

**AN ORDINANCE OF THE TOWN COUNCIL OF THE TOWN OF PROSPER, TEXAS, AMENDING PROSPER'S ZONING ORDINANCE BY GRANTING A SPECIFIC USE PERMIT (SUP) TO ALLOW A WIRELESS COMMUNICATIONS AND SUPPORT STRUCTURE ON A TRACT OF LAND CONSISTING OF 0.1 ACRE, MORE OR LESS, IN THE JAMES STONE SURVEY, ABSTRACT NO. 847, TOWN OF PROSPER, COLLIN COUNTY, TEXAS; DESCRIBING THE TRACT TO BE REZONED; PROVIDING FOR A PENALTY FOR THE VIOLATION OF THIS ORDINANCE; PROVIDING FOR REPEALING, SAVING AND SEVERABILITY CLAUSES; PROVIDING FOR AN EFFECTIVE DATE OF THIS ORDINANCE; AND PROVIDING FOR THE PUBLICATION OF THE CAPTION HEREOF.**

**WHEREAS**, the Town Council of the Town of Prosper, Texas (the "Town Council") has investigated and determined that the Zoning Ordinance should be amended; and

**WHEREAS**, the Town of Prosper, Texas ("Prosper") has received a request from Anthemnet ("Applicant") for a Specific Use Permit (SUP) for a Wireless Communications and Support Structure, on a tract of land zoned Planned Development-87 (PD-87), consisting of 0.1 acre of land, more or less, in the James Stone Survey, Abstract No. 847, in the Town of Prosper, Collin County, Texas, and being more particularly described in Exhibit "A-1," and Exhibit "A-2," attached hereto and incorporated herein for all purposes; and

**WHEREAS**, the Town Council has investigated and determined that the facts contained in the request are true and correct; and

**WHEREAS**, all legal notices required to grant a Specific Use Permit (SUP) have been given in the manner and form set forth by law, Public Hearings have been held, and all other requirements of notice and completion of such procedures have been fulfilled; and

**WHEREAS**, the Town Council has further investigated into and determined that it will be advantageous and beneficial to Prosper and its inhabitants to rezone this property as set forth below.

**NOW, THEREFORE, BE IT ORDAINED BY THE TOWN COUNCIL OF THE TOWN OF PROSPER, TEXAS; THAT:**

#### **SECTION 1**

Findings Incorporated. The findings set forth above are incorporated into the body of this Ordinance as if fully set forth herein.

#### **SECTION 2**

Specific Use Permit Granted. The Town's Zoning Ordinance is amended as follows: Applicant is granted a Specific Use Permit (SUP) for a Wireless Communications and Support Structure, on a tract of land zoned Planned Development-87 (PD-87), consisting of 0.1 acre of land, more or less, in the James Stone Survey, Abstract No. 847, in the Town of Prosper, Collin County, Texas, and being more particularly described in 1) the Property Legal Description, Exhibit

"A-1," and 2) Survey, Exhibit "A-2," attached hereto and incorporated herein for all purposes as if set forth verbatim.

The development plans, standards, and uses for the Property in this Specific Use Permit shall conform to, and comply with 1) the Site Plan, attached hereto as Exhibit "B," 2) the Landscape Plan & Screening Plan, attached hereto as Exhibit "C," and 3) the Façade Plan, attached hereto as Exhibit "D," which are incorporated herein for all purposes as if set forth verbatim, subject to the following conditions of approval by the Town Council:

1. Town Council approval of a lease agreement to allow for the use of facilities on Town property.

All development plans, standards, and uses for the Property shall comply fully with the requirements of all ordinances, rules, and regulations of the Town of Prosper, as they currently exist or may be amended.

Two (2) original, official, and identical copies of the zoning exhibit map are hereby adopted and shall be filed and maintained as follows:

- a. One (1) copy shall be filed with the Town Secretary and retained as an original record and shall not be changed in any manner.
- b. One (1) copy shall be filed with the Building Official and shall be maintained up-to-date by posting thereon all changes and subsequent amendments for observation, issuing building permits, certificates of compliance and occupancy, and enforcing the zoning ordinance. Reproduction for information purposes may from time-to-time be made of the official zoning district map.

### **SECTION 3**

No Vested Interest/Repeal. No developer or property owner shall acquire any vested interest in this Ordinance or in any other specific regulations contained herein. Any portion of this Ordinance may be repealed by the Town Council in the manner provided for by law.

### **SECTION 4**

Unlawful Use of Premises. It shall be unlawful for any person, firm, or corporation to make use of said premises in some manner other than as authorized by this Ordinance, and shall be unlawful for any person, firm, or corporation to construct on said premises any building that is not in conformity with the permissible uses under this Zoning Ordinance.

### **SECTION 5**

Penalty. Any person, firm, corporation, or business entity violating this Ordinance or any provision of Prosper's Zoning Ordinance, as amended, shall be deemed guilty of a misdemeanor, and upon conviction thereof shall be fined any sum not exceeding Two Thousand Dollars (\$2,000.00). Each continuing day's violation under this Ordinance shall constitute a separate offense. The penal provisions imposed under this Ordinance shall not preclude Prosper from filing suit to enjoin the violation. Prosper retains all legal rights and remedies available to it pursuant to local, state, and federal law.

## **SECTION 6**

**Severability.** Should any section, subsection, sentence, clause, or phrase of this Ordinance be declared unconstitutional or invalid by a court of competent jurisdiction, it is expressly provided that any and all remaining portions of this Ordinance shall remain in full force and effect. Prosper hereby declares that it would have passed this Ordinance, and each section, subsection, clause, or phrase thereof irrespective of the fact that any one or more sections, subsections, sentences, clauses, and phrases be declared unconstitutional or invalid.

## **SECTION 7**

**Savings/Repealing Clause.** Prosper's Zoning Ordinance shall remain in full force and effect, save and except as amended by this or any other Ordinance. All provisions of any ordinance in conflict with this Ordinance are hereby repealed to the extent they are in conflict; but such repeal shall not abate any pending prosecution for violation of the repealed ordinance, nor shall the appeal prevent a prosecution from being commenced for any violation if occurring prior to the repealing of the ordinance. Any remaining portions of said ordinances shall remain in full force and effect.

## **SECTION 8**

**Effective Date.** This Ordinance shall become effective from and after its adoption and publications as required by law.

**DULY PASSED, APPROVED, AND ADOPTED BY THE TOWN COUNCIL OF THE TOWN OF PROSPER, TEXAS, ON THIS 27TH DAY OF FEBRUARY, 2024.**

  
David F. Bristol, Mayor

**ATTEST:**

  
Michelle Lewis Sirianni, Town Secretary

**APPROVED AS TO FORM AND LEGALITY:**

  
Terrence S. Welch, Town Attorney



**Exhibit A-1**

**(Property Legal Description)**

**EXHIBIT "A" 50' X 50' LEASE AREA (AS-SURVEYED)**

Being a certain portion of that certain tract of land owned now or formerly by Town of Prosper, having a Collin County Assessor Parcel ID: 2759846, being part of the James Stone Survey, Abstract No. 847, said Collin County, Texas, and being more particularly described as follows: Commencing at a magnail found in concrete near the East side of Coit Road, having Texas North Central State Plane Coordinates of N:7134081.97 E:2498290.56; thence N 57°07'52" E leaving said right-of-way line a distance of 356.75 feet to a 5/8" rebar set and the Point of Beginning; thence N 00°07'46" W a distance of 50.00 feet to a 5/8" rebar set; thence N 89°52'14" E a distance of 50.00 feet to a 5/8" rebar set; thence S 00°07'46" E a distance of 50.00 feet to a 5/8" rebar set; thence S 89°52'14" W a distance of 50.00 feet to the Point of Beginning. Said above-described Lease Area contains 2,500.0 square feet or 0.06 acres, more or less.







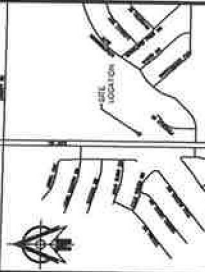


PREPARED FOR



REV	DATE	DESCRIPTION
A	12-04-03	DATE OF CREATION
B	12-04-03	DATE OF CREATION
C	12-04-03	DATE OF CREATION
D	12-04-03	DATE OF CREATION
E	12-04-03	DATE OF CREATION
F	12-04-03	DATE OF CREATION
G	12-04-03	DATE OF CREATION
H	12-04-03	DATE OF CREATION
I	12-04-03	DATE OF CREATION
J	12-04-03	DATE OF CREATION
K	12-04-03	DATE OF CREATION
L	12-04-03	DATE OF CREATION
M	12-04-03	DATE OF CREATION
N	12-04-03	DATE OF CREATION
O	12-04-03	DATE OF CREATION
P	12-04-03	DATE OF CREATION
Q	12-04-03	DATE OF CREATION
R	12-04-03	DATE OF CREATION
S	12-04-03	DATE OF CREATION
T	12-04-03	DATE OF CREATION
U	12-04-03	DATE OF CREATION
V	12-04-03	DATE OF CREATION
W	12-04-03	DATE OF CREATION
X	12-04-03	DATE OF CREATION
Y	12-04-03	DATE OF CREATION
Z	12-04-03	DATE OF CREATION

EXHIBIT B



DATE OF CREATION: 12-04-03

ENGINEER



PRELIMINARY  
DRAWING  
DATE: 12-04-03  
DRAWN BY: JAMES STONE  
CHECKED BY: JAMES STONE  
STAMPED AND SIGNED

PROJECT NAME & SHEET DESCRIPTION:

EXHIBIT B

ZONE: 23-0038  
ENLARGED SITE PLAN - PAGE 2 OF 2

SITE LOCATION INFORMATION:  
PLAN TYPE: NEW 105 MONOPOLE TOWER  
PROPERTY OWNER: TOWN OF HOUSTON  
A. LOT 1, BLOCK 1, SUBDIVISION: LAKESIDE PRESERVE, BLOCK  
GROSS ACREAGE: 22.80-ACRE TRACT (JSTY ACRE  
TOWER ADDITION)  
SUBMITTANT NAME: JAMES STONE SURVEY  
ABSTRACT #11

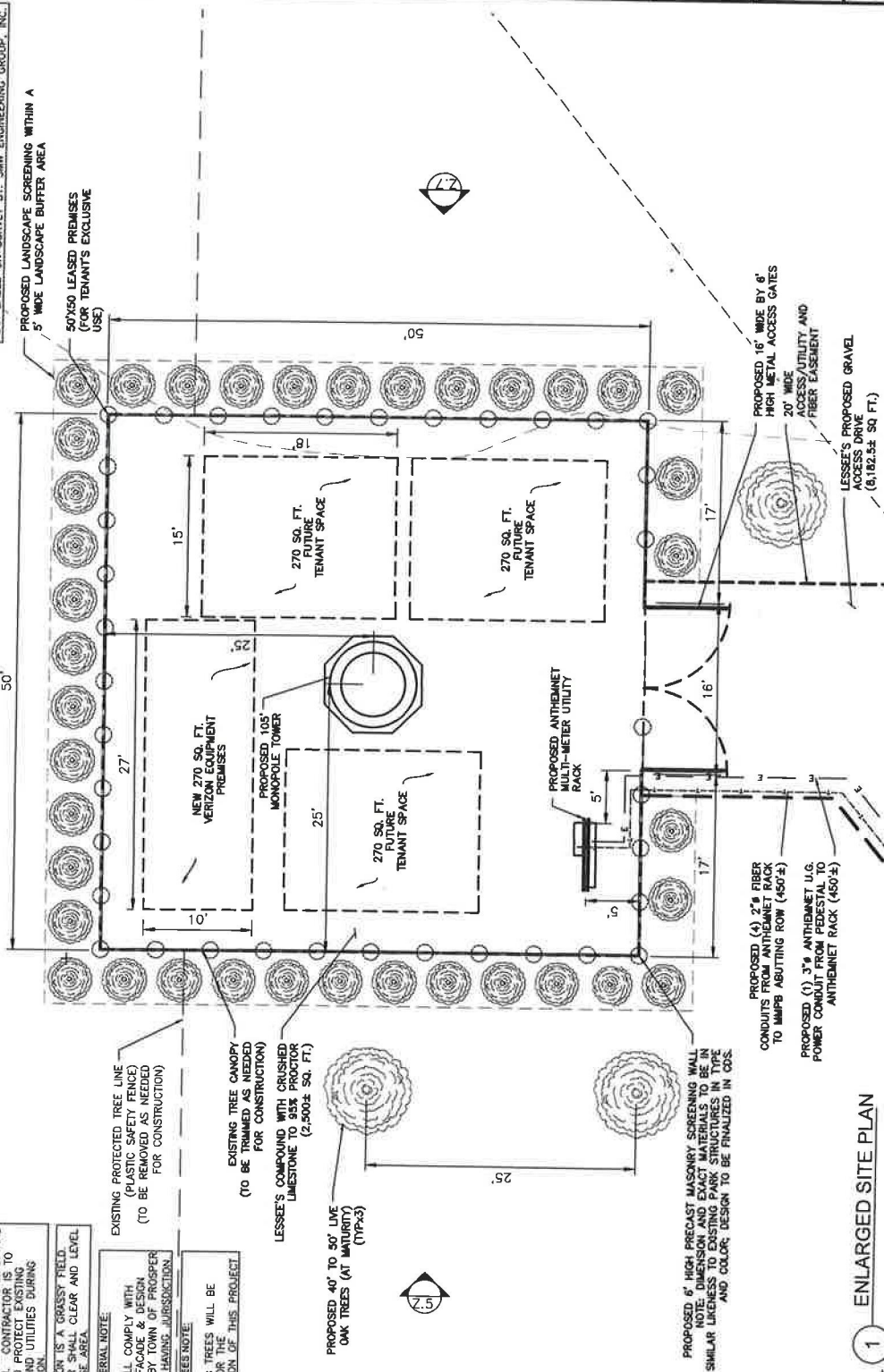
SHEET Z.2

FLOOD NOTE

ACCORDING TO MAP NO. 480850235 OF THE FEDERAL  
EMERGENCY MANAGEMENT AGENCY'S FLOOD INSURANCE RATE  
MAPS FOR COLLIN COUNTY, TEXAS, EFFECTIVE DATE JUNE 2,  
2009 THE SUBJECT TRACT IS SITUATED WITHIN: UN-SHADED  
ZONE X1, DEFINED AS AREAS OUTSIDE THE 500-YEAR FLOOD.  
NOTE: THIS PLAN IS SHOWN TO CLARIFY THE RELATIONSHIP  
OF PROPOSED WORK TO OVERALL SITE ONLY.  
PLAN, BASED ON SURVEY BY: SHW ENGINEERING GROUP, INC.

PROPOSED LANDSCAPE SCREENING WITHIN A  
5' WIDE LANDSCAPE BUFFER AREA

50'X50' LEASED PREMISES  
(FOR TENANT'S EXCLUSIVE  
USE)



ZONING NOTE

APPROVAL OF THE ZONING CASE ASSOCIATED WITH THIS EXHIBIT SHALL  
NOT IMPLY APPROVAL OF ANY ASSOCIATED STUDY, PLAN, OR PLAN  
APPROVAL OF THE DEVELOPMENT STANDARDS SHOWN HEREON, OR THE  
COMMISSION AND 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.

EXISTING UNDERGROUND UTILITIES ARE  
NOT SHOWN. CONTRACTOR IS TO  
LOCATE AND PROTECT EXISTING  
UNDERGROUND UTILITIES DURING  
CONSTRUCTION.

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

TOWER SHALL COMPLY WITH  
APPROVED FLAG POLE DESIGN  
APPROVED BY TOWN OF HOUSTON  
AND HOA'S HAVING JURISDICTION.

NO EXISTING TREES WILL BE  
REMOVED FOR THE  
CONSTRUCTION OF THIS PROJECT.

EXISTING TREE CANOPY  
(TO BE TRIMMED AS NEEDED  
FOR CONSTRUCTION)

EXISTING PROTECTED TREE LINE  
(PLASTIC SAFETY FENCE)  
(TO BE REMOVED AS NEEDED  
FOR CONSTRUCTION)

LESSEE'S COMPOUND WITH CRUSHED  
LIMESTONE TO 95% PROCTOR  
(2,500± SQ. FT.)

PROPOSED 40' TO 50' LIVE  
OAK TREES (AT MATURITY)  
(11P±3)

PROPOSED 6' HIGH PRECAST MASONRY SCREENING WALL  
NOTE: DIMENSION AND EXACT MATERIALS TO BE IN  
SIMILAR LINE WITH EXISTING SCREENING WALLS IN TYPE  
AND COLOR. DESIGN TO BE FINALIZED IN CDS.

PROPOSED 105' MONOPOLE TOWER

270 SQ. FT. FUTURE TENANT SPACE

270 SQ. FT. FUTURE TENANT SPACE

270 SQ. FT. FUTURE TENANT SPACE

270 SQ. FT. FUTURE TENANT SPACE

PROPOSED ANTHEMNET  
MULTI-METER UTILITY  
RACK

PROPOSED 16" WIDE BY 6"  
HIGH METAL ACCESS GATES  
20' WIDE  
ACCESS/UTILITY AND  
FIBER EASEMENT

LESSEE'S PROPOSED GRAVEL  
ACCESS DRIVE  
(5,102.5± SQ. FT.)

PROPOSED (4) 2" FIBER  
CONDUITS FROM ANTHEMNET RACK  
TO MAMP ABUTTING ROW (450'±)

PROPOSED (1) 3" ANTHEMNET U.G.  
POWER CONDUIT FROM PEDESTAL TO  
ANTHEMNET RACK (450'±)



ENLARGED SITE PLAN



SCALE: 1"=5' (22X34)  
1"=10' (11X17)



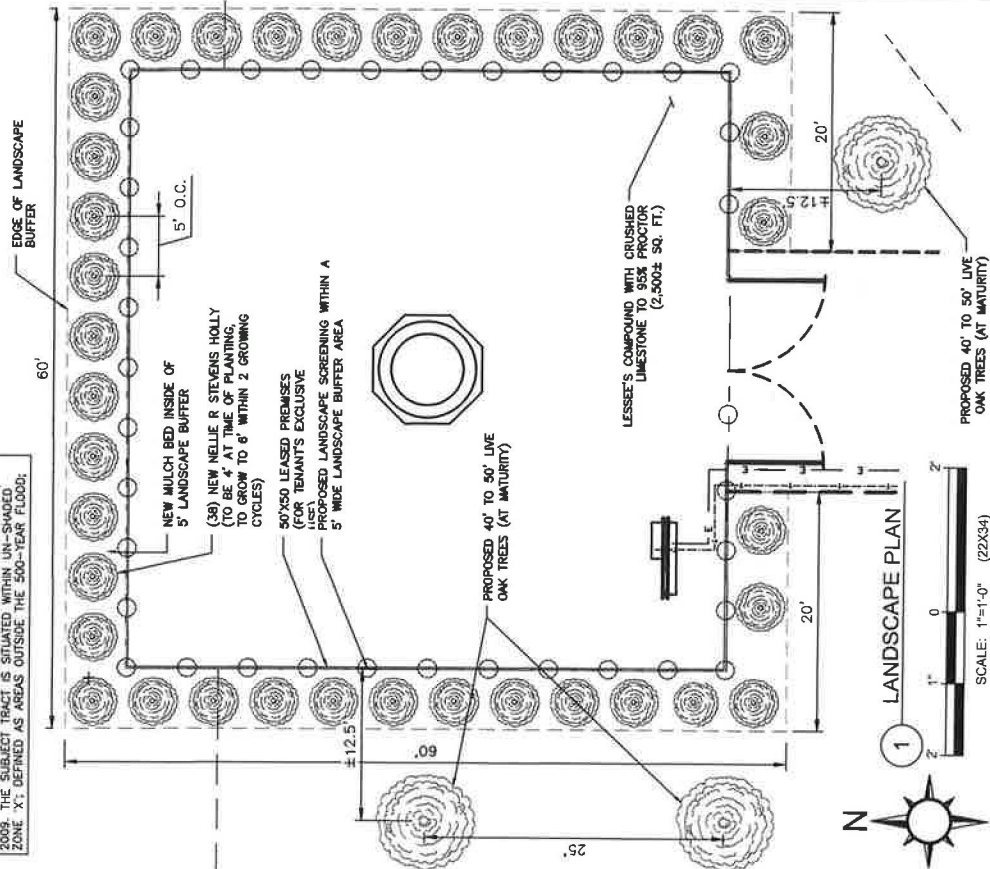
**FLOOD NOTE:** ACCORDING TO MAP NO. 480BSC0235J OF THE FEDERAL EMERGENCY MANAGEMENT AGENCY'S FLOOD INSURANCE RATE MAPS FOR COLLIN COUNTY, TEXAS, EFFECTIVE DATE JUNE 2, 2009, THE SUBJECT TRACT IS SITUATED WITHIN UN-SHADED ZONE 'X'; DEFINED AS AREAS OUTSIDE THE 500-YEAR FLOOD;

**TOWER MATERIAL NOTE:**

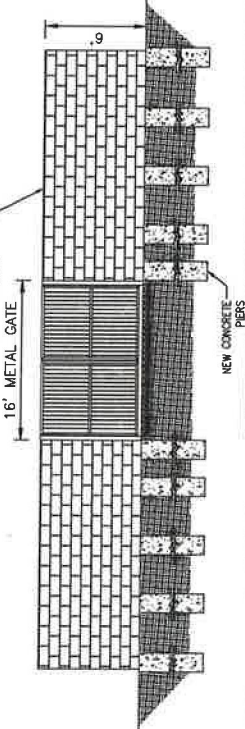
**TOWER MATERIAL NOYE:**

TOWER SHALL COMPLY WITH  
APPROVED FACADE & DESIGN  
APPROVED BY TOWN OF PROSPER  
AND HOA'S HAVING JURISDICTION

EXISTING TREES NOTE:  
NO EXISTING TREES WILL BE  
REMOVED FOR THE  
CONSTRUCTION OF THIS PROJECT

SCALE: 1"=1'-0" (22X34)  
1/2"=1'-0" (11X17)

PROPOSED 6' HIGH PRECAST SCREENING WALL -  
NOTE: DIMENSION AND EXACT MATERIALS TO  
BE IN SIMILAR LIKENESS TO EXISTING PARK  
STRUCTURES IN TYPE AND COLOR; DESIGN TO  
BE FINALIZED IN CDS.



2 WALL SECTION

SCALE: N.T.S.

MASONRY WALL TO HAVE PRE-CAST PANELS THAT APPEAR AS CLAY PIRE BRICK. STYLE FACADE. COLOR AND STYLE TO MATCH EXISTING CITY PARK FACADE. EXACT DESIGN TO BE FINALIZED IN CO'S.

LANDSCAPING NOTES

**PRIMARY SCREENING:**

ALL PLANTS TO BE 5 GALLON SIZE AND PLACED 5' SPACING ONLY

\* DROUGHT TOLERANT NATIVE SPECIES TO BE USED.  
\* SHRUBBERRY SHALL BE A MINIMUM OF FOUR FEET (4') IN HEIGHT AT TIME OF PLANTING, PLANTED EVERY FIVE FEET (5') OR LESS ON CENTER.  
\* APPROVED SPECIES:  
\* LITTLE R STEVENS HOLLY (WELL BRANCHED, MIN. HEIGHT OF 4' AT TIME OF PLANTING, TO GROW TO 6' WITHIN 2 GROWING CYCLES) (APPROX. 18 PLANTS NEEDED TOTAL);

NO IRRIGATION SYSTEM IS TO BE INSTALLED. A COMPANY IS TO BE CONTRACTED TO WATER THE PLANTS WEEKLY FOR THE FIRST 4 MONTHS AND THEN MONTHLY FOR THE NEXT 6 MONTHS.

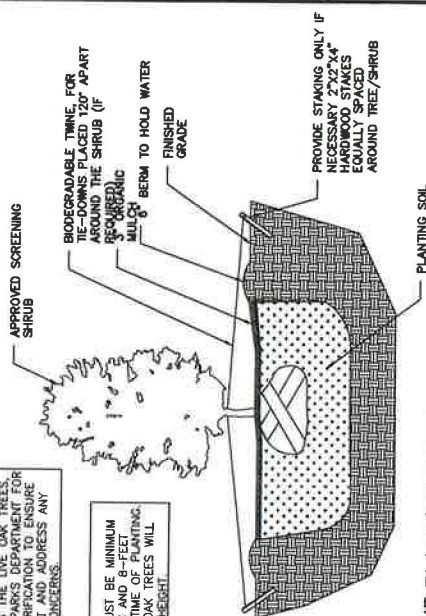
TABLE 1

**MAINTENANCE:** PLANT USING 3" MULCH COVER. PLANTINGS TO BE MAINTAINED BY INDEPENDENT CONTRACTOR TO BE PROVIDED BY TOWN OF GLEN COVE.

- PLANTING NOTES:  
MULCH WITH 4" MIN. ORGANIC MULCH.  
LANDSCAPE CONTRACTOR TO GUARANTEE SHRUBS FOR 180 DAYS.  
ALL PROPOSED LANDSCAPING IS REQUIRED AND SHALL BE PROPERLY MAINTAINED TO ENSURE GOOD HEALTH & VITALITY.  
SEED, MULCH, AND FERTILIZE IN DISTURBED AREAS.  
SEE TO LANDSCAPE PLAN (DETAIL 1). THIS SHEET FOR PLANTING LOCATIONS.

**SEE PLANTING NOTE:**  
PRIOR TO PLANTING THE LIVE OAK TREES,  
COORDINATE WITH PARKS DEPARTMENT FOR  
OPTIMAL LOCATION VERIFICATION TO ENSURE  
OPTIMAL PLACEMENT AND ADDRESS ANY  
POTENTIAL FIELD CONCERNS.

**TREE NOTES:**  
LIVE OAK TREES MUST BE MINIMUM  
1-INCH IN CALIPER AND 8- FEET  
TALL AT HEIGHT AT THE TIME OF PLANTING.  
AT MATURITY LIVE OAK TREES WILL  
GROW TO 40' TO 50' IN HEIGHT.



### 3 SHRUB PLANTING DETAIL

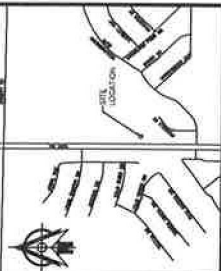
SCALES: NTS

PREPARED FOR:



REVISED	REV DESCRIPTION	DATE
A	ZONING DRAWINGS	12.04.23
B	ZONING DRAWINGS	12.18.23
C	ZONING DRAWINGS	12.29.23

EXHIBIT C



DATE VICINITY MAG (N.Y.S.)

FOR ZONING  
REVIEW ONLY

ENGINEER.



**PRELIMINARY  
DRAWING**  
(NOT VALID UNLESS  
STAMPED AND SIGNED)

PROJECT NAME & SHEET DESCRIPTION:

EXHIBIT C  
ZONE-23-0035

LANDSCAPE AND SCREENING PLAN  
ZONE-23-0038

DATE RECEIVED: \_\_\_\_\_

SITE LOCATION INFORMATION:  
 PLAN TYPE: NEW 105' MONOPOLY TOWER  
 PROPERTY OWNER: TOWN OF PROSPER  
 LEGAL DESCRIPTION: LAKEWOOD PRESERVE BLOCK  
 1, LOT 1  
 GROSS ACREAGE: 22.840-ACRE TRACT (.0574 ACRE  
 OWNER ADDITION)  
 SURVEY ABSTRACT NAME: JAMES STONE SURVEY  
 ABSTRACT 847

SHEET Z.3





**ZONING NOTE:**  
 APPROVAL OF THE ZONING CASE ASSOCIATED WITH THIS EXHIBIT SHALL NOT BE A CONDITION OF THE ASSOCIATED STUDY, PLAN, OR PLAN. APPROVAL OF THE DEVELOPMENT PROCESS, PLANNING, PLANS, OR PLANS RELATING TO DEVELOPMENT OF THIS PROPERTY SHALL BE CONSIDERED AS AN ACTION SEPARATE FROM ACTION TAKEN ON THIS ZONING CASE.

**FLOOD NOTE:**  
 ACCORDING TO MAP NO. 48086C0215J, OF THE FEDERAL EMERGENCY MANAGEMENT AGENCY'S FLOOD INSURANCE RATE MAPS FOR COLLIN COUNTY, TEXAS, EFFECTIVE WITHIN UN-SHADOWED ZONE "X", DEFINED AS AREAS OUTSIDE THE 500-YEAR FLOOD. NOTE: THIS PLAN IS SHOWN TO CLARIFY THE RELATIONSHIP OF PROPOSED WORK TO OVERALL SITE ONLY.

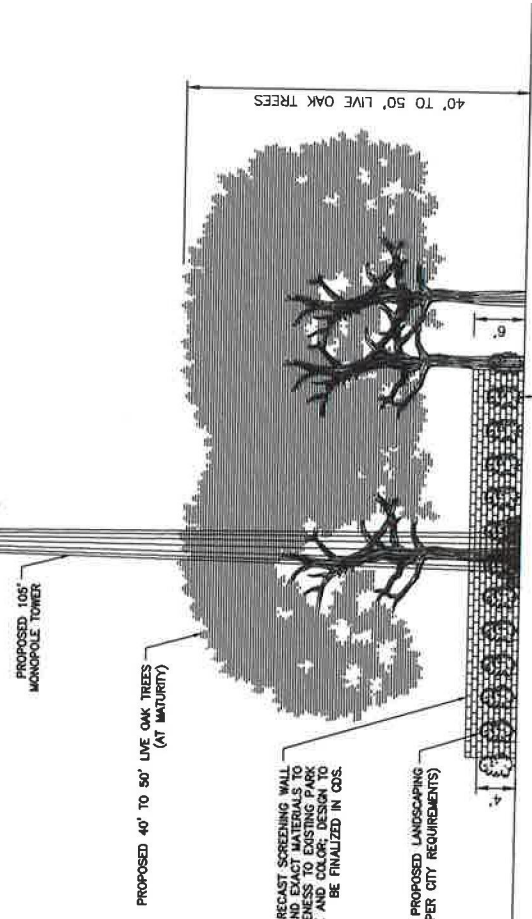
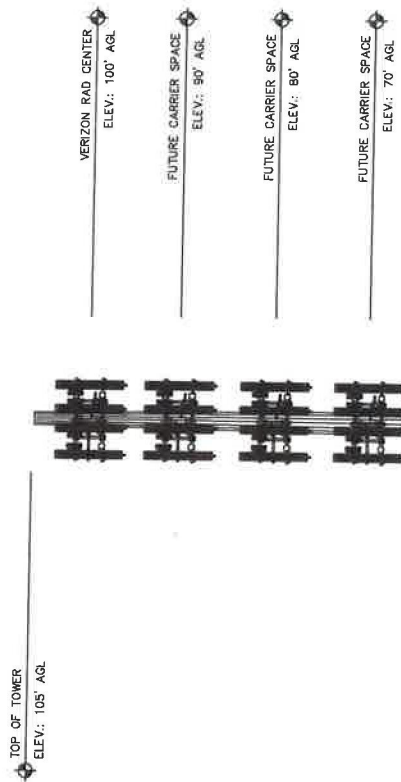
EXISTING UNDERGROUND UTILITIES ARE NOT SHOWN. CONTRACTOR IS TO LOCATE AND PROTECT EXISTING UNDERGROUND UTILITIES DURING CONSTRUCTION.

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

**TOWER MATERIAL NOTE:**  
 TOWER SHALL COMPLY WITH APPROVED FACADE & DESIGN APPROVED BY TOWN OF PROSPER AND HOA'S HAVING JURISDICTION.

**TOWER NOTES:**  
 1. SAW HAS NOT PERFORMED A STRUCTURAL ANALYSIS OF THE PROPOSED TOWER OR STRUCTURE. REFER TO TOWER STRUCTURAL ANALYSIS FOR PROPOSED CABLE ROUTING AND ATTACHMENT DETAILS.  
 2. REFER TO TOWER STRUCTURAL ANALYSIS FOR PROPOSED CABLE ROUTING AND ATTACHMENT DETAILS.  
 3. TOWER ELEVATION SHOWN IS NOT DRAWN TO SCALE AND IS INTENDED ONLY FOR REFERENCE PURPOSES. REFER TO ORIGINAL TOWER DESIGN FOR ADDITIONAL INFORMATION.

STRUCTURE SHOWN IS SPECIFIC TO THIS SITE ONLY. THE CONTRACTOR SHALL COORDINATE WITH THE FINAL STRUCTURE DESIGN AND SPECIFICATIONS.



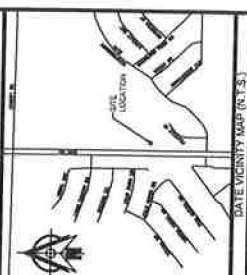
1 WEST ELEVATION (VIEW LOOKING EAST)  
 SCALE: N.T.S.

PREPARED FOR



REV	DESCRIPTION	DATE
A	ISSUED FOR PERMIT	12.04.23
B	ZONING DRAWINGS	12.18.23
C	ZONING DRAWINGS	12.26.23

EXHIBIT D



FOR ZONING REVIEW ONLY

ENGINEER: **SAWM**  
 PRELIMINARY DRAWING  
 PROJECT NO. 23-0038  
 STANDARD AND GOOD

PROJECT NAME & SHEET DESCRIPTION:  
**EXHIBIT D**  
 ZONE-23-0038  
 FACADE PLAN - PAGE 2 OF 4

SITE LOCATION INFORMATION:  
 PLAN TYPE: NEW 105' MONOPOLE TOWER  
 LEGAL DESCRIPTION: TOWN OF PROSPER  
 LEGAL DESCRIPTION: LAKWOOD PRESERVE BLOCK A, LOT 1  
 CROSS ACREAGE: 22.460-ACRE TRACT (0.254 ACRE)  
 SURVEY ABSTRACT NAME: JAMES STONE SURVEY  
 ABSTRACT #87

SHEET Z.5



**ZONING NOTE:**

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

**FLOOD NOTE:**

ACCORDING TO MAP NO. 48085C023J, OF THE FEDERAL EMERGENCY MANAGEMENT AGENCY'S FLOOD INSURANCE RATE MAPS, EFFECTIVE DATE JUNE 2, 2005 THE SUBJECT PROPERTY IS LOCATED WITHIN UN-SHADED ZONE 'X' DEFINED AS AREAS OUTSIDE THE 500-YEAR FLOOD ZONE.

NOTE: THIS PLAN IS SHOWN TO CLARIFY THE RELATIONSHIP OF PROPOSED WORK TO OVERALL SITE ONLY. THIS PLAN IS BASED ON SURVEY BY: SMW ENGINEERING GROUP, INC.

EXISTING UNDERGROUND UTILITIES ARE NOT SHOWN. CONTRACTOR IS TO LOCATE AND PROTECT EXISTING UNDERGROUND UTILITIES DURING CONSTRUCTION.

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

**TOWER MATERIAL NOTE:**

TOWER SHALL COMPLY WITH ALL APPLICABLE DESIGN & CONSTRUCTION STANDARDS AND HOA'S HAVING JURISDICTION.

**TOWER NOTES:**

1. SMW HAS NOT PERFORMED A STRUCTURAL ANALYSIS OF THE PROPOSED TOWER OR PROPOSED ANTENNA MOUNT. REFER TO STRUCTURAL ANALYSIS BY OTHERS FOR ADDITIONAL INFORMATION.
2. REFER TO TOWER STRUCTURAL ANALYSIS FOR PROPOSED CABLE ROUTING AND ATTACHMENT DETAILS.
3. TOWER ELEVATION SHOWN IS NOT DRAWN TO SCALE AND IS INTENDED ONLY FOR REFERENCE PURPOSES. REFER TO ORIGINAL TOWER DESIGN FOR ADDITIONAL INFORMATION.

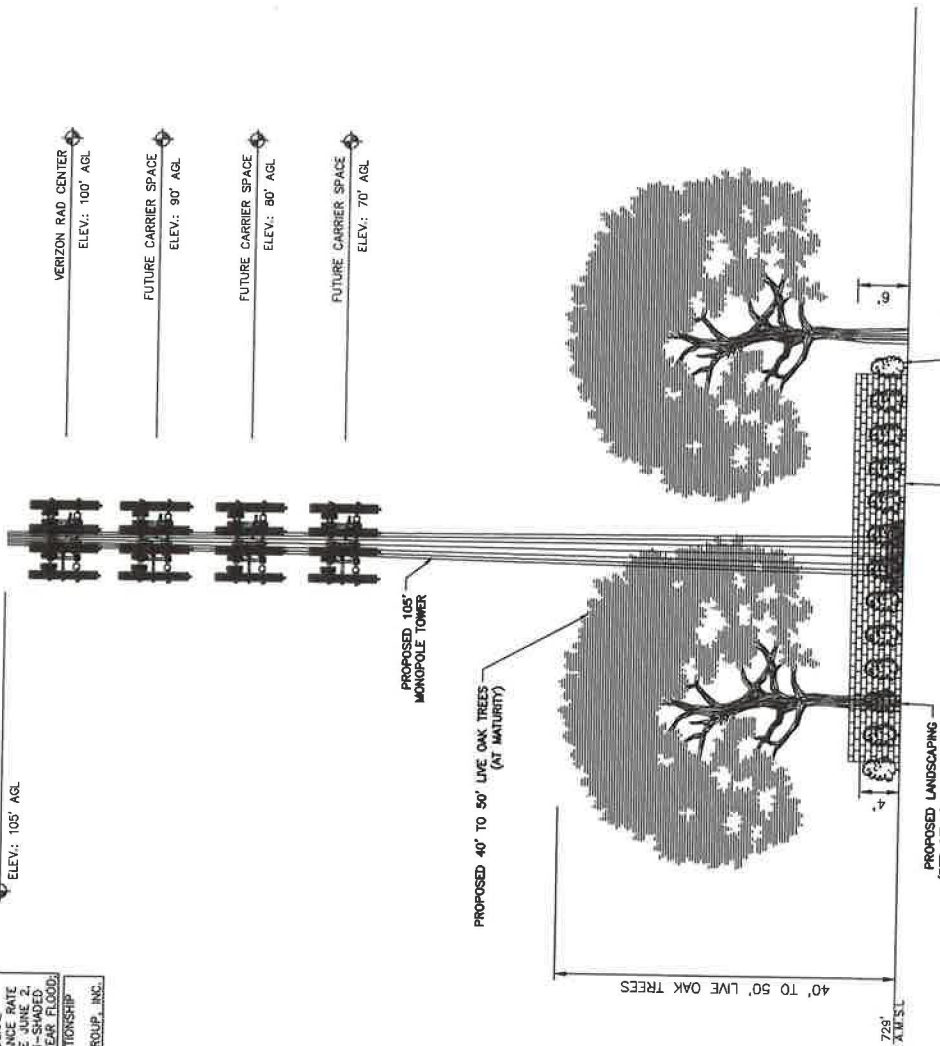
TOP OF TOWER  
ELEV.: 105' AGL

VERIZON RAD CENTER  
ELEV.: 100' AGL

FUTURE CARRIER SPACE  
ELEV.: 90' AGL

FUTURE CARRIER SPACE  
ELEV.: 80' AGL

FUTURE CARRIER SPACE  
ELEV.: 70' AGL



(38) NEW NELLIE R STEVENS HOLLY  
(TO BE 4" AT TIME OF PLANTING,  
TO GROW TO 6" WITHIN 2 GROWING  
CYCLES)

PROPOSED 6" HIGH PRECAST SCREENING WALL  
NOTE: DIMENSION AND EXACT MATERIALS TO  
BE IN SIMILAR LIKENESS TO EXISTING PARK  
STRUCTURES IN TYPE AND COLOR. DESIGN TO  
BE FINALIZED IN COO.

PROPOSED LANDSCAPING  
(PER CITY REQUIREMENTS)

**1 NORTH ELEVATION (VIEW LOOKING SOUTH)**

SCALE: N.T.S.

PREPARED FOR



REV	DATE	DESCRIPTION
A	12/04/23	ZONING DRAWINGS
B	12/11/23	ZONING DRAWINGS
C	12/28/23	ZONING DRAWINGS

**EXHIBIT D**



FOR ZONING  
REVIEW ONLY

ENGINEER



PRELIMINARY  
DRAWING  
(NOT VALID JAMES  
STAMPED AND SIGNED)

PROJECT NAME & SHEET DESCRIPTION:

**EXHIBIT D**

ZONE: 23-0038  
FACADE PLAN - PAGE 3 OF 4

**SITE LOCATION INFORMATION:**

PLAN TYPE: NEW 105' MONOPOLE TOWER  
PROPERTY OWNER: TOWN OF PROSPER  
LEGAL DESCRIPTION: LAKEWOOD PRESERVE BLOCK  
GROSS ACRES: 22.840-ACRE TRACT LOST ACRE  
TOWER ADDITION  
ADJACENT TRACT NAME: JAMES STONE SURVEY  
TRACT #41

**SHEET Z.6**

# ZONING NOTE:

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

## FLOOD NOTE:

ACCORDING TO MAP NO. 4806500235J OF THE FEDERAL FLOODING MANAGEMENT AGENCY'S FLOOD INSURANCE RATE MAPS FOR THE STATE OF TEXAS, THE SUBJECT TRACT IS SITUATED WITHIN FLOOD ZONE "X", DEFINED AS AREAS OUTSIDE THE 500-YEAR FLOOD.

NOTE: THIS PLAN IS SHOWN TO CLARIFY THE RELATIONSHIP OF PROPOSED WORK TO OVERALL SITE ONLY. PLAN BASED ON SURVEY BY: SMM ENGINEERING GROUP, INC.

EXISTING UNDERGROUND UTILITIES ARE NOT SHOWN. CONTRACTOR IS TO LOCATE AND PROTECT EXISTING UNDERGROUND UTILITIES DURING CONSTRUCTION.

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

## TOWER MATERIAL NOTE:

TOWER SHALL COMPLY WITH APPROVED FACADE DESIGN APPROVED BY TOWN OF PROSPER AND HOA'S HAVING JURISDICTION.

# TOWER NOTES:

1. SMM HAS NOT PERFORMED A STRUCTURAL ANALYSIS OF THE PROPOSED TOWER OR PROPOSED ANTENNA MOUNT. REFER TO STRUCTURAL ANALYSIS BY OTHERS FOR ADDITIONAL INFORMATION.
2. REFER TO STRUCTURAL ANALYSIS FOR PROPOSED CABLE ROUTING AND ATTACHMENT DETAILS.
3. TOWER ELEVATION SHOWN IS NOT DRAWN TO SCALE AND IS INTENDED ONLY FOR REFERENCE PURPOSES. REFER TO ORIGINAL TOWER DESIGN FOR ADDITIONAL INFORMATION.

STRUCTURE SHOWN IS SCHEMATIC IN NATURE ONLY. THE CONTRACTOR SHALL COORDINATE WITH THE FINAL STRUCTURE DESIGN AND SPECIFICATIONS.

TOP OF TOWER  
ELEV: 105' AGL

VERIZON RAD CENTER  
ELEV: 100' AGL

FUTURE CARRIER SPACE  
ELEV: 80' AGL

FUTURE CARRIER SPACE  
ELEV: 80' AGL

FUTURE CARRIER SPACE  
ELEV: 70' AGL

PROPOSED 105' MONOPOLE TOWER

PROPOSED 40' TO 50' LIVE OAK TREES (AT MATURITY)

40' TO 50' LIVE OAK TREES

(38) NEW NELLIE R STEVENS HOLLY (TO BE 4' AT TIME OF PLANTING, TO GROW TO 6' WITHIN 2 GROWING CYCLES)

729' A.M.S.L.

PROPOSED LANDSCAPING (PER CITY REQUIREMENTS)

PROPOSED 6' HIGH PRECAST SCREENING WALL  
NOTE: DIMENSION AND EXACT MATERIALS TO BE IN SIMILAR LIKENESS TO EXISTING PARK STRUCTURES IN TYPE AND COLOR; DESIGN TO BE FINALIZED IN CDS.

1 EAST ELEVATION (VIEW LOOKING WEST)

SCALE: N.T.S.

PREPARED FOR



REV	DESCRIPTION	DATE
A	ZONING COMMENTS	12/24/23
B	ZONING COMMENTS	12/15/23
C	ZONING COMMENTS	12/29/23

DATE OF CREATION: 10/24/2023

EXHIBIT D



FOR ZONING REVIEW ONLY

ENGINEER



PRELIMINARY DRAWING

PROJECT: NEW 105' MONOPOLE TOWER  
STANDARD AND SIZES

PROJECT NAME & SHEET DESCRIPTION:

EXHIBIT D

ZONE-23-0036  
FACADE PLAN - PAGE 4 OF 4

SITE LOCATION INFORMATION

PLAN TYPE: NEW 105' MONOPOLE TOWER  
PROPERTY OWNER: TOWN OF PROSPER  
LEGAL DESCRIPTION: LAKEWOOD PRESERVE BLOCK 4, LOT 10, TRACT 22.840-ACRE TRACT 1074 ACRE  
TOWER ADDITION  
TOWER HEIGHT: 105' AGL  
TOWER DUCT NAME: JAMES STONE SURVEY, AUSTIN, TX

SHEET 2.7