

Zoning Case 2024-001

An Ordinance of the City of Plano, Texas, amending the Comprehensive Zoning Ordinance of the City, Ordinance No. 2015-5-2, as heretofore amended, granting Specific Use Permit No. 56 for Commercial Antenna Support Structure on 0.1 acre of land out of the Maria C. Vela Survey, Abstract No. 935, located 225 feet north of Democracy Drive and 220 feet east of Partnership Road in the City of Plano, Collin County, Texas, presently zoned Commercial Employment, 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 13th day of May, 2024, for the purpose of considering granting Specific Use Permit No. 56 for Commercial Antenna Support Structure on 0.1 acre of land out of the Maria C. Vela Survey, Abstract No. 935, located 225 feet north of Democracy Drive and 220 feet east of Partnership Road in the City of Plano, Collin County, Texas, presently zoned Commercial Employment; 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 13th day of May, 2024; and

WHEREAS, the City Council is of the opinion and finds that granting Specific Use Permit No. 56 for Commercial Antenna Support Structure on 0.1 acre of land out of the Maria C. Vela Survey, Abstract No. 935, located 225 feet north of Democracy Drive and 220 feet east of Partnership Road in the City of Plano, Collin County, Texas, presently zoned Commercial Employment would not be detrimental to the public health, safety, or general welfare, or otherwise offensive to the neighborhood; and

WHEREAS, the City Council is of the opinion and finds that such change 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.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF PLANO, TEXAS, THAT:

Section I. The Comprehensive Zoning Ordinance of the City, Ordinance No. 2015-5-2, as the same has been heretofore amended, is hereby further amended so as to grant Specific Use Permit No. 56 for Commercial Antenna Support Structure on 0.1 acre of land out of the Maria C. Vela Survey, Abstract No. 935, located 225 feet north of

Democracy Drive and 220 feet east of Partnership Road in the City of Plano, Collin County, Texas, presently zoned Commercial Employment, said property being described in the legal description in Exhibit A attached hereto.

Section II. The change in Section I is granted 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.

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 on the 13th day of May, 2024.

John B. Muns, MAYOR

ATTEST:

Lisa C. Henderson, CITY SECRETARY

APPROVED AS TO FORM:

Paige Mims, CITY ATTORNEY

Zoning Case 2024-001

BEING a lessee's proposed 2355 sq ft premises containing 0.0541 acres (2355.14 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 20151019001322320 of the official public records of Collin County, Texas, said 0.0541-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 (4202), North American Datum of 1983:

COMMENCING at a 5/8" iron rod stamped "BDD 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 $x=2,485,033.37$ (e), $y=7,076,515.16$ (n);

THENCE south 41 degrees 51 minutes 51 seconds west, 525.26 feet to the POINT OF BEGINNING and northeasterly corner of the herein described tract, having a state plane coordinate value of $x=2,484,682.83$ (e), $y=7,076,123.99$ (n);

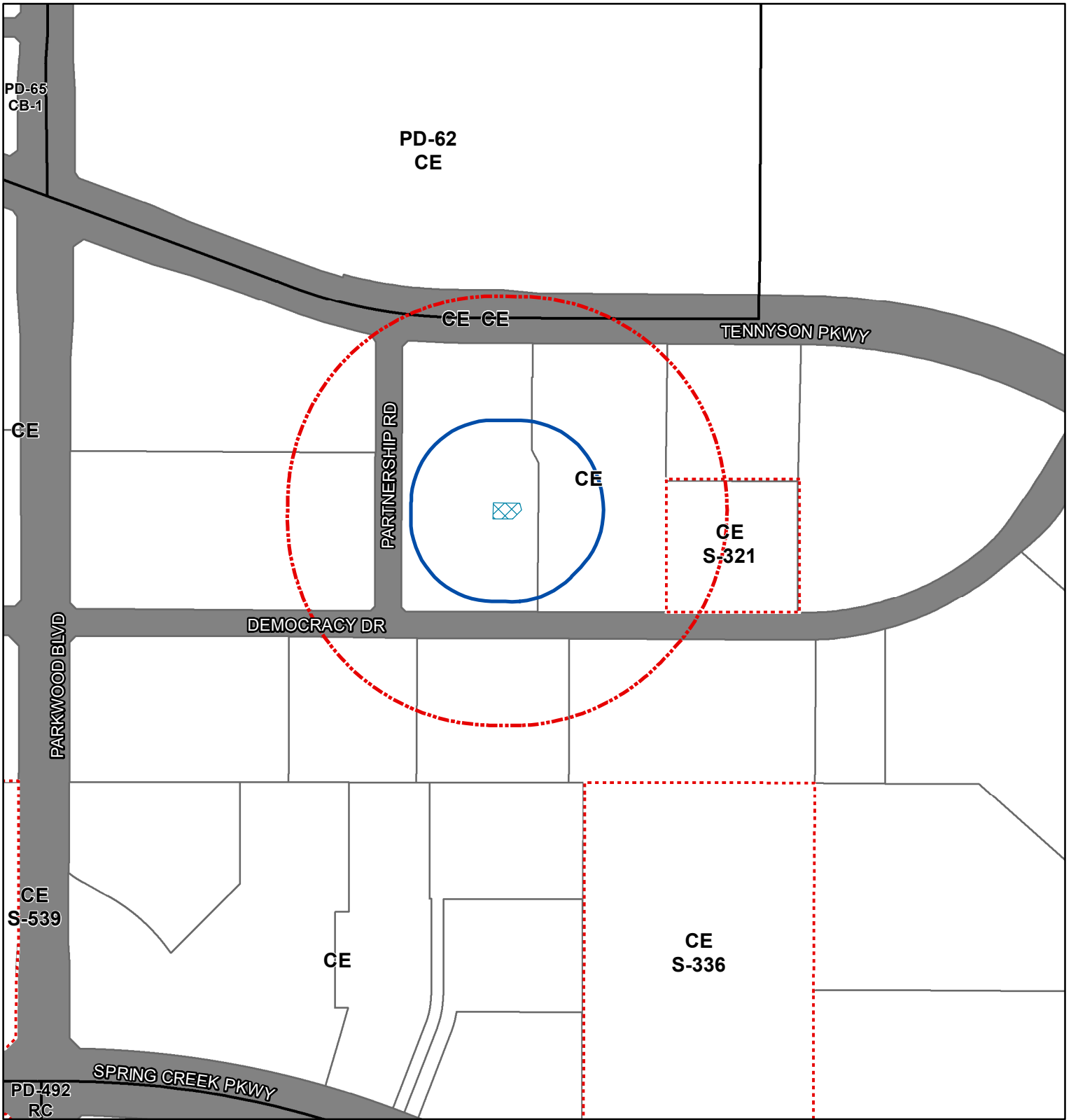
THENCE south 13 degrees 12 minutes 37 seconds east, 17.06 feet to the east corner of the herein described tract;

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 due north, 38.24 feet to the northwest corner of the herein described tract;

THENCE north 89 degrees 40 minutes 03 seconds east, 64.14 feet to the **POINT OF BEGINNING** and **CONTAINING** 0.0541 acres (2,355.14 square feet) of land.

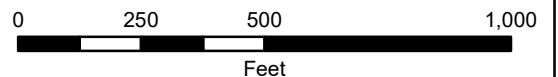
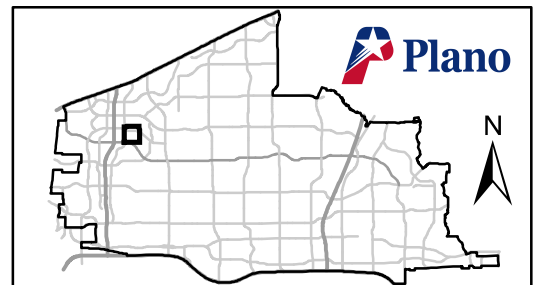


Zoning Case: ZC2024-001

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



LESSEE'S PROPOSED 2365 SQ FT PREMISES DESCRIPTION:

BEING A LESSEE'S PROPOSED 2365 SQ FT PREMISES CONTAINING 0.0541 ACRES (2035.14 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 (NAD 83) 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 BIGHT-OR-WAY LINE OF TENNYSON PARKWAY AND HAVING A STATE PLANE COORDINATE VALUE OF X=2485.033366 Y=1076.515116 (N)

THENCE SOUTH 41 DEGREES 51 MINUTES 51 SECONDS WEST, 536.26 FEET TO THE POINT OF BEGINNING AND NORTHEASTERLY CORNER OF THE HEREIN DESCRIBED TRACT, HAVING A STATE PLANE COORDINATE VALUE OF X=2485.033366 Y=1076.515116 (N)

THENCE SOUTH 13 DEGREES 12 MINUTES 59 SECONDS EAST, 17.96 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;

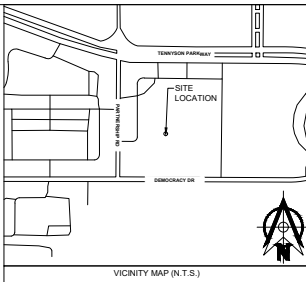
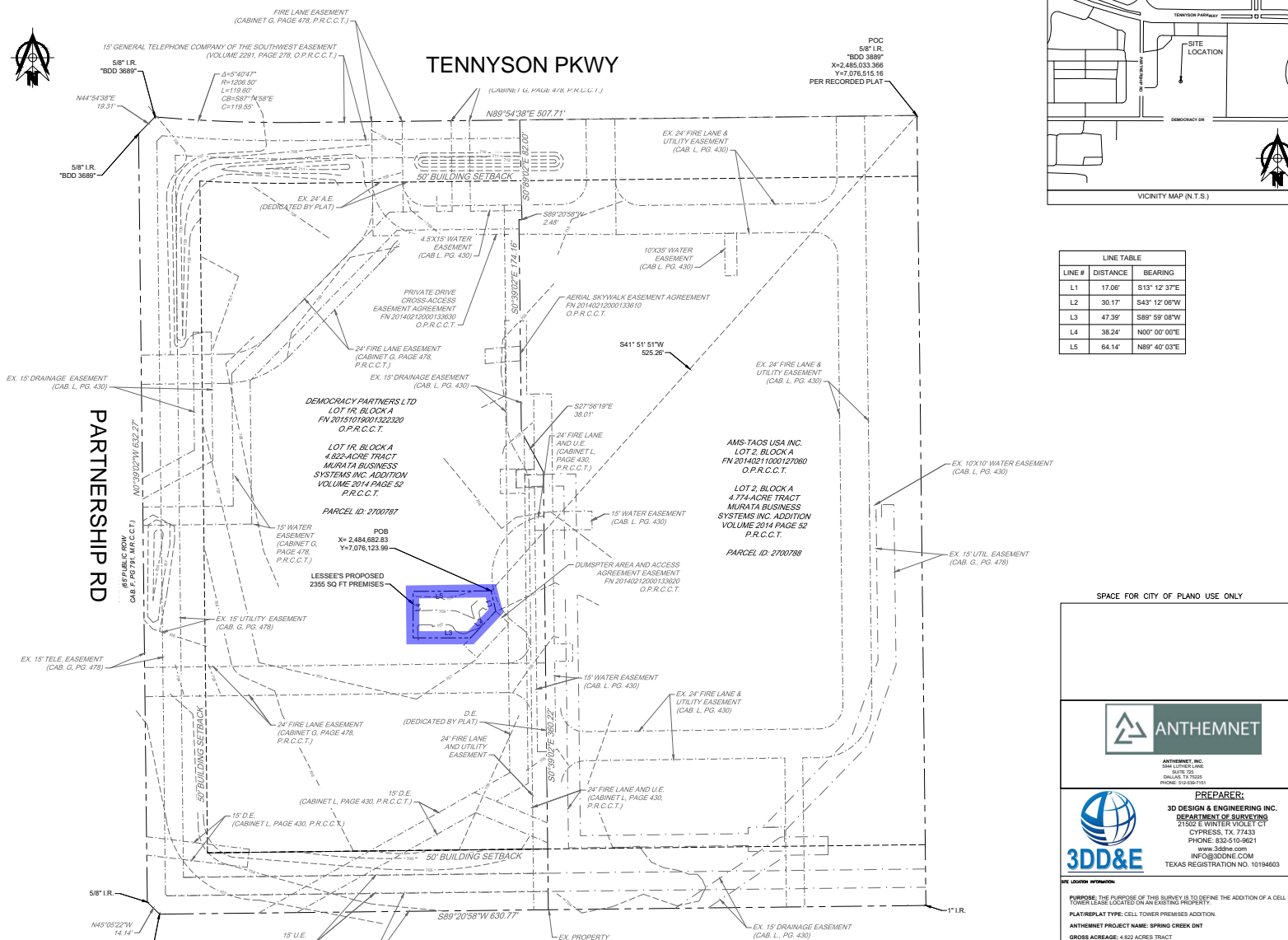
THENCE NORTH 89 DEGREES 49 MINUTES 03 SECONDS EAST, 64.14 FEET TO THE POINT OF BEGINNING CONTAINING 0.042 ACRES (1835.14 SQUARE FEET) OF LAND.

GENERAL NOTES:

- ALL BEARINGS ARE GRID BEARINGS BASED ON TEXAS STATE PLANE COORDINATE SYSTEM, NORTH CENTRAL ZONE (NAD 83) 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 (VD83) 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).
- BAISIS OF BEARING: GPS OBSERVATIONS CONDUCTED AT THE TIME OF THE SURVEY.
- BAISIS 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 2365 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 MONUMENTED.
- 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 2365 SQ FT PREMISES LIES WITHIN AN UNSHADED AREA OF 100MM FLOOD HAZARD ZONE X, ACCORDING TO FEMA FIRM PANEL MAP NUMBER 48030003N, EFFECTIVE 06/07/2017 CITY OF PLANO, COLLIN COUNTY, TEXAS.
- THE LESSEE'S PROPOSED 2365 SQ FT PREMISES PLACEMENT ARE PER LAND OWNER, OR CUSTOMER DIRECTION AND DO NOT REFLECT ENGINEERING OR REAL ESTATE ASSESSMENT 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 THIS ZONING CASE.



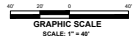
TENNYSON PKWY



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

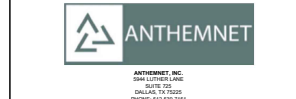
ABBREVIATIONS	
AMSL	AVERAGE MEAN SEA LEVEL
B.L.	BENCHMARK
B.W.	BARBED WIRE
CL	CHAIN
D.E.	DRAINAGE EASEMENT
EA	EASTING
FN	FILE NUMBER
IR	IRON PIPE
IR	IRON ROD
M.R.C.C.T.	MAP RECORDS OF COLLIN COUNTY, TEXAS
O.P.R.C.C.T.	OFFICIAL PUBLIC RECORDS OF COLLIN COUNTY, TEXAS
POB	POINT OF BEGINNING
P.C.	POINT OF COMMENCEMENT
P.R.C.C.T.	PLAT RECORDS OF COLLIN COUNTY, TEXAS
CR	CORNER
S.T.M.E.	STORM SEWER EASEMENT
S.B.E.	SANITARY SEWER EASEMENT
TM	TEMPORARY BENCHMARK
TR	TRIPY
U.E.	UTILITY EASEMENT
W.E.	WATER LINE EASEMENT

OVERALL PROPERTY MAP



LEGEND	
-----	LESSEE'S PROPOSED PREMISES
-----	EX. EASEMENT
-----	EX. SETBACK LINE
-----	EX. PROPERTY LINE

SPACE FOR CITY OF PLANO USE ONLY



PREPARED BY:
3D DESIGN & ENGINEERING INC.
 DEPARTMENT OF SURVEYING
 2702 E WINTER VIOLET CT
 CYPRESS, TX 77433
 PHONE: 832-510-6621
 www.3ddand.com
 INFO@3DDNE.COM
 TEXAS REGISTRATION NO. 10194603

PURPOSE: THE PURPOSE OF THIS SURVEY IS TO DEFINE THE ADDITION OF A CELL TOWER/PLATE LOCATED ON THE SURVEYED PREMISES.
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: 0.2122 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 75224
 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

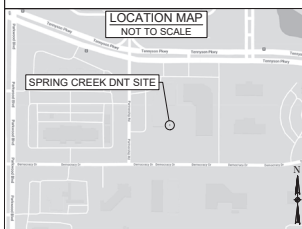
ZONING NOTE:
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TREE REMOVAL NOTE:
 BEFORE REMOVAL OF TREES, CONTRACTOR MUST CONTACT URBAN FORESTER W/ PARKS AND REC DEPT (972-941-7826). TREES MAY NOT BE REMOVED UNTIL MITIGATION PAYMENT MADE (\$175 PER CALIPER INCH) (ORDINANCE 16-19).

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.

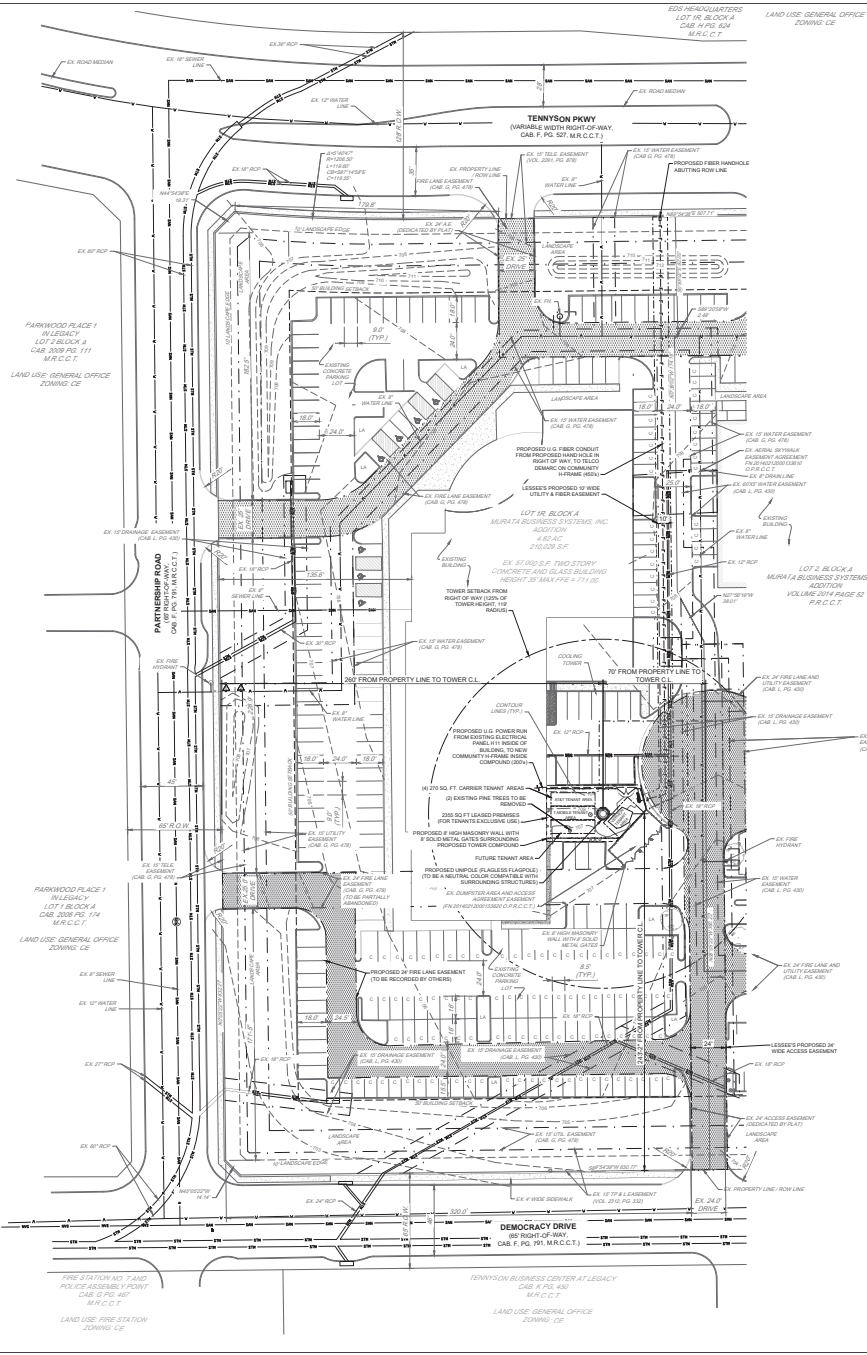
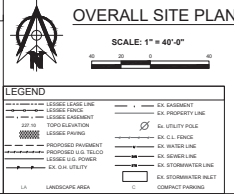
SITE LOCATION IS A GRASSY MEDIAN. CONTRACTOR SHALL CLEAR AND LEVEL ENTIRE LEASE AREA.

- CITY OF PLANO SITE PLAN GENERAL NOTES:**
- 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 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 MEANINGFUL 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 ITE 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 8-408 OF THE CODE OF ORDINANCES.
 - PLEASE CONTACT THE BUILDING INSPECTION DEPARTMENT TO DETERMINE THE TYPE OF CONSTRUCTION AND OCCUPANCY GROUP.
 - ALL ELECTRICAL TRANSMISSION, DISTRIBUTION AND SERVICE LINES MUST BE UNDERGROUND WHERE REQUIRED.
 - USERS 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

AMSL	AVERAGE MEAN SEA LEVEL
BL	BUILDING LINE
B.W.	BARRIERS WIRE
CL	CHANNEL
CE	DRAINAGE EASEMENT
EX	EXISTING
FN	FILE NUMBER
IP	IRON PIPE
IR	IRON ROD
M.P.C.C.T.	MAP RECORDS OF COLLIN COUNTY, TEXAS
O.P.R.R.C.C.T.	OFFICIAL PUBLIC RECORDS OF COLLIN COUNTY, TEXAS
POB	POINT OF BEGINNING
P.C.C.T.	POINT OF COMMENCEMENT
OR	OVERHEAD
ST/BE	STORM SEWER EASEMENT
S.B.E.	SANITARY SEWER EASEMENT
TRM	TOWER TRIM BENCHMARK
U.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"	6"	EXISTING
2	IRRIGATION	2"	2	N/A	6"	EXISTING

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

Call DigTESS dial "811"

Know what's below. Call before you dig.

SITE DATA SUMMARY TABLE

GENERAL SITE DATA	LOT 1R
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 (# STORIES) MAX	35'
LOT COVERAGE	14.80%
FLOOR AREA RATIO	27.30%
PARKING	
PARKING RATIO	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 130% 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 NOT 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
NOTE: SUM MUST EQUAL LOT 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

SPACE FOR CITY OF PLANO USE ONLY

EXPIRES
 APRIL 15, 2026
 CITY OF PLANO

ANTHEMNET, INC.
 594 LUTHER LANE
 DALLAS, TX 75208
 PHONE: 972-975-9151

REVISED SITE PLAN
 MURATA BUSINESS SYSTEMS, INC. ADDITION

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

DATE OF CREATION: 08-03-2023

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. ZD1 OF 2 SHEETS

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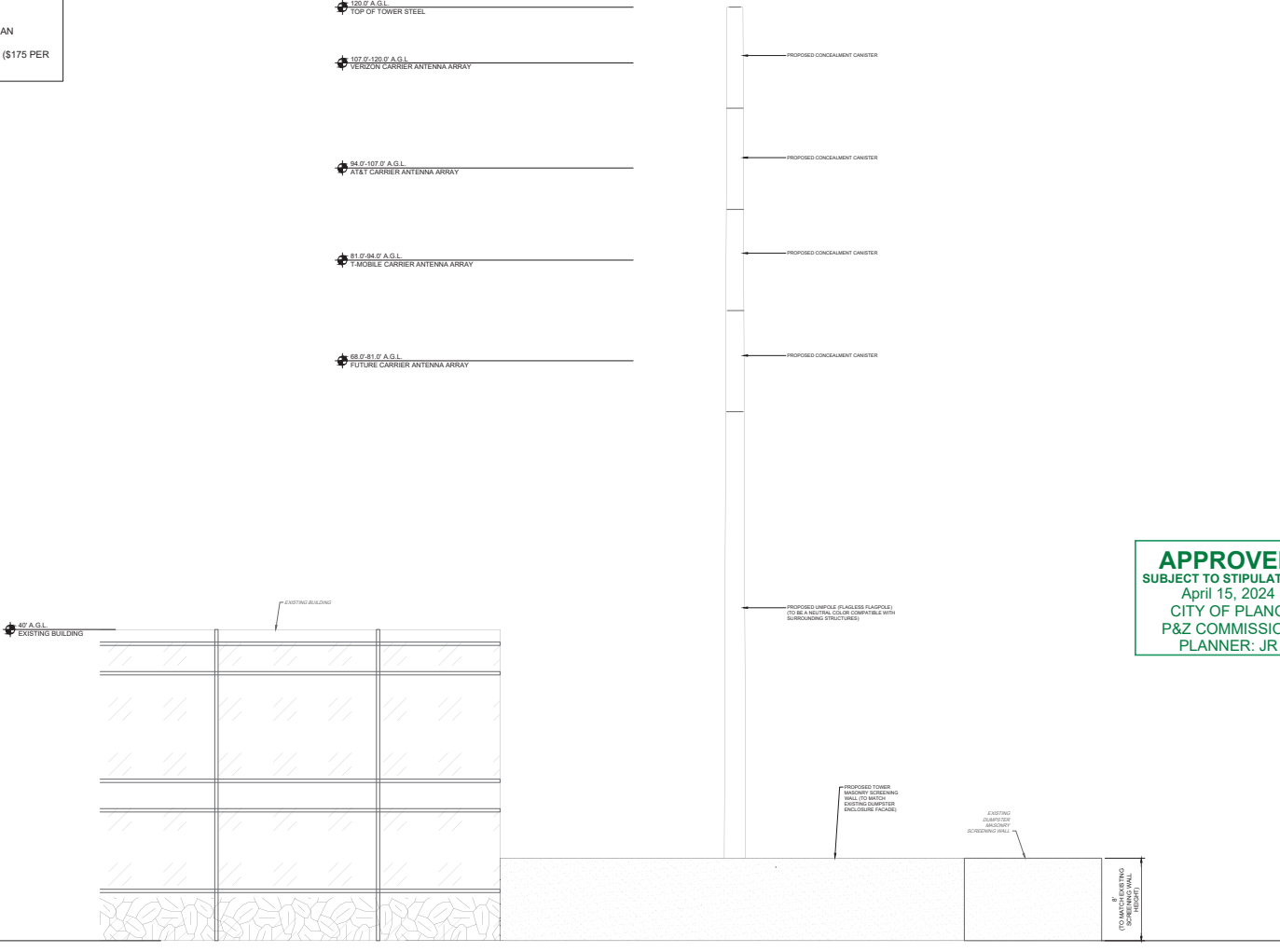
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SITE LOCATION IS A GRASSY MEDIAN. CONTRACTOR SHALL CLEAR AND LEVEL ENTIRE LEASE AREA.

CITY OF PLANO SITE PLAN GENERAL NOTES:

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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 SIGNAGE CONTINGENT UPON APPROVAL BY BUILDING INSPECTION DEPARTMENT.
7. APPROVAL OF THIS 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 6-466 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 CONFORM IN OPERATION, LOCATION, AND CONSTRUCTION TO THE FOLLOWING PERFORMANCE STANDARDS IN SECTION 5-1300 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.



SITE ELEVATION
SCALE: N.T.S.



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, INC.
5041 LUTHER LANE
SUITE 205
DALLAS, TX 75244
PHONE: 214-359-7101

 3D DESIGN & ENGINEERING, INC. 2100 E. WINTER WOOD CT COPULE, TEXAS 77425 PHONE: 832-435-0000 WWW.3DD&E.COM FIRM # P-15301	<p>REVISED SITE PLAN</p> <p>MURATA BUSINESS SYSTEMS, INC. ADDITION</p>
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PROJECT NAME & SHEET DESIGNATION:

SPRING CREEK DNT
ANTENNA DETAIL
CITY PROJECT NO: RSP2024-002

THE OWNER INFORMATION:
PLAN TYPE: REVISED SITE PLAN - NEW CELLULAR COMMUNICATIONS SITE
PROPERTY DESCRIPTION: MURATA BUSINESS SYSTEMS INC ADDITION (DPL) BLKA, LOT 16, REFSAT
GROSS ACREAGE: 4.823-ACRE TRACT (2541 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, L.L.P. PHONE: 469-759-1954

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