

**AGENDA
TOWN OF FLOWER MOUND
PLANNING AND ZONING COMMISSION MEETING**

MARCH 25, 2019

**FLOWER MOUND TOWN HALL
2121 CROSS TIMBERS ROAD
FLOWER MOUND, TEXAS**

.....
AN AGENDA INFORMATION PACKET IS AVAILABLE ONLINE AT www.flower-mound.com/AgendaCenter
.....

A. CALL MEETING TO ORDER 6:30 P.M.

B. INVOCATION AND PLEDGE OF ALLEGIANCE

C. PUBLIC COMMENT

The purpose of this item is to allow the public an opportunity to address the Commission on issues that are not the subject of a public hearing. Items requiring a public hearing are clearly marked as such on the agenda, and citizens and visitors will be allowed to speak on those items during the public hearing.

D. FUTURE AGENDA ITEMS

The purpose of this item is to allow the Chairman and members of the Commission an opportunity to bring forward items they wish to discuss at a future meeting, with the understanding a consensus of the Commission is needed in order for that item to be placed on a future agenda and in accordance with the Town Council Agenda Setting Policy (Ord. 65-15).

E. DIRECTOR'S REPORT

1. Planning & Zoning Commission Business Topics Retreat
2. Training Budget
3. Early Termination of Senior Housing Overlay
4. Park Ordinance Amendments

F. REGULAR ITEMS

1. *Minutes of March 11, 2019*

Consider approval of the minutes of the March 11, 2019, Planning and Zoning Commission Regular Session.

5. *ZPD18-0012 – Lisanti Cell Tower*

Public Hearing

Public Hearing to to consider a request for rezoning (ZPD18-0012 - Lisanti Cell Tower) to amend Planned Development-135 (PD-135) with Campus Industrial (CI) uses to allow development of a communication tower, to modify the development standards, and request certain modifications and exceptions to the Code of Ordinances as related to the subject property, including reduction of required landscaping. The property is generally located south of Spinks Road and east of Long Prairie Road.

G. ADJOURNMENT – REGULAR SESSION

i. WORK SESSION

a. Presentation and discussion of Engineering & Drainage Construction Standards

I do hereby certify that the Notice of Meeting was posted on the bulletin board in Town Hall of the Town of Flower Mound, Texas, a place convenient and readily accessible to the general public at all times, on the following date and time: March 21, 2019, at 2:00 p.m., at least 72 hours prior to the scheduled time of said meeting.

LauriAnn Cash, Executive Assistant

Pursuant to Section 551.071 of the Texas Government Code, the Planning and Zoning Commission reserves the right to consult in closed session with its attorney and to receive legal advice regarding any item listed on this agenda.

The Flower Mound Town Hall and Jody Smith Hall are wheelchair accessible. Requests for accommodations or interpretive services must be made at least 48 hours prior to this meeting by contacting Planning Services at (972) 874-6350.
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PLANNING AND ZONING COMMISSION

AGENDA ITEM NO: 1

REGULAR ITEM

DATE: March 25, 2019

FROM: LauriAnn Cash, Development Services Executive Assistant

ITEM: Consider approval of the minutes of the March 11, 2019, Planning and Zoning Commission Regular Session.

I. BACKGROUND INFORMATION

The Planning and Zoning Commission held a regular meeting on March 11, 2019.

II. ATTACHMENTS

1. Draft Minutes

THE FLOWER MOUND PLANNING & ZONING COMMISSION MEETING HELD ON THE 11TH DAY OF MARCH, 2019, IN THE FLOWER MOUND TOWN HALL, LOCATED AT 2121 CROSS TIMBERS ROAD IN THE TOWN OF FLOWER MOUND, COUNTY OF DENTON, TEXAS, AT 6:30 PM

The Planning & Zoning Commission met in a regular session with the following members present:

Laile Neal	Vice Chair
Brad Ruthrauff	Commissioner, Place 1
Robert Rawson	Commissioner, Place 3
David Johnson	Commissioner, Place 4
Albert Picardi	Commissioner, Place 5
Laura Dillon	Commissioner, Place 6
Robert Cox	Commissioner, Place 8
Thomas Pickering	Commissioner, Place 9

Constituting a quorum with the following members absent:

Perfecto Solis	Chair
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(Places 8 and 9 of the Commission do not vote on items unless they sit in place of one of the regular members, Places 1-7.)

And the following members of Town staff present:

Ashley Dierker	Town Attorney
Lexin Murphy	Director of Planning Services
Chuck Russell	Town Planner
Robert Pegg	Engineering Manager
John Habern	Parks, Trails & Landscape Specialist
LauriAnn Cash	Executive Assistant

A. CALL REGULAR SESSION TO ORDER (Council Chambers): 6:30 P.M.

B. PUBLIC COMMENT

None

C. FUTURE AGENDA ITEMS

None

D. DIRECTOR'S REPORT

1. Reminder of Doodle poll sent out for retreat dates to cover Business Items
2. Update on Limited Residential in Lakeside Business District.

E. REGULAR ITEMS

1. Consider approval of the minutes of the February 25, 2019, Planning and Zoning Commission Regular Session

Commission Deliberation

Commissioner Johnson moved to approve the February 25, 2019, minutes as written. Commissioner Picardi seconded the motion.

VOTE ON THE MOTION

AYES: Johnson, Picardi, Dillon, Neal

NAYS: None

ABSTAIN: Ruthrauff, Rawson

The motion to approve passed with a vote of 4-0-2.

2. Consider a request for a Record Plat (RC18-0006 – Flower Mound Municipal Library Addition) to create a non-residential subdivision. The property is generally located east of Old Settlers Road between Broadmoor Lane and Peters Colony Road.

Staff Presentation

Chuck Russell, Town Planner

Applicant Presentation

Neal Bletsch, Komatsu Architecture (no presentation but answered questions)

Commission Deliberation

Commissioner Picardi moved to approve RC18-0006 – Flower Mound Municipal Library Addition, as presented. Commissioner Dillon seconded the motion.

VOTE ON THE MOTION

AYES: Pickering, Neal, Dillon, Picardi, Johnson, Rawson, Ruthrauff

NAYS: None

The motion to approve passed with a vote of 7-0.

3. Consider a request for a Site Plan (SP18-0018 – Flower Mound Public Library) to expand the existing Town Library facility with a required parking deviation in excess of 20 percent per Section 82-73 of the Town's Code of Ordinances.

The property is generally located east of Old Settlers Road between Broadmoor Lane and Peters Colony Road.

Staff Presentation

Chuck Russell, Town Planner

Applicant Presentation

Neal Bletsch, Komatsu Architecture (available for questions)

Commission Deliberation

Commissioner Ruthrauff moved to recommend denial of SP18-0018 – Flower Mound Public Library, as presented. Commissioner Johnson seconded the motion.

VOTE ON THE MOTION

AYES: Ruthrauff, Johnson

NAYS: Pickering, Neal, Dillon, Picardi, Rawson

The motion to recommend denial failed with a vote of 2-5.

Commissioner Dillon moved to recommend approval of SP18-0018 – Flower Mound Public Library, as presented. Commissioner Picardi seconded the motion.

VOTE ON THE MOTION

AYES: Rawson, Picardi, Dillon, Neal, Pickering

NAYS: Ruthrauff, Johnson

The motion to recommend approval passed with a vote of 5-2.

4. Public Hearing to consider a request for rezoning (ZPD19-0003 – Home Depot Silveron Addition) to amend Planned Development District-31 (PD-31) with Campus Commercial uses that is subject to Specific Use Permit 245 (SUP-245) to amend Specific Use Permit 245 (SUP-245) to allow for truck rental, trailer rental, and rental/sales of propane containers outdoors on site. The property is generally located east of Long Prairie Road and south of Lakeside Parkway.

Staff Presentation

Chuck Russell, Town Planner

Applicant Presentation

Janay Mommer, Lars Andersen & Associates, (available for questions)

Spoke In Favor:

None

Spoke In Opposition:

None

Commission Deliberation

Commissioner Johnson moved to recommend approval of ZPD19-0003 – Home Depot Silveron Addition as presented, with the following conditions – require rental signage on the parking stalls, allow the sale of industrial gasses, and require two more parking stalls. Commissioner Ruthrauff seconded the motion.

VOTE ON THE MOTION

AYES: Pickering, Neal, Dillon, Picardi, Johnson, Rawson, Ruthrauff

NAYS: None

The motion to recommend approval passed with a vote of 7-0.

5. Public Hearing to consider a request to amend the Land Development Regulations (LDR19-0001 – Landscaping) by amending Chapter 82, Article V, Division 2, entitled “Landscaping,” of the Town’s Code of Ordinances, to allow the use of Synthetic Turf.

Staff Presentation

John Habern, Parks, Trails, & Landscape Specialist

Applicant Presentation

None

Spoke In Favor:

None

Spoke In Opposition:

None

Commission Deliberation

Commissioner Johnson moved to recommend denial of LDR19-0001 - Landscaping, as presented. Commissioner Ruthrauff seconded the motion.

VOTE ON THE MOTION

AYES: Ruthrauff, Rawson, Johnson, Pickering

NAYS: Dillon, Neal, Picardi

The motion to recommend denial passed with a vote of 4-3.

6. Presentation by Commissioner Ruthrauff to the Planning & Zoning Commission on his Focus North Texas event perspective.

Presentation

Brad Ruthrauff, Commissioner, Place 1

F. ADJOURNMENT – REGULAR SESSION 8:19 P.M.

TOWN OF FLOWER MOUND, TEXAS

Chuck Russell, Town Planner

ATTEST:

LauriAnn Cash, Executive Assistant



PLANNING AND ZONING COMMISSION AGENDA ITEM NO: 2 REGULAR ITEM

DATE: March 25, 2019

FROM: Chuck Russell, Town Planner

ITEM: Public Hearing to consider a request for rezoning (ZPD18-0012 - Lisanti Cell Tower) to amend Planned Development-135 (PD-135) with Campus Industrial (CI) uses to allow development of a communication tower, to modify the development standards, and request certain modifications and exceptions to the Code of Ordinances as related to the subject property, **including reduction of required landscaping**. The property is generally located south of Spinks Road and east of Long Prairie Road.

I. ITEM SUMMARY

This application has been reviewed by DRC and determined to be ready for consideration by the Planning and Zoning Commission. There are no outstanding issues.

This application will require final action by the Town Council.

II. APPLICATION ANALYSIS

On February 25, 2019, the Planning and Zoning Commission (P&Z) considered this item and recommended approval by a vote of 6 to 0. After the P&Z meeting, staff was informed that the property owner and the applicant were in the process of modifying the final location of the proposed tower and associated equipment compound on the subject property. On March 4, 2019, the Town Council tabled this item until the March 18, 2019 meeting to allow the applicant and the property owner time to resolve the final location issue.

The applicant and property owner were able to resolve the issue and agreed to move the proposed tower and compound further north and west on the site (see additional analysis below). However, the proposed changes are substantive in nature and staff recommended the item be remanded back to P&Z for consideration prior to final Town Council action. On March 18, 2019, the Town Council remanded the item back to P&Z for consideration on the March 25, 2019 agenda.

The purpose of this application is to request approval of amendments to Planned Development District No. 135 (PD-135) Specific Use Permit (SUP-451) to allow the construction of a 120-foot-tall communication tower on a 1,600-square-foot internal parcel (land lease from property owner). The subject property contains a total of 24.05 acres. Ordinance No. 46-14 for PD-135 was approved by Town Council on

August 4, 2014. PD-135 allows Campus Industrial (CI) District uses and is controlled by a conceptual site plan depicting two warehouse/distribution buildings with a total of 350,000 square feet of floor area. Both buildings have been constructed and are occupied along with associated parking and landscaping.

The concept plan for PD-135 has been updated with this request to depict the 120-foot-tall, self-support tower, associated equipment cabinet, and an eight-foot-tall masonry enclosure to be constructed within the above referenced internal parcel. The new proposed location of the tower and compound is still near the northwest corner of PD-135 and currently developed with truck trailer parking spaces. However, the proposed tower and compound have been moved 39 feet to the north (closer to the Spinks Road right-of-way) compared to the location previously considered by P&Z. The facility has also shifted west approximately 14 feet.

As depicted on the attached elevations, the design is a standard metal monopole with space for three wireless carriers. The conceptual elevations will provide for a masonry enclosure with materials to match those on the main buildings. The applicant is now requesting to modify the following landscaping requirement in Section 98-977 of the Code of Ordinances:

- (8) Landscaping and screening. Commercial communication towers shall comply with the screening requirements of section 82-301 of this Code, residential compatibility standards, subject to the following provisions:*
- a. The landscape screen or wall shall be placed around the perimeter of the tower and any accessory structures, including guy anchors, provided that the screening requirement shall be waived when the base of the tower is not visible from adjacent lots or rights-of-way. Landscaping shall be placed on the outside of fences.*

In lieu of planting trees around the perimeter of the compound wall, the applicant is requesting that the existing landscaping along Spinks Road and west of the compound suffice. The southern and eastern walls of the compound face internally towards the existing warehouse and substation.

Section 98-977 of the Code of Ordinances contains additional provisions for the construction of commercial communication towers (see below). If approved, 12 of the 13 requirements either have been met or will be met through the permitting processes of the Town, the Federal Communications Commission (FCC), the Federal Aviation Administration (FAA), and any other governing agencies (see above).

Sec. 98-977. - Communication tower, commercial.

A commercial communication tower shall comply with the following standards:

- (1) Height. The height of commercial communication towers shall be measured from the average grade of the ground adjacent to the base to the highest point on the structure. If located on a building, the height of the tower shall include the height of the building. Commercial communication towers shall not be subject to the height regulations of the district in which they are located, provided that they shall not encroach into or through any established public or private airport approach path as established by the Federal Aviation Administration.

- (2) Setbacks. The principal support structure of all commercial communication towers shall conform to the minimum setback standards of the district in which the use is located. In addition, the following setback standards shall apply to all commercial communication towers:
 - a. Commercial communication towers shall be located so as to provide a minimum distance from the tower to all property lines equal to 20 percent of the height of the tower.
 - b. Commercial communication towers shall be set back a minimum of 50 feet from any existing or planned street right-of-way line.
 - c. Commercial communication towers shall be set back a minimum of 50 feet from any property line adjacent to a residential district.
- (3) Residential districts. When a commercial communication tower is proposed in or adjacent to a residential district, it shall be demonstrated that existing or approved commercial communication towers within the proposed service area cannot accommodate the equipment planned to be located on the proposed commercial communications tower. Factors to be considered in evaluating the practicality of siting a tower would include structural capacity, RF interference, geographic service area requirements, and cost (if fees and costs for sharing would exceed the cost of the new tower).
- (4) Anchor location. Commercial communication tower peripheral supports and guy anchors may be located within required yard setbacks, provided that they shall be located entirely within the boundaries of the property on which the tower is located and shall be located no closer than five feet from any property line and no closer than 20 feet from a property line if the tower is adjacent to a single-family residential district or residential uses. All commercial communication tower supports and peripheral anchors shall be set back a minimum of 50 feet from any existing or planned street right-of-way line.
- (5) Location of accessory structures. All structures accessory to a commercial communication tower, other than peripheral guy anchors, shall conform to the setback standards for the district in which the use is located.
- (6) Fencing. A solid fence or wall of brick, stone or approved masonry construction not less than eight feet in height from finished grade shall be constructed around each commercial communication tower and around each guy anchor, if used. Access to the tower shall be through a locked gate. Barbed wire shall be used along the top of the fence or wall if it is necessary to preclude unauthorized access to the tower.
- (7) High voltage signs. If high voltage is necessary for the operation of the commercial communication tower and, it is present in a ground grid or in the tower, signs located every 20 feet and attached to the fence or wall shall display in large bold letters the following: "HIGH VOLTAGE - DANGER."
- (8) Landscaping and screening. Commercial communication towers shall comply with the screening requirements of section 82-301 of this Code, residential compatibility standards, subject to the following provisions:
 - a. The landscape screen or wall shall be placed around the perimeter of the tower and any accessory structures, including guy anchors, provided that the screening requirement shall be waived when the base of the tower is not visible from adjacent lots or rights-of-way. Landscaping shall be placed on the outside of fences.
 - b. The requirements of section 82-303 of this Code, compatibility setback, shall not apply to commercial communication towers.

- (9) Additional uses permitted on lot. Commercial communication towers may be located on lots containing another principal use, and may occupy a leased parcel on a lot meeting the minimum lot size requirement of the district in which it is located. Towers and their associated equipment shall be separated from other structures on the lot by a minimum distance of 50 feet.
- (10) Aircraft hazard. Commercial communication towers shall not encroach into or through any established public or private airport approach path as established by the Federal Aviation Administration.
- (11) Shared use. To encourage shared use, all applicants for commercial communication towers shall issue and advertise for a two-week period a request for information (RFI) to obtain information from potential lessors.
- (12) Removal of obsolete facilities. All obsolete or unused commercial communication towers shall be removed within 12 months of cessation of use.
- (13) Radiation standards. A commercial communication tower shall comply with current Federal Communications Commission standards for nonionizing electromagnetic radiation (NIER).

III. CORRESPONDENCE

The Town Code requires both public notice in a newspaper of general circulation (Denton Record Chronicle) and notification of the property owners within 200 feet of the subject property for all Specific Use Permit requests. At the time this report was written, staff had not received any correspondence regarding the request.

IV. ATTACHMENTS

A. Background Information

- 1. Vicinity Map
- 2. Letter of Intent

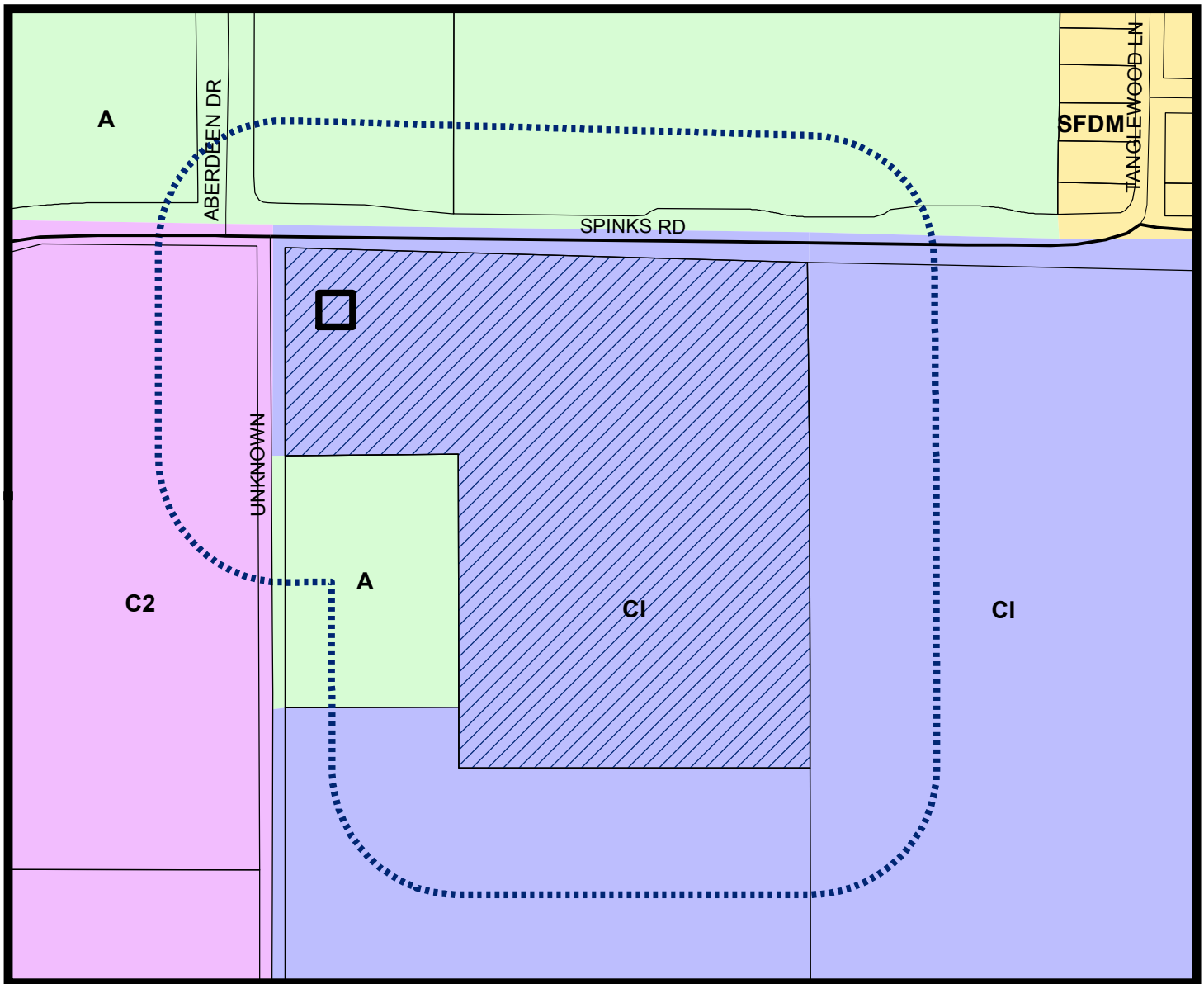
B. Application Details

- 1. Planned Development Package



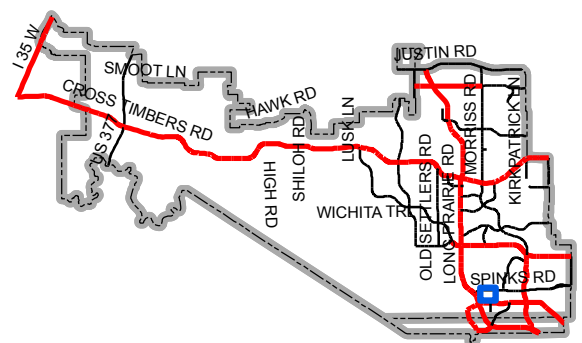
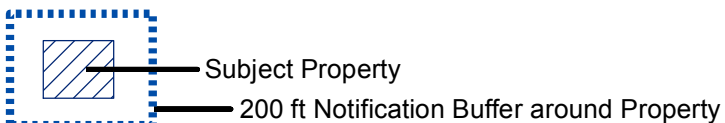
Vicinity Map

Reference Project: ZPD18-0012



LEGEND

- Agriculture
- Campus Industrial
- Commercial 2
- Single Family Density Medium



Map Location



January 29, 2019

The Honorable Members of
The Flower Mound Town Council and The Flower Mound Planning and Zoning Commission
2121 Cross Timbers Road
Flower Mound, TX 75028

RE: ZPD18-0012 Letter of Intent
Amendment of PD135 to allow development of a communication tower at 2010 Lakeside

Dear Members of the Town Council and Planning and Zoning Commission:

American Towers LLC represented by Crafton Communications, Inc, is pleased to submit this Application for Amendment of PD135 to allow development of a 120 FT Monopole Communication Tower with a 40 FT by 40 FT screened and landscaped equipment compound at 2010 Lakeside Parkway. The proposed site is part of a 12.08 Acre Planned Development in PD 135. The parent parcel has a base zoning of CI, Campus Industrial, and is currently developed as a food distribution center. The initial tenant on the communication tower will be Verizon.

The subject study area for this facility is generally bounded by Grapevine Lake on the west and south, Lexington Avenue on the east and Red Oak Lane on the north. Recently, there has been a significant increase in wireless service demand for the very limited capacity in this part of Flower Mound, centering primarily on the intersection of Lakeside Parkway and Long Prairie Road. This proposal is aimed at addressing the concern for better wireless coverage before there is a problem for general purpose calls and emergency calls. One of the attached exhibits, titled "as is", illustrates current signal coverage in the area. Please note the need for improvement in signal coverage, indicated by yellow and purple shading. The second of the signal coverage maps, titled "as improved", shows significant improvement to coverage in the Lakeside commercial area and surrounding neighborhoods made possible by placing the proposed telecommunications site into operation.

This site, being just 500 feet from the original search center is considered a central location, and does a very good job of improving coverage within the entire area. Each new wireless platform in the receiving area will make 911 call location modeling a bit more precise by reducing the size of the geometric areas such models use.

The search for a site was thorough, and it should be noted that there were no opportunities for collocating on existing structures, an option that is much preferred whenever possible. With approval of this site, the Town will be encouraging other telecom carriers to collocate on the American Towers LLC structure.

Finally, American Towers LLC is happy to address the project's land use compatibility. In the area immediately surrounding the site there are light industrial buildings with stucco, rock and other masonry facades, situated on landscaped lots with paved parking. There is also an Oncor Electrical Substation

located just a few feet south of the proposed site. The land use intensity of the Oncor site is significantly greater than the proposed American Towers LLC site. The proposed site will be compatible with this industrial neighborhood. The compound will be surrounded by a stucco covered screening wall matching the color of the primary building on the property and other wall surfaces in the industrial park. Landscaping, matching the quality of the landscaping on the primary building lot, will also surround the wall, softening the overall look of the site and helping to buffer the northern view of the Oncor site.

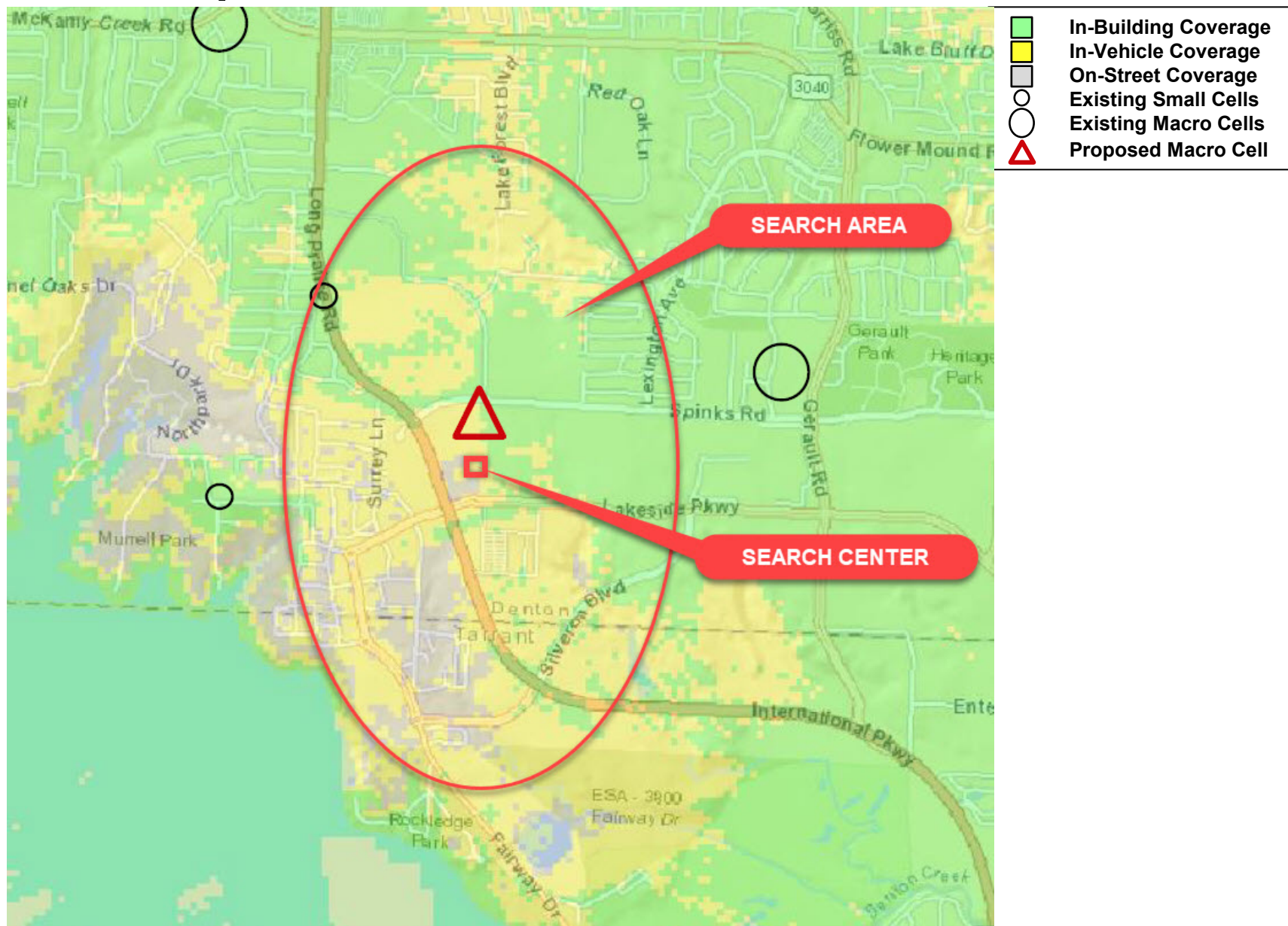
American Towers LLC and Verizon are proud to be of service to the people who call Flower Mound home. This un-manned site will work hard to serve the community without placing any service demand on drainage, water, sewer, schools, parks or roads.

We look forward to visiting with you regarding this project.

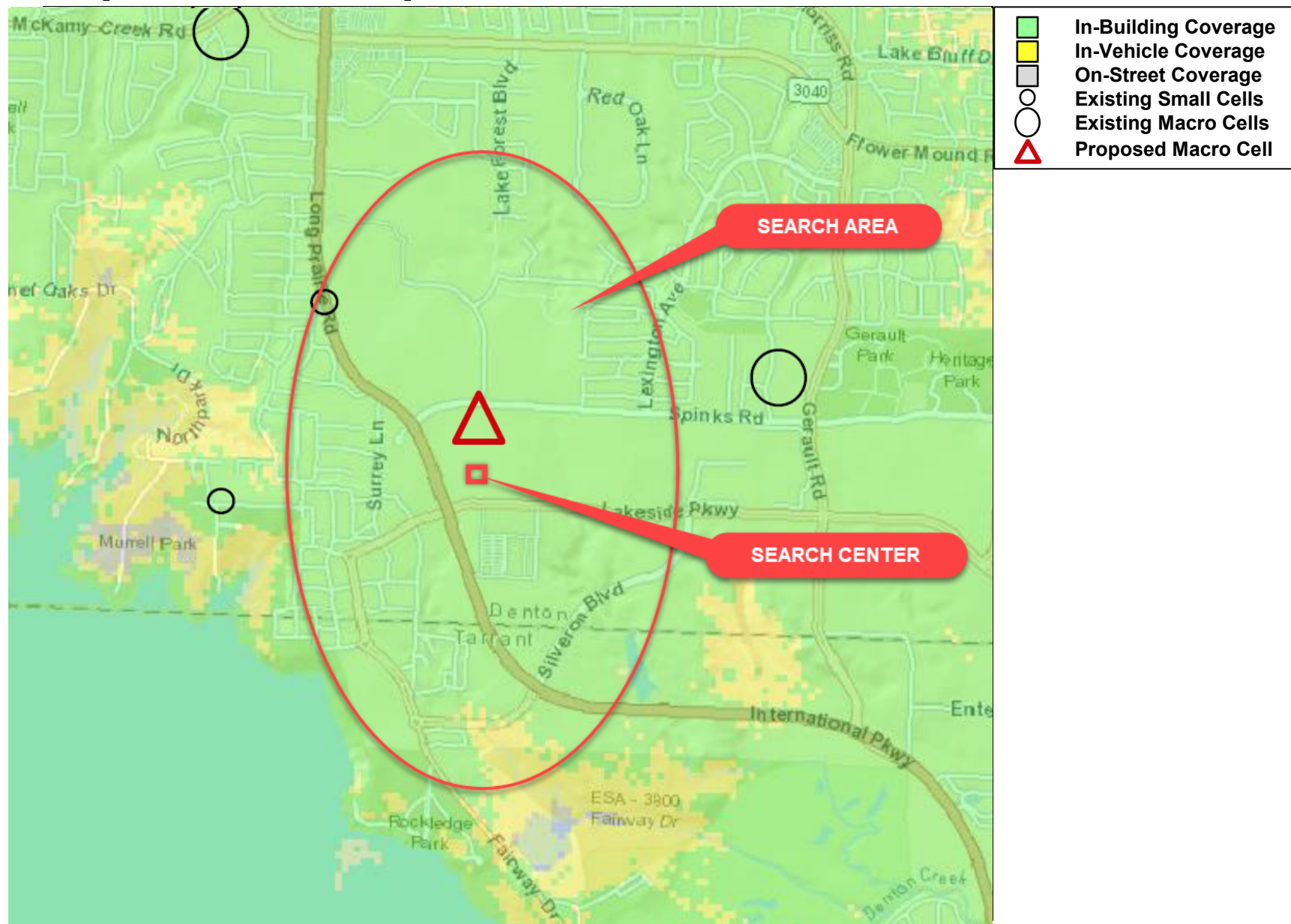
Thank you for your thoughtful consideration.

Doug Henderson, AICP
Site Acquisition Contractor
Crafton Communications, Inc.
1870 Crown Drive, Suite 1500
Dallas, TX 75234
817-729-7006

“As Is” Footprint



“As Improved” Footprint





AMERICAN TOWER®
ATC TOWER SERVICES, LLC
3500 REGENCY PARKWAY
SUITE 100
CARY, NC 27518
PHONE: (919) 468-0112
COA: F-6274

THESE DRAWINGS AND/OR THE ACCOMPANYING SPECIFICATION AS INSTRUMENTS OR SERVICE ARE THE EXCLUSIVE PROPERTY OF AMERICAN TOWER. THEIR USE AND PUBLICATION SHALL BE RESTRICTED TO THE ORIGINAL SITE FOR WHICH THEY ARE PREPARED. ANY USE OR DISCLOSURE OTHER THAN THAT WHICH RELATES TO AMERICAN TOWER OR THE SPECIFIED CARRIER IS STRICTLY PROHIBITED. TITLE TO THESE DOCUMENTS SHALL REMAIN THE PROPERTY OF AMERICAN TOWER WHETHER OR NOT THE PROJECT IS EXECUTED. NEITHER THE ARCHITECT NOR THE ENGINEER WILL BE PROVIDING ON-SITE CONSTRUCTION REVIEW OF THIS PROJECT. CONTRACTOR(S) MUST VERIFY ALL DIMENSIONS AND ADVISE AMERICAN TOWER OF ANY DISCREPANCIES. ANY PRIOR ISSUANCE OF THIS DRAWING IS SUPERSEDED BY THE LATEST VERSION ON FILE WITH AMERICAN TOWER.

REV.	DESCRIPTION	BY	DATE
0	FOR CONSTRUCTION	SRF	10/22/18
1	UPDATED OVERALL SKETCH	KL	01/24/19
3	REVISED LOCATION	NRP	03/14/19
4	REVISED PARKING	NRP	03/15/19

ATC SITE NUMBER:
204065
ATC SITE NAME:
LAKESIDE VILLAGE

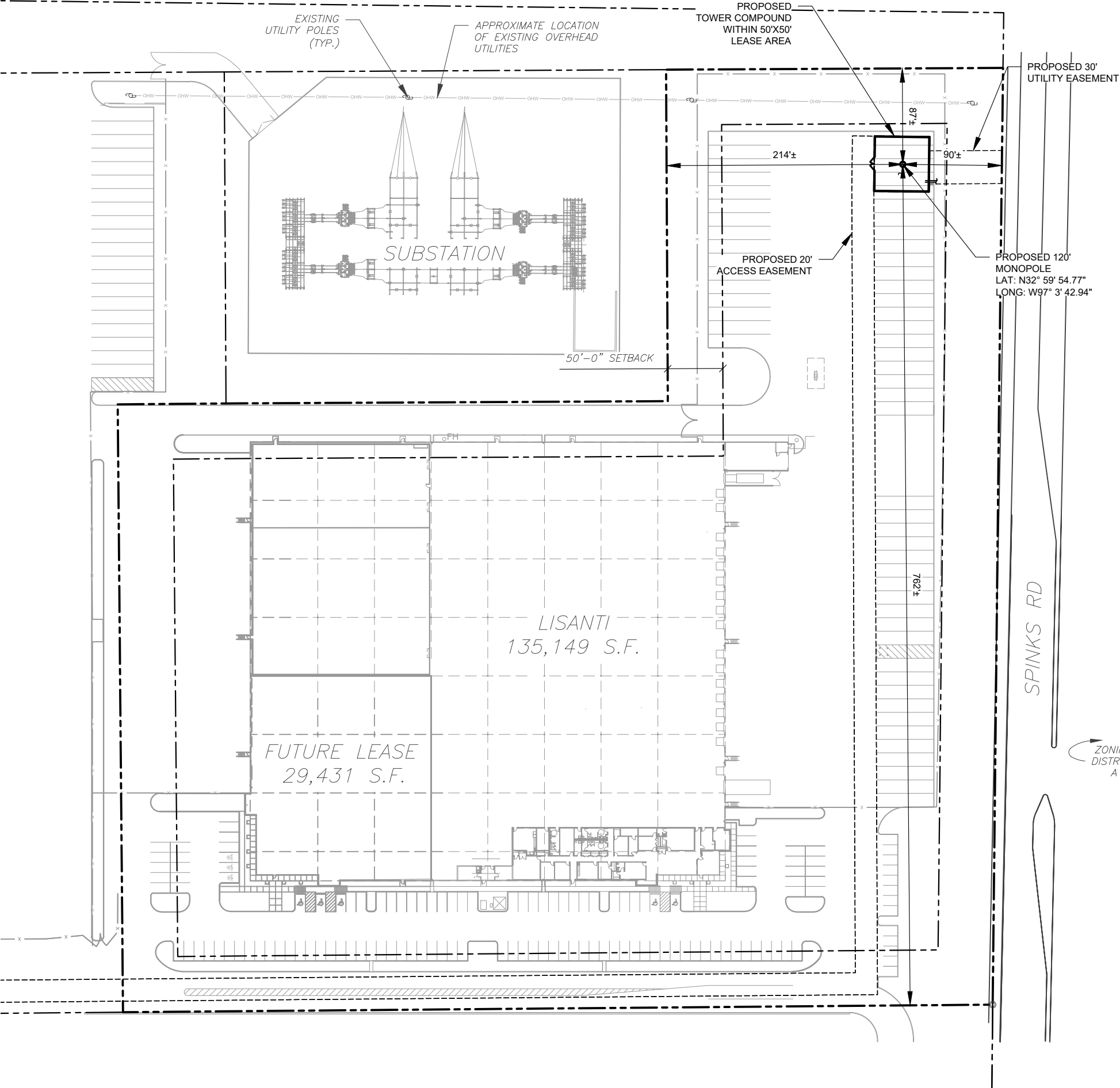
SITE ADDRESS:
2010 LAKESIDE PARKWAY
FLOWER MOUND, TX 75028

SEAL:

DRAWN BY:	SRF
APPROVED BY:	KRF
DATE DRAWN:	10/22/18
ATC JOB NO:	12607385

ZONING EXHIBIT PLAN

SHEET NUMBER:	REVISION:
C-101	4



- NOTES:
- BOUNDARY INFORMATION WAS OBTAINED FROM SURVEY DATED 03/14/19 BY POINT TO POINT.
 - ZONING INFORMATION OBTAINED FROM THE TOWN OF FLOWER MOUND ZONING ORDINANCE.

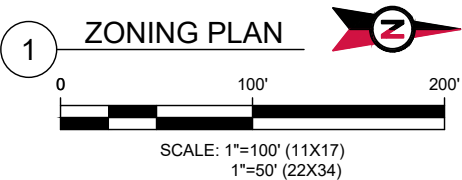
ZONING INFORMATION		
DISTRICT: LAKESIDE BUSINESS DISTRICT / PD135C1		
	REQ'D:	PROP.:
MAX HEIGHT	**	120'
MIN FRONT YARD SETBACK:	50'	214'±
MIN SIDE YARD SETBACK:	50'	87'±
MIN REAR YARD SETBACK:	50'	90'±
**SEC 98-977 (2) (a) - COMMERCIAL COMMUNICATION TOWERS SHALL BE LOCATED SO AS TO PROVIDE A MINIMUM DISTANCE FROM THE TOWER TO ALL PROPERTY LINES EQUAL TO 20 PERCENT OF THE HEIGHT OF THE TOWER.		

LEGEND	
	EXISTING PROPERTY
	EXISTING ADJ. PROPERTY
	EXISTING EASEMENT
	EXISTING CONTOUR (MAJOR)
	EXISTING CONTOUR (MINOR)
	EXISTING TREELINE
	EXISTING CHAINLINK FENCE
	EXISTING BUILDING
	EXISTING ROAD (STONE)
	EXISTING ROAD (PAVED)
	EXISTING UTILITY POLE
	EXISTING OVERHEAD WIRE

CIVIL LEGEND	
	PROPOSED LEASE AREA
	PROPOSED CONTOUR (MINOR)
	PROPOSED CONTOUR (MAJOR)
	PROPOSED EASEMENT
	PROPOSED FENCE
	PROPOSED GROUND SPACE

PARKING REDUCTION: 6 TRAILER STALLS
EXISTING TRAILER STALLS: 60 -6 = 54 TRAILER STALLS

CASE NUMBER: ZPD18-0012



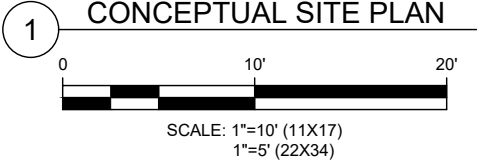
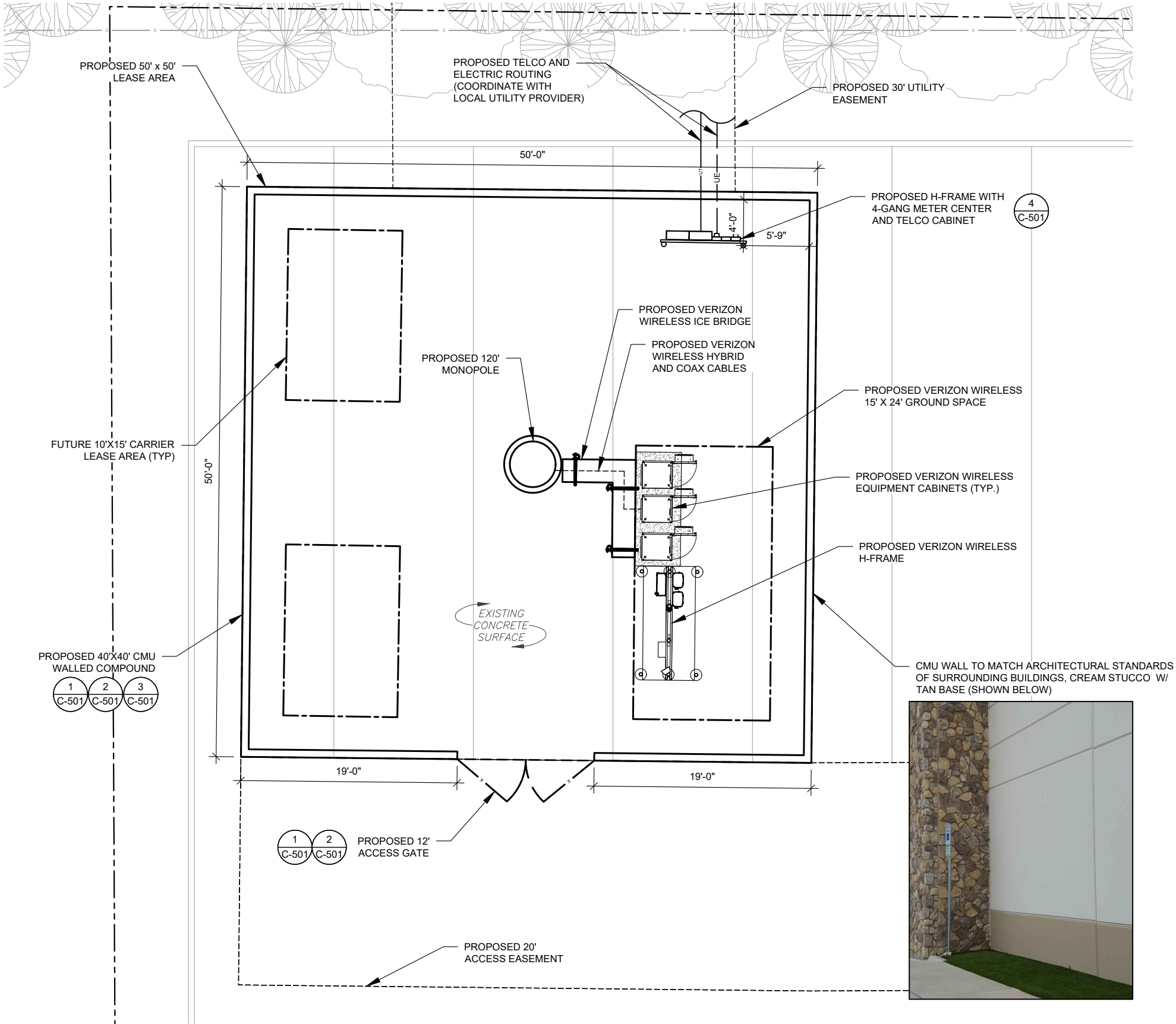
SITE PLAN NOTES:

1. THIS SITE PLAN REPRESENTS THE BEST PRESENT KNOWLEDGE AVAILABLE TO THE ENGINEER AT THE TIME OF THIS DESIGN. THE CONTRACTOR SHALL VISIT THE SITE PRIOR TO CONSTRUCTION AND VERIFY ALL EXISTING CONDITIONS RELATED TO THE SCOPE OF WORK FOR THIS PROJECT.
2. ICE BRIDGE, CABLE LADDER, COAX PORT, AND COAX CABLE ARE SHOWN FOR REFERENCE ONLY. CONTRACTOR SHALL CONFIRM THE EXACT LOCATION OF ALL PROPOSED AND EXISTING EQUIPMENT AND STRUCTURES DEPICTED ON THIS PLAN. BEFORE UTILIZING EXISTING CABLE SUPPORTS, COAX PORTS, INSTALLING NEW PORTS OR ANY OTHER EQUIPMENT, CONTRACTOR SHALL VERIFY ALL ASPECTS OF THE COMPONENTS MEET THE ATC SPECIFICATIONS.

PARKING REDUCTION: 6 TRAILER STALLS
EXISTING TRAILER STALLS: 60 -6 = 54 TRAILER STALLS

CIVIL LEGEND

- PROPOSED LEASE AREA
---XXX--- PROPOSED CONTOUR (MINOR)
---XXX--- PROPOSED CONTOUR (MAJOR)
----- PROPOSED EASEMENT
---x---x--- PROPOSED FENCE
----- PROPOSED GROUND SPACE



THESE DRAWINGS AND/OR THE ACCOMPANYING SPECIFICATION AS INSTRUMENTS OR SERVICE ARE THE EXCLUSIVE PROPERTY OF AMERICAN TOWER. THEIR USE AND PUBLICATION SHALL BE RESTRICTED TO THE ORIGINAL SITE FOR WHICH THEY ARE PREPARED. ANY USE OR DISCLOSURE OTHER THAN THAT WHICH RELATES TO AMERICAN TOWER OR THE SPECIFIED CARRIER IS STRICTLY PROHIBITED. TITLE TO THESE DOCUMENTS SHALL REMAIN THE PROPERTY OF AMERICAN TOWER WHETHER OR NOT THE PROJECT IS EXECUTED. NEITHER THE ARCHITECT NOR THE ENGINEER WILL BE PROVIDING ON-SITE CONSTRUCTION REVIEW OF THIS PROJECT. CONTRACTOR(S) MUST VERIFY ALL DIMENSIONS AND ADVISE AMERICAN TOWER OF ANY DISCREPANCIES. ANY PRIOR ISSUANCE OF THIS DRAWING IS SUPERSEDED BY THE LATEST VERSION ON FILE WITH AMERICAN TOWER.

REV.	DESCRIPTION	BY	DATE
0	FOR CONSTRUCTION	SRF	10/22/18
1	UPDATED OVERALL SKETCH	KL	01/24/19
3	REVISED LOCATION	NRP	03/14/19

ATC SITE NUMBER:

204065

ATC SITE NAME:

LAKESIDE VILLAGE

SITE ADDRESS:

2010 LAKESIDE PARKWAY
FLOWER MOUND, TX 75028

SEAL:

DRAWN BY:	SRF
APPROVED BY:	KRF
DATE DRAWN:	10/22/18
ATC JOB NO:	12607385

CONCEPTUAL SITE PLAN

SHEET NUMBER:

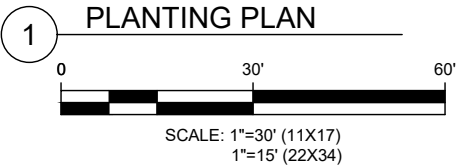
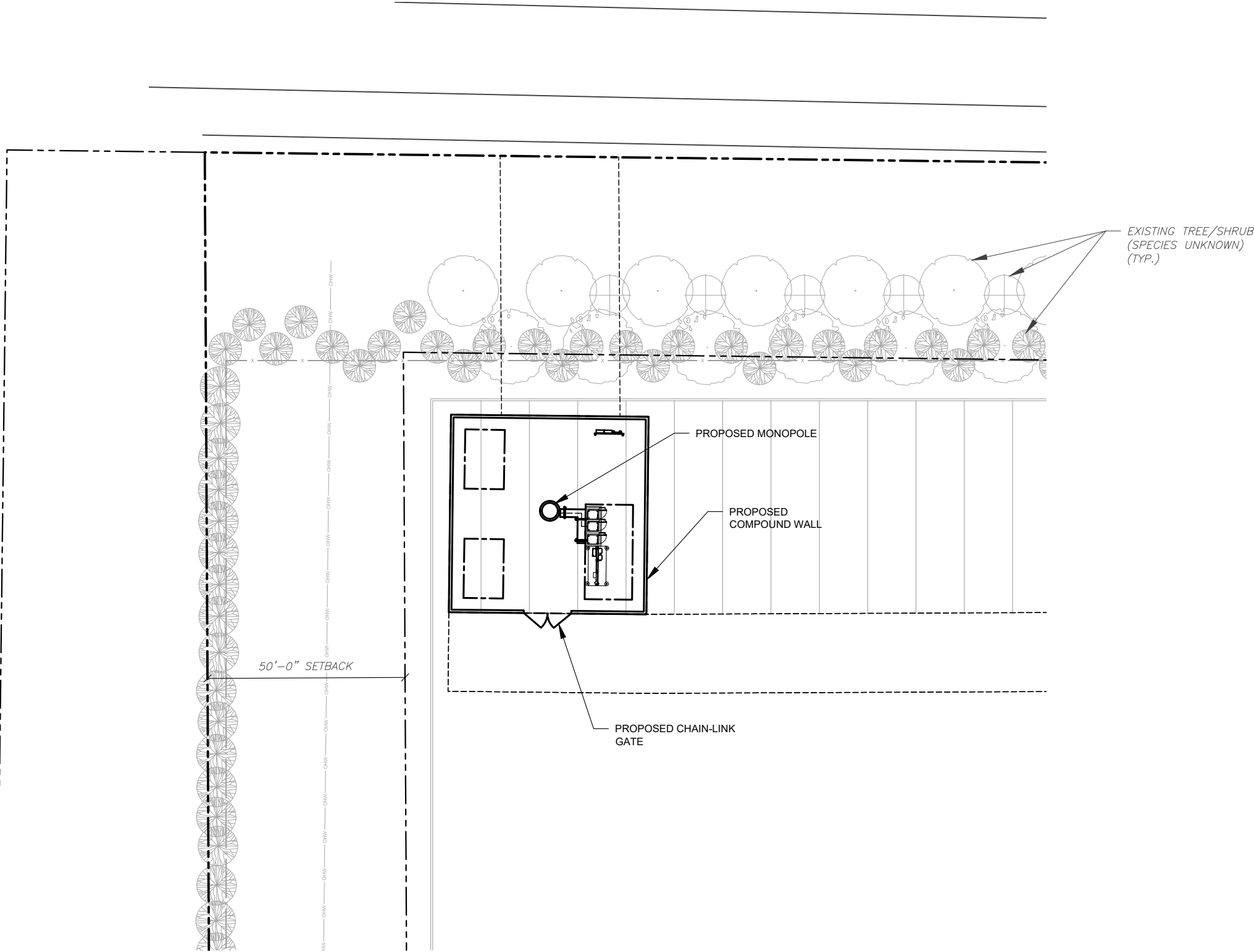
C-102

REVISION:

3

PLANTING PLAN NOTES:

1. THERE IS NO PROPOSED LANDSCAPING AROUND THE TOWER SITE DUE TO THE EXISTING LANDSCAPING ON THE PERIMETER OF THE EXISTING PROPERTY.



AMERICAN TOWER®
ATC TOWER SERVICES, LLC
3500 REGENCY PARKWAY
SUITE 100
CARY, NC 27518
PHONE: (919) 468-0112
COA: F-6274

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REV.	DESCRIPTION	BY	DATE
0	FOR CONSTRUCTION	SRF	10/22/18
1	UPDATED OVERALL SKETCH	KL	01/24/19
3	REVISED LOCATION	NRP	03/14/19

ATC SITE NUMBER:
204065

ATC SITE NAME:
LAKESIDE VILLAGE

SITE ADDRESS:
2010 LAKESIDE PARKWAY
FLOWER MOUND, TX 75028

SEAL:

DRAWN BY:	SRF
APPROVED BY:	KRF
DATE DRAWN:	10/22/18
ATC JOB NO:	12607385

PLANTING PLAN

SHEET NUMBER:	REVISION:
C-201	3



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REV.	DESCRIPTION	BY	DATE
0	FOR CONSTRUCTION	SRF	10/22/18
1	UPDATED CMU	KL	01/24/19
2	REVISED CMU WALL	KL	02/27/19
3	REVISED LOCATION	NRP	03/14/19

ATC SITE NUMBER:
204065
ATC SITE NAME:
LAKESIDE VILLAGE

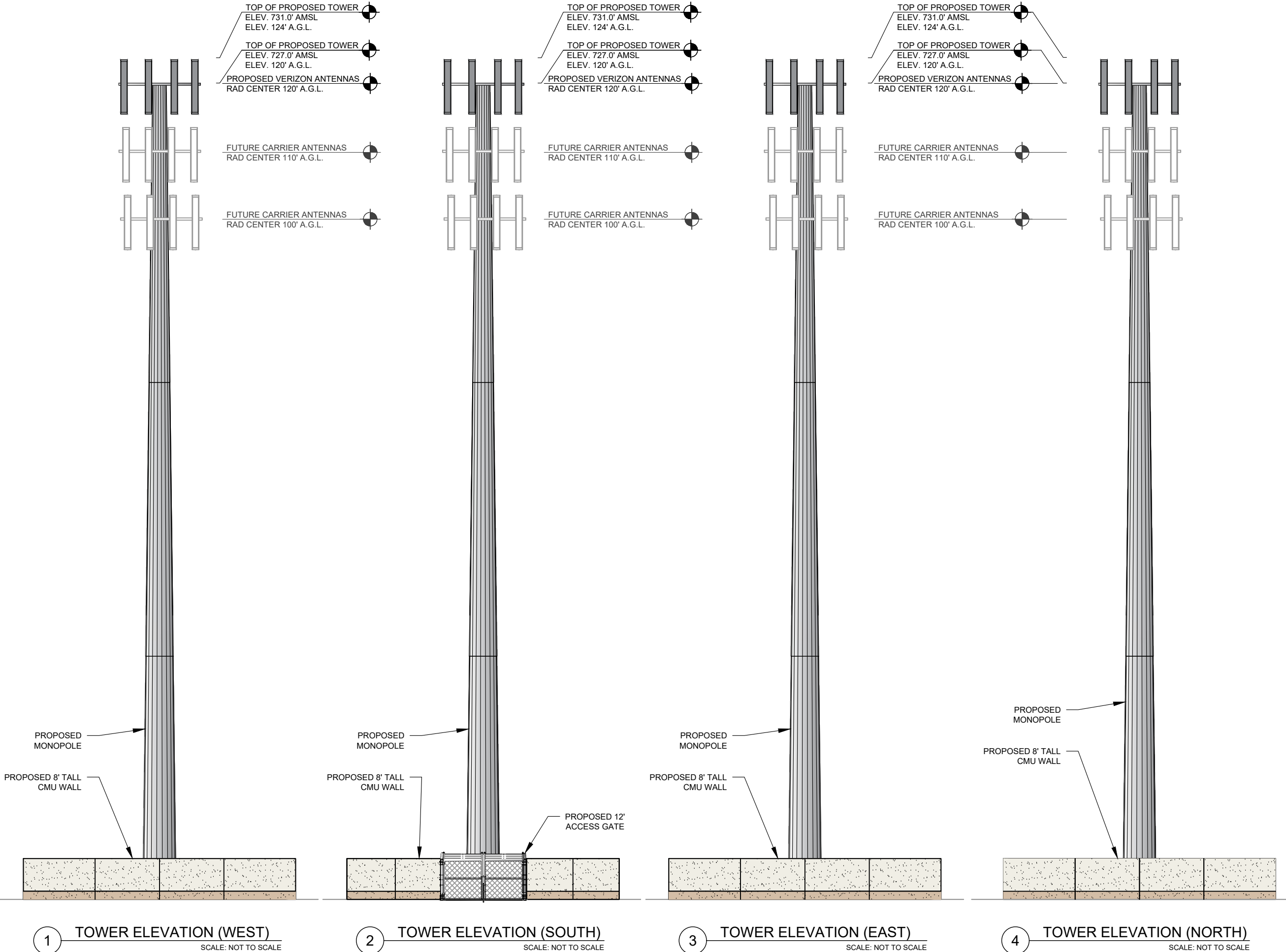
SITE ADDRESS:
2010 LAKESIDE PARKWAY
FLOWER MOUND, TX 75028

SEAL:

DRAWN BY:	SRF
APPROVED BY:	KRF
DATE DRAWN:	10/22/18
ATC JOB NO:	12607385

COLOR ELEVATIONS

SHEET NUMBER:	REVISION:
C-301	3





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REV.	DESCRIPTION	BY	DATE
0	FOR CONSTRUCTION	SRF	10/22/18
1	UPDATED CMU	KL	01/24/19
2	REVISED CMU WALL	KL	02/27/19
3	REVISED LOCATION	NRP	03/14/19

ATC SITE NUMBER:
204065
ATC SITE NAME:
LAKESIDE VILLAGE

SITE ADDRESS:
2010 LAKESIDE PARKWAY
FLOWER MOUND, TX 75028

SEAL:

DRAWN BY:	SRF
APPROVED BY:	KRF
DATE DRAWN:	10/22/18
ATC JOB NO:	12607385

**BLACK AND WHITE
ELEVATIONS**

SHEET NUMBER: C-302	REVISION: 3
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