



GENERAL SITE DATA	
EXISTING ZONING (FROM ZONING MAP)	PD-133-O-2, UR and R
PROPOSED ZONING	PD-BG
LAND USE	OFFICE, RETAIL, MULTI-FAMILY, SINGLE-FAMILY ATTACHED
LOT AREA (SF)	300,754 SF
LOT AREA (AC)	6.904 AC
BUILDING FOOTPRINT AREA (SF)	160,000 SF (including garage)
TOTAL BUILDING AREA (GSF)	439,000 SF (excluding garages)
BUILDING HEIGHT (# STORIES)	2-STORY TOWNHOMES 4-STORY MULTIFAMILY BLDG 5-STORY MULTIFAMILY BLDG 5-STORY PARKING GARAGE 2-STORY RETAIL/OFFICE 3-STORY RETAIL/OFFICE
BUILDING HEIGHT (FEET - DISTANCE TO TALLEST ELEMENT)	70' - 0"
LOT COVERAGE (PERCENT - XXX%)	53.20%
FLOOR AREA RATIO (RATIO - XXX:1)	1.46:1
RESIDENTIAL UNITS (# AND TYPE)	270 MULTI-FAMILY UNITS 50 SINGLE-FAMILY UNITS

FOR REVIEW ONLY
Not for construction or permit purposes.
Kimley»Horn
Engineer: SARAH E. SCOTT, P.E.
P.E. No. 113285 Date: 9/18/2019

NO.	REVISIONS	DATE	BY

Kimley»Horn

13455 NOEL ROAD, TWO GALLERIA OFFICE TOWER, SUITE 700
DALLAS, TEXAS 75240
PHONE: 972-770-1300 FAX: 972-696-5850
TEXAS REGISTERED ENGINEERING FIRM 17-928

PROJECT NO:	064488009
DATE:	SEPT. 2019
SCALE:	AS SHOWN
DESIGNED BY:	JMM
DRAWN BY:	JMM
CHECKED BY:	SES

FBC PLANO MIXED-USE
PLANO, TX

CONCEPT PLAN

CITY PROJECT #CP2019-006

CONCEPT PLAN
OF
FIRST BAPTIST CHURCH - PLANO ADDITION
LOT 1R, BLOCK A
6.904 AC.
SITUATED IN THE SANDFORD BECK
SURVEY ABSTRACT NO. 73
CITY OF PLANO, COLLIN COUNTY, TEXAS
DATE: SEPTEMBER 18, 2019

OWNER: FIRST BAPTIST CHURCH 1300 E. 15th Street 75074 Plano, Texas Tel. No. 972-424-8551 Contact: Dwayne Weaver	DEVELOPER LOVETT COMMERCIAL 1520 Oliver Street Houston, Texas 77007 Tel. No. 713-861-3877 Contact: David Four	CIVIL ENGINEER: KIMLEY-HORN AND ASSOCIATES, INC. 13455 Noel Road Two Galleria Office Tower, Suite 700 Dallas, Texas 75251 Tel. No. 972-770-1300 Contact: Sarah Scott, P.E.
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PLOTTED BY: JMM
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