

DATE: April 5, 2016

TO: Honorable Mayor & City Council

FROM: John Muns, Chair, Planning & Zoning Commission

SUBJECT: Results of Planning & Zoning Commission Meeting of April 4, 2016

**AGENDA ITEM NO. 1 - PUBLIC HEARING
ZONING CASE 2016-005 & REVISED SITE PLAN FOR THE HOME DEPOT NORTH
CENTRAL EXPRESSWAY ADDITION, BLOCK 1, LOTS 1R & 3
APPLICANT: HD DEVELOPMENT PROPERTIES, L.P.**

Request to amend Planned Development-472-Corridor Commercial on 10.9 acres located at the southeast corner of U.S. Highway 75 and 13th/14th Connector in order to modify the adopted site plan and associated regulations. Zoned Planned Development-472-Corridor Commercial with Specific Use Permit #618 for Truck/Bus Leasing. Neighborhood #67. Projects #ZC2016-005 and #RSP2016-008.

APPROVED: 8-0 **DENIED:** _____ **TABLED:** _____

Letters Received Within 200 Foot Notice Area: Support: 1 **Oppose:** 0 **Neutral:** 0

Letters Received Outside 200 Foot Notice Area: Support 0 **Oppose:** 0 **Neutral:** 0

Petition(S) Received: 0 **# Of Signatures:** 0

STIPULATIONS:

Recommended for approval as follows:

(Proposed additions are indicated by underlined text; deletions are indicated by strikethrough text.)

Restrictions:

1. The ~~amended site plan approved in Zoning Case 93-28 and~~ is adopted by this ordinance shall be a part of PD-472-CG.
2. Open storage shall be limited to the areas identified on the ~~amended~~ amended site plan.
3. Buildings and building expansions shall be limited to those shown on the ~~amended site~~ amended plan.
4. ~~All improvements and site changes shown on the amended plan must be accomplished prior to occupancy of the expanded garden center, with the exception of the right turn lane from the U.S. 75 service road onto 13th St. and the final landscaping along the improved 13th/14th Street connector.~~

FOR CITY COUNCIL MEETING OF: April 25, 2016 (To view the agenda for this meeting, see www.plano.gov)

PUBLIC HEARING - ORDINANCE

ST/amf

xc: Jeffrey Hardman, HD Development Properties, L.P.
Jim Dewey, JDJR Engineers & Consultants
Wayne Snell, Permit Services Manager

<https://goo.gl/maps/AUEFN1pCG2w>

CITY OF PLANO

PLANNING & ZONING COMMISSION

April 4, 2016

Agenda Item No. 1

Public Hearing: Zoning Case 2016-005 & Revised Site Plan for The Home Depot North Central Expressway Addition, Block 1, Lots 1R & 3

Applicant: HD Development Properties, L.P.

DESCRIPTION:

Request to amend Planned Development-472-Corridor Commercial on 10.9 acres located at the southeast corner of U.S. Highway 75 and 13th/14th Connector in order to modify the adopted site plan and associated regulations. Zoned Planned Development-472-Corridor Commercial with Specific Use Permit #618 for Truck/Bus Leasing. Neighborhood #67. Projects #ZC2016-005 and #RSP2016-008.

REMARKS:

In 1993, a zoning case for the property was approved which required the site plan to be adopted into the Planned Development (PD) to limit the locations of buildings and building expansions. The applicant is proposing to amend the adopted site plan (The Home Depot North Central Expressway Addition, Block 1, Lots 1R and 3) in order to subdivide the property and develop a restaurant with drive-through.

Additionally, the applicant is proposing to modify the PD language in order reflect the current proposed site plan, and remove an outdated restriction regarding occupancy of the garden center. The improvements and changes associated with the garden center have already been completed, and the garden center is currently in operation, therefore this stipulation is no longer necessary.

The requested site plan amendment will modify the property boundaries, parking, and drive layout of the existing adopted site plan. However, the building, garden center, and associated open storage layouts will not be modified. Restaurant is a permitted use by right in the Corridor Commercial (CC) district and the applicant is not proposing any additional restrictions for the restaurant development. The proposed development conforms to the area, yard, and bulk requirements of the CC district. For these reasons, staff is in support of the requested amendment.

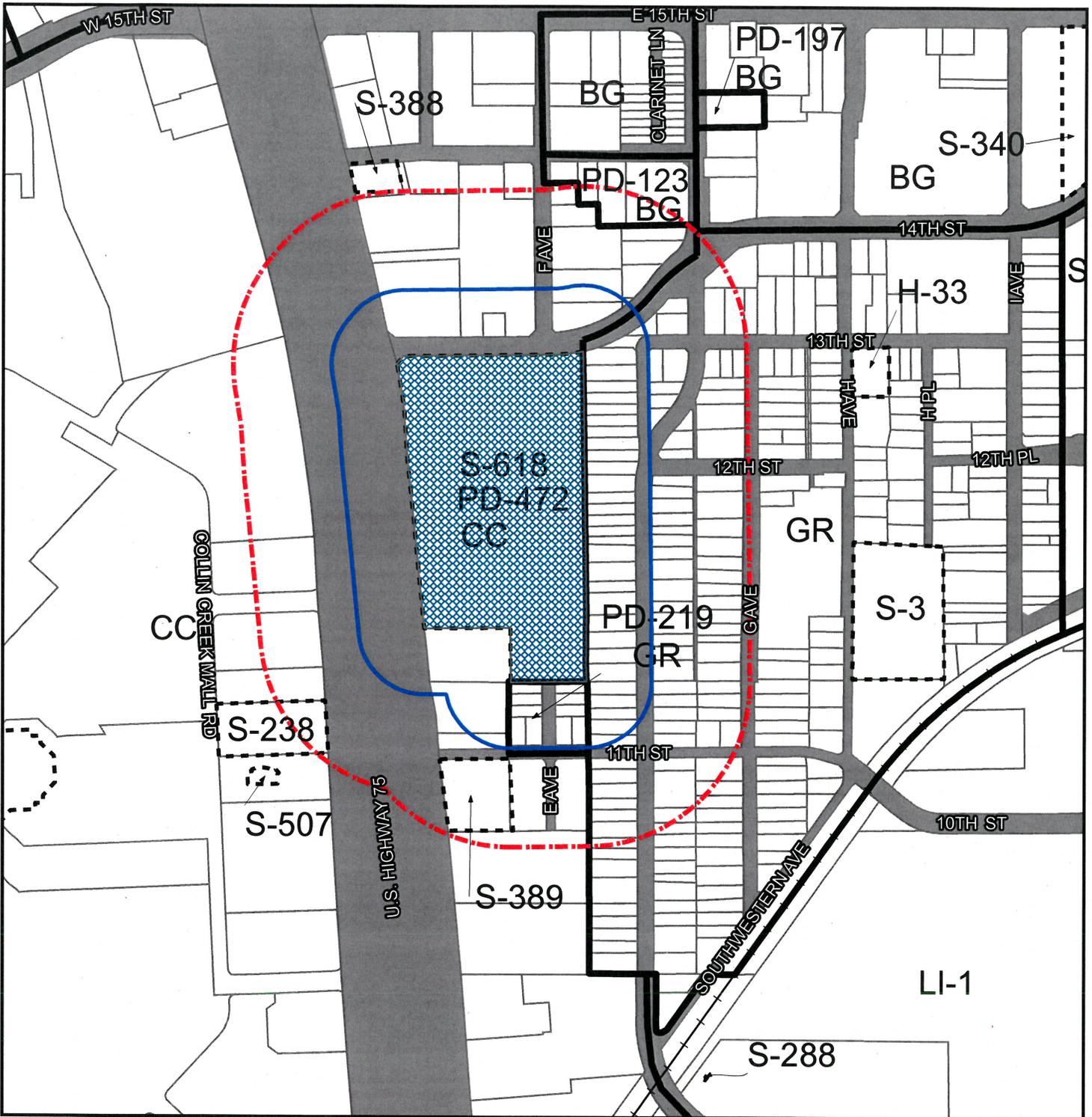
RECOMMENDATION:

Recommended for approval as follows:

(Proposed additions are indicated by underlined text; deletions are indicated by strikethrough text.)

Restrictions:

1. ~~The amended site plan approved in Zoning Case 93-28 and~~ is adopted by this ordinance ~~shall be a part of PD-472-CC.~~
2. Open storage shall be limited to the areas identified on the ~~amended~~ site plan.
3. Buildings and building expansions shall be limited to those shown on the ~~amended~~ site plan.
4. ~~All improvements and site changes shown on the amended plan must be accomplished prior to occupancy of the expanded garden center, with the exception of the right turn lane from the U.S. 75 service road onto 13th St. and the final landscaping along the improved 13th/14th Street connector.~~

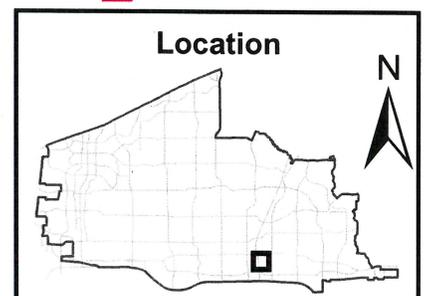


Zoning Case #: 2016-005

Existing Zoning: Planned Development-472-Corridor Commercial w/Specific Use Permit #618 (PD-472-CC w/SUP #618)

Proposed Zoning: Amend Planned Development-472-Corridor Commercial w/Specific Use Permit #618 (PD-472-CC w/SUP #618)

- 500' Courtesy Notification Buffer
- 200' Notification Buffer
- Zoning Boundary
- Specific Use Permit
- Subject Property
- City Limits
- Right-of-Way



Source: City of Plano Planning Department



Area of Request

14TH STREET

13TH STREET

12TH STREET

US 75 HIGHWAY

CENTRAL EXPRESSWAY

OLD F AVENUE

G AVENUE

E AVENUE

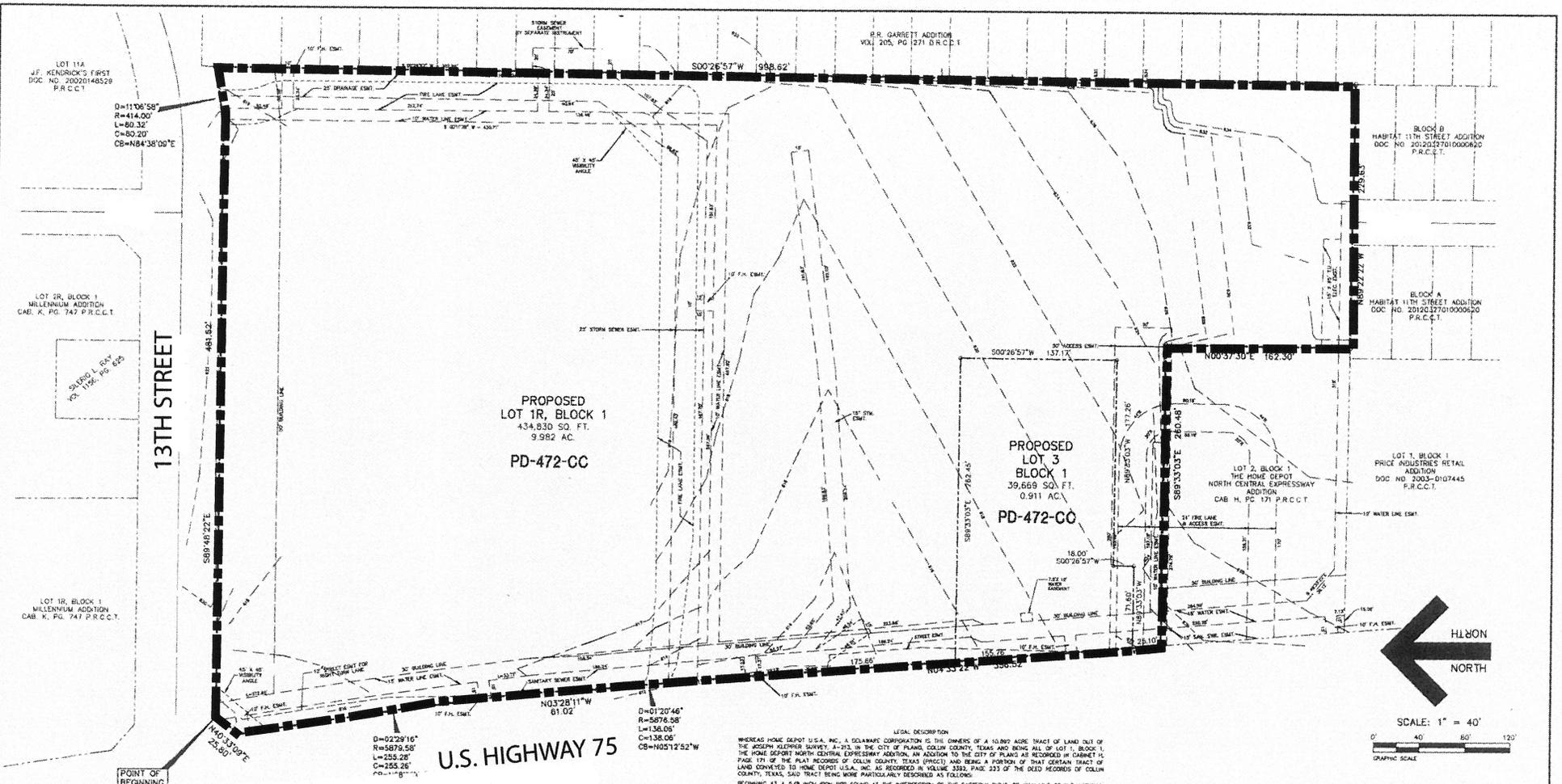
F AVENUE

H AVENUE

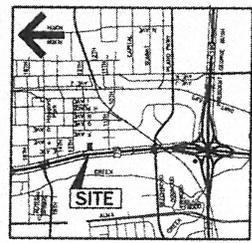


Source: City of Plano, Planning Dept.
Date: 3/28/2016

Zoning Case 2016-005



U.S. HIGHWAY 75



VICINITY MAP
1" = 2000'

LEGAL DESCRIPTION

WHEREAS HOME DEPOT U.S.A., INC., A DELAWARE CORPORATION IS THE OWNERS OF A 10.807 ACRE TRACT OF LAND OUT OF THE JOSEPH KLEPPER SURVEY 18-28 IN THE CITY OF PLANO, COLLIN COUNTY, TEXAS AND BEING ALL OF LOT 1, BLOCK 1, THE HOME DEPOT NORTH CENTRAL EXPRESSWAY ADDITION, AN ADDITION TO THE CITY OF PLANO AS RECORDED IN CACKET 10, PAGE 171 OF THE PLAT RECORDS OF COLLIN COUNTY, TEXAS (HENCE, "THE TRACT") AND BEING A PORTION OF THAT CERTAIN TRACT OF LAND CONVEYED TO HOME DEPOT U.S.A., INC. AS RECORDED IN VOLUME 3383, PAGE 233 OF THE DEED RECORDS OF COLLIN COUNTY, TEXAS, SAID TRACT BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A 5/8 INCH IRON ROD FOUND AT THE INTERSECTION OF THE EASTERLY RIGHT-OF-WAY LINE OF U.S. HIGHWAY 75 (NORTH CENTRAL EXPRESSWAY, A VARIABLE WIDTH RIGHT-OF-WAY) AND THE SOUTHWEST RIGHT-OF-WAY LINE OF 13TH STREET (A 40 FOOT RIGHT-OF-WAY);

THENCE DEPARTING THE EASTERLY RIGHT-OF-WAY LINE OF SAID U.S. HIGHWAY 75 AND CONTINUING ALONG THE SOUTHWEST CORNER OF SAID 13TH STREET THE FOLLOWING CALLS:

SOUTH 09 DEGREES 48 MINUTES 22 SECONDS EAST, A DISTANCE OF 485.50 FEET TO A 3/4 INCH IRON ROD FOUND FOR THE BEGINNING OF A CURVE TO THE LEFT HAVING A CENTRAL ANGLE OF 11 DEGREES 08 MINUTES 30 SECONDS, A RADIUS OF 414.00 FEET, A CHORD BEARING NORTH 84 DEGREES 38 MINUTES 03 SECONDS EAST, A CHORD DISTANCE OF 80.00 FEET;

ALONG SAID CURVE TO THE LEFT AN ARC LENGTH OF 80.32 FEET TO A 1/2 INCH IRON ROD FOUND FOR THE NORTHEAST CORNER OF THE HEREIN DESCRIBED TRACT AND THE NORTHWEST CORNER OF THE P. R. GARRETT ADDITION, AN ADDITION TO THE CITY OF PLANO AS RECORDED IN VOLUME 2003, PAGE 271 OF THE DEED RECORDS OF COLLIN COUNTY, TEXAS;

THENCE SOUTH 06 DEGREES 26 MINUTES 57 SECONDS WEST, DEPARTING THE SOUTHWEST RIGHT-OF-WAY LINE OF SAID 13TH STREET AND ALONG THE WESTERLY LINE OF SAID P.R. GARRETT ADDITION A DISTANCE OF 998.82 FEET TO A 1/2 INCH IRON ROD FOUND FOR THE SOUTHWEST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE NORTH 89 DEGREES 22 MINUTES 29 SECONDS WEST, A DISTANCE OF 269.83 FEET TO A 1/2 INCH IRON ROD FOUND;

THENCE NORTH 00 DEGREES 33 MINUTES 20 SECONDS EAST, A DISTANCE OF 192.20 FEET TO A 1/2 INCH IRON ROD FOUND;

THENCE SOUTH 80 DEGREES 33 MINUTES 03 SECONDS EAST, A DISTANCE OF 206.84 FEET TO A 1/2 INCH IRON ROD FOUND IN THE EASTERLY RIGHT-OF-WAY LINE OF THE AFORESAID U.S. HIGHWAY 75, SAID IRON ROD BEING THE SOUTHWEST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE ALONG THE EASTERLY RIGHT-OF-WAY OF SAID U.S. HIGHWAY 75 THE FOLLOWING CALLS:

NORTH 04 DEGREES 23 MINUTES 22 SECONDS WEST, A DISTANCE OF 358.22 FEET TO A 1/2 INCH IRON ROD FOUND FOR THE BEGINNING OF A NON-TANGENT CURVE TO THE LEFT HAVING A CENTRAL ANGLE OF 02 DEGREES 20 MINUTES 48 SECONDS, A RADIUS OF 5,879.50 FEET, A CHORD BEARING NORTH 08 DEGREES 12 MINUTES 12 SECONDS WEST, A CHORD DISTANCE OF 358.22 FEET;

ALONG SAID NON-TANGENT CURVE TO THE LEFT AN ARC LENGTH OF 138.08 FEET TO A 1/2 INCH IRON ROD FOUND;

NORTH 83 DEGREES 09 MINUTES 13 SECONDS WEST, A DISTANCE OF 81.02 FEET TO A 1/2 INCH IRON ROD FOUND FOR THE BEGINNING OF A NON-TANGENT CURVE TO THE LEFT HAVING A CENTRAL ANGLE OF 02 DEGREES 20 MINUTES 48 SECONDS, A RADIUS OF 5,879.50 FEET, A CHORD BEARING NORTH 08 DEGREES 12 MINUTES 12 SECONDS WEST, A CHORD DISTANCE OF 255.26 FEET;

ALONG SAID NON-TANGENT CURVE TO THE LEFT AN ARC LENGTH OF 255.26 FEET TO A 1/2 INCH IRON ROD FOUND;

NORTH 40 DEGREES 23 MINUTES 22 SECONDS EAST, A DISTANCE OF 23.80 FEET TO THE POINT OF BEGINNING AND CONTAINING 10,807 SQUARE FEET OF LAND, MORE OR LESS.

NOTE: APPROVAL OF THE ZONING CASE ASSOCIATED WITH THIS EXHIBIT SHALL NOT IMPLY APPROVAL OF ANY ASSOCIATED STUDY, PLAN OR PLAN APPROVAL OF DEVELOPMENT STANDARDS SHOWN HEREON, OR THE INTENTION OF THE DEVELOPMENT PROCESS, PLANNING & ZONING COMMISSION AND/OR CITY COUNCIL ACTION ON STUDIES, PLANS OR PLANS RELATING TO DEVELOPMENT OF THIS PROPERTY SHALL BE CONSIDERED AS AN ACTION SEPARATE FROM ACTION TAKEN ON THIS ZONING CASE.

WATER METER SCHEDULE					
ID	TYPE	SIZE	NUMBER	SIZE	REMARKS
1	DOMESTIC	2"	1	6"	EXISTING (LOT 1R)
2	IRRIGATION	2"	1	NA	EXISTING (LOT 1R)
3	DOMESTIC	1 1/2"	1	6"	PROPOSED (LOT 3)
4	IRRIGATION	2"	1	NA	PROPOSED (LOT 3)

NOTE: METERS TO BE INSTALLED BY THE CITY AT OWNERS EXPENSE.

OWNER:
HD DEVELOPMENT PROPERTIES, L.P.
C/O HOME DEPOT U.S.A., INC.
3800 W. CHAPMAN AVENUE
ORANGE, CALIFORNIA 92668
TEL: (714) 840-3882
CONTACT: JEFFREY S. HARDMAN

DEVELOPER (LOT 3):
CONFERR REAL ESTATE
280 WIRON DRIVE, SUITE 108
SOUTH LAKE, TEXAS 78092
TEL: (817) 652-7782
CONTACT: JIM SHINDLER

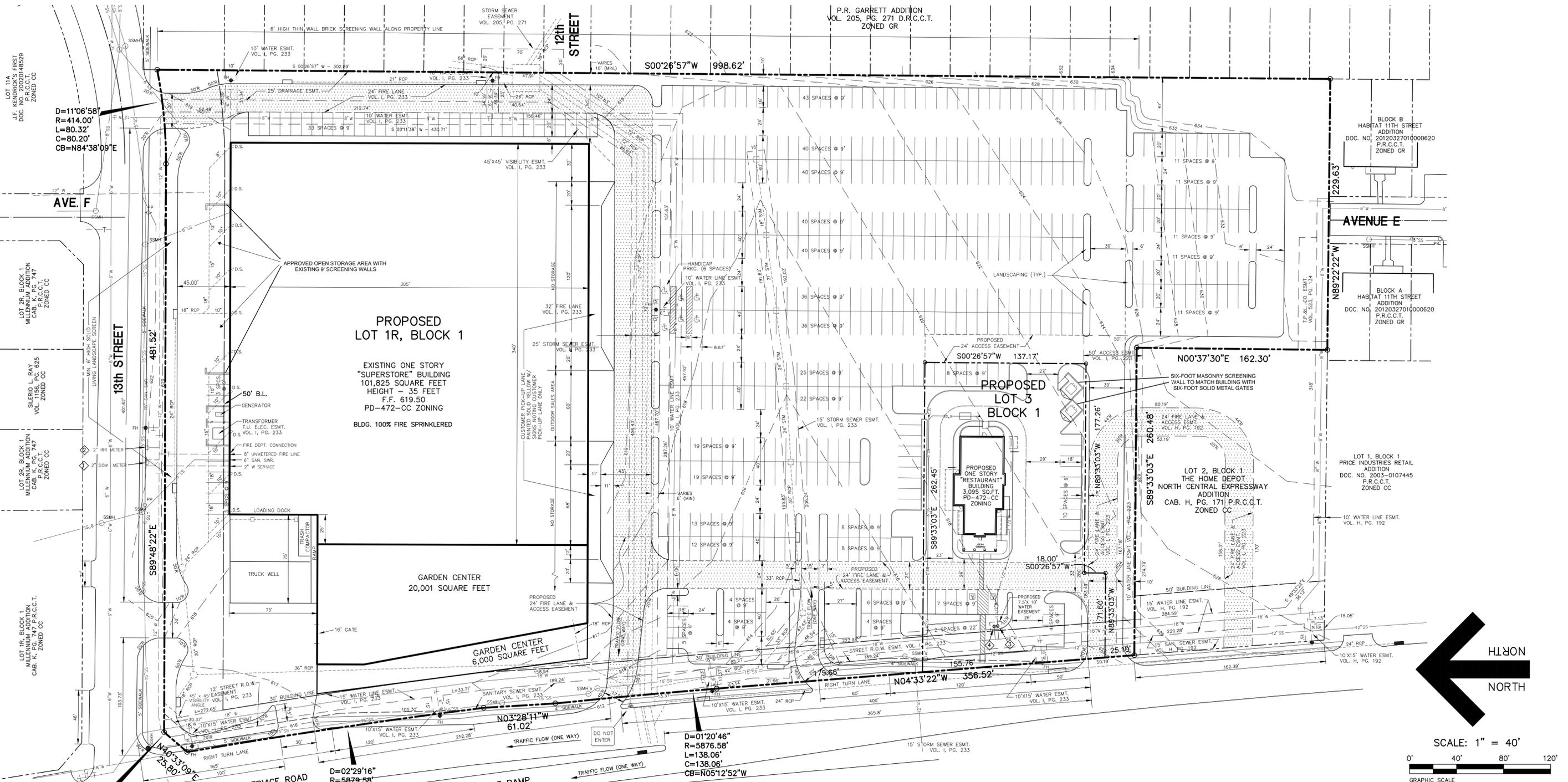
CASE NO. ZC2016-005

SHEET TITLE:
ZONING EXHIBIT PD-472-CC
PROPOSED LOTS 1R & 3, BLOCK 1,
THE HOME DEPOT NORTH CENTRAL EXPRESSWAY ADDITION
10,807 ACRES LOCATED IN THE
JOSEPH KLEPPER SURVEY, ABST. NO. 202
PLANO, COLLIN CO., TEXAS

PREPARED BY:
JDJR ENGINEERS & CONSULTANTS, INC.
ENGINEERS • SURVEYORS • LAND PLANNERS
800 Texas Drive Suite 103 • Irving, Texas 75039
714 672-2822 • Fax 972-259-8866

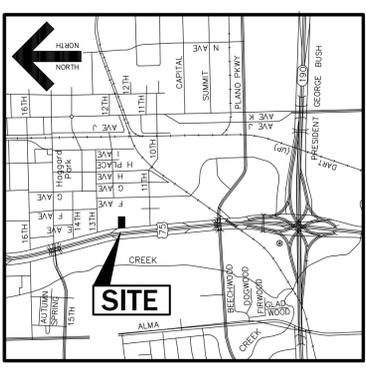
DATE: MARCH 14, 2016 DRAWN BY: SAS SHEET NO:
SCALE: 1" = 40' CHECKED BY: JDF 1 of 1

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U. S. HIGHWAY 75 - NORTH CENTRAL EXPRESSWAY

- SITE PLAN GENERAL NOTES:**
- BUILDINGS 6,000 SQUARE FEET OR GREATER SHALL BE 100% FIRE SPRINKLED.
 - FIRE LANES SHALL BE DESIGNED AND CONSTRUCTED PER CITY STANDARDS. ALL FIRE LANES WILL BE 24 FOOT WIDE WITH A MINIMUM INSIDE RADIUS OF 20 FEET.
 - HANDICAPPED PARKING AREAS SHALL BE DESIGNED AND PROVIDED PER CITY STANDARDS AND SHALL COMPLY WITH REQUIREMENTS OF THE CURRENT, ADOPTED INTERNATIONAL BUILDING CODE.
 - MECHANICAL UNITS, DUMPSTERS, AND TRASH COMPACTORS SHALL BE SCREENED IN ACCORDANCE WITH THE ZONING ORDINANCE.
 - ALL SIGNAGE CONTINGENT UPON APPROVAL BY BUILDING INSPECTION DEPARTMENT.
 - APPROVAL OF THE SITE PLAN IS NOT FINAL UNTIL ALL ENGINEERING PLANS ARE APPROVED.
 - OPEN STORAGE, WHERE PERMITTED, SHALL BE SCREENED IN ACCORDANCE WITH THE ZONING ORDINANCE.
 - BUILDING FACADES WITHIN THIS DEVELOPMENT SHALL BE COMPATIBLE, AS PROVIDED IN THE RETAIL CORNER DESIGN GUIDELINES.
 - OUTDOOR LIGHTING SHALL COMPLY WITH ILLUMINATION STANDARDS WITHIN SECTION 6-466 OF THE CODE OF ORDINANCES.
 - PLEASE CONTACT THE BUILDING INSPECTION DEPARTMENT TO DETERMINE THE TYPE OF CONSTRUCTION AND OCCUPANCY GROUP.
 - ALL ELECTRICAL TRANSMISSION, DISTRIBUTION, AND SERVICE LINES MUST BE UNDERGROUND WHERE REQUIRED.
 - USES SHALL CONFORM IN OPERATION, LOCATION, AND CONSTRUCTION TO THE FOLLOWING PERFORMANCE STANDARDS IN SECTION 3-1300 OF THE ZONING ORDINANCE: NOISE, SMOKE AND PARTICULATE MATTER, ODOROUS MATTER, FIRE OR EXPLOSIVE MATERIAL, TOXIC AND NOXIOUS MATTER, VIBRATION, AND/OR OTHER PERFORMANCE STANDARDS.
 - APPROVAL OF THE ZONING CASE ASSOCIATED WITH THIS EXHIBIT SHALL NOT IMPLY APPROVAL OF ANY ASSOCIATED STUDY, PLAT, OR PLAN, APPROVAL OF DEVELOPMENT STANDARDS SHOWN HEREON, OR THE INTENTION OF THE DEVELOPMENT PROCESS. PLANNING & ZONING COMMISSION AND/OR CITY COUNCIL ACTION ON STUDIES, PLATS, OR PLANS RELATING TO DEVELOPMENT OF THIS PROPERTY SHALL BE CONSIDERED AS AN ACTION SEPARATE FROM ACTION TAKEN ON THIS ZONING CASE.



WATER METER SCHEDULE

ID	TYPE	SIZE	NUMBER	SANI. SEWER	REMARKS
1	DOMESTIC	2"	1	6"	EXISTING (LOT 1R)
2	IRRIGATION	2"	1	NA	EXISTING (LOT 1R)
3	DOMESTIC	1 1/2"	1	6"	PROPOSED (LOT 3)
4	IRRIGATION	1"	1	NA	PROPOSED (LOT 3)

NOTE: METERS TO BE INSTALLED BY THE CITY AT OWNERS EXPENSE.

SHEET TITLE:
REVISED SITE PLAN
 PROPOSED LOTS 1R & 3, BLOCK 1
 THE HOME DEPOT NORTH CENTRAL EXPRESSWAY ADDITION
 10.883 ACRES LOCATED IN THE
 JOSEPH KLEPPER SURVEY, ABST. NO. 218
 PLANO, COLLIN CO., TEXAS
 PROJECT NO. RSP2016-008

PREPARED BY:
JDJR ENGINEERS & CONSULTANTS, INC.
 TSBP REGISTRATION NUMBER F-8527

OWNER:
HD DEVELOPMENT PROPERTIES, L.P.
 C/O HOME DEPOT U.S.A., INC.
 3800 W. CHAPMAN AVENUE
 ORANGE, CALIFORNIA 92868
 TEL: (714) 940-3862
 CONTACT: JEFFREY S. HARDMAN

DEVELOPER (LOT 3):
CONIFER REAL ESTATE
 260 MIRON DRIVE, SUITE 108
 SOUTHLAKE, TEXAS 76092
 TEL: (817) 552-7782
 CONTACT: JIM SHINDLER

DATE: MARCH 29, 2016 DRAWN BY: SAS SHEET NO.
 SCALE: 1" = 40' CHECKED BY: JDJR 1 OF 2

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SITE TABULATIONS FOR PROPOSED LOT 1R, BLOCK 1	
Item	Lot 1R, Block 1
General Site Data	
Zoning (from zoning map)	PD-472-CC
Land Use (from zoning ordinance)	SUPERSTORE/GARDEN CENTER
Lot Area (square feet & acres)	434,830 SF, 9.982 AC
Building Footprint Area (square feet)	127,826 SF
Total Building Area (square feet)	127,826 SF
Building Height (# stories)	1
Building Height (feet - distance to tallest building element)	35
Lot Coverage (percent - x.xx%)	29.40%
Floor Area Ratio (ratio - x.xx:1)	0.294:1
Parking	
Parking Ratio (from zoning ordinance)	1/250 SF
Required Parking (# spaces)	512 SPACES
Provided Parking (# spaces)	554
Accessible Parking Required (# spaces)	12
Accessible Parking Provided (#spaces)	13
Parking in Excess of 110% of Required Parking (# spaces)	0
Landscape Area (including turf areas)	
Landscape Edge Area Provided (square feet)	9,976 SF
Required interior landscape area (parking lot landscaping) (square feet)	4,432 SF
Additional interior landscape area provided (square feet)	46,344 SF
Other Landscape Area within the lot including Storm Water Conservation Areas (square feet)	0 SF
Total Landscape Area (square feet)	56,320 SF
Permeable Area (not including landscaping or turf areas)	
Permeable Pavement (square feet)	0 SF
Other Permeable Area within the lot not including landscaping or turf areas (square feet)	0 SF
Total Permeable Area (square feet)	0 SF
Impervious Area	
Building Footprint Area (square feet)	127,826 SF
Area of Sidewalks, Pavement & other Impervious Flatwork (square feet)	350,684 SF
Other Impervious Area	0 SF
Total Impervious Area	378,510 SF
Sum of Total Landscape Area + Total Permeable Area + Total Impervious Area (square feet) Note: Sum must equal Lot Area	434,830 SF
Total Impervious Area	378,510 SF
Less BMP Impervious Area Credit	0 SF
Billable Impervious Area	378,510 SF

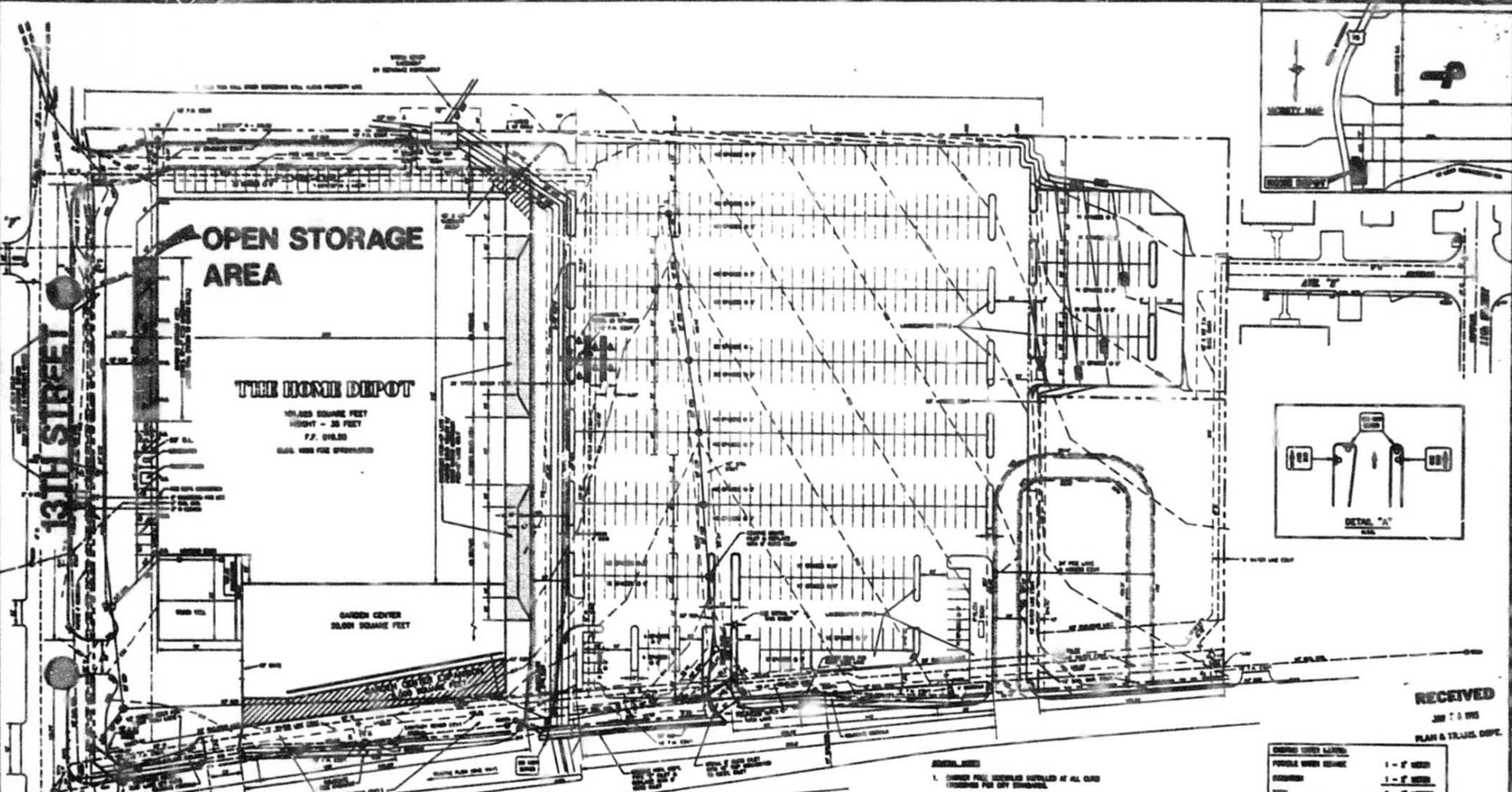
SITE TABULATIONS FOR PROPOSED LOT 3, BLOCK 1	
Item	Lot 3, Block 1
General Site Data	
Zoning (from zoning map)	PD-472-CC
Land Use (from zoning ordinance)	RESTAURANT WITH DRIVE-THRU
Lot Area (square feet & acres)	39,669 SF, 0.911 AC
Building Footprint Area (square feet)	3,095 SF
Total Building Area (square feet)	3,095 SF
Building Height (# stories)	1
Building Height (feet - distance to tallest building element)	28
Lot Coverage (percent - x.xx%)	7.80%
Floor Area Ratio (ratio - x.xx:1)	0.0780:1
Parking	
Parking Ratio (from zoning ordinance)	1:100
Required Parking (# spaces)	31 SPACES
Provided Parking (# spaces)	31
Accessible Parking Required (# spaces)	2
Accessible Parking Provided (#spaces)	2
Parking in Excess of 110% of Required Parking (# spaces)	0
Landscape Area (including turf areas)	
Landscape Edge Area Provided (square feet)	1,558 SF
Required interior landscape area (parking lot landscaping) (square feet)	248 SF
Additional interior landscape area provided (square feet)	4,693 SF
Other Landscape Area within the lot including Storm Water Conservation Areas (square feet)	0 SF
Total Landscape Area (square feet)	6,499 SF
Permeable Area (not including landscaping or turf areas)	
Permeable Pavement (square feet)	0 SF
Other Permeable Area within the lot not including landscaping or turf areas (square feet)	0 SF
Total Permeable Area (square feet)	0 SF
Impervious Area	
Building Footprint Area (square feet)	3,095 SF
Area of Sidewalks, Pavement & other Impervious Flatwork (square feet)	30,075 SF
Other Impervious Area	0 SF
Total Impervious Area	33,170 SF
Sum of Total Landscape Area + Total Permeable Area + Total Impervious Area (square feet) Note: Sum must equal Lot Area	39,699 SF
Total Impervious Area	33,170 SF
Less BMP Impervious Area Credit	0 SF
Billable Impervious Area	33,170 SF

OWNER:
 HD DEVELOPMENT PROPERTIES, L.P.
 C/O HOME DEPOT U.S.A., INC.
 3800 W. CHAPMAN AVENUE
 ORANGE, CALIFORNIA 92868
 TEL: (714) 940-3662
 CONTACT: JEFFREY S. HARDMAN

DEVELOPER (LOT 3):
 CONIFER REAL ESTATE
 260 MIRON DRIVE, SUITE 108
 SOUTHLAKE, TEXAS 76092
 TEL: (817) 552-7782
 CONTACT: JIM SHINDLER



SHEET TITLE: REVISED SITE PLAN PROPOSED LOTS 1R & 3, BLOCK 1 THE HOME DEPOT NORTH CENTRAL EXPRESSWAY ADDITION 10.883 ACRES LOCATED IN THE JOSEPH KLEPPER SURVEY, ABST. NO. 218 PLANO, COLLIN CO., TEXAS PROJECT NO. RSP2016-008		
PREPARED BY: JDJR ENGINEERS & CONSULTANTS, INC. TSBPE REGISTRATION NUMBER F-8527 ENGINEERS • SURVEYORS • LAND PLANNERS 2500 Texas Drive Suite 100 Irving, Texas 75062 Tel 972-252-5357 Fax 972-252-8958		
DATE: MARCH 29, 2016	DRAWN BY: SAS	SHEET NO.
SCALE: AS SHOWN	CHECKED BY: JDJR	2 OF 2



13TH STREET

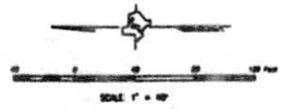
OPEN STORAGE AREA

THE HOME DEPOT

101,000 SQUARE FEET
HEIGHT - 30 FEET
77,000.00
24,000.00

GARDEN CENTER
30,000 SQUARE FEET

U S 75



DATA SUMMARY	
ZONED	PD-472-U-1
USE	RETAIL
LOT AREA	474,400 SQ. FT. (10.800 AC.)
BUILDING AREA	101,000 SQ. FT.
BUILDING COVER	26,000 SQ. FT.
TOTAL BUILDING AREA	127,000 SQ. FT.
LOT COVERAGE	26.3 PERCENT
LANDSCAPE AREA	50,130 SQ. FT.
LANDSCAPE COVERAGE	10.6 PERCENT
PARKING REQUIRED	(1,000 TO 1,100) 640
PARKING PROVIDED	640

1. CHIMNEY PIPES INSTALLED AT ALL CORNERS (TYPICAL FOR CITY STRUCTURE).
2. LANDSCAPING SPACES DESIGNATED FOR CITY STRUCTURE.
3. BUILDING TO BE WITH FIRE SPRINKLERS.
4. NO STORAGE TO BE KEPT IN UNDESIGNATED PARKING AREAS, LOADING AREAS, CLIPPING PICKUP AREAS, AND VEHICLE AREAS.
5. NO CONSTRUCTION SHALL BEGIN UNTIL RECEIPT AND APPROVAL OF PERMITS, BASED ON THIS PLAN, AND REVED LANDSCAPE/COVERAGE PLAN.
6. THE EXISTING BUILDING LANDSCAPE/PAVING, DRIVEWAYS, ETC. AS SHOWN ON THIS PLAN ARE BASED ON THE 10-10-61 SITE PLAN PREPARED BY S.L. FORTIN & ASSOCIATES, INC. AND DATED ON 2-11-64. THE EXISTING IS NOT GUARANTEED FOR EXACT LOCATION OR TYPE OF CONSTRUCTION OR TYPE OF MATERIALS TO BE USED FROM THE INFORMATION PROVIDED TO THE OFFICE OF ENGINEERS.
7. BUILDING AND BUILDING EQUIPMENT SHALL BE KEPT TO THE LEFT OF THE DRIVE.
8. ALL APPROVED AND THE CHANGES MADE ON THIS PLAN MUST BE APPROVED PRIOR TO CONSTRUCTION OF THE OPERATED BUILDING, WITH THE EXCEPT OF THE SIGN YOUR NAME FROM THE U.S. TO SERVICE ROAD 1700 FEET AND THE FULL LANDSCAPE ALONG THE EXISTING 100' / 100' STREET CORNER.
9. BUILDING EQUIPMENT SHOULD NOT BE KEPT TO THE RIGHT OF THE DRIVE.

REVISIONS	
PROPOSED WORK SHEET	1 - 2" USED
REVISIONS	1 - 2" USED
TOTAL	2 - 2" USED

RECEIVED
JUN 7 1965
PLAN & TRANS. DEPT.

REVISED SITE PLAN

THE HOME DEPOT
U.S. 75 SERVICE ROAD AND 13th STREET
CITY OF TEXAS

Winkelmann & Associates, Inc.
CONSULTING ENGINEERS & ARCHITECTS
1211 S. GULF
HOUSTON, TEXAS 77002

DATE	DESIGNED BY	DATE	REVISION NO.	SHEET NO. 1 OF 1
PROJECT NO.	DESIGNED BY	DATE	REVISION NO.	

Zoning Case 2016-005

An Ordinance of the City of Plano, Texas, amending the Comprehensive Zoning Ordinance of the City, Ordinance No. 2015-5-2, as heretofore amended, so as to amend Planned Development-472-Corridor Commercial on 10.9 acres of land out of the Joseph Klepper Survey, Abstract No. 213, located at the southeast corner of U.S. Highway 75 and 13th/14th Connector, in the City of Plano, Collin County, Texas, to modify the adopted site plan and associated regulations; directing a change accordingly in the official zoning map of the City; and providing a penalty clause, a repealer clause, a savings clause, a severability clause, a publication clause, and an effective date.

WHEREAS, the City Secretary of Plano, Texas, directed that notices of a hearing be issued, as required by the Zoning Ordinance of the City of Plano and laws of the State of Texas, at a meeting of the City Council, to be held on the 25th day of April, 2016, for the purpose of considering amending Planned Development-472-Corridor Commercial on 10.9 acres of land out of the Joseph Klepper Survey, Abstract No. 213, located at the southeast corner of U.S. Highway 75 and 13th/14th Connector, in the City of Plano, Collin County, Texas, to modify the adopted site plan and associated regulations; and

WHEREAS, the City Secretary of the said City accordingly caused to be issued and published the notices required by its Zoning Ordinance and laws of the State of Texas applicable thereto, the same having been published in a paper of general circulation in the City of Plano, Texas, at least fifteen (15) days prior to the time set for such hearing; and

WHEREAS, the City Council of said City, pursuant to such notice, held its public hearing and heard all persons wishing to be heard both for and against the aforesaid change in the Zoning Ordinance, on the 25th day of April, 2016; and

WHEREAS, the City Council is of the opinion and finds that such amendment would not be detrimental to the public health, safety, or general welfare, and will promote the best and most orderly development of the properties affected thereby, and to be affected thereby, in the City of Plano, and as well, the owners and occupants thereof, and the City generally.

IT IS, THEREFORE, ORDAINED BY THE CITY COUNCIL OF THE CITY OF PLANO, TEXAS, THAT:

Section I. The Comprehensive Zoning Ordinance No. 2015-5-2, as the same has been heretofore amended, is hereby further amended so as to amend Planned Development-472 Corridor Commercial on 10.9 acres of land out of the Joseph Klepper Survey, Abstract No. 213, located at the southeast corner of U.S. Highway 75 and

13th/14th Connector in the City of Plano, Collin County, Texas, to modify the adopted site plan and associated regulations, said property being described in the legal description on Exhibit "A" attached hereto.

Section II. The change granted in Section I is granted subject to the following:

Restrictions:

1. The site plan is adopted by this ordinance.
2. Open storage shall be limited to the areas identified on the site plan.
3. Buildings and building expansions shall be limited to those shown on the site plan.

Section III. It is directed that the official zoning map of the City of Plano (which is retained in electronic record format) be changed to reflect the zoning classification established by this Ordinance.

Section IV. All provisions of the ordinances of the City of Plano in conflict with the provisions of this Ordinance are hereby repealed, and all other provisions of the Ordinances of the City of Plano not in conflict with the provisions of this Ordinance shall remain in full force and effect.

Section V. The repeal of any ordinance or part of ordinances affected by the enactment of this Ordinance shall not be construed as abandoning any action now pending under or by virtue of such ordinance or as discontinuing, abating, modifying or altering any penalty accruing or to accrue, or as affecting any rights of the municipality under any section or provisions of any ordinance at the time of passage of this Ordinance.

Section VI. Any violation of the provisions or terms of this ordinance by any person, firm or corporation shall be a misdemeanor offense and shall be subject to a fine in accordance with Section 1-4(a) of the City Code of Ordinances for each offense. Every day a violation continues shall constitute a separate offense.

Section VII. It is the intention of the City Council that this Ordinance, and every provision hereof, shall be considered severable, and the invalidity or partial invalidity of any section, clause or provision of this Ordinance shall not affect the validity of any other portion of this Ordinance.

Section VIII. This Ordinance shall become effective immediately upon its passage and publication as required by law.

PASSED AND APPROVED THIS THE 25TH DAY OF APRIL, 2016.

Harry LaRosiliere, MAYOR

ATTEST:

Lisa C. Henderson, CITY SECRETARY

APPROVED AS TO FORM:

Paige Mims, CITY ATTORNEY

Zoning Case 2016-005

WHEREAS Home Depot U.S.A, Inc., a Delaware Corporation is the owners of a 10.892 acre tract of land out of the Joseph Klepper Survey, Abstract No. 213, in the City of Plano, Collin County, Texas and being all of Lot 1, Block 1, The Home Depot North Central Expressway Addition, an addition to the City of Plano as recorded in Cabinet H, Page 171 of the Plat Records of Collin County, Texas (PRCCT) and being a portion of that certain tract of land conveyed to Home Depot U.S.A., Inc. as recorded in Volume 3392, Page 223 of the Deed Records of Collin County, Texas, said tract being more particularly described as follows:

BEGINNING at a 5/8 inch iron rod found at the intersection of the easterly right-of-way line of U.S. Highway 75 (North Central Expressway, a variable width right-of-way) and the southerly right-of-way line of 13th Street (a 40 foot right-of-way);

THENCE departing the easterly right-of-way line of said U.S Highway 75 and continuing along the southerly line of said 13th Street the following calls:

South 89°48'22" East, a distance of 481.52 feet to a 1/2 inch iron rod found for the beginning of a curve to the left having a central angle of 11°06'58", a radius of 414.00 feet, a chord bearing North 84°38'09" East, a chord distance of 80.20 feet;

Along said curve to the left an arc length of 80.32 feet to a 1 inch iron rod found for the northeast corner of the herein described tract and the northwest corner of the P. R. Garrett Addition, an addition to the City of Plano as recorded in Volume 205, Page 271 of the Deed Records of Collin County, Texas;

THENCE South 00°26'57" West, departing the southerly right-of-way line of said 13th Street and along the westerly line of said P.R. Garrett Addition a distance of 998.62 feet to a 1 inch iron pole found for the southeast corner of the herein described tract;

THENCE North 89°22'22" West, a distance of 299.63 feet to a 1 inch iron rod found;

THENCE North 00°37'30" East, a distance of 162.30 feet to a 1 inch iron rod found;

THENCE South 89°33'03" East, a distance of 260.48 feet to a 1 inch iron rod found in the easterly right-of-way line of the aforementioned U.S. Highway 75, said iron rod being the southwest corner of the herein described tract;

THENCE along the easterly right-of-way of said U.S. Highway 75 the following calls:

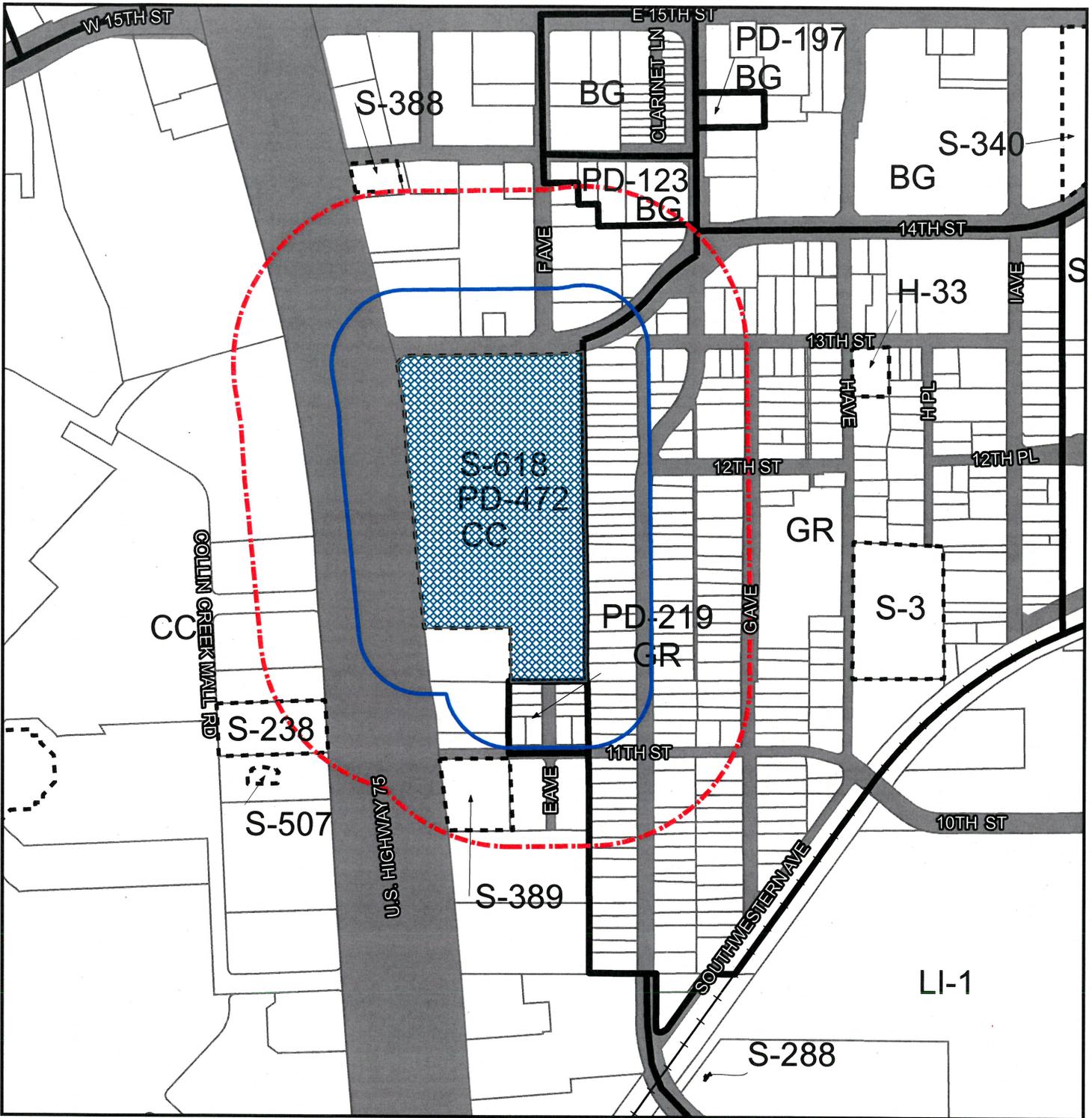
North 04°33'22" West, a distance of 356.52 feet to a 1 inch iron rod found for the beginning of a non-tangent curve to the left having a central angle of 01°20'46", a radius of 5,879.58 feet, a chord bearing North 05°12'52" West, a chord distance of 138.06 feet;

Along said non-tangent curve to the left an arc length of 138.06 feet to a 1 inch iron rod found;

North 03°28'11" West, a distance of 61.02 feet to a 1 inch iron rod found for the beginning of a non-tangent curve to the left having a central angle of 02°29'16", a radius of 5,879.58 feet, a chord bearing North 08°26'01" West, a chord distance of 255.26 feet;

Along said non-tangent curve to the left an arc length of 255.28 feet to a 1 inch iron rod found;

North 40°33'09" East, a distance of 25.80 feet to the POINT OF BEGINNING and CONTAINING 10.893 acres or 474,498 square feet of land, more or less.

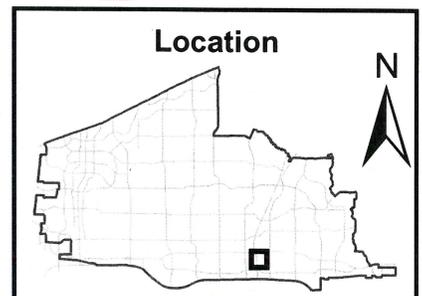


Zoning Case #: 2016-005

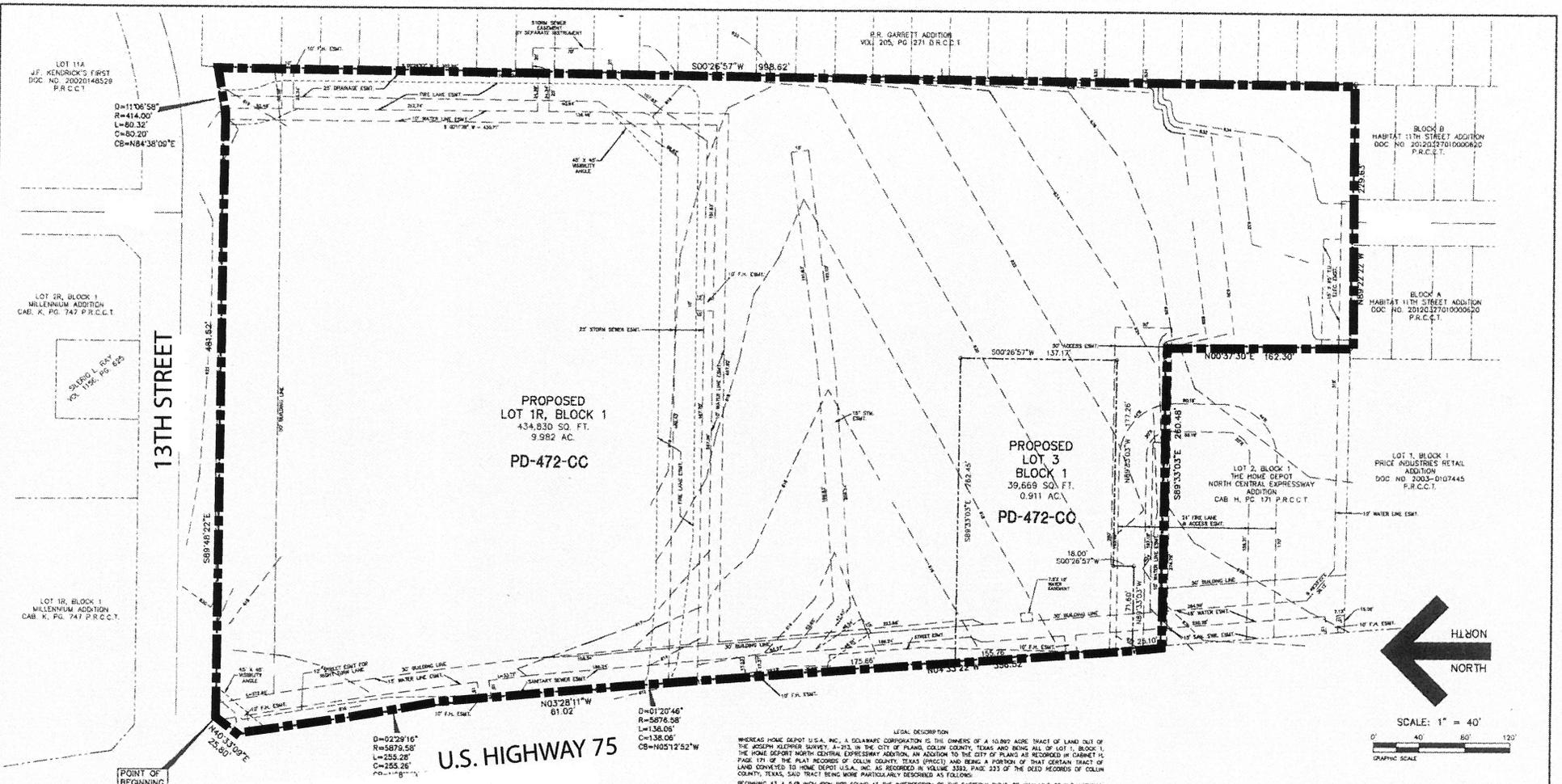
Existing Zoning: Planned Development-472-Corridor Commercial w/Specific Use Permit #618 (PD-472-CC w/SUP #618)

Proposed Zoning: Amend Planned Development-472-Corridor Commercial w/Specific Use Permit #618 (PD-472-CC w/SUP #618)

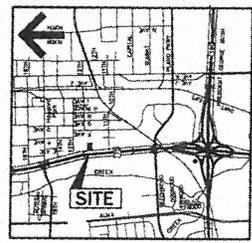
- 500' Courtesy Notification Buffer
- 200' Notification Buffer
- Zoning Boundary
- Specific Use Permit
- Subject Property
- City Limits
- Right-of-Way



Source: City of Plano Planning Department



U.S. HIGHWAY 75



LEGAL DESCRIPTION

WHEREAS HOME DEPOT U.S.A. INC., A SECULAR CORPORATION IS THE OWNERS OF A 10.807 ACRE TRACT OF LAND OUT OF THE JOSEPH KLEPPER SURVEY 18-28 IN THE CITY OF PLANO, COLLIN COUNTY, TEXAS AND BEING ALL OF LOT 1, BLOCK 1, THE HOME DEPOT NORTH CENTRAL EXPRESSWAY ADDITION, AN ADDITION TO THE CITY OF PLANO AS RECORDED IN CACKET 10, PAGE 171 OF THE PLAT RECORDS OF COLLIN COUNTY, TEXAS (HDC10) AND BEING A PORTION OF THAT CERTAIN TRACT OF LAND CONVEYED TO HOME DEPOT U.S.A. INC. AS RECORDED IN VOLUME 3383, PAGE 233 OF THE DEED RECORDS OF COLLIN COUNTY, TEXAS, SAID TRACT BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A 5/8 INCH IRON ROD FOUND AT THE INTERSECTION OF THE EASTERLY RIGHT-OF-WAY LINE OF U.S. HIGHWAY 75 (NORTH CENTRAL EXPRESSWAY, A VARIABLE WIDTH RIGHT-OF-WAY) AND THE SOUTHWEST RIGHT-OF-WAY LINE OF 13TH STREET (A 40 FOOT RIGHT-OF-WAY);

THENCE DEPARTING THE EASTERLY RIGHT-OF-WAY LINE OF SAID U.S. HIGHWAY 75 AND CONTINUING ALONG THE SOUTHERLY LINE OF SAID 13TH STREET THE FOLLOWING CALLS:

SOUTH 09 DEGREES 48 MINUTES 22 SECONDS EAST, A DISTANCE OF 485.50 FEET TO A 3/4 INCH IRON ROD FOUND FOR THE BEGINNING OF A CURVE TO THE LEFT HAVING A CENTRAL ANGLE OF 11 DEGREES 08 MINUTES 38 SECONDS, A RADIUS OF 414.00 FEET, A CHORD BEARING NORTH 84 DEGREES 38 MINUTES 03 SECONDS EAST, A CHORD DISTANCE OF 80.00 FEET;

ALONG SAID CURVE TO THE LEFT AN ARC LENGTH OF 80.32 FEET TO A 1 INCH IRON ROD FOUND FOR THE NORTHEAST CORNER OF THE HEREIN DESCRIBED TRACT AND THE NORTHWEST CORNER OF THE P. R. GARRETT ADDITION, AN ADDITION TO THE CITY OF PLANO AS RECORDED IN VOLUME 2003, PAGE 270 OF THE DEED RECORDS OF COLLIN COUNTY, TEXAS;

THENCE SOUTH 06 DEGREES 26 MINUTES 57 SECONDS WEST, DEPARTING THE SOUTHERLY RIGHT-OF-WAY LINE OF SAID 13TH STREET AND ALONG THE WICKETLY LINE OF SAID P.R. GARRETT ADDITION A DISTANCE OF 998.82 FEET TO A 1 INCH IRON ROD FOUND FOR THE SOUTHWEST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE NORTH 89 DEGREES 22 MINUTES 29 SECONDS WEST, A DISTANCE OF 269.83 FEET TO A 1 INCH IRON ROD FOUND;

THENCE NORTH 00 DEGREES 33 MINUTES 20 SECONDS EAST, A DISTANCE OF 192.20 FEET TO A 1 INCH IRON ROD FOUND;

THENCE SOUTH 80 DEGREES 33 MINUTES 03 SECONDS EAST, A DISTANCE OF 206.84 FEET TO A 1 INCH IRON ROD FOUND IN THE EASTERLY RIGHT-OF-WAY LINE OF THE AFORESAID U.S. HIGHWAY 75, SAID IRON ROD BEING THE SOUTHWEST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE ALONG THE EASTERLY RIGHT-OF-WAY OF SAID U.S. HIGHWAY 75 THE FOLLOWING CALLS:

NORTH 04 DEGREES 23 MINUTES 22 SECONDS WEST, A DISTANCE OF 358.22 FEET TO A 1 INCH IRON ROD FOUND FOR THE BEGINNING OF A NON-TANGENT CURVE TO THE LEFT HAVING A CENTRAL ANGLE OF 02 DEGREES 20 MINUTES 48 SECONDS, A RADIUS OF 5,879.50 FEET, A CHORD BEARING NORTH 08 DEGREES 12 MINUTES 12 SECONDS WEST, A CHORD DISTANCE OF 358.22 FEET;

ALONG SAID NON-TANGENT CURVE TO THE LEFT AN ARC LENGTH OF 138.08 FEET TO A 1 INCH IRON ROD FOUND;

NORTH 83 DEGREES 09 MINUTES 13 SECONDS WEST, A DISTANCE OF 81.02 FEET TO A 1 INCH IRON ROD FOUND FOR THE BEGINNING OF A NON-TANGENT CURVE TO THE LEFT HAVING A CENTRAL ANGLE OF 02 DEGREES 20 MINUTES 48 SECONDS, A RADIUS OF 5,879.50 FEET, A CHORD BEARING NORTH 08 DEGREES 12 MINUTES 12 SECONDS WEST, A CHORD DISTANCE OF 255.26 FEET;

ALONG SAID NON-TANGENT CURVE TO THE LEFT AN ARC LENGTH OF 255.26 FEET TO A 1 INCH IRON ROD FOUND;

NORTH 40 DEGREES 23 MINUTES 29 SECONDS EAST, A DISTANCE OF 23.80 FEET TO THE POINT OF BEGINNING AND CONTAINING 10.807 ACRES (SPT 474.498 SQUARE FEET OF LAND) MORE OR LESS.

NOTE: APPROVAL OF THE ZONING CASE ASSOCIATED WITH THIS EXHIBIT SHALL NOT IMPLY APPROVAL OF ANY ASSOCIATED STUDY, PLAN OR PLAN APPROVAL OF DEVELOPMENT STANDARDS SHOWN HEREON, OR THE INTENTION OF THE DEVELOPMENT PROCESS. PLANNING & ZONING COMMISSION AND/OR CITY COUNCIL ACTION ON STUDIES, PLANS OR PLANS RELATING TO DEVELOPMENT OF THIS PROPERTY SHALL BE CONSIDERED AS AN ACTION SEPARATE FROM ACTION TAKEN ON THIS ZONING CASE.

WATER METER SCHEDULE					
ID	TYPE	SIZE	NUMBER	SIZE	REMARKS
1	DOMESTIC	2"	1	6"	EXISTING (LOT 1R)
2	IRRIGATION	2"	1	NA	EXISTING (LOT 1R)
3	DOMESTIC	1 1/2"	1	6"	PROPOSED (LOT 3)
4	IRRIGATION	2"	1	NA	PROPOSED (LOT 3)

NOTE: METERS TO BE INSTALLED BY THE CITY AT OWNERS EXPENSE.

OWNER:
 HD DEVELOPMENT PROPERTIES, L.P.
 C/O HOME DEPOT U.S.A. INC.
 3800 W. CHAPMAN AVENUE
 ORANGE, CALIFORNIA 92668
 TEL: (714) 840-3882
 CONTACT: JEFFREY S. HARDMAN

DEVELOPER (LOT 3):
 CONFERN REAL ESTATE
 280 WIRON DRIVE, SUITE 108
 SOUTHLAKE, TEXAS 75092
 TEL: (817) 662-7782
 CONTACT: JIM SHINDLER

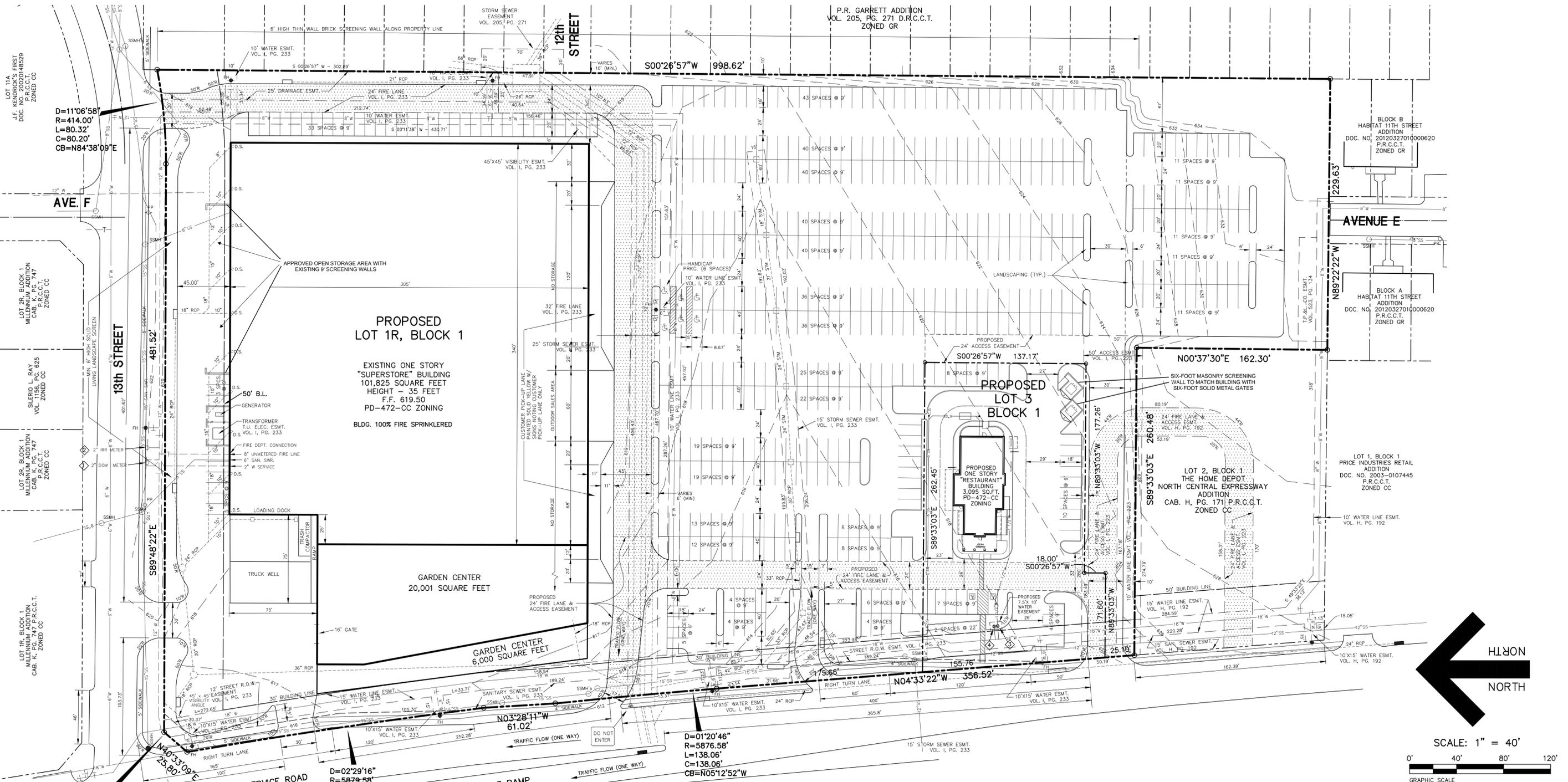
CASE NO. ZC2016-005

SHEET TITLE:
ZONING EXHIBIT PD-472-CC
 PROPOSED LOTS 1R & 3, BLOCK 1,
 THE HOME DEPOT NORTH CENTRAL EXPRESSWAY ADDITION
 10.807 ACRES LOCATED IN THE
 JOSEPH KLEPPER SURVEY, ABST. NO. 202
 PLANO, COLLIN CO., TEXAS

PREPARED BY:
JDJR ENGINEERS & CONSULTANTS, INC.
 ENGINEERS • SURVEYORS • LAND PLANNERS
 800 Texas Drive Suite 103 • Irving, Texas 75039
 TEL: 972-292-9207 • FAX: 972-292-9666

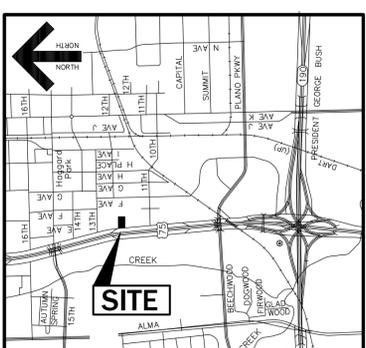
DATE: MARCH 14, 2016 DRAWN BY: SAS SHEET NO:
 SCALE: 1" = 40' CHECKED BY: JDR 1 of 1

\P\2016\ZONING\PD-472-CC\160314\160314.DWG (160314)



U. S. HIGHWAY 75 - NORTH CENTRAL EXPRESSWAY

- SITE PLAN GENERAL NOTES:**
- BUILDINGS 6,000 SQUARE FEET OR GREATER SHALL BE 100% FIRE SPRINKLED.
 - FIRE LANES SHALL BE DESIGNED AND CONSTRUCTED PER CITY STANDARDS. ALL FIRE LANES WILL BE 24 FOOT WIDE WITH A MINIMUM INSIDE RADIUS OF 20 FEET.
 - HANDICAPPED PARKING AREAS SHALL BE DESIGNED AND PROVIDED PER CITY STANDARDS AND SHALL COMPLY WITH REQUIREMENTS OF THE CURRENT, ADOPTED INTERNATIONAL BUILDING CODE.
 - MECHANICAL UNITS, DUMPSTERS, AND TRASH COMPACTORS SHALL BE SCREENED IN ACCORDANCE WITH THE ZONING ORDINANCE.
 - ALL SIGNAGE CONTINGENT UPON APPROVAL BY BUILDING INSPECTION DEPARTMENT.
 - APPROVAL OF THE SITE PLAN IS NOT FINAL UNTIL ALL ENGINEERING PLANS ARE APPROVED.
 - OPEN STORAGE, WHERE PERMITTED, SHALL BE SCREENED IN ACCORDANCE WITH THE ZONING ORDINANCE.
 - BUILDING FACADES WITHIN THIS DEVELOPMENT SHALL BE COMPATIBLE, AS PROVIDED IN THE RETAIL CORNER DESIGN GUIDELINES.
 - OUTDOOR LIGHTING SHALL COMPLY WITH ILLUMINATION STANDARDS WITHIN SECTION 6-466 OF THE CODE OF ORDINANCES.
 - PLEASE CONTACT THE BUILDING INSPECTION DEPARTMENT TO DETERMINE THE TYPE OF CONSTRUCTION AND OCCUPANCY GROUP.
 - ALL ELECTRICAL TRANSMISSION, DISTRIBUTION, AND SERVICE LINES MUST BE UNDERGROUND WHERE REQUIRED.
 - USES SHALL CONFORM IN OPERATION, LOCATION, AND CONSTRUCTION TO THE FOLLOWING PERFORMANCE STANDARDS IN SECTION 3-1300 OF THE ZONING ORDINANCE: NOISE, SMOKE AND PARTICULATE MATTER, ODOROUS MATTER, FIRE OR EXPLOSIVE MATERIAL, TOXIC AND NOXIOUS MATTER, VIBRATION, AND/OR OTHER PERFORMANCE STANDARDS.
 - APPROVAL OF THE ZONING CASE ASSOCIATED WITH THIS EXHIBIT SHALL NOT IMPLY APPROVAL OF ANY ASSOCIATED STUDY, PLAT, OR PLAN, APPROVAL OF DEVELOPMENT STANDARDS SHOWN HEREON, OR THE INTENTION OF THE DEVELOPMENT PROCESS. PLANNING & ZONING COMMISSION AND/OR CITY COUNCIL ACTION ON STUDIES, PLATS, OR PLANS RELATING TO DEVELOPMENT OF THIS PROPERTY SHALL BE CONSIDERED AS AN ACTION SEPARATE FROM ACTION TAKEN ON THIS ZONING CASE.



WATER METER SCHEDULE

ID	TYPE	SIZE	NUMBER	SANI. SEWER	REMARKS
1	DOMESTIC	2"	1	6"	EXISTING (LOT 1R)
2	IRRIGATION	2"	1	NA	EXISTING (LOT 1R)
3	DOMESTIC	1 1/2"	1	6"	PROPOSED (LOT 3)
4	IRRIGATION	1"	1	NA	PROPOSED (LOT 3)

NOTE: METERS TO BE INSTALLED BY THE CITY AT OWNERS EXPENSE.

SHEET TITLE:
REVISED SITE PLAN
 PROPOSED LOTS 1R & 3, BLOCK 1
 THE HOME DEPOT NORTH CENTRAL EXPRESSWAY ADDITION
 10.883 ACRES LOCATED IN THE
 JOSEPH KLEPPER SURVEY, ABST. NO. 218
 PLANO, COLLIN CO., TEXAS
 PROJECT NO. RSP2016-008

OWNER:
HD DEVELOPMENT PROPERTIES, L.P.
 C/O HOME DEPOT U.S.A., INC.
 3800 W. CHAPMAN AVENUE
 ORANGE, CALIFORNIA 92868
 TEL: (714) 940-3862
 CONTACT: JEFFREY S. HARDMAN

DEVELOPER (LOT 3):
CONIFER REAL ESTATE
 260 MIRON DRIVE, SUITE 108
 SOUTHLAKE, TEXAS 76092
 TEL: (817) 552-7782
 CONTACT: JIM SHINDLER

PREPARED BY:
JDJR ENGINEERS & CONSULTANTS, INC.
 TSBP REGISTRATION NUMBER F-8527
 ENGINEERS • SURVEYORS • LAND PLANNERS
 2500 Texas Drive Suite 100 Irving, Texas 75062
 Tel 972-252-5357 Fax 972-252-8958

DATE: MARCH 29, 2016 DRAWN BY: SAS SHEET NO.
 SCALE: 1" = 40' CHECKED BY: JDJR 1 OF 2

SITE TABULATIONS FOR PROPOSED LOT 1R, BLOCK 1	
Item	Lot 1R, Block 1
General Site Data	
Zoning (from zoning map)	PD-472-CC
Land Use (from zoning ordinance)	SUPERSTORE/GARDEN CENTER
Lot Area (square feet & acres)	434,830 SF, 9.982 AC
Building Footprint Area (square feet)	127,826 SF
Total Building Area (square feet)	127,826 SF
Building Height (# stories)	1
Building Height (feet - distance to tallest building element)	35
Lot Coverage (percent - x.xx%)	29.40%
Floor Area Ratio (ratio - x.xx:1)	0.294:1
Parking	
Parking Ratio (from zoning ordinance)	1/250 SF
Required Parking (# spaces)	512 SPACES
Provided Parking (# spaces)	554
Accessible Parking Required (# spaces)	12
Accessible Parking Provided (#spaces)	13
Parking in Excess of 110% of Required Parking (# spaces)	0
Landscape Area (including turf areas)	
Landscape Edge Area Provided (square feet)	9,976 SF
Required interior landscape area (parking lot landscaping) (square feet)	4,432 SF
Additional interior landscape area provided (square feet)	46,344 SF
Other Landscape Area within the lot including Storm Water Conservation Areas (square feet)	0 SF
Total Landscape Area (square feet)	56,320 SF
Permeable Area (not including landscaping or turf areas)	
Permeable Pavement (square feet)	0 SF
Other Permeable Area within the lot not including landscaping or turf areas (square feet)	0 SF
Total Permeable Area (square feet)	0 SF
Impervious Area	
Building Footprint Area (square feet)	127,826 SF
Area of Sidewalks, Pavement & other Impervious Flatwork (square feet)	350,684 SF
Other Impervious Area	0 SF
Total Impervious Area	378,510 SF
Sum of Total Landscape Area + Total Permeable Area + Total Impervious Area (square feet) Note: Sum must equal Lot Area	434,830 SF
Total Impervious Area	378,510 SF
Less BMP Impervious Area Credit	0 SF
Billable Impervious Area	378,510 SF

SITE TABULATIONS FOR PROPOSED LOT 3, BLOCK 1	
Item	Lot 3, Block 1
General Site Data	
Zoning (from zoning map)	PD-472-CC
Land Use (from zoning ordinance)	RESTAURANT WITH DRIVE-THRU
Lot Area (square feet & acres)	39,669 SF, 0.911 AC
Building Footprint Area (square feet)	3,095 SF
Total Building Area (square feet)	3,095 SF
Building Height (# stories)	1
Building Height (feet - distance to tallest building element)	28
Lot Coverage (percent - x.xx%)	7.80%
Floor Area Ratio (ratio - x.xx:1)	0.0780:1
Parking	
Parking Ratio (from zoning ordinance)	1:100
Required Parking (# spaces)	31 SPACES
Provided Parking (# spaces)	31
Accessible Parking Required (# spaces)	2
Accessible Parking Provided (#spaces)	2
Parking in Excess of 110% of Required Parking (# spaces)	0
Landscape Area (including turf areas)	
Landscape Edge Area Provided (square feet)	1,558 SF
Required interior landscape area (parking lot landscaping) (square feet)	248 SF
Additional interior landscape area provided (square feet)	4,693 SF
Other Landscape Area within the lot including Storm Water Conservation Areas (square feet)	0 SF
Total Landscape Area (square feet)	6,499 SF
Permeable Area (not including landscaping or turf areas)	
Permeable Pavement (square feet)	0 SF
Other Permeable Area within the lot not including landscaping or turf areas (square feet)	0 SF
Total Permeable Area (square feet)	0 SF
Impervious Area	
Building Footprint Area (square feet)	3,095 SF
Area of Sidewalks, Pavement & other Impervious Flatwork (square feet)	30,075 SF
Other Impervious Area	0 SF
Total Impervious Area	33,170 SF
Sum of Total Landscape Area + Total Permeable Area + Total Impervious Area (square feet) Note: Sum must equal Lot Area	39,699 SF
Total Impervious Area	33,170 SF
Less BMP Impervious Area Credit	0 SF
Billable Impervious Area	33,170 SF

OWNER:
 HD DEVELOPMENT PROPERTIES, L.P.
 C/O HOME DEPOT U.S.A., INC.
 3800 W. CHAPMAN AVENUE
 ORANGE, CALIFORNIA 92868
 TEL: (714) 940-3662
 CONTACT: JEFFREY S. HARDMAN

DEVELOPER (LOT 3):
 CONIFER REAL ESTATE
 260 MIRON DRIVE, SUITE 108
 SOUTHLAKE, TEXAS 76092
 TEL: (817) 552-7782
 CONTACT: JIM SHINDLER



SHEET TITLE: REVISED SITE PLAN PROPOSED LOTS 1R & 3, BLOCK 1 THE HOME DEPOT NORTH CENTRAL EXPRESSWAY ADDITION 10.883 ACRES LOCATED IN THE JOSEPH KLEPPER SURVEY, ABST. NO. 218 PLANO, COLLIN CO., TEXAS PROJECT NO. RSP2016-008		
PREPARED BY: JDJR ENGINEERS & CONSULTANTS, INC. TSBPE REGISTRATION NUMBER F-8527 ENGINEERS • SURVEYORS • LAND PLANNERS 2500 Texas Drive Suite 100 Irving, Texas 75062 Tel 972-252-5357 Fax 972-252-8958		
DATE: MARCH 29, 2016	DRAWN BY: SAS	SHEET NO.
SCALE: AS SHOWN	CHECKED BY: JDJR	2 OF 2