan for a Charter School on a property zoned Single-Family-7 (SF-7) District with a Specific Use Provision (S) 16-20 for Charter School Uses.

ADDITIONAL INFORMATION

- i. Location Map
- ii. SUP Conditions
- iii. Plan
- iv. Photos

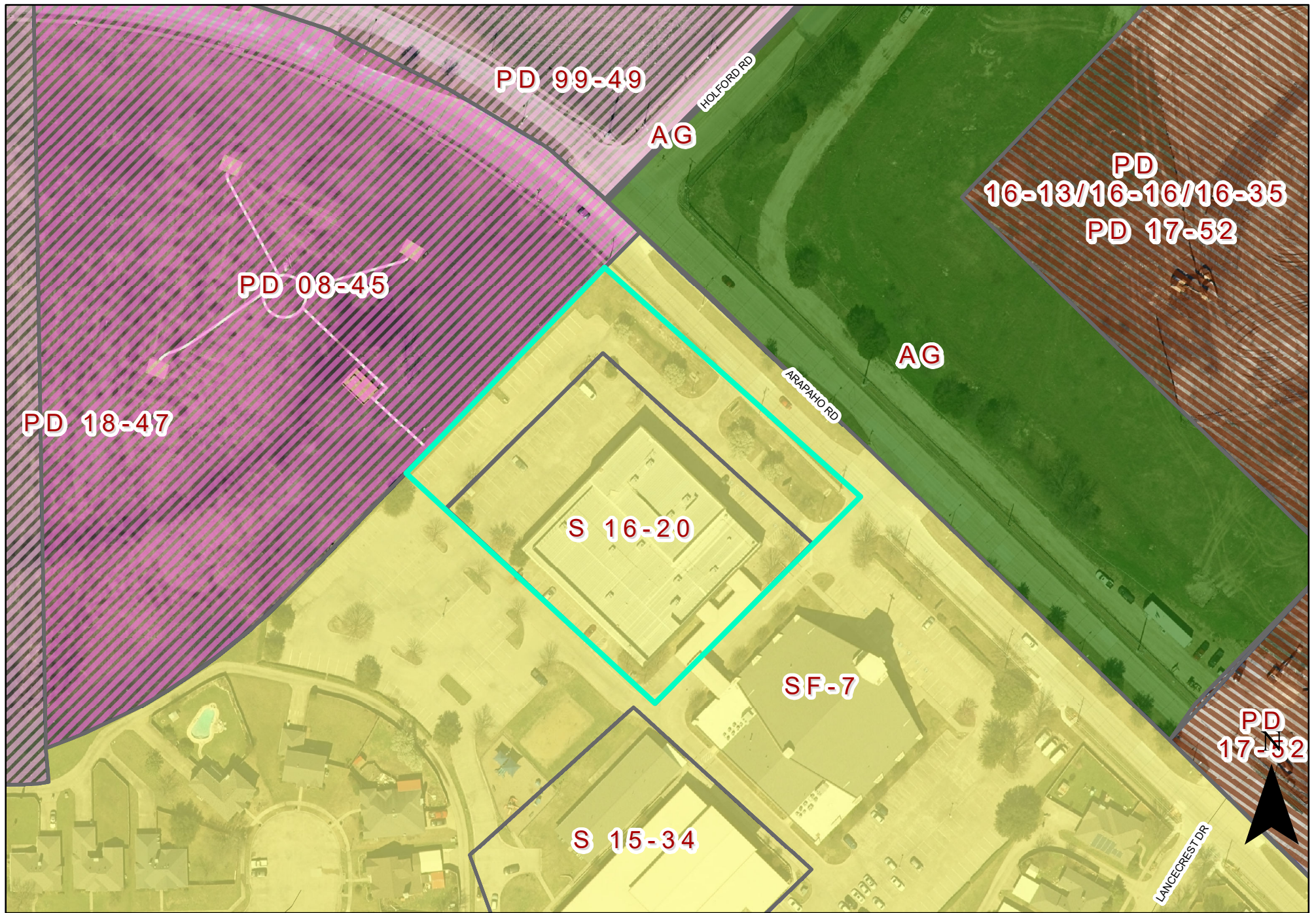
CITY COUNCIL DATE: March 2, 2021

PREPARED BY:

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

REVIEWED BY:

Will Guerin, AICP
Director of Planning

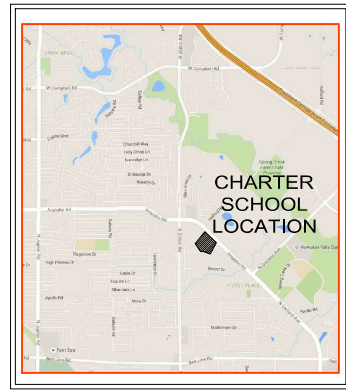
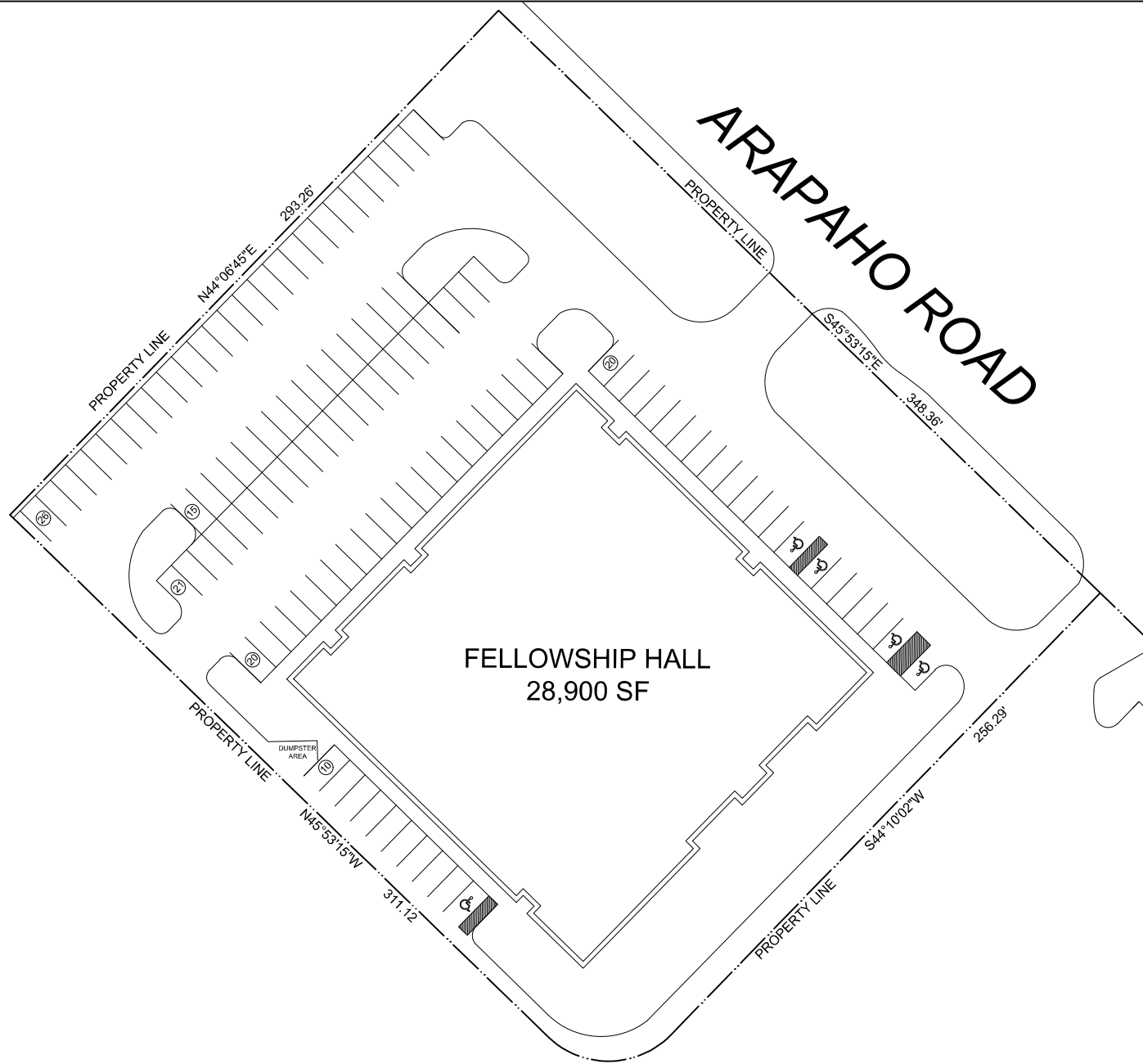


0 75 150 Feet
1 inch = 125 feet

Zoning Map Z 20-43



INDICATES AREA
OF REQUEST



VICINITY MAP
NTS



SITE DATA TABLE

2266 ARAPAHO ROAD
2.33 ACRES
LOT 1, BLOCK 1, IPC HEBRON
ADDITION

LAND USE: CHARTER SCHOOL

- Grades
9-12
- Classrooms:
9
- Students:
175

BUILDING SQ. FT: 28,900

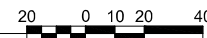
- Occupancy classification:
E Educational
- Construction type:
Church building, masonry
- Occupant Load:
N/A
- Building Exits:
7

PARKING REQUIRED: 59
PARKING PROVIDED: 112



1 TEXANS CAN ACADEMY SUP SITE PLAN

SCALE: 1" = 20'-0"



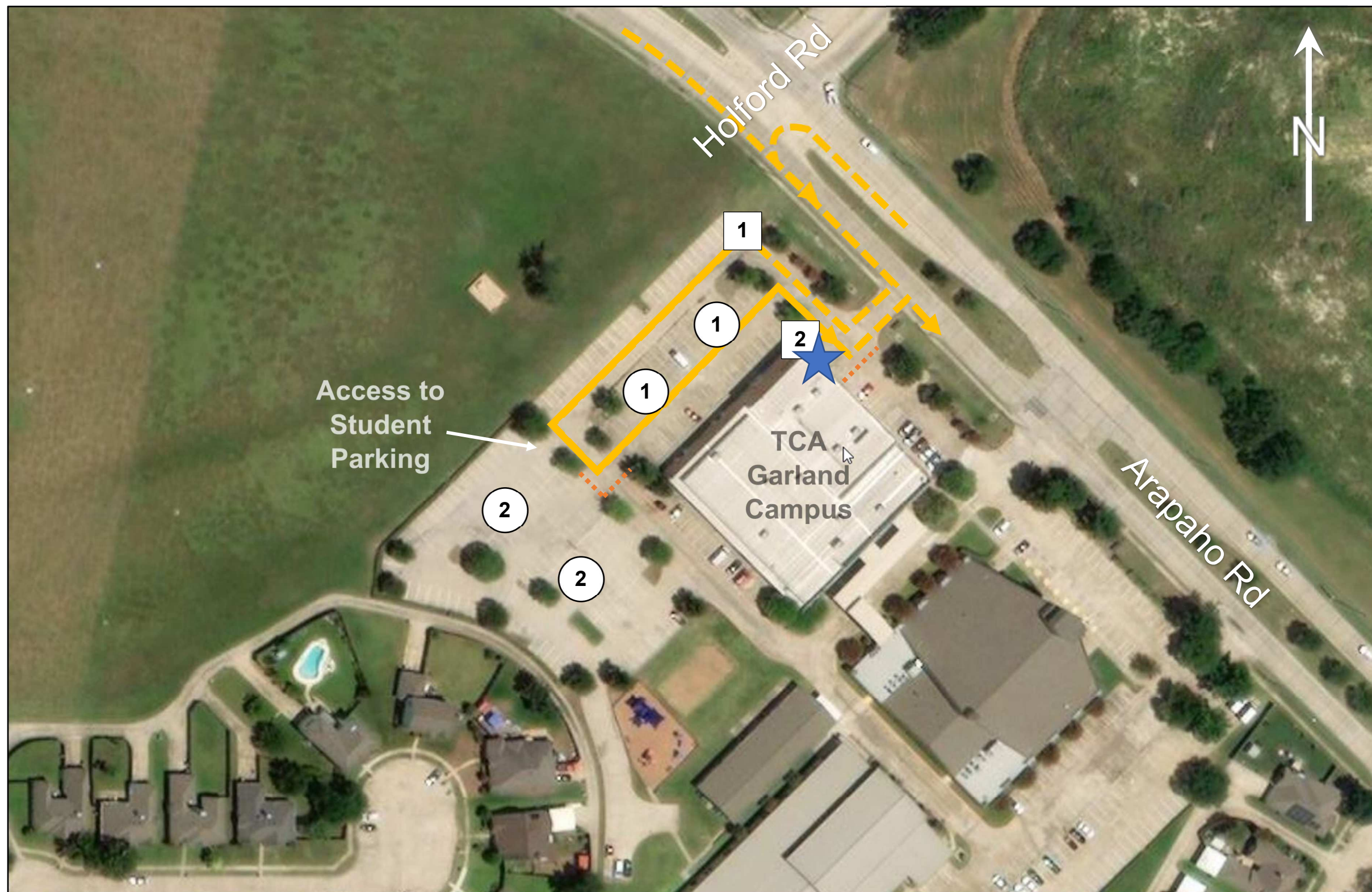
Case# 201110-2

01/06/2020

BALDWIN
ASSOCIATES
3904 Elm Street, Suite B
Dallas, Texas 75226
MOBILE: 214.729.7949
OFFICE: 214.824.7949
rd@baldwinplanning.com

Baldwin
Associates

2266 ARAPAHO
CITY OF GARLAND, TEXAS



- LEGEND**
- Student Pick-up/Drop-off Path
 - Student Pick-up Queue (On-Site)
 - 1 Pick-up Queue/Travel Path
 - 2 Drop-off/Pick-up Area
 - ★ Staff Assistant
 - (B) DART Bus Stop
 - (1) Staff Parking
 - (2) Student Parking
 - Traffic Cones

Campus Information
Projected Enrollment: 175 Students
Academic: Grades 9 -12
AM Class Hours: 7:45 AM – 12:00 PM
PM Class Hours: 12:30 PM – 4:45 PM

Queuing (Passenger Vehicles)
Projected Demand: 100 ft (4 veh.)
Available Capacity:
On-site – 600 ft (24 veh.)
NET Surplus: 500 ft (20 veh.)

NOTE:
This Traffic Management Plan was developed to prevent the queuing of drop-off/pick-up related vehicles within the City right-of-way. The school administration should adhere to the TMP and any deficiency due to spill over of queuing into undesignated areas of the City right-of-way, including roadway travel lanes, should be corrected by the school immediately.

04-15-20

LJA Engineering, Inc. 

Traffic Management Plan

Not to Scale
Ref. Dallas MAPSCO #19A

EXHIBIT 1

Z 20-43



East of subject property from Arapaho Road.



View of subject property from Arapaho Road.



North of subject property from Arapaho Road.



West of subject property from Arapaho Road.



GARLAND

Plan Commission

2. f.

Meeting Date: 02/08/2021

Item Title: Z 20-47 R-Delta Engineers, Inc. - Specific Use Provision (District 1)

Summary:

Consideration of the application of **R-Delta Engineers, Inc.**, requesting approval of a Specific Use Provision for an Electric Substation use on a property zoned Agricultural (AG) District. This property is located at 2900 Elm Grove Road. (District 1) (File Z 20-47 - Specific Use Provision)

Attachments

Z 20-47 R-Delta Engineers, Inc. (Specific Use Program) Report and Attachments

Planning Report

File No: Z 20-47/District 1

Agenda Item:

Meeting: Plan Commission

Date: February 8, 2021



GARLAND

TEXAS MADE HERE

REQUEST

Approval of a Specific Use Provision for an Electric Substation use on a property zoned Agricultural (AG) District.

Approval of a Plan for an Electric Substation.

LOCATION

2900 Elm Grove Road

APPLICANT

R-Delta Engineers, Inc.

OWNER

City of Garland

BACKGROUND

The subject property is currently undeveloped. The applicant proposes an electric substation facility for the purpose of interconnection to the adjacent Garland Power and Light (GP&L) and Oncor Elm Grove Substations. Exhibit C shows the subject property indicated with a 3.00 acre note at the east side of the site; the GP&L and Oncor properties are also shown on the plan and are located northwest of the subject site. Additionally, electricity will be distributed to Farmers Electric Cooperative (FEC) customers.

GP&L maintains the substation located to the northwest of the subject property. A Specific Use Provision (SUP 08-04) was approved in February 2008. Additionally, there is unimproved land to the east. GP&L intends to expand the Elm Grove Substation in the future.

Oncor Electric Delivery maintains the substation located to the southwest of the subject property and the SUP 07-35 for this property was approved in August 2007.

Per the Garland Development Code (GDC), an Electric Substation requires approval of an SUP through a public hearing process.

Additionally, there is a Contract of Sale that was approved by the City Council. The contract states that the land sale is contingent upon approval of the requested SUP allowing development of the site as an electric substation.

SITE DATA

The subject property contains approximately three (3) acres in area with approximately 477 lineal feet of frontage along Vinson Road. The site can be accessed from Vinson Road.

USE OF PROPERTY UNDER CURRENT ZONING

The site is currently undeveloped. The Agricultural (AG) District is intended for vacant land which is not yet ready for development, land which is used for agricultural or open space purposes, land which due to its topography or location within a floodplain or other undevelopable area is not anticipated to be developed for more intense use, and land which has been newly annexed into the City of Garland. Land that has been newly annexed into the City is initially zoned Agricultural (AG) District until it is zoned another more permanent zoning classification in the future. Single-family uses on large lots are appropriate in this district.

CONSIDERATIONS

1. This project's intent is for development of an Electric Substation that will connect to the GP&L future expansion, as shown in Exhibit C. Proposed improvements associated with the Electric Substation include switches, transformers and related substation equipment. Additionally, the applicant proposes a 120-foot tall shielding conductor support pole that will support communication antennas necessary for substation operations, as shown in Exhibit E. The proposed electric substation will be generally similar in character to the existing adjacent electric substations.
2. The GDC includes Electric Substation as a use in recognition of potential future electrical service needs. The utility service is valuable for future development.
3. The Electric Substation plan proposes an eight (8)-foot chain link fence around the perimeter of the property. Additionally, large canopy trees, high-level screening shrubs and ground covers are proposed around the chain link fence. The GDC also requires all mechanical equipment to be screened. This proposal meets the intent of providing screening and landscaping per the GDC as shown in Exhibit D.
4. The application proposes the SUP to be in effect in perpetuity.

COMPREHENSIVE PLAN

The Future Land Use Map for the Envision Garland 2030 Comprehensive Plan identifies this area as appropriate for Operating Landfill & Public Facility.

The availability of utility and transportation infrastructure plays a role in the development and redevelopment of properties throughout the community. A site must have proper services in order to handle a new residential, retail, office, or commercial use. In some infill or redevelopment cases, the site or area may not be served with adequate services for the intended land use, and improvements to the system are required.

The utility service provided by this proposal is valuable for future development.

COMPATIBILITY OF REQUEST WITH SURROUNDING ZONING AND LAND USES

The properties immediately to the north and northeast of the subject property are zoned Agricultural (AG) District; these properties are vacant. The properties to the east and south of the subject property are in the City of Rowlett; these properties are developed with single-family homes. The properties to the west are zoned Agricultural (AG) District; these properties are developed with electric substations.

STAFF RECOMMENDATION

Approval of a Specific Use Provision for an Electric Substation use on a property zoned Agricultural (AG) District.

Approval of a Plan for an Electric Substation.

ADDITIONAL INFORMATION

Location Map
SUP Conditions
Photos

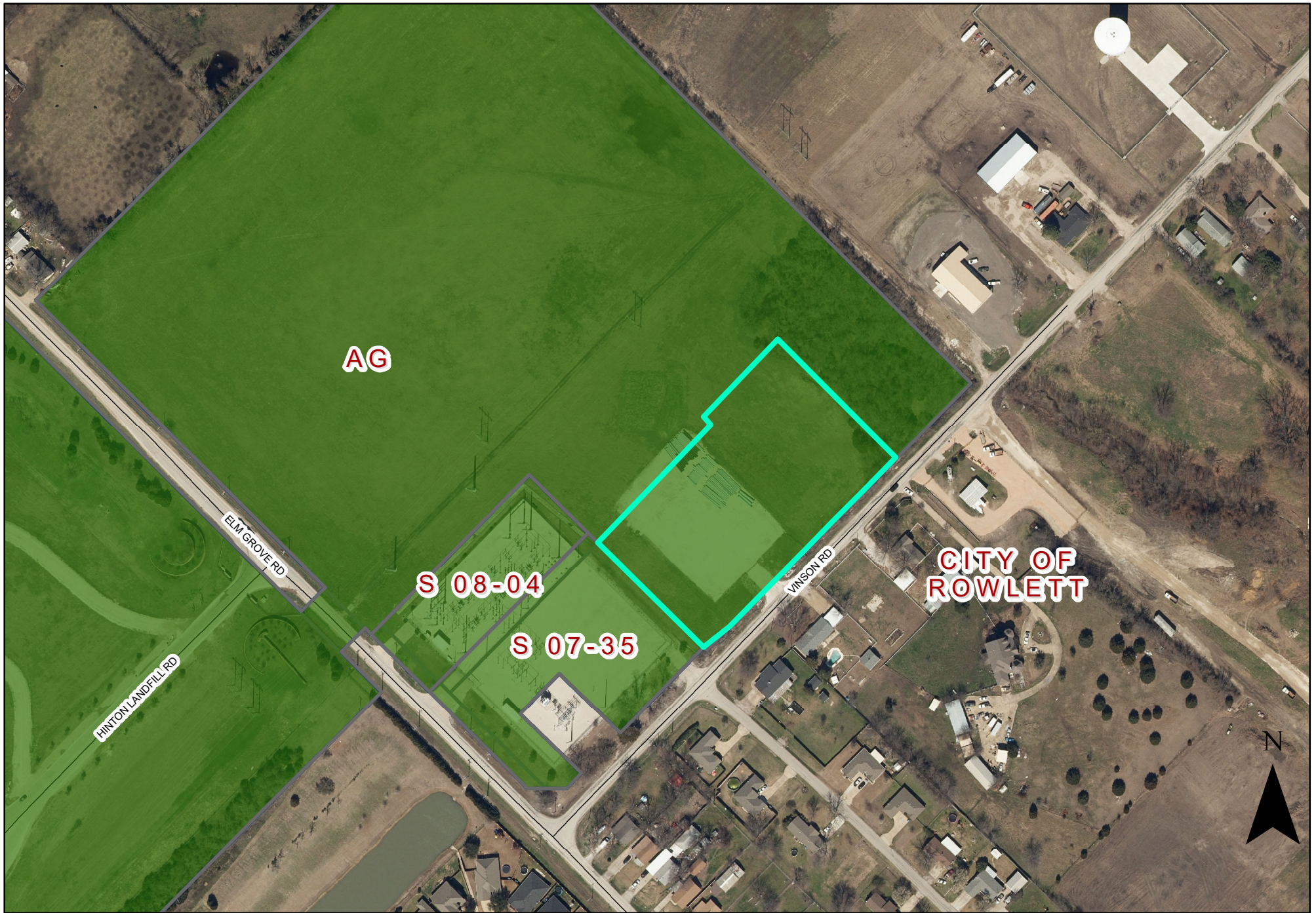
CITY COUNCIL DATE: March 2, 2021

PREPARED BY:

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

REVIEWED BY:

Will Guerin, AICP
Director of Planning



0 150 300 Feet
1 inch = 221 feet

Zoning Map Z 20-47



INDICATES AREA
OF REQUEST

SPECIFIC USE PROVISION CONDITIONS

ZONING FILE Z 20-47

2900 Elm Grove Road

- I. Statement of Purpose:** The purpose of this Specific Use Provision is to permit the development of an Electric Substation.
- 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.
- III. General Regulations:** All regulations of the Garland Development Code shall apply, except as otherwise specified by this ordinance.
- V. Specific Regulations:**
 - A. Site Plan:** The site development shall be as reflected in Exhibit C.
 - B. Landscape Plan:** The landscape plan shall be as reflected in Exhibit D.
 - C. Elevations:** The elevations shall be as reflected in Exhibit E.
 - D. Time Period:** The Specific Use Provision shall be in effect in perpetuity.

Z 20-47



Looking at the subject property from Vinson Road



Looking east of the subject property from East Vinson Road



Looking south of the subject property from Vinson Road



Looking west of the subject property from Elm Grove Road.



GARLAND

Plan Commission

2. g.

Meeting Date: 02/08/2021

Item Title: Z 20-47 R-Delta Engineers, Inc. - Plan (District 1)

Summary:

Consideration of the application of **R-Delta Engineers, Inc.**, requesting approval of a Plan for an Electric Substation. This property is located at 2900 Elm Grove Road. (District 1) (File Z 20-47 - Plan)

Attachments

Z 20-47 R-Delta Engineers, Inc. (Plan) Report and Attachments

Planning Report

File No: Z 20-47/District 1

Agenda Item:

Meeting: Plan Commission

Date: February 8, 2021



GARLAND

TEXAS MADE HERE

REQUEST

Approval of a Specific Use Provision for an Electric Substation use on a property zoned Agricultural (AG) District.

Approval of a Plan for an Electric Substation.

LOCATION

2900 Elm Grove Road

APPLICANT

R-Delta Engineers, Inc.

OWNER

City of Garland

BACKGROUND

The subject property is currently undeveloped. The applicant proposes an electric substation facility for the purpose of interconnection to the adjacent Garland Power and Light (GP&L) and Oncor Elm Grove Substations. Exhibit C shows the subject property indicated with a 3.00 acre note at the east side of the site; the GP&L and Oncor properties are also shown on the plan and are located northwest of the subject site. Additionally, electricity will be distributed to Farmers Electric Cooperative (FEC) customers.

GP&L maintains the substation located to the northwest of the subject property. A Specific Use Provision (SUP 08-04) was approved in February 2008. Additionally, there is unimproved land to the east. GP&L intends to expand the Elm Grove Substation in the future.

Oncor Electric Delivery maintains the substation located to the southwest of the subject property and the SUP 07-35 for this property was approved in August 2007.

Per the Garland Development Code (GDC), an Electric Substation requires approval of an SUP through a public hearing process.

Additionally, there is a Contract of Sale that was approved by the City Council. The contract states that the land sale is contingent upon approval of the requested SUP allowing development of the site as an electric substation.

SITE DATA

The subject property contains approximately three (3) acres in area with approximately 477 lineal feet of frontage along Vinson Road. The site can be accessed from Vinson Road.

USE OF PROPERTY UNDER CURRENT ZONING

The site is currently undeveloped. The Agricultural (AG) District is intended for vacant land which is not yet ready for development, land which is used for agricultural or open space purposes, land which due to its topography or location within a floodplain or other undevelopable area is not anticipated to be developed for more intense use, and land which has been newly annexed into the City of Garland. Land that has been newly annexed into the City is initially zoned Agricultural (AG) District until it is zoned another more permanent zoning classification in the future. Single-family uses on large lots are appropriate in this district.

CONSIDERATIONS

1. This project's intent is for development of an Electric Substation that will connect to the GP&L future expansion, as shown in Exhibit C. Proposed improvements associated with the Electric Substation include switches, transformers and related substation equipment. Additionally, the applicant proposes a 120-foot tall shielding conductor support pole that will support communication antennas necessary for substation operations, as shown in Exhibit E. The proposed electric substation will be generally similar in character to the existing adjacent electric substations.
2. The GDC includes Electric Substation as a use in recognition of potential future electrical service needs. The utility service is valuable for future development.
3. The Electric Substation plan proposes an eight (8)-foot chain link fence around the perimeter of the property. Additionally, large canopy trees, high-level screening shrubs and ground covers are proposed around the chain link fence. The GDC also requires all mechanical equipment to be screened. This proposal meets the intent of providing screening and landscaping per the GDC as shown in Exhibit D.
4. The application proposes the SUP to be in effect in perpetuity.

COMPREHENSIVE PLAN

The Future Land Use Map for the Envision Garland 2030 Comprehensive Plan identifies this area as appropriate for Operating Landfill & Public Facility.

The availability of utility and transportation infrastructure plays a role in the development and redevelopment of properties throughout the community. A site must have proper services in order to handle a new residential, retail, office, or commercial use. In some infill or redevelopment cases, the site or area may not be served with adequate services for the intended land use, and improvements to the system are required.

The utility service provided by this proposal is valuable for future development.

COMPATIBILITY OF REQUEST WITH SURROUNDING ZONING AND LAND USES

The properties immediately to the north and northeast of the subject property are zoned Agricultural (AG) District; these properties are vacant. The properties to the east and south of the subject property are in the City of Rowlett; these properties are developed with single-family homes. The properties to the west are zoned Agricultural (AG) District; these properties are developed with electric substations.

STAFF RECOMMENDATION

Approval of a Specific Use Provision for an Electric Substation use on a property zoned Agricultural (AG) District.

Approval of a Plan for an Electric Substation.

ADDITIONAL INFORMATION

Location Map
SUP Conditions
Photos

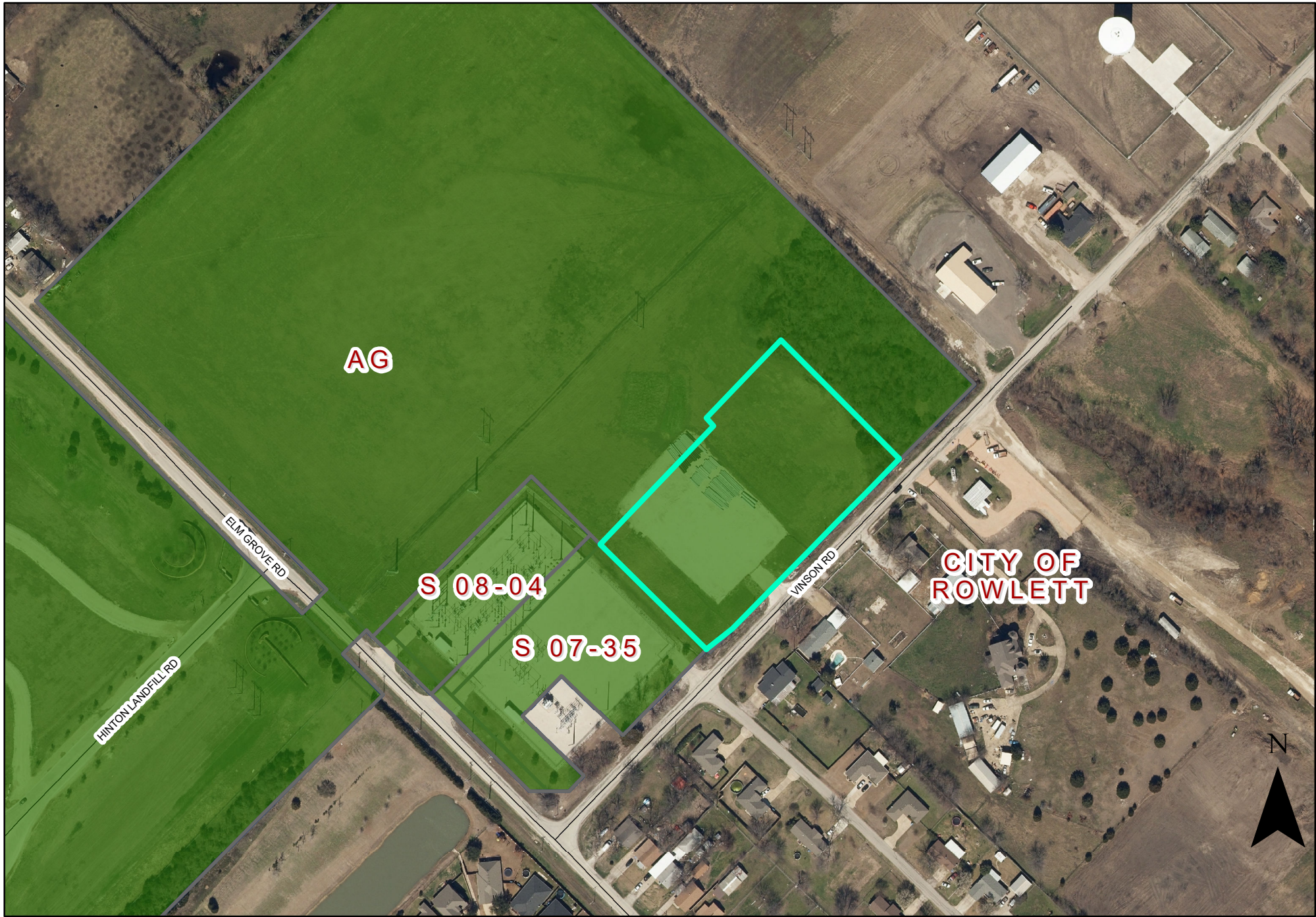
CITY COUNCIL DATE: March 2, 2021

PREPARED BY:

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

REVIEWED BY:

Will Guerin, AICP
Director of Planning



0 150 300 Feet
1 inch = 221 feet

Zoning Map Z 20-47



INDICATES AREA
OF REQUEST

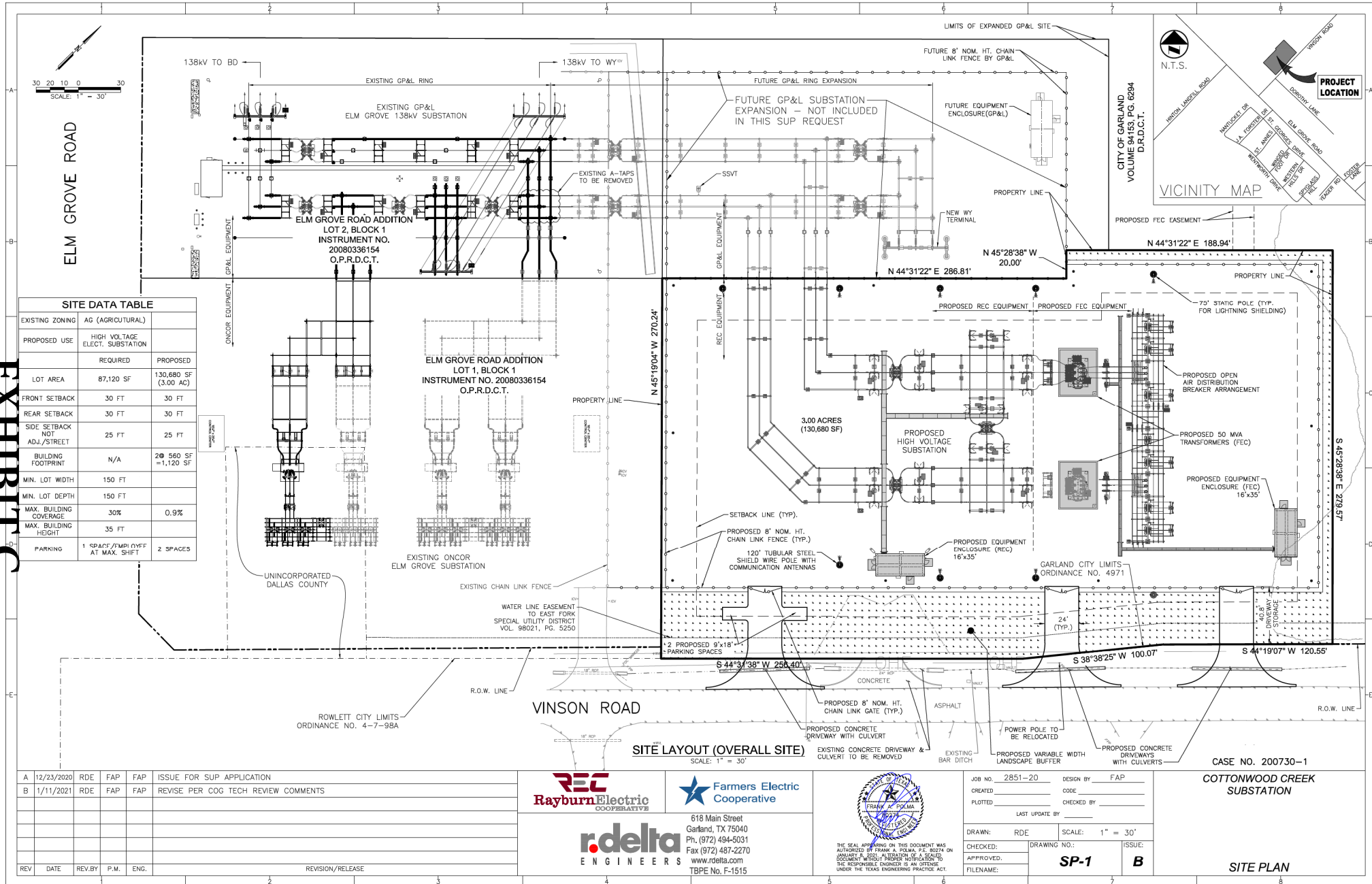


EXHIBIT D

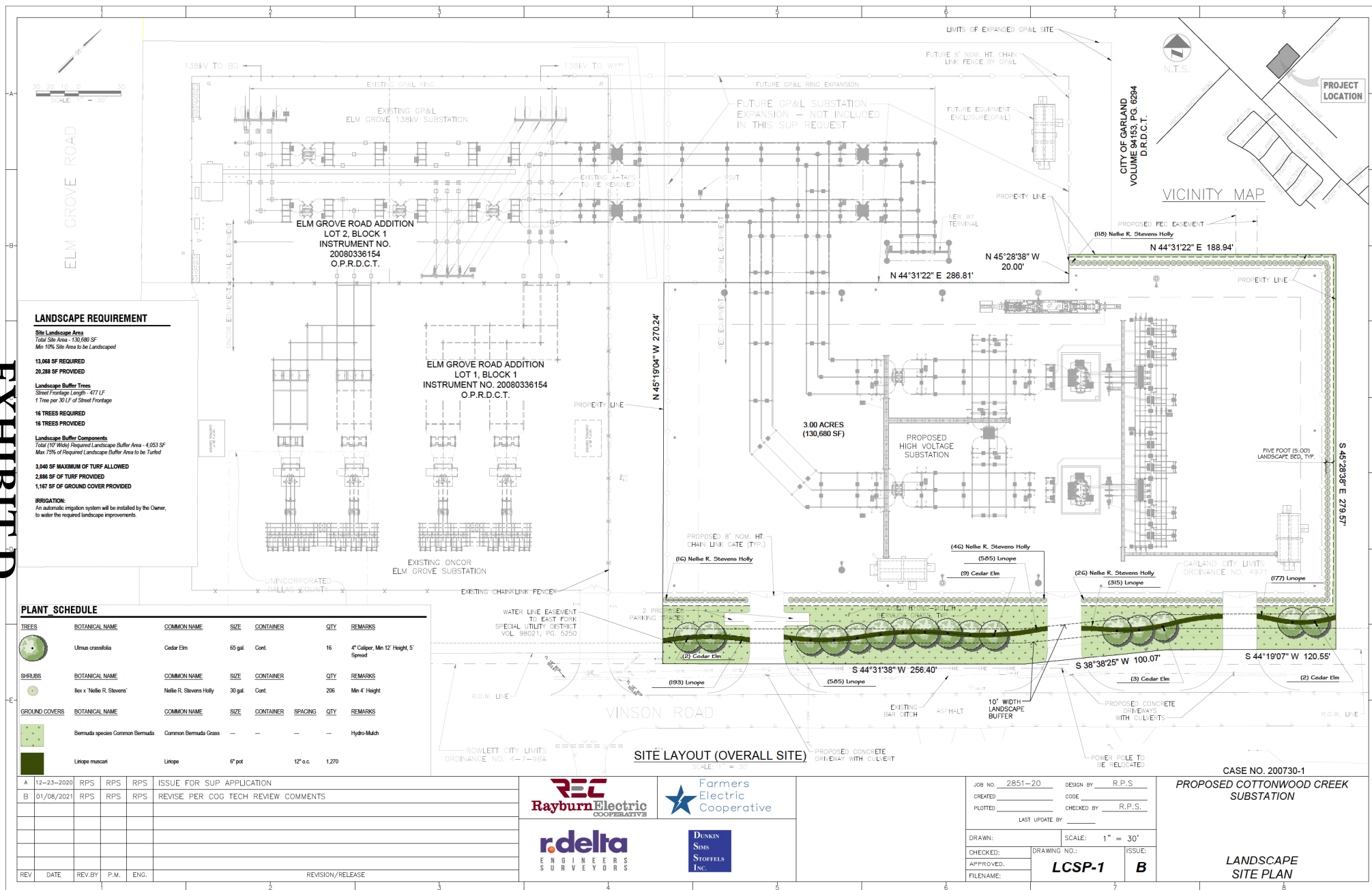
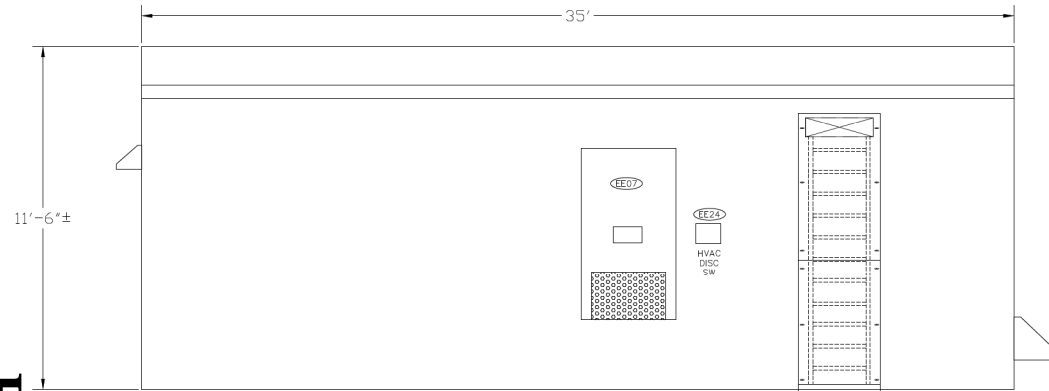
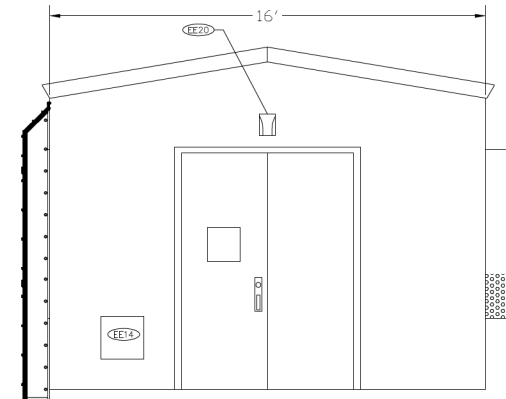


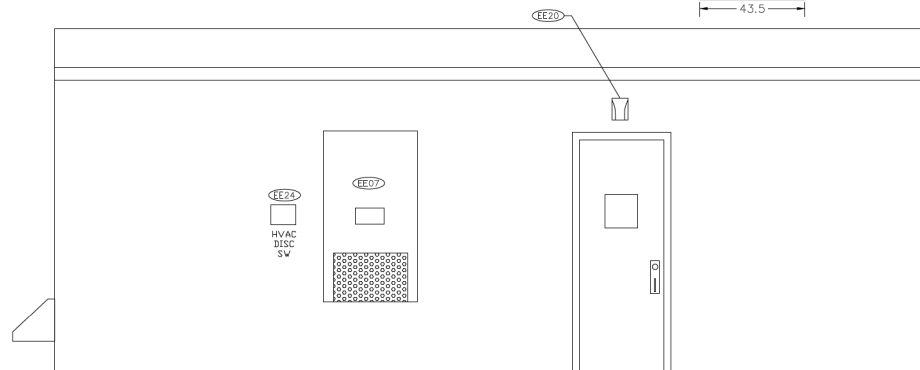
EXHIBIT E



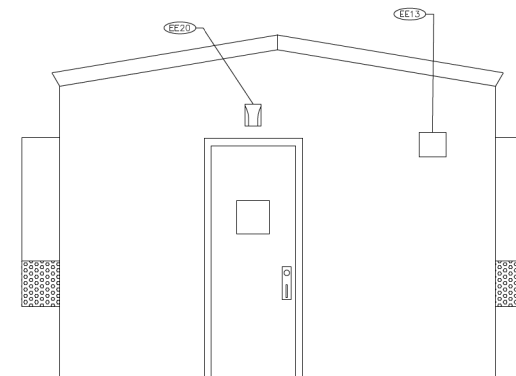
WALL B



WALL A



WALL D



WALL C

REV	DATE	REV BY	P.M.	ENG.	REVISION/RELEASE
A	12/23/2020	RDE	FAP	FAP	ISSUE FOR SUP. APPLICATION

REC
Rayburn Electric
COOPERATIVES

rdelta
ENGINEERS

**Farmers Electric
Cooperative**

618 Main Street
Garland, TX 75040
Ph. (972) 494-5031
Fax (972) 487-2270
www.rdelta.com
TBPE No. F-1515



THE SEAL APPEARING ON THIS DOCUMENT WAS
AUTHORIZED BY FRANK A. POLINA, P.E. 80274 ON
DECEMBER 29, 2020. ALTERNATION TO THE FIELD
DOCUMENT. THE RESPONSIBLE ENGINEER IS AN OFFENSE
UNDER THE TEXAS ENGINEERING PRACTICE ACT.

JOB NO. 2851-20	DESIGN BY: FAP
CREATED: _____	CODE: _____
PLOTTED: _____	CHECKED BY: _____
LAST UPDATE BY: _____	
DRAWN: RDE	SCALE: AS NOTED
CHECKED: _____	DRAWING NO.: _____
APPROVED: _____	ISSUE: _____
FILENAME: _____	MEE-2 A

CASE NO. 200730-1

COTTONWOOD CREEK
SUBSTATION

**REC/FEC
MODULAR EQUIPMENT
ENCLOSURE
EXTERIOR ELEVATIONS**

Cottonwood Creek Substation

120' Shield Structure with Communication Apparatus
(View from Elm Grove Road)

Legend



Google Earth

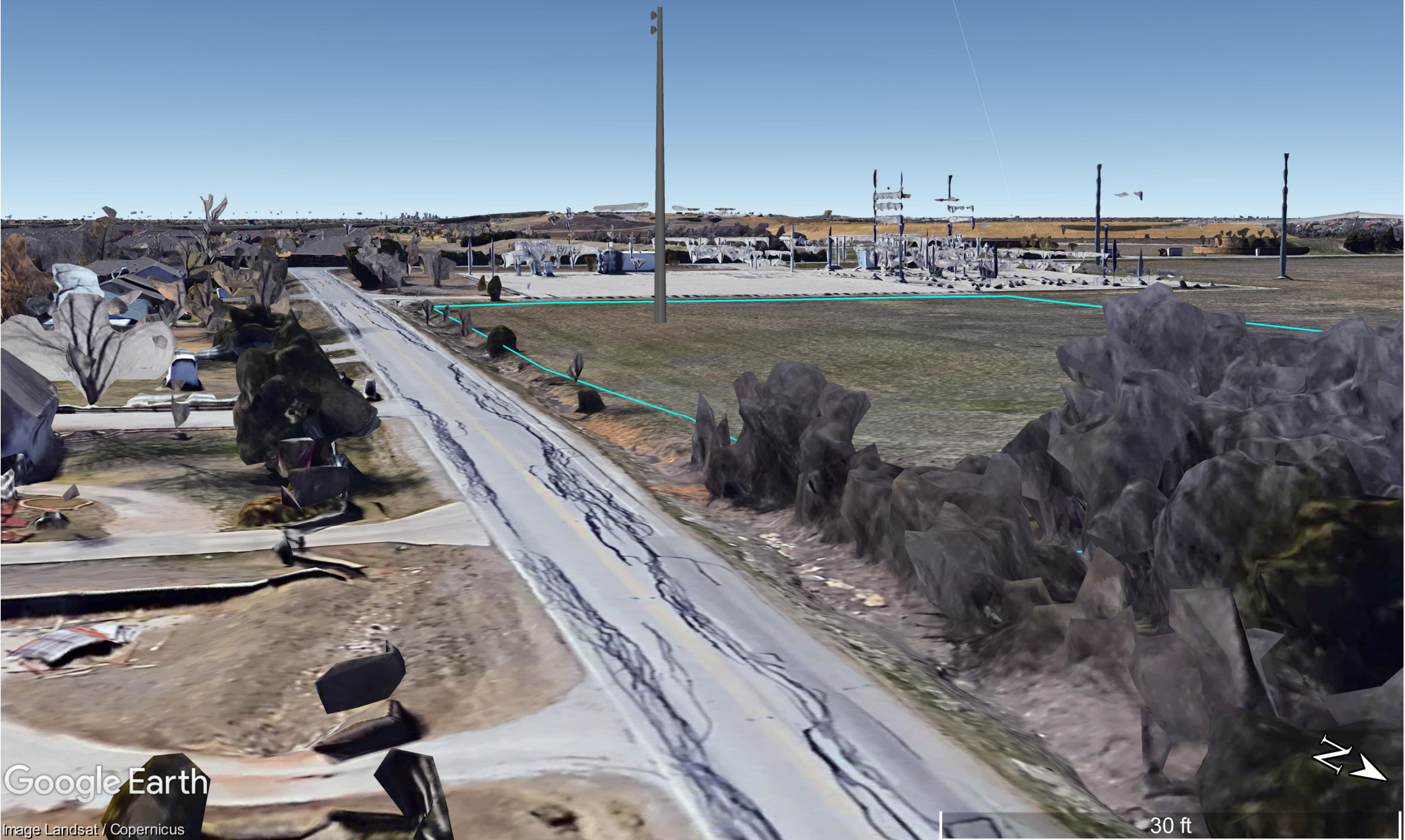
Image Landsat / Copernicus

50 ft

Cottonwood Creek Substation

120' Shield Structure with Communication Apparatus
(View from Vinson Road)

Legend



Google Earth

Image Landsat / Copernicus



30 ft

Z 20-47



Looking at the subject property from Vinson Road



Looking east of the subject property from East Vinson Road



Looking south of the subject property from Vinson Road



Looking west of the subject property from Elm Grove Road.