



DATE: April 16, 2024
TO: Honorable Mayor & City Council
FROM: Planning & Zoning Commission
VIA: Mike Bell, AICP, Development Review Manager acting as Secretary of the Planning & Zoning Commission 
Christina D. Day, AICP, Director of Planning 
SUBJECT: Results of Planning & Zoning Commission Meeting of April 15, 2024

AGENDA ITEM NO. 2A - ZONING CASE 2024-001
PETITIONER: DEMOCRACY PARTNERS LTD.

Request for a Specific Use Permit for a 120-foot Commercial Antenna Support Structure on 0.1 acre located 225 feet north of Democracy Drive and 220 feet east of Partnership Road. Zoned Commercial Employment. Tabled on March 4, 2024. Project #ZC2024-001.

APPROVED: 8-0

Speaker Card(s) Received:	Support:	<u>1</u>	Oppose:	<u>0</u>	Neutral:	<u>0</u>
Letters Received Within 200' Notice Area:	Support:	<u>0</u>	Oppose:	<u>0</u>	Neutral:	<u>0</u>
Petition Signatures Received:	Support:	<u>0</u>	Oppose:	<u>0</u>	Neutral:	<u>0</u>
Other Responses:	Support:	<u>0</u>	Oppose:	<u>1</u>	Neutral:	<u>0</u>

RESULTS:

The Commission recommended the item for approval subject to the following stipulations:

1. Consistent with the approved site plan, flagpole design is required and must accommodate collocation within the structure. The pole must be uniform in color, consistent with the Aesthetic and Alternative Design Requirements of Section 15.200 of the Zoning Ordinance.
2. All antennas or other equipment attached to the support structure must be screened from view by internal placement.

To view the hearing, please click on the provided link:
<https://planotx.new.swagit.com/videos/302674?ts=5848>

JR/ko

cc: Eric Hill, Assistant Director of Planning
Christina Sebastian, Land Records Planning Manager

Melissa Kleineck, Lead Planner
Justin Cozart, Sr. GIS Technician
Jeanna Scott, Building Inspections Manager
Dorothy Alatorre, Sr. Administrative Assistant - Neighborhood Services

AGENDA ITEM NO. 2A

PUBLIC HEARING: Zoning Case 2024-001

PETITIONER: Democracy Partners Ltd.

CASE PLANNER: Jordan Rockerbie, AICP

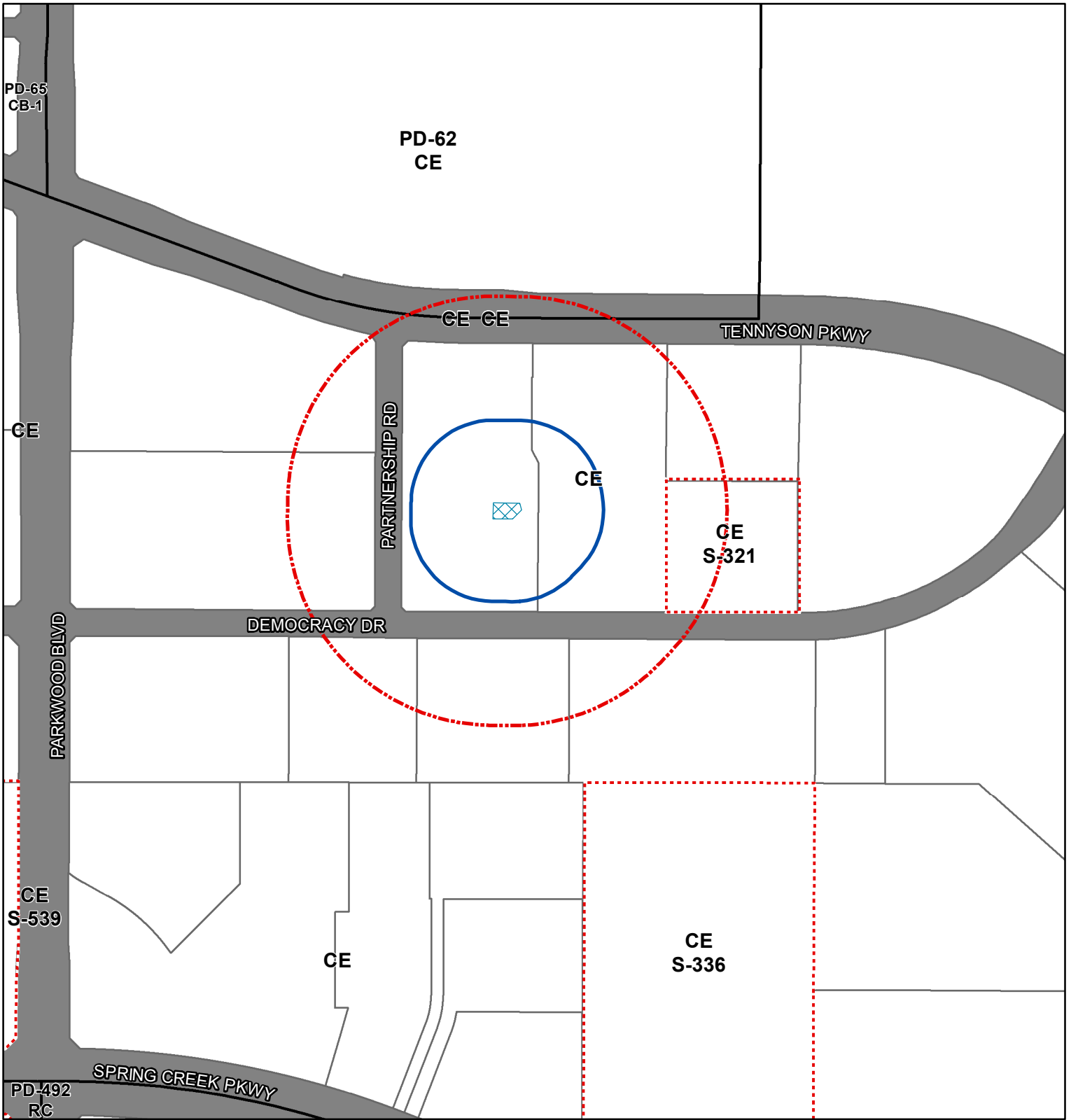
DESCRIPTION: Request for a Specific Use Permit for a 120-foot Commercial Antenna Support Structure on 0.1 acre located 225 feet north of Democracy Drive and 220 feet east of Partnership Road. Zoned Commercial Employment. Tabled on March 4, 2024. Project #ZC2024-001.

SUMMARY:

This item was tabled at the March 4, 2024, Planning & Zoning Commission meeting. The applicant is requesting a Specific Use Permit for a 120-foot Commercial Antenna Support Structure on a nonresidential property addressed 5560 Tennyson Parkway. Major topics of consideration in this request include:

1. Tower Design – The applicant proposes a monopole designed as a flagless flagpole with concealed antennas. This would be considered an alternative—or stealth—antenna support structure by the Zoning Ordinance.
2. Conformance with review procedures in Zoning Ordinance Section 15.200 (Communications Antennas, Amateur and Commercial) – The request is consistent with the requirements of Section 15.200.
3. Conformance with the Comprehensive Plan – The request is consistent with the Employment Centers (EC) category of the Future Land Use Map and the Community Design Policy – Action 3 (CD3).

For these reasons, staff recommends approval of the request. A revised site plan accompanies this request as Agenda Item 2B.

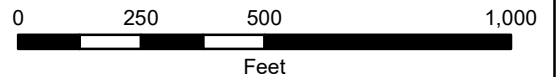
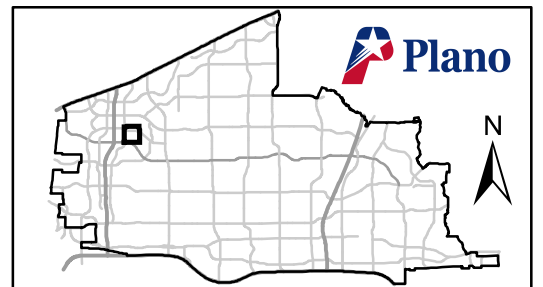


Zoning Case: ZC2024-001

Existing Zoning: Commercial Employment

Proposed Zoning: Commercial Employment with SUP for 120-Foot Commercial Antenna Support Structure

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








TENNYSON PKWY

PARTNERSHIP RD

DEMOCRACY DR

Zoning Case 2024-001

 Area of Request



STAFF PRELIMINARY REPORT – INTRODUCTORY REMARKS

The applicant is requesting a Specific Use Permit (SUP) for a 120-foot Commercial Antenna Support Structure on a property zoned Commercial Employment (CE).

Specific Use Permit – Subsection 6.100.2 (Specific Use Permits) of the Zoning Ordinance states:

The purpose and intent of an SUP is to authorize and regulate a use not normally permitted in a district which could be of benefit in a particular case to the general welfare, provided adequate development standards and safeguards are established.

Additionally, Subsection 6.100.3 (Specific Use Permits) states the following:

The Planning & Zoning Commission in considering and determining its recommendations to the City Council on any request for a specific use permit may require from the applicant plans, information, operating data, and expert evaluation concerning the location, function, and characteristics of any building or use proposed. The City Council may, in the interest of the public welfare and to insure compliance with this ordinance, establish conditions of operation, location, arrangement, and type and manner of construction of any use for which a permit is authorized. In authorizing the location of any of the uses listed as specific use permits, the City Council may impose such development standards and safeguards as the conditions and locations indicate important to the welfare and protection of adjacent property from noise, vibration, dust, dirt, smoke, fumes, gas, odor, explosion, glare, offensive view, traffic, or other undesirable or hazardous conditions.

Proposed Uses – The Zoning Ordinance defines antenna support structure as follows:

Antenna Support Structure – The transmitting or receiving system, its supporting structures and any appurtenances mounted thereon, including a free-standing structure built specifically to support or act as an antenna or a structure mounted on some other manmade object such as a building or bridge.

Zoning – The subject property is currently zoned Commercial Employment (CE). Subsection 10.1000.1 of the Zoning Ordinance states the purpose of the CE district is as follows:

The CE district is intended to provide the flexibility for an integrated development that may include retail, office, commercial, and light manufacturing. The major focus of the CE district is to be corporate headquarters and research facilities arranged in a campus-like setting.

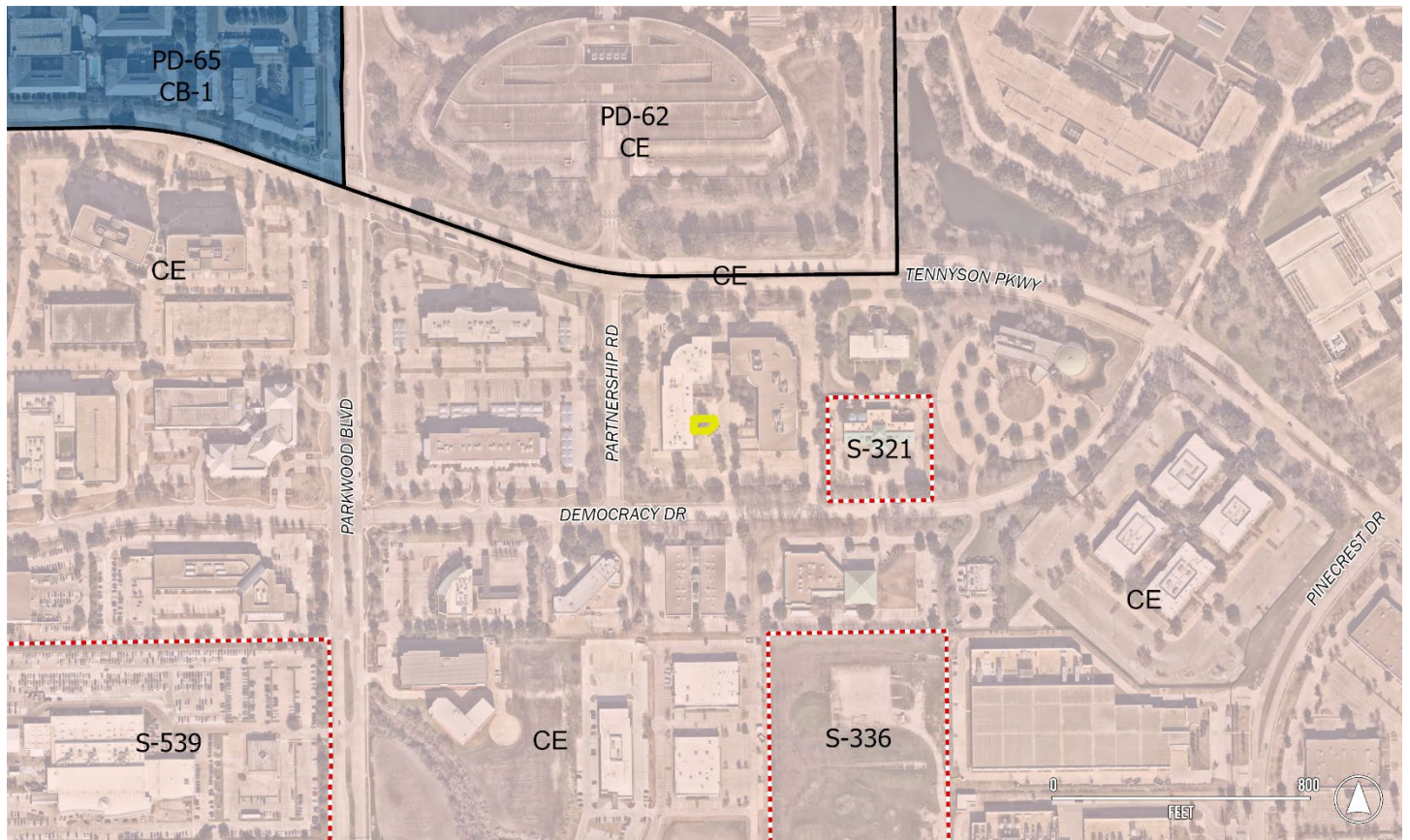
Proposed SUP Restrictions – The applicant proposes to restrict the design of the 120-foot commercial antenna support structure as follows:

1. Consistent with the approved site plan, flagpole design is required and must accommodate collocation within the structure. The pole must be uniform in color consistent with the Aesthetic and Alternative Design Requirements of Section 15.200 of the Zoning Ordinance.
2. All antennas or other equipment attached to the support structure must be screened from view by internal placement.

Surrounding Land Use and Zoning

The boundaries of the SUP are located within the larger 4.8-acre lot, which is zoned Commercial Employment (CE) and developed with a professional/general administrative office. Adjacent uses and zoning in the following table are those beyond the limits of the lot.

North	The property is zoned Planned Development-62-Commercial Employment (PD-62-CE) and contains professional/general administrative office uses.
East	The properties are zoned CE with Specific Use Permit No. 321 for Day Care Center and contain professional/general administrative office and private school uses.
South	The properties are zoned CE and contain professional/general administrative office and fire station/public safety building uses.
West	The properties are zoned CE and contain professional/general administrative office uses.



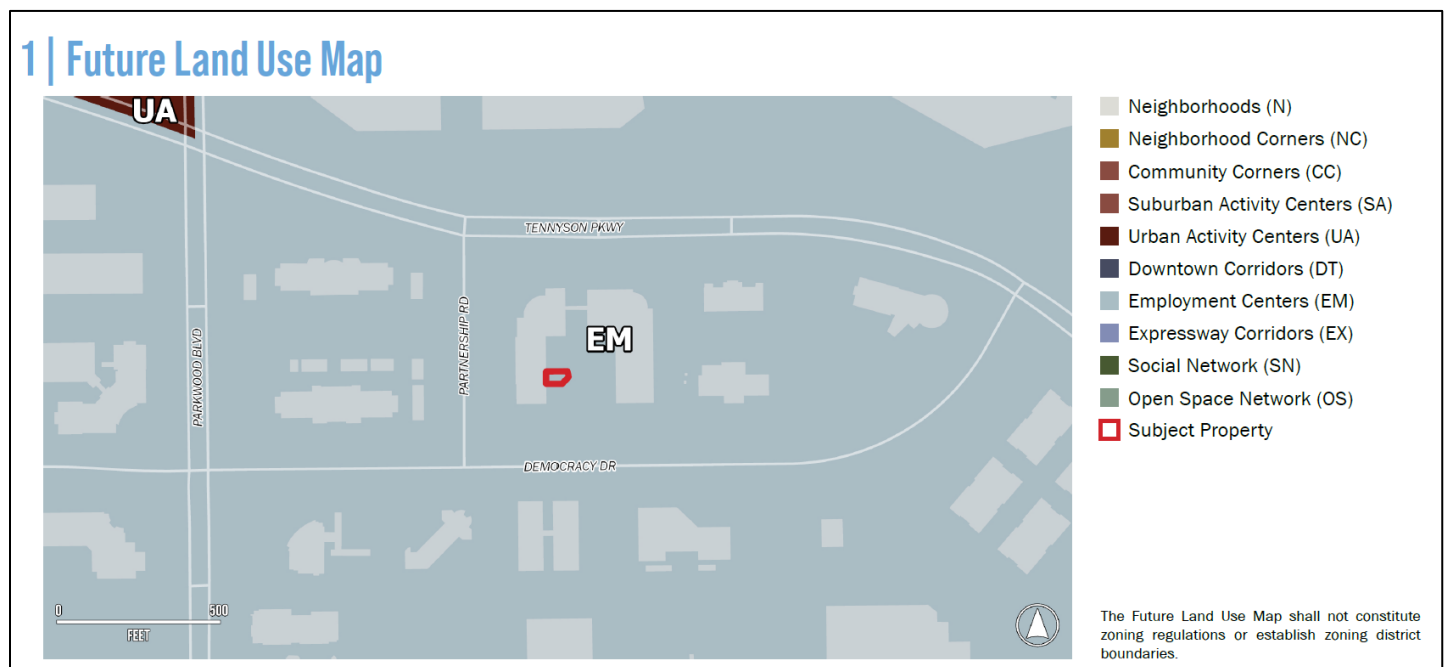
STAFF PRELIMINARY REPORT – CONFORMANCE TO THE COMPREHENSIVE PLAN

The proposed request has been reviewed for conformance with the Comprehensive Plan. A Comprehensive Plan Fact Sheet has not been provided due to the limited and unique scope of the request. Major factors included in the analysis are provided below.

Guiding Principles – The set of [Guiding Principles to the Comprehensive Plan](#) establishes overarching themes that apply to all policies and actions and express values for Plano Today, Plano 2050, and Plano Together. Since the principles do not stand alone but are used in concert with one another and carry across the Plan as a whole, each principle must be judged through a lens that incorporates all other principles to be fully and accurately understood. As such, the Commission is encouraged to review the full list of Guiding Principles and judge zoning requests through the lens of all principles.

Future Land Use Map & Dashboards – The subject site is located within the Employment Centers (EM) category of the Future Land Use Map (FLUM). The EM category applies to the business centers in the Legacy area and along the Plano Parkway/President George Bush Turnpike. The primary uses within this category include corporate office campuses, medical centers, educational facilities, technology centers, and research facilities; limited manufacturing and warehouse uses are allowed as a supporting use.

The proposed amendment does not result in changes to overall land use mix, residential acreage, number of dwelling units, or building height per standards in the Comprehensive Plan. The request results in no change to the Future Land Use Map & Dashboards.



Community Design Action 3 (CD3) – *In areas identified by the Community Design Plan, develop strategies to minimize the visual impact of overhead utilities and wireless communication facilities.*

Although the Community Design Plan is currently being developed and areas have not yet been identified, the applicant is proposing specific design standards for the wireless communication tower. The applicant proposes a monopole uniform in color designed as a flagless flagpole with concealed antennas to minimize the visual impact. This request is in conformance with the goal of this policy to minimize the visual impact of wireless communication facilities.

STAFF PRELIMINARY REPORT – ANALYSIS & RECOMMENDATION

Commercial Antenna Support Structure Use

An SUP would allow the applicant to construct a new 120-foot-tall commercial antenna support structure. The purpose of the tower is to provide increased wireless capacity and coverage in the area. Three wireless providers will have antennas on the proposed tower, and there is sufficient space for a fourth set of antennas without increasing the height of the structure.

An SUP is required in nonresidential districts for commercial antenna support structures that are greater than 60 feet in height.

Antenna Review Procedures

Section 15.200.4.A contains application requirements for commercial antennas and antenna support structures.

The applicant is proposing to restrict the design of the commercial antenna support structure to a flagless flagpole with the antennas concealed by internal placement, generally as shown in the site plan accompanying this request. This would be considered an alternative—or stealth—antenna support structure by the Zoning Ordinance. Alternative antenna support structure designs are encouraged to preserve the aesthetics of the surrounding area and are provided the following incentives by the Zoning Ordinance:

1. Exempt from the tower spacing requirements in Sec. 15.200.5.G (per Section 15.200.5.G.vi).
2. Exempt from the requirement for colocation of antennas for a minimum of two carriers (per Section 15.200.6.A).

Based on information provided by the applicant, the nearest commercial antenna support structure is a monopole located in the Dallas North Tollway right-of-way, approximately 2,927 feet southwest of the proposed tower. The proposed tower would meet the separation and colocation requirements if they were applied.

Per the Zoning Ordinance, the tower must be 265 feet away from the nearest residential zoning district; the nearest residential zoning district is over 3,000 feet from the proposed tower. The nearest property containing residential uses is approximately 1,440 feet from the proposed tower.

SUMMARY:

The applicant is requesting a Specific Use Permit for a 120-foot Commercial Antenna Support Structure on a nonresidential property addressed 5560 Tennyson Parkway. A flagless flagpole design is proposed to meet the Aesthetic and Alternative Design Requirements of Section 15.200 of the Zoning Ordinance, with the commitment to this design secured through the proposed SUP stipulations. For these reasons, staff supports the request for a Specific Use Permit for a 120-foot Commercial Antenna Support Structure with the proposed stipulations.

RECOMMENDATION:

Recommended for approval subject to:

1. Consistent with the approved site plan, flagpole design is required and must accommodate collocation within the structure. The pole must be uniform in color, consistent with the Aesthetic and Alternative Design Requirements of Section 15.200 of the Zoning Ordinance.
2. All antennas or other equipment attached to the support structure must be screened from view by internal placement.



VIEW - FROM TENNYSON PKWY FACING SOUTH



3D DESIGN & ENGINEERING, INC.
 email: info@3ddne.com
 Tel: 832-510-9621
 www.3ddne.com

SITE INFORMATION

SPRING CREEK DT
 33.069305°, -96.814965°

ADDRESS

5560 TENNYSON PKWY
 PLANO, TX 75024

PHOTO SIMULATION

120' UNIPOLE



ANTHEMNET, INC.
 5944 LUTHER LANE
 SUITE 725
 DALLAS, TX 75225
 PHONE: 512-539-7151

LESSEE'S PROPOSED 2385 SQ FT PREMISES DESCRIPTION:

BEING A LESSEE'S PROPOSED 2385 SQ FT PREMISES CONTAINING 0.0541 ACRES (2385.14 SQUARE FEET) OF LAND LOCATED IN THE MARIA C. VELA SURVEY, ABSTRACT NO. 935, COLLIN COUNTY, TEXAS, AND BEING OUT OF AND PART OF LOT 1R, BLOCK A AS SHOWN ON THE REPLAT LOTS 1R AND 2, BLOCK A MURATA BUSINESS SYSTEMS INC. ADDITION AS RECORDED IN VOLUME 2014 PAGE 52 OF THE PLAT RECORDS OF COLLIN COUNTY, TEXAS, CONVEYED TO DEMOCRACY PARTNERS LTD AS RECORDED IN FILE NUMBER 201509100132202 OF THE OFFICIAL PUBLIC RECORDS OF COLLIN COUNTY, TEXAS, SAID 4.822-ACRE TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS WITH ALL CONTROL REFERRED TO THE TEXAS STATE PLANE COORDINATE SYSTEM, NORTH CENTRAL ZONE 4920, NORTH AMERICAN DATUM OF 1983:

COMMENCING AT A 3/4" IRON ROD STAMPED "800 3889" BEING THE NORTHEAST CORNER OF LOT 2, BLOCK A AS SHOWN ON THE REPLAT LOTS 1R AND 2, BLOCK A MURATA BUSINESS SYSTEMS INC. ADDITION AS RECORDED IN VOLUME 2014 PAGE 52 OF THE PLAT RECORDS OF COLLIN COUNTY, TEXAS, LYING IN THE SOUTHERLY RIGHT-OF-WAY LINE OF TENNYSON PARKWAY AND HAVING A STATE PLANE COORDINATE VALUE OF N=4085531.65, Y=3191515.94 (N);

THENCE SOUTH 11 DEGREES 51 MINUTES 51 SECONDS WEST, 536.26 FEET TO THE POINT OF BEGINNING AND NORTHEASTERLY CURVE OF THE HEREIN DESCRIBED TRACT, HAVING A STATE PLANE COORDINATE VALUE OF 9248.8833 (S), 19.09, 22.09 (N);

THENCE SOUTH 13 DEGREES 12 MINUTES 59 SECONDS EAST, 17.06 FEET TO THE EAST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE SOUTH 43 DEGREES 12 MINUTES 06 SECONDS WEST, 30.17 FEET TO A SOUTHERLY CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE SOUTH 89 DEGREES 59 MINUTES 08 SECONDS WEST, 47.39 FEET TO THE SOUTHWEST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE ONE NORTH, 38.24 FEET TO THE NORTHWEST CORNER OF THE HEREIN DESCRIBED TRACT;

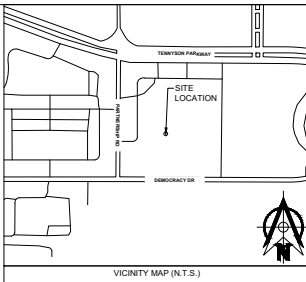
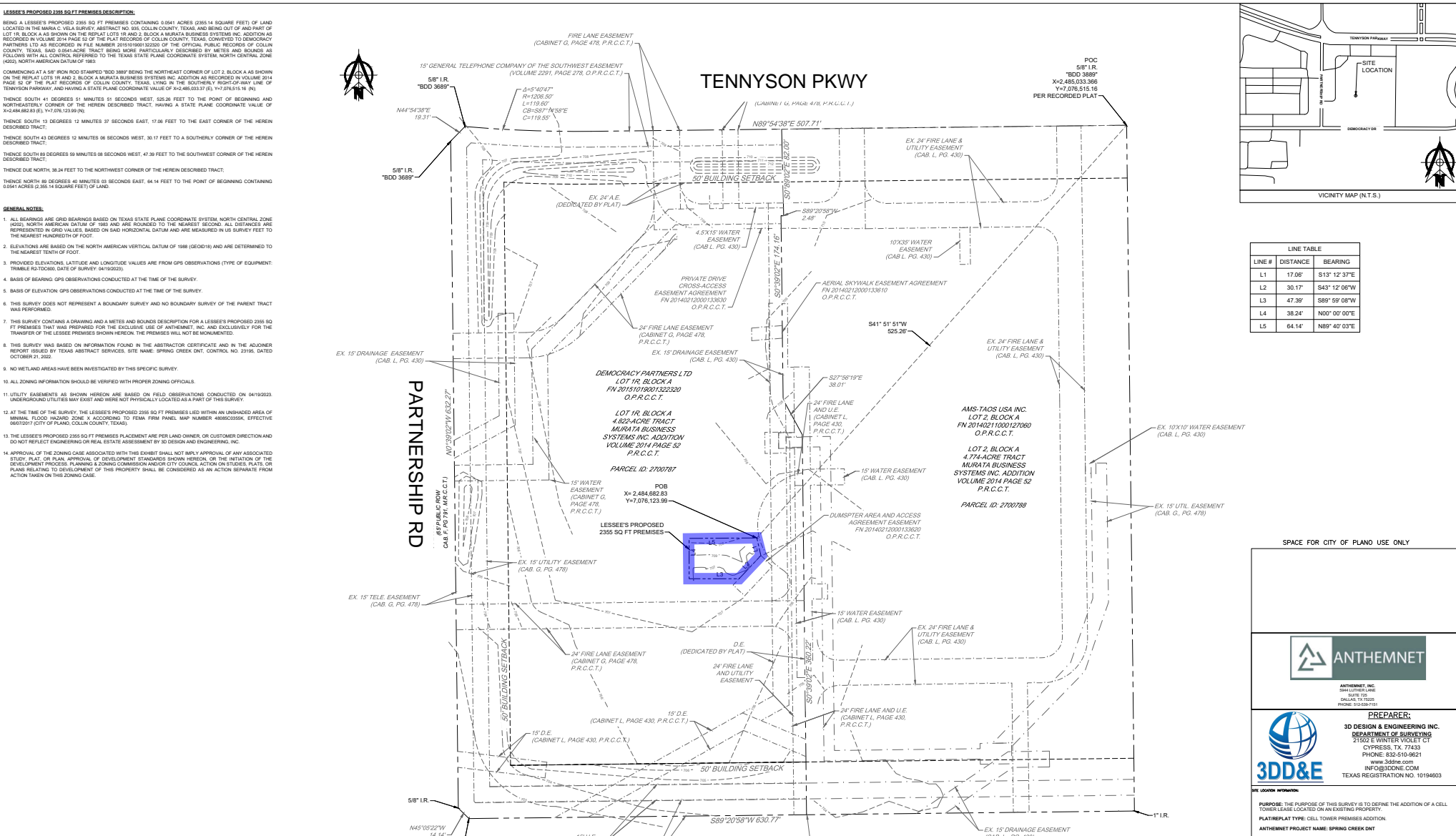
THENCE NORTH 89 DEGREES 49 MINUTES 03 SECONDS EAST, 64.14 FEET TO THE POINT OF BEGINNING CONTAINING 0.04 ACRES OF LAND.

GENERAL NOTES:

- ALL BEARINGS AND GRID BEARINGS BASED ON TEXAS STATE PLANE COORDINATE SYSTEM, NORTH CENTRAL ZONE (4920), NORTH AMERICAN DATUM OF 1983 AND ARE ROUNDED TO THE NEAREST SECOND. ALL DISTANCES ARE REPRESENTED IN GRID VALUES, BASED ON SAID HORIZONTAL DATUM AND ARE MEASURED IN US SURVEY FEET TO THE NEAREST HUNDRETH OF FOOT.
- ELEVATIONS ARE BASED ON THE NORTH AMERICAN VERTICAL DATUM OF 1988 (GEOID 18) AND ARE DETERMINED TO THE NEAREST TENTH OF FOOT.
- PROVIDED ELEVATIONS, LATITUDE AND LONGITUDE VALUES ARE FROM GPS OBSERVATIONS (TYPE OF EQUIPMENT: TRIMBLE R12000, DATE OF SURVEY: 04/19/2023).
- BAIS OF BEARING: GPS OBSERVATIONS CONDUCTED AT THE TIME OF THE SURVEY.
- BAIS OF ELEVATION: GPS OBSERVATIONS CONDUCTED AT THE TIME OF THE SURVEY.
- THIS SURVEY DOES NOT REPRESENT A BOUNDARY SURVEY AND NO BOUNDARY SURVEY OF THE PARENT TRACT WAS PERFORMED.
- THIS SURVEY CONTAINS A DRAWING AND A METES AND BOUNDS DESCRIPTION FOR A LESSEE'S PROPOSED 2385 SQ FT PREMISES THAT WAS PREPARED FOR THE EXCLUSIVE USE OF ANTHEMNET, INC. AND EXCLUSIVELY FOR THE TRANSFER OF THE LESSEE PREMISES SHOWN HEREON. THE PREMISES WILL NOT BE LITIGATED.
- THIS SURVEY WAS BASED ON INFORMATION FOUND IN THE ABSTRACT CERTIFICATE AND IN THE ADJOINER REPORT ISSUED BY TEXAS ABSTRACT SERVICES, SITE NAME: SPRING CREEK DNT, CONTROL NO. 20196, DATED OCTOBER 21, 2022.
- NO WETLAND AREAS HAVE BEEN INVESTIGATED BY THIS SPECIFIC SURVEY.
- ALL ZONING INFORMATION SHOULD BE VERIFIED WITH PROPER ZONING OFFICIALS.
- UTILITY EASEMENTS AS SHOWN HEREON ARE BASED ON FIELD OBSERVATIONS CONDUCTED ON 04/19/2023. UNDERGROUND UTILITIES MAY EXIST AND WERE NOT PHYSICALLY LOCATED AS PART OF THIS SURVEY.
- AT THE TIME OF THE SURVEY, THE LESSEE'S PROPOSED 2385 SQ FT PREMISES LIE WITHIN AN UNSHADED AREA OF 1000AL FLOOD HAZARD ZONE X, ACCORDING TO FEMA FIRM PANEL MAP NUMBER 480620506, EFFECTIVE 06/07/2017 (CITY OF PLANO, COLLIN COUNTY, TEXAS).
- THE LESSEE'S PROPOSED 2385 SQ FT PREMISES PLACEMENT ARE PER LAND OWNER, OR CUSTOMER DIRECTION AND DO NOT REFLECT ENGINEERING OR REAL ESTATE AGREEMENTS BY DESIGN AND ENGINEERING, INC.
- 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 INITIATION OF THE DEVELOPMENT PROCESS, PLANNING 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 THE ZONING CASE.

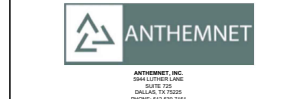


TENNYSON PKWY



LINE TABLE		
LINE #	DISTANCE	BEARING
L1	17.06'	S13° 12' 37"E
L2	30.17'	S43° 12' 00"W
L3	47.39'	S89° 59' 08"W
L4	38.24'	N00° 00' 00"E
L5	64.14'	N89° 49' 03"E

SPACE FOR CITY OF PLANO USE ONLY



PREPARED BY:
3D DESIGN & ENGINEERING INC.
 DEPARTMENT OF SURVEYING
 2762 E WINTER VIOLET CT
 CYPRESS, TX 77433
 PHONE: 832-510-6621
 WWW.3DD&E.COM
 INFO@3DD&E.COM
 TEXAS REGISTRATION NO. 10194603

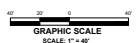
PURPOSE: THE PURPOSE OF THIS SURVEY IS TO DEFINE THE ADDITION OF A CELL TOWER/LEASE LOCATED ON AN EXISTING PROPERTY.
PLAT/REPLAT TYPE: CELL TOWER PREMISES ADDITION.
ANTHEMNET PROJECT NAME: SPRING CREEK DNT
GROSS ACREAGE: 4.822 ACRES TRACT
PROPOSED PREMISES: 0.0541 ACRES
PROPOSED EASEMENT ACREAGE: 0.3125 ACRES (24' WIDE ACCESS EASEMENT); 0.0099 ACRES (12' WIDE UTILITY & FIRE EASEMENT)
PROPERTY OWNER: DEMOCRACY PARTNERS LTD
 5880 TENNYSON PARKWAY SUITE 250
 PLANO, TX 75024
 469-755-1954

ZONING EXHIBIT
 CASE NO. ZC2024-001
 MURATA BUSINESS SYSTEMS INC ADDN, LOT 1R, BLOCK A
 MARIA C. VELA SURVEY, ABSTRACT NO. 935
 COLLIN COUNTY, TEXAS
 JANUARY 2024

ABBREVIATIONS

AMB.	AVERAGE MEAN SEA LEVEL
B.U.	BUILDING LINE
B.W.	BARBED WIRE
C.W.	CHANGING
D.E.	DRAINAGE EASEMENT
E.S.	EASTING
FN	FILE NUMBER
IR	IRON PIPE
IR	IRON ROD
M.R.C.C.T.	MAP RECORDS OF COLLIN COUNTY, TEXAS
O.P.R.C.C.T.	OFFICIAL PUBLIC RECORDS OF COLLIN COUNTY, TEXAS
P.O.B.	POINT OF BEGINNING
P.C.	POINT OF COMMENCEMENT
P.R.C.C.T.	PLAT RECORDS OF COLLIN COUNTY, TEXAS
ON	ON
ST.M.E.	STORM SEWER EASEMENT
S.S.E.	SEWERY SEWER EASEMENT
T.M.	TEMPORARY BENCHMARK
TYP.	TYPICAL
U.E.	UTILITY EASEMENT
W.E.	WATER LINE EASEMENT

OVERALL PROPERTY MAP



LEGEND



MARIA C. VELA SURVEY, A-95

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

TREE REMOVAL NOTE:
BEFORE REMOVAL OF TREES, CONTRACTOR MUST CONTACT URBAN FORESTER W/ PARKS AND REC DEPT (972-941-7826). TREES MAY NOT BE REMOVED UNTIL MITIGATION PAYMENT MADE (\$175 PER CALIPER INCH) (ORDINANCE 16-19).

FLOOD NOTE:
ACCORDING TO MAP NO. 48085C0355K, OF THE FEDERAL EMERGENCY MANAGEMENT AGENCY'S FLOOD INSURANCE RATE MAPS FOR CITY OF PLANO, TEXAS, EFFECTIVE DATE JUNE 7, 2017 THE SUBJECT TRACT IS SITUATED WITHIN: UN-SHADOWED ZONE "X", DEFINED AS AREAS OUTSIDE THE 500-YEAR FLOOD.

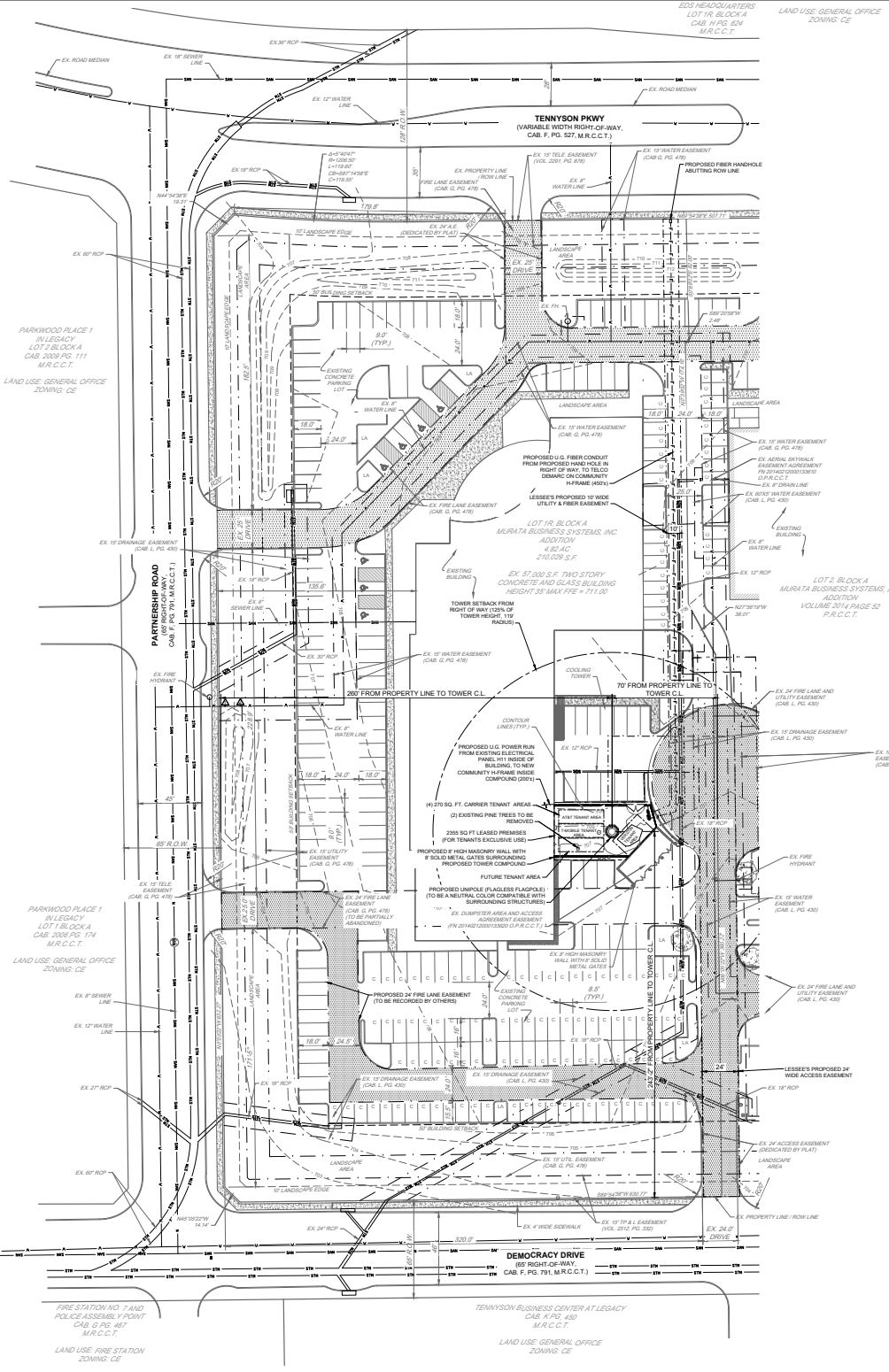
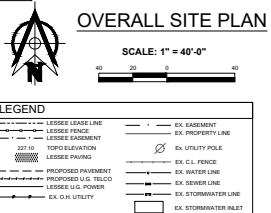
SITE LOCATION IS A GRASSY MEDIAN. CONTRACTOR SHALL CLEAR AND LEVEL ENTIRE LEASE AREA.

- CITY OF PLANO SITE PLAN GENERAL NOTES:**
- BUILDINGS 6,000 SQUARE FEET OR GREATER SHALL BE 100% FIRE SPRINKLED.
 - FIRE LINES 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-FOOD 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 INSPECTION DEPARTMENT.
 - APPROVAL OF HTE 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 4-666 OF THE CODE OF ORDINANCES.
 - PLEASE CONTACT TEH BUILDING INSPECTION DEPARTMENT TO DETERMINE THE TYPE OF CONSTRUCTION AND OCCUPANCY GROUP.
 - ALL ELECTRICAL TRANSMISSION, DISTRIBUTION, AND SERVICE LINES MUST BE UNDERGROUND WHERE REQUIRED.
 - USES SHALL CONFIRM IN OPERATION, LOCATION AND CONSTRUCTION TO THE FOLLOWING PERFORMANCE STANDARDS IN SECTION 3-1300 OF THE ZONING ORDINANCE: NOISE, SMOKE AND PARTICULATE MATTER, ODOROUS MATTER, FIRE OR EXPLOSIVE MATERIAL, TOXIC AND NOXIOUS MATTER, VIBRATION, AND/OR OTHER PERFORMANCE STANDARDS.



ABBREVIATIONS

AML	AVERAGE MEAN SEA LEVEL
B.L.	BUILDING LINE
B.W.	BARRIED WIRE
C.L.	CHAINLINK
D.E.	DRAINAGE EASEMENT
EX.	EXISTING
FN.	FILE NUMBER
IP.	IRON PIPE
IR.	IRON ROAD
M.R.C.C.T.	MAP RECORDS OF COLLIN COUNTY, TEXAS
O.P.R.C.C.T.	OFFICIAL PUBLIC RECORDS OF COLLIN COUNTY, TEXAS
PL.	PLAT RECORDS OF COLLIN COUNTY, TEXAS
P.C.C.T.	PLAT RECORDS OF COLLIN COUNTY, TEXAS
OH.	OVERHEAD
ST.M.S.E.	STORM MAIN SEWER EASEMENT
S.S.E.	SANITARY SEWER EASEMENT
TM.	TEMPORARY BENCHMARK
TYP.	TYPICAL
U.S.E.	UTILITY EASEMENT
W.L.E.	WATER LINE EASEMENT



WATER METER SCHEDULE

I.D.	TYPE	SIZE	NO.	SAN.	SEW.	REMARKS
1	DOMESTIC	2"	2	6"		EXISTING
2	IRRIGATION	2"	2	N/A		EXISTING

THE PURPOSE OF THIS REVISED SITE PLAN IS TO ADD A CELL TOWER COMPOUND TO THE SUBJECT PROPERTY.

SITE DATA SUMMARY TABLE

GENERAL SITE DATA	LOT IR
ZONING	CE
LAND USE	GENERAL OFFICE
LOT AREA	210,029 SF ± 4.82 AC
BUILDING FOOTPRINT AREA	30,935 SF
TOTAL BUILDING AREA	57,000 SF
BUILDING HEIGHT (# STORIES)	2
BUILDING HEIGHT (3' MAX)	35' MAX
LOT COVERAGE	14.80%
FLOOR AREA RATIO	27.30%
PARKING	1 SPACE/300 SF FLOOR AREA
REQUIRED PARKING (# SPACES)	190
PROVIDED PARKING (# SPACES)	262
STANDARD PARKING (# SPACES)	135
COMPACT PARKING (# SPACES)	113
GARAGE PARKING (# SPACES)	0
ACCESSIBLE PARKING REQUIRED (# SPACES)	7
ACCESSIBLE PARKING PROVIDED (# SPACES)	7
PARKING IN EXCESS OF 110% OF REQUIRED PARKING (# SPACES)	53
LANDSCAPE AREA (INCLUDING TURF AREA)	
LANDSCAPE EDGE AREA PROVIDED	12,100 SF
REQUIRED INTERIOR LANDSCAPE AREA	8 SF PER SPACE = 1,520 SF
INTERIOR LANDSCAPE AREA PROVIDED	65,046 SF
OTHER LANDSCAPE AREA WITHIN THE LOT INCLUDING STORM WATER CONSERVATION AREAS	0
TOTAL LANDSCAPE AREA	77,146 SF
PERMEABLE AREA (NOT INCLUDING LANDSCAPING OR TURF AREAS)	
PERMEABLE PAVEMENT	0
OTHER PERMEABLE AREA WITHIN THE LOT INCLUDING LANDSCAPING OR TURF AREAS	0
TOTAL PERMEABLE AREA	0
IMPERVIOUS AREA	
BUILDING FOOTPRINT AREA	30,935 SF
AREA OF SIDEWALKS, PAVEMENT & OTHER IMPERVIOUS FLATWORK	101,948 SF
TOTAL IMPERVIOUS AREA	132,883 SF
SUM OF TOTAL LANDSCAPE AREA + TOTAL IMPERVIOUS AREA	210,029 SF
TOTAL IMPERVIOUS AREA	132,883 SF
LESS BMP IMPERVIOUS AREA CREDIT	0
BILLABLE IMPERVIOUS AREA	132,883 SF

APPROVED
SUBJECT TO STIPULATIONS
April 15, 2024
CITY OF PLANO
P&Z COMMISSION
PLANNER: JR

EXPIRES
APRIL 15, 2026
CITY OF PLANO



ANTHEMNET, INC.
5841 LUTHER LANE
SUITE 225
DALLAS, TX 75228
PHONE: 512-558-7161



3D DESIGN & ENGINEERING, INC.
2502 E WINTER WOLEY CT
COPPER, TEXAS 75245
PHONE: 972-969-9929
WWW.3DD&E.COM
P# 17-13301

REVISED SITE PLAN
MURATA BUSINESS SYSTEMS, INC. ADDITION

PROJECT NAME & SHEET DESCRIPTION
SPRING CREEK DNT
REVISED SITE PLAN
CITY PROJECT NO: RSP2024-002

REV NO:	REV DESCRIPTION:	REV DATE:
1	CITY REQUESTED REVISION	1-2-24
2	CITY REQUESTED REVISION	1-20-24
3	CITY REQUESTED REVISION	3-19-24
4	CITY REQUESTED REVISION	04-04-24

DATE OF REVISION: 8-03-2023

SHEET NO. ZD1 OF 2 SHEETS



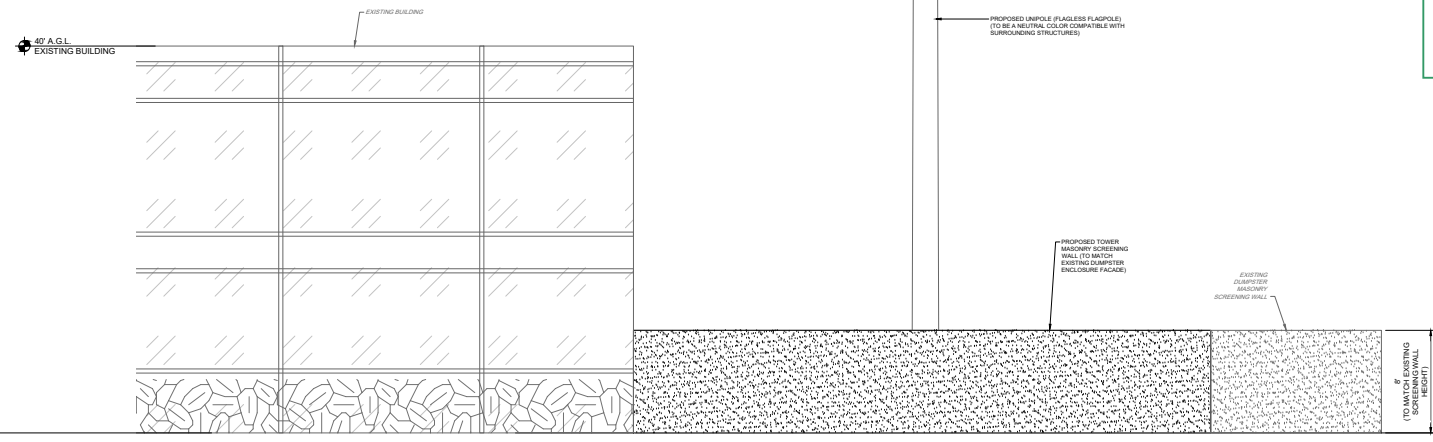
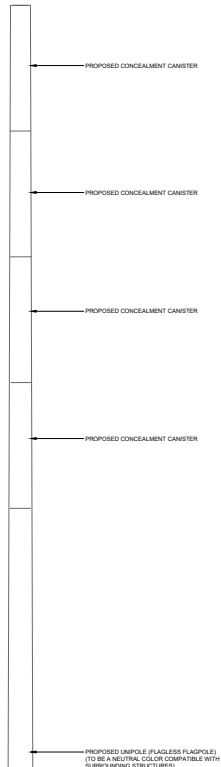
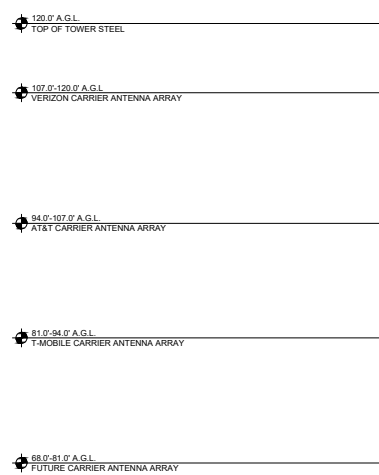
ZONING NOTE:
APPROVAL OF THE ZONING CASE ASSOCIATED WITH THIS EXHIBIT SHALL NOT IMPLY APPROVAL OF ANY ASSOCIATED STUDY, PLAT, OR PLAN, APPROVAL OF DEVELOPMENT STANDARDS SHOWN HEREON, OR THE INITIATION OF THE DEVELOPMENT PROCESS. PLANNING & ZONING COMMISSION AND/OR CITY COUNCIL ACTION ON STUDIES, PLATS,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

TREE REMOVAL NOTE:
BEFORE REMOVAL OF TREES, CONTRACTOR MUST CONTACT URBAN FORESTER W/ PARKS AND REC DEPT (972-941-7826). TREES MAY NOT BE REMOVED UNTIL MITIGATION PAYMENT MADE (\$175 PER CALIPER INCH) [ORDINANCE 16-19].

FLOOD NOTE:
ACCORDING TO MAP NO. 48085C0355K, OF THE FEDERAL EMERGENCY MANAGEMENT AGENCY'S FLOOD INSURANCE RATE MAPS FOR CITY OF PLANO, TEXAS, EFFECTIVE DATE JUNE 7, 2017 THE SUBJECT TRACT IS SITUATED WITHIN: UN-SHADED ZONE "X", DEFINED AS AREAS OUTSIDE THE 500-YEAR FLOOD.

SITE LOCATION IS A GRASSY MEDIAN. CONTRACTOR SHALL CLEAR AND LEVEL ENTIRE LEASE AREA.

- CITY OF PLANO SITE PLAN GENERAL NOTES:**
1. BUILDINGS 6,000 SQUARE FEET OR GREATER SHALL BE 100% FIRE SPRINKLED.
 2. FIRE LANES SHALL BE DESIGNED AND CONSTRUCTED PER CITY STANDARDS.
 3. HANDICAPPED PARKING AREAS SHALL BE DESIGNED AND PROVIDED PER CITY STANDARDS AND SHALL COMPLY WITH REQUIREMENTS OF THE CURRENT, ADOPTED INTERNATIONAL BUILDING CODE.
 4. 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.
 5. MECHANICAL UNITS, DUMPSTERS, AND TRASH COMPACTORS SHALL BE SCREENED IN ACCORDANCE WITH THE ZONING ORDINANCE.
 6. ALL STORAGE CONTINGENT UPON APPROVAL BY BUILDING INSPECTION DEPARTMENT.
 7. APPROVAL OF HTE SITE PLAN IS NOT FINAL UNTIL ALL ENGINEERING PLANS ARE APPROVED.
 8. OPEN STORAGE, WHERE PERMITTED, SHALL BE SCREENED IN ACCORDANCE WITH THE ZONING ORDINANCE.
 9. BUILDING FACADES WITHIN THIS DEVELOPMENT SHALL BE COMPATIBLE, AS PROVIDED IN THE RETAIL CORNER DESIGN GUIDELINES.
 10. OUTDOOR LIGHTING SHALL COMPLY WITH ILLUMINATION STANDARDS WITHIN SECTION 8-466 OF THE CODE OF ORDINANCES.
 11. PLEASE CONTACT THE BUILDING INSPECTION DEPARTMENT TO DETERMINE THE TYPE OF CONSTRUCTION AND OCCUPANCY GROUP.
 12. ALL ELECTRICAL TRANSMISSION, DISTRIBUTION, AND SERVICE LINES MUST BE UNDERGROUND WHERE REQUIRED.
 13. USES SHALL CONFIRM IN OPERATION, LOCATION AND CONSTRUCTION TO THE FOLLOWING PERFORMANCE STANDARDS IN SECTION 3-1300 OF THE ZONING ORDINANCE. NOISE, SMOKE AND PARTICULATE MATTER, ODOROUS MATTER, FIRE OR EXPLOSIVE MATERIAL, TOXIC AND NOXIOUS MATTER, VIBRATION, AND/OR OTHER PERFORMANCE STANDARDS.



APPROVED
SUBJECT TO STIPULATIONS
April 15, 2024
CITY OF PLANO
P&Z COMMISSION
PLANNER: JR

SPACE FOR CITY OF PLANO USE ONLY

EXPIRES
APRIL 15, 2026
CITY OF PLANO

ANTHEMNET
ANTHEMNET, INC.
984 LUTHERLANE
SUITE 205
DALLAS, TX 75225
PHONE: 972-439-7151

3D DESIGN & ENGINEERING, INC.
21528 E. WINTER WOLET CT
COPPER, TEXAS 77433
PHONE: 832-431-8629
WWW.3DDE.COM
PLOT # 1-13001

REVISED SITE PLAN
MURATA BUSINESS SYSTEMS, INC. ADDITION

PROJECT NAME & SHEET DESCRIPTION
SPRING CREEK DNT
ANTENNA DETAIL
CITY PROJECT NO: RSP2024-002

SITE LOCATION INFORMATION
PLAN TYPE: REVISED SITE PLAN - NEW CELLULAR COMMUNICATIONS SITE
PROPERTY DESCRIPTION: MURATA BUSINESS SYSTEMS INC ADDITION (CPL) BLK A LOT 16, RES PLAT
GROSS ACREAGE: 4.822-ACRE TRACT (0541 ACRE TOWER ADDITION)
CITY, COUNTY AND STATE NAME: CITY OF PLANO, COLLIN COUNTY, TEXAS
SURVEY ABSTRACT NAME: MARIA C. VELA SURVEY, ABSTRACT 935
PROPERTY OWNER: DEMOCRACY PARTNERS, LTD PHONE: 469-759-1564



DATE OF CREATION: 8-03-2023

REV NO:	REV DESCRIPTION:	REV DATE:
1	CITY REQUESTED REVISION	1-2-24
2	CITY REQUESTED REVISION	1-20-24
3	CITY REQUESTED REVISION	3-19-24
4	CITY REQUESTED REVISION	04-04-24

SHEET NO ZD2 OF 2 SHEETS