

**DATE:** November 19, 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 November 18, 2024

**AGENDA ITEM NO. 2A - ZONING CASE 2024-024**  
**PETITIONER: ONCOR ELECTRIC DELIVERY COMPANY**

Request for a Specific Use Permit for Electric Substation on 0.2 acre located 1,370 feet east of Jupiter Road and 1,065 feet south of Plano Parkway. Zoned Research/Technology Center and located within the State Highway 190/Plano Parkway Overlay District. Project #ZC2024-024.

**APPROVED:** 8-0

Speaker Card(s) Received:	Support:	<u>3</u>	Oppose:	<u>0</u>	Neutral:	<u>0</u>
Letters Received Within 200' Notice Area:	Support:	<u>0</u>	Oppose:	<u>1</u>	Neutral:	<u>0</u>
Letters Received Within the Subject Property	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>0</u>	Neutral:	<u>0</u>

**RESULTS:**

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

A masonry screening wall at least eight feet in height shall be provided to screen the electrical substation area.

To view the hearing, please click on the provided link:  
<https://planotx.new.swagit.com/videos/320601?ts=241>

MC/af

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 2024-024

**PETITIONER:** Oncor Electric Delivery Company

**CASE PLANNER:** Molly Coryell, AICP

**DESCRIPTION:** Request for a Specific Use Permit for Electrical Substation on 0.2 acre located 1,370 feet east of Jupiter Road and 1,065 feet south of Plano Parkway. Zoned Research/Technology Center and located within the State Highway 190/Plano Parkway Overlay District. Project #ZC2024-024.

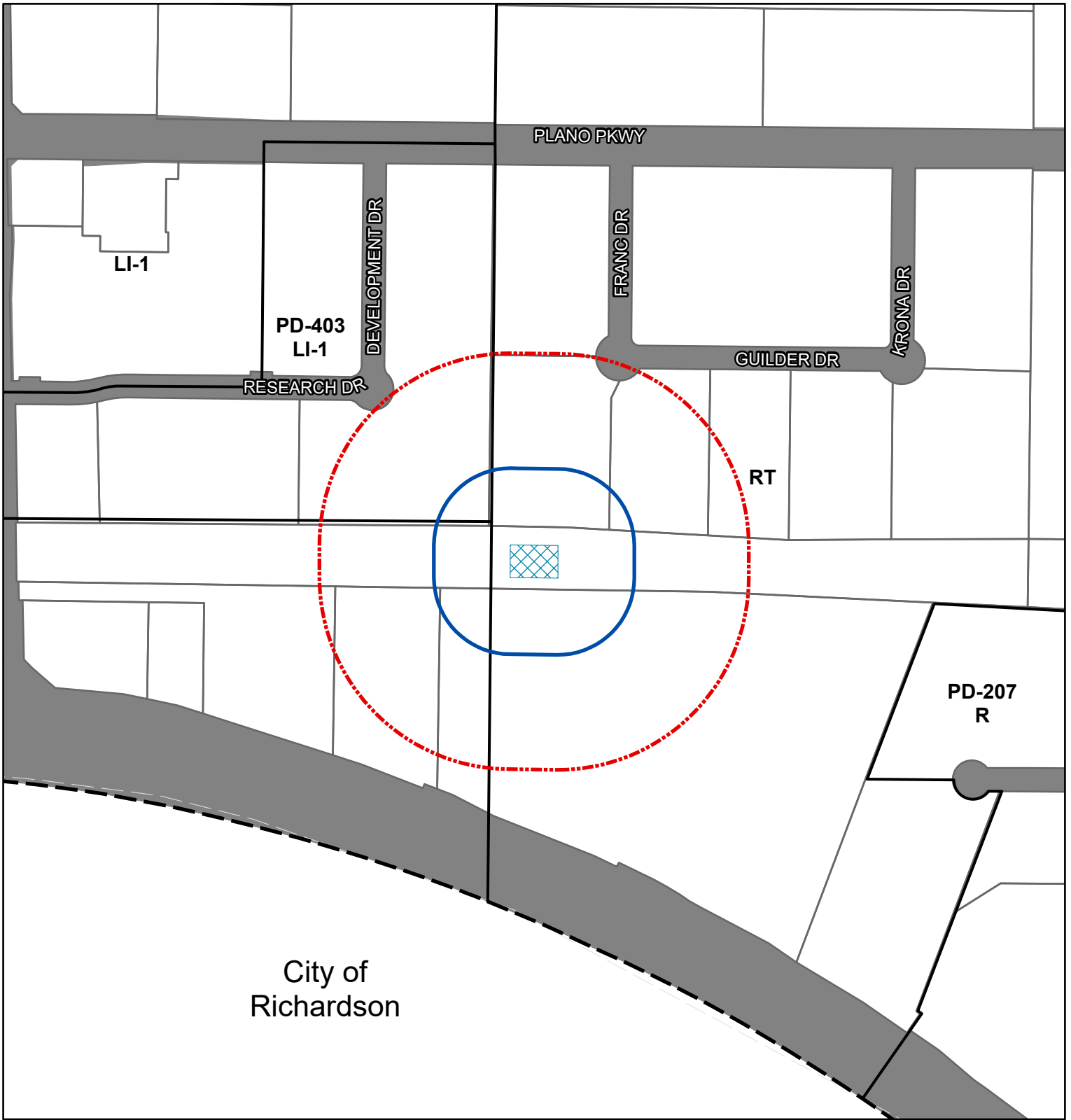
**EXECUTIVE SUMMARY**

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The applicant is requesting a Specific Use Permit (SUP) for an electrical substation to be located on a property with existing transmission lines. Major topics of consideration in this request include:

- **Associated Data Center** – The subject property is located along the route of high-voltage electric transmission lines that generally run along the border between Plano and Richardson before extending farther east into Murphy. The substation is necessary to provide a data center located 1,700 feet northeast of the subject site access to the electrical grid. A temporary power route to the data center is being utilized from an existing substation along Shiloh Road; however, this is not available as a permanent solution due to conflicting infrastructure in the right-of-way.
- **SUP Restriction** – An 8-foot masonry wall is proposed to screen the substation from public right-of-way and adjacent properties.
- **Conformance to the Comprehensive Plan** – The request is consistent with the Employment Centers (EM) Dashboard of the Comprehensive Plan.









For these reasons, staff is supportive of the request. A preliminary site plan accompanies this request as Agenda Item No. 2B.

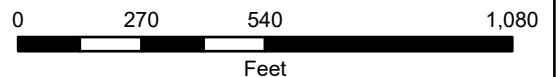
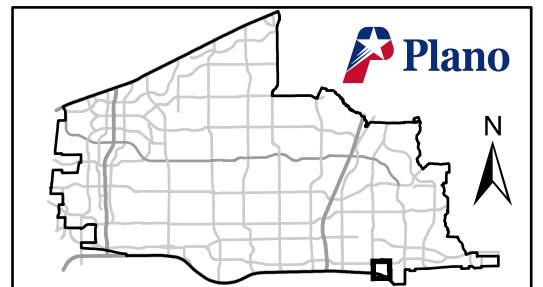


Zoning Case: 2024-024

Existing Zoning: Research/Technology Center and located within the State Highway 190/Plano Overlay District

Proposed Zoning: Specific Use Permit for an Electrical Substation

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







RESEARCH DR


DEVELOPMENT DR

FRANC DR

GUILDER DR



Zoning Case 2024-024

 Area of Request

Source: City of Plano





## STAFF PRELIMINARY REPORT – INTRODUCTORY REMARKS

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The applicant is requesting a Specific Use Permit for an Electrical Substation adjacent to existing transmission lines currently zoned Research/Technology Center.

Zoning – The subject property is currently zoned Research/Technology Center (RT). *Section 10.1300.1 (Purpose)* of the Zoning Ordinance states the purpose of the RT district is as follows:

*The RT district is intended to create a low density employment center consisting of office, research and development facilities, and limited assembly operations. RT districts should generally accommodate several users in a campus environment.*

Specific Use Permits – *Section 6.100 (Specific Use Permits)* of the Zoning Ordinance states:

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

Additionally, *6.100 (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 Use – The Zoning Ordinance defines Electrical Substation as follows:

*A subsidiary station in which electric current is transformed.*

Proposed SUP Stipulations – As part of this request, the following stipulation is proposed:

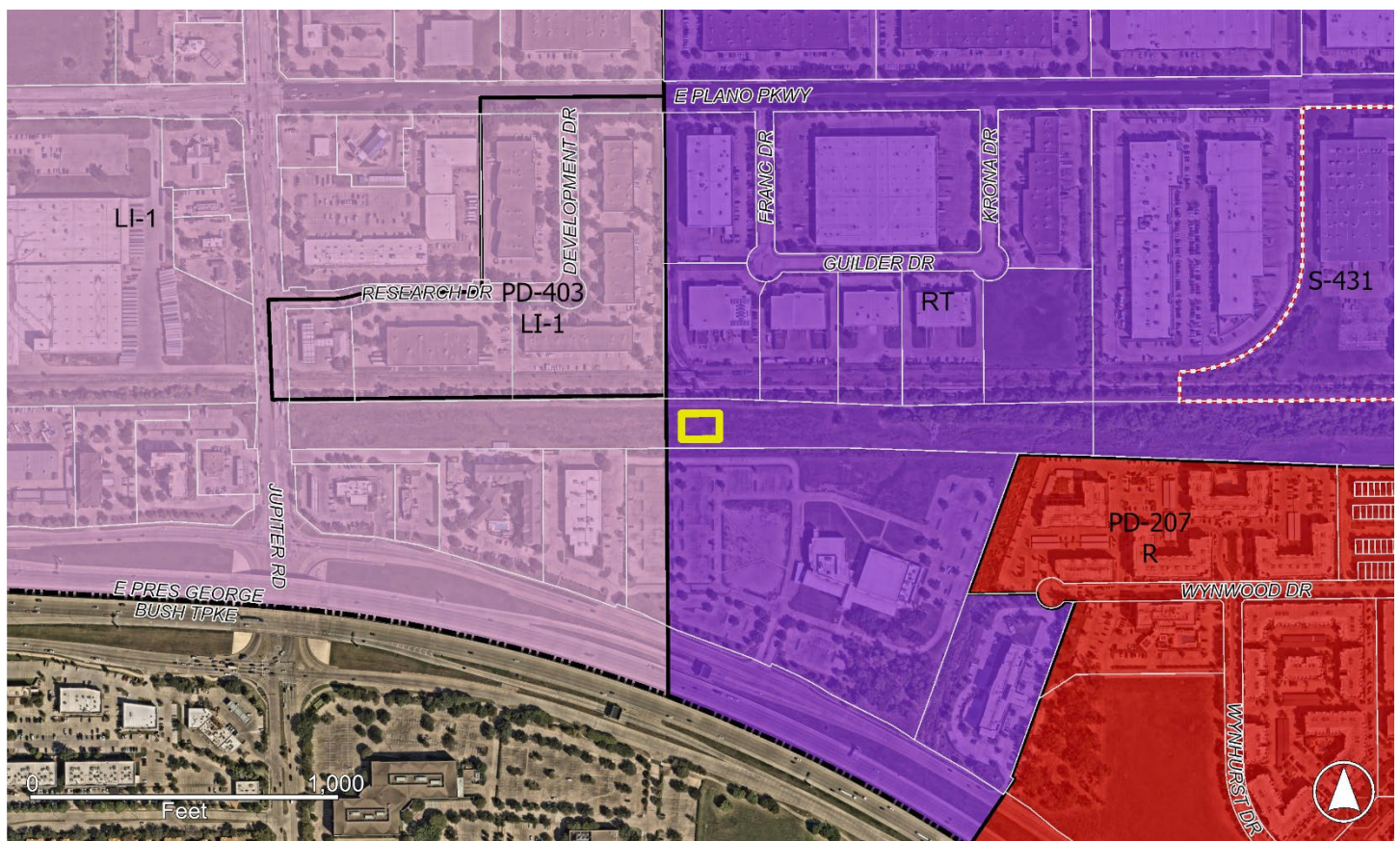
- A masonry screening wall at least eight feet in height shall be provided to screen the electrical substation area.

Site History – The subject property was developed with public transmission lines approximately 55 years ago. It was rezoned from Light Industrial-1 (LI-1) to Research/Technology Center (RT) when the RT district was established as a new zoning district in 1998.

## Surrounding Land Use and Zoning

The boundaries of the SUP are located within a larger 9.7-acre tract zoned a combination of Research/Technology Center (RT) and Light Industrial-1 (LI-1) and developed with electric transmission lines.

North	The properties are zoned LI-1 and RT and developed with light-intensity manufacturing, professional/general administrative office, and office showroom/warehouse uses.
East	The property is zoned RT and developed with electrical transmission lines.
South	The property to the south is zoned RT and developed with a religious facility.
West	The property is zoned LI-1 and RT and developed with electrical transmission lines.



## STAFF PRELIMINARY REPORT – CONFORMANCE TO THE COMPREHENSIVE PLAN

**Guiding Principles** – This set of Guiding Principles to the Comprehensive Plan (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.

**Core Policies:** The following policies serve as the fundamental basis for staff recommendations for zoning cases.

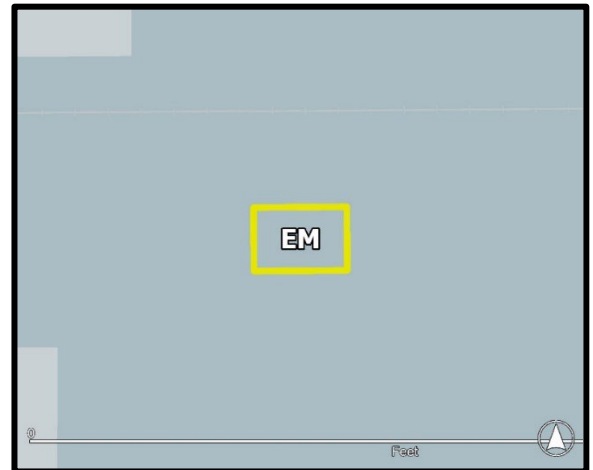
**Land Use:** *Plano will support a system of organized land use to provide housing and employment choices aligned with the market, where new and redevelopment areas respect the viability and quality of life for existing neighborhoods, businesses, and institutions.*

**Redevelopment & Growth Management:** *Plano will protect and preserve the well-established built environment of Plano and prevent overcrowding by requiring new growth and redevelopment to respect the unique development patterns, suburban character, housing needs, infrastructure capacity considerations, and fiscal constraints of our community.*

### Future Land Use Map Category & Dashboard

**Future Land Use** – The subject property is located within the **Employment Centers (EM)** category of the Future Land Use Map (FLUM).

**Description:** *The EM category applies to the business centers in the Legacy area and along the Plano Parkway/President George Bush Turnpike. The primary uses for Employment Centers are corporate office campuses, medical centers, educational facilities, technology centers, and research facilities. Limited manufacturing and warehouse uses may be allowed to support the employment centers.*



A substation could support a variety of nonresidential uses, including corporate office campuses, medical centers, and technology centers. The associated plan shows this substation is intended to support a data center. The request is in conformance with the EM description.

### Applicable Priorities

Priority #1: *Maintaining land for employment-generating uses.*

The request for the proposed substation could support a variety of employment-generating uses in the EM category. The land is owned by Oncor Electric Delivery Company and is considered TXU right-of-way. As such, very limited opportunities for further development exist. The right-of-way supplies a critical support function for the employment-generating uses in the EM category, and this request adds

functionality to the existing right-of-way property. The request supports the city’s goal to maintain land for employment-generating uses by utilizing existing right-of-way for the substation, rather than developable land.

FLUM – EM Description and Priorities		
Description		Meets
Priorities	#1: Maintaining land for employment-generating uses	Meets
	#2: Evaluating policies to sustain the long-term viability of corporate campuses	N/A
	#3: Updating the Legacy Area Master Plan	N/A

[Mix of Uses](#) – The proposed SUP for an Electrical Substation does not change the mix of uses in the EM designation.

[Desirable Character Defining Elements in EM Designation](#) – The proposed SUP for an electrical substation is to support an associated data center. No significant changes that impact the character-defining elements are proposed.

**Other Comprehensive Plan Maps**

The request is in conformance with the [Thoroughfare Plan Map, Bicycle Transportation Plan Map, Parks Master Plan Map, and the Expressway Corridor Environmental Health Map.](#)

**Additional Comprehensive Plan Policies**

[Findings Policy](#) – Findings are not required to approve this request.

[Facilities & Infrastructure Policy](#)

- Adequacy of Public Facilities – The site will provide additional connectivity to the electrical grid for nearby properties. No major impacts on water or sewer are anticipated for the development of the substation.
- Traffic Impact Analysis (TIA) – A TIA is not required for this rezoning request.
- School Capacity – N/A
- Public Safety Response Time – Fire emergency response times will be sufficient to serve the site based on existing personnel, equipment, and facilities.
- Access to and Availability of Amenities and Services – N/A

**Conformance to the Comprehensive Plan Summary**

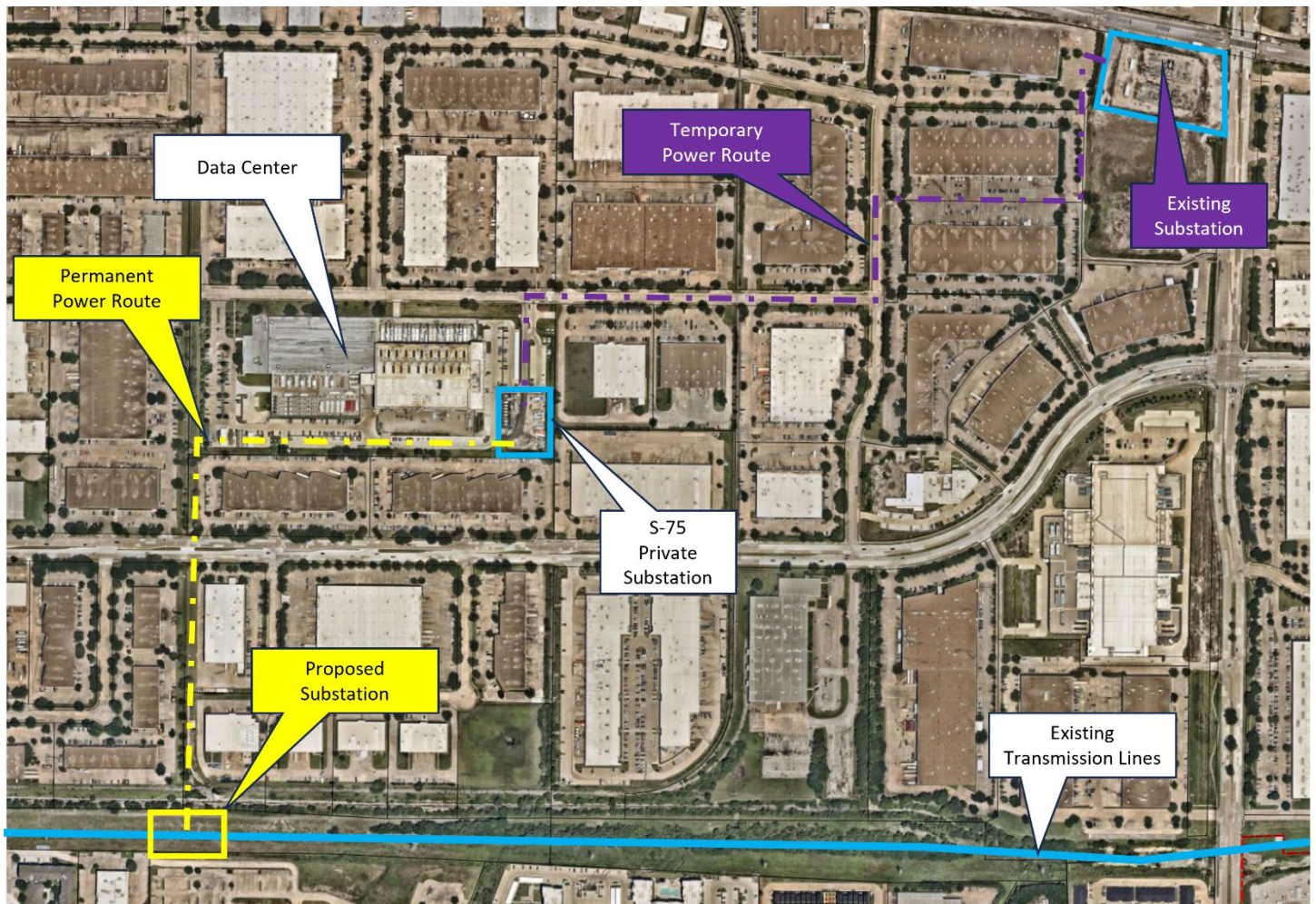
<b>Policy or Study</b>	<b>Analysis</b>
Future Land Use Map and Dashboards	
<i>Description &amp; Priorities</i>	<b>Meets</b>
<i>Mix of Uses</i>	No Change
<i>Character Defining Elements</i>	N/A
Other Comprehensive Plan Maps	N/A
Findings Policy	N/A
Facilities & Infrastructure Policy	<b>Meets</b>



# STAFF PRELIMINARY REPORT – ANALYSIS & RECOMMENDATION

## Associated Data Center Use

The substation is necessary to serve an existing data center on a lot located approximately 1,700 feet northeast of the subject site. In August 2024, an SUP (S-75) was approved to construct a private electrical substation on the data center site in support of a recent building expansion. Power was originally requested to run from the existing Oncor substation at the southwest corner of Shiloh Road and 14th Street, as shown in purple on the map below. This request was not allowed as it relied on routing through city right-of-way that resulted in conflicts with existing water infrastructure. As a result, power is temporarily being provided from the existing substation, but this request will replace that temporary supply. The new Oncor substation proposed in this request will provide permanent power to the data center along the route shown in yellow.



## Specific Use Permit Stipulations

As part of this request, the applicant is proposing an 8-foot high masonry screening wall around the perimeter of the substation. The inclusion of this screening will reduce the visual impacts of the proposed electrical substation and preserve the aesthetics of the State Highway 190/Plano Parkway Overlay District.

**SUMMARY:**

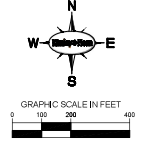
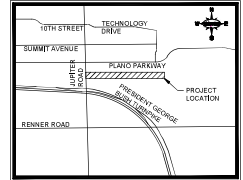
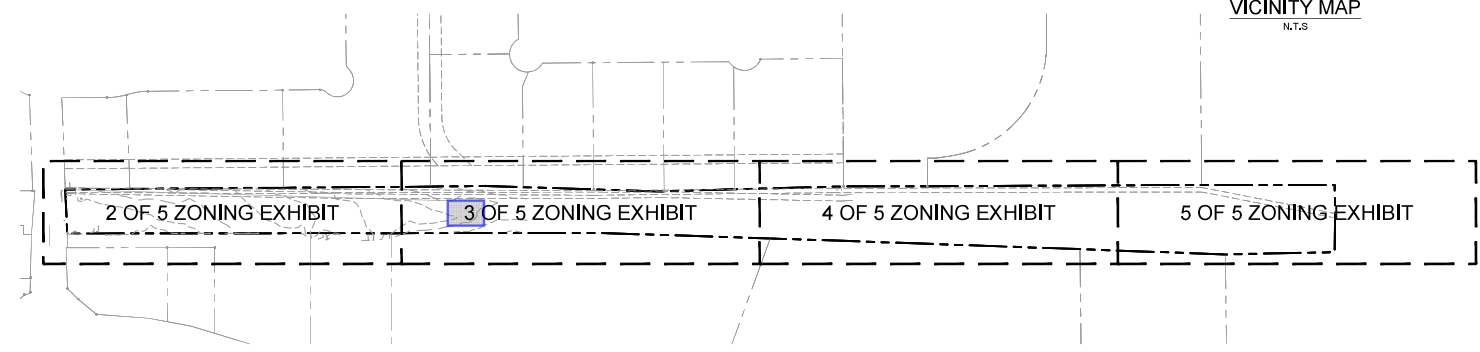
The applicant is requesting a Specific Use Permit for an Electrical Substation located on property with existing transmission lines. The request is generally consistent with policies within the Comprehensive Plan. For these reasons, staff supports the request.

**RECOMMENDATION:**

Recommended for approval as submitted.



Kimley-Horn and Associates, Inc., 11/1/2024. The information on this drawing was prepared by Kimley-Horn and Associates, Inc. under contract to OnCor Cloud, Inc. The information on this drawing was prepared by Kimley-Horn and Associates, Inc. under contract to OnCor Cloud, Inc. The information on this drawing was prepared by Kimley-Horn and Associates, Inc. under contract to OnCor Cloud, Inc.



**NOTES**

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

**METERS AND BOUNDS - SUBSTATION AREA**

BEING A 0.244 ACRE TRACT OF LAND SITUATED IN THE CITY OF PLANO, COLLIN COUNTY, TEXAS, SAME BEING A PORTION OF A CERTAIN 6.58 ACRE TRACT CONVEYED TO TEXAS POWER & LIGHT COMPANY BY DEED OF RECORD IN VOLUME 877, PAGE 315 OF THE DEED RECORDS OF COLLIN COUNTY, TEXAS, SAID 0.244 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

**BEINGING**, AT A POINT (GSD) COORDINATES N: 2921031443; E: 2921031443, FOR THE NORTHWESTERLY CORNER HEREOF, FROM WHENCE A FOUND 10' HIGH IRON ROD WITH CAP HALF" IN THE NORTHERLY LINE OF SAID 6.58 ACRE TRACT, BEING THE SOUTHWESTERLY CORNER OF LOT 7, BLOCK 2, EXCHANGE BUSINESS CENTER OF RECORD IN DOCUMENT NO. 200805001000790 OF THE PLAT RECORDS OF COLLIN COUNTY, TEXAS, BEARS N 49° 52' 22" W, A DISTANCE OF 16.0 FEET;

**THENCE**, INTO AND ACROSS SAID 6.58 ACRE TRACT, THE FOLLOWING COURSES AND DISTANCES:

N 89° 34' 20" E, A DISTANCE OF 10.00 FEET TO THE NORTHEASTERLY CORNER HEREOF;

S 00° 20' 45" E, A DISTANCE OF 6.00 FEET TO THE SOUTHEASTERLY CORNER HEREOF;

S 89° 34' 20" W, A DISTANCE OF 13.00 FEET TO THE SOUTHWESTERLY CORNER HEREOF, FROM WHICH A FOUND 10' HIGH IRON ROD IN THE SOUTHERLY LINE OF SAID 6.58 ACRE TRACT, BEING THE NORTHWESTERLY CORNER OF LOT 6, BLOCK 2, EXCHANGE BUSINESS CENTER AND UPPER ADDITION OF RECORD IN DOCUMENT NO. 201212101000300 OF SAID PLAT RECORDS, BEARS N 49° 52' 22" W, A DISTANCE OF 16.0 FEET;

N 00° 20' 45" W, A DISTANCE OF 8.00 FEET TO THE POINT OF BEGINNING, CONTAINING AN AREA OF 0.244 ACRES OF LAND, MORE OR LESS.

**ZONING EXHIBIT**  
ZC20204-024

**NEC OF JUPITER ROAD AND PRESIDENT GEORGE BUSH HIGHWAY**

TRACT 2

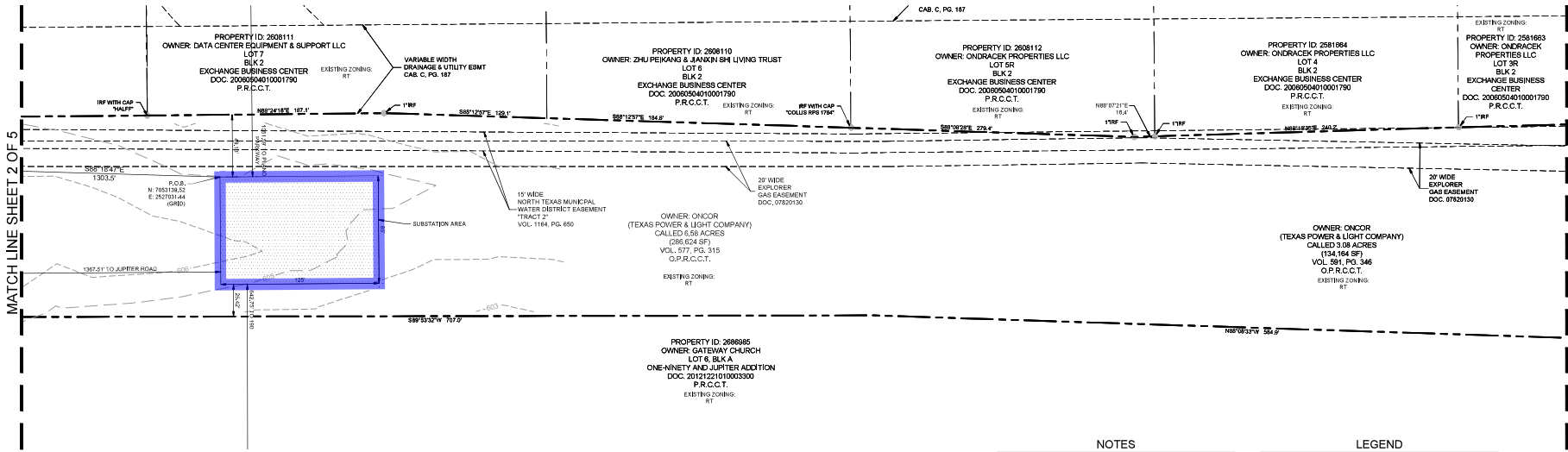
9.66 ACRES SITUATED IN THE  
HEZ DOUGLAS SURVEY, ABSTRACT NO. A0272  
CITY OF PLANO, COLLIN COUNTY, TEXAS

<p><small>OWNER:</small> ONCOR ELECTRIC DELIVERY COMPANY 774 MAIN STREET SUITE 707 FORT WORTH, TEXAS 76102 CONTACT: ASHTON MILLER PHONE: (817) 210-3390 EMAIL: ASHTON.MILLER@ONCOR.COM</p> <p><small>DATE OF PREPARATION:</small> 11/1/2024</p>	<p><small>ENR. ENGINEER:</small></p> <p style="font-size: 1.2em;"><b>Kimley-Horn</b></p> <p><small>8160 WEST PARKWAY, SUITE 210 FRODO, TX 75004 CONTACT: ROB MYERS, P.E. EMAIL: rob.myers@kimley-horn.com PHONE: (972) 311-9000 STATE OF TEXAS REGISTRATION NO. 4-28</small></p>
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<b>SCALE</b>	<b>DESIGNED BY</b>	<b>DRAWN BY</b>	<b>CHECKED BY</b>	<b>DATE</b>														
AS SHOWN	JHM	JHM	JHM	11/1/2024														
<b>OVERALL ZONING EXHIBIT</b>				<b>PROJECT NO.</b>														
				ZC20204-024														
<b>ONCOR CLOUD</b>				<b>SHEET NUMBER</b>														
<b>CITY OF PLANO, TEXAS</b>				1 OF 5														
<p><b>Kimley-Horn</b> 8160 WEST PARKWAY, SUITE 210, FRODO, TX 75004 WWW.KIMLEY-HORN.COM TEXAS REGISTERED ENGINEERING FIRM #28</p>																		
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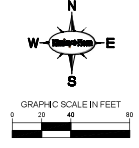
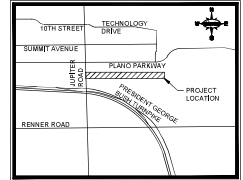


DATE: 11/11/2024  
 DRAWN BY: ASHTON MUELLER  
 CHECKED BY: ASHTON MUELLER  
 PROJECT NO.: ZC2024-024  
 SHEET NO.: 3 OF 5  
 TITLE: ZONING EXHIBIT  
 SCALE: AS SHOWN  
 CITY: CLOUD  
 STATE: TEXAS  
 COUNTY: COLLIN  
 PROJECT: ONCOR CLOUD  
 LOCATION: 9.66 ACRES SITUATED IN THE HEZ DOUGLAS SURVEY, ABSTRACT NO. A0272, CITY OF PLANO, COLLIN COUNTY, TEXAS  
 TRACT 2  
 9.66 ACRES SITUATED IN THE HEZ DOUGLAS SURVEY, ABSTRACT NO. A0272, CITY OF PLANO, COLLIN COUNTY, TEXAS



MATCH LINE SHEET 2 OF 5

MATCH LINE SHEET 4 OF 5



**NOTES**

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**METERS AND BOUNDS - SUBSTATION AREA**

BEING A 0.246 ACRE TRACT OF LAND SITUATED IN THE CITY OF PLANO, COLLIN COUNTY, TEXAS, SAME BEING A PORTION OF A CERTAIN 6.58 ACRE TRACT CONVEYED TO TEXAS POWER & LIGHT COMPANY BY DEED OF RECORD IN VOLUME 577, PAGE 315 OF THE DEED RECORDS OF COLLIN COUNTY, TEXAS, SAID 0.246 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

**BEGINNING** AT A POINT (GSD) COORDINATES N: 7053136.52; E: 2527031.44; FOR THE NORTHWESTERLY CORNER HEREOF; FROM WHENCE A FOUND 10' HIGH IRON ROD WITH CAP HALF IN THE NORTHERLY LINE OF SAID 6.58 ACRE TRACT BEING THE SOUTHWESTERLY CORNER OF LOT 7, BLOCK 2, EXCHANGE BUSINESS CENTER OF RECORD IN DOCUMENT NO. 20060504010001790 OF THE PLAT RECORDS OF COLLIN COUNTY, TEXAS, BEARS N 49° 52' 22" W. A DISTANCE OF 50.00 FEET;

**THENCE**, INTO AND ACROSS SAID 6.58 ACRE TRACT, THE FOLLOWING COURSES AND DISTANCES:

- N 89° 34' 30" E. A DISTANCE OF 105.00 FEET TO THE NORTHEASTERN CORNER HEREOF;
- S 00° 21' 40" E. A DISTANCE OF 60.00 FEET TO THE SOUTHEASTERN CORNER HEREOF;
- S 89° 34' 30" W. A DISTANCE OF 120.00 FEET TO THE SOUTHWESTERN CORNER HEREOF; FROM WHENCE A FOUND 10' HIGH IRON ROD IN THE SOUTHERLY LINE OF SAID 6.58 ACRE TRACT, BEING THE NORTHWESTERLY CORNER OF LOT 6, BLOCK 4, ONE-NINETY AND JUPITER ADDITION OF RECORD IN DOCUMENT NO. 20121221010003300 OF SAID PLAT RECORDS BEARS N 49° 52' 22" W. A DISTANCE OF 10.00 FEET;
- N 00° 21' 40" W. A DISTANCE OF 60.00 FEET TO THE POINT OF BEGINNING, CONTAINING AN AREA OF 0.246 ACRES OF LAND, MORE OR LESS.

**ZONING EXHIBIT**

ZC2024-024

**NEC OF JUPITER ROAD AND PRESIDENT GEORGE BUSH HIGHWAY**

TRACT 2

9.66 ACRES SITUATED IN THE HEZ DOUGLAS SURVEY, ABSTRACT NO. A0272, CITY OF PLANO, COLLIN COUNTY, TEXAS

OWNER:  
 ONCOR ELECTRIC DELIVERY COMPANY  
 777 MAIN STREET  
 SUITE 707  
 FORT WORTH, TEXAS 76102  
 CONTACT ASHTON MUELLER  
 PHONE: 817.215.3289  
 EMAIL: ASHTON.MUELLER@ONCOR.COM

DATE OF PREPARATION: 11/11/2024

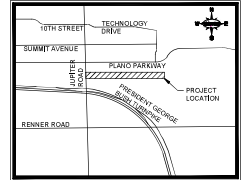
SCALE ENGINEER:  
**Kimley-Horn**  
 8100 W. WASHINGTON STREET, SUITE 210  
 FORT WORTH, TEXAS 76104  
 CONTACT ROB WATTS, P.E.  
 EMAIL: rob.watts@kimley-horn.com  
 PHONE: (817) 340-8500  
 State of Texas  
 Registration No. 6428

DATE	11/11/2024	
PROJECT NO.	ZC2024-024	
SHEET NUMBER	3 OF 5	
REVISIONS	NO.	DATE
SCALE: AS SHOWN DESIGNED BY: ASHTON MUELLER DRAWN BY: ASHTON MUELLER CITY: CLOUD STATE: TEXAS COUNTY: COLLIN PROJECT: ONCOR CLOUD LOCATION: 9.66 ACRES SITUATED IN THE HEZ DOUGLAS SURVEY, ABSTRACT NO. A0272, CITY OF PLANO, COLLIN COUNTY, TEXAS TRACT 2 9.66 ACRES SITUATED IN THE HEZ DOUGLAS SURVEY, ABSTRACT NO. A0272, CITY OF PLANO, COLLIN COUNTY, TEXAS		
<b>ZONING EXHIBIT</b>		
<b>ONCOR CLOUD</b>		
<b>CITY OF PLANO, TEXAS</b>		

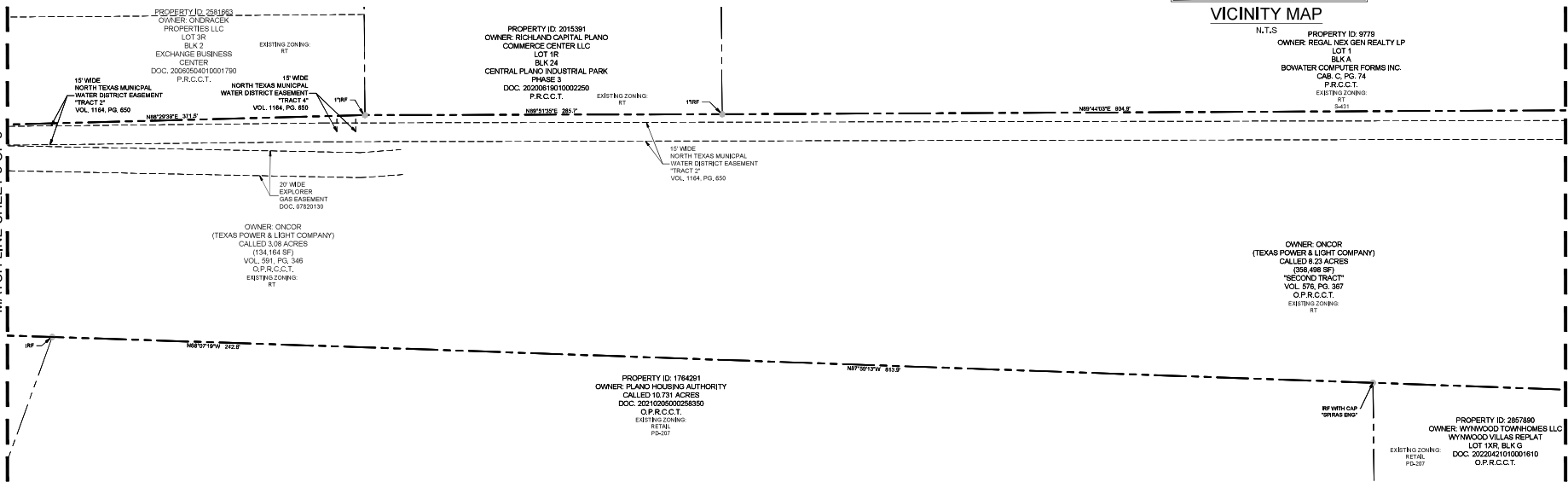
Kimley-Horn and Associates, Inc. 725 North Main Street, Suite 200, Fort Worth, Texas 76102-3289  
 Project No. 220204-024  
 Date of Preparation: 11/1/2024  
 Prepared by: ASHTON MILLER  
 Checked by: ASHTON MILLER  
 Drawn by: ASHTON MILLER  
 City of Plano, Texas  
 City Engineer: [Signature]  
 City Clerk: [Signature]  
 City Council: [Signature]  
 City Manager: [Signature]

MATCH LINE SHEET 3.0 OF 5

MATCH LINE SHEET 5.0 OF 5



VICINITY MAP



PROPERTY ID: 9778  
 OWNER: REGAL NEX REALTY LP  
 LOT 1  
 BLK 1  
 BOWATER COMPUTER FORMS INC.  
 CAB. C. PG. 74  
 P.R.C.C.T.  
 EXISTING ZONING: RT  
 6-43

OWNER: ONCOR  
 (TEXAS POWER & LIGHT COMPANY)  
 CALLED 8.23 ACRES  
 (358,498 SF)  
 (SECOND TRACT)  
 VOL. 278, PG. 367  
 O.P.R.C.C.T.  
 EXISTING ZONING: RT

PROPERTY ID: 1764281  
 OWNER: PLANO HOUSING AUTHORITY  
 CALLED 18.731 ACRES  
 DOC. 2021020500258330  
 O.P.R.C.C.T.  
 EXISTING ZONING: RETAIL PG-07

PROPERTY ID: 2857890  
 OWNER: WYWOOD TOWNHOMES LLC  
 WYWOOD VILLAS REPLAT  
 LOT 1XR, BLK G  
 DOC. 20220421010001610  
 O.P.R.C.C.T.

**NOTES**

1. APPROVAL OF THE ZONING CASE ASSOCIATED WITH THIS EXHIBIT SHALL NOT BE A PRELIMINARY APPROVAL OF ANY ASSOCIATED STUDY, PLAN, OR PLAN. APPROVAL OF DEVELOPMENT STANDARDS SHOWN HEREON OR THE INTENTIONS 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.



**METERS AND BOUNDS - SUBSTATION AREA**

BEING A 0.244 ACRE TRACT OF LAND SITUATED IN THE CITY OF PLANO, COLLIN COUNTY, TEXAS, SAME BEING A PORTION OF A CERTAIN 6.58 ACRE TRACT CONVEYED TO TEXAS POWER & LIGHT COMPANY BY DEED OF RECORD IN VOLUME 577, PAGE 315 OF THE DEED RECORDS OF COLLIN COUNTY, TEXAS, SAID 0.244 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

**BEGINNING** AT A POINT (GSD) COORDINATES N: 2921154.02; E: 2921031.441, FOR THE NORTHWESTERLY CORNER HEREOF; FROM WHENCE A FOUND 10' HIGH IRON ROD WITH CAP HALFF IN THE NORTHERLY LINE OF SAID 6.58 ACRE TRACT; BEING THE SOUTHWESTERLY CORNER OF LOT 7, BLOCK 2, EXCHANGE BUSINESS CENTER OF RECORD IN DOCUMENT NO. 200905001000790 OF THE PLAT RECORDS OF COLLIN COUNTY, TEXAS, BEARS N 49° 52' 22" W A DISTANCE OF 50.0 FEET;

**THENCE** INTO AND ACROSS SAID 6.58 ACRE TRACT, THE FOLLOWING COURSES AND DISTANCES:

N 89° 34' 30" E A DISTANCE OF 10.50 FEET TO THE NORTHEASTERLY CORNER HEREOF;  
 S 09° 25' 40" E A DISTANCE OF 50.0 FEET TO THE SOUTHEASTERLY CORNER HEREOF;  
 S 89° 34' 30" W A DISTANCE OF 135.00 FEET TO THE SOUTHWESTERLY CORNER HEREOF, FROM WHENCE A FOUND 10' HIGH IRON ROD IN THE SOUTHERLY LINE OF SAID 6.58 ACRE TRACT; BEING THE NORTHWESTERLY CORNER OF OF A BLOCK 4, ONE-FOURTH AND JUPITER ADDITION OF RECORD IN DOCUMENT NO. 201212101003300 OF SAID PLAT RECORDS BEARS N 27° 20' 00" E A DISTANCE OF 16.0 FEET;

N 09° 25' 40" W A DISTANCE OF 80.00 FEET TO THE POINT OF BEGINNING, CONTAINING AN AREA OF 0.244 ACRES OF LAND, MORE OR LESS.

**ZONING EXHIBIT**  
 ZC20204-024

**NEC OF JUPITER ROAD AND PRESIDENT GEORGE BUSH HIGHWAY**

TRACT 2

0.86 ACRES SITUATED IN THE  
 HEZ DOUGLAS SURVEY, ABSTRACT NO. A0272  
 CITY OF PLANO, COLLIN COUNTY, TEXAS

<p><b>OWNER:</b> ONCOR ELECTRIC DELIVERY COMPANY 777 MAIN STREET SUITE 707 FORT WORTH, TEXAS 76102 CONTACT: ASHTON MILLER PHONE: (817) 215-3389 EMAIL: ASHTON.MILLER@ONCOR.COM</p>	<p><b>SCALE:</b> AS SHOWN</p> <p><b>DESIGNED BY:</b> DRAWN BY: CITY ENGINEER: CITY CLERK:</p>
--	---

DATE OF PREPARATION: 11/1/2024

**Kimley-Horn**  
 8160 North Central Expressway, Suite 210  
 Plano, TX 75044  
 Contact: Ron Myers, P.E.  
 Email: ron.myers@kimley-horn.com  
 Phone: (972) 211-8000  
 State of Texas  
 Registration No. 4-208

NO.	REVISIONS	DATE

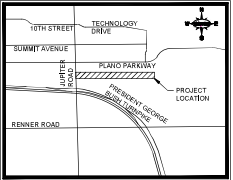
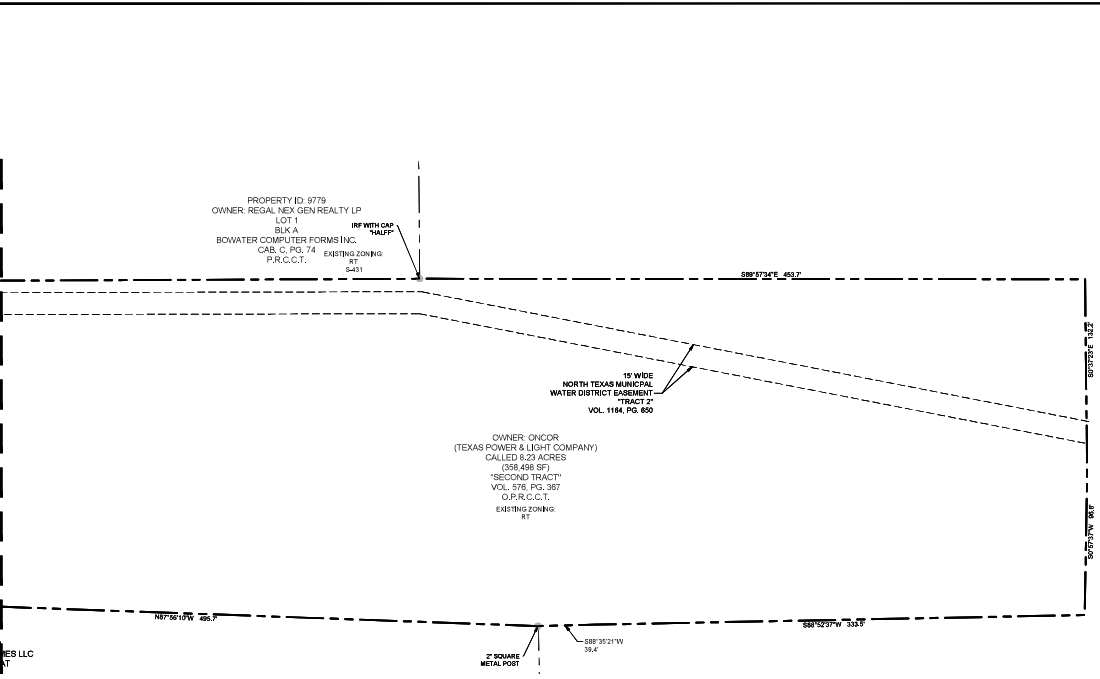
**ZONING EXHIBIT**

**ONCOR CLOUD**  
CITY OF PLANO, TEXAS

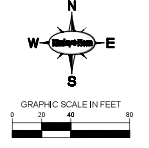
DATE 11/1/2024	PROJECT NO. ZC20204-024
SHEET NUMBER <b>4 OF 5</b>	

Date Plotted: 11/13/2024 10:23:30 AM Plot Size: 11.00 x 17.00 Inches Scale: 1" = 100.00 Feet Drawing Number: ZC2024-024  
 Title: ZONING EXHIBIT FOR TRACT 2, 8.66 ACRES SITUATED IN THE HEZ DOUGLAS SURVEY, ABSTRACT NO. A0272, CITY OF PLANO, COLLIN COUNTY, TEXAS  
 Designer: ASHTON WELLS  
 Checker: ASHTON WELLS  
 Author: ASHTON WELLS  
 Date: 11/13/2024  
 Project No.: ZC2024-024  
 City: PLANO, TEXAS  
 County: COLLIN COUNTY, TEXAS  
 State: TEXAS

MATCH LINE SHEET 4 OF 5



VICINITY MAP  
N.T.S



**NOTES**

- 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 INTENTION OF THE DEVELOPMENT PROCESS, PLANNING AND ZONING COMMISSION AND/OR CITY COUNCIL ACTION ON STUDIES, PLANS, OR PLANS RELATING TO DEVELOPMENT OF THE PROPERTY SHALL BE CONSIDERED AS AN ACTION SEPARATE FROM ACTION TAKEN ON THIS ZONING CASE.

**METERS AND BOUNDS - SURSTATION AREA**

BEING A 0.246 ACRE TRACT OF LAND SITUATED IN THE CITY OF PLANO, COLLIN COUNTY, TEXAS, SAME BEING A PORTION OF A CERTAIN 6.58 ACRE TRACT CONVEYED TO TEXAS POWER & LIGHT COMPANY BY DEED OF RECORD IN VOLUME 877, PAGE 315 OF THE DEED RECORDS OF COLLIN COUNTY, TEXAS, SAID 0.246 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

**BEGINNING** AT A POINT (GSD) COORDINATES N: 2021151242; E: 2021031441, FOR THE NORTHWESTERLY CORNER HEREOF; FROM WHENCE A FOUND 10.00' HIGH IRON ROD WITH CAP HALF" IN THE NORTHERLY LINE OF SAID 6.58 ACRE TRACT; BEING THE SOUTHWESTERLY CORNER OF LOT 7, BLOCK 2, EXCHANGE BUSINESS CENTERS OF RECORD IN DOCUMENT NO. 200805001000790 OF THE PLAT RECORDS OF COLLIN COUNTY, TEXAS; BEARS N 49° 52' 22" W A DISTANCE OF 25.00 FEET;

**THENCE** INTO AND ACROSS SAID 6.58 ACRE TRACT, THE FOLLOWING COURSES AND DISTANCES:

- N 89° 34' 30" E A DISTANCE OF 10.00 FEET TO THE NORTHEASTERLY CORNER HEREOF;
- S 09° 20' 40" E A DISTANCE OF 8.00 FEET TO THE SOUTHEASTERLY CORNER HEREOF;
- S 89° 34' 30" W A DISTANCE OF 135.00 FEET TO THE SOUTHWESTERLY CORNER HEREOF; FROM WHENCE A FOUND 10" HIGH IRON ROD IN THE SOUTHERLY LINE OF SAID 6.58 ACRE TRACT; BEING THE NORTHWESTERLY CORNER OF LOT 6, BLOCK 4, GOSWAMY AND JUPITER ADDITION OF RECORD IN DOCUMENT NO. 201212101003300 OF SAID PLAT RECORDS; BEARS N 47° 27' 00" W A DISTANCE OF 18.00 FEET;
- N 09° 20' 40" W A DISTANCE OF 8.00 FEET TO THE POINT OF BEGINNING, CONTAINING AN AREA OF 0.246 ACRES OF LAND MORE OR LESS.

**ZONING EXHIBIT**  
ZC2024-024

**NEC OF JUPITER ROAD AND PRESIDENT GEORGE BUSH HIGHWAY**

TRACT 2  
8.66 ACRES SITUATED IN THE  
HEZ DOUGLAS SURVEY, ABSTRACT NO. A0272,  
CITY OF PLANO, COLLIN COUNTY, TEXAS

<p><small>OWNER: ONCOR ELECTRIC INC DELIVERY COMPANY 774 MAIN STREET SUITE 707 FORT WORTH, TEXAS 76102 CONTACT ASHTON WELLS PHONE: (817) 215-1380 EMAIL: ASHTON.WELLS@ONCOR.COM</small></p>	<p><small>CAD ENGINEER: <b>Kimley»Horn</b> 8100 Rockwood Pk., Suite 215 Plano, TX 75074 Contact: Rob Myers, P.E. Email: rob.myers@kimleyhorn.com Phone: (972) 411-3500 State of Texas Registration No. 4-028</small></p>
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DATE OF PREPARATION: 11/13/2024

REV.	REVISIONS	DATE

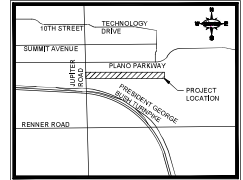
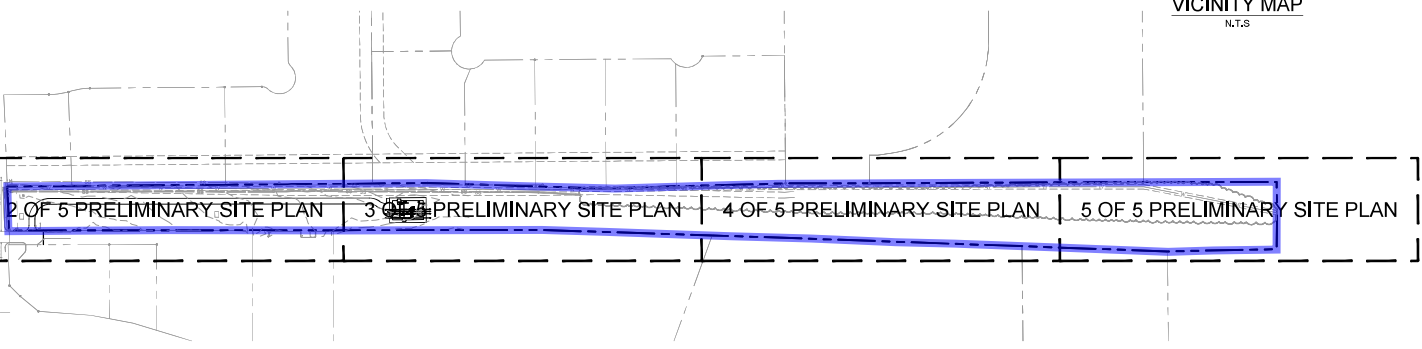
**Kimley»Horn**

2040 W. WARREN PARKWAY, SUITE 210, FRESH MEADOWS, TX 75042  
WWW.KIMLEYHORN.COM  
TEXAS REGISTERED ENGINEERING FIRM #28

SCALE: AS SHOWN	DESIGNED BY: ASHTON WELLS	DRAWN BY: ASHTON WELLS
CHECKED BY: ASHTON WELLS	DATE: 11/13/2024	PROJECT NO.: ZC2024-024
<b>ZONING EXHIBIT</b>		SHEET NUMBER <b>5 OF 5</b>
<b>ONCOR CLOUD</b>		CITY OF PLANO, TEXAS

Author: Ashton Miller, P.E., 11/13/2024. E-mail: ashm@oncortexas.com. Title: Planner. Date: 11/13/2024. Project: 0212115-0000. Scale: 1" = 200'. City: Plano, TX. State: Texas. County: Collin County. Municipality: City of Plano. Date of Preparation: 11/13/2024. Project No.: PSP2024-043. Sheet No.: 1 OF 5. Date: 11/13/2024. Project No.: PSP2024-043. Sheet No.: 1 OF 5.

JUPITER RD



VICINITY MAP  
N.T.S



- CITY OF PLANO SITE PLAN NOTES**
1. BUILDINGS 6,000 SQUARE FEET OR GREATER SHALL BE 100% FIRE SPRINKLED.
  2. FIRE LINES SHALL BE DESIGNED AND CONSTRUCTED PER CITY STANDARDS.
  3. MANICURED PARKING AREAS SHALL BE DESIGNED AND PROVIDED PER CITY STANDARDS AND SHALL COMPLY WITH REQUIREMENTS OF THE CURRENTLY ADOPTED INTERNAL BUILDING CODES.
  4. FOUR-FOOT WIDE SIDEWALKS SHALL BE PROVIDED 2.5 FEET OFF OF THE PROPERTY LINE WITHIN THE RIGHT-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 CONTAINERS SHALL BE SCREENED IN ACCORDANCE WITH THE ZONING ORDINANCE.
  6. ALL SERVICE CONTINGENT UPON APPROVAL BY BUILDING INSPECTIONS DEPARTMENT.
  7. APPROVAL OF THE SITE PLAN IS NOT FINAL UNTIL ALL ENGINEERING PLANS ARE APPROVED.
  8. OPEN STORAGE, IF PERMITTED, SHALL BE SCREENED IN ACCORDANCE WITH THE ZONING ORDINANCE.
  9. BUILDING PACKAGES WITHIN THIS DEVELOPMENT SHALL BE COMPATIBLE AS PROVIDED IN THE RETAIL CORNER DESIGN GUIDELINES.
  10. OUTDOOR SEATING SHALL COMPLY WITH ILLUMINATION STANDARDS WITHIN SECTION 64.06 OF THE CODE OF ORDINANCES.
  11. PLEASE CONTACT THE BUILDING INSPECTIONS DEPARTMENT TO DETERMINE THE TYPE OF CONSTRUCTION AND OCCUPANCY GROUP.
  12. ALL ELECTRICAL TRANSMISSION, DISTRIBUTION, AND SERVICE LINES MUST BE UNDERGROUND.
  13. USES SHALL COMPLY WITH OPERATIONAL LOCATION AND CONSTRUCTION TO THE FOLLOWING PERFORMANCE STANDARDS IN ARTICLE 24 OF THE ZONING ORDINANCE: HAZE, SMOKE AND PARTICULATE MATTER, ODOROUS MATTER, FIRE OR EXPLOSIVE HAZARDOUS MATERIAL, TOXIC AND NOXIOUS MATTER, VIBRATION, AND/OR OTHER PERFORMANCE STANDARDS.

- NOTES**
1. THERE IS NO ANTICIPATED TREE MASS TO BE REMOVED BY DEVELOPMENT
  2. NO DUMPSTER PROVIDED, VARIANCE WILL BE REQUESTED

Site Data Summary Table		Lot 1
<b>General Site Data</b>		
Zoning (from zoning map)	U-1, RT, U90 Tollway Overlay and Plano Parkway Overlay	
Land Use (from Zoning Ordinance; include all applicable uses)	Utility Distribution, Transmission Lines, and Electrical Substation	
Lot Area (square feet & acres)	5.66 acres (420,789 sf)	
Building Footprint Area (square feet)	-	
Total Building Area (square feet)	-	
Building Height (# stories)	-	
Building Height (feet - distance to tallest building element)	-	
Lot Coverage (percent - %xxx)	-	
Floor Area Ratio (ratio x.xx)	-	
Existing Open Storage (square feet)	-	
Proposed Open Storage (square feet)	-	
Residential Density (Units/NetAcreage*)	-	
*Net Acreage = Total acreage minus streets and open space	-	
<b>Multifamily Units</b>		
# of studios/efficiencies & Minimum unit size	-	
# of 1 bedrooms & minimum unit size	-	
# of 2 bedrooms & minimum unit size	-	
# of 3 bedrooms & minimum unit size	-	
Total Unit Count	-	
Residential Density (Units/NetAcreage*)	-	
*Net Acreage = Total acreage minus streets and open space	-	
<b>Parking</b>		
Parking Ratio (from Zoning Ordinance)	-	
Required Parking (# spaces)	-	
Standard Spaces	-	
Accessible Spaces	-	
Total Parking Required	-	
Provided Parking (# spaces)	-	
On-Site Standard Spaces	1	
On-Site Accessible Spaces	-	
On-Street Spaces	-	
Off-Site Spaces	-	
Total Parking Provided	1	
Parking in Excess of 10% of required parking (# spaces)	-	
<b>Landscape Area (including turf areas)</b>		
Landscape Edge Area (Provided) (square feet)	4,500	sf
Required Interior Landscape Area (parking lot landscaping) (square feet)	N/A	
Additional Interior Landscape Area Provided (square feet)	-	
Other Landscape Area within the lot including Storm Water Conservation Area (square feet)	383,104	sf
Total Landscape Area (square feet)	387,604	sf
<b>Permeable Area (not including landscaping or turf areas)</b>		
Permeable Pavement (square feet)	33,185	sf
Other Permeable Area within the lot not including landscaping or turf areas	-	
Total Permeable Area (square feet)	33,185	sf
<b>Impervious Area</b>		
Building Footprint Area (square feet)	-	
Area of Sidewalks, Pavement & other impervious flatwork (square feet)	-	
Other Impervious Area	-	
Total Impervious Area	-	
Sum of Total Landscape Area + Total Permeable Area + Total Impervious Area (square feet) Note: Sum must equal Lot Area	420,789	sf
Total Impervious Area	-	
Less BMP Impervious Area Credit	-	
Billable Impervious Area	-	

**APPROVED**  
 SUBJECT TO STIPULATIONS  
 NOVEMBER 18, 2024  
 CITY OF PLANO  
 P&Z COMMISSION  
 PLANNER: MC

**EXPIRES**  
 NOVEMBER 18, 2026  
 CITY OF PLANO

**PRELIMINARY SITE PLAN**  
 PROJECT #PSP2024-043  
**NEC OF JUPITER ROAD AND PRESIDENT GEORGE BUSH HIGHWAY**  
 TRACT 2  
 8.66 ACRES SITUATED IN THE HEZ DOUGLASS SURVEY, ABSTRACT NO. A0272 CITY OF PLANO, COLLIN COUNTY, TEXAS

**Kimley»Horn**  
 11601 EAST WYOMING STREET, SUITE 210  
 FORT WORTH, TEXAS 76102  
 PHONE: 817.219.2300  
 EMAIL: ASHTON.MILLER@ONCOR.COM  
 DATE OF PREPARATION: 11/13/2024

NO.	REVISIONS	DATE

**Kimley»Horn**  
 11601 EAST WYOMING STREET, SUITE 210, FORT WORTH, TEXAS 76102  
 WWW.KIMLEYHORN.COM  
 TEXAS REGISTERED ENGINEERING FIRM #28

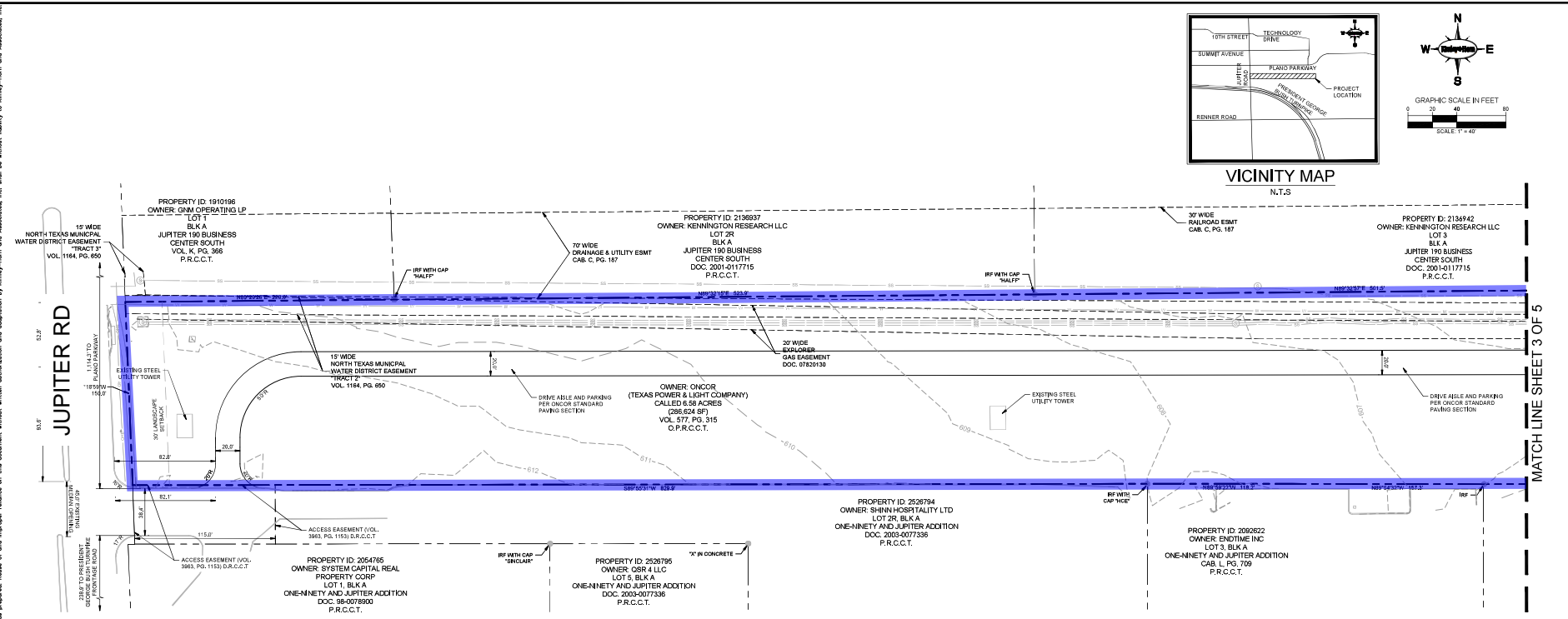
SCALE: AS SHOWN  
 DESIGNED BY: [blank]  
 DRAWN BY: [blank]  
 CHECKED BY: [blank]  
 CITY: [blank]

OVERALL PRELIMINARY SITE PLAN

ONCOR CLOUD  
 CITY OF PLANO, TEXAS

DATE	11/13/2024
PROJECT NO.	PSP2024-043
SHEET NUMBER	1 OF 5

Date: 11/13/2024 11:13:00 AM  
 User: ashonmiller@oncork.com  
 Project: PRELIMINARY SITE PLAN FOR THE DEVELOPMENT OF A 9.66 ACRES SITUATED IN THE HEZ DOUGLAS SURVEY, ABSTRACT NO. A0272, CITY OF PLANO, COLLIN COUNTY, TEXAS  
 File: PRELIMINARY SITE PLAN FOR THE DEVELOPMENT OF A 9.66 ACRES SITUATED IN THE HEZ DOUGLAS SURVEY, ABSTRACT NO. A0272, CITY OF PLANO, COLLIN COUNTY, TEXAS.dwg  
 Plot: PRELIMINARY SITE PLAN FOR THE DEVELOPMENT OF A 9.66 ACRES SITUATED IN THE HEZ DOUGLAS SURVEY, ABSTRACT NO. A0272, CITY OF PLANO, COLLIN COUNTY, TEXAS  
 Plot Size: 11.13 x 17.50  
 Plot Scale: 1" = 40'  
 Plot Orientation: Landscape  
 Plot Color: Black  
 Plot Lineweight: 0.20  
 Plot Linetype: Solid  
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 Plot Thicker: 1.00  
 Plot Dashed: 1.00  
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 Plot Plot Style Table Locked: 1.00  
 Plot Plot Style Table Overplot: 1.00



NO.	DATE	REVISIONS

**Kimley»Horn**  
 610 WARREN PARKWAY, SUITE 210, FARGO, ND 58104  
 WWW.KIMLEYHORN.COM  
 TEXAS REGISTERED ENGINEERING FIRM #282

SCALE: AS SHOWN  
 DESIGNED BY: [ ]  
 DRAWN BY: [ ]  
 CHECKED BY: [ ]  
 DATE: [ ]

**PRELIMINARY SITE PLAN**  
 ONCOR CLOUD  
 CITY OF PLANO, TEXAS

DATE
11/12/2024
PROJECT NO.
PSP2024-043
SHEET NUMBER
2 OF 5



- NOTES**
- THERE IS NO ANTICIPATED TREE MASS TO BE REMOVED BY DEVELOPMENT
  - NO DUMPSTER PROVIDED; VARIANCE WILL BE REQUESTED

- CITY OF PLANO SITE PLAN NOTES**
- BUILDINGS > 600 SQUARE FEET OR GREATER SHALL BE 100% TREE SPREADED.
  - TREE 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 CURRENTLY ADOPTED INTERNATIONAL BUILDING CODE.
  - FOUR-FOOT WIDE SIDEWALKS SHALL BE PROVIDED 2.5 FEET OFF OF THE PROPERTY LINE WITHIN THE RIGHT-OF-WAY; UNLESS A SIDEWALK EASEMENT IS PROVIDED FOR A MEANDERING SIDEWALK OR AN ALTERNATIVE DESIGN IS APPROVED BY THE CITY; BARRIERS/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 SEWAGE CONTINGENT UPON APPROVAL BY BUILDING INSPECTIONS DEPARTMENT.
  - APPROVAL OF THE 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 BY THE RETAIL CORNER DESIGN GUIDELINES.
  - OUTDOOR LIGHTING SHALL COMPLY WITH ILLUMINATION STANDARDS WITHIN SECTION 16.04 OF THE CODE OF ORDINANCES.
  - PLEASE CONTACT THE BUILDING INSPECTIONS DEPARTMENT TO DETERMINE THE TYPE OF CONSTRUCTION AND OCCUPANCY GROUP.
  - ALL ELECTRICAL TRANSMISSION, DISTRIBUTION AND SERVICE LINES MUST BE UNDERGROUND.
  - USES SHALL CONFORM IN OPERATION, LOCATION, AND CONSTRUCTION TO THE FOLLOWING PERFORMANCE STANDARDS IN ARTICLE 24 OF THE ZONING ORDINANCE: NOISE, SMOKE AND PARTICULATE MATTER, ODOROUS MATTER, FIBER OR EXPLOSIVE HAZARD MATERIAL, TOXIC AND NOXIOUS MATTER, VIBRATION, AND/OR OTHER PERFORMANCE STANDARDS.

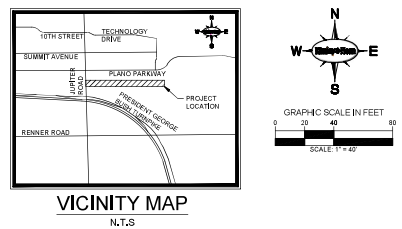
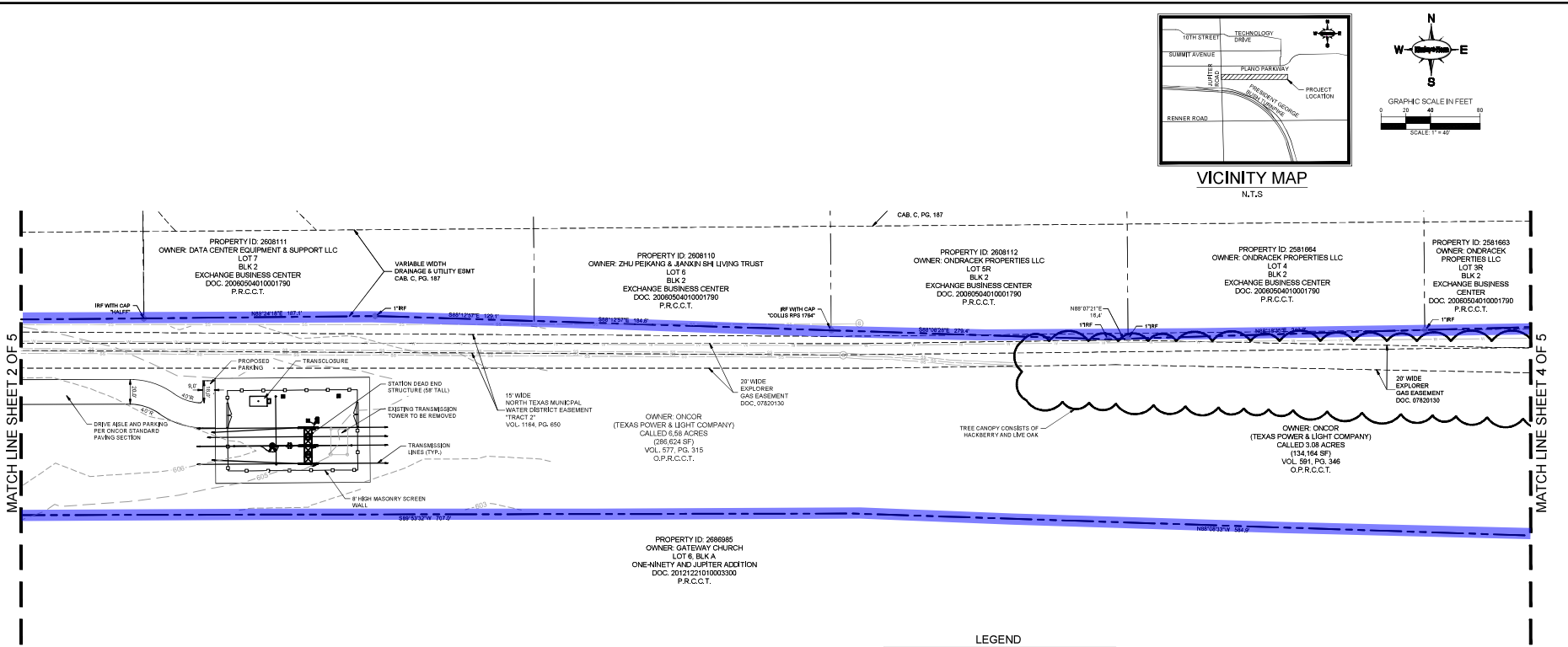
**APPROVED**  
 SUBJECT TO STIPULATIONS  
 NOVEMBER 18, 2024  
 CITY OF PLANO  
 P&Z COMMISSION  
 PLANNER: MC

**EXPIRES**  
 NOVEMBER 18, 2026  
 CITY OF PLANO

**PRELIMINARY SITE PLAN**  
 PROJECT #PSP2024-043  
**NEC OF JUPITER ROAD AND PRESIDENT GEORGE BUSH HIGHWAY**  
 TRACT 2  
 9.66 ACRES SITUATED IN THE HEZ DOUGLAS SURVEY, ABSTRACT NO. A0272, CITY OF PLANO, COLLIN COUNTY, TEXAS

<b>OWNER:</b> ONCOR ELECTRIC DELIVERY COMPANY 774 MAIN STREET SUITE 707 FORT WORTH, TEXAS 76102 CONTACT: ASHTON MILLER PHONE: 817.215.3889 EMAIL: ASHTON.MILLER@ONCOR.COM DATE OF PREPARATION: 11/12/2024	<b>SCALE ENGINEER:</b> Kimley»Horn 610 WARREN PARKWAY, SUITE 210 FARGO, ND 58104 CONTACT: BOB WATTS, P.E. EMAIL: bob.watts@kimleyhorn.com PHONE: (701) 711-8000 State of Texas Registration No. 4-28
---	--

Kimley-Horn and Associates, Inc. 11/11/2024 11:11:00 AM 777 Main Street, Suite 100, Fort Worth, Texas 76102  
 Project: 2024-043 PRELIMINARY SITE PLAN FOR 8.66 ACRES SITUATED IN THE HEZ DOUGLAS SURVEY, ABSTRACT NO. A0272, CITY OF PLANO, COLLIN COUNTY, TEXAS  
 Date of Preparation: 11/11/2024  
 Scale: 1" = 40'  
 Author: ASHTON MILLER  
 Designer: ASHTON MILLER  
 Checker: ASHTON MILLER  
 Engineer: ASHTON MILLER  
 License No.: 1114360  
 State of Texas  
 Registration No.: 4-28



NO.	DATE	REVISIONS

**Kimley-Horn**  
 777 MAIN STREET, SUITE 100, FORT WORTH, TEXAS 76102  
 WWW.KIMLEY-HORN.COM  
 TEXAS REGISTERED ENGINEERING FIRM #528

SCALE: AS SHOWN  
 DESIGNED BY: [Blank]  
 DRAWN BY: [Blank]  
 CHECKED BY: [Blank]  
 C.A.M.

**PRELIMINARY SITE PLAN**  
 ONCOR CLOUD  
 CITY OF PLANO, TEXAS



- NOTES**
1. THERE IS NO ANTICIPATED TREE MASS TO BE REMOVED BY DEVELOPMENT.
  2. NO DUMPSTER PROVIDED, VARIANCE WILL BE REQUESTED.

- CITY OF PLANO SITE PLAN NOTES**
1. BUILDINGS 6,000 SQUARE FEET OR GREATER SHALL BE 100% FIRE SPRINKLED.
  2. FIRE LINES 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 CURRENTLY ADOPTED INTERNET BUILDING CODES.
  4. FOUR-FOOT WIDE SIDEWALKS SHALL BE PROVIDED 2.5 FEET OFF OF THE PROPERTY LINE WITHIN THE RIGHT-OF-WAY. UNLESS A SIDEWALK EASEMENT IS PROVIDED FOR A MEANDERING SIDEWALK OR AN ALTERNATIVE DESIGN IS APPROVED BY THE CITY. BARRIERS/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 SEWAGE CONTINGENT UPON APPROVAL BY BUILDING INSPECTIONS DEPARTMENT.
  7. APPROVAL OF THE 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 BY THE RETAIL CORNER DESIGN GUIDELINES.
  10. OUTDOOR LIGHTING SHALL COMPLY WITH ILLUMINATION STANDARDS WITHIN SECTION 4.04 OF THE CODE OF ORDINANCES.
  11. PLEASE CONTACT THE BUILDING INSPECTORS DEPARTMENT TO DETERMINE THE TYPE OF CONSTRUCTION AND OCCUPANCY GROUP.
  12. ALL ELECTRICAL TRANSMISSION, DISTRIBUTION AND SERVICE LINES MUST BE UNDERGROUND.
  13. USES SHALL CONFORM IN OPERATION, LOCATION, AND CONSTRUCTION TO THE FOLLOWING PERFORMANCE STANDARDS IN ARTICLE 24 OF THE ZONING ORDINANCE: NOISE, SMOKE AND PARTICULATE MATTER, ODOROUS MATTER, FIRE OR EXPLOSIVE HAZARD MATERIAL, TOXIC AND NOXIOUS MATTER, VIBRATION, AND/OR OTHER PERFORMANCE STANDARDS.

**APPROVED**  
 SUBJECT TO STIPULATIONS  
 NOVEMBER 18, 2024  
 CITY OF PLANO  
 P&Z COMMISSION  
 PLANNER: MC

**EXPIRES**  
 NOVEMBER 18, 2026  
 CITY OF PLANO

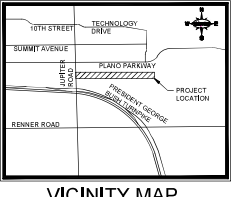
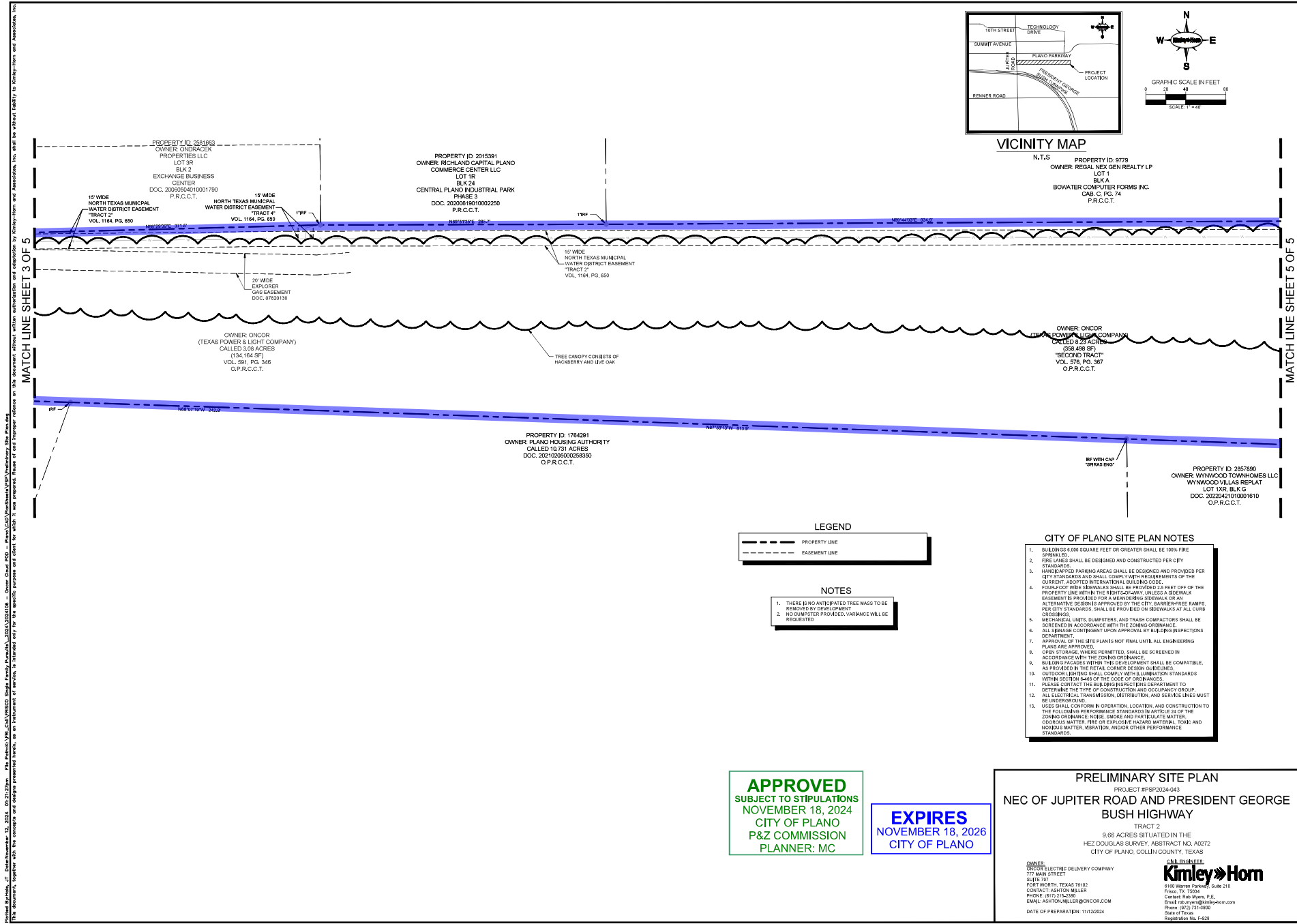
**PRELIMINARY SITE PLAN**  
 PROJECT #PSP2024-043  
**NEC OF JUPITER ROAD AND PRESIDENT GEORGE BUSH HIGHWAY**  
 TRACT 2  
 8.66 ACRES SITUATED IN THE HEZ DOUGLAS SURVEY, ABSTRACT NO. A0272, CITY OF PLANO, COLLIN COUNTY, TEXAS

**OWNER:**  
 ONCOR ELECTRIC DELIVERY COMPANY  
 777 MAIN STREET  
 SUITE 100  
 FORT WORTH, TEXAS 76102  
 CONTACT: ASHTON MILLER  
 PHONE: 817.215-3380  
 EMAIL: ASHTON.MILLER@ONCOR.COM  
 DATE OF PREPARATION: 11/11/2024

**SCALE ENGINEER:**  
**Kimley-Horn**  
 777 MAIN STREET, SUITE 100  
 FORT WORTH, TEXAS 76102  
 CONTACT: ASHTON MILLER, P.E.  
 EMAIL: ASHTON.MILLER@KIMLEY-HORN.COM  
 PHONE: (817) 215-3380  
 STATE OF TEXAS  
 REGISTRATION NO.: 4-28

DATE	PROJECT NO.	SHEET NUMBER
11/11/2024	PSP2024-043	3 OF 5





**VICINITY MAP**  
N.T.S.  
PROPERTY ID: 9779  
OWNER: REGAL NEX CENTRALITY LP  
LOT 1  
BLK A  
BOWWATER COMPUTER FORMS INC.  
CAB. C. PG. 74  
P.R.C.C.T.

DATE	11/12/2024
PROJECT NO.	PSP2024-043
SHEET NUMBER	4 OF 5
REVISIONS	
DATE	
NO.	
DESCRIPTION	

**Kimley»Horn**  
5515 W. WILSON ROAD, SUITE 310, FORT WORTH, TX 76104  
WWW.KIMLEY-HORN.COM  
TEXAS REGISTERED ENGINEERING FIRM #328

SCALE: AS SHOWN  
DESIGNED BY  
DRAWN BY  
CHECKED BY  
DATE

**PRELIMINARY SITE PLAN**  
ONCOR CLOUD  
CITY OF PLANO, TEXAS

**APPROVED**  
SUBJECT TO STIPULATIONS  
NOVEMBER 18, 2024  
CITY OF PLANO  
P&Z COMMISSION  
PLANNER: MC

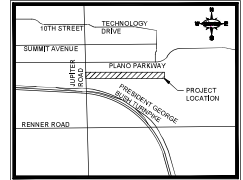
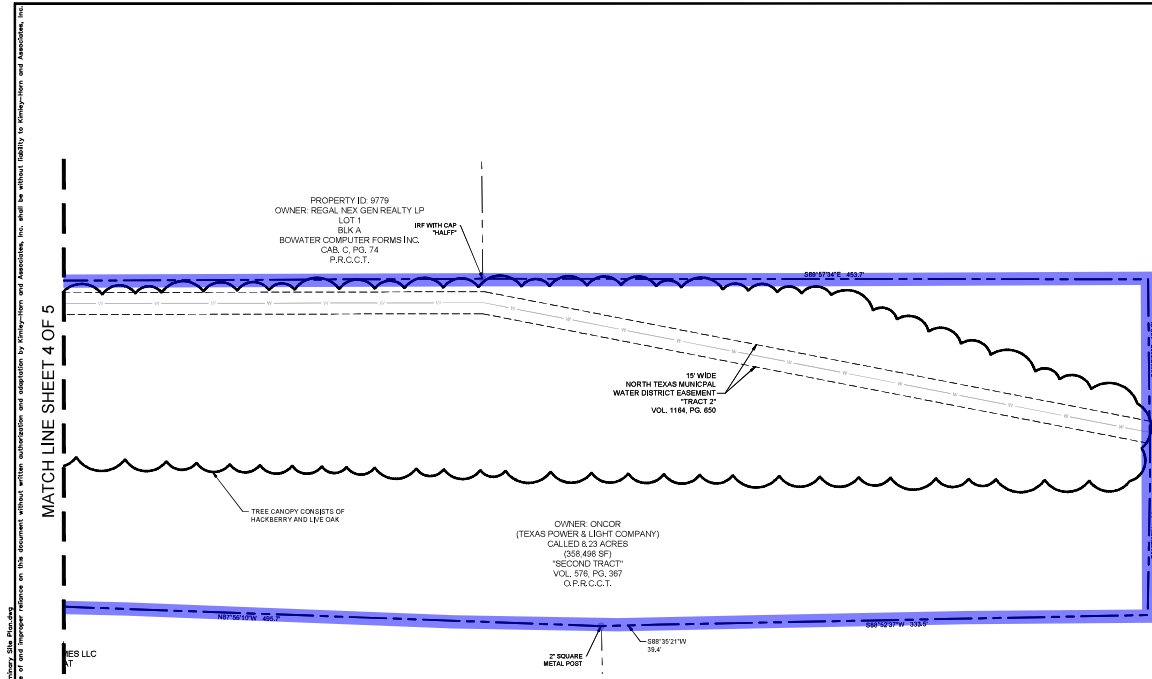
**EXPIRES**  
NOVEMBER 18, 2026  
CITY OF PLANO

**PRELIMINARY SITE PLAN**  
PROJECT #PSP2024-043  
**NEC OF JUPITER ROAD AND PRESIDENT GEORGE BUSH HIGHWAY**  
TRACT 2  
9.66 ACRES SITUATED IN THE  
HEZ DOUGLAS SURVEY, ABSTRACT NO. A0272  
CITY OF PLANO, COLLIN COUNTY, TEXAS

**OWNER:**  
ONCOR ELECTRIC DELIVERY COMPANY  
777 MAIN STREET  
SUITE 707  
FORT WORTH, TEXAS 76102  
CONTACT: ASHTON MILLER  
PHONE: 817.219-2389  
EMAIL: ASHTON.MILLER@ONCOR.COM  
DATE OF PREPARATION: 11/12/2024

**SCALE ENGINEER:**  
**Kimley»Horn**  
6100 W. FORTWORTH AVENUE, SUITE 210  
FORT WORTH, TX 76104  
CONTACT: KIM HORN, P.E.  
EMAIL: kim.horn@kimleyhorn.com  
PHONE: (817) 311-9100  
State of Texas  
Registration No. 6428

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VICINITY MAP  
N.T.S

- NOTES**
- THERE IS NO ANTICIPATED TREE MASS TO BE REMOVED BY DEVELOPMENT
  - NO DUMPSTER PROVIDED. VARIANCE WILL BE REQUESTED



- CITY OF PLANO SITE PLAN NOTES**
- BUILDINGS 6000 SQUARE FEET OR GREATER SHALL BE 100% FIRE SPRINKLED.
  - WALKWAYS 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 CURRENTLY 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 MEANDERING SIDEWALK OR AN ALTERNATIVE DESIGN IS APPROVED BY THE CITY. BARRIERS/FREE RAMP 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 SEWERAGE CONTINGENT UPON APPROVAL BY BUILDING INSPECTIONS DEPARTMENT.
  - APPROVAL OF THE 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 BY THE RETAIL CORNER DESIGN GUIDELINES.
  - OUTDOOR LIGHTING SHALL COMPLY WITH ILLUMINATION STANDARDS WITHIN DESIGN AREAS OF THE CODE OF ORDINANCE.
  - PLEASE CONTACT THE BUILDING INSPECTIONS DEPARTMENT TO DETERMINE THE TYPE OF CONSTRUCTION AND OCCUPANCY GROUP.
  - ALL ELECTRICAL TRANSMISSION, DISTRIBUTION AND SERVICE LINES MUST BE UNDERGROUND.
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**PRELIMINARY SITE PLAN**  
PROJECT #PSP2024-043  
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8.66 ACRES SITUATED IN THE  
HEZ DOUGLAS SURVEY, ABSTRACT NO. A0272  
CITY OF PLANO, COLLIN COUNTY, TEXAS

OWNER:  
ONCOR ELECTRIC DELIVERY COMPANY  
777 MAIN STREET  
SUITE 707  
FORT WORTH, TEXAS 76102  
CONTACT: ASHTON MILLER  
PHONE: 817.216.3880  
EMAIL: ASHTON.MILLER@ONCOR.COM  
DATE OF PREPARATION: 11/13/2024

SCALE ENGINEER:  
**Kimley-Horn**  
6100 WEST PARKWAY, SUITE 210, FORT WORTH, TX 76104  
PHONE: (817) 511-3600  
STATE OF TEXAS  
REGISTRATION NO. 4-28

DATE	11/13/2024
PROJECT NO.	PSP2024-043
SHEET NUMBER	5 OF 5
DATE	
REVISIONS	
DATE	
SCALE	AS SHOWN
DESIGNED BY	
DRAWN BY	
CHECKED BY	
DATE	
<b>PRELIMINARY SITE PLAN</b>	
<b>ONCOR CLOUD</b>	
CITY OF PLANO, TEXAS	
<b>Kimley-Horn</b>	
6100 WEST PARKWAY, SUITE 210, FORT WORTH, TX 76104 WWW.KIMLEY-HORN.COM TEXAS REGISTERED ENGINEERING FIRM #28	

Kimley-Horn & Associates, Inc. is an Equal Opportunity Employer. Minorities and women are encouraged to apply. This project is a part of the City of Plano's efforts to provide a safe and healthy environment for all its residents.