

DATE: January 5, 2011
TO: Honorable Mayor & City Council
FROM: Chris Caso, Chairman, Planning & Zoning Commission
SUBJECT: Results of Planning & Zoning Commission Meeting of January 4, 2011

**AGENDA ITEM NO. 6A - PUBLIC HEARING
ZONING CASE 2010-20
APPLICANT: BLUEWAVE DEPLOYMENT (T- MOBILE)**

Request for a Specific Use Permit for 90-foot Commercial Antenna Support Structure on 0.1± acre located 250± feet east of Jupiter Road and 530± feet south of 14th Street. Zoned Retail. Tabled 12/06/10 and 12/20/10.

APPROVED: 6-0 **DENIED:** _____ **TABLED:** _____

LETTERS RECEIVED WITHIN 200 FOOT NOTICE AREA: **SUPPORT:** 1 **OPPOSE:** 0

LETTERS RECEIVED OUTSIDE 200 FOOT NOTICE AREA: **SUPPORT:** 0 **OPPOSE:** 2

PETITION(s) RECEIVED: N/A **# OF SIGNATURES:** N/A

STIPULATIONS:

Recommended for approval subject to the commercial antenna support structure being a stealth “flagpole” design, and the elevation plan drawing being included as an exhibit with the ordinance.

FOR CITY COUNCIL MEETING OF: January 24, 2011 (To view the agenda for this meeting, see www.planotx.org)

PUBLIC HEARING - ORDINANCE

BM/dc

xc: Alex Broadus, Bluewave Development

CITY OF PLANO

PLANNING & ZONING COMMISSION

January 4, 2011

Agenda Item No. 6A

Public Hearing: Zoning Case 2010-20

Applicant: Bluewave Deployment (T- Mobile)

DESCRIPTION:

Request for a Specific Use Permit for 90-foot Commercial Antenna Support Structure on 0.1± acre located 250± feet east of Jupiter Road and 530± feet south of 14th Street. Zoned Retail. Tabled 12/06/10 and 12/20/10.

REMARKS:

This agenda item was tabled at the Planning & Zoning Commission's meeting on December 20, 2010, and needs to be removed from the table for consideration

This is a request for a Specific Use Permit (SUP) for a 90-foot Commercial Antenna Support Structure.

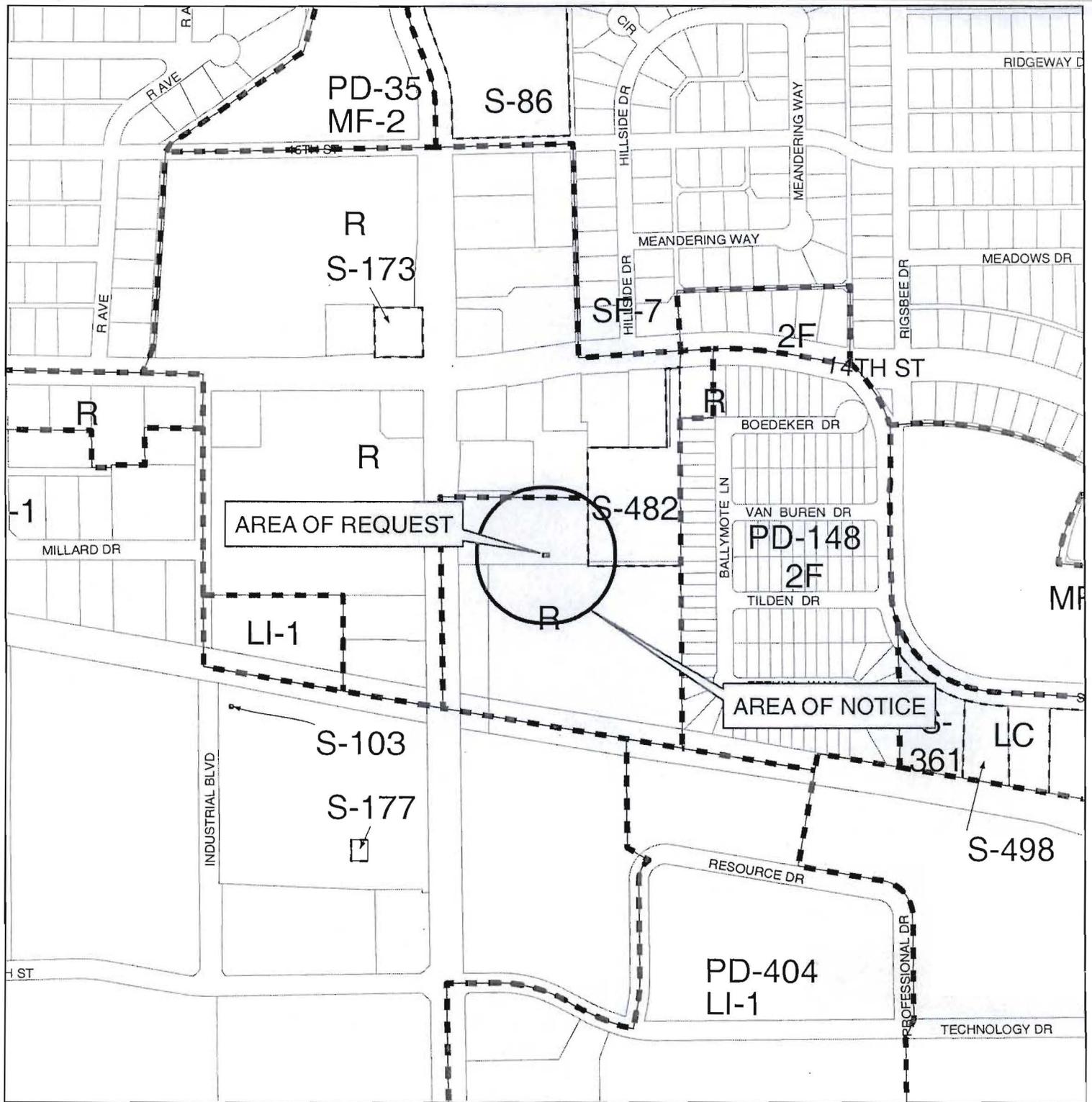
A commercial antenna is defined as any antenna system that provides, directly or indirectly for a fee, telecommunications services to the public or to such classes of users as to be effectively available directly to the public, regardless of the facilities used. The purpose and intent of an SUP is to 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. The property is currently zoned Retail (R). The R district is primarily intended to provide areas for neighborhood, local, and regional shopping facilities for the retail sales of goods and services including convenience stores, shopping centers, and regional malls but not including wholesaling and warehousing.

The subject property is currently developed as a retail shopping center. The applicant is requesting a SUP for a 90-foot stealth Commercial Antenna Support Structure. A 60-foot Commercial Antenna Support Structure is allowed by right in the R district, but because the requested tower exceeds 60 feet in height, an SUP is required. The reason why the applicant is requesting an additional 30 feet in height is to provide adequate coverage. The maximum height of a commercial antenna support structure that may be requested is 120 feet in the R district.

The land surrounding the area of request is zoned R and is occupied by retail uses to the north and west, postal office to the south, and indoor commercial amusement to the east. The proposed antenna site is approximately 445± feet from the Madison Estate townhomes to the east. The applicant is proposing a stealth design to minimize the visual effect of a traditional 90-foot tall support structure with visible antenna. The proposed “flagpole” design will also completely enclose and hide the antenna within a large pole. The applicant’s design will help minimize the aesthetic impact of the proposed antenna support structure from the neighboring commercial developments and residential subdivision. Additionally, the pole is designed to accommodate additional antennas. Staff believes that the proposed design meets the intent of a stealth commercial antenna support structure.

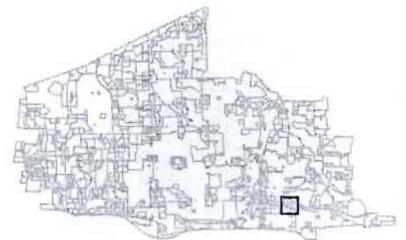
RECOMMENDATION:

Recommended for approval subject to commercial antenna support structure being a stealth “flagpole” design.

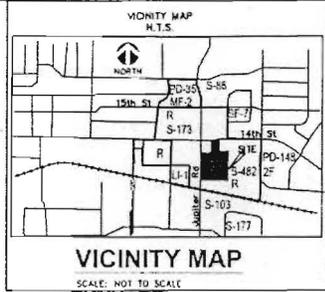
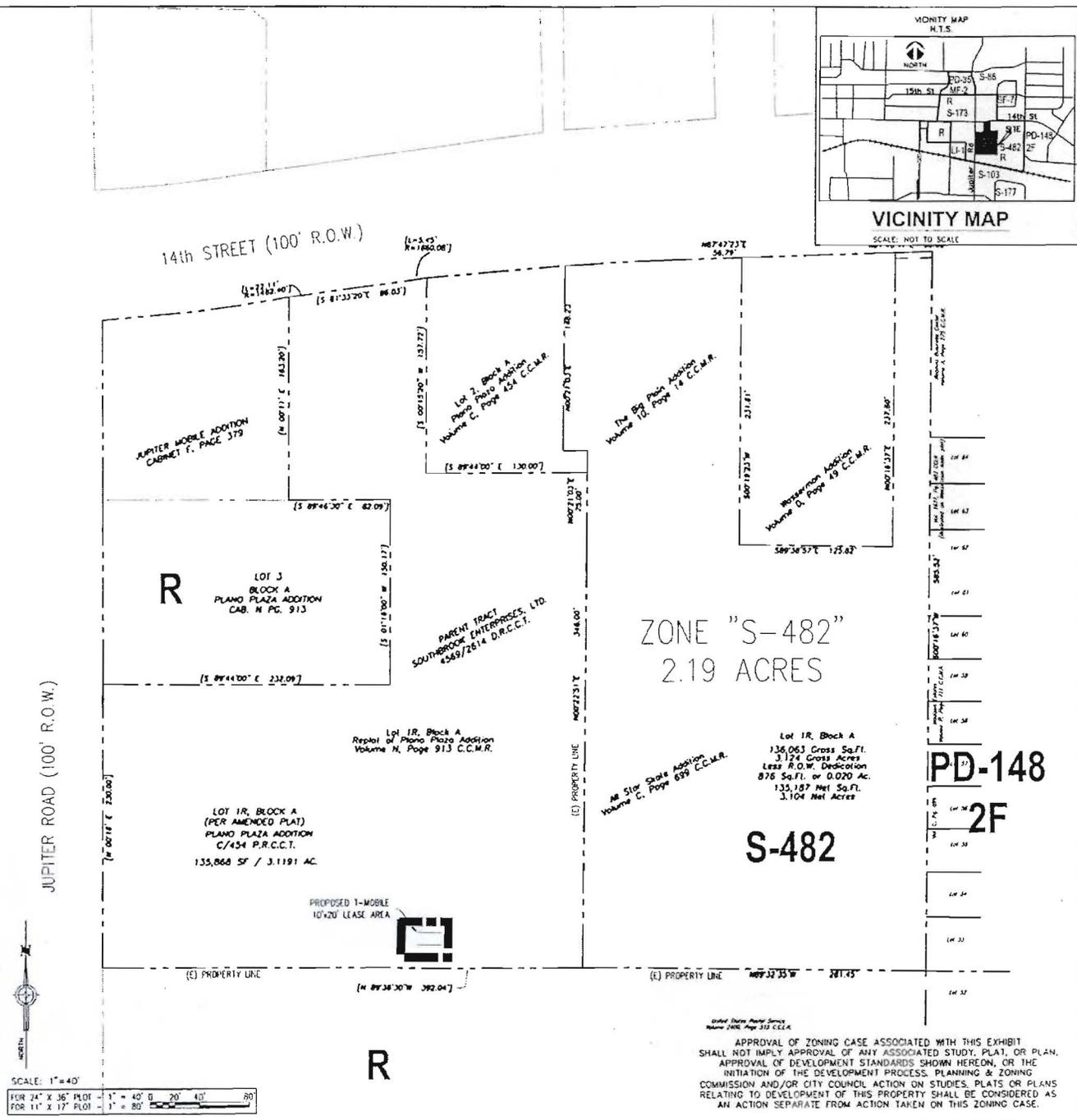


Zoning Case #: 2010-20

Existing Zoning: RETAIL



○ 200' Notification Buffer



NOTE: APPROVAL OF 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.

LEGAL DESCRIPTIONS

ACCESS & UTILITY EASEMENT
BEING all that certain lot, tract or parcel of land situated in Collin County, Texas, and being part of the Standard Block Survey, Abstract No. 73 and the El Monte Survey, Abstract No. 192, in the City of Plano, Texas, and being part of a 3.1191 acre tract (part of a called 4.354 acre tract described in a deed from Plano Plaza Addition Volume 3 Southbrook Enterprises, Ltd. as recorded in Volume 4569, Page 2614, Final Records of Collin County, Texas, part of Lot 1R, Block A, Plano Plaza Addition-Right according to the plat thereof recorded in Volume 10, Page 74, The Records of Collin County, Texas, and part of a tract owned by the United States Postal Service, and being a 5-foot wide access and utility easement, and the contents of said records of being more particularly described as follows:

COMMENT (E) as a point at the southern corner of said 3.1191 acre tract on the east line of Jupiter Road;
THE SUCCESSION OF THE POINT OF BEGINNING OF SAID 3.1191 ACRE TRACT SHALL BE THE POINT OF BEGINNING OF SAID 3.1191 ACRE TRACT A DISTANCE OF 2.39 ACRES TO THE POINT OF BEGINNING OF THE CENTER OF SAID 3 FEET WIDE ACCESS AND UTILITY EASEMENT.
THE SUCCESSION OF THE POINT OF BEGINNING OF SAID 3.1191 ACRE TRACT SHALL BE THE POINT OF BEGINNING OF SAID 3.1191 ACRE TRACT A DISTANCE OF 14.96 FEET TO A CORNER, OR A CORNER.
THE SUCCESSION OF THE POINT OF BEGINNING OF SAID 3.1191 ACRE TRACT SHALL BE THE POINT OF BEGINNING OF SAID 3.1191 ACRE TRACT A DISTANCE OF 256.71 FEET TO A CORNER, OR A CORNER.
THE SUCCESSION OF THE POINT OF BEGINNING OF SAID 3.1191 ACRE TRACT SHALL BE THE POINT OF BEGINNING OF SAID 3.1191 ACRE TRACT A DISTANCE OF 16.00 FEET TO THE POINT OF TERMINATION OF THE CENTER OF SAID 3 FEET WIDE ACCESS AND UTILITY EASEMENT.

LEASE AREA

BEING a 0.995 (200.00 sq. ft.) tract and being all that certain lot, tract or parcel of land situated in Collin County, Texas, and being part of the Standard Block Survey, Abstract No. 73 and the El Monte Survey, Abstract No. 192, in the City of Plano, Texas, and being part of a 3.1191 acre tract (part of a called 4.354 acre tract) described in a deed from Plano Plaza Addition Volume 3 Southbrook Enterprises, Ltd. as recorded in Volume 4569, Page 2614, Final Records of Collin County, Texas, part of Lot 1R, Block A, Plano Plaza Addition-Right according to the plat thereof recorded in Volume 10, Page 74, The Records of Collin County, Texas, and part of a tract owned by the United States Postal Service, and being more particularly described as follows:

COMMENT (E) as a 12 inch area and being at the southern corner of said 3.1191 acre tract;
THE SUCCESSION OF THE POINT OF BEGINNING OF SAID 0.995 ACRE TRACT SHALL BE THE POINT OF BEGINNING OF SAID 3.1191 ACRE TRACT A DISTANCE OF 119.79 FEET AND 2° 02' 27" E BEARING AND 3.1191 ACRE TRACT A DISTANCE OF 18.15 FEET TO A CORNER OR AT THE POINT OF BEGINNING OF SAID LEASE AREA.
THE SUCCESSION OF THE POINT OF BEGINNING OF SAID 3.1191 ACRE TRACT SHALL BE THE POINT OF BEGINNING OF SAID 3.1191 ACRE TRACT A DISTANCE OF 20.00 FEET TO A CORNER, OR A CORNER.
THE SUCCESSION OF THE POINT OF BEGINNING OF SAID 3.1191 ACRE TRACT SHALL BE THE POINT OF BEGINNING OF SAID 3.1191 ACRE TRACT A DISTANCE OF 10.00 FEET TO A CORNER, OR A CORNER.
THE SUCCESSION OF THE POINT OF BEGINNING OF SAID 3.1191 ACRE TRACT SHALL BE THE POINT OF BEGINNING OF SAID 3.1191 ACRE TRACT A DISTANCE OF 20.00 FEET TO A CORNER, OR A CORNER.
THE SUCCESSION OF THE POINT OF BEGINNING OF SAID 3.1191 ACRE TRACT SHALL BE THE POINT OF BEGINNING OF SAID 3.1191 ACRE TRACT A DISTANCE OF 10.00 FEET TO THE POINT OF BEGINNING AND CONTAINING 0.005 (200.00 sq. ft.) ACRES OF LAND.

ACCESS EASEMENT

BEING all that certain lot, tract or parcel of land situated in Collin County, Texas, and being part of the Standard Block Survey, Abstract No. 73 and the El Monte Survey, Abstract No. 192, in the City of Plano, Texas, and being part of a 3.1191 acre tract (part of a called 4.354 acre tract) described in a deed from Plano Plaza Addition Volume 3 Southbrook Enterprises, Ltd. as recorded in Volume 4569, Page 2614, Final Records of Collin County, Texas, part of Lot 1R, Block A, Plano Plaza Addition-Right according to the plat thereof recorded in Volume 10, Page 74, The Records of Collin County, Texas, and part of a tract owned by the United States Postal Service, and being a 24 foot wide access utility easement, and the contents of said records of being more particularly described as follows:

COMMENT (E) as a 12 inch area and being at the southern corner of said 3.1191 acre tract;
THE SUCCESSION OF THE POINT OF BEGINNING OF SAID 3.1191 ACRE TRACT SHALL BE THE POINT OF BEGINNING OF SAID 3.1191 ACRE TRACT A DISTANCE OF 22.74 FEET TO THE POINT OF BEGINNING OF THE CENTER OF SAID 24 FEET WIDE ACCESS EASEMENT.
THE SUCCESSION OF THE POINT OF BEGINNING OF SAID 3.1191 ACRE TRACT SHALL BE THE POINT OF BEGINNING OF SAID 3.1191 ACRE TRACT A DISTANCE OF 14.00 FEET TO A CORNER, OR A CORNER.

CITY APPROVAL

ADD JOB# 10-2974

DRAWN BY: CG

CHECKED BY: JG

6/10/20/03 REV ZONING PLAN - SURVEY

3/12/20/03 REVISED ZONING PLAN

4/11/20/03 REV ZONING PLAN - NOTES

3/12/20/03 REVISED ZONING PLAN

2/12/20/03 REVISED ZONING PLAN

1/16/21/20 FINAL ZONING PLAN

T-Mobile

DUKE BRIDGES CAMPUS
7568 WARREN PARKWAY
FRISCO, TX 75034
OFFICE: (972) 454-3510

ALLPRO

2502 1/2TH STREET
PLANO, TEXAS 75074
PHONE: (972) 454-3510
FAX: (972) 454-3510

PROTECTIVE ORDER

ELI MURPHY SURVEYORS

2502 1/2TH STREET
PLANO, TEXAS 75074
PHONE: (972) 454-3510
FAX: (972) 454-3510

NOI MOTTACHAL GEORGE

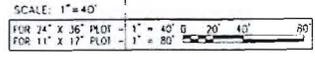
LOT 1R, BLOCK A
PLANO PLAZA ADDITION
3.1191 AC.

PROPOSED ZONING PLAN

ZC-2010-20

SHEET NUMBER 21

ZONING CASE ZC-2010-20

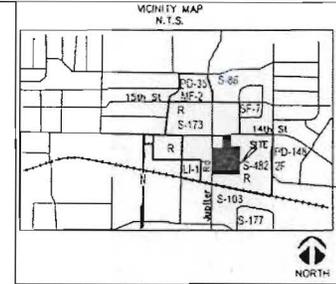
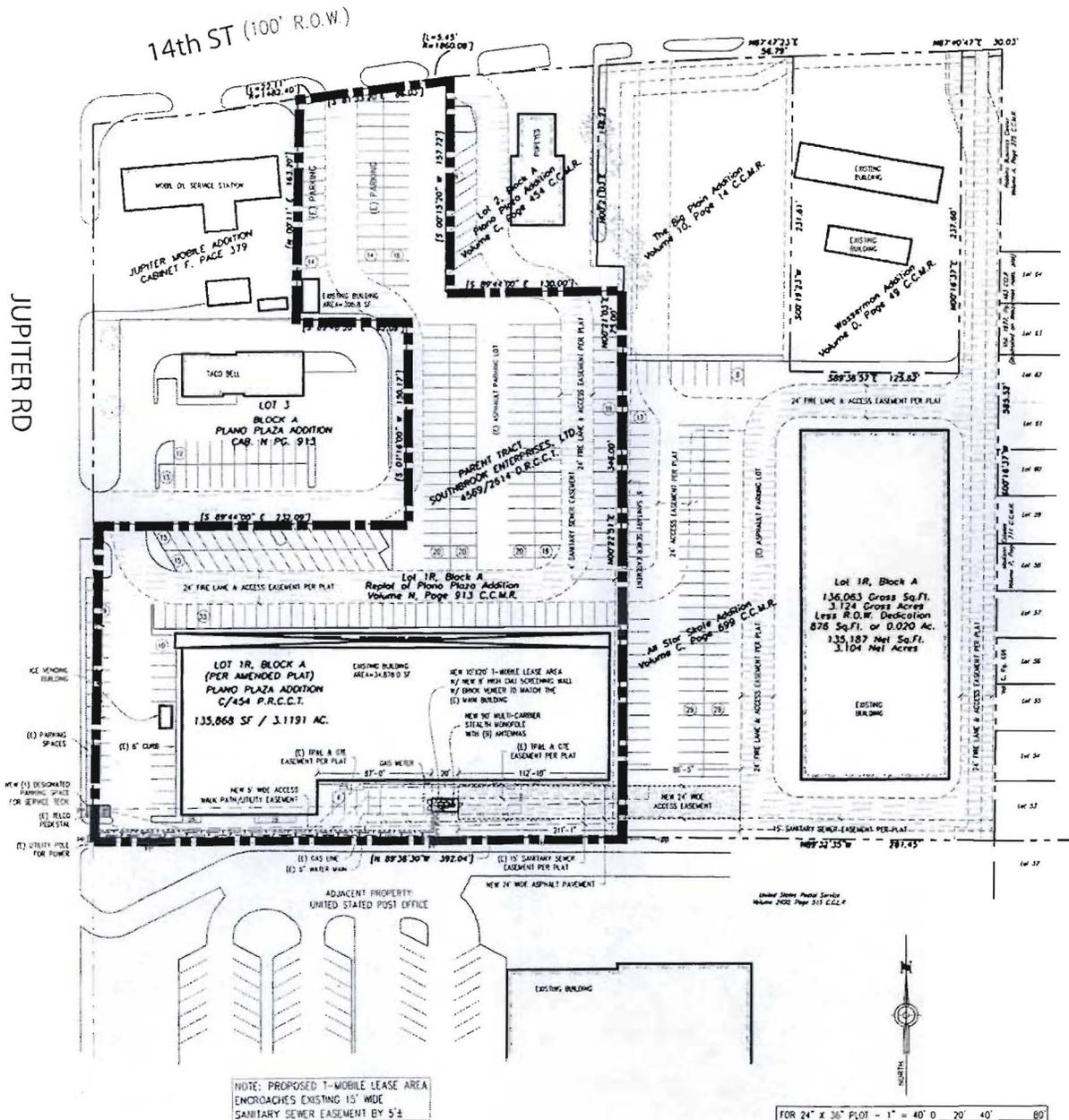


APPROVAL OF ZONING CASE ASSOCIATED WITH THIS EXHIBIT SHALL NOT IMPLY APPROVAL OF ANY ASSOCIATED STUDY, PLAT, OR PLAN, APPROVAL OF DEVELOPMENT STANDARDS SHOWN HEREON, OR THE INITIATION OF THE DEVELOPMENT PROCESS, PLANNING & ZONING COMMISSION AND/OR CITY COUNCIL ACTION ON STUDIES, PLATS OR PLANS RELATING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

OWNER
SOUTHBROOK ENTERPRISES
1412 MAIN ST.
DALLAS, TEXAS 75202
CONTACT: LAWRENCE BURK
PHONE: 214-742-5501

APPLICANT
1-MOBILE
DUKE BRIDGES CAMPUS
7568 WARREN PARKWAY
FRISCO, TEXAS 75034
(V) (972) 454-3510

SURVEYOR
WIMBERLY SURVEYING PROFESSIONALS
P.O. BOX 93
1022 RIDGE ROAD
ROCKWALL, TEXAS 75087
CONTACT: RON WIMBERLEY
PHONE: (214) 771-3333
FAX: (214) 771-3378



FOR 24' X 36' PLOT - 1" = 300' 0"
 FOR 11' X 17' PLOT - 1" = 800'

Plano Plaza Addition	
Item	Lot 1R
General Site Data	
Zoning (from zoning map)	LIGHT COMMERCIAL
Land Use (from zoning ordinance)	RETAIL SHOPPING
Lot Area (square feet & acres) per plat plat	135,868 sf / 3.1191 ac
Building Footprint Area (square feet)	34,479 sf
Building Height (if stories)	20 SINGLE STORY
Lot Coverage	25.19%
Parking Required	PROVIDED
REPAIR BLOCKS - 1 SPACE PER 200 SF	105
BIPOD - 1 SPACE PER 100 SF	125
POPEYES - 1 SPACE PER 100 SF	22
OLEVENINGS - 1 SPACE PER 200 SF	4
Provised Parking (if spaces)	206
Provised Parking (if spaces)	206
Accessible Parking (if spaces)	6
Accessible Parking (if spaces)	10
Parking on Easement (if spaces)	0
Landscape Area (including turf areas)	6,507 sq ft
Landscape Edge Area (Provised) (square feet)	0
Required exterior landscape area (parking lot landscape) (square feet)	0
Additional interior landscape area (square feet)	0
Other Landscape Area within the site (including storm water conveyance areas) (square feet)	0
Total Landscape Area (square feet)	6,507 sq ft
Permeable Area (including landscaping or turf areas)	6,507 sq ft
Permeable Pavement (square feet)	0
Other Permeable Area within the site (including landscaping or turf areas) (square feet)	0
Total Permeable Area (square feet)	6,507 sq ft
Impervious Area	124,214 sq ft
Building Footprint Area (square feet)	34,479 sq ft
Area of Sidewalks, Pavement & other Impervious Features (square feet)	89,336 sq ft
Other Impervious Area	0
Total Impervious Area	124,214 sq ft
Sum of Total Landscape Area + Total Permeable Area + Total Impervious Area (square feet) Note: Sum must equal Total Area	135,868 sq ft

PURPOSE
 PURPOSE OF THIS REVISED SITEPLAN IS TO PROVIDE A NEW COMMUNICATIONS ANTENNA WITH SUPPORT STRUCTURE FOR ONE CARRIER.

OWNER
 SOUTHBROOK ENTERPRISES
 1412 MAIN ST
 DALLAS, TEXAS 75202
 CONTACT: LAWRENCE BURK
 PHONE: 214-742-5301

APPLICANT
 1-MOBILE
 DUKE BRIDGES CAMPUS
 7668 WARREN PARKWAY
 FRISCO, TEXAS 75034
 (972) 464-3510

REVISED SITEPLAN

LOT 1R, BLOCK A, PLANO PLAZA ADDITION

3.1191 AC.

2502 14TH STREET
 PLANO, TX 75074
 SOUTHBROOK ENTERPRISES, LTD.
 ELLI MURPHY SURVEY ASSOCIATES, INC.
 No. 597

APPLICANT
 1-MOBILE
 DUKE BRIDGES CAMPUS
 7668 WARREN PARKWAY
 FRISCO, TEXAS 75034
 (972) 464-3510

DATE: 10/20/10

CONVEYING GROUP INC.
 2201 Lewis & Johnson
 FRISCO, TX 75034
 PHONE: 972-252-8993 FAX: 972-252-8175
 www.conveying.com

ALLPRO
 CONSULTING GROUP INC.
 2201 Lewis & Johnson
 FRISCO, TX 75034
 PHONE: 972-252-8993 FAX: 972-252-8175
 www.allpro.com

DUKE BRIDGES CAMPUS
 7668 WARREN PARKWAY
 FRISCO, TX 75034
 OFFICE: (972) 464-3510

LOT 1R, BLOCK A, PLANO PLAZA ADDITION - RE-PLAT 2010-2010

DATE: 10/20/10

PROJECT NUMBER: S1

ZONING CASE: ZC-2010-20

CITY APPROVAL

ACD JOB# 19-2574

DRAWN BY: CG

CHECKED BY: JG

6/12/2010 REY ZONING PLAN - SURVEY
 5/12/2010 REVISD ZONING PLAN
 4/11/08/10 REY ZONING PLAN - NOTES
 3/10/2010 REVISD ZONING PLAN
 2/10/2010 REVISD ZONING PLAN
 1/10/10 FINAL ZONING PLAN

T-Mobile

DUKE BRIDGES CAMPUS
 7668 WARREN PARKWAY
 FRISCO, TX 75034
 OFFICE: (972) 464-3510

ALLPRO

CONSULTING GROUP INC.
 2201 Lewis & Johnson
 FRISCO, TX 75034
 PHONE: 972-252-8993 FAX: 972-252-8175
 www.allpro.com

DATE: 10/20/10

PROJECT NUMBER: S1

ZONING CASE: ZC-2010-20

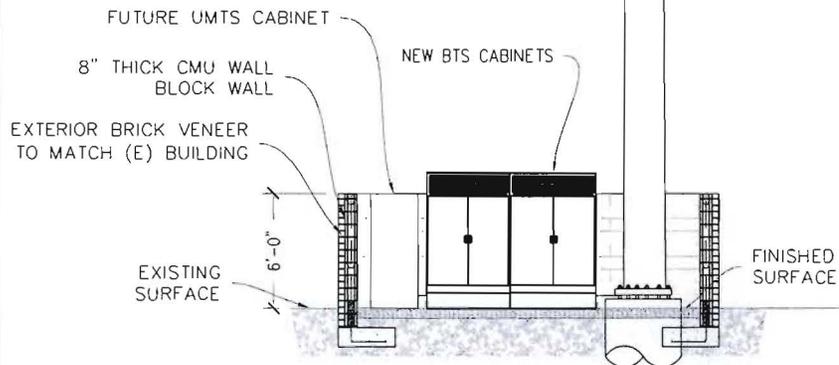
NOTE: PROPOSED T-MOBILE LEASE AREA ENROACHES EXISTING 15' WIDE SANITARY SEWER EASEMENT BY 5"

FOR 24' X 36' PLOT - 1" = 300' 0"
 FOR 11' X 17' PLOT - 1" = 800'

NEW (3) FLUSH MOUNT ANTENNAS
 (1) ACTIVE ANTENNA PER SECTOR
 SECTOR A, 60° @ 85' RAD CENTER
 SECTOR B, 140° @ 85' RAD CENTER
 SECTOR C, 300° @ 85' RAD CENTER

NEW (3) FLUSH MOUNT ANTENNAS
 (1) ACTIVE ANTENNA PER SECTOR
 SECTOR A, 60° @ 75' RAD CENTER
 SECTOR B, 140° @ 75' RAD CENTER
 SECTOR C, 300° @ 75' RAD CENTER

NEW 90' MONOPOLE



NEW T-MOBILE PANEL ANTENNA RAD C.L. = 75'-0"

NEW T-MOBILE PANEL ANTENNA RAD C.L. = 85'-0"

70'-0"

90'-0" TOP OF STEALTH POLE

10'-0" CANISTER

10'-0" CANISTER

CITY APPROVAL

ACGI JOB# 10-2974

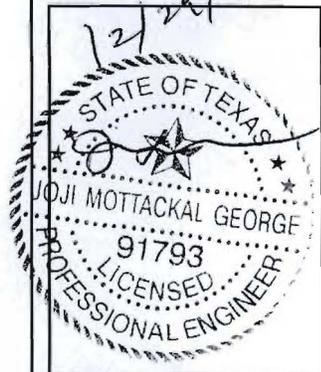
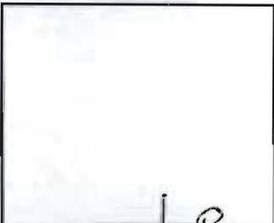
DRAWN BY: CG

CHECKED BY: JG

3	12/29/10	REV ZONING PER COMMENTS
2	12/20/10	REV ZONING PER COMMENTS
1	11/20/10	REV ZONING PER COMMENTS
0	11/08/10	REV ZONING PLAN-NOTES

T-Mobile
 DUKE BRIDGES CAMPUS
 7568 WARREN PARKWAY
 FRISCO, TEXAS 75034

ALLPRO
 CONSULTING GROUP, INC.
 9221 Lyndon B Johnson Fwy
 Suite 204, Dallas, TX 75243
 Phone: 972-231-8893 Fax: 866-364-8375
 www.allproci.com registration no. 8242



SHEET TITLE
 ELEVATION

SHEET NUMBER
S3

ZONING CASE
 ZC-2010-20

ANTENNA DETAIL SITE PLAN

FOR 24" X 36" PLOT - 1" = 10' 0" 5' 10' 20'
 FOR 11" X 17" PLOT - 1" = 20'

Zoning Case 2010-20

An Ordinance of the City of Plano, Texas, amending the Comprehensive Zoning Ordinance of the City, Ordinance No. 2006-4-24, as heretofore amended, granting Specific Use Permit No. 607 so as to allow for a 90-foot Commercial Antenna Support Structure on 0.1± acre of land out of the Sanford Beck Survey, Abstract No. 73, and the Eli Murphy Survey, Abstract No. 597, located 250± feet east of Jupiter Road and 530± feet south of 14th Street, in the City of Plano, Collin County, Texas, presently zoned Retail; 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 24th day of January, 2011, for the purpose of considering granting Specific Use Permit No. 607 for a 90-foot Commercial Antenna Support Structure on 0.1± acre of land out of the Sanford Beck Survey, Abstract No. 73, and the Eli Murphy Survey, Abstract No. 597, located 250± feet east of Jupiter Road and 530± feet south of 14th Street, in the City of Plano, Collin County, Texas, presently zoned Retail; 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 24th day of January, 2011; and

WHEREAS, the City Council is of the opinion and finds that the granting of Specific Use Permit No. 607 for a 90-foot Commercial Antenna Support Structure on 0.1± acre of land out of the Sanford Beck Survey, Abstract No. 73, and the Eli Murphy Survey, Abstract No. 597, located 250± feet east of Jupiter Road and 530± feet south of 14th Street in the City of Plano, Collin County, Texas, would not be detrimental or injurious to the public health, safety and 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.

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

Section I. The Comprehensive Zoning Ordinance No. 2006-4-24, as the same has been heretofore amended, is hereby further amended so as to grant Specific Use Permit No. 607 for 90-foot Commercial Antenna Support Structure on 0.1± acre of land out of the Sanford Beck Survey, Abstract No. 73, and the Eli Murphy Survey, Abstract No. 597, located 250± feet east of Jupiter Road and 530± feet south of 14th Street, in the City of Plano, Collin County, Texas, presently zoned Retail, said property being more fully described on the legal description in Exhibit "A" attached hereto.

Section II. The change granted in Section I is granted subject to the commercial antenna support structure being a stealth flagpole design, as shown in the Antenna Detail Site Plan (Exhibit "B") attached hereto.

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 affected 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 person, firm or corporation found to be violating any term or provision of this Ordinance, 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 THIS THE 24TH DAY OF JANUARY, 2011.

Phil Dyer, MAYOR

ATTEST:

Diane Zucco, CITY SECRETARY

APPROVED AS TO FORM:

Diane C. Wetherbee, CITY ATTORNEY

Legal Description

BEING a 0.005 (200.00 square foot) acre tract and being all that certain lot, tract, or parcel of land situated in Collin County, Texas, and being part of the Sanford Beck Survey, Abstract No. 73 and the Eli Murphy Survey, Abstract No. 597, in the City of Plano, Texas, and being part of a 3.1191 acre tract (part of a called 4.358 acre tract) described in a deed from Plano Plaza Joint Venture to Southbrook Enterprises, Ltd. as recorded in Volume 4569, Page 2614, Deed Records of Collin County, Texas; part of Lot 1R, Block A, Plano Plaza Addition-Replat according to the plat thereof recorded in Cabinet N, Page 913, Plat Records of Collin County, Texas; and part of a tract owned by the United States Postal Service, and being more particularly described as follows:

COMMENCING at a 1/2-inch iron rod found at the southeast corner of said 3.1191 acre tract;

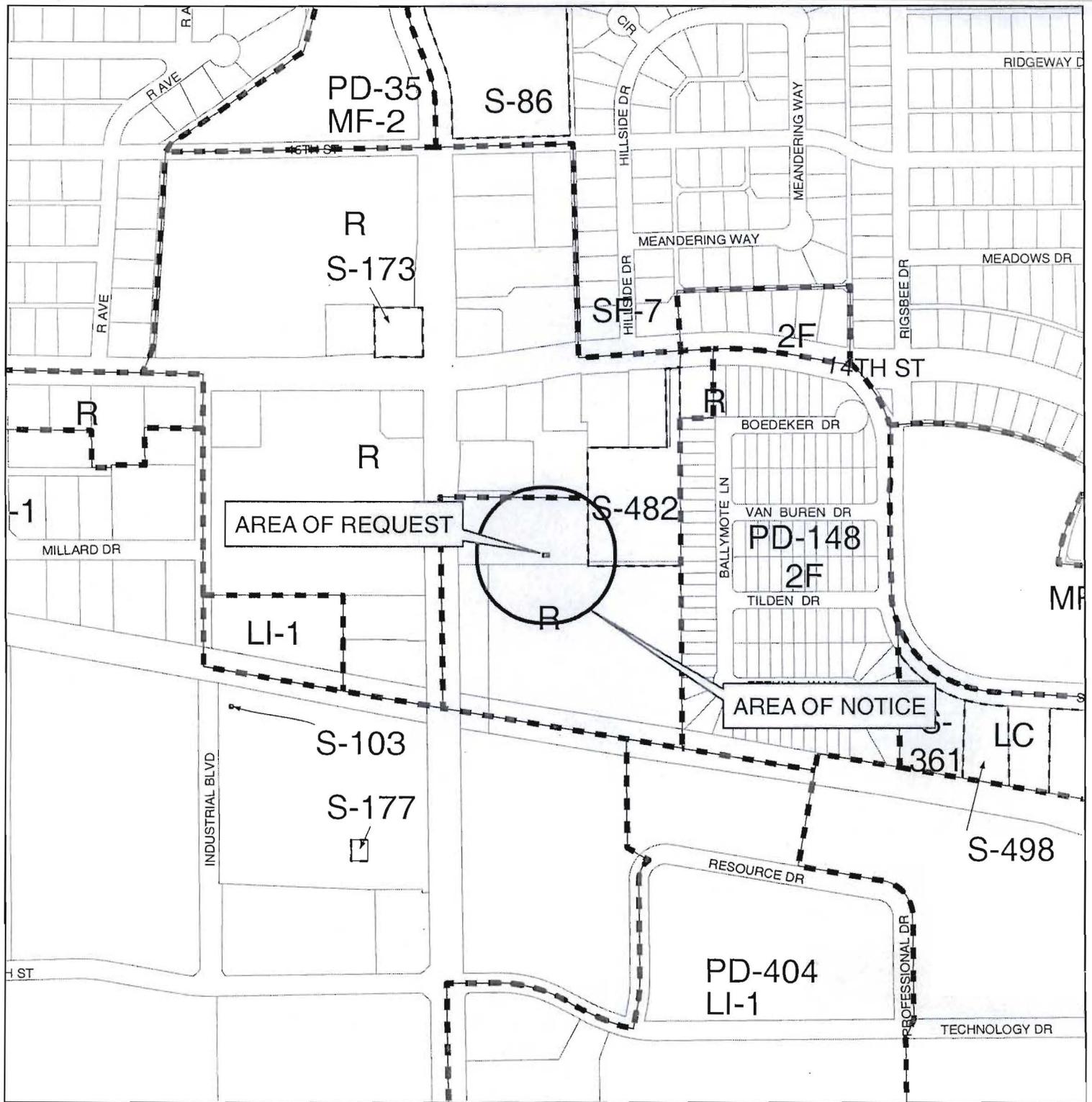
THENCE North 89° 38' 30" West along the south line of said 3.1191 acre tract a distance of 119.59 feet and North 00° 21' 30" East across said 3.1191 acre tract a distance of 18.58 feet to a 1/2-inch iron rod set at the POINT OF BEGINNING of said lease area;

THENCE North 89° 38' 30" West across said 3.1191 acre tract a distance of 20.00 feet to a 1/2-inch iron rod set, for a corner;

THENCE North 00° 21' 30" East across said 3.1191 acre tract a distance of 10.00 feet to a 1/2-inch iron rod set, for a corner;

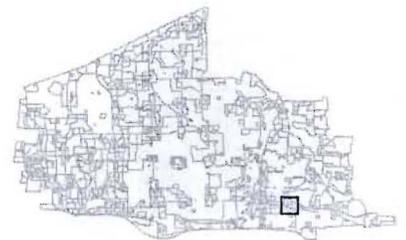
THENCE South 89° 38' 30" East across said 3.1191 acre tract a distance of 20.00 feet to a 1/2-inch iron rod set, for a corner;

THENCE South 00° 21' 30" West across said 3.1191 acre tract a distance of 10.00 feet to the POINT OF BEGINNING and CONTAINING 0.005 (200.00 square feet) acres of land.

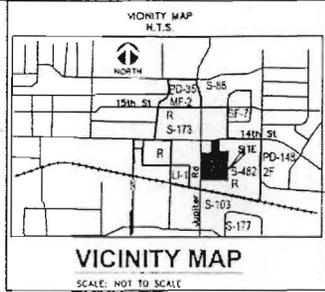
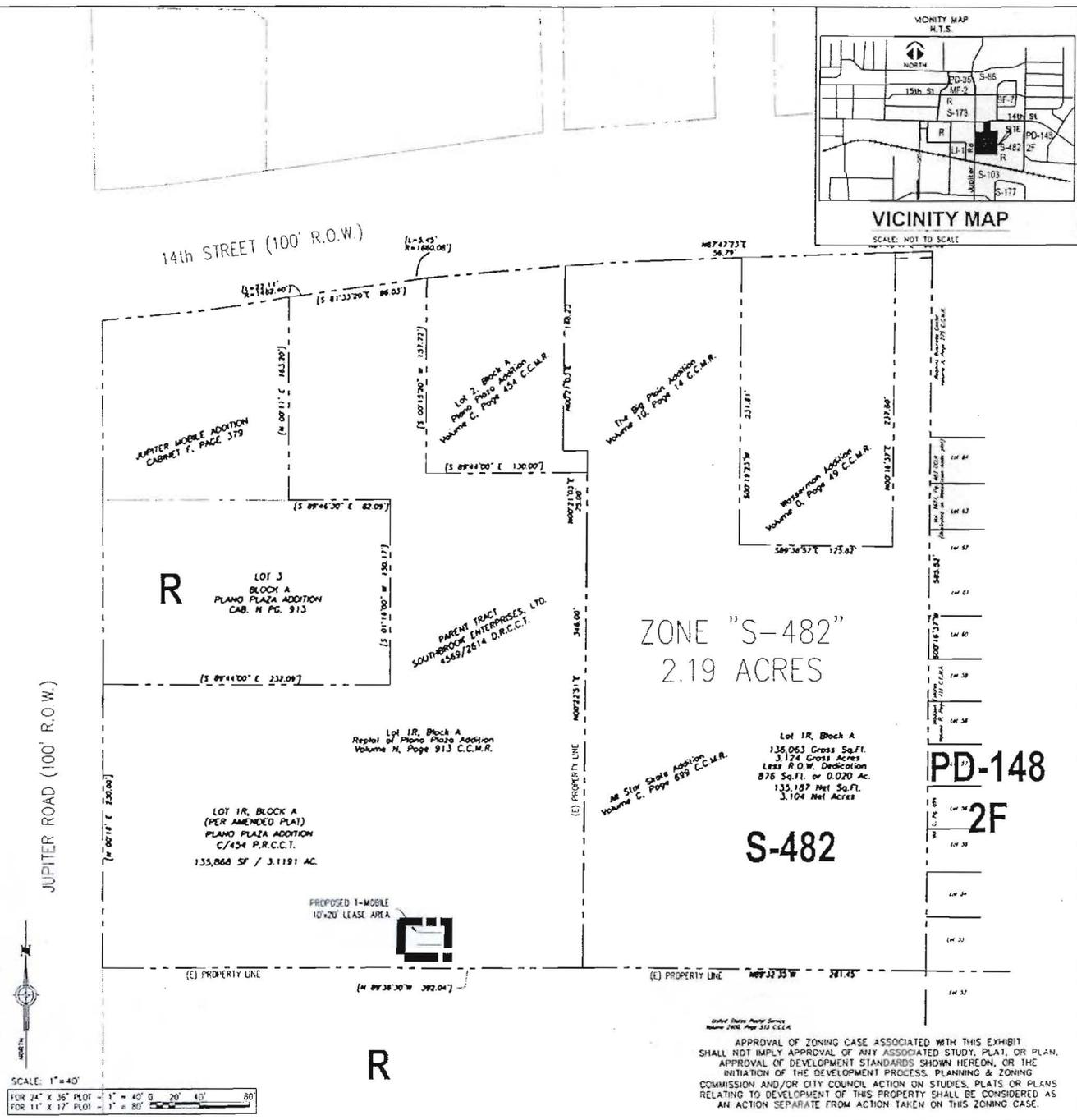


Zoning Case #: 2010-20

Existing Zoning: RETAIL



○ 200' Notification Buffer



NOTE: APPROVAL OF 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.

LEGAL DESCRIPTIONS

ACCESS & UTILITY EASEMENT

BEING all that certain lot, tract or parcel of land situated in Collin County, Texas, and being part of the Standard Block Survey, Abstract No. 73 and the El Monte Survey, Abstract No. 192, in the City of Plano, Texas, and being part of a 3.1191 acre tract (part of a called 4.354 acre tract described in a deed from Plano Plaza Addition Volume 3, Southbrook Enterprises, Ltd. as recorded in Volume 4509, Page 2614, Final Records of Collin County, Texas, part of Lot 1R, Block A, Plano Plaza Addition-Right according to the plat thereof recorded in Volume 911, The Records of Collin County, Texas, and part of a tract owned by the United States Postal Service, and being a 5-foot wide access and utility easement, and the contents of said records of being more particularly described as follows:

COMMENT (E) as a point at the southern corner of said 3.1191 acre tract on the east line of Jupiter Road;

THE SUCCESSION BEING E using the arc distance west line of said 3.1191 acre tract and the east line of said Jupiter Road a distance of 25.48 feet to the POINT OF BEGINNING of said 3.1191 acre tract a distance of 2.39 feet to the POINT OF BEGINNING of the center of said 3 feet wide access and utility easement.

THE SUCCESSION BEING W across said 3.1191 acre tract a distance of 14.96 feet to a point, for a corner.

THE SUCCESSION BEING E across said 3.1191 acre tract a distance of 256.51 feet to a point, for a corner.

THE SUCCESSION BEING E across said 3.1191 acre tract a distance of 16.00 feet to the POINT OF TERMINATION of the center of said 3 feet wide access and utility easement.

LEASE AREA

BEING a 0.995 (200.00 sq. ft.) tract and being all that certain lot, tract or parcel of land situated in Collin County, Texas, and being part of the Standard Block Survey, Abstract No. 73 and the El Monte Survey, Abstract No. 192, in the City of Plano, Texas, and being part of a 3.1191 acre tract (part of a called 4.354 acre tract) described in a deed from Plano Plaza Addition Volume 3, Southbrook Enterprises, Ltd. as recorded in Volume 4509, Page 2614, Final Records of Collin County, Texas, part of Lot 1R, Block A, Plano Plaza Addition-Right according to the plat thereof recorded in Volume 911, The Records of Collin County, Texas, and part of a tract owned by the United States Postal Service, and being more particularly described as follows:

COMMENT (E) as a 12 inch area set found at the southern corner of said 3.1191 acre tract;

THE SUCCESSION BEING E along the north line of said 3.1191 acre tract a distance of 119.79 feet and N 0° 27' 20" E across said 3.1191 acre tract a distance of 18.15 feet to a point set at the POINT OF BEGINNING of said lease area.

THE SUCCESSION BEING W across said 3.1191 acre tract a distance of 20.00 feet to a point, for a corner.

THE SUCCESSION BEING E across said 3.1191 acre tract a distance of 16.00 feet to a point, for a corner.

THE SUCCESSION BEING E across said 3.1191 acre tract a distance of 20.00 feet to a point, for a corner.

THE SUCCESSION BEING E across said 3.1191 acre tract a distance of 16.00 feet to the POINT OF BEGINNING and containing 0.995 (200.00 sq. ft.) acres of land.

ACCESS EASEMENT

BEING all that certain lot, tract or parcel of land situated in Collin County, Texas, and being part of the Standard Block Survey, Abstract No. 73 and the El Monte Survey, Abstract No. 192, in the City of Plano, Texas, and being part of a 3.1191 acre tract (part of a called 4.354 acre tract) described in a deed from Plano Plaza Addition Volume 3, Southbrook Enterprises, Ltd. as recorded in Volume 4509, Page 2614, Final Records of Collin County, Texas, part of Lot 1R, Block A, Plano Plaza Addition-Right according to the plat thereof recorded in Volume 911, The Records of Collin County, Texas, and part of a tract owned by the United States Postal Service, and being a 24 foot wide access utility easement, and the contents of said records of being more particularly described as follows:

COMMENT (E) as a 12 inch area set found at the southern corner of said 3.1191 acre tract;

THE SUCCESSION BEING E using the arc distance of said 3.1191 acre tract a distance of 22.48 feet to the POINT OF BEGINNING of the center of said 24 foot wide access easement.

THE SUCCESSION BEING W across said 3.1191 acre tract a distance of 14.96 feet to a point, for a corner.

CITY APPROVAL

ADD JOB#	10-2974
DRAWN BY	CG
CHECKED BY	JG
6/10/20/09 REV ZONING PLAN - SURVEY	
3/12/20/10 REVISED ZONING PLAN	
4/11/20/10 REV ZONING PLAN - NOTES	
3/12/20/10 REVISED ZONING PLAN	
2/12/20/10 REVISED ZONING PLAN	
1/16/10/10 FINAL ZONING PLAN	

T-Mobile

DUKE BRIDGES CAMPUS
7668 WARREN PARKWAY
FRISCO, TX 75034
OFFICE: (972) 464-3510

ALLPRO

CONCRETE CONTRACTORS

2502 1/2TH STREET
PLANO, TEXAS 75074
PHONE: 972-782-2000 FAX: 972-782-8375
WWW.ALLPROCONCRETE.COM

OWNER
SOUTHBROOK ENTERPRISES
1412 MAIN ST.
DALLAS, TEXAS 75202
CONTACT: LAWRENCE BURK
PHONE: 214-742-5501

APPLICANT
1-MOBILE
DUKE BRIDGES CAMPUS
7668 WARREN PARKWAY
FRISCO, TEXAS 75034
(V) (972) 464-3510

SURVEYOR
WIMBERLY SURVEYING PROFESSIONALS
P.O. BOX 93
1022 RIDGE ROAD
ROCKWALL, TEXAS 75087
CONTACT: RON WIMBERLEY
PHONE: (214) 771-3333
FAX: (214) 771-3378

ELI MURPHY SURVEYORS
No. 597
PARENT TRACT SOUTHBROOK ENTERPRISES, LTD. 4569/2614 D.R.C.C.T. (PART OF A CALLED 4.354 ACRES) 4569/2614 D.R.C.C.T.

2502 1/2TH STREET PLANO, TX 75074
SOUTHBROOK ENTERPRISES, LTD. 4569/2614 D.R.C.C.T.

JOHN MOTTACHAL GEORGE

2010-2011

LOT 1R, BLOCK A PLANO PLAZA ADDITION C/434 P.R.C.C.T. 135,866 SF / 3.1191 AC.

2502 1/2TH STREET PLANO, TX 75074

SOUTHBROOK ENTERPRISES, LTD. 4569/2614 D.R.C.C.T.

ELI MURPHY SURVEYORS

NO. 597

PARENT TRACT SOUTHBROOK ENTERPRISES, LTD. 4569/2614 D.R.C.C.T. (PART OF A CALLED 4.354 ACRES) 4569/2614 D.R.C.C.T.

2502 1/2TH STREET PLANO, TX 75074

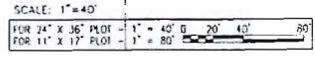
SOUTHBROOK ENTERPRISES, LTD. 4569/2614 D.R.C.C.T.

2010-2011

ZC-2010-20

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ZONING CASE
ZC-2010-20

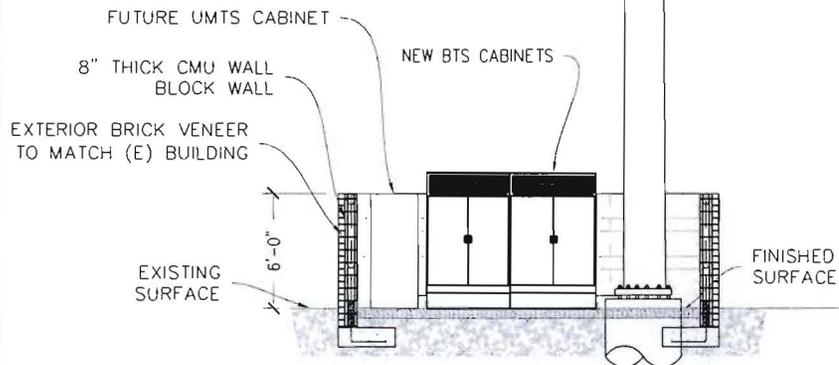


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NEW (3) FLUSH MOUNT ANTENNAS
 (1) ACTIVE ANTENNA PER SECTOR
 SECTOR A, 60° @ 85' RAD CENTER
 SECTOR B, 140° @ 85' RAD CENTER
 SECTOR C, 300° @ 85' RAD CENTER

NEW (3) FLUSH MOUNT ANTENNAS
 (1) ACTIVE ANTENNA PER SECTOR
 SECTOR A, 60° @ 75' RAD CENTER
 SECTOR B, 140° @ 75' RAD CENTER
 SECTOR C, 300° @ 75' RAD CENTER

NEW 90' MONOPOLE



NEW T-MOBILE PANEL ANTENNA RAD C.L. = 75'-0"

NEW T-MOBILE PANEL ANTENNA RAD C.L. = 85'-0"

70'-0"

90'-0" TOP OF STEALTH POLE

10'-0" CANISTER

10'-0" CANISTER

CITY APPROVAL

ACGI JOB# 10-2974

DRAWN BY: CG

CHECKED BY: JG

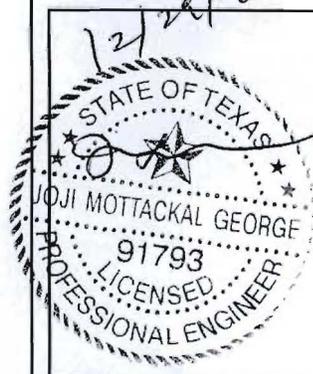
3	12/29/10	REV ZONING PER COMMENTS
2	12/20/10	REV ZONING PER COMMENTS
1	11/20/10	REV ZONING PER COMMENTS
0	11/08/10	REV ZONING PLAN-NOTES

T-Mobile

DUKE BRIDGES CAMPUS
 7568 WARREN PARKWAY
 FRISCO, TEXAS 75034

ALLPRO

CONSULTING GROUP, INC.
 9221 Lyndon B Johnson Fwy
 Suite 204, Dallas, TX 75243
 Phone: 972-231-8893 Fax: 866-364-8375
 www.allproci.com registration no. 8242



SHEET TITLE
 ELEVATION

SHEET NUMBER
S3

ZONING CASE
 ZC-2010-20

ANTENNA DETAIL SITE PLAN

FOR 24" X 36" PLOT - 1" = 10' 0" 5' 10' 20'
 FOR 11" X 17" PLOT - 1" = 20'