

## **Zoning Case 2021-012**

**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, in order to modify the adopted site plan and development standards; 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 27th day of September 2021, 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, in order to modify the adopted site plan and development standards; 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 27th day of September 2021; 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, in order to modify the adopted site plan, attached hereto as Exhibit B, and development standards, 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. 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.

**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 effectuated 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 27TH DAY OF SEPTEMBER 2021.**

---

John B. Muns, MAYOR

ATTEST:

---

Lisa C. Henderson, CITY SECRETARY

APPROVED AS TO FORM:

---

Paige Mims, CITY ATTORNEY

**Zoning Case 2021-012**

WHEREAS, HD DEVELOPMENT PROPERTIES, L.P., a Georgia limited partnership, and JCSLL Properties, LLC are the owners of a tract of land situated in the Joseph Klepper Survey, Abstract No. 213 in the City of Plano, Collin County, Texas, being all of Lot Block 1, Second Replat of The Home Depot North Central Expressway Addition, an addition to the City of Plano, Collin County, Texas, according to the plat thereof recorded in Volume 1, Page 223, Plat Records, Collin County, Texas, same being a portion of that tract of land described by deed to HD Development Properties, L.P., recorded in Volume 4453, Page 2396, Deed Records, Collin County, Texas, and all of that tract of land described by deed to JCSLL Properties, LLC, recorded in Instrument Number 20160629000824420, Official Public Records, Collin County, Texas and being more particularly described by meets and bounds as follows:

BEGINNING at 5/8 inch capped iron rod stamped "JDJR" set for corner at the South end of a corner clip at the intersection of the East line of U.S. Highway No. 75 (North Central Expressway – a variable width right-of-way) and the South line of 13<sup>th</sup> Street (a variable width right-of-way);

THENCE North 40 degrees 33 minutes 09 seconds East, along said corner clip, a distance of 25.80 feet to a 5/8 inch capped iron rod tamped "JDJR" set for corner in the said South line of 13<sup>th</sup> Street;

THENCE South 89 degrees 48 minutes 22 seconds East, along the said South line of 13<sup>th</sup> Street, a distance of 481.52 feet to a 5/8 inch capped iron rod found for corner, said point being the beginning of a curve to the left having a radius of 414.00 feet, a delta of 11 degrees 06 minutes 58 seconds, and a chord that bears North 84 degrees 38 minutes 09 seconds East, a distance of 80.19 feet;

THENCE continuing along the said South line of 13<sup>th</sup> Street and said curve to the left, an arc length of 80.32 feet to a 5/8 inch capped iron rod stamped "JDJR" set for corner in the West line of Lot 5, Block 7, P.R. Garrett Addition, an addition to the City of Plano, Collin County, Texas, according the plat thereof recorded in Volume 205, Page 271, Plat Records, Collin County, Texas;

THENCE South 00 degrees 26 minutes 57 seconds West, leaving the said South line of 13<sup>th</sup> Street and along the West line of said P.R. Garrett Addition, and along the West line of L.A. Davis Addition, a distance of 998.64 feet to a 5/8 inch capped iron rod stamped "JDJR" set at the Northeast corner of Lot 1, Block B, Habitat 11<sup>th</sup> Street Addition, an addition to the City of Plano, Collin County, Texas, according to the plat thereof recorded in Volume 2012, Pahe 92, Plat Records, Collin County, Texas, from which a 1 inch rod found bears North 77 degrees 12 minutes 32 seconds West, as distance of 0.23 feet;

THENCE North 89 degrees 22 minutes 22 seconds West, along the North line of Lot 1, Block B of said Habitat 11<sup>th</sup> Street Addition, and along the North line of "E" Avenue (a 40 foot right-of-way) and along the North line of Lot 1, Block A of said Habitat 11<sup>th</sup> Street Addition, a distance of 229.62 feet to a 5/8 inch capped iron rod stamped "JDJR" set at the Southwest corner of Lot 2, Block 1, The Home Depot North Central Expressway Addition, an addition to the City of Plano, Collin County, Texas, according the plat thereof recorded in Volume I, Page 223, Plat Records, Collin County, Texas;

THENCE North 00 degrees 37 minutes 30 seconds East, along the West line of said remainder, a distance of 162.30 feet to a 5/8 inch capped iron rod stamped "JDJR" set at the Northwest corner of said remainder;

THENCE North 89 degrees 33 minutes 03 seconds West, along the North line of said remainder, a distance of 260.48 feet to a 1 inch rod found in the said East line of U.S. Highway No. 75;

THENCE North 04 degrees 33 minutes 22 seconds West, along the said East line of U.S. Highway No. 75, a distance of 25.10 feet;

THENCE leaving the said East line of U.S. Highway No. 75 and along the South line of Lot 3 of Replat-The Home Depot North Central Expressway Addition, an Addition to the City of Plano, Collin County, Texas, according to the Plat thereof recorded in cc# 2016-531, Collin County, Texas the following three courses:

North 89 degrees 33 minutes 03 seconds West, a distance of 71.60 feet;

South 00 degrees 26 minutes 57 seconds West, a distance of 18.00 feet;

North 89 degrees 33 minutes 03 seconds West, a distance of 177.26 feet;

THENCE South 00 degrees 26 minutes 57 seconds West, leaving the said South line of Lot 3 and along the East line of Lot 3, a distance of 137.17 feet;

THENCE South 89 degrees 33 minutes 03 seconds East, leaving the said East line of Lot 3 and along the North line of Lot 3, a distance of 262.45 feet;

THENCE North 04 degrees 33 minutes 22 seconds West, along the said East line of U.S. Highway No. 75, a distance of 175.70 feet to a 1 inch iron rod found for corner, said point being the beginning of a non-tangent curve to the left having a radius of 5,876.58 feet, a delta of 01 degrees 20 minutes 46 seconds, and a chord that bears North 05 degrees 12 minutes 52 seconds West, a distance of 138.06 feet;

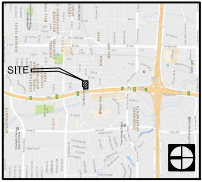
THENCE continuing along the said East line of U.S. Highway No. 75 and said curve to the left, an arc length of 138.06 feet to a 1 inch iron rod found for corner;

THENCE North 03 degrees 28 minutes 11 seconds West, continuing along the said East line of U.S. Highway No. 75, a distance of 61.02 feet to a 1 inch iron rod found for corner, said point being the beginning of a non-tangent curve to the left having a radius of 5,879.58 feet, a delta of 02 degrees 29 minutes 16 seconds, and a chord that bears North 08 degrees 26 minutes 02 seconds West, a distance of 255.26 feet;

THENCE continuing along the said East line of U.S. Highway No. 75 and said curve to the left, an arc length of 255.28 feet to the POINT OF BEGINNING and CONTAINING 474,501 square feet or 10.893 acres of land.

**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.  
OWNER: LOT 1R: HO DEVELOPMENT PROPERTIES, L.P.  
LOT 1R: C/O HOME DEPOT USA, INC.  
FRESNO, CA 93722  
ATLANTA, GA 30359  
(559) 978-7643  
CONTACT: JARAY MOMMER  
CONTACT: SUZANNE RUSSO  
LOT 3: SCSD-FINNELL MGMT, LLC  
1600 CORPORATION CT.  
STE 159, IRVING, TX 75038  
TEL: (214) 852-1414  
CONTACT: CARY ALBERT

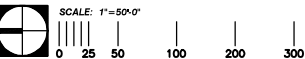
OVERALL TRC SITE PLAN

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



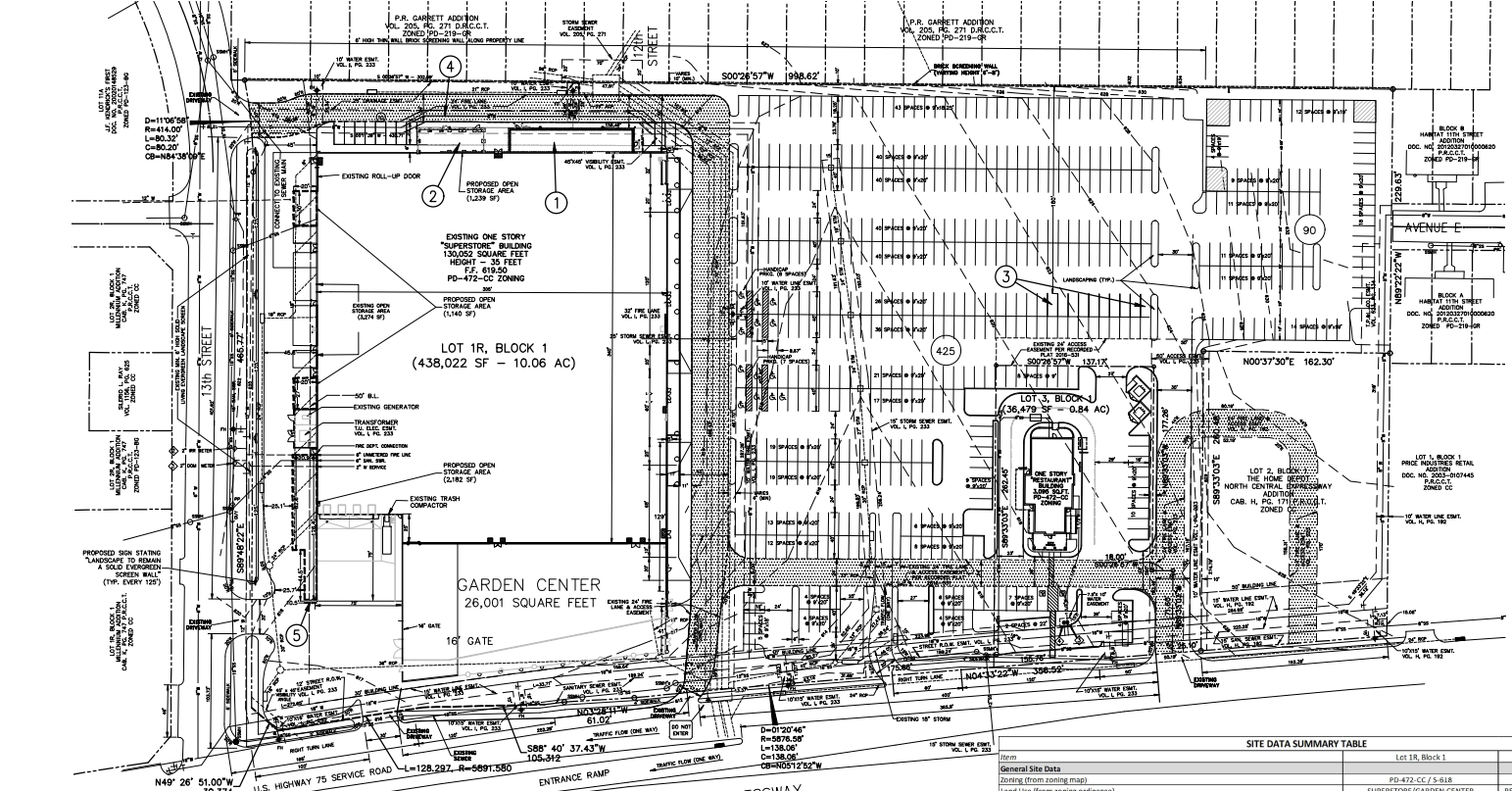
TRC SITE PLAN 1/2

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



- 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

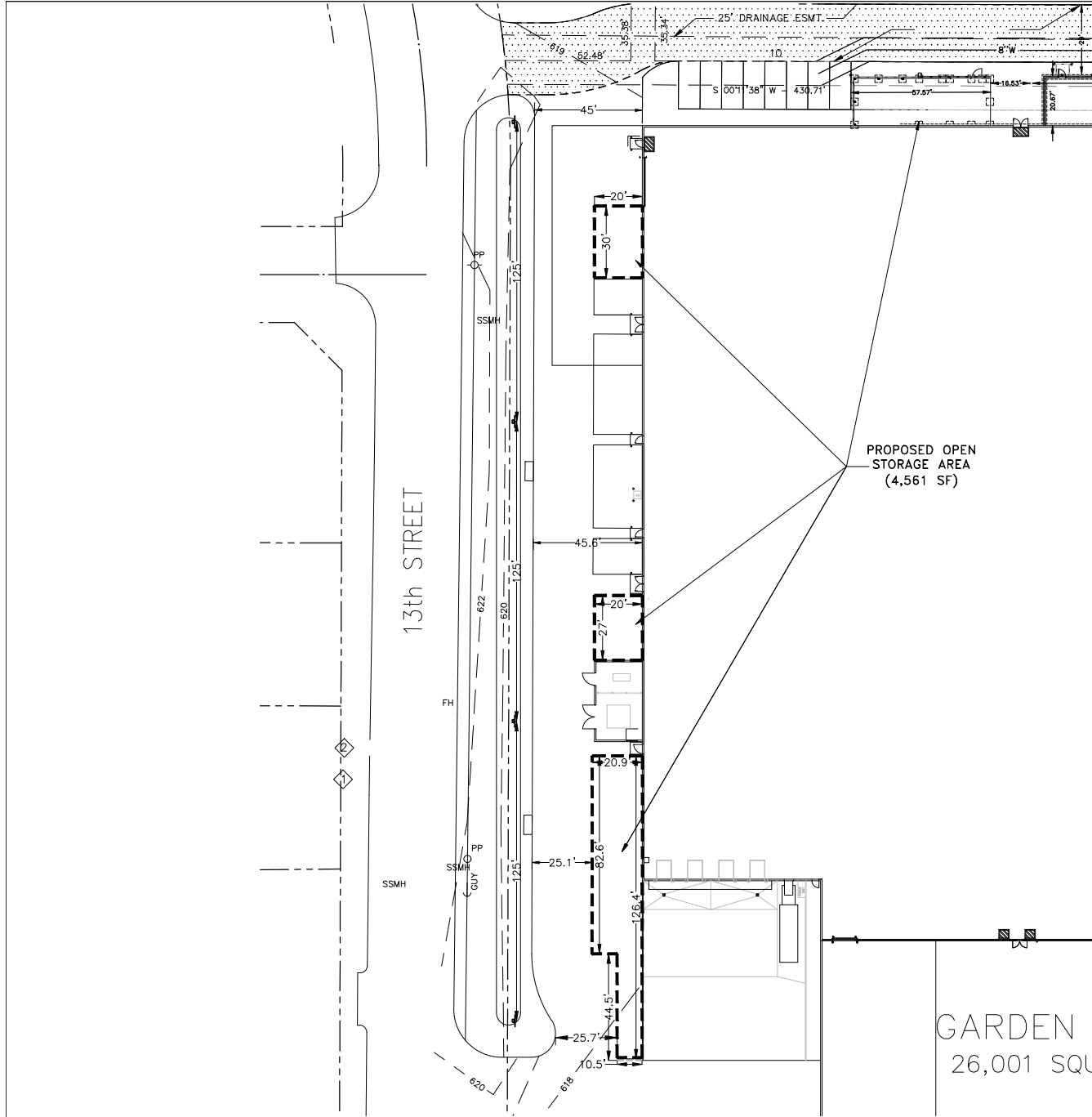
- NOTES:**
- NO ONSITE EQUIPMENT CLEANING IS PERMITTED.
  - MERCHANDISE DISPLAY MUST COMPLY WITH 19.300 OF THE ZONING ORDINANCE.
  - MERCHANDISE DISPLAY MUST BE PLACED WITHIN 10 FT OF THE FRONT FACADE OF THE PRIMARY STRUCTURE AND MUST NOT EXCEED 4 FT IN HEIGHT.

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

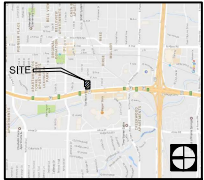
- SITE PLAN GENERAL NOTES:**
- Buildings 6,000 square feet or greater shall be 100% fire sprinkled.
  - Fire lanes shall be designed and constructed per city standards.
  - Handicapped parking areas shall be designed and provided per city standards and shall comply with requirements of the current, adopted 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 material, fire or explosive hazard material, toxic and noxious material, vibration, and/or other performance standards.

SITE DATA SUMMARY TABLE		
Item	Lot 1R, Block 1	Lot 3, Block 1
<b>General Site Data:</b>		
Zoning (from zoning map)	PD-472-CC / S-B18	PD-472-CC
Land Use (from zoning ordinance)	SUPERSTORE/GARDEN CENTER	RESTAURANT W/ DRIVE-THRU
Lot Area (square feet & acres)	430,002 (9.8556)	36,475 (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)	0.29693	0.08483
<b>Open Storage</b>		
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	-
<b>Parking</b>		
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
Complies in Excess of 500% of Required Parking (ft spaces)	0	0
<b>Landscaping Area (including turf areas)</b>		
Landscape Edge Area Provided (square feet)	9,976	1,558
Required Interior Landscaping Area (square feet)	4,432	268
Additional Interior Landscaping 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)	56,320	6,499
<b>Permeable Area (not including landscaping or turf areas)</b>		
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
<b>Impervious Area</b>		
Building Footprint Area (square feet)	130,052	3,095
Area of Sidewalks, Pavement & other Impervious Flatwork (square feet)	29,690	26,885
Other Impervious Area	0	0
Total Impervious Area	381,702	29,980
<b>Sum of Total Landscape Area + Total Permeable Area + Total Impervious Area (square feet) Note: Sum must equal Lot Area</b>		
	430,002	36,475
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	OWNER
LARS ANDERSEN & ASSOCIATES, INC.	LOT 1R
4694 W. JACQUELYN AVENUE	HD DEVELOPMENT PROPERTIES, L.P.
FRESNO, CA 93722	C/O HOME DEPOT USA, INC.
(559) 978-7643	2455 PACES FERRY ROAD
CONTACT: JANAY MOMMER	ATLANTA, GA 30339
	TEL: (770) 984-2496
	CONTACT: SUZANNE RUSSO
	LOT 3
	SCSD-FINNELL MGMT, LLC
	1600 CORPORATION CT.
	SITE 159, IRVING, TX 75038
	TEL: (214) 852-1414
	CONTACT: CARY ALBERT

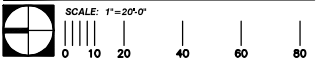
**OVERALL TRC SITE PLAN**

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



**REAR DETAIL | 2/2**

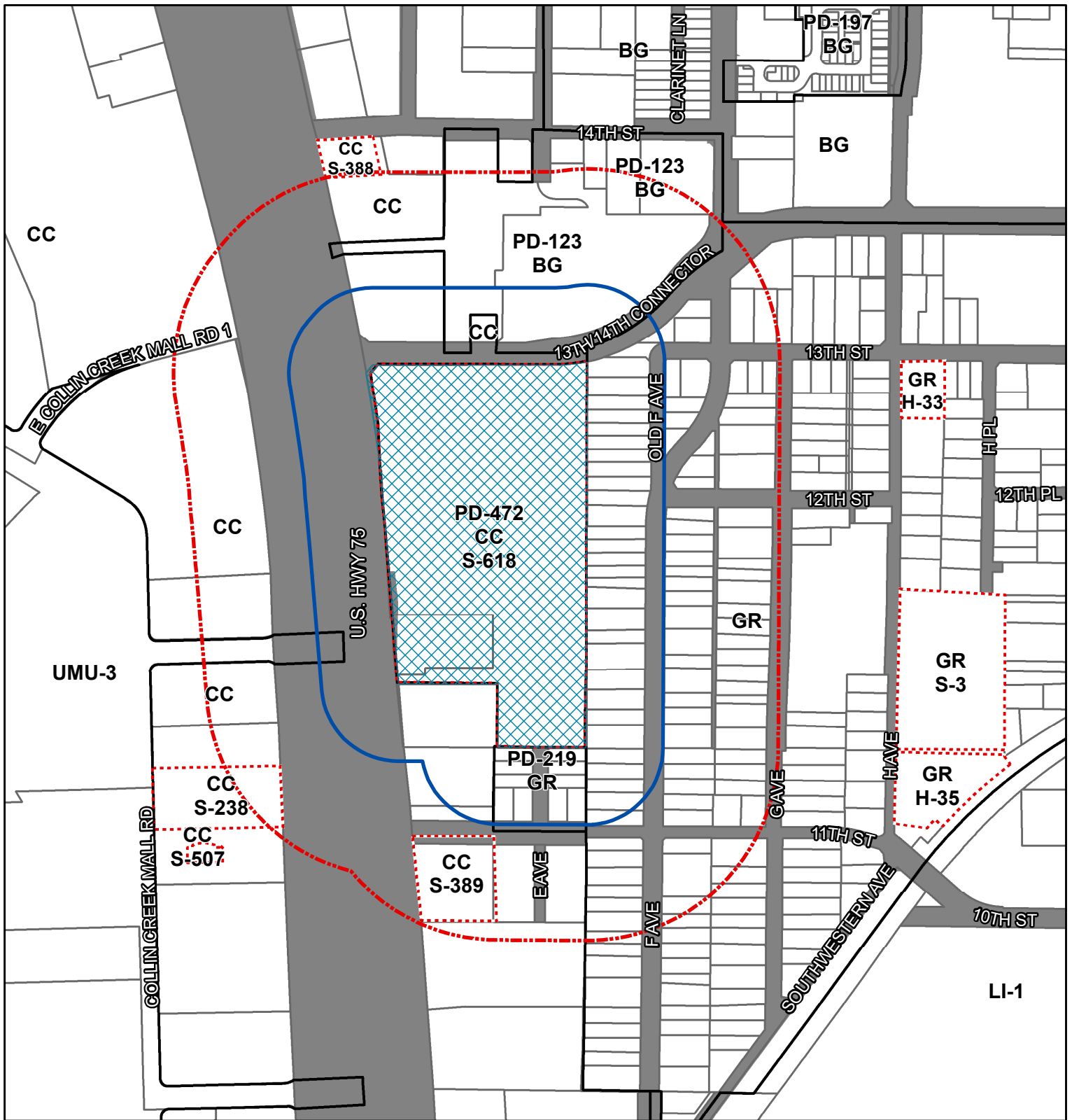
THE HOME DEPOT NORTH  
CENTRAL EXPRESSWAY ADDITION  
BLOCK 1, LOTS 1R & 3

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

CITY OF PLANO,  
COLLIN COUNTY, TX

PROJECT NO. RSP2021-024

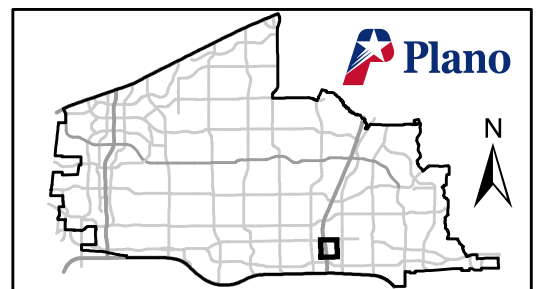




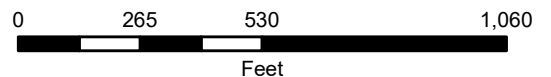
**Zoning Case:** 2021-012 and Revised Site Plan for The Home Depot North Central Expressway Addition, Block 1, Lots 1R & 3

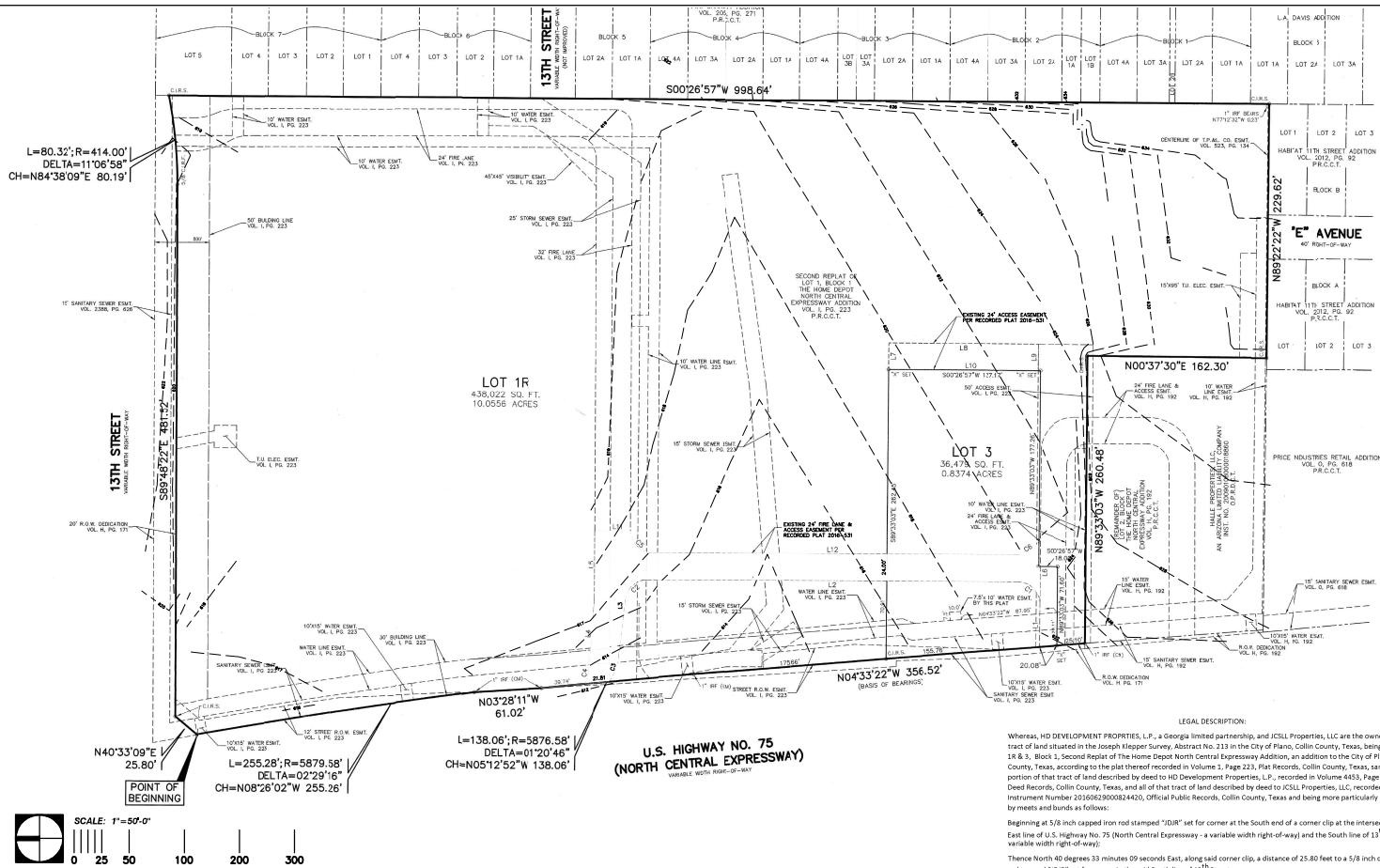
**Existing Zoning:** Planned Development-472-Corridor Commercial with Specific Use Permit No. 618 for Truck/Bus Leasing

**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       |                     |

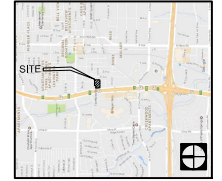




NOTE:  
APPROVAL OF THE ZONING CASE ASSOCIATED WITH THIS EXHIBIT SHALL NOT IMPLY APPROVAL OF ANY ASSOCIATED STUDY, PLAN, OR PLAN. APPROVAL OF DEVELOPMENT STANDARDS SHOWN HEREON OR THE INTENTION OF THE DEVELOPMENT PROCESS, PLANNING AND ZONING COMMISSION AND/OR CITY COUNCIL ACTION ON STUDIES, PLATS, OR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

**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 ZONING EXHIBIT IS THE ALLOWANCE OF A TOOL RENTAL CENTER AND EQUIPMENT RENTAL.

**CONTACTS:**  
**CONSULTANT**  
LARS ANDERSEN & ASSOCIATES, INC.  
4694 W. JACQUELYN AVENUE  
FRESNO, CA 93722  
(559) 276-2790

**OWNER:**  
HD DEVELOPMENT PROPERTIES, L.P.  
C/O HOME DEPOT USA, INC.  
2455 PACES FERRY ROAD  
ATLANTA, GA 30339  
TEL: (770) 384-0406  
CONTACT: SUZANNE RUSSO

**ZONING EXHIBIT**

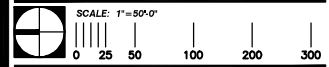
**DATE:** 08/01/2021  
**REVISION DATE:** 07/23/2021

**SITE PLANNER:** DAVID BORSCH  
**SITE DEVELOPMENT COORDINATOR:** SCOTT MOMMER  
**REAL ESTATE AGENT NAME:**

**THE HOME DEPOT PLANO, TX**

1224 N CENTRAL EXPY, PLANO, TX 75074

THE HOME DEPOT SITE ID NUMBER: 0539  
SMC PROJECT NUMBER: 18177.00



**SHEET 1/1**

**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

CASE NO. ZC2021-012