

APPLICANT'S NARRATIVE

Planned Development Amendment application for the construction of a new 6,815 square foot masonry building for AutoZone Auto Parts, a publicly traded national retailer (NYSE: AZO). The Applicant is the same developer responsible for the recently completed Starbucks and Chipotle developments on the adjacent property. The Applicant is committed to maintaining the same level of quality, design continuity, and professional execution on this project.

The proposed building will be constructed of integrated color CMU (concrete masonry unit) with three complementary stucco accent colors, consistent with the architectural palette and elevations previously approved under Planned Development No. 212. The design features accented pilasters and dimensional building relief on all four elevations, ensuring an attractive and finished appearance from every vantage point. All mechanical equipment, including rooftop HVAC units, will be fully screened from public view.

The site plan includes 25 screened parking spaces, meeting parking requirements for a building of this size and use classification. The site layout has been designed to provide efficient vehicular circulation, safe pedestrian access, and appropriate landscape buffering consistent with the development standards.

The landscape plan incorporates a thoughtful selection of native and regionally adapted tree species to provide shade, visual interest, and seasonal color throughout the year. Canopy and ornamental plantings will include Live Oaks, valued for their broad evergreen canopy and long-term durability; Cedar Elms, a hardy native species well-suited to North Texas soils and climate; Maples, selected for their fall color contribution and complementary canopy form; and Crepe Myrtles, which will provide vibrant seasonal blooms and multi-season interest along building frontages and within parking areas. Together, these species will create a mature, inviting landscape setting that enhances the overall aesthetic of the development, softens the building and parking areas, and reinforces the quality established by the adjacent pad site landscaping.

The proposed AutoZone will operate exclusively as a retail sales establishment. AutoZone stores offer a broad range of automotive products, including replacement parts such as batteries, brake pads, and filters. In connection with the foregoing, AutoZone may perform its standard complimentary courtesy services for its customers i.e., light bulb replacements, windshield wiper replacements, battery replacements, diagnostic testing, and similar courtesy services that are performed on a complimentary basis and customary at AutoZone's other stores. AutoZone and its employees do not perform any automotive services that require the drainage or exchange of fluids from any vehicles (such as oil changes and transmission flushes) or the service of tires.

The proposed development will create approximately 20 new employment positions, generate sales tax revenue, and contribute to the ad valorem tax base, further supporting the commercial development momentum established by the adjacent pad sites. The Applicant believes this project represents a high-quality addition to the existing development.