



PLANNING

To: Planning & Zoning Commission **Item No. 5**

From: Suzanne Porter, AICP, Planning Manager

Through: David Hoover, AICP, Director of Development Services

Re: Specific Use Permit – Wireless Communications and Support Structure
Planning & Zoning Commission Meeting – January 2, 2024

Agenda Item:

Conduct a Public Hearing to consider a request for a Specific Use Permit for a Wireless Communications and Support Structure, on Lakewood Preserve, Block A, Lot 1, on 0.1± acre, located south of East First Street and east of South Coit Road. (ZONE-23-0036)

History:

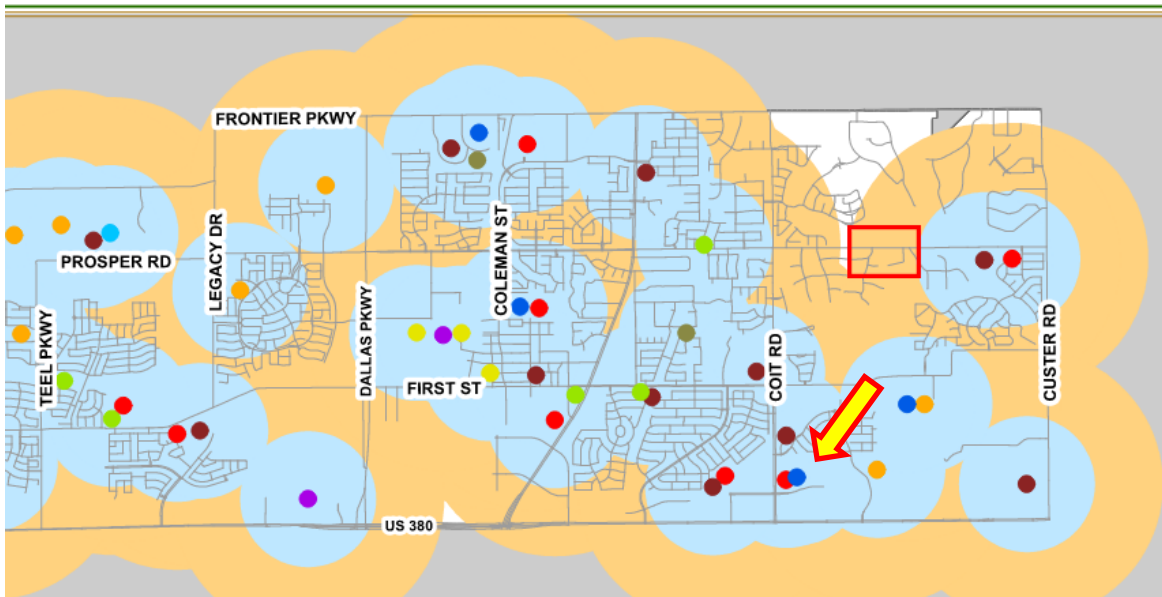
On November 7, 2023, the Planning & Zoning Commission considered a Specific Use Permit request (ZONE-23-0021) for a Wireless Communications and Support Structure on this property. At the time, the location of the tower and the surrounding screening wall were at the southwest corner of the park property, adjacent to Coit Road. Discussion at the meeting included relocating the tower further away from the street and providing additional screening to buffer it from the residential property to the south. Public comment in opposition to the request was also discussed. The applicant withdrew this Specific Use Permit prior to going to Town Council and has worked with Staff to relocate the tower further away from Coit Road and provide trees to screen the facility.

Description of Agenda Item:

The purpose of this request is to allow construction of a new 105' Wireless Communication and Support Structure on a 50-foot by 50-foot area of land within a City park, located south of East First Street and east of South Coit Road. The tower façade plan shows that four (4) Wireless Communication antennas could be placed on the structure. The site is located within a City park and north of a 170-foot wide electric easement. The ground equipment will be screened with a 6-foot CMU wall with a veneer that will be compatible with the design of the park infrastructure. The specific color and appearance of the veneer will be reviewed and approved by Staff when a Site Plan is submitted for the construction of the facility. Evergreen shrubs will be planted around the perimeter of the wall. Towards the end of construction, three Live Oak trees will be planted in locations determined by the Parks Department to provide additional screening from Coit Road and the residential property to the south.

In 2020, the Town completed a survey on areas of opportunities for wireless communication and support structures. The goal for this survey was to provide developers areas that were well suited for such use and to provide a comprehensive plan of communication towers for the Town of Prosper. These areas are potentially school sites, parks, or town properties. The location of the proposed tower is identified on this map with an arrow.

Wireless Communication Exhibit



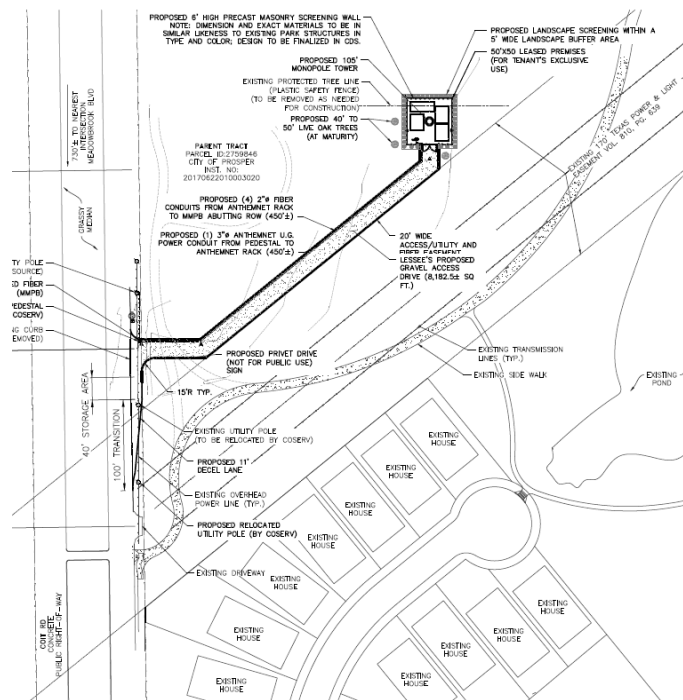
Legend

- Existing & Proposed Stadium Lights
 - ISD Existing School
 - Town Facility
 - Existing Water Tower
 - Proposed Wireless Communication & Support Structure
 - Town Property
 - Proposed Water Tower
 - 1/2 Mile Coverage
 - 1 Mile Coverage
- Updated March 29, 2021

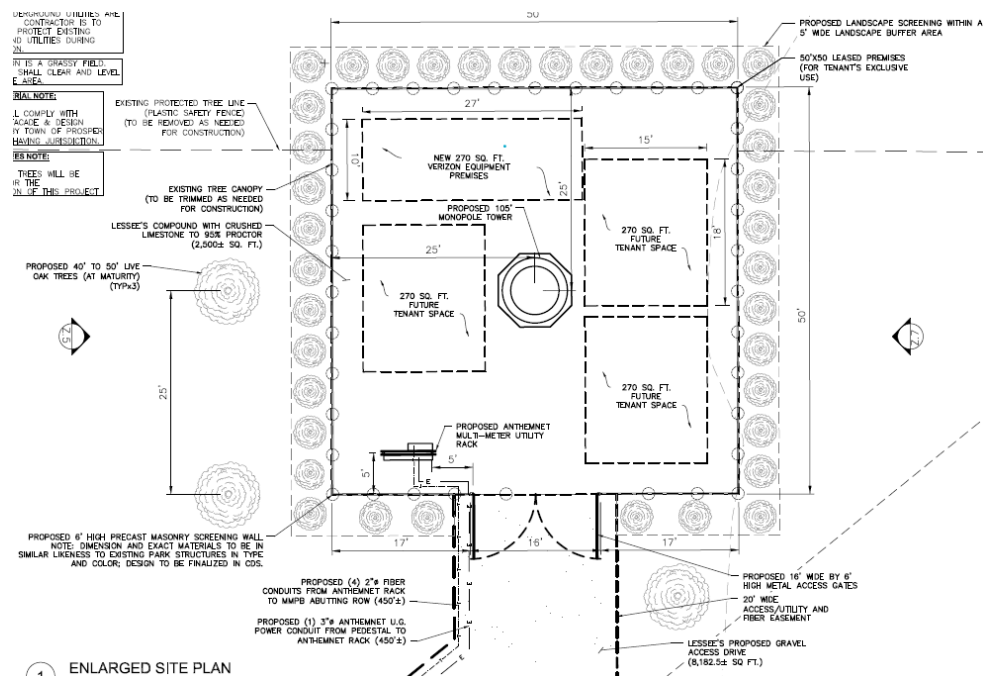
The zoning and land use of the surrounding properties are as follows:

	Zoning	Current Land Use	Future Land Use Plan
Subject Property	Planned Development-87	City Park (Undeveloped)	Low Density Residential
North	Single Family-15 with a Specific Use Permit (S-44) for Private Streets	Undeveloped	Medium Density Residential
East	Planned Development-90	Undeveloped	Parks & Medium Density Residential
South	Planned Development-87	Residential (Developed)	Parks & Medium Density Residential
West	Planned Development-6	Residential (Developed)	Parks & Medium Density Residential

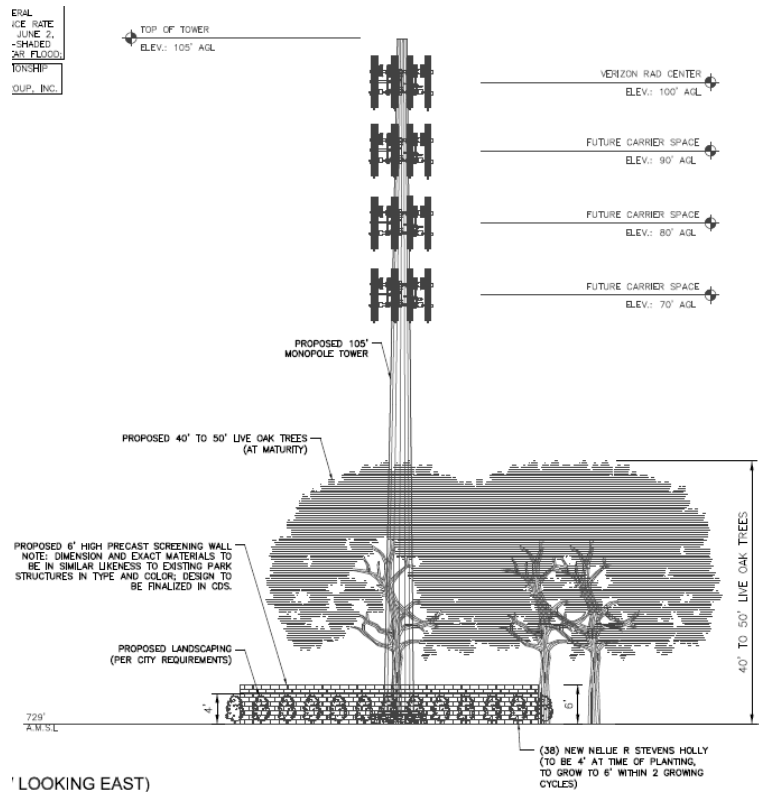
Location of the cell tower:



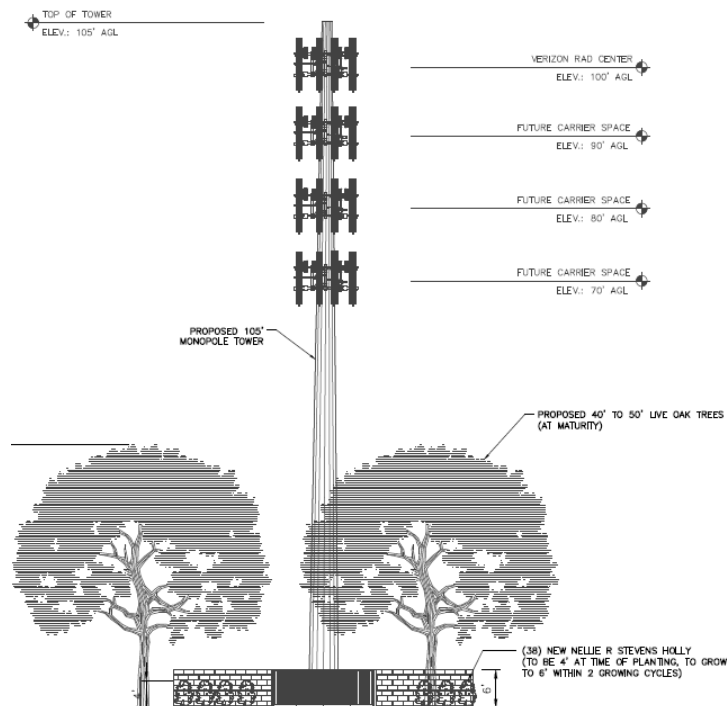
Site Plan for the development of the enclosure and screening:



View of the tower from Coit Road, with the screening wall and landscape screen:



View of the tower from the south, with the screening wall and landscape screen:



The Zoning Ordinance contains the following four (4) criteria to be considered in determining the validity of a Specific Use Permit request.

1. *Is the use harmonious and compatible with its surrounding existing uses or proposed uses?*

The site of this cell tower is within a City park and north of a 170-foot Texas Power & Light Company easement for electric power lines. The proposed tower will blend with the existing towers and utility lines in the adjacent easement. It is placed within the park property so as not to affect the trails or amenities.

2. *Are the activities requested by the applicant normally associated with the requested use?*

All of the proposed improvements are normally associated with a wireless communications facility.

3. *Is the nature of the use reasonable?*

A wireless communications facility in this location is reasonable and was previously identified by the Town in 2020 per the map above.

4. *Has any impact on the surrounding area been mitigated?*

The applicant has designed a gravel access drive to the cell tower. This construction material will minimize its visibility and impact to the surrounding park land. There will be a six-foot screening wall surrounded by approximately 38 Nellie R. Stevens Holly bushes at four feet in height at the time of planting. Within two growing seasons, the shrubs should reach a height of six feet. Three Live Oak trees, a minimum three-inch caliper and eight feet in height, will be planted around the facility to screen it from the street and residential neighborhood to the south. The mature height of these trees is approximately 40 feet to 50 feet.

In conclusion, Staff believes the applicant has satisfied the criteria and recommends approval of the request.

Future Land Use Plan – The Future Land Use Plan recommends the property develop as a Park.

Thoroughfare Plan – This facility has access to Coit Road.

Parks Master Plan – The facility is within a City Park.

Legal Obligations and Review:

Notification was provided as required by the Zoning Ordinance and state law. Staff has not received any response to the proposed Specific Use Permit to date.

Attached Documents:

1. Aerial and Zoning Maps
2. Exhibit A – Survey
3. Exhibit B – Site Plan
4. Exhibit C – Landscape & Screening Plan
5. Exhibit D – Façade Plan

Town Staff Recommendation:

Town Staff recommends approval of a Specific Use Permit request for a Wireless Communications and Support Structure, on Lakewood Preserve, Block A, Lot 1, on 0.1± acre, located south of East First Street and east of South Coit Road.

Town Council Public Hearing:

Upon a recommendation by the Planning & Zoning Commission, a Public Hearing for this item will be scheduled for the Town Council at their Regular meeting on January 23, 2024.