



CITY OF GRAND PRAIRIE COMMUNICATION

MEETING DATE: 12/09/2024

REQUESTER: Monica Espinoza, Administrative Supervisor

PRESENTER: June Sin, Senior Planner

TITLE: ZON-24-09-0023 - Zoning Change/Concept Plan - Cell Tower at 1355 E Seeton Rd (City Council District 6). Amendment to PD-318B to allow a Cell Tower within PD-318B with City Council approval of a Specific Use Permit and to adopt a Concept Plan depicting the Cell Tower location. Lot 1, Block 1, CRC Mira Lagos Addition, City of Grand Prairie, Tarrant County, Texas, zoned PD-318B, within Lake Ridge Corridor Overlay, with an approximate address of 1355 E Seeton Rd

APPLICANT: Alan Scivally, Broadus Services

RECOMMENDED ACTION: Approve

SUMMARY:

Amendment to allow a Cell Tower within PD-318B with City Council approval of a Specific Use Permit and to adopt a Concept Plan depicting the Cell Tower location. Lot 1, Block 1, CRC Mira Lagos Addition, City of Grand Prairie, Tarrant County, Texas, zoned PD-318B, within Lake Ridge Corridor Overlay, with an approximate address of 1355 E Seeton Rd.

PURPOSE OF REQUEST:

The request is to amend PD-318B to allow a Cell Tower with the City Council's approval of a Specific Use Permit.

ADJACENT LAND USES:

The following table summarizes the zoning designation and existing use for the surrounding properties.

Table 1. Zoning and Land Use

Direction	Zoning	Existing Use
North	PD-428	Single Family Residential
South	Agriculture (A)	Undeveloped/Joe Pool Lake
West	City of Mansfield	Single Family/Lake Ridge High School

East	PD-318A, Agriculture	Single Family Residential, Undeveloped
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HISTORY:

- June 20, 2006: City Council approved PD-318A (Ordinance No. 7419) for single-family residential uses (Case Number Z060603).
- December 14, 2010: City Council approved the Site Plan for a church (Case Number S101201).
- May 16, 2011: The Planning and Zoning Commission approved a final plat for the property (Case Number P101201).
- November 19, 2013: City Council approved an Amendment to PD-318A to allow the use of temporary modular buildings for the duration of either the completion of the second phase build-out or a maximum of five (5) years (Case Number Z131101/S131101).
- February 20, 2018: The City approved the Site Plan for the second phase of the church's addition (Case Number S180103).

PROPOSED USE CHARACTERISTICS AND FUNCTION:

The proposed PD amendment will add a cell tower to the list of uses allowed with City Council approval of a Specific Use Permit.

RECOMMENDATION:

The Development Review Committee (DRC) recommends approval.