

Overview



- 1.987 acres developed as Fairway Golf Carts
- Proposal for convenience store with gas sales – CUP required in B-2 district

Surrounding Area:

- Nalco
- Retail building
- Walmart

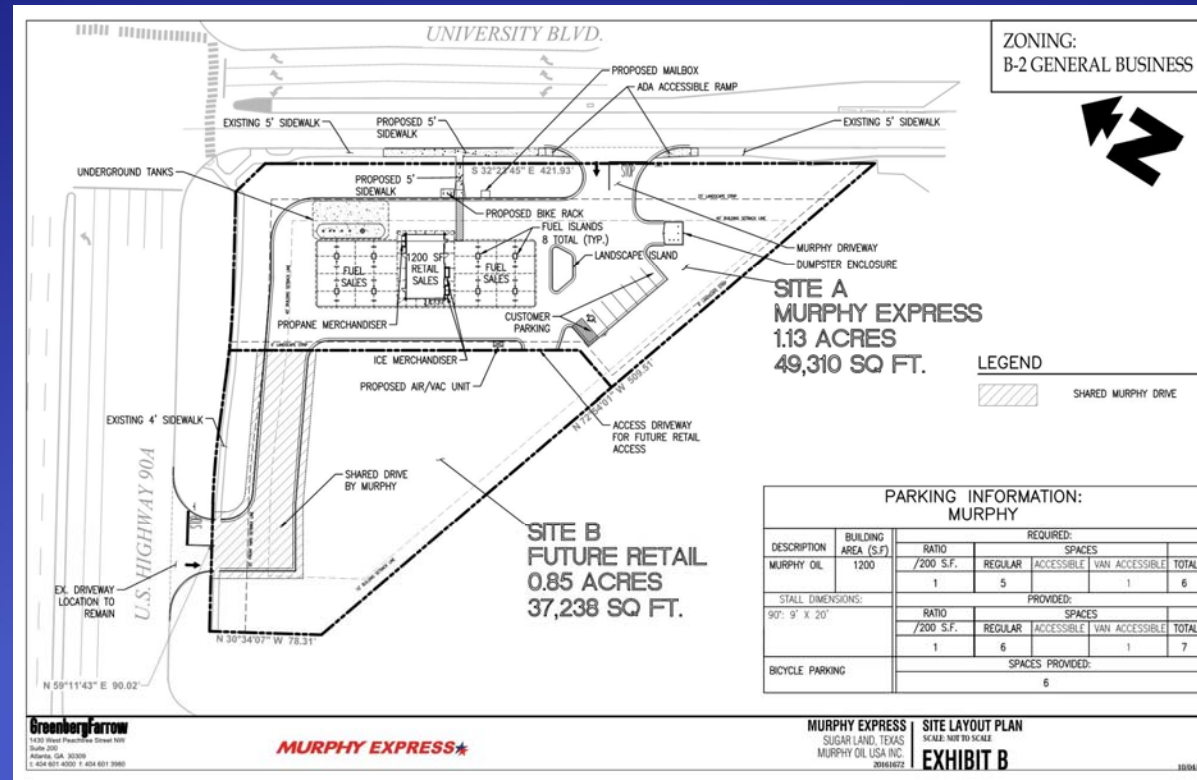
CUP Proposal

- **Construct a convenience store with gas sales**
 - 1,200 square foot convenience store
 - 16 fuel dispensing stations
 - 8 fuel pumps on site
- **SIC 5411 Convenience Store permitted by right in B-2, but addition of gas sales requires CUP**
- **CUP allows for determination of necessary mitigation**
 - Brings certainty to physical layout with site plan and elevations

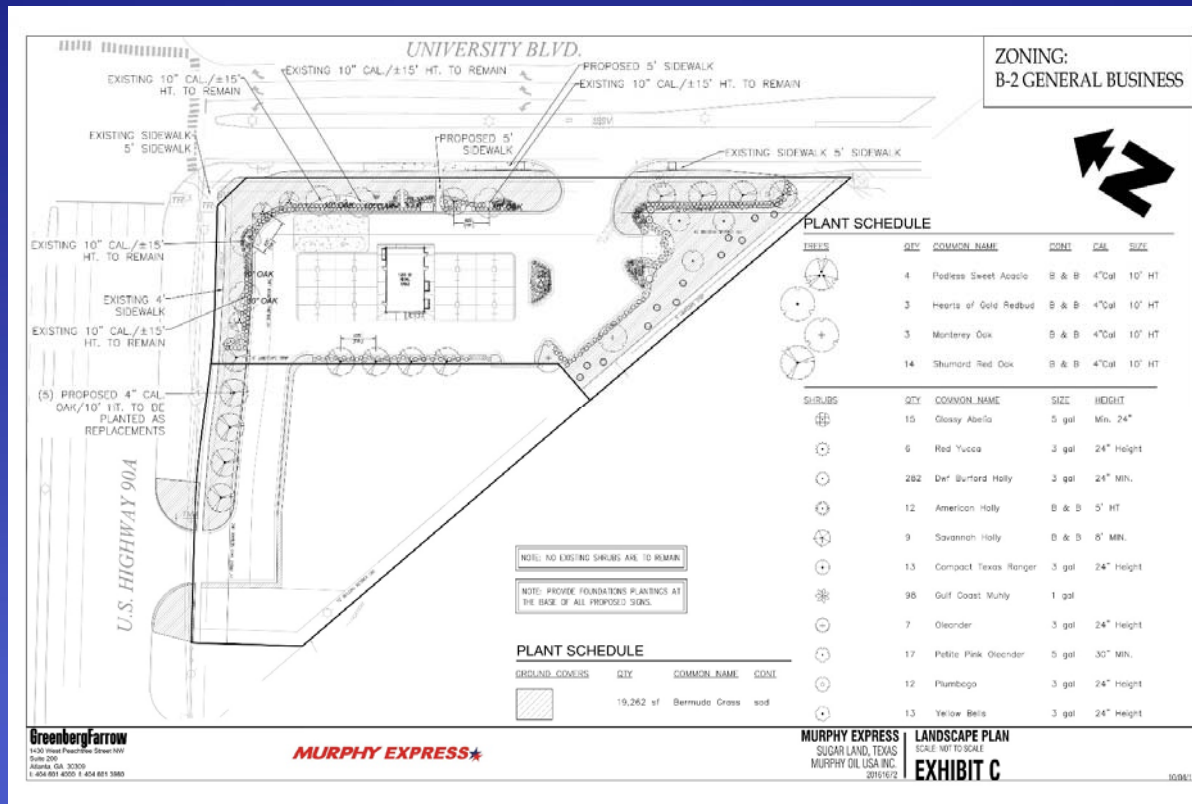
P&Z Commission Overview

- **Public Hearing held 9/28/17**
 - No members of the public spoke
- **Discussions focused on:**
 - Request for a clearer elevation plan
 - Request for a fuel truck circulation plan showing directional arrows
 - Request for a more detailed landscape plan showing mitigation for proposed tree removal
- **Consideration and Action held 10/26/17**
 - Unanimous recommendation w/ conditions

Site Plan

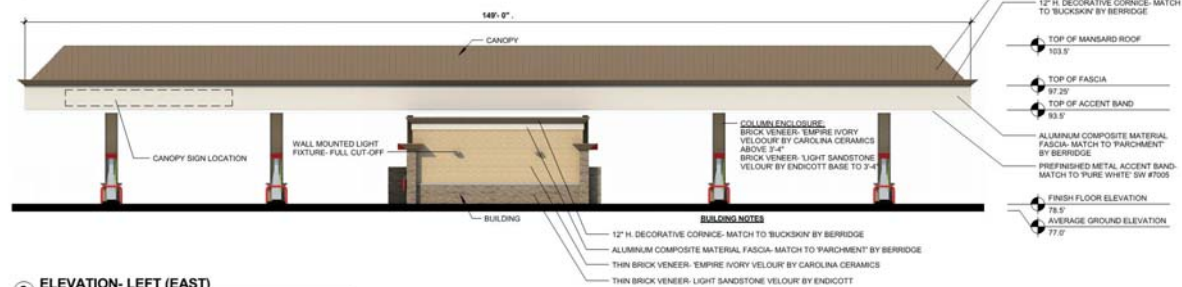


Landscape Plan

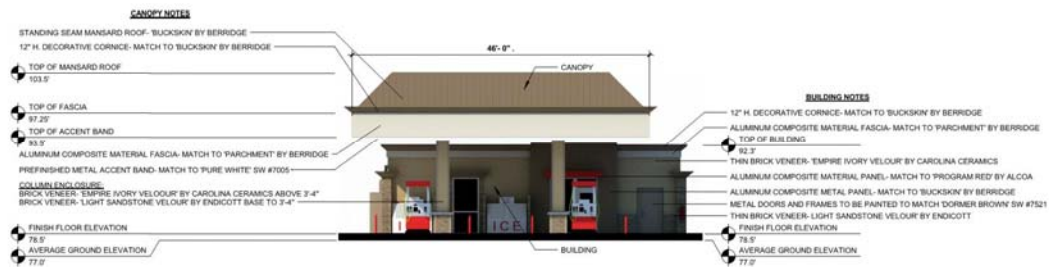


Site Elevations Example

1 ELEVATION- FRONT (NORTH)



2 ELEVATION- LEFT (EAST)



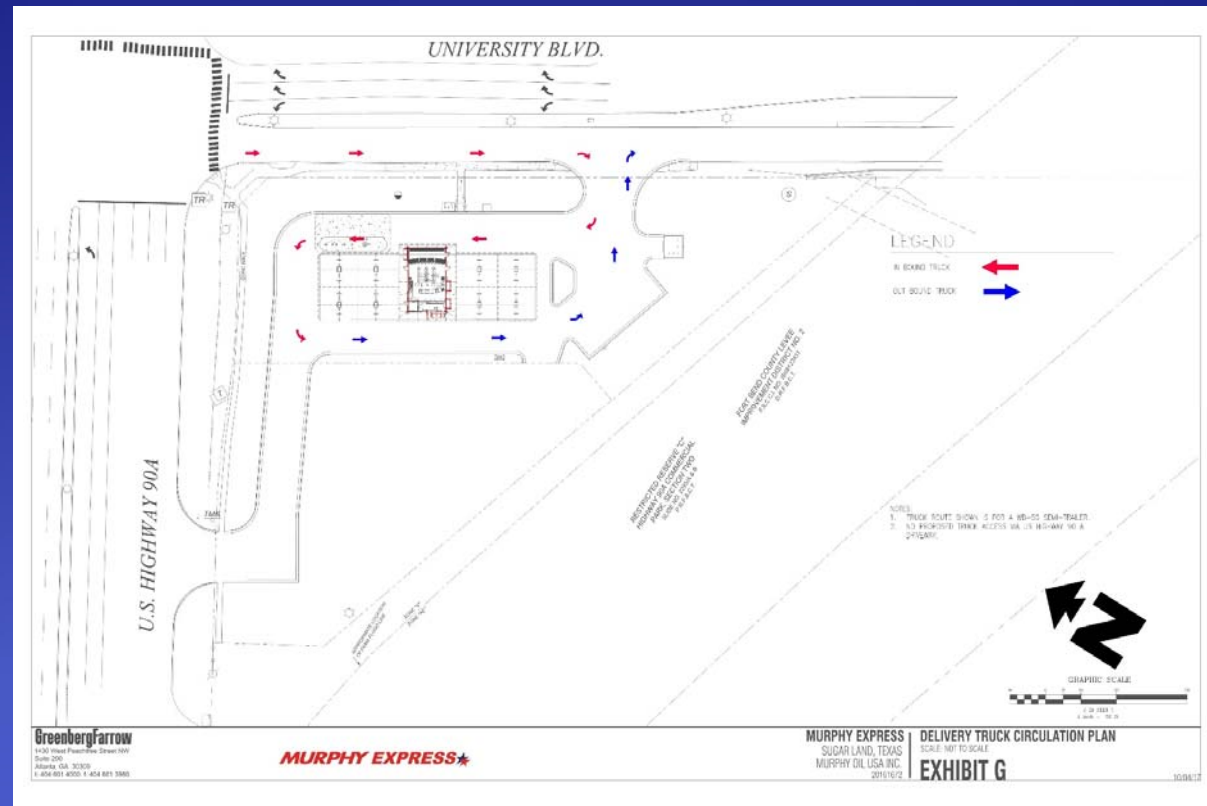
GreenbergFarrow
3 EXECUTIVE DRIVE
SUITE 100
SOMERSET NEW JERSEY 08873
1.732.537.5611

MURPHY EXPRESS

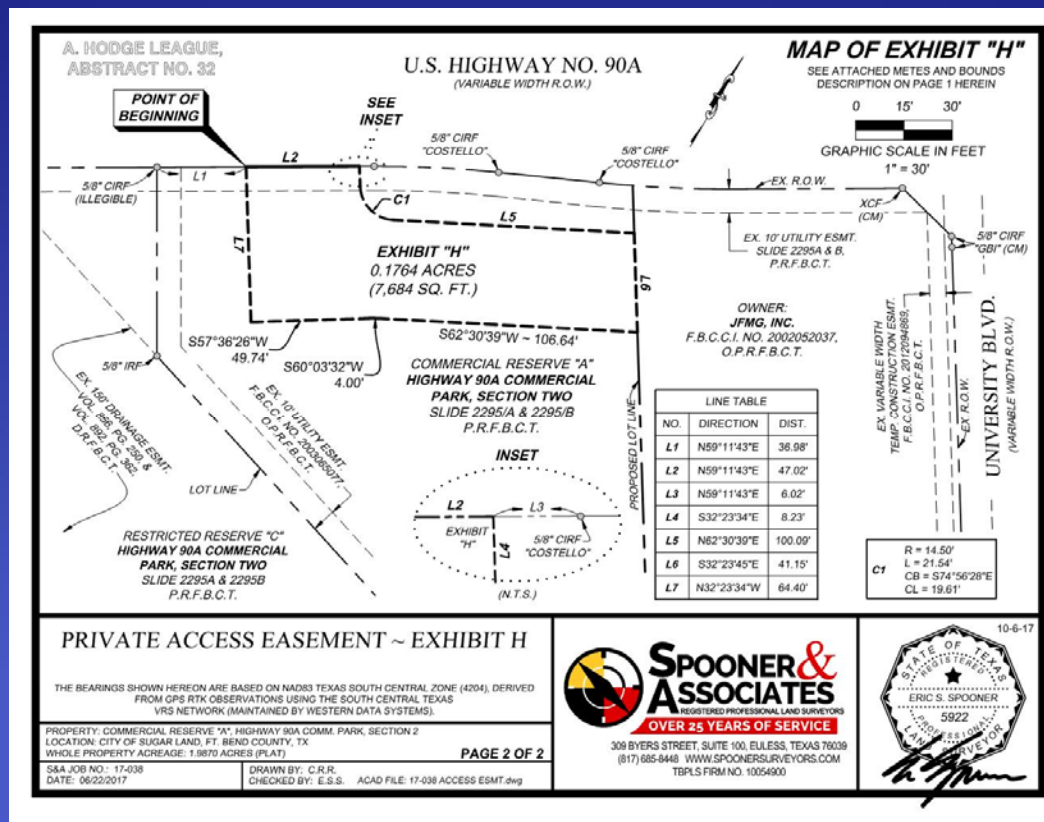
MURPHY OIL CONVENIENCE STORE
UNIVERSITY BLVD, SUGAR LAND, TX.
MURPHY OIL
20161672.0

SITE ELEVATIONS
04.15.2016
EXHIBIT D.1

Delivery Truck Circulation Plan



Private Access Easement



UNIVERSITY BLVD.

**ZONING:
B-2 GENERAL BUSINESS**

(1) EXISTING 10" CAL./±15' HT. TO REMAIN

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(1) EXISTING 10" CAL./±15' HT. TO REMAIN

(1) EXISTING 8" CAL. OAK TO BE REMOVED

(1) EXISTING 10" CAL./±15' HT. TO REMAIN

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(1) EXISTING 10" CAL./±15' HT. TO REMAIN

(1) EXISTING 10" CAL. OAK/±15' HT. TO BE REMOVED

(1) EXISTING 8" CAL. OAK/±15' HT. TO BE REMOVED

(1) EXISTING 8" CAL. OAK/±15' HT. TO BE REMOVED

(1) EXISTING 8" CAL. OAK/±15' HT. TO BE REMOVED

(1) EXISTING 8" CAL. OAK/±15' HT. TO BE REMOVED

U.S. HIGHWAY 90A

TREE PROTECTION NOTES:

- ALL TREES SHOWN ON THIS PLAN TO BE REMOVED SHALL BE IDENTIFIED USING A NUMBER OF PRELIMINARY CONSTRUCTION WITH NEAREST FEATURES - 4" DIAMETER FOR 10" CALIBER, 6" DIAMETER FOR 8" CALIBER.
- TREE PROTECTION FENCES SHALL BE INSTALLED PRIOR TO THE COMMENCEMENT OF ANY OF THE PROPOSED WORK. CONSTRUCTION OF FENCES SHALL BE COORDINATED WITH THE CITY OF SUGAR LAND.
- ANY TREES EXPOSED BY CONSTRUCTION ACTIVITY SHALL BE IDENTIFIED USING A NUMBER OF PRELIMINARY CONSTRUCTION WITH NEAREST FEATURES - 4" DIAMETER FOR 10" CALIBER, 6" DIAMETER FOR 8" CALIBER. ANY TREES WITH A CALIBER OF 10" OR GREATER SHALL BE IDENTIFIED USING A NUMBER OF PRELIMINARY CONSTRUCTION WITH NEAREST FEATURES - 4" DIAMETER FOR 10" CALIBER, 6" DIAMETER FOR 8" CALIBER.
- PRIOR TO COMMENCEMENT OF CONSTRUCTION, THE CITY OF SUGAR LAND SHALL CONDUCT A TREE SURVEY AND IDENTIFY TREES WITH A CALIBER OF 10" OR GREATER. THE CITY OF SUGAR LAND SHALL CONDUCT A TREE SURVEY AND IDENTIFY TREES WITH A CALIBER OF 10" OR GREATER.
- TREES WITH A CALIBER OF 10" OR GREATER SHALL BE IDENTIFIED USING A NUMBER OF PRELIMINARY CONSTRUCTION WITH NEAREST FEATURES - 4" DIAMETER FOR 10" CALIBER, 6" DIAMETER FOR 8" CALIBER.
- SHRUBS TO BE REMOVED SHALL BE IDENTIFIED USING A NUMBER OF PRELIMINARY CONSTRUCTION WITH NEAREST FEATURES - 4" DIAMETER FOR 10" CALIBER, 6" DIAMETER FOR 8" CALIBER.

TREE PROTECTION

NOTES:

1. 4" PINE, 6" OAK, 8" OAK, 10" OAK, 12" OAK, 14" OAK, 16" OAK, 18" OAK, 20" OAK, 22" OAK, 24" OAK, 26" OAK, 28" OAK, 30" OAK, 32" OAK, 34" OAK, 36" OAK, 38" OAK, 40" OAK, 42" OAK, 44" OAK, 46" OAK, 48" OAK, 50" OAK, 52" OAK, 54" OAK, 56" OAK, 58" OAK, 60" OAK, 62" OAK, 64" OAK, 66" OAK, 68" OAK, 70" OAK, 72" OAK, 74" OAK, 76" OAK, 78" OAK, 80" OAK, 82" OAK, 84" OAK, 86" OAK, 88" OAK, 90" OAK, 92" OAK, 94" OAK, 96" OAK, 98" OAK, 100" OAK, 102" OAK, 104" OAK, 106" OAK, 108" OAK, 110" OAK, 112" OAK, 114" OAK, 116" OAK, 118" OAK, 120" OAK, 122" OAK, 124" OAK, 126" OAK, 128" OAK, 130" OAK, 132" OAK, 134" OAK, 136" OAK, 138" OAK, 140" OAK, 142" OAK, 144" OAK, 146" OAK, 148" OAK, 150" OAK, 152" OAK, 154" OAK, 156" OAK, 158" OAK, 160" OAK, 162" OAK, 164" OAK, 166" OAK, 168" OAK, 170" OAK, 172" OAK, 174" OAK, 176" OAK, 178" OAK, 180" OAK, 182" OAK, 184" OAK, 186" OAK, 188" OAK, 190" OAK, 192" OAK, 194" OAK, 196" OAK, 198" OAK, 200" OAK, 202" OAK, 204" OAK, 206" OAK, 208" OAK, 210" OAK, 212" OAK, 214" OAK, 216" OAK, 218" OAK, 220" OAK, 222" OAK, 224" OAK, 226" OAK, 228" OAK, 230" OAK, 232" OAK, 234" OAK, 236" OAK, 238" OAK, 240" OAK, 242" OAK, 244" OAK, 246" OAK, 248" OAK, 250" OAK, 252" OAK, 254" OAK, 256" OAK, 258" OAK, 260" OAK, 262" OAK, 264" OAK, 266" OAK, 268" OAK, 270" OAK, 272" OAK, 274" OAK, 276" OAK, 278" OAK, 280" OAK, 282" OAK, 284" OAK, 286" OAK, 288" OAK, 290" OAK, 292" OAK, 294" OAK, 296" OAK, 298" OAK, 300" OAK, 302" OAK, 304" OAK, 306" OAK, 308" OAK, 310" OAK, 312" OAK, 314" OAK, 316" OAK, 318" OAK, 320" OAK, 322" OAK, 324" OAK, 326" OAK, 328" OAK, 330" OAK, 332" OAK, 334" OAK, 336" OAK, 338" OAK, 340" OAK, 342" OAK, 344" OAK, 346" OAK, 348" OAK, 350" OAK, 352" OAK, 354" OAK, 356" OAK, 358" OAK, 360" OAK, 362" OAK, 364" OAK, 366" OAK, 368" OAK, 370" OAK, 372" OAK, 374" OAK, 376" OAK, 378" OAK, 380" OAK, 382" OAK, 384" OAK, 386" OAK, 388" OAK, 390" OAK, 392" OAK, 394" OAK, 396" OAK, 398" OAK, 400" OAK, 402" OAK, 404" OAK, 406" OAK, 408" OAK, 410" OAK, 412" OAK, 414" OAK, 416" OAK, 418" OAK, 420" OAK, 422" OAK, 424" OAK, 426" OAK, 428" OAK, 430" OAK, 432" OAK, 434" OAK, 436" OAK, 438" OAK, 440" OAK, 442" OAK, 444" OAK, 446" OAK, 448" OAK, 450" OAK, 452" OAK, 454" OAK, 456" OAK, 458" OAK, 460" OAK, 462" OAK, 464" OAK, 466" OAK, 468" OAK, 470" OAK, 472" OAK, 474" OAK, 476" OAK, 478" OAK, 480" OAK, 482" OAK, 484" OAK, 486" OAK, 488" OAK, 490" OAK, 492" OAK, 494" OAK, 496" OAK, 498" OAK, 500" OAK, 502" OAK, 504" OAK, 506" OAK, 508" OAK, 510" OAK, 512" OAK, 514" OAK, 516" OAK, 518" OAK, 520" OAK, 522" OAK, 524" OAK, 526" OAK, 528" OAK, 530" OAK, 532" OAK, 534" OAK, 536" OAK, 538" OAK, 540" OAK, 542" OAK, 544" OAK, 546" OAK, 548" OAK, 550" OAK, 552" OAK, 554" OAK, 556" OAK, 558" OAK, 560" OAK, 562" OAK, 564" OAK, 566" OAK, 568" OAK, 570" OAK, 572" OAK, 574" OAK, 576" OAK, 578" OAK, 580" OAK, 582" OAK, 584" OAK, 586" OAK, 588" OAK, 590" OAK, 592" OAK, 594" OAK, 596" OAK, 598" OAK, 600" OAK, 602" OAK, 604" OAK, 606" OAK, 608" OAK, 610" OAK, 612" OAK, 614" OAK, 616" OAK, 618" OAK, 620" OAK, 622" OAK, 624" OAK, 626" OAK, 628" OAK, 630" OAK, 632" OAK, 634" OAK, 636" OAK, 638" OAK, 640" OAK, 642" OAK, 644" OAK, 646" OAK, 648" OAK, 650" OAK, 652" OAK, 654" OAK, 656" OAK, 658" OAK, 660" OAK, 662" OAK, 664" OAK, 666" OAK, 668" OAK, 670" OAK, 672" OAK, 674" OAK, 676" OAK, 678" OAK, 680" OAK, 682" OAK, 684" OAK, 686" OAK, 688" OAK, 690" OAK, 692" OAK, 694" OAK, 696" OAK, 698" OAK, 700" OAK, 702" OAK, 704" OAK, 706" OAK, 708" OAK, 710" OAK, 712" OAK, 714" OAK, 716" OAK, 718" OAK, 720" OAK, 722" OAK, 724" OAK, 726" OAK, 728" OAK, 730" OAK, 732" OAK, 734" OAK, 736" OAK, 738" OAK, 740" OAK, 742" OAK, 744" OAK, 746" OAK, 748" OAK, 750" OAK, 752" OAK, 754" OAK, 756" OAK, 758" OAK, 760" OAK, 762" OAK, 764" OAK, 766" OAK, 768" OAK, 770" OAK, 772" OAK, 774" OAK, 776" OAK, 778" OAK, 780" OAK, 782" OAK, 784" OAK, 786" OAK, 788" OAK, 790" OAK, 792" OAK, 794" OAK, 796" OAK, 798" OAK, 800" OAK, 802" OAK, 804" OAK, 806" OAK, 808" O

Points for Consideration

- Surrounded by B-2 and M-2 zoned property
- Delivery truck access to site only via University Blvd.
- Elevations comply with B-2 district regs
- Tree protection plan provided to show mitigation for proposed tree removal
- Uses permitted by right in B-2
 - Grocery stores
 - Banks
 - Eating places

Public Hearing

- **Notified property owners within 200-ft**
- **Published notification in newspaper of general circulation**
- **Published notification on City website**
- **Courtesy notification sign**
- **One information inquiry received at this time**

Recommendation

- **Recommendation of approval of the Conditional Use Permit with the following conditions:**
 - The site is developed in accordance with the site plan as shown (Exhibit B).
 - The landscaping is developed in accordance with the landscaping plan as shown (Exhibit C).
 - The building and canopy are constructed in accordance with the building and site elevations as shown (Exhibit D.1, D.2, E, F.1, F.2).
 - All canopy lighting will be recessed and all other site or building lighting will be full cut-off (Exhibit E).

Recommendation cont.

- **All delivery and fuel trucks will only access the site via University Boulevard (Exhibit G).**
- **Cross access shall be provided in accordance with the private access easement (Exhibit H).**
- **Tree protection shall be provided in accordance with (Exhibit I)**
- **The maximum number of fuel pumping stations will be limited to 16.**
- **No outdoor speakers will be allowed at pump stations, except those req by state or federal law.**

Next Steps

- **Hold a Public Hearing for 1.987 acres**
- **1st Reading of the Ordinance No. 2117**
- **2nd Reading of the Ordinance at future City Council Meeting**

MURPHY EXPRESS

Building Perspective

Looking from the corner of US Highway 90A
and University Boulevard



← US Highway 90A

University Boulevard →

