

DATE: September 8, 2021

TO: Honorable Mayor & City Council

FROM: M. Nathan Barbera, Chair, Planning & Zoning Commission 

SUBJECT: Results of Planning & Zoning Commission Meeting of September 7, 2021

AGENDA ITEM NO (1A) - ZONING CASE 2021-012 & REVISED SITE PLAN FOR THE HOME DEPOT NORTH CENTRAL EXPRESSWAY ADDITION, BLOCK 1, LOTS 1R & 3 (SUBMITTED UNDER THE INTERIM COMPREHENSIVE PLAN)

APPLICANT: HD DEVELOPMENT PROPERTIES, LP AND SCSD-FINNELL, MGMT, LLC

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 development standards. Zoned Planned Development-472-Corridor Commercial with Specific Use Permit No. 618 for Truck/Bus Leasing. Projects #ZC2021-012 and #RSP2021-024.

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

Speaker Card(s) Received Support: 1 Oppose: 0 Neutral: 0

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

Petition Signatures Received: Support: 0 Oppose: 0 Neutral: 0

Other Responses: Support: 0 Oppose: 1 Neutral: 0

STIPULATIONS:

Recommended for approval as follows (additions indicated in underlined text):

Restrictions:

1. The site plan is adopted by this Ordinance.
2. Open storage shall be limited to the areas identified on the site plan. Open storage and required screening may be placed within the building setback adjacent to 13th/14th Connector as shown on the site plan.
3. Buildings and building expansions shall be limited to those shown on the site plan.

DF/kob

cc: Suzanne Russo, HD Development Properties, LP
Janay Mommer, Lars Andersen & Associates, Inc.
Cart Albert, SCSD-Finnell, MGMT, LLC
Jeanna Scott, Building Inspections Manager

<https://goo.gl/maps/CjwNNi1BXNCU8Hcw8>

CITY OF PLANO
PLANNING & ZONING COMMISSION

September 7, 2021

Agenda No. 1A

Public Hearing: Zoning Case 2021-012 & Revised Site Plan for The Home Depot
North Central Expressway Addition, Block 1, Lots 1R & 3

Applicant: HD Development Properties, LP and SCSD-Finnell MGMT, LLC

(Submitted under the Interim Comprehensive Plan)

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 development standards. Zoned Planned Development-472-Corridor Commercial with Specific Use Permit No. 618 for Truck/Bus Leasing. Project #ZC2021-012.

SUMMARY:

This is a request to amend the site plan and associated development standards adopted by Planned Development-472-Corridor Commercial to propose a building expansion, open storage areas, and to add compact construction equipment for rental. The request is in conformance with the recommendations of the Comprehensive Plan. The proposed changes will be a minor expansion of the existing superstore operations and will meet the screening, setback, and residential adjacency requirements of the Zoning Ordinance. In addition, the additional storage areas are intended to allow the store to more efficiently control its inventory placement and eliminate conflicts with the open storage requirements of the Zoning Ordinance. For these reasons, staff recommends approval of the zoning request.

REMARKS:

The applicant is requesting to amend Planned Development-472-Corridor Commercial (PD-472-CC) to propose building expansions, add areas for open storage, and include compact construction equipment for rent on the subject property. A PD district provides the ability to amend use, height, setback, and other development standards at the time of

zoning to promote innovative design and better development controls to both off- and onsite conditions. The purpose and intent of a specific use permit is to authorize and regulate a use not normally permitted in a district that could be of benefit in a particular case to the general welfare, provided adequate development standards and safeguards are established. The CC district is intended to provide for retail, service, office, and limited manufacturing uses within major regional transportation corridors. The regulations and standards of this district are reflective of the high traffic volumes and high visibility of these regional highways.

A revised site plan, The Home Depot North Central Expressway Addition, Block 1, Lots 1R & 3, accompanies this request, and a replat associated with this request is included as Agenda Item 1B.

Background

The site was developed in 1991 with a superstore. In 1993, a zoning case was approved for the property, which required the site plan to be adopted into the Planned Development (PD) to limit the locations of buildings and building expansions. The site plan was last amended in 2016 via Zoning Case 2016-005 in order to subdivide the property and develop a restaurant with a drive-through. A zoning case was submitted in 2017 to expand the permitted area for open storage but was later withdrawn by the applicant.

Surrounding Land Uses and Zoning

North	Across 13th/14th Connector, the properties are zoned CC and Planned Development-123-Downtown Business/Government (PD-123-BG) and are developed with a medical office, a single-family residence, and multifamily residences.
East	The properties are zoned GR and are developed with single-family residences.
South	The properties are zoned CC and Planned Development-219-General Residential (PD-219-GR) and are developed with minor vehicle repair and single-family residences.
West	Across U.S. Highway 75, the properties are zoned CC and are developed with restaurants, retail, and a health/fitness center.

Conformance to the Comprehensive Plan

This zoning request was reviewed for conformance with the *Interim Comprehensive Plan (1986 based)* adopted in August 2020.

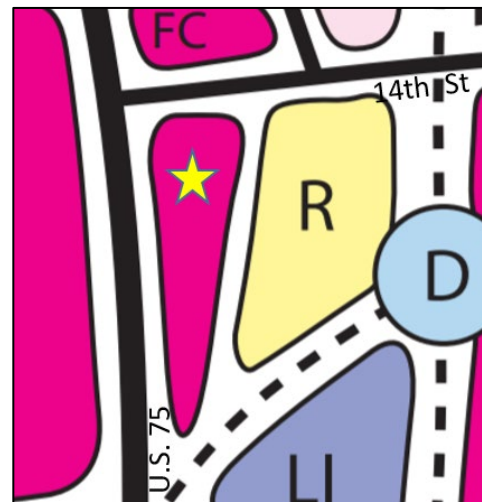
Land Use Element

The Land Use Plan (2011) designates the subject property as Freeway Commercial (FC).

The FC category is defined as follows:

“The Freeway Commercial category is intended to define the unique character of the U.S. 75 corridor. This corridor includes major retail development including Collin Creek Mall, along with general commercial, entertainment, lodging, and office uses.”

The requested amendments to the site plan are consistent with the existing commercial development. They are intended to respect the adjacent single-family residences through maintaining existing screening and meeting required setbacks. This request is in conformance with the FC designation.



ISSUES:

Planned Development Stipulations

PD-472-CC includes stipulations focused on confirming the limits of development as shown on the approved site plan. Therefore, in order to make changes to the site plan, the applicant must propose an amendment via rezoning. There are three requested changes with this zoning request and associated site plan. In addition, one amendment to the planned development stipulations is proposed. These changes are discussed further in the sections below.

Proposed Building Expansion

The applicant proposes adding a tool rental center and storage area to the east side of the existing building. The city has specific regulations for superstores as detailed in Section 15.1400 (Superstores) of the Zoning Ordinance. The regulations include specific setbacks from residential zoning districts. However, these criteria do not apply to the use, reuse, modification, or consolidation of properties developed on or before March 28, 2005. The subject property was developed in 1991.

The proposed building expansions include a tool rental center enclosed within the building and an external area to store tools. As seen below, the external area is screened from the adjacent residences by an existing six-foot masonry screening wall and existing mature trees.

Photo: Looking north, at the east side of the building from the parking lot.
Source: Google Maps March 2021



Although the outdoor storage area is in proximity to the adjacent residences, the applicant has committed, per a note on the site plan, that there will be no cleaning of these materials onsite. The addition of the building expansion and tool rental storage area is consistent with the current use of the property as a home-improvement superstore.

Open Storage

The existing business frequently stores goods and materials on the north side of the building and periodically has challenges meeting the Zoning Ordinance standards for open storage. Currently, the approved and adopted site plan allows 3,274 square feet of open storage. However, the applicant has had challenges restricting goods and materials to these areas. As a result, staff worked with the applicant and the Property Standards Division of the Neighborhood Services Department to review additional designated locations, allowing more storage and eliminating future conflicts with the city's ordinance. For that reason, an additional 3,335 square feet of open storage is proposed on the north side of the building, adjacent to the existing open storage areas. Additionally, as mentioned above, the tool rental storage area is an area of open storage. The applicant has confirmed that the proposed open storage expansion is sufficient area for current and future needs.

An existing irrigated evergreen landscape screen is placed along the northern property line, adjacent to the 13th/14th Connector, to screen the open storage. Unfortunately, the screen has recently been trimmed so that it is not solid; however, the applicant is aware of this deficiency. In order to prevent future removals of landscaping, the applicant is proposing to place signs within this area to help communicate to landscape maintenance and store personnel that the required landscaping must remain solid. In addition to the screening on the north side of the building, the previously-discussed existing six-foot masonry screening wall and mature trees will serve as screening from the proposed tool rental storage area.

One change is being proposed to the planned development stipulations to clarify that open storage and associated screening may encroach within the 50-foot building setback adjacent to the 13th/14th Connector. This amendment is necessary to confirm that additional storage and associated screening are allowed within the setback. Alternative locations would be closer to the neighborhood or very visible at the front of the store (south side of building). Overall, staff is supportive of the additional open storage areas and screening solutions to allow the applicant to continue to meet their business needs while removing conflicts with the city's ordinances with minimal impact to adjacent properties.

Compact Construction Equipment

The applicant is proposing to utilize ten parking spaces for compact construction equipment. Compact construction equipment is defined as lightweight construction equipment which is designed to work on small commercial and residential projects, including but not limited to track loaders, excavators, backhoe loaders, skid steers, and telehandlers. Compact construction and transportation equipment sales and service is a permitted use within the CC district.

This use is required to respect adjacent residential properties through conformance with the Zoning Ordinance's Article 21 (Residential Adjacency Standards). The designated spaces are 180 feet away from the residential zoning district boundary. Since the requested area for compact construction equipment is greater than 150 feet away from the residential zoning district, the placement of the equipment complies with the city's standards. This equipment will also be screened from the adjacent residences by the existing six-foot masonry screening wall. Staff is supportive of this update to the site plan since it complies with the ordinance requirements.

SUMMARY:

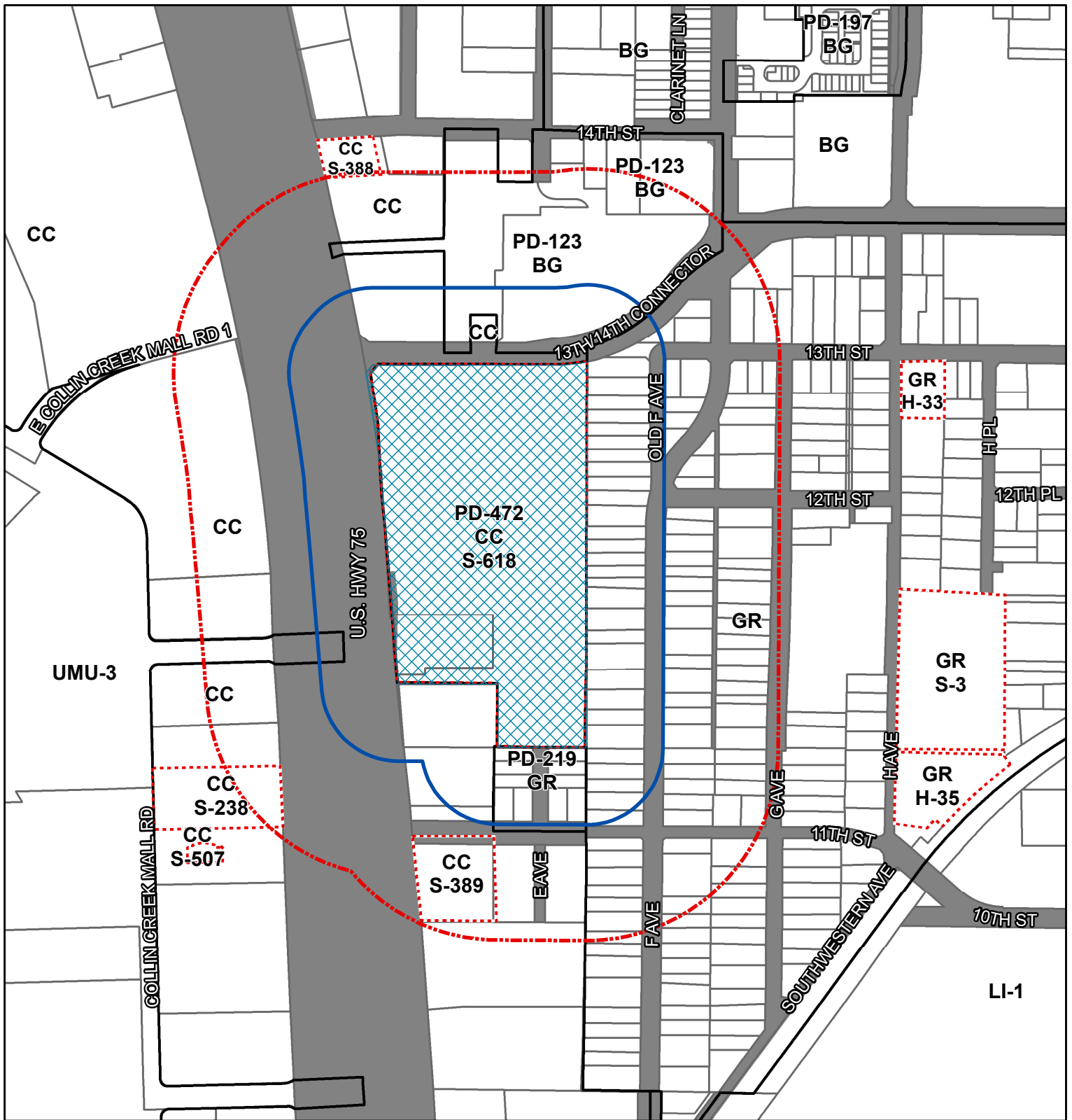
This is a request to amend the site plan adopted by Planned Development-472-Corridor Commercial to propose a building expansion, open storage areas, and to add compact construction equipment for rental. The request is in conformance with the recommendations of the Interim Comprehensive Plan. The proposed changes will be a minor expansion of the existing superstore operations and will meet the screening, setback, and residential adjacency requirements of the Zoning Ordinance. In addition, the additional storage areas are intended to allow the store to control its inventory placement better and eliminate conflicts with the open storage requirements of the Zoning Ordinance. For these reasons, staff recommends approval of the zoning request.

RECOMMENDATION:

Recommended for approval as follows (additions indicated in underlined text):

Restrictions:

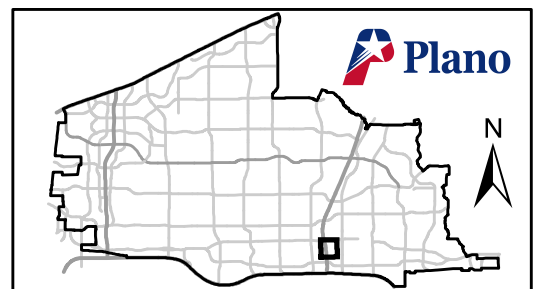
1. The site plan is adopted by this Ordinance.
2. Open storage shall be limited to the areas identified on the site plan. Open storage and required screening may be placed within the building setback adjacent to 13th/14th Connector as shown on the site plan.
3. Buildings and building expansions shall be limited to those shown on the site plan.



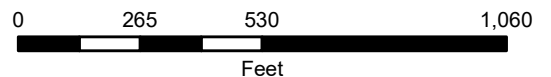
Zoning Case: 2021-012 and Revised Site Plan for The Home Depot North Central Expressway Addition, Block 1, Lots 1R & 3

Existing Zoning: Planned Development-472-Corridor Commercial with Specific Use Permit No. 618 for Truck/Bus Leasing



Proposed Zoning: Amend Planned Development-472-Corridor Commercial with Specific Use Permit No. 618 for Truck/Bus Leasing




- | | | |
|-----------------------------------|----------------------------|---------------------|
| 500' Courtesy Notification Buffer | Streets | Zoning Boundary |
| 200' Notification Buffer | Zoning Boundary Change/SUP | Specific Use Permit |
| Subject Property | Municipal Boundaries | |



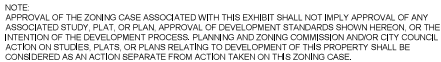




Zoning Case 2021-012

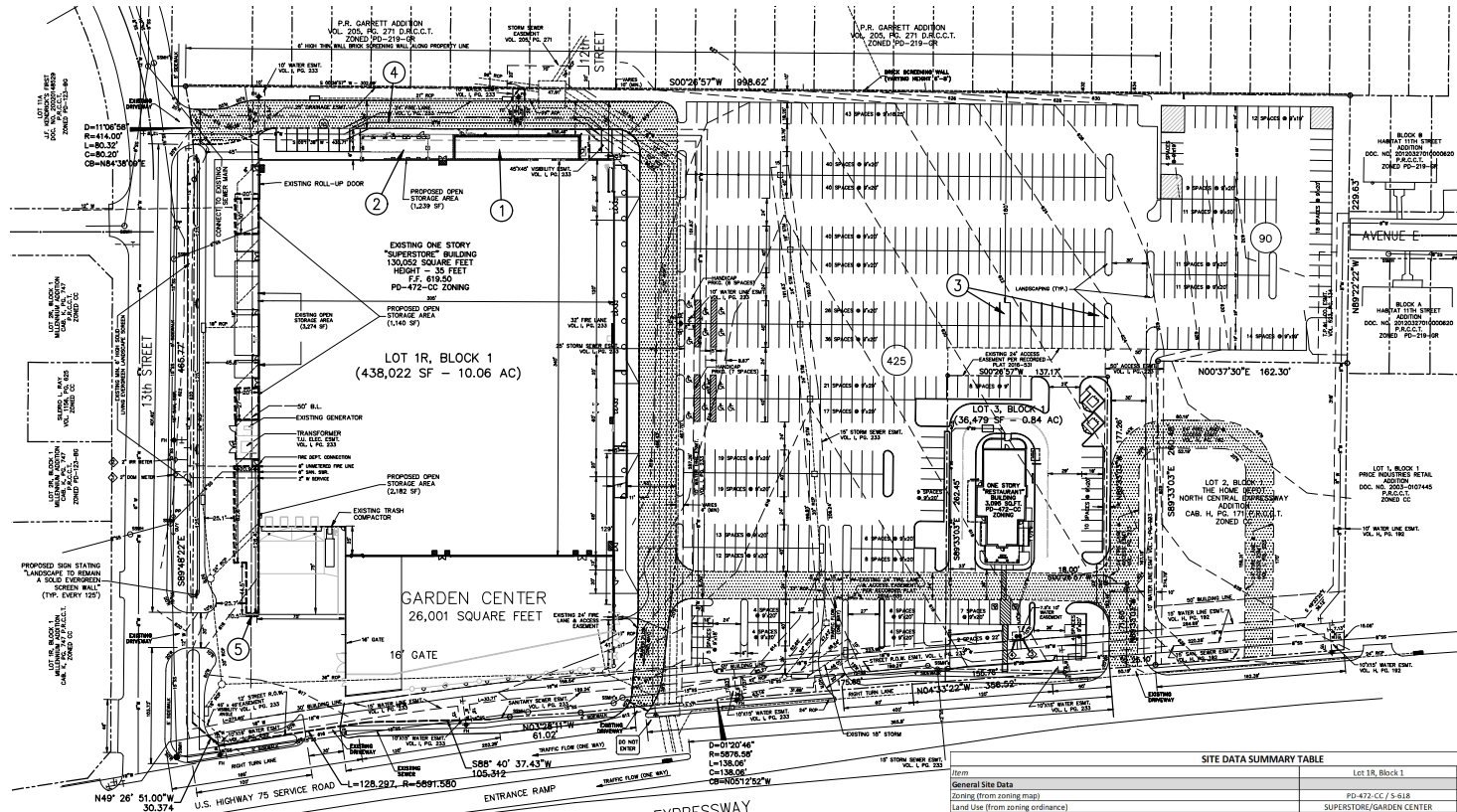
 Area of Request





CASE NO. ZC2021-012

NOTE: 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 AND 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.



- LEGEND**
- ① PROPOSED TOOL RENTAL CENTER (TRC) (2,226 SF), 24'-11 1/2" CMU PAINTED LIGHT TAN TO MATCH EXISTING BUILDING.
 - ② PROPOSED TRC OPEN STORAGE ENCLOSURE (1,239 SF), 12" BLACK VINYL COATED GALVANIZED SECURITY MESH.
 - ③ PROPOSED COMPACT CONSTRUCTION RENTAL (10 STALLS)
 - ④ PROPOSED WATER MAIN RE ROUTE
 - ⑤ PROPOSED 6" MASONRY WALL
 - FIRELANE

- NOTES**
- NO ONSITE EQUIPMENT CLEANING IS PERMITTED.
 - MERCHANDISE DISPLAY MUST COMPLY WITH 19.300 OF THE ZONING ORDINANCE.
 - MERCHANDISE DISPLAY MUST BE PLACED WITHIN 10 FT OF THE FRONT FACADE OF THE PRIMARY STRUCTURE AND MUST NOT EXCEED 4 FT IN HEIGHT.

WATER METER SCHEDULE					
ID	TYPE	SIZE	NO.	SAN. SEW.	REMARKS
①	DOM.	2"	1	6"	EXISTING
②	IRR.	2"	1	N/A	EXISTING
③	DOM.	1 1/2"	1	6"	EXISTING
④	IRR.	1"	1	N/A	EXISTING

U. S. HIGHWAY 75 - NORTH CENTRAL EXPRESSWAY

SITE PLAN GENERAL NOTES:

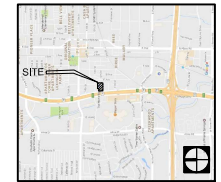
- Buildings 6,000 square feet or greater shall be 100% fire sprinkled.
- Fire lanes shall be designed and constructed per city standards.
- Handicapped parking areas shall be designed and provided per city standards and shall comply with requirements of the current, adopted International Building Code.
- Four-foot wide sidewalks shall be provided 2.5 feet off of the property line within the rights-of-way, unless a sidewalk easement is provided for a meandering sidewalk or an alternative design is approved by the city. Barrier-free ramps, per city standards, shall be provided on sidewalks at all curb crossings.
- Mechanical units, dumpsters, and trash compactors shall be screened in accordance with the Zoning Ordinance.
- All signage contingent upon approval by Building Inspections 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 Inspections Department to determine the type of construction and occupancy group.
- All electrical transmission, distribution, and service lines must be underground.
- Uses shall conform in operation, location, and construction to the following performance standards in Article 24 of the Zoning Ordinance: noise, smoke and particulate matter, odorous matter, fire or explosive hazard material, toxic and noxious matter, vibration, and/or other performance standards.

SITE DATA SUMMARY TABLE

Form	Lot 1R, Block 1	Lot 3, Block 1
General Site Data:		
Zoning (from zoning map)	PD-472-CC / S-618	PD-472-CC
Land Use (from zoning ordinance)	SUPERSTORE/GARDEN CENTER	RESTAURANT W/ DRIVE-THRU
Lot Area (square feet & acres)	438,022 (10.0556)	36,478 (0.8314)
Building Footprint Area (square feet)	130,052 (WITH GARDEN CENTER AND PROPOSED TRC)	3,095
Total Building Area (square feet)	130,052	3,095
Building Height (ft stories)	1	1
Building Height (feet - distance to tallest building element)	35	28
Lot Coverage (percent - a x100)	29.69%	8.48%
Floor Area Ratio (ratio - a x100)	0.2969-1	0.0848-1
Open Storage		
Existing Open Storage Area (square feet)	3,274	-
Proposed Open Storage Area (square feet)	4,561	-
Total Existing and Proposed Open Storage (square feet)	7,835	-
Parking		
Parking Ratio (from zoning ordinance)	SUPERSTORE AND GARDEN CENTER 130,052 SF @ 1:250 SF = 520 STALLS	1:100
Required Parking (ft spaces)	520	31
Provided Parking (ft spaces)	525, COMPACT CONSTRUCTION EQUIPMENT PARKING: 30 STALLS (NOT INCLUDED IN 525)	31
Accessible Parking Required (ft spaces)	12	2
Accessible Parking Provided (ft spaces)	13	2
Provision in Excess of 100% of Required Parking (ft spaces)	0	0
Landscape Area (including turf areas)		
Landscape Edge Area Provided (square feet)	9,976	1,558
Required interior landscape area (parking lot landscaping) (square feet)	4,432	268
Additional interior landscape area provided (square feet)	46,344	4,693
Other Landscape Area within the lot including Storm Water Conservation Areas (square feet)	0	0
Total Landscape Area (square feet)	56,330	6,499
Permeable Area (not including landscaping or turf areas)		
Permeable Pavement (square feet)	0	0
Other Permeable Area within the lot not including landscaping or turf areas (square feet)	0	0
Total Permeable Area (square feet)	0	0
Impervious Area		
Building Footprint Area (square feet)	130,052	3,095
Area of Sidewalks, Pavement & other Impervious Flatwork (square feet)	231,650	26,885
Other Impervious Area	0	0
Total Impervious Area	381,702	29,980
Sum of Total Landscape Area + Total Permeable Area + Total Impervious Area (square feet) Note: Sum must equal Lot Area	438,022	36,478
Total Impervious Area	381,702	29,980

LARS ANDERSEN & ASSOCIATES, INC.
CIVIL ENGINEERS - LAND SURVEYORS - PLANNERS
4694 WEST JACQUELYN AVENUE - FRESNO, CALIFORNIA 93722
TEL: 559 276-2790 FAX: 559 276-0850 WWW.LARSANDERSEN.COM

LOCATION MAP NOT TO SCALE



THE PURPOSE OF THIS REVISED SITE PLAN IS THE ADDITION OF THE TOOL RENTAL CENTER, TOOL RENTAL ENCLOSURE, COMPACT CONSTRUCTION EQUIPMENT, AND ADDITIONAL OPEN STORAGE.

CONTACTS:
CONSULTANT: LARS ANDERSEN & ASSOCIATES, INC.
4694 W. JACQUELYN AVENUE
FRESNO, CA 93722
(559) 978-7643
CONTACT: JANAY MOMMER

OWNER:
LOT 1R: HO ANDERSON PROPERTIES, L.P.
C/O HOME DEPOT USA, INC.
2455 PACES FERRY ROAD
ATLANTA, GA 30359
TEL: (770) 384-2495
CONTACT: SUZANNE RUSSO

LOT 3:
SCSD-FINNELL MGMT, LLC
1600 CORPORATION CT.
STE 159, IRVING, TX 75038
TEL: (214) 852-1414
CONTACT: CARY ALBERT

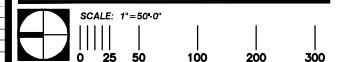
OVERALL TRC SITE PLAN

DATE: 06/01/2021
REVISION DATE: 09/02/2021
SITE PLANNER: LUIS REBELO
SITE DEVELOPMENT COORDINATOR: SCOTT MOMMER

THE HOME DEPOT PLANO, TX

1224 N CENTRAL EXPY, PLANO, TX 75074

THE HOME DEPOT SITE ID NUMBER: 0539
LA PROJECT NUMBER: 18177



TRC SITE PLAN 1/2

THE HOME DEPOT NORTH CENTRAL EXPRESSWAY ADDITION BLOCK 1, LOTS 1R & 3

10.89 ACRES IN THE JOSEPH KLEPPER SURVEY, AB. NO. 213

CITY OF PLANO, COLLIN COUNTY, TX

PROJECT NO. RSP2021-024

