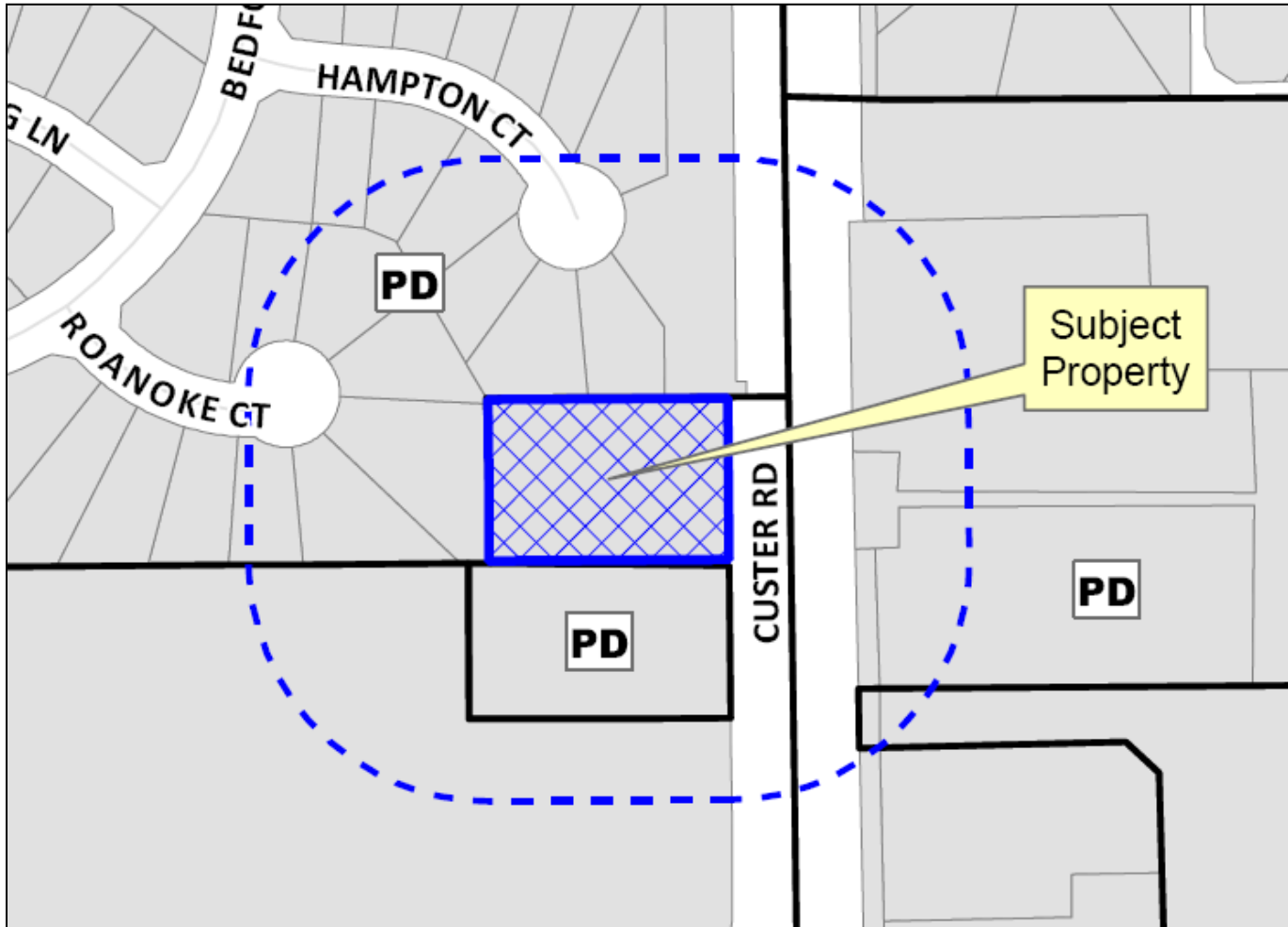


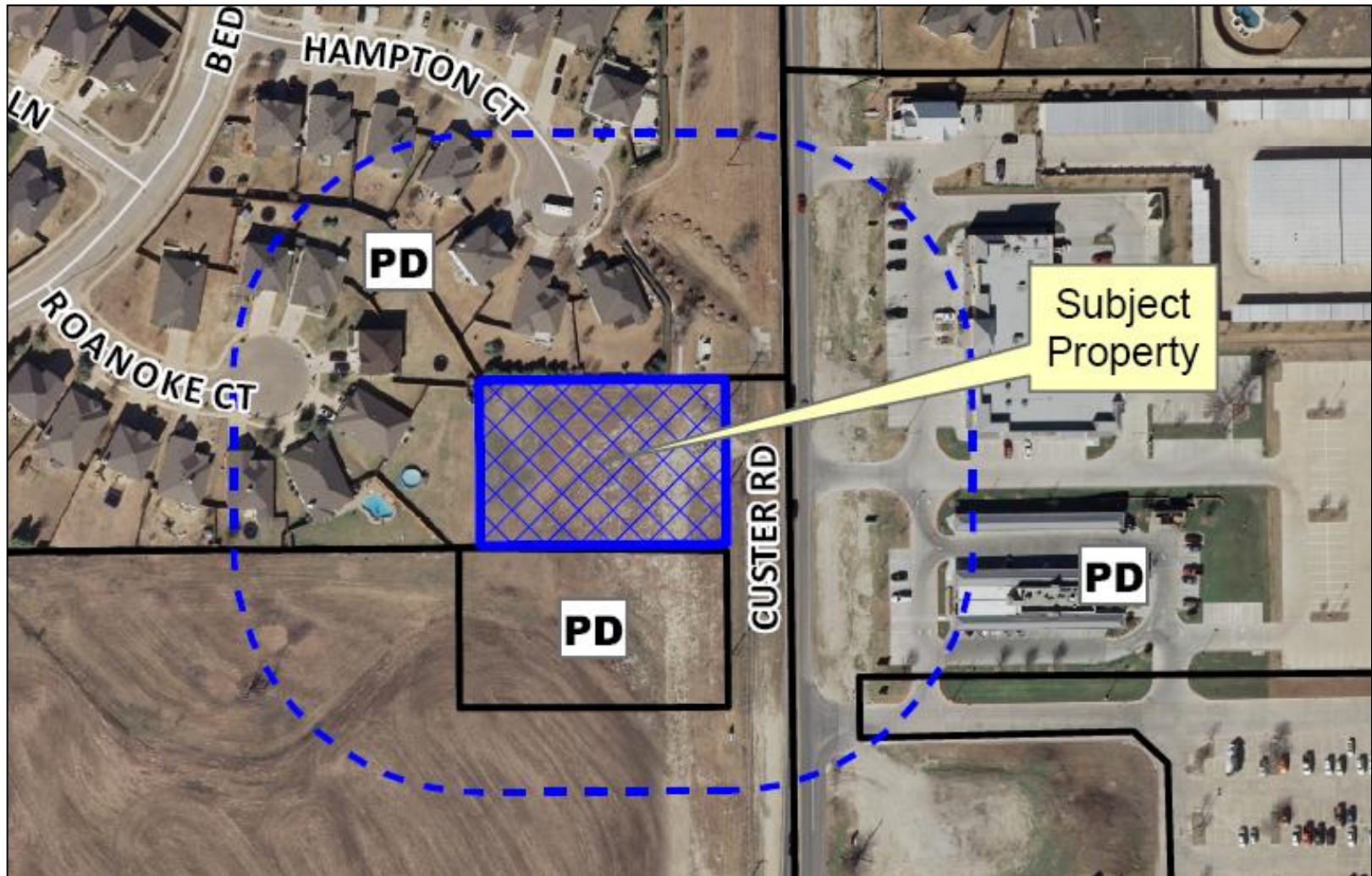
Case No. 11-092SUP O'Reilly Auto Parts

*Located on the West Side of Custer
Road and Approximately 900 Feet
West of Virginia Parkway*

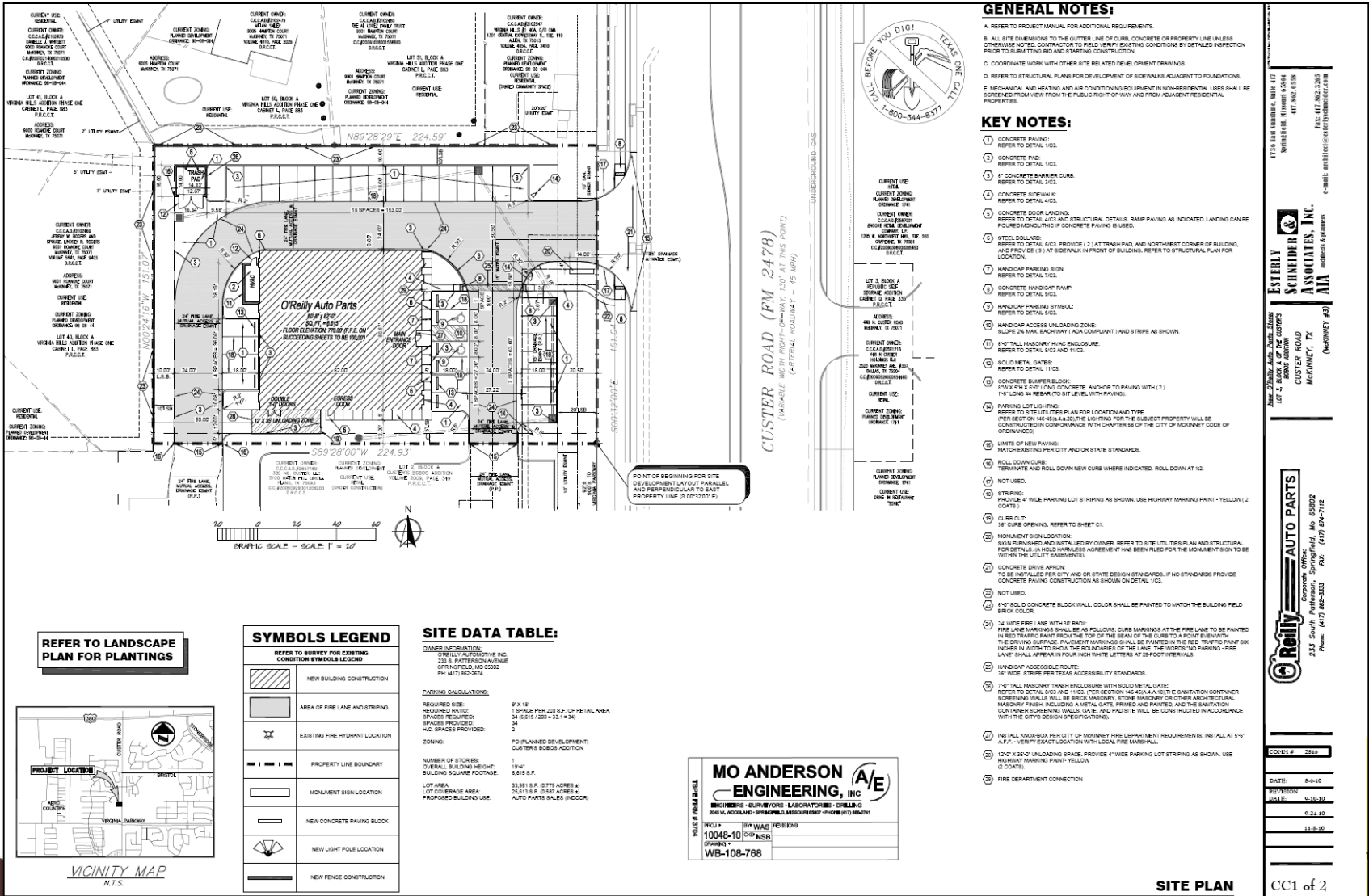
Location Map



Aerial Exhibit

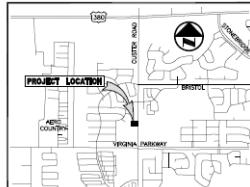


Approved Site Plan/SUP Exhibit



- ### GENERAL NOTES:
- REFER TO PROJECT MANUAL FOR ADDITIONAL REQUIREMENTS.
 - ALL SITE DEMONITION TO THE OUTER LINE OF CURB, CONCRETE OR PROPERTY LINE UNLESS OTHERWISE NOTED. CONTRACTOR TO FIELD VERIFY EXISTING CONDITIONS BY DETAIL INSPECTION PRIOR TO SUBMITTING BID AND STARTING CONSTRUCTION.
 - COORDINATE WORK WITH OTHER SITE RELATED DEVELOPMENT DRAWINGS.
 - REFER TO STRUCTURAL PLANS FOR DEVELOPMENT OF SIDEWALKS ADJACENT TO FOUNDATIONS.
 - MCHANICAL AND HEATING AND AIR CONDITIONING EQUIPMENT IN NON-RESIDENTIAL USE SHALL BE SCREENED FROM VIEW FROM THE PUBLIC RIGHT-OF-WAY AND FROM ADJACENT RESIDENTIAL PROPERTIES.
- ### KEY NOTES:
- CONCRETE PAVING: REFER TO DETAIL 11C1.
 - CONCRETE PAD: REFER TO DETAIL 11C1.
 - 6" CONCRETE BARRIER CURB: REFER TO DETAIL 11C1.
 - CONCRETE 6" SIDEWALK: REFER TO DETAIL 11C1.
 - CONCRETE DOOR LANDING: REFER TO DETAIL 11C1 AND STRUCTURAL DETAILS. RAMP PAVING AS INDICATED LANDING CAN BE POURED MONOLITHIC IF CONCRETE PAVING IS USED.
 - STEEL BOLLARD: REFER TO DETAIL 11C1. PROVIDE (1) AT TRASH PAD, AND NORTHWEST CORNER OF BUILDING, AND PROVIDE (3) AT SIDEWALK IN FRONT OF BUILDING. REFER TO STRUCTURAL PLAN FOR LOCATION.
 - HANDICAP PARKING SIGN: REFER TO DETAIL 71C1.
 - CONCRETE HANDICAP RAMP: REFER TO DETAIL 11C1.
 - HANDICAP PARKING SYMBOL: REFER TO DETAIL 11C1.
 - HANDICAP ACCESS UNLOADING ZONE: BLOCKS 8 MAX. EACH (WAY) (NO COMPLIANT) AND STRIPE AS SHOWN.
 - 6" TALL MASONRY HIAC ENCLOSURE: REFER TO DETAIL 11C1 AND 11C1C.
 - SOLID METAL GATE: REFER TO DETAIL 11C1C.
 - CONCRETE BOLLARD BLOCK: 12" X 12" X 48" LONG CONCRETE. ANCHOR TO PAVING WITH (1) 1" X 1" LONG AS REBAR TO SIT LEVEL WITH PAVING.
 - PARKING LOT LIGHTING: REFER TO SITE UTILITIES PLAN FOR LOCATION AND TYPE. PER SECTION 146-05.14.3.20, THE LIGHTING FOR THE SUBJECT PROPERTY WILL BE CONSTRUCTED IN CONFORMANCE WITH CHAPTERS 88 OF THE CITY OF HOUSTON CODE OF ORDINANCES.
 - LIMITS OF NEW PAVING: MATCH EXISTING PER CITY AND OR STATE STANDARDS.
 - ROLL DOWN CURB: TERMINATE AND ROLL DOWN NEW CURB WHERE INDICATED. ROLL DOWN AT 1:2.
 - NOT USED.
 - STRIPING: PROVIDE 4" WIDE PARKING LOT STRIPING AS SHOWN. USE HIGHWAY MARKING POINT - YELLOW (1:2 COATS).
 - CURB CUT: 3" CURB OPENING. REFER TO SHEET 01.
 - MONUMENT SIGN LOCATION: SIGN FURNISHED AND INSTALLED BY OWNER. REFER TO SITE UTILITIES PLAN AND STRUCTURAL FOR DETAILS. A HOLD HARMLESS AGREEMENT HAS BEEN FILED FOR THE MONUMENT SIGN TO BE WITHIN THE CITY'S JURISDICTION.
 - CONCRETE DRIVE APRON: TO BE INSTALLED PER CITY AND OR STATE DESIGN STANDARDS. IF NO STANDARDS PROVIDE CONCRETE PAVING CONSTRUCTION AS SHOWN ON DETAIL 11C1.
 - NOT USED.
 - 6" TALL SOLID CONCRETE BLOCK WALL. COLOR SHALL BE PAINTED TO MATCH THE BUILDING FIELD BRICK COLOR.
 - 24" WIDE FIRE LANE WITH 12" RADIUS: FIRE LANE MARKINGS SHALL BE AS FOLLOWS: CURB MARKINGS AT THE FIRE LANE TO BE PAINTED IN RED TRAFFIC PAINT FROM THE TOP OF THE SEAL OF THE CURB TO A POINT EVEN WITH THE CURBING SURFACE. PAVEMENT MARKINGS SHALL BE PAINTED IN RED TRAFFIC PAINT SIX INCHES IN WIDTH TO SHOW THE BOUNDARIES OF THE LANE. THE WORDS "NO PARKING - FIRE LANE" SHALL APPEAR IN FOUR INCH WHITE LETTERS AT 20 FOOT INTERVALS.
 - HANDICAP ACCESSIBLE ROUTE: 36" WIDE, STRIPE PER ADA ACCESSIBILITY STANDARDS.
 - 6" TALL MASONRY TRASH ENCLOSURE WITH SOLID METAL GATE: REFER TO DETAIL 11C1C AND 11C1C. PER SECTION 146-05.14.1.15, THE SANITATION CONTAINER SCREENING WALLS SHALL BE SOLID MASONRY WITH MASONRY OR OTHER ARCHITECTURAL MASONRY FINISH, INCLUDING A METAL GATE, PRIME AND PAINTED, AND THE SANITATION CONTAINER SCREENING WALLS, GATE, AND PAD SITE WILL BE CONSTRUCTED IN ACCORDANCE WITH THE CITY'S DESIGN SPECIFICATIONS.
 - INSTALL KNOCKBOX PER CITY OF HOUSTON FIRE DEPARTMENT REQUIREMENTS. INSTALL AT 6" A.F.F. - 1" EXACT LOCATION WITH LOCAL FIRE MARSHAL.
 - 12" X 24" UNLOADING SPACE. PROVIDE 4" WIDE PARKING LOT STRIPING AS SHOWN. USE HIGHWAY MARKING POINT YELLOW (1:2 COATS).
 - FIRE DEPARTMENT CONNECTION.

REFER TO LANDSCAPE PLAN FOR PLANTINGS



SYMBOLS LEGEND

REFER TO SURVEY FOR EXISTING CONDITION SYMBOLS & LEGEND

	NEW BUILDING CONSTRUCTION
	AREA OF FIRE LANE AND STRIPING
	EXISTING FIRE HYDRANT LOCATION
	PROPERTY LINE BOUNDARY
	MONUMENT SIGN LOCATION
	NEW CONCRETE PAVING BLOCK
	NEW LIGHT POLE LOCATION
	NEW FENCE CONSTRUCTION

SITE DATA TABLE:

OWNER: O'REILLY AUTO PARTS INC.
 2515 W. VICTORIA BLVD.
 SPRINGFIELD, MO 65802
 PH: (417) 862-2474

PARKING CALCULATIONS:
 REQUIRED SIZE: 9' X 18'
 1 SPACE PER 200 S.F. OF RETAIL AREA
 SPACES REQUIRED: 34 (8,615 / 200 + 33 = 34)
 SPACES PROVIDED: 34
 H.C. SPACES PROVIDED: 2

ZONING: PD (PLANNED DEVELOPMENT) QUARTERS SUBDIVISION

NUMBER OF STORES: 1
 OVERALL BUILDING HEIGHT: 19'-0"
 BUILDING SQUARE FOOTAGE: 6,616 S.F.

LOT AREA: 33,861 S.F. (0.779 ACRES) #1
 LOT COVERABLE AREA: 25,613 S.F. (0.587 ACRES) #1
 AUTO PARTS SALES (RECOR)

MO ANDERSON ENGINEERING, INC.
 ENGINEERS - SURVEYORS - LABORATORS - DRILLING
 10048-10
 10048-10
 WB-108-788

1735 East Washington, Suite 111
 Waukegan, Illinois 60087
 417-862-2385
 E-mail: architect@oerillyauto.com

O'Reilly AUTO PARTS
 231 South Patterson, Springfield, Mo 65802
 Phone: (417) 862-3300 FAX: (417) 862-7112

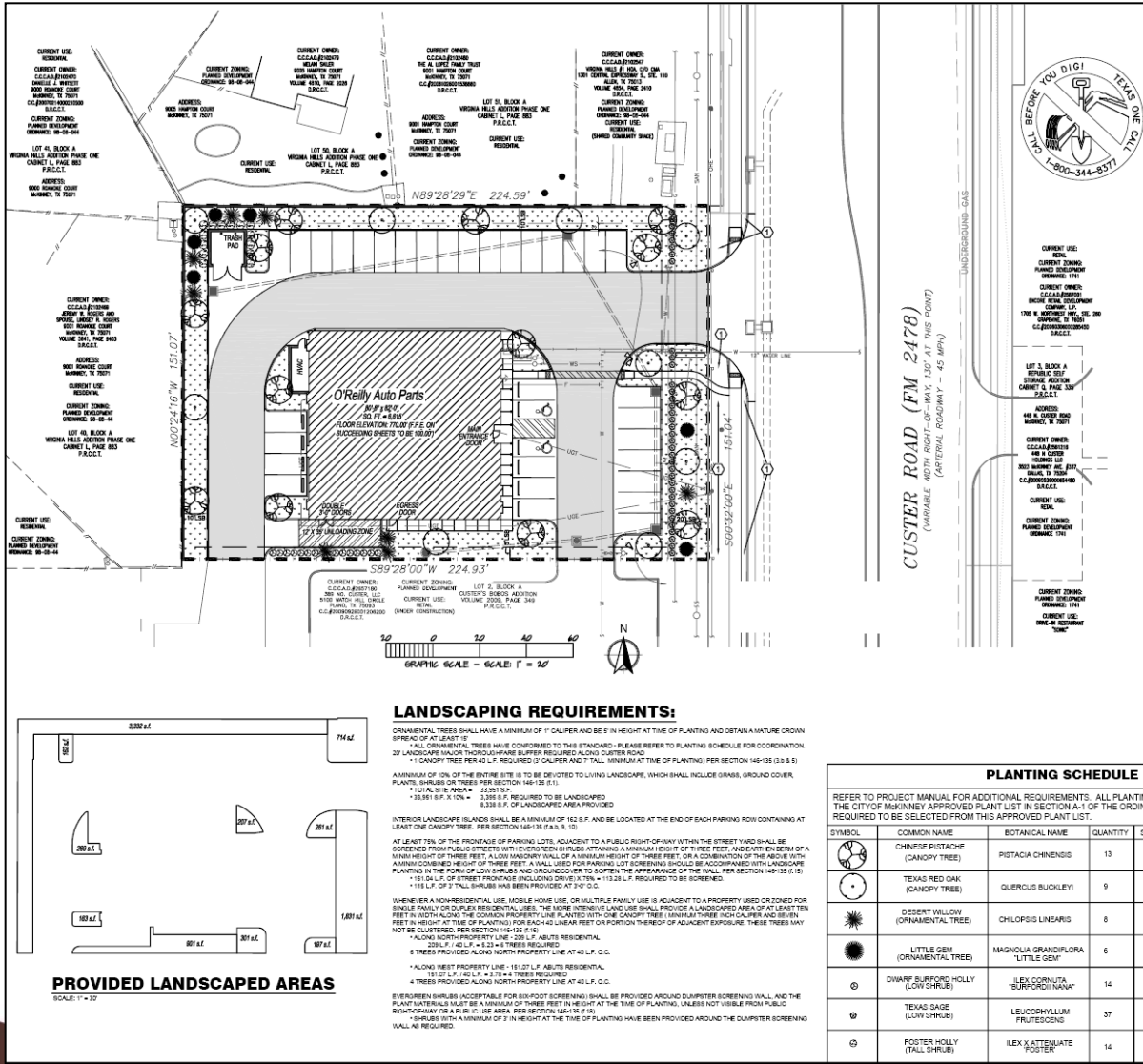
EXTERLY SCHNEIDER ASSOCIATES, INC.
 18005 AARON
 CUSTER ROAD
 MCKINNEY, TX
 (McKENNEY #3)

COVENANT # 2849
 DATE: 8-6-10
 REVISION: 03-18-10
 DATE: 02-11-10
 DATE: 11-8-10

CC1 of 2

Unique by nature. SM

Approved Landscape Plan/SUP Exhibit



GENERAL NOTES:

- REFER TO PROJECT MANUAL FOR ADDITIONAL REQUIREMENTS.
- IF SITE CONDITIONS VARY FROM SURVEY PROVIDED BY OWNER, CONTRACTOR TO FIELD VERIFY EXISTING CONDITIONS BY DETAILED INSPECTION PRIOR TO SUBMITTING BID AND BEGINNING CONSTRUCTION.
- REFER TO CIVIL DRAWINGS FOR ADDITIONAL REQUIREMENTS.
- ALL PLANTING TYPES SHALL COMPLY WITH LOCAL GOVERNING CODES AND REGULATIONS, CONFORM TO REQUIREMENTS OF PLANT LIST AND TO THE AMERICAN ASSOCIATION OF LUMBERMEN'S AMERICAN STANDARDS OF LUMBERY STOCK AND HORTICULTURAL STOCKS AS TO SPECIES, AGE, SIZE, AND PLANTING RECOMMENDATIONS.
- NOT USED.
- NOT USED.
- NOT USED.
- PROVIDE 4" TOPSOIL AT ALL SOO, SEED AND PLANTING AREAS. GRACE SHALL BE ADJUSTED FOR SOO THICKNESS. REFER TO CIVIL SITE GRADING PLAN FOR SLOPE REQUIREMENTS.
- WHEN CLAY SOILS IS ENCOUNTERED IN THE ESTABLISHMENT OF THE LAWN OR THE INSTALLATION OF PLANT MATERIAL, IT SHALL BE IMPROVED IN ACCORDANCE WITH STANDARD TRADE PRACTICE.
- REESTABLISH TURF IN AREAS DISTURBED BY GRADING OR UTILITY TRENCHING IN THE HIGH-OR-FLOW.
- COORDINATE WORK WITH OTHER RELATED DEVELOPMENT DRAWINGS.
- ALL REQUIRED LANDSCAPE AREAS SHALL BE PROVIDED WITH AUTOMATIC UNDERGROUND IRRIGATION SYSTEM WITH RAIN AND FREEZE SENSORS AND E-APO TRANSDUCER ETI WEATHER SENSITIVITY CONTROLLER. SMO IRRIGATION SYSTEM SHALL BE DESIGNED BY A QUALIFIED PROFESSIONAL AND INSTALLED BY A LICENSED IRRIGATOR AFTER RECEIVING A PERMIT.
- ALL REQUIRED CANOPY OR ORNAMENTAL TREES SHALL HAVE THEIR CALIPERS MEASURED 24 INCHES ABOVE GROUND LEVEL AT THE TIME OF PLANTING.

KEY NOTES:

- HYDRIC MALLOW (SEED AND STRAW) (UNLESS NOTED OTHERWISE) ALL AREAS DISTURBED BY CONSTRUCTION ARE FIRST TO BE FINE GRACED AND THEN FOLLOWED BY HYDRIC MALLOW OR SEED AND STRAW OVER MIN. 4" TOPSOIL STOCKPOOLED FOR ONE OR TWO WEEKS AS REQUIRED.

LANDSCAPE SYMBOLS LEGEND

REFER TO SURVEY FOR EXISTING CONDITION SYMBOLS LEGEND

	NEW BUILDING CONSTRUCTION
	AREA OF FIRE LINE AND STRIPING
	AREA OF SOO
	LAWN AREA WHICH EXCEEDS 25% SLOPE TO BE PROVIDED WITH SOO
	EXISTING FIRE HYDRANT LOCATION
	PROPERTY LINE BOUNDARY
	MONUMENT SIGN LOCATION
	NEW CONCRETE PAVING BLOCK
	NEW LIGHT POLE LOCATION
	NEW FENCE CONSTRUCTION
	AREA OF NEW TREE
	REFER TO PLANTING LEGEND FOR SIZE AND TYPE
	AREA OF NEW SHRUB
	REFER TO PLANTING LEGEND FOR SIZE AND TYPE

PLANTING SCHEDULE

REFER TO PROJECT MANUAL FOR ADDITIONAL REQUIREMENTS. ALL PLANTINGS HAVE BEEN SELECTED PER THE CITY OF MCKINNEY APPROVED PLANT LIST IN SECTION A-1 OF THE ORDINANCE. ALL SUBSTITUTIONS ARE REQUIRED TO BE SELECTED FROM THIS APPROVED PLANT LIST.

SYMBOL	COMMON NAME	BOTANICAL NAME	QUANTITY	SIZE @ PLANTING	DETAIL
	CHINESE PISTACHIO (CANOPY TREE)	PISTACIA CHINENSIS	13	3" CALIPER, 7' TALL	3L2
	TEXAS RED OAK (CANOPY TREE)	QUERCUS BUDELEYI	9	3" CALIPER, 7' TALL	3L2
	DESERT WILLOW (ORNAMENTAL TREE)	CHILOPSIS LINEARIS	8	1" CALIPER, 5' TALL	3L2
	LITTLE GEM (ORNAMENTAL TREE)	MAGNOLIA GRANDIFLORA 'LITTLE GEM'	6	1" CALIPER, 5' TALL	3L2
	DWARF BURFORD HOLLY (LOW SHRUB)	ILEX CORNUTA 'BURFORD HAWA'	14	3 GALLON MIX AND 3 TALL MIN.	4L2
	TEXAS SAGE (LOW SHRUB)	LEUCOSCHYLIUM FRUTESCENS	37	3 GALLON MIX AND 3 TALL MIN.	4L2
	FOSTER HOLLY (TALL SHRUB)	ILEX KATZENBATE 'FOSTER'	14	5 GALLON MIX AND 3 TALL MIN.	4L2

LANDSCAPING REQUIREMENTS:

ORNAMENTAL TREES SHALL HAVE A MINIMUM OF 1" CALIPER AND BE 5' IN HEIGHT AT TIME OF PLANTING AND OBTAIN A MATURE CROWN SPREAD OF 10'.

- ALL ORNAMENTAL TREES HAVE CONFORMED TO THIS STANDARD - PLEASE REFER TO PLANTING SCHEDULE FOR COORDINATION.
- 25' LANDSCAPE MAJOR THROUGHWAY BUFFER REQUIRED ALONG CUSTER ROAD.
- 1" CANOPY TREE PER 40 L.F. REQUIRED BY CALIPER AND TALL MINIMUM AT TIME OF PLANTING PER SECTION 146-135 (3.2 & 5)

A MINIMUM OF 50% OF THE ENTIRE SITE IS TO BE DEVOTED TO LIVING LANDSCAPE, WHICH SHALL INCLUDE GRASSES, GROUND COVER, PLANTS, SHRUBS OR TREES PER SECTION 146-135 (5.1):

- TOTAL SITE AREA = 33,551 S.F.
- 33,551 S.F. X 10% = 3,355 S.F. REQUIRED TO BE LANDSCAPED
- 3,355 S.F. OF LANDSCAPED AREA PROVIDED

INTERIOR LANDSCAPE ISLANDS SHALL BE A MINIMUM OF 162 S.F. AND BE LOCATED AT THE END OF EACH PARKING ROW CONTAINING AT LEAST ONE CANOPY TREE PER SECTION 146-135 (5.1.1):

AT LEAST 25% OF THE FRONTAGE OF PARKING LOTS, ADJACENT TO A PUBLIC RIGHT-OF-WAY WITHIN THE STREET YARD SHALL BE SCREENED FROM PUBLIC STREETS WITH EVERGREEN SHRUBS ATTAINING A MINIMUM HEIGHT OF THREE FEET, AND EXTERIOR BERM OF A MINIMUM HEIGHT OF THREE FEET. A MINIMUM HEIGHT OF THREE FEET OR A COMBINATION OF THE ABOVE WITH A MINIMUM COMBINED HEIGHT OF THREE FEET. A WALL USED FOR PARKING LOT SCREENING SHOULD BE ACCOMPANIED WITH LANDSCAPE PLANTING IN THE FORM OF LOW SHRUBS AND GROUNDCOVER TO SOFTEN THE APPEARANCE OF THE WALL. PER SECTION 146-135 (5.1):

- 151 SQ. L.F. OF STREET FRONTAGE (INCLUDING DRIVE) X 10% = 15,128 F.F. REQUIRED TO BE SCREENED.
- 118 L.F. OF 3" TALL SHRUBS HAS BEEN PROVIDED AT 7.0 S.F.

WHENEVER A NON-RESIDENTIAL USE, MOBILE HOME USE, OR MULTIPLE FAMILY USE IS ADJACENT TO A PROPERTY USED OR ZONED FOR SINGLE FAMILY OR DUPLEX RESIDENTIAL USES, THE MORE INTENSIVE LAND USE SHALL PROVIDE A LANDSCAPED AREA OF AT LEAST TEN FEET IN WIDTH ALONG THE COMMON PROPERTY LINE PLANTED WITH ONE CANOPY TREE (MINIMUM THREE INCH CALIPER AND BE TEN FEET IN HEIGHT AT TIME OF PLANTING) FOR EACH 40 LINEAR FEET OR PORTION THEREOF OF ADJACENT EXPOSURE. THESE TREES MAY NOT BE CULDED. PER SECTION 146-135 (5.2):

- ALONG NORTH PROPERTY LINE - 205 L.F. X 4.0 S.F. = 820 S.F.
- 209 L.F. X 4.0 S.F. = 836 S.F. = TREES PROVIDED
- 6 TREES PROVIDED ALONG NORTH PROPERTY LINE AT 40 L.F. O.C.
- ALONG WEST PROPERTY LINE - 152 L.F. X 4.0 S.F. = 608 S.F.
- 152 L.F. X 4.0 L.F. = 3.78 = TREES REQUIRED
- 4 TREES PROVIDED ALONG NORTH PROPERTY LINE AT 40 L.F. O.C.

EVERGREEN SHRUBS ACCEPTABLE FOR SIX-FOOT SCREENING SHALL BE PROVIDED AROUND QUARTER SCREENING WALL AND THE PLANT MATERIALS MUST BE A MINIMUM OF THREE FEET IN HEIGHT AT THE TIME OF PLANTING, UNLESS NOT VISIBLE FROM PUBLIC RIGHT-OF-WAY OR A PUBLIC USE AREA. PER SECTION 146-135 (5.1):

- SHRUBS WITH A MINIMUM OF 3' IN HEIGHT AT THE TIME OF PLANTING SHALL BE PROVIDED AROUND THE QUARTER SCREENING WALL AS REQUIRED.

PROVIDED LANDSCAPED AREAS

SCALE: 1" = 30'

1725 KARA LINDBERG, N.W. 147
 WINTERBURN, WASHINGTON STATE
 425.846.8558
 WWW.LANDSCAPEARTISTS.COM
 LANDSCAPE ARCHITECTS

ESTHER SCHNEIDER & ASSOCIATES, INC.
 CUSTER ROAD
 MCKINNEY, TX
 (409) 881-3333
 (MCKINNEY, TX)

Auto Parts
 232 South Parkersville, Springfield, Mo 65802
 Phone: (417) 881-3333

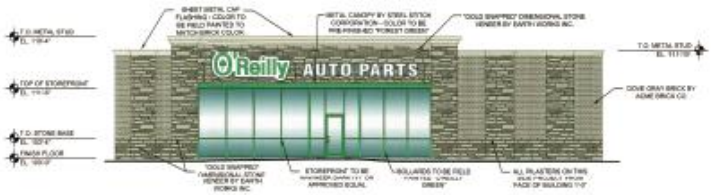
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 REVISION: 6-10-10
 DATE: 6-24-10
 DATE: 11-8-10

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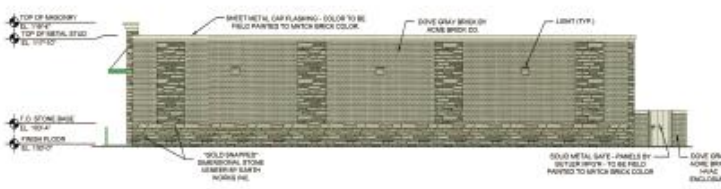
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Unique by nature. SM

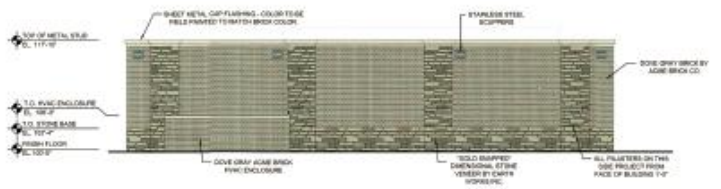
Approved Elevations/SUP Exhibit



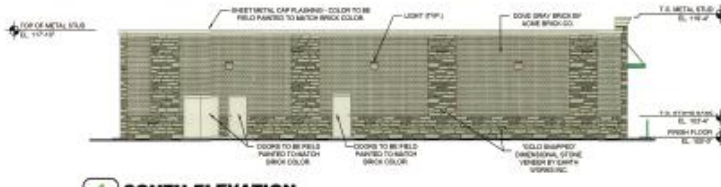
1 EAST ELEVATION
SCALE: 1/8" = 1'-0"



2 NORTH ELEVATION
SCALE: 1/8" = 1'-0"



3 WEST ELEVATION
SCALE: 1/8" = 1'-0"



4 SOUTH ELEVATION
SCALE: 1/8" = 1'-0"

MATERIAL CALCULATIONS:

EAST ELEVATION

BRICK S.F. TOTAL -	278 S.F.	= 17%
STONE S.F. TOTAL -	758 S.F.	= 47%
GLAZING DOORS S.F. TOTAL -	455 S.F.	= 29%
CAP FLASHING S.F. TOTAL -	180 S.F.	= 7%
TOTAL FACADE -	1,580 S.F.	= 100%
MASONRY TOTAL -	950 S.F.	= 64%

NORTH ELEVATION

BRICK S.F. TOTAL -	858 S.F.	= 57%
STONE S.F. TOTAL -	888 S.F.	= 58%
GLAZING DOORS S.F. TOTAL -	8 S.F.	= 0%
CAP FLASHING S.F. TOTAL -	80 S.F.	= 5%
TOTAL FACADE -	1,834 S.F.	= 100%
MASONRY TOTAL -	1,421 S.F.	= 90%

WEST ELEVATION

BRICK S.F. TOTAL -	337 S.F.	= 57%
STONE S.F. TOTAL -	564 S.F.	= 98%
GLAZING DOORS S.F. TOTAL -	8 S.F.	= 0%
CAP FLASHING S.F. TOTAL -	81 S.F.	= 5%
TOTAL FACADE -	1,470 S.F.	= 100%
MASONRY TOTAL -	1,390 S.F.	= 90%

SOUTH ELEVATION

BRICK S.F. TOTAL -	857 S.F.	= 54%
STONE S.F. TOTAL -	518 S.F.	= 34%
GLAZING DOORS S.F. TOTAL -	97 S.F.	= 6%
CAP FLASHING S.F. TOTAL -	82 S.F.	= 5%
TOTAL FACADE -	1,554 S.F.	= 100%
MASONRY TOTAL -	1,320 S.F.	= 80%

EXTERIOR FINISH SCHEDULE		
TYPE	SUBSTRATE	SPEC.
BRICK	ADBE BRICK (OR APPROVED EQUAL)	BRICK COLOR: BL. IS DOME GREY MORTAR COLOR: ABEYON BRICK COLOR: 1022 MEDIUM COURSE: FLASHING
STONE	EARTH WORKS BRITTA WET SL. BRUSHED MOUNTAIN (OR APPROVED EQUAL)	EARTH WORKS GOLD BRUSHED DIMENSIONAL STONE VENEER
EXTERIOR AND LUTAL AND FINISH SYSTEM (S.F.P.S.)	BRUSH BRICKSLATE BRUSH	7/16" (OR EQUAL) SMOOTH GROUT WITH BRACKERY MIXED ONLY
STAIRS (NO BALUSTERS)	EPIC	COLOR: OFF
	KAMBER	COLOR: BRN 101
	META H&L	COLOR: METAL
BOLARDS	W/FIELD	7/16" (OR EQUAL) SMOOTH GROUT WITH BRACKERY MIXED ONLY
		BRUSHED DIMENSIONAL STONE VENEER
EXTERIOR DOORS	OWNER	FIELD PAINT TO MATCH BRICK COLOR
TRUCK AND VEHICLE ENCLOSURE DOORS	OWNER	FIELD PAINT TO MATCH BRICK COLOR
SHEET METAL CAP FLASHING AT E.L.P.S.	BY METAL BUILDING SUPPL.	FIELD PAINT TO MATCH BRICK COLOR
PRE-FINISHED COLUMNS	BY METAL BUILDING SUPPL.	FIELD PAINT TO MATCH BRICK COLOR



Craig A. Schneider, AIA
ARCHITECT
1728 EAST WINDSOR, SUITE 101
MCKINNEY, TX 75069
TEL: 972-342-2222
FAX: 972-342-2222
E-MAIL: cschneider@cschneider.com

Auto Parts, Auto Parts, Auto Parts
for a piece of the car center
COSTER ROAD
MCKINNEY, TX
(continued on p. 1)



DATE: 6.5.21
PROJECT: EST. 03116
E.L.I. of 1

Staff Recommendation

Staff recommends approval of the proposed specific use permit extension.