



GARLAND

NOTICE OF MEETING CITY OF GARLAND, TEXAS

PLAN COMMISSION
City Hall, Council Chambers
William E. Dollar Municipal Building
200 N. Fifth Street
Garland, Texas
March 27, 2023 at 7:00 p.m.

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

A pre-meeting will begin at 6:30 p.m. at the same location as the regular meeting. The agenda for the pre-meeting is the same as for the regular meeting, and may include additional items as set forth below.

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

The meeting will be broadcast on City of Garland Government Access Television (CGTV). CGTV is available via GarlandTX.gov, channel 16 (Spectrum), Channel 44 (Frontier), and channel 99 (AT&T U-verse). Meetings are broadcast online via live-streaming, on-demand, and air on CGTV with several rebroadcasts during the week of the meeting.

Public Comments

Your comments must relate to an item on this agenda - non-germane comments are not in order. Time limits will be imposed by the Chairman as appropriate to the nature of the agenda item. Generally, public speakers are given three minutes.

IN-PERSON COMMENTS: Registration will be required for any citizen wishing to speak. Speakers shall register using the electronic registration kiosks in the lobby of City Hall.

Garland City Hall and Council Chambers are wheelchair accessible. Special parking is available on the east side of City Hall and on Austin & State Street west of City Hall. Persons with disabilities who plan to attend this meeting and who may need auxiliary aids or services must contact the City Secretary's Office at (972) 205-2404 at least two working days prior to the meeting so that appropriate arrangements can be made. **BRaille IS NOT AVAILABLE.**

If the Plan Commission adjourns into executive session during this meeting, the executive session will be conducted between and among the members of the Plan Commission and relevant City staff. Public access to that meeting 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 the Plan Commission Minutes for the March 13, 2023 meeting.

2. PLATS

- a. P 23-07 Wagon Wheel Addition Final Plat

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.

3. ZONING

- a. Consideration of the application of **Mohamed Sharaf – Victron Energy, Inc.**, requesting approval of an Amendment to Planned Development (PD) District 01-23 for Community Office Use. This property is located at 6530 North President George Bush Turnpike. (District 1) (File Z 22-57 – Planned Development Amendment)
- b. Consideration of the application of **Mohamed Sharaf – Victron Energy, Inc.**, requesting approval of a Specific Use Provision for a Restaurant, Drive-Through Use. This property is located at 6530 North President George Bush Turnpike. (District 1) (File Z 22-57 – Specific Use Provision)
- c. Consideration of the application of **Mohamed Sharaf – Victron Energy, Inc.**, requesting approval of a Detail Plan for a Convenience Store; Fuel Pumps, Retail Use; and Restaurant, Drive-Through Use. This property is located at 6530 North President George Bush Turnpike. (District 1) (File Z 22-57 – Detail Plan)

4. MISCELLANEOUS

- a. Consideration of amended Plan Commission Bylaws.

5. 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: 03/27/2023

Item Title: Plan Commission Minutes for March 13, 2023

Summary:

Consider approval of the Plan Commission Minutes for the March 13, 2023 meeting.

Attachments

Plan Commission Minutes for March 13, 2023



GARLAND

MINUTES

The Plan Commission of the City of Garland convened in regular session at 7:00 p.m. on Monday, March 13, 2023, in the Council Chambers at the William E. Dollar Municipal Building, 200 N. Fifth Street, Garland, Texas, with the following members present:

- Present: Scott Roberts, Chairman
Wayne Dalton, Commissioner
Julius Jenkins, Commissioner
Douglas Williams, 2nd Vice Chair
Stephanie Paris, Commissioner
Chris Ott, Commissioner
Michael Rose, Commissioner
Georgie Cornelius, Commissioner
- Absent: Rich Aubin, Commissioner
- Staff Present: Nabiha Ahmed, Lead Development Planner
Shawn Roten, Senior Assistant City Attorney
Elisa Morales, Secretary

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 the Plan Commission Minutes for the February 27, 2023 meeting. **APPROVED**

Motion was made by Commissioner Wayne Dalton, and seconded by 2nd Vice Chair Douglas Williams

Vote: 7 - 0

ITEMS FOR INDIVIDUAL CONSIDERATION

Speaker Regulations:

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3. MISCELLANEOUS

a. Election of Officers

APPROVED

Commissioner Rose nominated Commissioner Williams for First Vice-Chairman. Commissioner Paris nominated Commissioner Jenkins for First Vice-Chairman. Commissioner Jenkins was elected First Vice-Chairman having received the majority of votes.

4. ZONING

a. Consideration of the application of **Joseph and Beverly Darnell**, requesting approval of a Specific Use Provision for a Guest House on a property zoned Single-Family-10 (SF-10) District. This property is located at 2701 Larry Drive. (District 5) (File Z 22-82 - Specific Use Provision)

APPROVED

Representing the applicant Beverly Darnell, 1000 W. Avenue F, Garland, Texas, remained available for questions.

There was discussion between the Plan Commission and Ms. Darnell regarding the request to be an indefinite time period. A recommendation was made to limit the approval of the Specific Use Provision to 10-12 years.

Representing nearby property ownership with a request for clarification on a guest house, Victoria Childers Askew, 1104 Carney Drive, Garland, Texas.

The speaker expressed her concerns and opposition to this property becoming similar to an Air B&B and all the issues that those properties are facing throughout the Metroplex. If the purpose of the guest house is to allow family to stay for visits, then she has no concerns and would not be in opposition.

Motion was made by Commissioner Dalton to close the public hearing and **approve** the request as presented for a period of 15 years. Seconded by Commissioner Rose. **Motion carried: 8 Ayes, 0 Nays.**

- b. Consideration of the application of **Joseph and Beverly Darnell**, **APPROVED**
requesting approval of a Plan for a Guest House on a property zoned
Single-Family-10 (SF-10) District. This property is located at 2701 Larry
Drive. (District 5) (File Z 22-82 - Plan)

Motion was made by Commissioner Dalton to close the public hearing
and **approve** the request as presented for a period of 15 years. Seconded
by Commissioner Rose. **Motion carried: 8 Ayes, 0 Nays.**

- c. Consideration of the application of **Pape-Dawson Engineers**, requesting **POSTPONED**
approval of an Amendment to Planned Development (PD) District 00-39
and Planned Development (PD) District 04-45 for Community Retail Uses
to allow a Texas Department of Public Safety office. This property is
located at 4802 North President George Bush Turnpike. (District 1) (File Z
22-73 - PD amendment) **(The applicant requests postponement to the
April 10, 2023 Plan Commission meeting).**

Motion was made by Commissioner Williams to **postpone** this item to the
April 10, 2023 Plan Commission Meeting. Seconded by Commissioner
Paris. **Motion carried: 8 Ayes, 0 Nays.**

- d. Consideration of the application of **Pape-Dawson Engineers**, requesting **POSTPONED**
approval of a Detail Plan for a Texas Department of Public Safety office.
This property is located at 4802 North President George Bush Turnpike.
(District 1) (File Z 22-73 - Detail Plan) **(The applicant requests
postponement to the April 10, 2023 Plan Commission meeting).**

Motion was made by Commissioner Williams to **postpone** this item to the
April 10, 2023 Plan Commission Meeting. Seconded by Commissioner
Paris. **Motion carried: 8 Ayes, 0 Nays.**

5. **ADJOURN**

There being no further business to come before the Plan Commission, the
meeting adjourned at 7:18 p.m.

CITY OF GARLAND, TEXAS

/s/ Scott Roberts, Chairman

/s/ Elisa Morales, Secretary



GARLAND

Plan Commission

2. a.

Meeting Date: 03/27/2023

Item Title: P 23-07 Wagon Wheel Addition Final Plat

Summary:

P 23-07 Wagon Wheel Addition Final Plat

Attachments

P 23-07 Wagon Wheel Addition Final Plat Report and Attachments

Planning Report

File No: P 23-07 / District 7

Agenda Item:

Meeting: Plan Commission

Date: March 27, 2023



GARLAND

TEXAS MADE HERE

FINAL PLAT

Wagon Wheel Addition

LOCATION

3585 North Garland Avenue

ZONING

Planned Development (PD) District 21-59 and Planned Development (PD) District 85-29

NUMBER OF LOTS

Two

ACREAGE

6.051 Acres

BACKGROUND

The applicant requests approval of the Final Plat to construct a Self-Storage (Mini Warehouse)

STAFF RECOMMENDATION

Approval of the Final Plat. All technical requirements have been addressed and the plat is in order as submitted.

ADDITIONAL INFORMATION

- i. Location Map
- ii. 24 x 36 Plat

PREPARED BY:

Matthew Wolverton
Development Planner
Planning and Development
972-205-2454
Mwolverton@garlandtx.gov

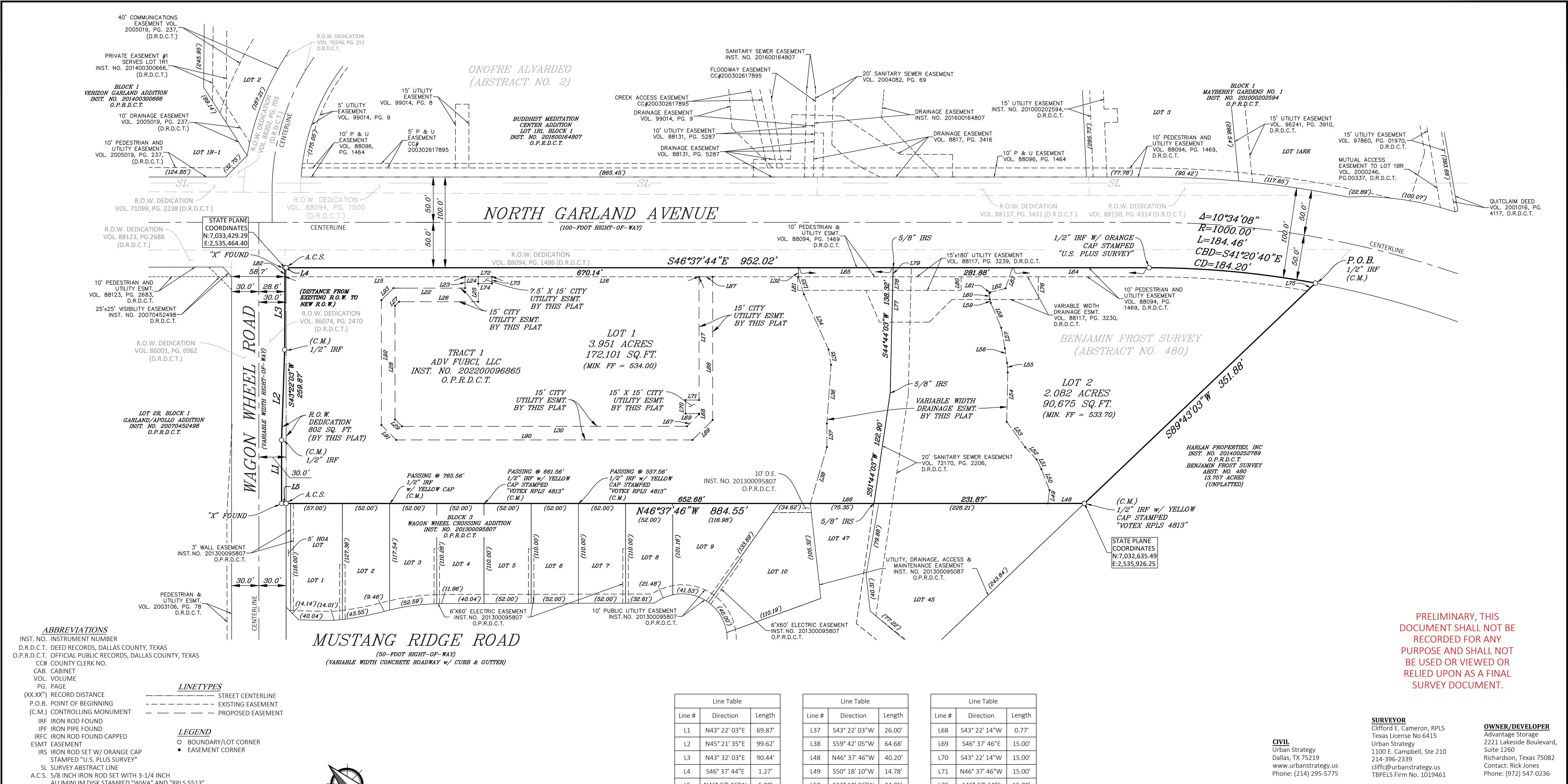
REVIEWED BY:

Will Guerin, AICP
Director of Planning

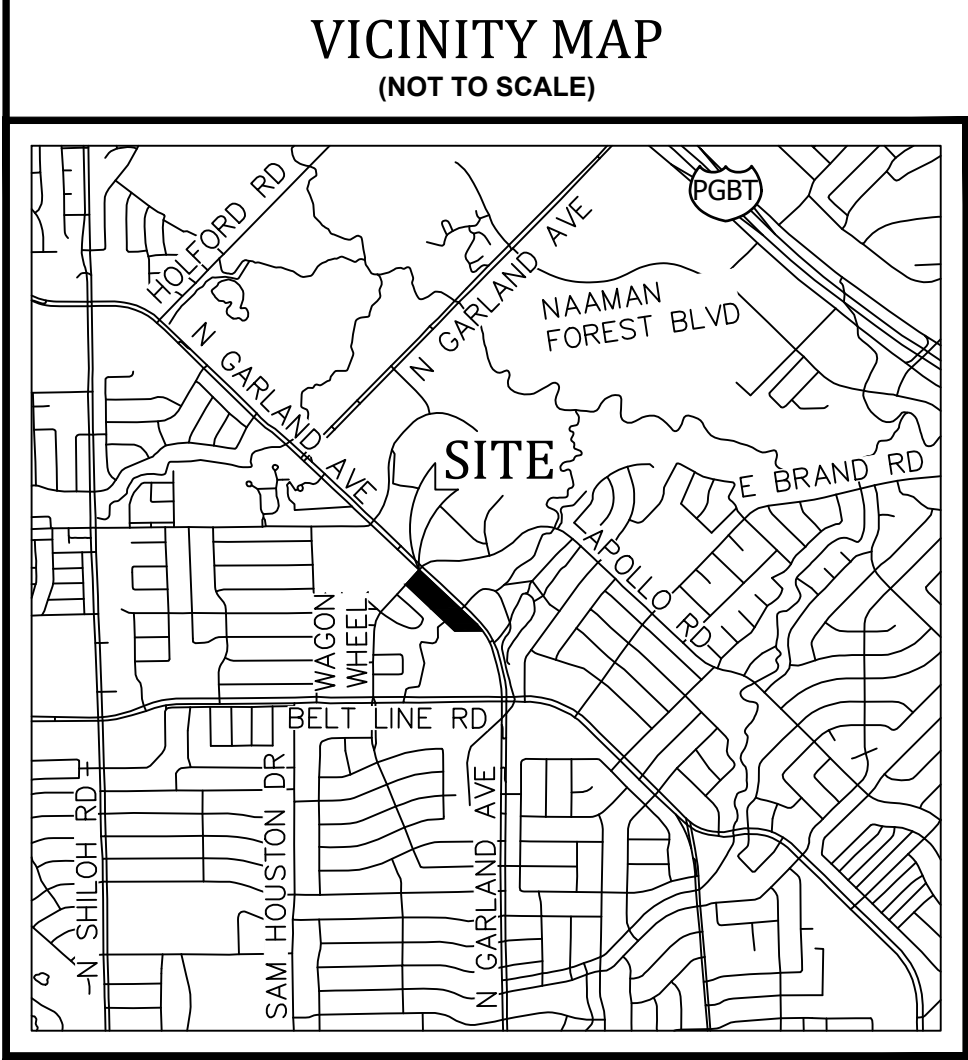


3585 North Garland Avenue

INDICATES AREA
OF REQUEST



PRELIMINARY, THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE AND SHALL NOT BE USED OR VIEWED OR RELIED UPON AS A FINAL SURVEY DOCUMENT.



GENERAL NOTES

- 1. Coordinates shown hereon and the Basis of Bearing hereon are based on the Texas Coordinate System of 1983, North Central Zone 4202 (Grid), NAD83 (2011) epoch 2010.00. Derived by Global Navigation Satellite Systems Observations utilizing AllTerra RTKNet Network.
- 2. The purpose of this plat is to create two platted lots from an unplatted tract of land for development of a storage facility and add additional easements.
- 3. Any new structures may not extend across new property lines.
- 4. Selling a portion of the addition by metes and bounds is a violation of the City of Garland Development Code and is subject to withholding of utilities and building permits.
- 5. Property owners of corner lots shall maintain sight visibility triangles in accordance with chapter eight of the technical standards manual of the City of Garland, Texas.
- 6. Not all lot lines outside of the boundary of the subject property shown hereon have been surveyed and are shown as graphical depiction based on recorded information and tax maps.

Line Table		
Line #	Direction	Length
L1	N43° 22' 03"E	69.87'
L2	N45° 21' 35"E	99.62'
L3	N43° 32' 03"E	90.44'
L4	S46° 37' 44"E	1.27'
L5	N46° 37' 46"W	5.00'
L15	S46° 37' 44"E	198.49'
L16	S46° 37' 44"E	228.22'
L17	S43° 21' 47"W	135.87'
L22	N46° 37' 44"W	78.87'
L23	S43° 22' 16"W	12.50'
L24	S46° 37' 44"E	14.58'
L25	S43° 22' 16"W	27.50'
L26	N46° 37' 44"W	78.27'
L27	N88° 40' 36"E	6.30'
L28	N43° 22' 14"E	125.33'
L29	N01° 37' 46"W	10.76'
L30	N46° 37' 46"W	314.02'
L32	S43° 22' 16"W	10.11'
L33	S25° 40' 27"W	20.22'
L34	S19° 20' 44"W	66.66'
L35	S34° 12' 10"W	17.09'
L36	S47° 24' 27"W	64.83'

Line Table		
Line #	Direction	Length
L37	S43° 22' 03"W	26.00'
L38	S59° 42' 05"W	64.68'
L48	N46° 37' 46"W	40.20'
L49	S50° 18' 10"W	14.78'
L50	S22° 10' 36"W	24.85'
L51	S16° 45' 00"W	11.85'
L52	S00° 32' 00"W	18.30'
L53	S07° 27' 46"W	34.83'
L54	S44° 33' 57"W	54.32'
L55	S39° 29' 23"W	10.60'
L56	S34° 43' 12"W	16.17'
L57	S33° 24' 51"W	23.02'
L58	S20° 24' 21"W	29.79'
L59	S30° 16' 56"W	4.08'
L60	S39° 29' 02"W	6.74'
L61	S84° 23' 15"W	1.30'
L62	N61° 11' 07"W	17.35'
L63	S61° 52' 03"W	24.03'
L64	N46° 37' 44"W	150.49'
L65	S46° 37' 44"E	104.46'
L66	N46° 37' 46"W	70.03'
L67	S88° 40' 36"W	18.81'

Line Table		
Line #	Direction	Length
L68	S43° 22' 14"W	0.77'
L69	S46° 37' 46"E	15.00'
L70	S43° 22' 14"W	15.00'
L71	N46° 37' 46"W	15.00'
L72	S46° 37' 44"E	15.00'
L73	S43° 22' 16"W	7.50'
L74	S46° 37' 44"E	15.00'
L75	S89° 43' 03"W	12.36'
L76	N43° 22' 16"E	25.00'
L77	N44° 44' 03"E	35.01'
L78	N44° 44' 03"E	15.00'
L79	N44° 44' 03"E	10.00'
L80	N43° 22' 16"E	15.00'
L81	S43° 22' 16"W	15.00'
L82	N43° 32' 03"E	10.00'
L87	S46° 37' 46"E	15.00'
L88	S43° 22' 14"W	157.90'
L89	S88° 40' 36"W	31.23'
L90	N46° 37' 46"W	326.40'
L91	N01° 37' 46"W	23.18'
L92	N43° 22' 14"E	137.81'
L93	N88° 40' 36"E	18.72'

SURVEYOR
Clifford E. Cameron, RPLS
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Urban Strategy
Dallas, TX 75219
www.urbanstrategy.us
Phone: (214) 295-5775

OWNER/DEVELOPER
Advantage Storage
2221 Lakeside Boulevard,
Suite 1260
Richardson, Texas 75082
Contact: Rick Jones
Phone: (972) 547-0236



FINAL PLAT

WAGON WHEEL ADDITION
LOTS 1 AND 2, BLOCK 1
6.051 ACRES / 263,578 SQUARE FEET
BEING A TRACT OF LAND OUT OF THE
BENJAMIN FROST SURVEY, ABSTRACT NO. 480
CITY OF GARLAND, DALLAS COUNTY, TEXAS
CASE NO. 210817-2

FILE NAME: SV\21605-WORKING PLAT-RS&S-WITH.DWG
DATE PLOTTED: 03/07/2023 10:51:33 AM
PLOTTER: HP DesignJet T1100e
PLOTTED ON: 03/07/2023 8:10 AM

OWNER'S CERTIFICATE

SATE OF TEXAS §
COUNTY OF DALLAS §

BEING a 263,578 square foot, 6.051 acre, tract of land situated in the Benjamin Frost Survey, Abstract No. 480, City of Garland, Dallas County, Texas; said tract being the remainder of that certain tract of land described in Special Warranty Deed with Vendor's Lien to ADV FINCO, LLC, recorded in Instrument Number 202200096865, in the Official Public Records of Dallas County, Texas (O.P.R.D.C.T.); and said tract being more particularly described as follows:

BEGINNING at a 1/2-inch iron rod found in the southwest right-of-way line of North Garland Avenue (100-foot right-of-way) for the northeast corner of a tract of land described in Special Warranty Deed to Harlan Properties, Inc recorded in Instrument Number 201400252789, (O.P.R.D.C.T.) which is also the southeast corner of the herein described tract;

THENCE South 89 degrees 43 minutes 03 seconds West, departing the said southwest right-of-way line of North Garland Avenue, a distance of 351.88 feet to a 1/2-inch iron rod with a yellow cap stamped "VOTEX RPLS 4813" found in the north line of said Harlan Properties tract being and the east corner of Lot 45, Block 3, Wagon Wheel Crossing Addition, recorded in Instrument Number 201300095807, (O.P.R.D.C.T.), which is also the southwest corner of the herein described tract;

THENCE North 46 degrees 37 minutes 46 seconds West, along the common line of the herein described tract and northeast line of said Block 3, Wagon Wheel Crossing Addition, passing at a distance of 557.56 feet a 1/2-inch iron rod with a yellow cap stamped "VOTEX RPLS 4813" found for the common eastern corner of Lots 6 and 7 of said Block 3, Wagon Wheel Crossing Addition, passing at a distance of 661.56 feet a 1/2-inch iron rod with a yellow cap stamped "VOTEX RPLS 4813" found for the common eastern corner of Lots 4 and 5 of said Block 3, Wagon Wheel Crossing Addition, and passing at a distance of 765.56 feet a 1/2-inch iron rod with a yellow cap stamped "VOTEX RPLS 4813" found for the common eastern corner of Lots 2 and 3 of said Block 3, Wagon Wheel Crossing Addition, continuing for a total distance of 884.55 feet, to an "X" cut in concrete set in the southeast right-of-way line of Wagon Wheel Road (variable width right-of-way), which is the west corner of the herein described tract;

THENCE along the said southeast right-of-way line of Wagon Wheel Road the following courses:

North 43 degrees 22 minutes 03 seconds East, a distance 69.87 feet to a 1/2-inch iron rod found;

North 45 degrees 21 minutes 35 seconds East, a distance 99.62 feet to a 1/2-inch iron rod found;

North 43 degrees 32 minutes 03 seconds East, a distance 90.44 feet to an "X" cut in concrete set in the said southeast right-of-way line of Wagon Wheel Road and said southwest right-of-way line of North Garland Avenue for the north corner of the herein described tract;

THENCE along the said southwest right-of-way line of North Garland Avenue the following courses:

South 46 degrees 37 minutes 44 seconds East, a distance of 952.02 feet, to 1/2-inch iron rod with an orange cap stamped "U.S. Plus Survey" set in the said southwest right-of-way line of North Garland Avenue, and a point for curvature to the right having a central angle of 10 degrees 34 minutes 08 seconds, a radius of 1,000.00 feet, and a chord and bearing and distance of South 41 degrees 20 minutes 40 seconds East, a distance of 184.20 feet;

Along said curve to the right and arc distance of 184.46 feet to the **POINT OF BEGINNING** and containing **263,578** square feet or **6.051** acres of land more or less.

OWNER'S DEDICATION

STATE OF TEXAS
COUNTY OF DALLAS
NOW THEREFORE, KNOW ALL BY THESE PRESENTS:

That ADV FINCO, LLC, the owner of the property described in this plat, acting by and though its duly authorized agent, Davis Deadman, does hereby adopt this plat, designating the property as **Wagon Wheel Addition**, an addition to the City of Garland, Dallas County, Texas and does hereby dedicate, in fee simple and to the public use forever, the streets and alleys shown thereon and does further dedicate to the public use forever the easements shown thereon for the purposes indicated. All easements dedicated by this plat shall be open to, without limitation, all public and private utilities using or desiring to use the same for the purposes dedicated. No building, fence, tree, shrub, or other structure, improvement or growth shall be constructed, reconstructed or placed upon, over or across any easement dedicated by this plat. Any public or private utility shall have: (1) the right to remove and keep removed all or any part of any building, fence, tree, shrub, or other structure, improvement or growth which in any way may endanger or interfere with the construction, reconstruction, maintenance, operation or efficiency of such utility; and (2) the right of ingress and egress to or from and upon such easements for the purpose of constructing, reconstructing, inspecting, patrolling, maintaining and adding to, enlarging, or removing all or parts of its operation without the necessity at any time of procuring the permission of anyone. The maintenance of paving on utility easements and fire lanes is the responsibility of the property owner.

All utility easements dedicated by this plat shall also include an additional area of working space for construction, reconstruction, additions, enlargements, and maintenance including such additional area necessary for installation and maintenance of manholes, cleanouts, fire hydrants, water services and wastewater services from the main to the curb or pavement line.

Each property owner shall keep the drainage channels and/or drainage and floodway easements traversing or adjacent to his property clean and free of debris, silt, and any other substance which may impede the flow of stormwaters or result in unsanitary conditions. This includes all necessary establishment of ground cover, slope stabilization, mowing, weeding, litter pick-up, and other normal property owner responsibilities. The City of Garland shall have the right of ingress and egress for the purposes of inspection and supervision of maintenance work by the property owner to alleviate any undesirable conditions which may occur.

No obstruction to the natural flow of stormwater runoff shall be permitted by filling or by construction of any type, including, but not limited to, construction of any dam, building, fence, bridge, walkway, or any other structure within the drainage channels or easements, unless approved by the City of Garland, provided, however, it is understood that in the event it becomes necessary for the City of Garland to erect any type of drainage structure in order to improve the storm drainage that may be occasioned by the streets and alleys in or adjacent to the subdivision, then in such event, the City shall have the right to enter upon the drainage or floodway easements at any point or points to erect, construct, or maintain any drainage facility deemed necessary for drainage purposes.

This plat approved subject to all applicable ordinances, rules, regulations, and resolutions of the City of Garland, Texas.

WITNESS, my hand at Garland, Texas, this the _____ day of _____, 2023.

ADV Finco, LLC
a Texas liability company

By: _____ Date: _____
Davis Deadman
Authorized Signatory

STATE OF TEXAS §
COUNTY OF DALLAS §

Before me, the undersigned authority, on this day personally appeared Davis Deadman, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purposes and consideration and under the authority therein expressed.

GIVEN under my hand and seal of office this ____ day of _____, 2023.

Notary Public for and in the State of Texas

My commission expires: _____

STATE OF TEXAS §
COUNTY OF DALLAS §

I, Clifford E. Cameron, a Registered Professional Land Surveyor, licensed by the State of Texas, affirm that this plat was prepared under my direct supervision, from recorded documentation, evidence collected on the ground during field operations and other reliable documentation; and that this plat substantially complies with the Rules and Regulations of the Texas Board of Professional Engineers and Land Surveyors, Texas Local Government Code, Chapter 212, and the subdivision rules and regulations of the City of Garland, Texas. I further affirm that monumentation shown hereon was either found or placed and is in substantial compliance with the City of Garland Development Code; and that the digital drawing file accompanying this plat is a precise representation of this Signed Final Plat.

Dated this the _____ day of _____, 2023.

Clifford E. Cameron, RPLS
Texas License No 6415

STATE OF TEXAS §
COUNTY OF DALLAS §

Before me, the undersigned authority, on this day personally appeared Clifford E. Cameron, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purposes and consideration and under the authority therein expressed.

GIVEN under my hand and seal of office this ____ day of _____, 2023.

Notary Public for and in the State of Texas

My commission expires: _____

Approved and accepted for the City of Garland this ____ day of _____, 2023 by the
Plan Commission of the City of Garland, Texas.

Director of Planning

Chairman of Plan Commission

The approval of this is contingent upon the plat being filed with the County Clerk of Dallas County with 180 days from the above date.

GENERAL NOTES

- Coordinates shown hereon and the Basis of Bearing hereon are based on the Texas Coordinate System of 1983, North Central Zone 4202 (Grid), NAD83 (2011) epoch 2010.00. Derived by Global Navigation Satellite Systems Observations utilizing AllTerra RTKNet Network.
- The purpose of this plat is to create two platted lots from an unplatted tract of land for development of a storage facility and add additional easements.
- Any new structures may not extend across new property lines.
- Selling a portion of the addition by metes and bounds is a violation of the City of Garland Development Code and is subject to withholding of utilities and building permits.
- Property owners of corner lots shall maintain sight visibility triangles in accordance with chapter eight of the technical standards manual of the City of Garland, Texas.
- Not all lot lines outside of the boundary of the subject property shown hereon have been surveyed and are shown as graphical depiction based on recorded information and tax maps.

PRELIMINARY, THIS
DOCUMENT SHALL NOT BE
RECORDED FOR ANY
PURPOSE AND SHALL NOT
BE USED OR VIEWED OR
RELIED UPON AS A FINAL
SURVEY DOCUMENT.

SURVEYOR

Clifford E. Cameron, RPLS
Texas License No 6415
Urban Strategy
1100 E. Campbell, Ste 210
214-396-2339
cliffc@urbanstrategy.us
TBPELS Firm No. 1019461

OWNER/DEVELOPER

Advantage Storage
2221 Lakeside Boulevard,
Suite 1260
Richardson, Texas 75082
Contact: Rick Jones
Phone: (972) 547-0236

CIVIL

Urban Strategy
Dallas, TX 75219
www.urbanstrategy.us
Phone: (214) 295-5775



FINAL PLAT

WAGON WHEEL ADDITION
LOTS 1 AND 2, BLOCK 1
6.051 ACRES / 263,578 SQUARE FEET
BEING A TRACT OF LAND OUT OF THE
BENJAMIN FROST SURVEY , ABSTRACT NO. 480
CITY OF GARLAND, DALLAS COUNTY, TEXAS
CASE NO. 210817-2



GARLAND

Plan Commission

3. a.

Meeting Date: 03/27/2023

Item Title: Z 22-57 Mohamed Sharaf - Victron Energy, Inc. - Planned Development Amendment (District 1)

Summary:

Consideration of the application of **Mohamed Sharaf – Victron Energy, Inc.**, requesting approval of an Amendment to Planned Development (PD) District 01-23 for Community Office Use. This property is located at 6530 North President George Bush Turnpike. (District 1) (File Z 22-57 – Planned Development Amendment)

Attachments

Z 22-57 Mohamed Sharaf - Victron Energy, Inc. Report and Attachments (PD)

Z 22-57 Mohamed Sharaf - Victron Energy, Inc. Responses

Planning Report

File No: Z 22-57/District 1

Agenda Item:

Meeting: Plan Commission

Date: March 27, 2023



GARLAND

TEXAS MADE HERE

REQUEST

Approval of an Amendment to Planned Development (PD) District 01-23 for Community Office Use.

Approval of a Specific Use Provision for a Drive-Through, Restaurant Use.

Approval of a Detail Plan for a Convenience Store, Fuel Pumps, Retail Use and Drive-Through, Restaurant Use

LOCATION

6530 North President George Bush Turnpike

APPLICANT

Mohamed Sharaf – Victron Energy, Inc.

OWNER

Tenyson, L.P.

BACKGROUND

The subject property was previously developed with a convenience store with gasoline sales (7-Eleven). The gas station and convenience store was demolished in 2005.

The applicant would like to construct a gas station, restaurant with a drive-through and a convenience store.

SITE DATA

The subject property contains approximately 1.42 acres and has approximately 324 linear feet of frontage along West Campbell Road and 250 linear feet of frontage along North President George Bush Turnpike. The property can be accessed from West Campbell Road and North President George Bush Turnpike through a mutual access easement.

USE OF PROPERTY UNDER CURRENT ZONING

The subject property is currently zoned Planned Development (PD) District 01-23 for Community Office Uses. The Detail Plan was approved for a gas station with a retail pad. In 2013, the eastern portion of the property that was intended for a retail pad was rezoned for a medical office building.

The Drive-Through, Restaurant Use is not allowed in the Community Office (CO) District. The applicant would like to add the use by an SUP.

The Community Office (CO) District is intended to create an appropriate setting for medium and higher intensity office and professional uses. The district may be used as a transition district between low intensity office/retail uses and more intense uses. It is also generally appropriate along major transportation corridors. However, the Community Office (CO) District is generally not appropriate in proximity to low-density residential districts.

CONSIDERATIONS

1. Site Plan

The applicant proposes a 5,923 square-foot building for a convenience store and a restaurant with a drive-through, and a 4,056 square-foot fuel canopy with six (6) fuel pumps and twelve (12) positions.

The convenience store will operate twenty-four (24) hours a day and the restaurant will operate from 8:00 a.m. – 10:00 pm every day.

2. Screening and Landscaping

The proposed landscape layout (Exhibit D) complies with the applicable screening and landscaping standards per the GDC.

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The proposed uses require thirty-five (35) parking spaces and the site plan (exhibit C) reflects thirty-six (36) parking spaces. However, it should be noted that twenty-one (21) of those spaces are Electric Vehicle (EV) parking spaces. The applicant has confirmed that the EV parking spaces can be used for non-Electric Vehicles as well. It should be noted that truck parking is not proposed with this development and staff has drafted a PD Condition accordingly.

4. Building Design

The building elevations complies with the articulation and architectural elements requirements per the GDC.

5. Signage

Planned Development (PD) District 01-23 allows a maximum of two (2) freestanding monument signs for this development. Each sign can be a maximum of seven (7) feet in height and fifty (50) square feet in surface area.

The applicant proposes two (2) monument signs along West Campbell Road. One sign will meet the requirement per Planned Development (PD) District 01-23 and the other monument sign at the corner of West Campbell Road and North President George Bush Turnpike will be sixty (60) feet in height and 501.31 square feet in surface area. All proposed wall signs and menu board will comply with the GDC requirements.

6. Traffic

A Traffic Impact Analysis was not required for this development. The Transportation Department has reviewed this project and all comments have been addressed.

7. Specific Use Provision

The applicant requests the SUP for the Restaurant, Drive-Through Use to be valid for a time period of twenty-five (25) years. The SUP time period guide recommends between twenty (20) to twenty-five (25) years.

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The Future Land Use Map of the Envision Garland Plan recommends Business Center.

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Office Use; this property is developed with a medical office. The property to the south, across North President George Bush Turnpike, is zoned Planned Development (PD) District 18-41; it is currently unimproved.

STAFF RECOMMENDATION

Approval of 1) an Amendment to Planned Development (PD) District 01-23 for Community Office Use; 2) a Specific Use Provision for a Drive-Through, Restaurant Use; and 3) a Detail Plan for a Convenience Store; Fuel Pumps, Retail Use and a Drive-Through, Restaurant Use.

However, staff recommends decreasing the sixty (60)-foot monument-style sign to no more than twenty-two (22) feet. The GDC allows a maximum height of twenty-two (22) feet for freestanding pylon signs.

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ADDITIONAL INFORMATION

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

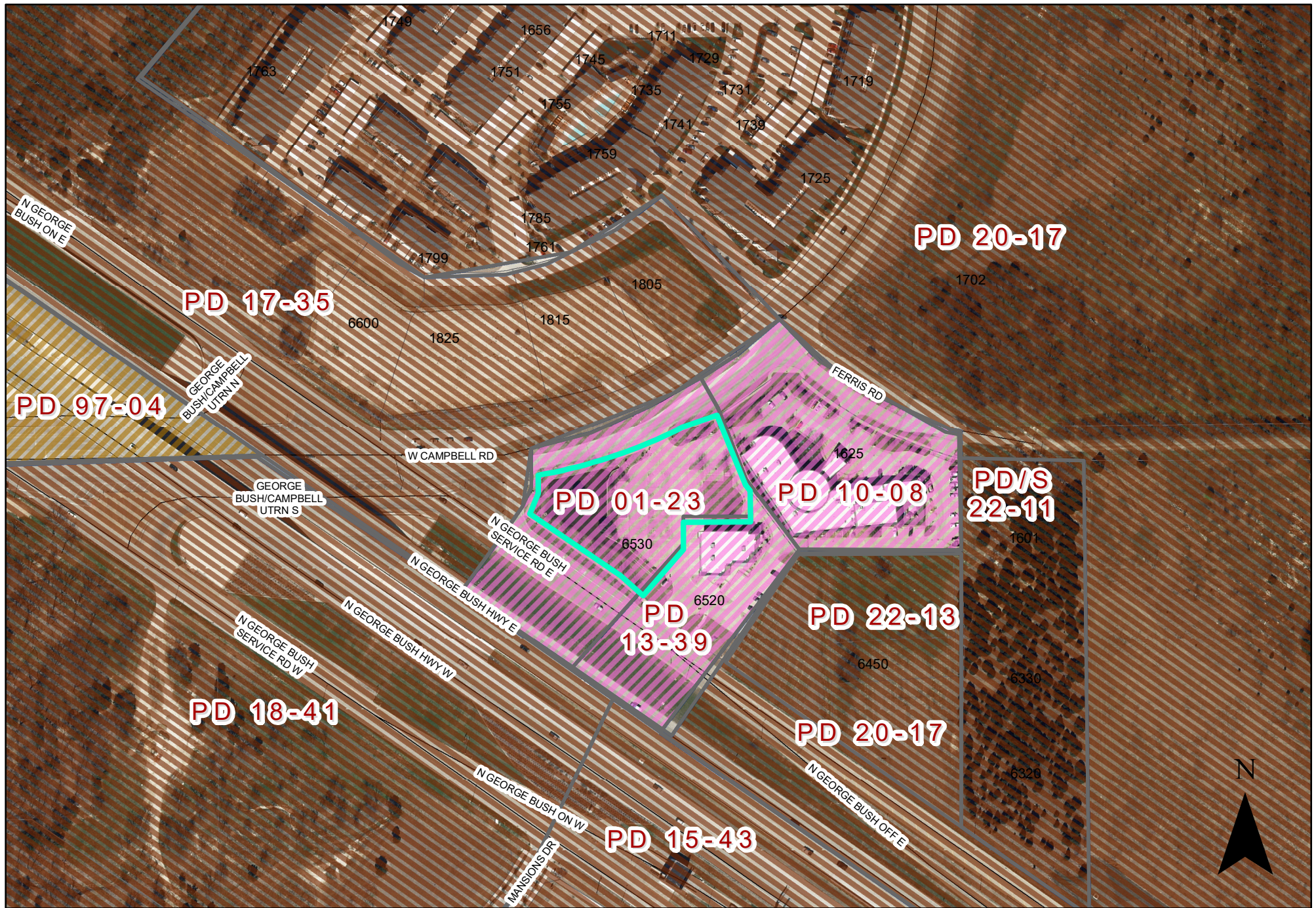
CITY COUNCIL DATE: April 18, 2023

PREPARED BY:

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

REVIEWED BY:

Will Guerin, AICP
Director of Planning



0 140 280 Feet
1 inch = 216 feet

ZONING MAP Z 22-57

 INDICATES AREA OF REQUEST

6530 N President George Bush Turnpike

PLANNED DEVELOPMENT CONDITIONS

ZONING FILE Z 22-57

6530 North President George Bush Turnpike

- I. Statement of Purpose:** The purpose of this Planned Development is to approve a convenience store, fuel pumps and a restaurant with a drive-through.
- II. Statement of Effect:** This Planned Development shall not affect any regulation found in the Garland Development Code, Ordinance No. 6773, as amended prior to adoption of this ordinance, except as specifically provided herein.
- III. General Regulations:** All regulations of Planned Development (PD) District 01-23 and Community Office (CO) District as set forth in Chapter 2 of the Garland Development Code are included by reference and shall apply, except as otherwise specified by this ordinance.
- IV. Development Plans:**

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

V. Specific Conditions:

- A. Permitted Uses:** Land Uses are permitted as in Planned Development (PD) District 01-23.
- B. Site Plan:** The site layout, building placement, parking shall be in general conformance with the approved Site Plan labeled Exhibit C.
- C. Elevations:** Building Elevations shall be in general conformance with the elevations labeled Exhibit D.
- D. Parking:** A total of twenty-one (21) Electric Vehicle (EV) parking spaces shall be permitted. However, those parking spaces shall be accessible to non-Electric Vehicles.

In addition, truck parking is prohibited.

EXHIBIT B

- E. Signage: A maximum of two (2) freestanding monument signs shall be permitted.

One sign shall be located at the entrance along West Campbell Road and the maximum height shall be seven (7) and maximum surface area shall be fifty (50) square feet. The second sign shall be located at the corner of West Campbell Road and North President George Bush Turnpike. The maximum height shall be sixty (60) feet and the maximum surface area shall be 501.31 square feet.

All attached wall signs and the menu board shall comply with GDC requirements.

SPECIFIC USE PROVISION CONDITIONS

ZONING FILE Z 22-57

6530 North President George Bush Turnpike

- I. Statement of Purpose:** The purpose of this Specific Use Provision is to allow a Restaurant with a Drive-Through Use.
- II. Statement of Effect:** This Specific Use Provision shall not affect any regulations found in the Garland Development Code, Ordinance No. 6773, as amended prior to the adoption of this ordinance, except as specifically provided herein.
- III. Abandonment:** In the event the land use for which this Specific Use Provision was granted ("Land Use") is abandoned, the SUP and all rights to the Land Use are automatically terminated, and the premises must be used in conformance with the PD, GDC, federal, and state law.

For the purposes of this Specific Use Provision, Abandonment is any of the following acts:

- A. A failure to apply for a site or building permit on the premises, where applicable, within 180 days of the effective date of this SUP;
- B. A failure to obtain a certificate of occupancy for the Land use within 730 days of the effective date of this SUP;
- C. A failure to commence operating the Land Use on the premises within 90 days of receiving a final certificate of occupancy for the Land Use;
- D. Discontinuance of the Land Use for a period of 180 days;
- E. Applying for, and receiving, a new Certificate of Occupancy for a use other than the Land Use; or
- F. Operating a use on the premises, whether as a primary or secondary use, that is not allowed within

the PD District, by the GDC, or by state or federal law.

The termination of utilities on the premises for a period of 180 calendar days is prima facie evidence of abandonment and the owner shall have the burden to prove that the Land Use has not been abandoned.

IV. General Regulations: All regulations of Planned Development (PD) District 01-23 and the Community Office (CO) 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.

V. Development Plans:

Site Layout: The site shall be in general conformance with the approved development plans labeled Exhibit C to Exhibit F. In the event of conflict between the conditions and the site plan, the written conditions listed below are to apply.

VI. Specific Use Provision:

F. SUP Time Period: The Specific Use Provision for the restaurant with the drive-through shall be in effect for twenty-five (25) years.

Z 22-57



View of the subject property



East of the subject property



Northeast of the subject property



Northwest of the subject property across Campbell Road

Comment Form

Case Z 22-57

Z 22-57 Mohamed Sharaf – Victron Energy, Inc. The applicant requests to construct a gas station, convenience store and a restaurant with a drive-through. The site is located at 6530 North President George Bush Turnpike. (District 1)

Z 22-57 Mohamed Sharaf – Victron Energy, Inc. El solicitante solicita la construcción de una gasolinera, una tienda de conveniencia y un restaurante con servicio de autoservicio. El sitio está ubicado en 6530 North President George Bush Turnpike. (Distrito 1) (

Z 22-57 Mohamed Sharaf – Victron Energy, Inc. Người nộp đơn yêu cầu xây dựng một trạm xăng, cửa hàng tiện lợi và một nhà hàng có xe chạy qua. Địa điểm tọa lạc tại 6530 North President George Bush Turnpike. (Quận 1)

Please Check One Below / Marque uno a continuación / Vui lòng kiểm tra một bên dưới



For / A Favor / Đúng



Against / En Contra / Không

Please complete the following information and email the form to Planning@garlandtx.gov; deliver to the Planning Department at 800 Main Street Garland, TX; or mail to City of Garland, Planning Department, P.O. Box 469002 Garland, TX 75406-9002./ Por favor Complete la siguiente información y envíe el formulario por correo electrónico a Planning@garlandtx.gov; entregar al Departamento de Planificación en 800 Main Street Garland, TX; o envíelo por correo a City of Garland, Planning Department, P.O. Box 469002 Garland, TX 75406-9002./ Vui lòng điền đầy đủ thông tin sau và gửi biểu mẫu qua email tới Planning@garlandtx.gov; giao cho Phòng Kế hoạch tại 800 Main Street Garland, TX; hoặc gửi thư đến Thành phố Garland, Sở Kế hoạch, P.O. Hộp 469002 Garland, TX 75406-9002.

Sameeh Zalloum

Printed Name & Title / Nombre Impreso y Título / Tên in và Tiêu đề

(Property Owner, Business Owner, Tenant, etc.) / (Dueño de la propiedad, Dueño de la empresa, Inquilino, etc.) / (Chủ sở hữu bất động sản, Chủ doanh nghiệp, Người thuê, v.v.)

1815 W Campbell Rd

Your Property Address / La dirección de su propiedad / địa chỉ tài sản

Garland, TX 75044

City, State / Estado de la Ciudad / Thành bang

75044

Zip Code / Código postal / Mã B u Chính

Signature / Firma / Chữ ký

Date / Fecha / Ngày

(Providing email address and phone number is optional. / La dirección de correo electrónico y el número de teléfono son opcionales. / Địa chỉ email và số điện thoại là tùy chọn.)

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Mercy Realty, LLC

Printed Name & Title / Nombre Impreso y Título / Tên in và Tiêu đề

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Garland, Tx

City, State / Estado de la Ciudad / Thành bang

75044

Zip Code / Código postal / Mã B u Chính

Desmae Quam

Signature / Firma / Ch ữ ký

Date / Fecha / Ngày

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Ahmad MAKIAR Bloomcofe

Printed Name & Title / Nombre Impreso y Título / Tên in và Tiêu đề

(Property Owner, Business Owner, Tenant, etc.) / (Dueño de la propiedad, Dueño de la empresa, Inquilino, etc.) / (Chủ sở hữu bất động sản, Chủ doanh nghiệp, Người thuê, v.v.)

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Garland TX

City, State / Estado de la Ciudad / Thành bang

75044

Zip Code / Código postal / Mã Bưu Chính

[Signature]

Signature / Firma / Chữ ký

3/21/2023

Date / Fecha / Ngày

(Providing email address and phone number is optional. / La dirección de correo electrónico y el número de teléfono son opcionales. / Địa chỉ email và số điện thoại là tùy chọn.)

Comment Form Continued – Case Z 22-57

The statements below reflect my (our) opinion regarding the proposed request(s).

Las declaraciones a continuación reflejan mi (nuestra) opinión con respecto a las solicitudes propuestas.

Các tuyên bố dưới đây phản ánh quan điểm của tôi (chúng tôi) về (các) yêu cầu được đề xuất

No Liquor or Drive Thru next
To the school and clinic
we need to build Healthy Kids

Thank you

Ahmad MAKIAR

3/21/2023

Zoning Response Case Comments

Case Number	PC Hearing Date	CC Hearing Date	Planner Name
Z 22-57	March 27, 2023	April 18, 2023	Nabiha Ahmed

Z 22-57 Mohamed Sharaf – Victron Energy, Inc. The applicant requests to construct a gas station, convenience store and a restaurant with a drive-through. The site is located at 6530 North President George Bush Turnpike. (District 1)

Sammy Jibrin**Against it**

3/21/2023
4:32:43 PM

1625 Ferris rd

Sjibrin@gmail.com

Garland

214.215.1186

Texas

United States

76051

I on the school adjacent to the proposed zoning case and oppose any alcohol sales at this location. Additionally, on behalf of the 250 families whose children attend the school are also opposed to any alcoholic beverages being sold there as well.

**Mercy
realty,LLC**

3/18/2023
6:14:01 PM

Against

6520 N PRESIDENT
GEORGE BUSH HWY

Zalloum1964@gmail.com

Garland

972-342-1826

Texas

United States

75044

**Dr. Sameeh
Zalloum**

3/18/2023
6:07:43 PM

Against

1815 w Campbell rd

Zalloum@yahoo.com

Garland

972-971-4223

Texas

United States

75044



Plan Commission

3. b.

Meeting Date: 03/27/2023

Item Title: Z 22-57 Mohamed Sharaf - Victron Energy, Inc. - Special Use Provision (District 1)

Summary:

Consideration of the application of **Mohamed Sharaf – Victron Energy, Inc.**, requesting approval of a Specific Use Provision for a Restaurant, Drive-Through Use. This property is located at 6530 North President George Bush Turnpike. (District 1) (File Z 22-57 – Specific Use Provision)

Attachments

Z 22-57 Mohamed Sharaf - Victron Energy, Inc. (Special Use Provision) Report and Attachments

Z 22-57 Mohamed Sharaf - Victron Energy, Inc. Responses

Planning Report

File No: Z 22-57/District 1

Agenda Item:

Meeting: Plan Commission

Date: March 27, 2023



GARLAND

TEXAS MADE HERE

REQUEST

Approval of an Amendment to Planned Development (PD) District 01-23 for Community Office Use.

Approval of a Specific Use Provision for a Drive-Through, Restaurant Use.

Approval of a Detail Plan for a Convenience Store, Fuel Pumps, Retail Use and Drive-Through, Restaurant Use

LOCATION

6530 North President George Bush Turnpike

APPLICANT

Mohamed Sharaf – Victron Energy, Inc.

OWNER

Tenyson, L.P.

BACKGROUND

The subject property was previously developed with a convenience store with gasoline sales (7-Eleven). The gas station and convenience store was demolished in 2005.

The applicant would like to construct a gas station, restaurant with a drive-through and a convenience store.

SITE DATA

The subject property contains approximately 1.42 acres and has approximately 324 linear feet of frontage along West Campbell Road and 250 linear feet of frontage along North President George Bush Turnpike. The property can be accessed from West Campbell Road and North President George Bush Turnpike through a mutual access easement.

USE OF PROPERTY UNDER CURRENT ZONING

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STAFF RECOMMENDATION

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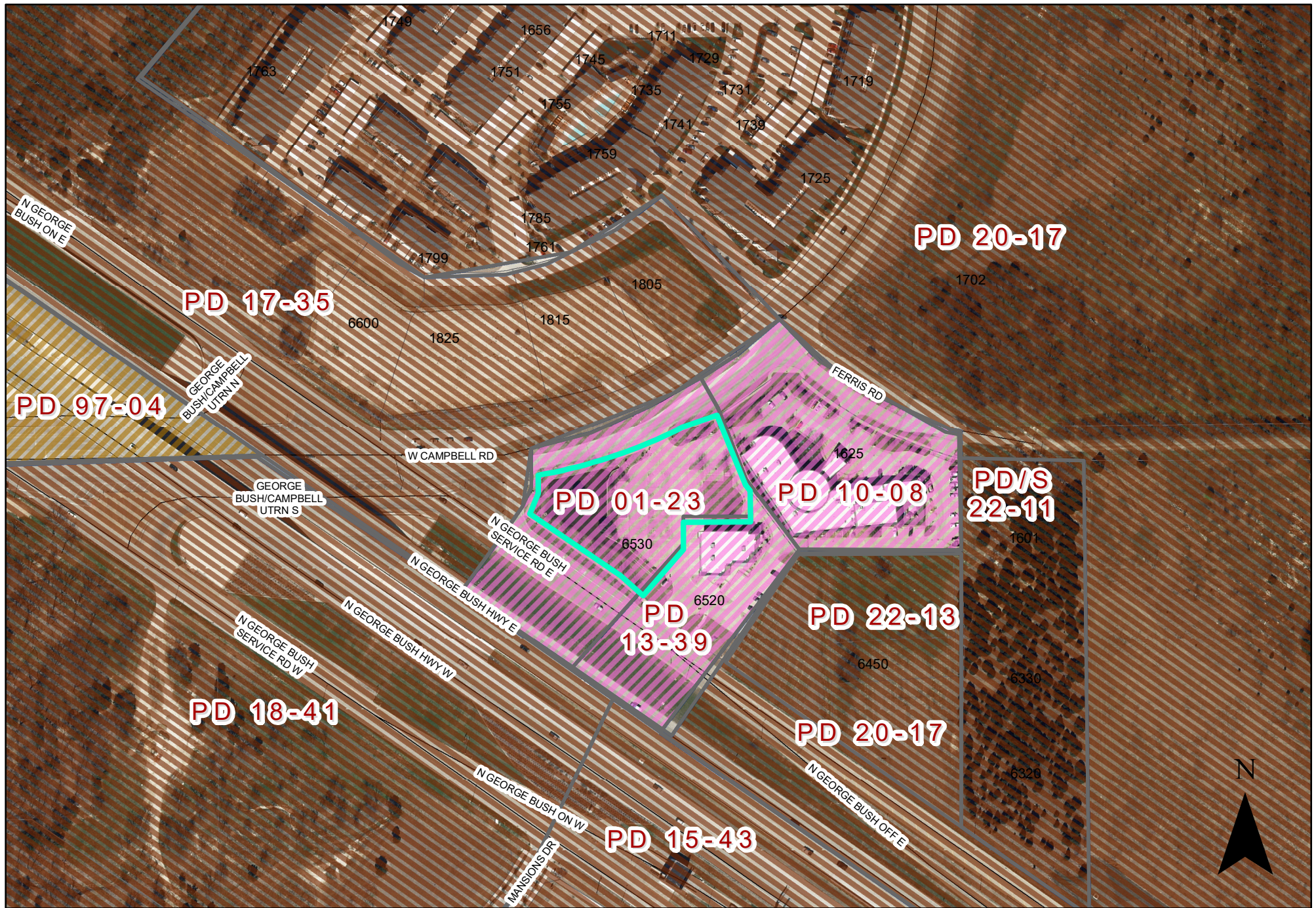
CITY COUNCIL DATE: April 18, 2023

PREPARED BY:

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

REVIEWED BY:

Will Guerin, AICP
Director of Planning



0 140 280 Feet
1 inch = 216 feet

ZONING MAP Z 22-57

INDICATES AREA
OF REQUEST

6530 N President George Bush Turnpike

PLANNED DEVELOPMENT CONDITIONS

ZONING FILE Z 22-57

6530 North President George Bush Turnpike

- I. Statement of Purpose:** The purpose of this Planned Development is to approve a convenience store, fuel pumps and a restaurant with a drive-through.
- II. Statement of Effect:** This Planned Development shall not affect any regulation found in the Garland Development Code, Ordinance No. 6773, as amended prior to adoption of this ordinance, except as specifically provided herein.
- III. General Regulations:** All regulations of Planned Development (PD) District 01-23 and Community Office (CO) District as set forth in Chapter 2 of the Garland Development Code are included by reference and shall apply, except as otherwise specified by this ordinance.
- IV. Development Plans:**

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

V. Specific Conditions:

- A. Permitted Uses: Land Uses are permitted as in Planned Development (PD) District 01-23.
- B. Site Plan: The site layout, building placement, parking shall be in general conformance with the approved Site Plan labeled Exhibit C.
- C. Elevations: Building Elevations shall be in general conformance with the elevations labeled Exhibit D.
- D. Parking: A total of twenty-one (21) Electric Vehicle (EV) parking spaces shall be permitted. However, those parking spaces shall be accessible to non-Electric Vehicles.

In addition, truck parking is prohibited.

EXHIBIT B

- E. Signage: A maximum of two (2) freestanding monument signs shall be permitted.

One sign shall be located at the entrance along West Campbell Road and the maximum height shall be seven (7) and maximum surface area shall be fifty (50) square feet. The second sign shall be located at the corner of West Campbell Road and North President George Bush Turnpike. The maximum height shall be sixty (60) feet and the maximum surface area shall be 501.31 square feet.

All attached wall signs and the menu board shall comply with GDC requirements.

SPECIFIC USE PROVISION CONDITIONS

ZONING FILE Z 22-57

6530 North President George Bush Turnpike

- I. Statement of Purpose:** The purpose of this Specific Use Provision is to allow a Restaurant with a Drive-Through Use.
- II. Statement of Effect:** This Specific Use Provision shall not affect any regulations found in the Garland Development Code, Ordinance No. 6773, as amended prior to the adoption of this ordinance, except as specifically provided herein.
- III. Abandonment:** In the event the land use for which this Specific Use Provision was granted ("Land Use") is abandoned, the SUP and all rights to the Land Use are automatically terminated, and the premises must be used in conformance with the PD, GDC, federal, and state law.

For the purposes of this Specific Use Provision, Abandonment is any of the following acts:

- A. A failure to apply for a site or building permit on the premises, where applicable, within 180 days of the effective date of this SUP;
- B. A failure to obtain a certificate of occupancy for the Land use within 730 days of the effective date of this SUP;
- C. A failure to commence operating the Land Use on the premises within 90 days of receiving a final certificate of occupancy for the Land Use;
- D. Discontinuance of the Land Use for a period of 180 days;
- E. Applying for, and receiving, a new Certificate of Occupancy for a use other than the Land Use; or
- F. Operating a use on the premises, whether as a primary or secondary use, that is not allowed within

the PD District, by the GDC, or by state or federal law.

The termination of utilities on the premises for a period of 180 calendar days is prima facie evidence of abandonment and the owner shall have the burden to prove that the Land Use has not been abandoned.

IV. General Regulations: All regulations of Planned Development (PD) District 01-23 and the Community Office (CO) 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.

V. Development Plans:

Site Layout: The site shall be in general conformance with the approved development plans labeled Exhibit C to Exhibit F. In the event of conflict between the conditions and the site plan, the written conditions listed below are to apply.

VI. Specific Use Provision:

F. SUP Time Period: The Specific Use Provision for the restaurant with the drive-through shall be in effect for twenty-five (25) years.

Z 22-57



View of the subject property



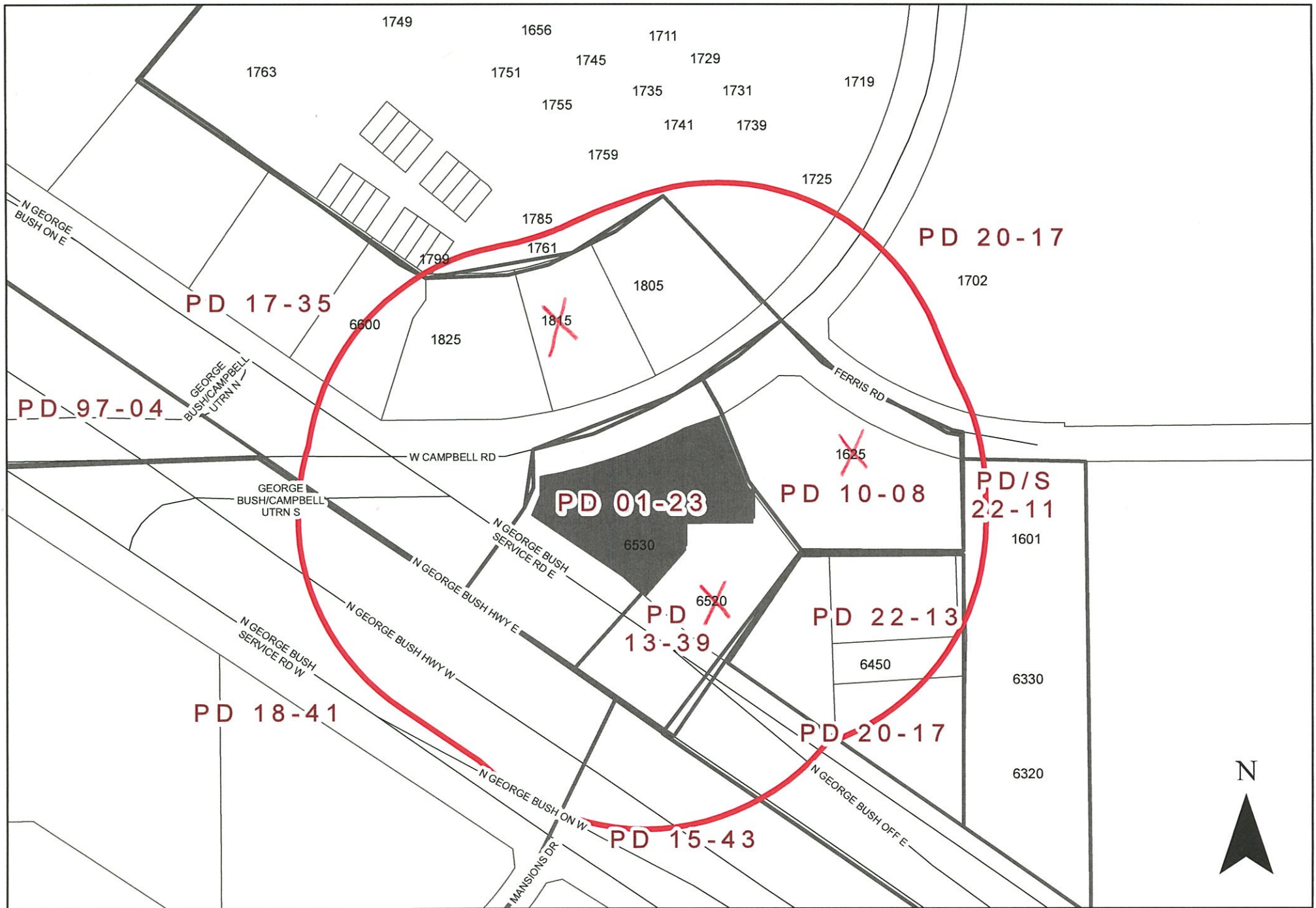
East of the subject property



Northeast of the subject property



Northwest of the subject property across Campbell Road



0 140 280 Feet
1 inch = 216 feet

ZONING MAP Z 22-57

INDICATES AREA OF REQUEST
INDICATES NOTIFICATION AREA

6530 N President George Bush Turnpike

Comment Form

Case Z 22-57

Z 22-57 Mohamed Sharaf – Victron Energy, Inc. The applicant requests to construct a gas station, convenience store and a restaurant with a drive-through. The site is located at 6530 North President George Bush Turnpike. (District 1)

Z 22-57 Mohamed Sharaf – Victron Energy, Inc. El solicitante solicita la construcción de una gasolinera, una tienda de conveniencia y un restaurante con servicio de autoservicio. El sitio está ubicado en 6530 North President George Bush Turnpike. (Distrito 1) (

Z 22-57 Mohamed Sharaf – Victron Energy, Inc. Người nộp đơn yêu cầu xây dựng một trạm xăng, cửa hàng tiện lợi và một nhà hàng có xe chạy qua. Địa điểm tọa lạc tại 6530 North President George Bush Turnpike. (Quận 1)

Please Check One Below / Marque uno a continuación / Vui lòng kiểm tra một bên dưới



For / A Favor / Đúng



Against / En Contra / Không

Please complete the following information and email the form to Planning@garlandtx.gov; deliver to the Planning Department at 800 Main Street Garland, TX; or mail to City of Garland, Planning Department, P.O. Box 469002 Garland, TX 75406-9002./ Por favor Complete la siguiente información y envíe el formulario por correo electrónico a Planning@garlandtx.gov; entregar al Departamento de Planificación en 800 Main Street Garland, TX; o envíelo por correo a City of Garland, Planning Department, P.O. Box 469002 Garland, TX 75406-9002./ Vui lòng điền đầy đủ thông tin sau và gửi biểu mẫu qua email tới Planning@garlandtx.gov; giao cho Phòng Kế hoạch tại 800 Main Street Garland, TX; hoặc gửi thư đến Thành phố Garland, Sở Kế hoạch, P.O. Hộp 469002 Garland, TX 75406-9002.

Sameeh Zalloum

Printed Name & Title / Nombre Impreso y Título / Tên in và Tiêu đề

(Property Owner, Business Owner, Tenant, etc.) / (Dueño de la propiedad, Dueño de la empresa, Inquilino, etc.) / (Chủ sở hữu bất động sản, Chủ doanh nghiệp, Người thuê, v.v.)

1815 W Campbell Rd

Your Property Address / La dirección de su propiedad / địa chỉ tài sản

Garland, TX 75044

City, State / Estado de la Ciudad / Thành bang

75044

Zip Code / Código postal / Mã B u Chính

Signature / Firma / Chữ ký

Date / Fecha / Ngày

(Providing email address and phone number is optional. / La dirección de correo electrónico y el número de teléfono son opcionales. / Địa chỉ email và số điện thoại là tùy chọn.)

Comment Form

Case Z 22-57

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Z 22-57 Mohamed Sharaf – Victron Energy, Inc. Người nộp đơn yêu cầu xây dựng một trạm xăng, cửa hàng tiện lợi và một nhà hàng có xe chạy qua. Địa điểm tọa lạc tại 6530 North President George Bush Turnpike. (Quận 1)

Please Check One Below / Marque uno a continuación / Vui lòng kiểm tra một bên dưới

☐

For / A Favor / Đúng

☒

Against / En Contra / Không

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Mercy Realty, LLC

Printed Name & Title / Nombre Impreso y Título / Tên in và Tiêu đề

(Property Owner, Business Owner, Tenant, etc.) / (Dueño de la propiedad, Dueño de la empresa, Inquilino, etc.) / (Chủ sở hữu bất động sản, Chủ doanh nghiệp, Người thuê, v.v.)

6520 N President George Bush HWY

Your Property Address / La dirección de su propiedad / địa chỉ tài sản

Garland, Tx

City, State / Estado de la Ciudad / Thành bang

75044

Zip Code / Código postal / Mã B u Chính

Desmae Quam

Signature / Firma / Ch ữ ký

Date / Fecha / Ngày

(Providing email address and phone number is optional. / La dirección de correo electrónico y el número de teléfono son opcionales. / Địa chỉ email và số điện thoại là tùy chọn.)

Comment Form Case Z 22-57

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Please Check One Below / Marque uno a continuación / Vui lòng kiểm tra một bên dưới

☐

For / A Favor / Đúng

☒

Against / En Contra / Không

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Ahmad MAKIAR, Bloomcofe

Printed Name & Title / Nombre Impreso y Título / Tên in và Tiêu đề

(Property Owner, Business Owner, Tenant, etc.) / (Dueño de la propiedad, Dueño de la empresa, Inquilino, etc.) / (Chủ sở hữu bất động sản, Chủ doanh nghiệp, Người thuê, v.v.)

1815 W Campbell Rd Suite H3

Your Property Address / La dirección de su propiedad / địa chỉ tài sản

Garland TX

City, State / Estado de la Ciudad / Thành bang

75044

Zip Code / Código postal / Mã Bưu Chính



Signature / Firma / Chữ ký

3/21/2023

Date / Fecha / Ngày

(Providing email address and phone number is optional. / La dirección de correo electrónico y el número de teléfono son opcionales. / Địa chỉ email và số điện thoại là tùy chọn.)

Comment Form Continued – Case Z 22-57

The statements below reflect my (our) opinion regarding the proposed request(s).

Las declaraciones a continuación reflejan mi (nuestra) opinión con respecto a las solicitudes propuestas.

Các tuyên bố dưới đây phản ánh quan điểm của tôi (chúng tôi) về (các) yêu cầu được đề xuất

No liquor or Drive Thru next
To the school and clinic
we need to build Healthy Kids

Thank you

Ahmad MAKIAR

3/21/2023

Zoning Response Case Comments

Case Number	PC Hearing Date	CC Hearing Date	Planner Name
Z 22-57	March 27, 2023	April 18, 2023	Nabiha Ahmed

Z 22-57 Mohamed Sharaf – Victron Energy, Inc. The applicant requests to construct a gas station, convenience store and a restaurant with a drive-through. The site is located at 6530 North President George Bush Turnpike. (District 1)

Sammy Jibrin**Against it**

3/21/2023
4:32:43 PM

1625 Ferris rd

Sjibrin@gmail.com

Garland

214.215.1186

Texas

United States

76051

I on the school adjacent to the proposed zoning case and oppose any alcohol sales at this location. Additionally, on behalf of the 250 families whose children attend the school are also opposed to any alcoholic beverages being sold there as well.

**Mercy
realty,LLC**

3/18/2023
6:14:01 PM

Against

6520 N PRESIDENT
GEORGE BUSH HWY

Zalloum1964@gmail.com

Garland

972-342-1826

Texas

United States

75044

**Dr. Sameeh
Zalloum**

3/18/2023
6:07:43 PM

Against

1815 w Campbell rd

Zalloum@yahoo.com

Garland

972-971-4223

Texas

United States

75044



GARLAND

Plan Commission

3. c.

Meeting Date: 03/27/2023

Item Title: Z 22-57 Mohamed Sharaf - Victron Energy, Inc. - Detail Plan (District 1)

Summary:

Consideration of the application of **Mohamed Sharaf – Victron Energy, Inc.**, requesting approval of a Detail Plan for a Convenience Store; Fuel Pumps, Retail Use; and Restaurant, Drive-Through Use. This property is located at 6530 North President George Bush Turnpike. (District 1) (File Z 22-57 – Detail Plan)

Attachments

Z 22-57 Mohamed Sharaf - Victron Energy, Inc. Report and Attachments (Detail Plan)

Z 22-57 Mohamed Sharaf - Victron Energy, Inc. Responses

Planning Report

File No: Z 22-57/District 1

Agenda Item:

Meeting: Plan Commission

Date: March 27, 2023



GARLAND

TEXAS MADE HERE

REQUEST

Approval of an Amendment to Planned Development (PD) District 01-23 for Community Office Use.

Approval of a Specific Use Provision for a Drive-Through, Restaurant Use.

Approval of a Detail Plan for a Convenience Store, Fuel Pumps, Retail Use and Drive-Through, Restaurant Use

LOCATION

6530 North President George Bush Turnpike

APPLICANT

Mohamed Sharaf – Victron Energy, Inc.

OWNER

Tenyson, L.P.

BACKGROUND

The subject property was previously developed with a convenience store with gasoline sales (7-Eleven). The gas station and convenience store was demolished in 2005.

The applicant would like to construct a gas station, restaurant with a drive-through and a convenience store.

SITE DATA

The subject property contains approximately 1.42 acres and has approximately 324 linear feet of frontage along West Campbell Road and 250 linear feet of frontage along North President George Bush Turnpike. The property can be accessed from West Campbell Road and North President George Bush Turnpike through a mutual access easement.

USE OF PROPERTY UNDER CURRENT ZONING

The subject property is currently zoned Planned Development (PD) District 01-23 for Community Office Uses. The Detail Plan was approved for a gas station with a retail pad. In 2013, the eastern portion of the property that was intended for a retail pad was rezoned for a medical office building.

The Drive-Through, Restaurant Use is not allowed in the Community Office (CO) District. The applicant would like to add the use by an SUP.

The Community Office (CO) District is intended to create an appropriate setting for medium and higher intensity office and professional uses. The district may be used as a transition district between low intensity office/retail uses and more intense uses. It is also generally appropriate along major transportation corridors. However, the Community Office (CO) District is generally not appropriate in proximity to low-density residential districts.

CONSIDERATIONS

1. Site Plan

The applicant proposes a 5,923 square-foot building for a convenience store and a restaurant with a drive-through, and a 4,056 square-foot fuel canopy with six (6) fuel pumps and twelve (12) positions.

The convenience store will operate twenty-four (24) hours a day and the restaurant will operate from 8:00 a.m. – 10:00 pm every day.

2. Screening and Landscaping

The proposed landscape layout (Exhibit D) complies with the applicable screening and landscaping standards per the GDC.

3. Parking

The proposed uses require thirty-five (35) parking spaces and the site plan (exhibit C) reflects thirty-six (36) parking spaces. However, it should be noted that twenty-one (21) of those spaces are Electric Vehicle (EV) parking spaces. The applicant has confirmed that the EV parking spaces can be used for non-Electric Vehicles as well. It should be noted that truck parking is not proposed with this development and staff has drafted a PD Condition accordingly.

4. Building Design

The building elevations complies with the articulation and architectural elements requirements per the GDC.

5. Signage

Planned Development (PD) District 01-23 allows a maximum of two (2) freestanding monument signs for this development. Each sign can be a maximum of seven (7) feet in height and fifty (50) square feet in surface area.

The applicant proposes two (2) monument signs along West Campbell Road. One sign will meet the requirement per Planned Development (PD) District 01-23 and the other monument sign at the corner of West Campbell Road and North President George Bush Turnpike will be sixty (60) feet in height and 501.31 square feet in surface area. All proposed wall signs and menu board will comply with the GDC requirements.

6. Traffic

A Traffic Impact Analysis was not required for this development. The Transportation Department has reviewed this project and all comments have been addressed.

7. Specific Use Provision

The applicant requests the SUP for the Restaurant, Drive-Through Use to be valid for a time period of twenty-five (25) years. The SUP time period guide recommends between twenty (20) to twenty-five (25) years.

8. Deviations

Development Standards	Required	Proposed	Applicant's Justification
Signage	PD 01-23 allows a maximum of 2 monument signs. Each sign can be a maximum of 7 feet in height and 50 square feet in surface area, which are the same requirements as the GDC.	Two monument signs are proposed. One sign will be located next to the West Campbell Road entrance and it will comply with the requirements. The second sign will be at the corner of West Campbell Road and North President George Bush Turnpike. The proposed height is 60 feet and the surface area is 501.31 square feet.	The applicant states the taller monument sign will allow more visibility and attract more customers. The proposed business is heavily based on bringing traffic from North President George Bush Turnpike.
Parking	35 parking spaces	36 parking spaces are provided. However, 21 of those parking spaces consist of EV charging stations. EV Charging Stations are not contemplated in the GDC; therefore, those are counted as non-required parking spaces.	The applicant states that the EV parking spaces can also be used for non-EV.

COMPREHENSIVE PLAN

The Future Land Use Map of the Envision Garland Plan recommends Business Center.

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

The proposed development would serve as more of a supportive use to the surrounding and growing area.

COMPATIBILITY OF REQUEST WITH SURROUNDING ZONING AND LAND USES

The properties to the northwest, across West Campbell Road, are zoned Planned Development (PD) District 17-35 for Mixed Use; these properties are developed with retail/office buildings. The property to the northeast is zoned Planned Development (PD) District 10-08 for Community Office Use; this property is developed with a school. The property to the east is zoned Planned Development (PD) District 13-39 for Community

Office Use; this property is developed with a medical office. The property to the south, across North President George Bush Turnpike, is zoned Planned Development (PD) District 18-41; it is currently unimproved.

STAFF RECOMMENDATION

Approval of 1) an Amendment to Planned Development (PD) District 01-23 for Community Office Use; 2) a Specific Use Provision for a Drive-Through, Restaurant Use; and 3) a Detail Plan for a Convenience Store; Fuel Pumps, Retail Use and a Drive-Through, Restaurant Use.

However, staff recommends decreasing the sixty (60)-foot monument-style sign to no more than twenty-two (22) feet. The GDC allows a maximum height of twenty-two (22) feet for freestanding pylon signs.

In addition, while the parking spaces available to electronic vehicles (EV) are also available to non-electric vehicles, staff has some concern that the EV parking spaces may largely go unused and therefore present a parking shortage for non-EV vehicles. It is suggested to either reduce the number of EV stations (while retaining the 36 overall provided parking spaces), or to provide signage clarifying that non-EV's may park in the parking spaces containing EV charging stations.

ADDITIONAL INFORMATION

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

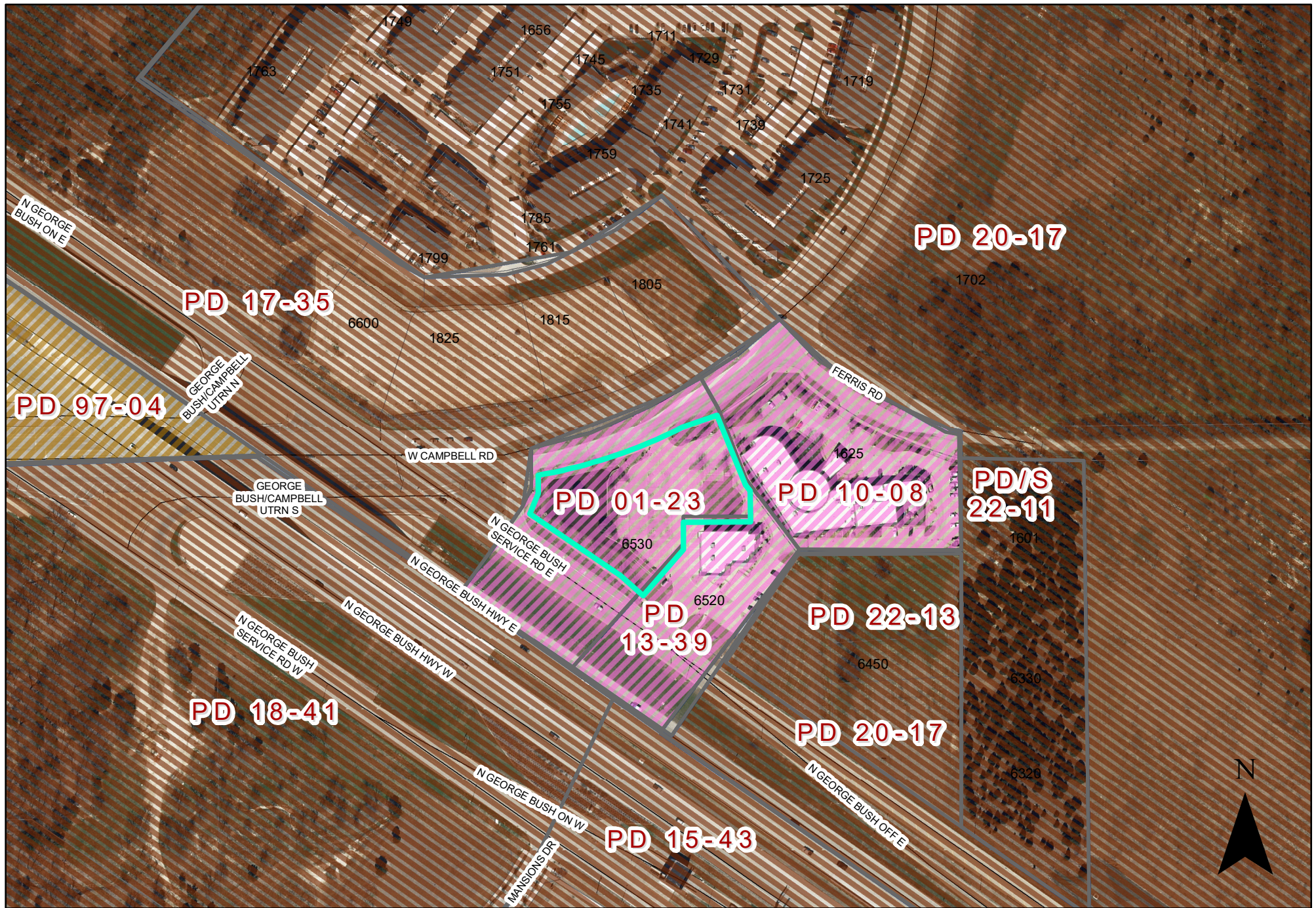
CITY COUNCIL DATE: April 18, 2023

PREPARED BY:

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

REVIEWED BY:

Will Guerin, AICP
Director of Planning

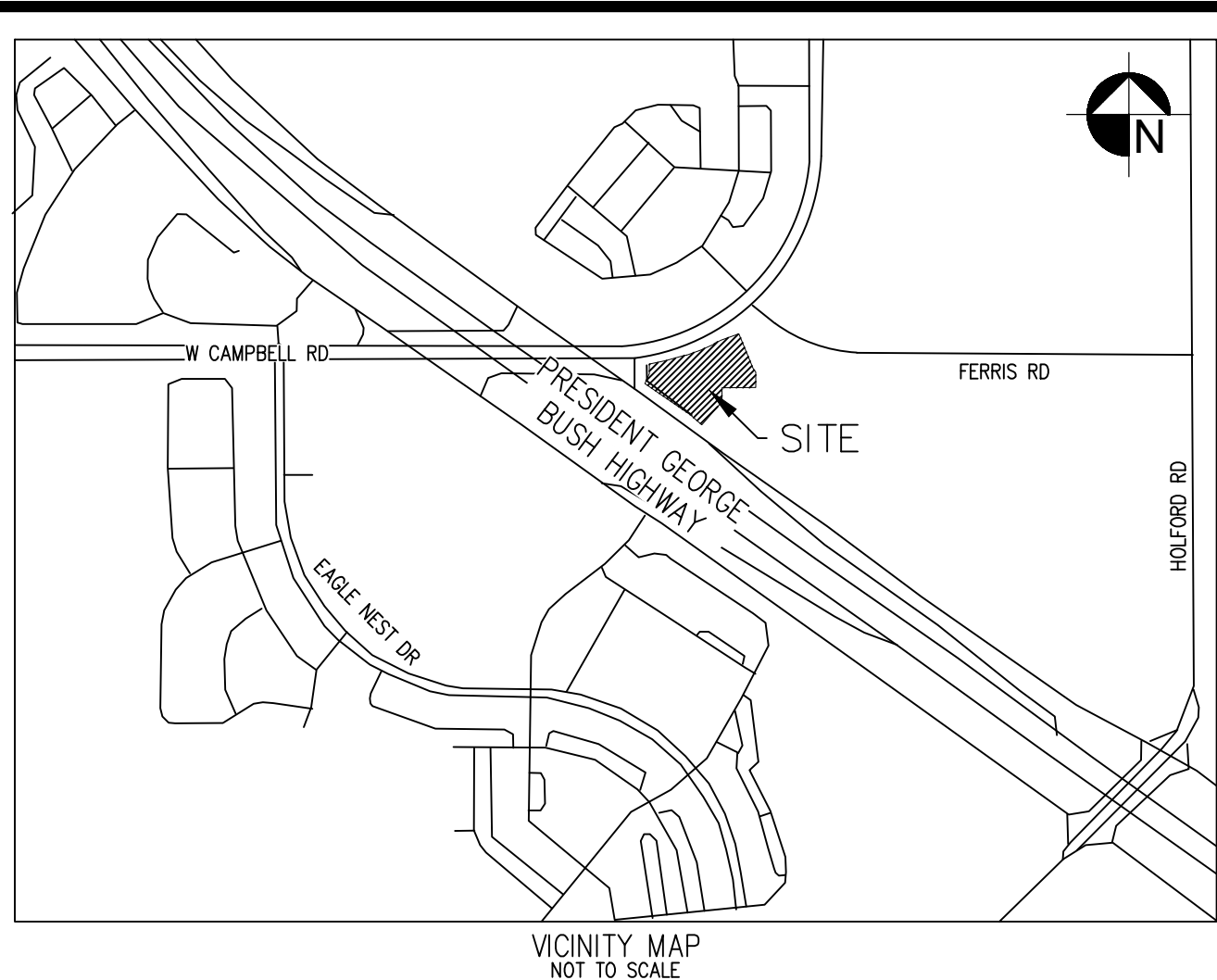
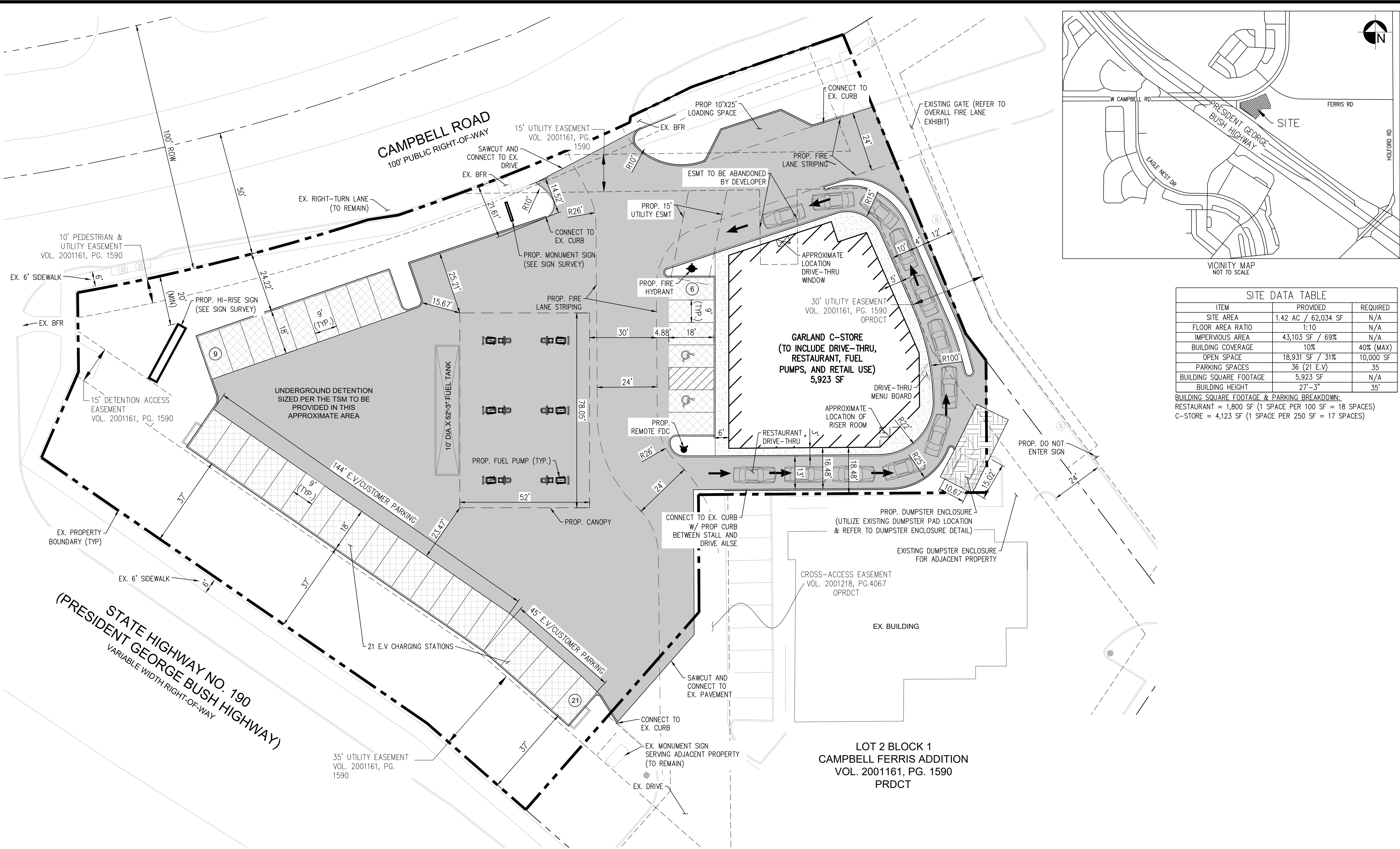


0 140 280 Feet
1 inch = 216 feet

ZONING MAP Z 22-57

INDICATES AREA
OF REQUEST

6530 N President George Bush Turnpike



SITE DATA TABLE		
ITEM	PROVIDED	REQUIRED
SITE AREA	1.42 AC / 62,034 SF	N/A
FLOOR AREA RATIO	1:10	N/A
IMPERVIOUS AREA	43,103 SF / 69%	N/A
BUILDING COVERAGE	10%	40% (MAX)
OPEN SPACE	18,931 SF / 31%	10,000 SF
PARKING SPACES	36 (21 E.V.)	35
BUILDING SQUARE FOOTAGE	5,923 SF	N/A
BUILDING HEIGHT	27'-3"	35'

BUILDING SQUARE FOOTAGE & PARKING BREAKDOWN:
RESTAURANT = 1,800 SF (1 SPACE PER 100 SF = 18 SPACES)
C-STORE = 4,123 SF (1 SPACE PER 250 SF = 17 SPACES)

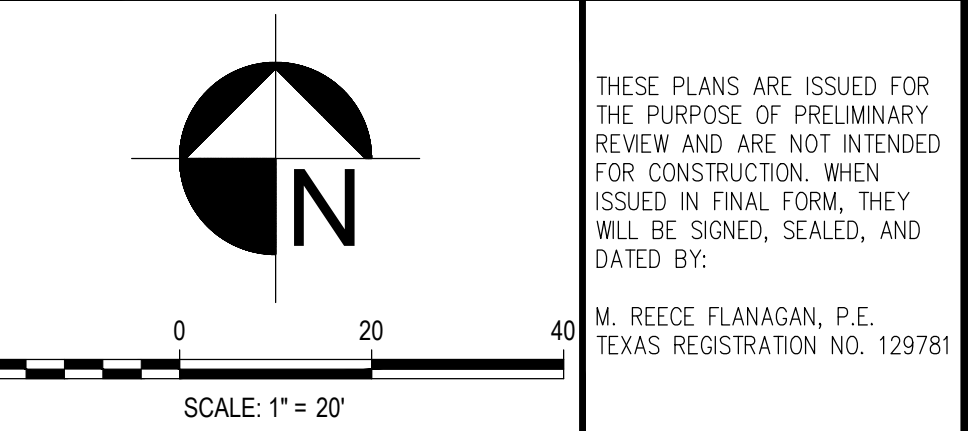
REVISIONS		
NO.	DESCRIPTION	DATE

- DIMENSION CONTROL NOTES:**
- ALL DIMENSIONS ARE TO THE FACE OF CURB UNLESS OTHERWISE NOTED.
 - ALL WORK SHALL CONFORM TO THESE PLANS AND CONTRACT DOCUMENTS AND THE INTERNATIONAL BUILDING CODE.
 - CONTRACTOR SHALL REFER TO BUILDING PLANS FOR ACTUAL BUILDING DIMENSIONS. DIMENSIONS SHOWN ARE TO OUTSIDE FACE OF BUILDING.
 - THE CONTRACTOR IS RESPONSIBLE FOR ENSURING THAT CURB RAMPS ARE INSTALLED IN CONFORMANCE WITH ALL APPLICABLE LOCAL, STATE AND/OR FEDERAL REGULATIONS AND STANDARDS INCLUDING BUT NOT LIMITED TO, THE AMERICANS WITH DISABILITIES ACT (ADA), THE FAIR HOUSING ACT (FHA) AND THE AMERICAN NATIONAL STANDARDS INSTITUTE (ANSI).
 - EXISTING UTILITY DATA IS PROVIDED FOR INFORMATION ONLY. ALTHOUGH DATA IS SHOWN AS ACCURATELY AS POSSIBLE, THE CONTRACTOR IS CAUTIONED THAT THE DEVELOPER AND THE ENGINEER NEITHER ASSUMES NOR IMPLIES ANY RESPONSIBILITY FOR THE ACCURACY OF THIS DATA.
 - CONTRACTOR IS TO VERIFY LOCATION AND ELEVATION OF EXISTING UTILITIES PRIOR TO CONSTRUCTION, SHALL ASSUME RESPONSIBILITY FOR REPAIRS TO EXISTING FACILITIES DAMAGED BY CONTRACTOR'S ACTIVITIES.

- LEGEND:**
- CONCRETE SIDEWALK
(REFER TO GEOTECHNICAL ENGINEERING REPORT)
- LIGHTY DUTY CONCRETE PAVEMENT
(REFER TO GEOTECHNICAL ENGINEERING REPORT)
- MEDIUM DUTY CONCRETE PAVEMENT
(REFER TO GEOTECHNICAL ENGINEERING REPORT)
- HEAVY DUTY CONCRETE PAVEMENT
(REFER TO GEOTECHNICAL ENGINEERING REPORT)

SITE PLAN NOTES:

CASE # 220630-2
ZONING: PD 22-57



THESE PLANS ARE ISSUED FOR THE PURPOSE OF PRELIMINARY REVIEW AND ARE NOT INTENDED FOR CONSTRUCTION. WHEN ISSUED IN FINAL FORM, THEY WILL BE SIGNED, SEALED, AND DATED BY:

M. REECE FLANAGAN, P.E.
TEXAS REGISTRATION NO. 129781



FLANAGAN
land solutions

Dallas, Texas | P: 940.327.7963 | flanagan-ls.com | TBPE Firm No. F-22910

CAMPBELL & 190 GARLAND
GARLAND, TEXAS

SITE PLAN

6530 N PRESIDENT GEORGE BUSH HWY,
GARLAND TX 75044

DESIGNED: FLS	PROJECT #:	ISSUE DATE:	SHEET
CHECKED: FLS	2021-08-06	3/1/2023	C2.0 OF C4.0
DRAWN: FLS			

DEVELOPER:
VICTRON ENERGY
TEL: 469-517-2000
EMAIL: MSHARAF@VICTRONGROUP.COM
CONTACT: MOHAMED SHARAF
105 YMCA DRIVE
WAXAHACHIE, TX 75168




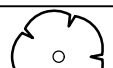




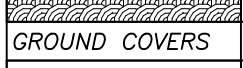
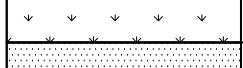


PREPARED BY:
FLANAGAN LAND SOLUTIONS, LLC
TEL: 940-327-7963
EMAIL: REECE@FLANAGAN-LS.COM
CONTACT: REECE FLANAGAN, PE
4447 N CENTRAL EXPRESSWAY, SUITE 110 PO BOX 123
DALLAS, TX 75205



CALL 3 BUSINESS DAYS IN ADVANCE BEFORE YOU DIG, GRADE, OR EXCAVATE FOR THE MARKING OF UNDERGROUND MEMBER UTILITIES.



PLANT_SCHEDULE							
TREES	CODE	QTY	BOTANICAL / COMMON NAME	CONT	CAL	SIZE	NOTES
	ER	12	EXISTING TREE TO REMAIN	N/A			
	QS	6	QUERCUS SHUMARDII / SHUMARD RED OAK	45 GAL.	3"	10'-12'	FULL, MATCHING, SYMMETRICAL
	QV	3	QUERCUS VIRGINIANA / SOUTHERN LIVE OAK	45 GAL.	3"	10'-12'	FULL, MATCHING, SYMMETRICAL
	UC	13	ULMUS CRASSIFOLIA / CEDAR ELM	45 GAL.	3"	10'-12'	FULL, MATCHING, SYMMETRICAL
SHRUBS	CODE	QTY	BOTANICAL / COMMON NAME	CONT	SIZE	SPACING	NOTES
	HP	58	HESPERALOE PARVIFLORA / RED YUCCA	3 GAL	24" HT.	PER PLAN	FULL, MATCHING, SYMMETRICAL
	MC	139	MUHLENBERGIA CAPILLARIS / PINK MUHLY	3 GAL	24" HT.	PER PLAN	FULL, MATCHING, SYMMETRICAL
	YG	17	SPANISH DAGGER YUCCA GLORIOSA 'VARIEGATA'	3 GAL	24" HT.	PER PLAN	FULL, MATCHING, SYMMETRICAL
SHRUB AREAS	CODE	QTY	BOTANICAL / COMMON NAME	CONT	HEIGHT	SPACING	NOTES
	NP3	110	NASSELLA TENUISSIMA 'PONY TAILS' / MEXICAN FEATHERGRASS	1 GAL.	24" HT	36" O.C.	FULL, MATCHING, SYMMETRICAL
GROUND COVERS	CODE	QTY	BOTANICAL / COMMON NAME	NOTES			
	BD	8,817 SF	BUCHLOE DACTYLOIDES / BUFFALO GRASS '609'	SOD			
	DG	4,363 SF	DECOMPOSED GRANITE DG	3" COMPACTED DEPTH W/ PERMEABLE WEED MAT STAPLED TO GRADE			

LOT AREA:	61,997 s.f.
LANDSCAPE AREA REQUIRED: 10% OF SITE AREA:	6,200 s.f.
LANDSCAPE AREA PROVIDED:	16,766 s.f. (27%)
PARKING SPACES PROVIDED:	36 SPACES
5% OF PARKING SPACES LANDSCAPE (2 SPACES REQ.)	11% PROVIDED
1 SHADE TREE PER 10 SPACES	4 trees
PROVIDED:	8 trees
BUFFER TREES REQUIRED:	
1/30 LF OF STREET FRONTAGE	
GEORGE BUSH TURNPIKE: 278 l.f.	9 trees
CAMPBELL ROAD: 358 l.f.	12 trees
BUFFER TREES PROVIDED:	
GEORGE BUSH TURNKPIKE	9 existing shade trees + 6 proposed trees
CAMPBELL ROAD	10 proposed trees
	3 existing shade trees
BUFFER SHRUBS REQUIRED: 7/30 l.f.	
GEORGE BUSH TURNPIKE	65 shrubs
PROVIDED:	111 shrubs
CAMPBELL ROAD:	84 shrubs
PROVIDED:	89 shrubs

NOTES:

1. AN AUTOMATIC IRRIGATION SYSTEM WILL BE INSTALLED PER CITY AND STATE REGULATIONS AND ORDINANCES.



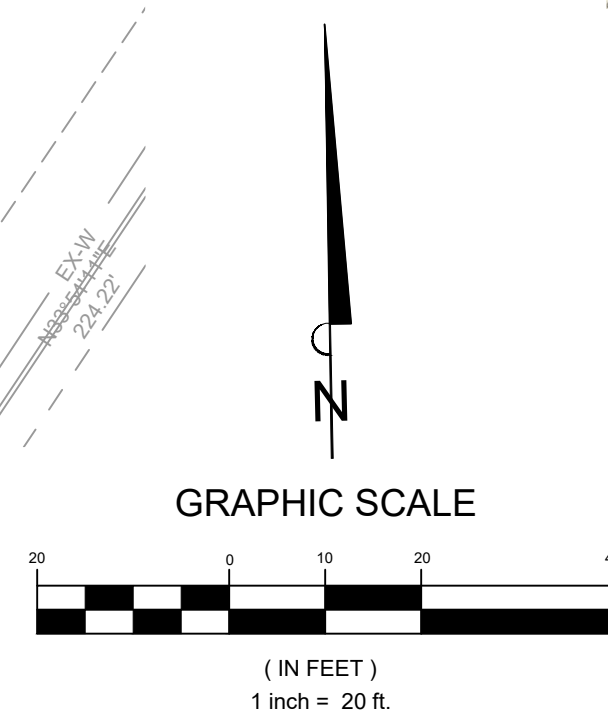
VICINITY MAP

NTS

OWNER/DEVELOPER

VICTRON ENERGY
105 YMCA DRIVE
WAXAHACHIE, TEXAS 75168
CONTACT: MOHAMED SHARAF
PHONE: 254-433-2561
EMAIL: MSHARAF@VICTRONGROUP.COM

CASE# 220630-2



No.	Date	Revision Description
-----	------	----------------------

LANDSCAPE PLAN

**TRAVEL CENTER AND QSR
CAMPBELL RD. AND GEORGE BUSH
TURNPIKE, GARLAND, TEXAS**

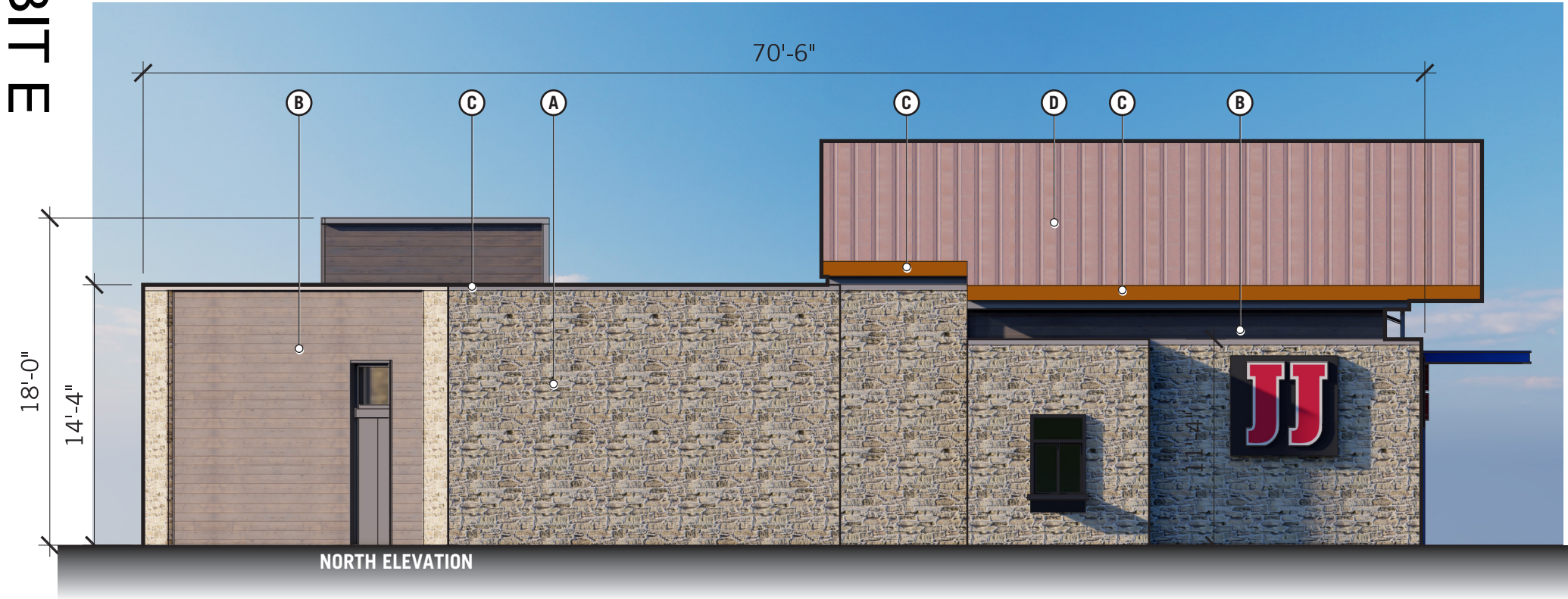
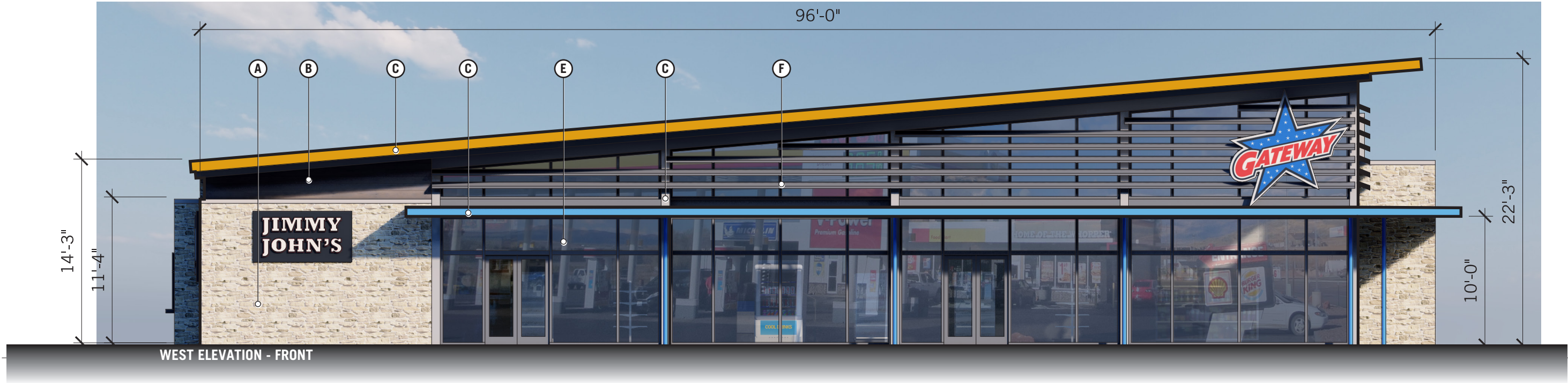


TEMPUS LAND SOLUTIONS, LLC

ARLINGTON, TEXAS 76017
817.223.8489
michael@tempus-lls.com

SHEET NO.

LS - 1.1



EXTERIOR MATERIALS	MATERIAL CALCULATIONS	
	WEST	NORTH
(A) STONE VENEER MFGR: TBD STYLE: FRENCH COUNTRY VILLA (OR SIM.) COLOR: CHAMPAGNE (OR SIM.)	204 SF 12 %	720 SF 54 %
(B) FIBER CEMENT SIDING/TRIM MFGR: NICHHA STYLE: LAP SIDING COLOR: ROASTED WALNUT	43 SF 3 %	247 SF 18 %
(C) TRIMS, FASCIAS AND AWNINGS COLOR: ORANGE, BLUE, GRAY	162 SF 10 %	56 SF 4 %
(D) STANDING SEAM METAL ROOF MFGR: TBD COLOR: WEATHERED COPPER	0 SF 0 %	279 SF 21 %
(E) STOREFRONT SYSTEM MFGR: KAWNEER (OR SIM.) STYLE: 451 (OR SIM.) COLOR: CHARCOAL	1230 SF 75 %	39 SF 3 %
(F) HORIZONTAL SHADE FINES COLOR: DARK GRAY/CHARCOAL		
TOTAL SF:	1,639 SF	1,341 SF



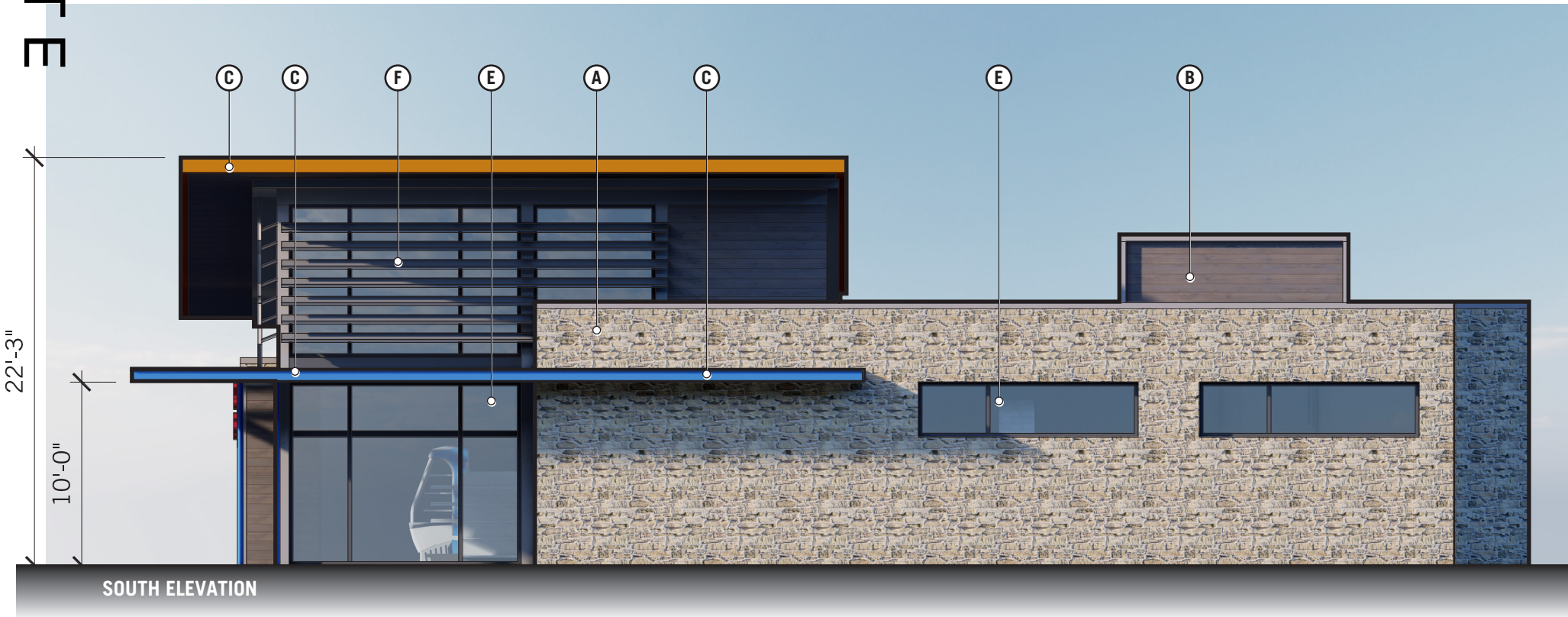
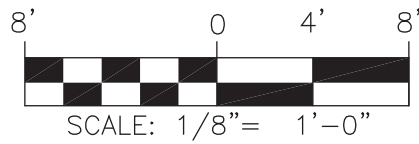
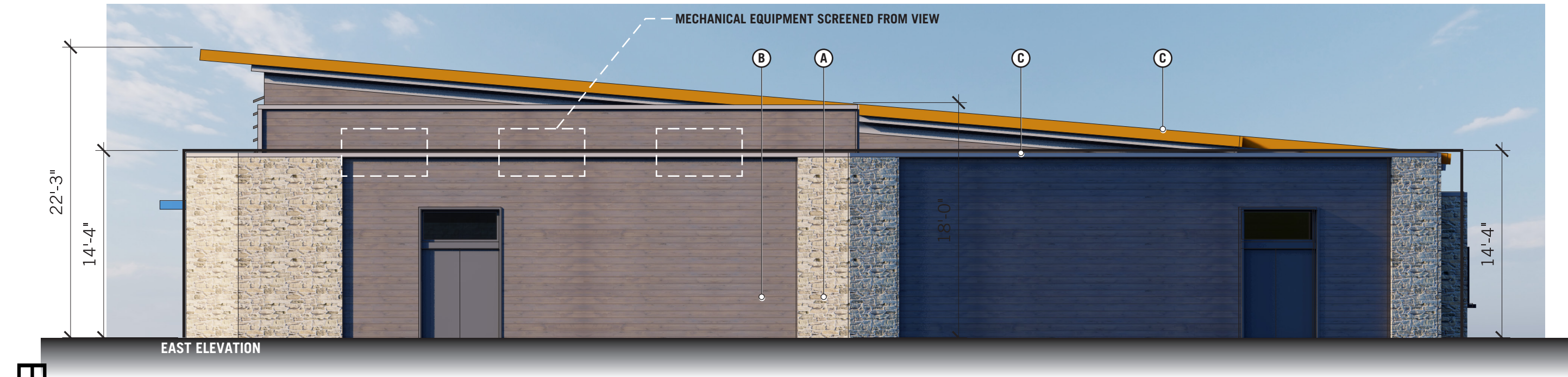
Oculus Inc.



OWNER: JAMES K. TONICK
APPLICANT: MOHAMED SHARAF
PLAN PREPARER: OCULUS INC.
KARL ROTH
SENIOR PROJECT DESIGNER
karlr@oculusinc.com
608.957.3514

PROJECT/LOCATION:
GATEWAY OF GARLAND
6530 N. President George Bush Highway
Garland TX

TITLE: CONCEPTUAL ELEVATIONS
CASE #: 220603-0
EXIST. ZONING: PD 01-23
OPTION 9.3
DATE: AUGUST 22, 2022



EXTERIOR MATERIALS	MATERIAL CALCULATIONS	
	EAST	SOUTH
(A) STONE VENEER MFGR: TBD STYLE: FRENCH COUNTRY VILLA (OR SIM.) COLOR: CHAMPAGNE (OR SIM.)	335 SF 19 %	689 SF 52 %
(B) FIBER CEMENT SIDING/TRIM MFGR: NICHHA STYLE: LAP SIDING COLOR: ROASTED WALNUT	1070 SF 62 %	113 SF 9 %
(C) TRIMS, FASCIAS AND AWNINGS COLOR: ORANGE, BLUE, GRAY	191 SF 11%	133 SF 10 %
(D) STANDING SEAM METAL ROOF MFGR: TBD COLOR: WEATHERED COPPER	0 SF 0 %	0 SF 0 %
(E) STOREFRONT SYSTEM MFGR: KAWNEER (OR SIM.) STYLE: 451 (OR SIM.) COLOR: CHARCOAL	125 SF 7 %	385 SF 29 %
(F) HORIZONTAL SHADE FINES COLOR: DARK GRAY/CHARCOAL		
TOTAL SF:	1,721 SF	1,320 SF



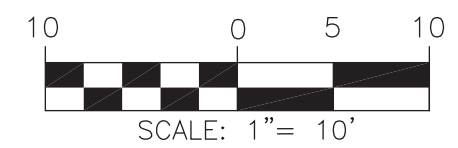
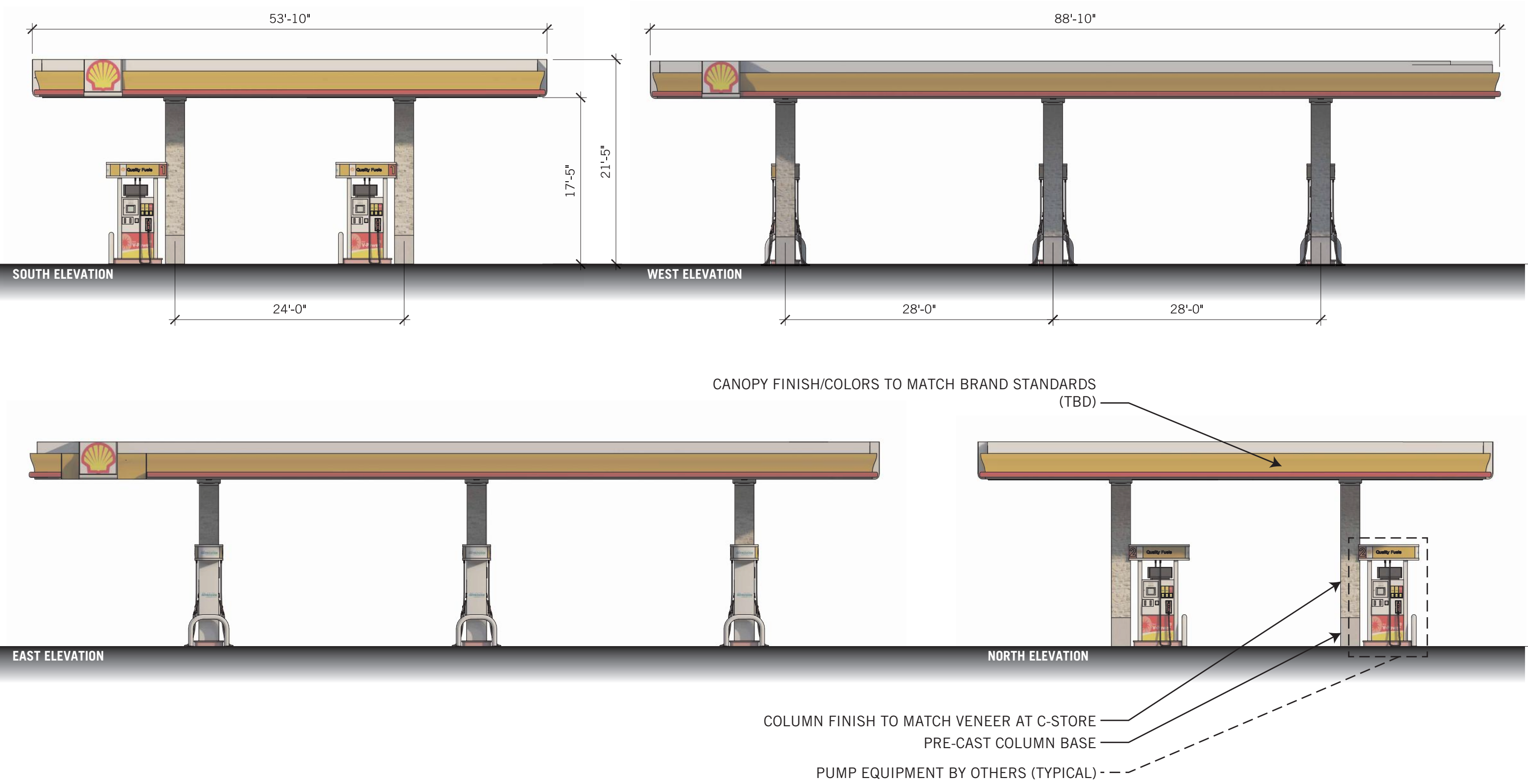
Oculus Inc.



OWNER: JAMES K. TONICK
APPLICANT: MOHAMED SHARAF
PLAN PREPARER: OCULUS INC.
KARL ROTH
SENIOR PROJECT DESIGNER
karlr@oculusinc.com
608.957.3514

PROJECT/LOCATION:
GATEWAY OF GARLAND
6530 N. President George Bush Highway
Garland TX

TITLE: CONCEPTUAL ELEVATIONS
CASE #: 220603-0
EXIST. ZONING: PD 01-23
OPTION 9.3
DATE: AUGUST 22, 2022



Oculus Inc.

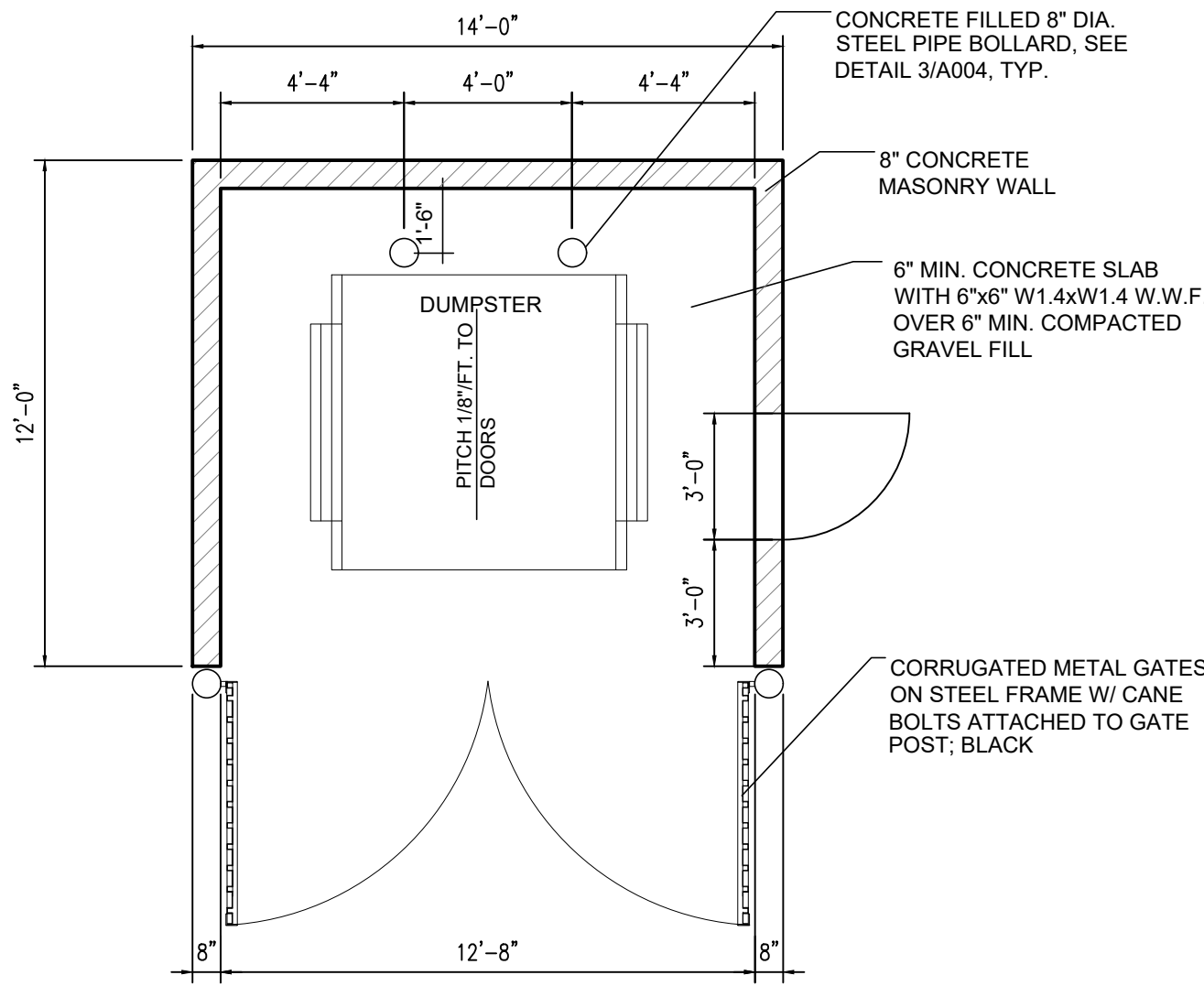


OWNER: JAMES K. TONICK
APPLICANT: MOHAMED SHARAF
PLAN PREPARER: OCULUS INC.
KARL ROTH
SENIOR PROJECT DESIGNER
karlr@oculusinc.com
608.957.3514

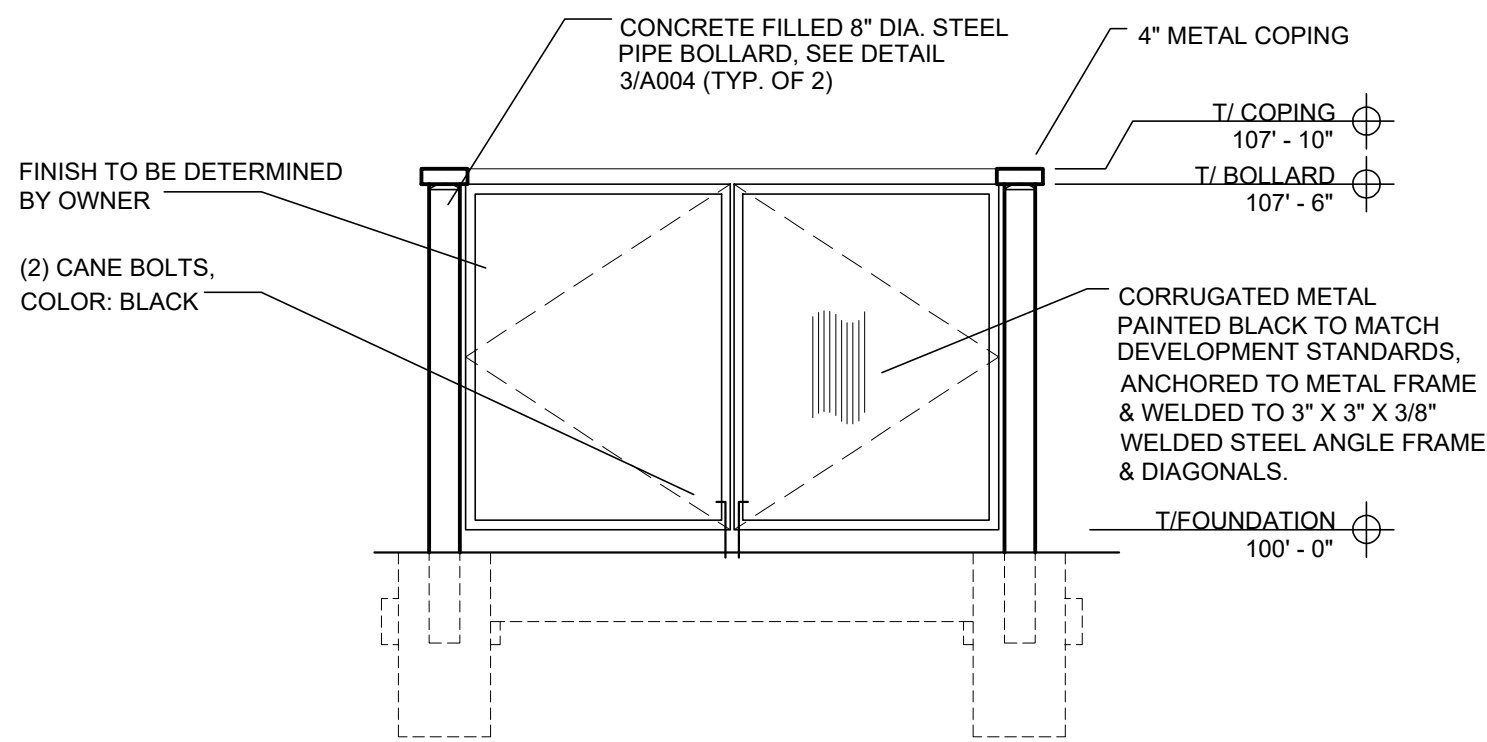
PROJECT/LOCATION:
GATEWAY OF GARLAND
6530 N. President George Bush Highway
Garland TX

TITLE: CANOPY ELEVATIONS
CASE #: 220603-0
EXIST. ZONING: PD 01-23
OPTION 10.1
DATE: JANUARY 27, 2023

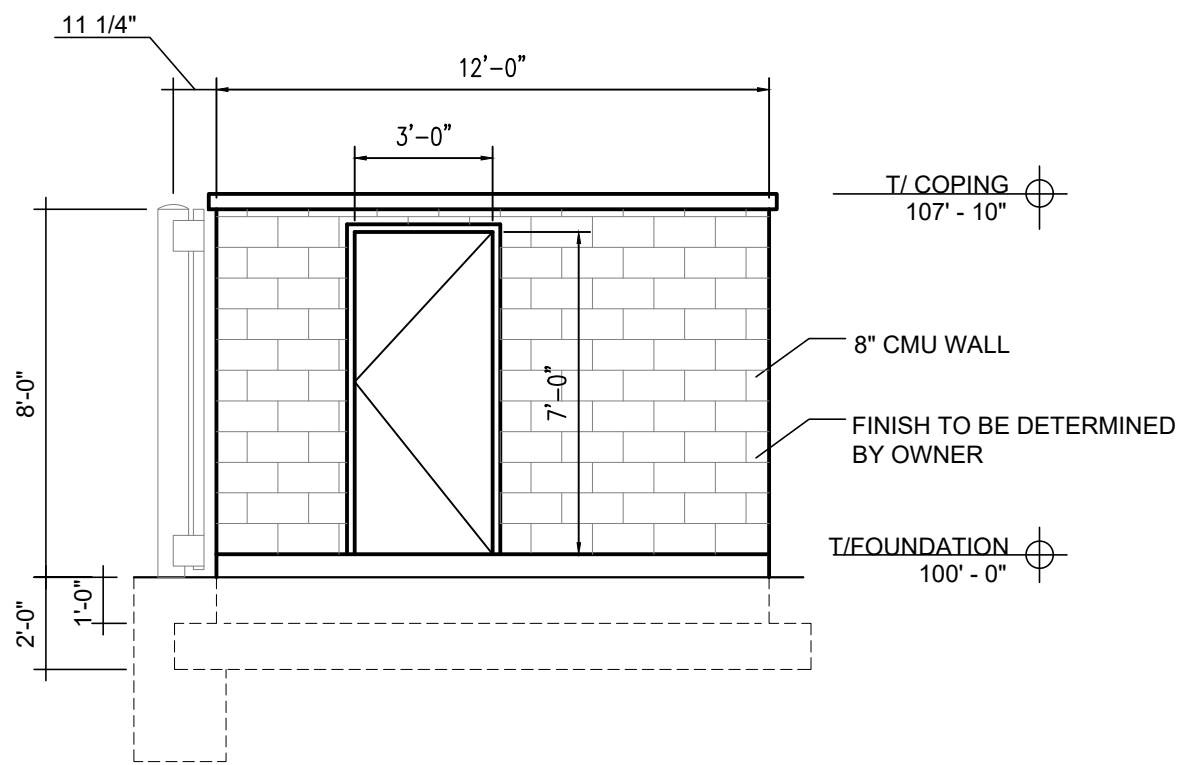
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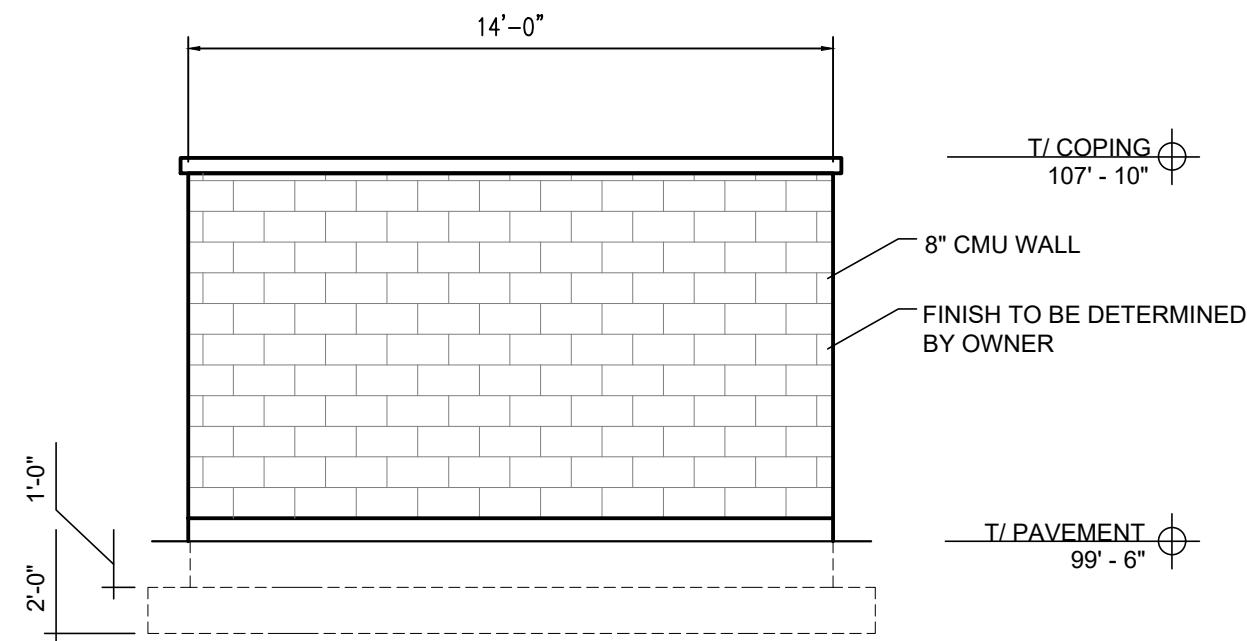
1 TRASH ENCLOSURE PLAN
SCALE: SCALE: 1/4" = 1'-0"



2 TRASH ENCLOSURE FRONT ELEVATION
SCALE: SCALE: 1/4" = 1'-0"



3 TRASH ENCLOSURE RIGHT ELEVATION
SCALE: SCALE: 1/4" = 1'-0"



4 TRASH ENCLOSURE REAR ELEVATION
SCALE: SCALE: 1/4" = 1'-0"

DESIGN SET ONLY
NOT FOR CONSTRUCTION



NOTICE
DESIGN SET ONLY
NOT FOR CONSTRUCTION
CONSULT ARCHITECT OR ENGINEER FOR CONSTRUCTION DOCUMENTS

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SYNOPSIS



105 YMCA DRIVE • WAXAHACHIE, TX. 75165

CAMPBELL & 190
GARLAND, TX 75044

PROJECT NO.

CLIENT

GATEWAY OF GARLAND

SUBJECT

DUMPSTER DETAILS

DRAWN BY: CHECKED BY:

ORIG. DATE: REV. DATE:

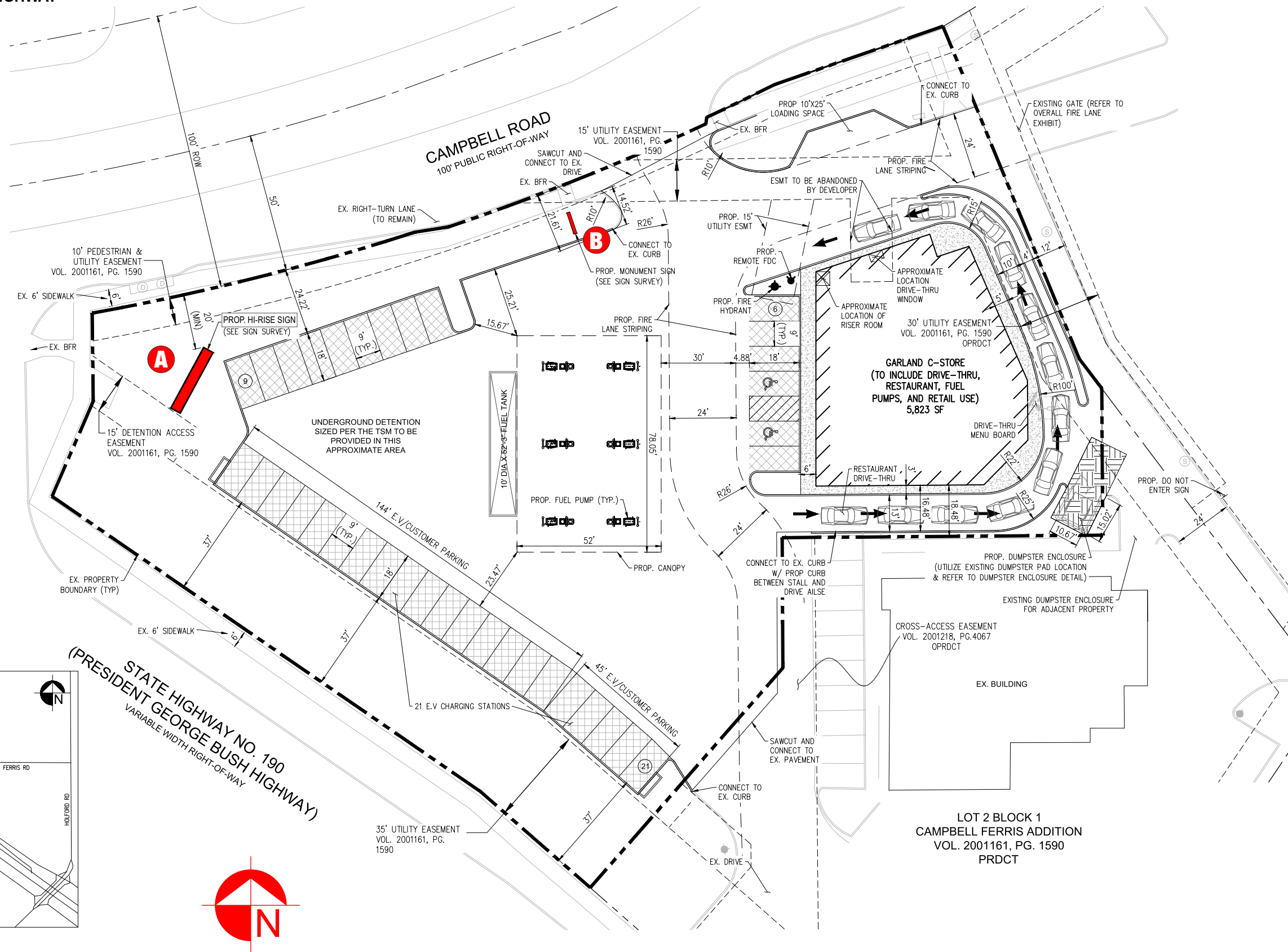
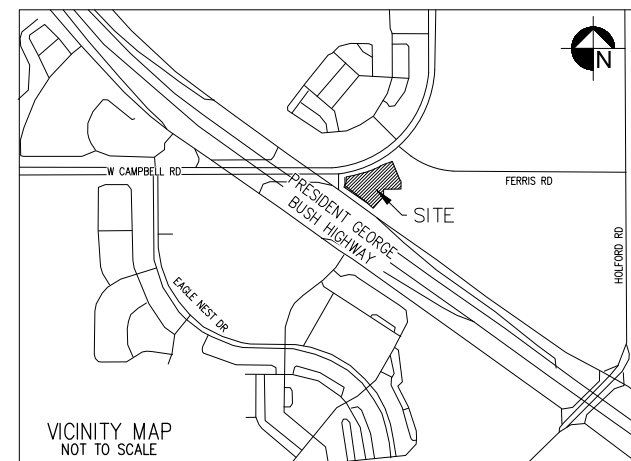
SCALE: SHEET NO.

1/4"=1'-0"

A HI-RISE SIGN

B MONUMENT

EXHIBIT F



SCALE: 1:469

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AMPS: VOLTS: CIRCUITS:

PAGE: 1

SCOPE OF WORK:

- PROVIDE AND INSTALL(1) D/F LED INTERNALLY ILLUMINATED SIGN
- SHELL SIGN WILL BE ALL ALUMINUM CABINET FILLER AND RETAINERS FACES WILL BE FLEX WITH PRINTED GRAPHIC INTERNALLY ILLUMINATED WITH WHITE LEDs.
- TWO PRODUCT FUEL DIGITAL PRICER
- QSR SIGN WILL BE ALL ALUMINUM CABINET FILLER AND RETAINERS INTERNALLY ILLUMINATED WITH WHITE LEDs.
- ILLUMINATED GATEWAY SIGN LOGO MOUNTED ON CLOUD BACKGROUND PANEL
- ALL ALUMINUM HI-RISE POLE COVER
- INSTALL NEW STEEL PIPE IN CONCRETE FOUNDATION. DEPTH OF FOUNDATION TO BE DETERMINED BY ENGINEER LICENSED IN THE STATE OF TEXAS.

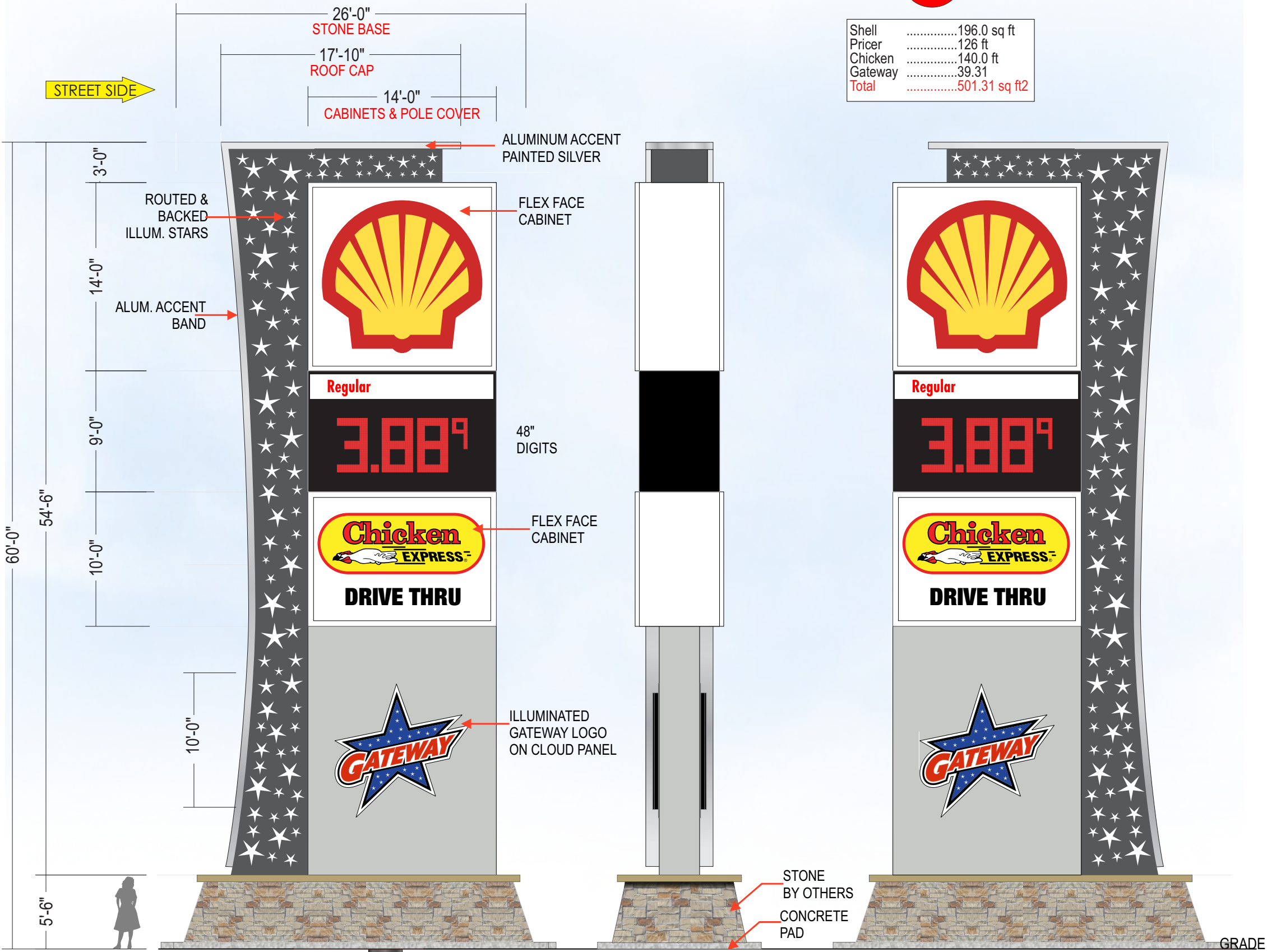
EXHIBIT F

COLOR LEGEND

- PAINT COLORS
- 1: SHELL WARM WHITE
- VINYL COLORS TO MATCH
- 1: SHELL WARM WHITE
 - 2: SHELL YELLOW- PMS # 116 C TRANS VINYL - 3630-015 YELLOW
 - 3: SHELL RED - PMS # 485 C TRANS VINYL - 3630-143 POPPY RED

COLOR LEGEND

- PAINT COLORS
- 1: DK GRAY
 - 2:PMS 428C LT GRAY
 - 3: SILVER
 - 4: BLACK
- VINYL COLORS
- DIGITALLY PRINTED GRAPHIC
 - DIGITALLY PRINTED GRAPHIC



Shell196.0 sq ft
Pricer126 ft
Chicken140.0 ft
Gateway39.31
Total501.31 sq ft2

TEXAS REPUBLIC SIGNS

2211 PECH RD HOUSTON TX 77055
832-727-5415
TEXASREPUBLICSIGNS.COM

Customer:

VICTRON-SHELL CASE # 220630-2
GATEWAY OF GARLAND

Address:

6530 N. PRESIDENT GEORGE
BUSH HIGHWAY
GARLAND, TX 75044

City of Jurisdiction:

CITY OF GARLAND

Designer:

JORGE

Date Created:

08.17.22

W.O. #:

File Path:

P:\2022 JOBS\PIOne 9\One 9 # 1376 -
Blytheville, AR\PRELIM DRAWINGS

REVISIONS

Rev 8: 12-27-22 Revised per
Redlines.

Rev 9: 1-31-23 Updated site
plan provided by client. -AR

Rev 10: 02-23-23 Revised ST A,
& site plan. -JG

Rev 11: 02-28-23 Revised ST A,
-JG

Rev 12: 03-01-23 Revised ST A,
-JG

CUSTOMER APPROVAL

Todd Signature:

Date:

THIS SIGN IS INTENDED TO BE INSTALLED IN
ACCORDANCE WITH THE REQUIREMENTS OF
ARTICLE 600OF THE NEC AND/OR OTHER
APPLICABLE LOCAL CODE. THIS INCLUDES
PROPER GROUNDING AND BONDING OF SIGN.

ELECTRICAL REQUIREMENTS

AMPS: VOLTS: CIRCUITS:

ELEVATION

SCALE: 1/8" = 1'-0"

SCOPE OF WORK:

- PROVIDE AND INSTALL(1) D/F ILLUMINATED MONUMENT SIGN
- INSTALL NEW STEEL PIPE IN CONCRETE FOUNDATION. DEPTH OF FOUNDATION TO BE DETERMINED BY ENGINEER LICENSED IN THE STATE OF TEXAS.

COLOR LEGEND

PAINT COLORS

1: SHELL WARM WHITE

2: SHELL SILVER

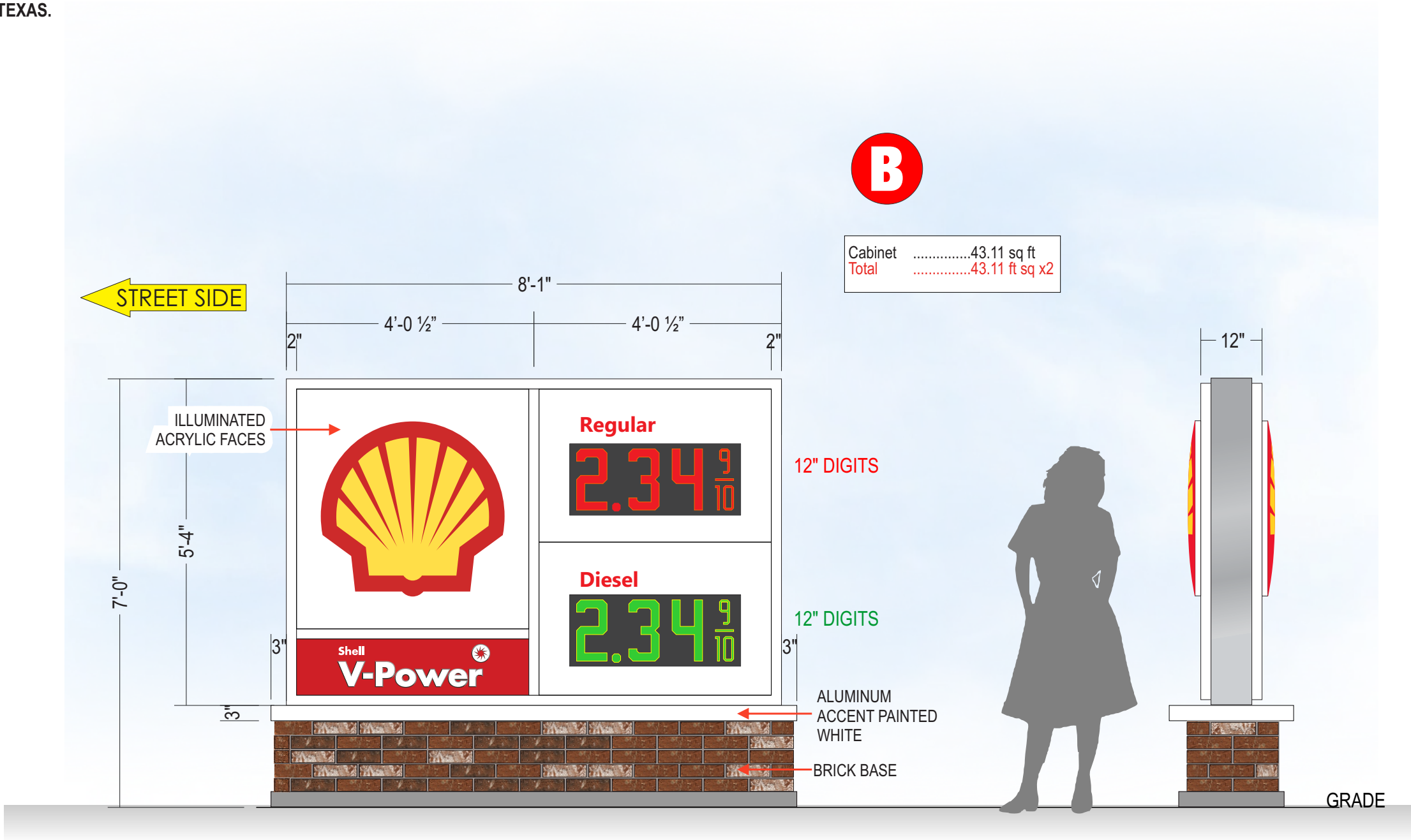
VINYL COLORS TO MATCH

1: SHELL WARM WHITE

2: SHELL YELLOW- PMS # 116 C
TRANS VINYL - 3630-015
YELLOW

3: SHELL RED - PMS # 485 C
TRANS VINYL - 3630-143
POPPY RED

EXHIBIT F



ELEVATION

SCALE: 1/2" = 1'-0"

TEXAS REPUBLIC SIGNS

2211 PECH RD HOUSTON TX 77055
832-727-5415
TEXASREPUBLICSIGNS.COM

Customer:

VICTRON-SHELL CASE # 220630-2
GATEWAY OF GARLAND

Address:

6530 N. PRESIDENT GEORGE
BUSH HIGHWAY
GARLAND, TX 75044

City of Jurisdiction:

CITY OF GARLAND

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-JG

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-JG

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APPLICABLE LOCAL CODE. THIS INCLUDES
PROPER GROUNDING AND BONDING OF SIGN.

ELECTRICAL REQUIREMENTS

AMPS: VOLTS: CIRCUITS:

Z 22-57



View of the subject property



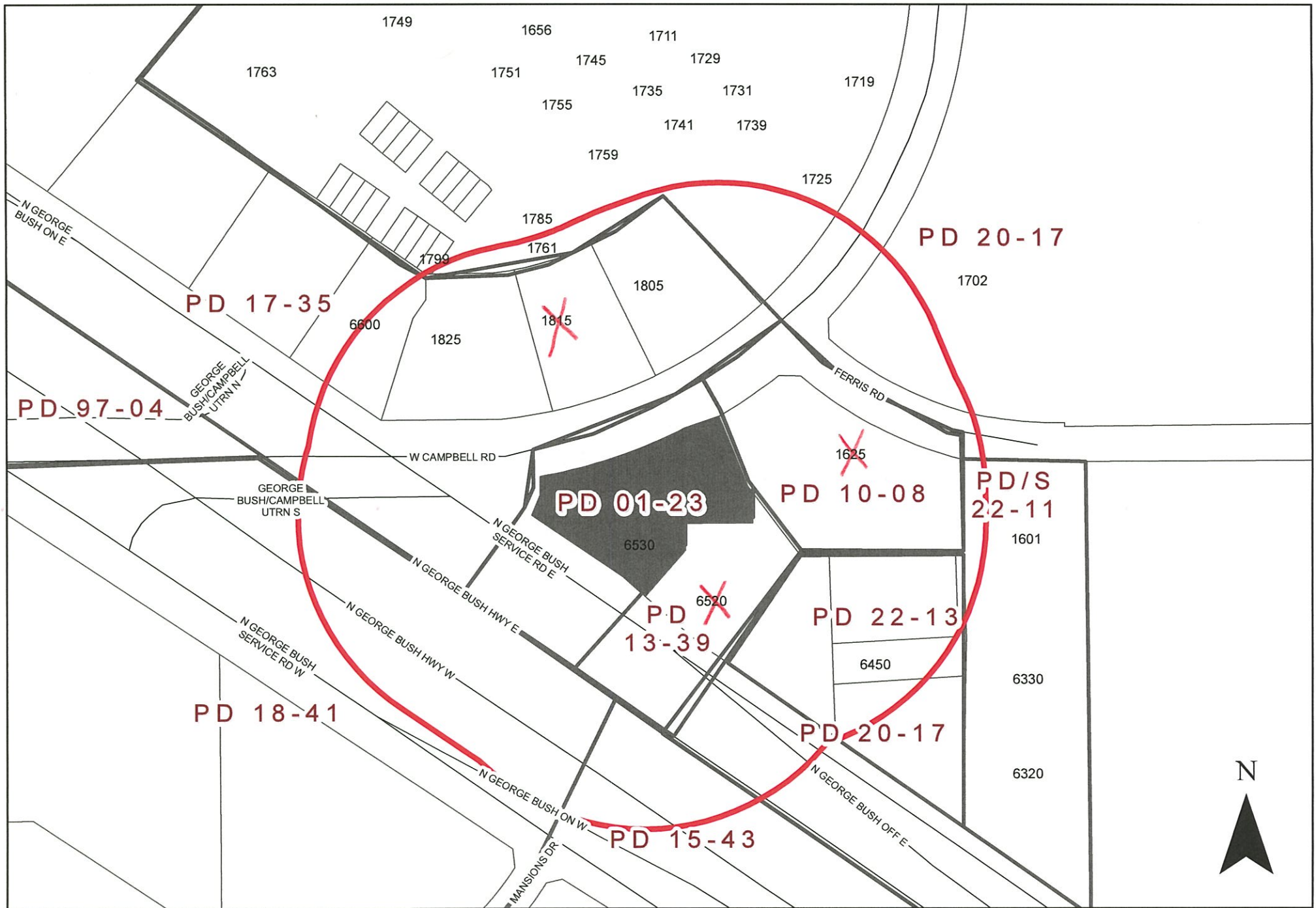
East of the subject property



Northeast of the subject property



Northwest of the subject property across Campbell Road



0 140 280 Feet
1 inch = 216 feet

ZONING MAP Z 22-57

INDICATES AREA OF REQUEST
INDICATES NOTIFICATION AREA

6530 N President George Bush Turnpike

Comment Form

Case Z 22-57

Z 22-57 Mohamed Sharaf – Victron Energy, Inc. The applicant requests to construct a gas station, convenience store and a restaurant with a drive-through. The site is located at 6530 North President George Bush Turnpike. (District 1)

Z 22-57 Mohamed Sharaf – Victron Energy, Inc. El solicitante solicita la construcción de una gasolinera, una tienda de conveniencia y un restaurante con servicio de autoservicio. El sitio está ubicado en 6530 North President George Bush Turnpike. (Distrito 1) (

Z 22-57 Mohamed Sharaf – Victron Energy, Inc. Người nộp đơn yêu cầu xây dựng một trạm xăng, cửa hàng tiện lợi và một nhà hàng có xe chạy qua. Địa điểm tọa lạc tại 6530 North President George Bush Turnpike. (Quận 1)

Please Check One Below / Marque uno a continuación / Vui lòng kiểm tra một bên dưới



For / A Favor / Đúng



Against / En Contra / Không

Please complete the following information and email the form to Planning@garlandtx.gov; deliver to the Planning Department at 800 Main Street Garland, TX; or mail to City of Garland, Planning Department, P.O. Box 469002 Garland, TX 75406-9002./ Por favor Complete la siguiente información y envíe el formulario por correo electrónico a Planning@garlandtx.gov; entregar al Departamento de Planificación en 800 Main Street Garland, TX; o envíelo por correo a City of Garland, Planning Department, P.O. Box 469002 Garland, TX 75406-9002./ Vui lòng điền đầy đủ thông tin sau và gửi biểu mẫu qua email tới Planning@garlandtx.gov; giao cho Phòng Kế hoạch tại 800 Main Street Garland, TX; hoặc gửi thư đến Thành phố Garland, Sở Kế hoạch, P.O. Hộp 469002 Garland, TX 75406-9002.

Sameeh Zalloum

Printed Name & Title / Nombre Impreso y Título / Tên in và Tiêu đề

(Property Owner, Business Owner, Tenant, etc.) / (Dueño de la propiedad, Dueño de la empresa, Inquilino, etc.) / (Chủ sở hữu bất động sản, Chủ doanh nghiệp, Người thuê, v.v.)

1815 W Campbell Rd

Your Property Address / La dirección de su propiedad / địa chỉ tài sản

Garland, TX 75044

City, State / Estado de la Ciudad / Thành bang

75044

Zip Code / Código postal / Mã B u Chính

Signature / Firma / Chữ ký

Date / Fecha / Ngày

(Providing email address and phone number is optional. / La dirección de correo electrónico y el número de teléfono son opcionales. / Địa chỉ email và số điện thoại là tùy chọn.)

Comment Form

Case Z 22-57

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Please Check One Below / Marque uno a continuación / Vui lòng kiểm tra một bên dưới

☐

For / A Favor / Đúng

☒

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Mercy Realty, LLC

Printed Name & Title / Nombre Impreso y Título / Tên in và Tiêu đề

(Property Owner, Business Owner, Tenant, etc.) / (Dueño de la propiedad, Dueño de la empresa, Inquilino, etc.) / (Chủ sở hữu bất động sản, Chủ doanh nghiệp, Người thuê, v.v.)

6520 N President George Bush HWY

Your Property Address / La dirección de su propiedad / địa chỉ tài sản

Garland, Tx

City, State / Estado de la Ciudad / Thành bang

75044

Zip Code / Código postal / Mã B u Chính

Desmae Quam

Signature / Firma / Ch ữ ký

Date / Fecha / Ngày

(Providing email address and phone number is optional. / La dirección de correo electrónico y el número de teléfono son opcionales. / Địa chỉ email và số điện thoại là tùy chọn.)

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☐

For / A Favor / Đúng

☒

Against / En Contra / Không

Please complete the following information and email the form to Planning@garlandtx.gov; deliver to the Planning Department at 800 Main Street Garland, TX; or mail to City of Garland, Planning Department, P.O. Box 469002 Garland, TX 75406-9002. / Por favor Complete la siguiente información y envíe el formulario por correo electrónico a Planning@garlandtx.gov; entregar al Departamento de Planificación en 800 Main Street Garland, TX; o envíelo por correo a City of Garland, Planning Department, P.O. Box 469002 Garland, TX 75406-9002. / Vui lòng điền đầy đủ thông tin sau và gửi biểu mẫu qua email tới Planning@garlandtx.gov; giao cho Phòng Kế hoạch tại 800 Main Street Garland, TX; hoặc gửi thư đến Thành phố Garland, Sở Kế hoạch, P.O. Hộp 469002 Garland, TX 75406-9002.

Ahmad MAKIAR, Bloomcofe

Printed Name & Title / Nombre Impreso y Título / Tên in và Tiêu đề

(Property Owner, Business Owner, Tenant, etc.) / (Dueño de la propiedad, Dueño de la empresa, Inquilino, etc.) / (Chủ sở hữu bất động sản, Chủ doanh nghiệp, Người thuê, v.v.)

1815 W Campbell Rd Suite H3

Your Property Address / La dirección de su propiedad / địa chỉ tài sản

Garland TX

City, State / Estado de la Ciudad / Thành bang

75044

Zip Code / Código postal / Mã Bưu Chính



Signature / Firma / Chữ ký

3/21/2023

Date / Fecha / Ngày

(Providing email address and phone number is optional. / La dirección de correo electrónico y el número de teléfono son opcionales. / Địa chỉ email và số điện thoại là tùy chọn.)

Comment Form Continued – Case Z 22-57

The statements below reflect my (our) opinion regarding the proposed request(s).

Las declaraciones a continuación reflejan mi (nuestra) opinión con respecto a las solicitudes propuestas.

Các tuyên bố dưới đây phản ánh quan điểm của tôi (chúng tôi) về (các) yêu cầu được đề xuất

No liquor or Drive Thru next
To the school and clinic
we need to build Healthy Kids

Thank you

Ahmad MAKIAR

3/21/2023

Zoning Response Case Comments

Case Number	PC Hearing Date	CC Hearing Date	Planner Name
Z 22-57	March 27, 2023	April 18, 2023	Nabiha Ahmed

Z 22-57 Mohamed Sharaf – Victron Energy, Inc. The applicant requests to construct a gas station, convenience store and a restaurant with a drive-through. The site is located at 6530 North President George Bush Turnpike. (District 1)

Sammy Jibrin**Against it**

3/21/2023
4:32:43 PM

1625 Ferris rd

Sjibrin@gmail.com

Garland

214.215.1186

Texas

United States

76051

I on the school adjacent to the proposed zoning case and oppose any alcohol sales at this location. Additionally, on behalf of the 250 families whose children attend the school are also opposed to any alcoholic beverages being sold there as well.

**Mercy
realty,LLC**

3/18/2023
6:14:01 PM

Against

6520 N PRESIDENT
GEORGE BUSH HWY

Zalloum1964@gmail.com

Garland

972-342-1826

Texas

United States

75044

**Dr. Sameeh
Zalloum**

3/18/2023
6:07:43 PM

Against

1815 w Campbell rd

Zalloum@yahoo.com

Garland

972-971-4223

Texas

United States

75044