



PLANNING

To: Mayor and Town Council

From: David Hoover, AICP, Director of Development Services

Through: Mario Canizares, Town Manager
Chuck Ewings, Assistant Town Manager

Re: Specific Use Permit for a Wireless Communications and Support Structure on Lakewood Preserve, Block A, Lot 1

Town Council Meeting – January 23, 2024

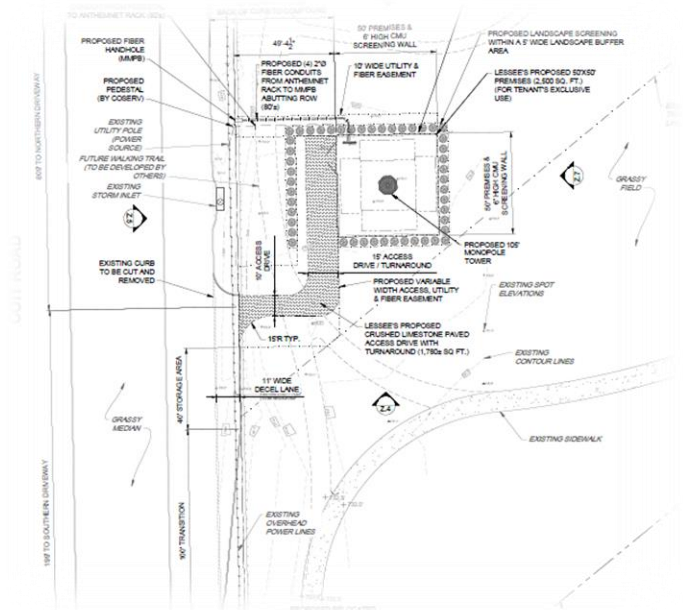
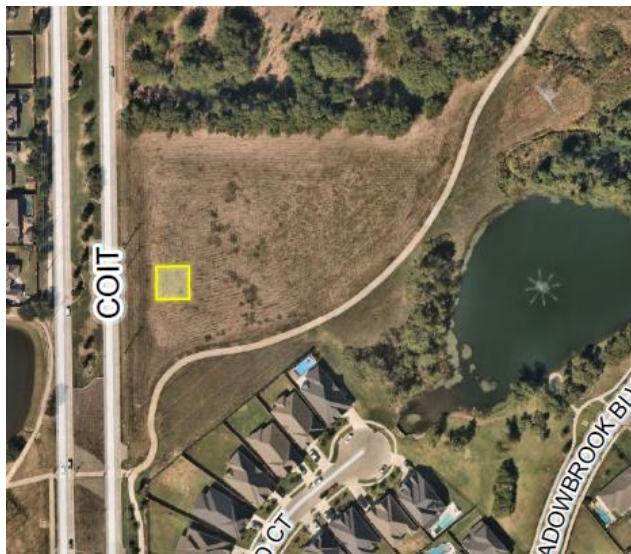
Strategic Visioning Priority: 3. Commercial Corridors are ready for Development

Agenda Item:

Conduct a public hearing to consider and act upon a request for a Specific Use Permit (SUP) 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)

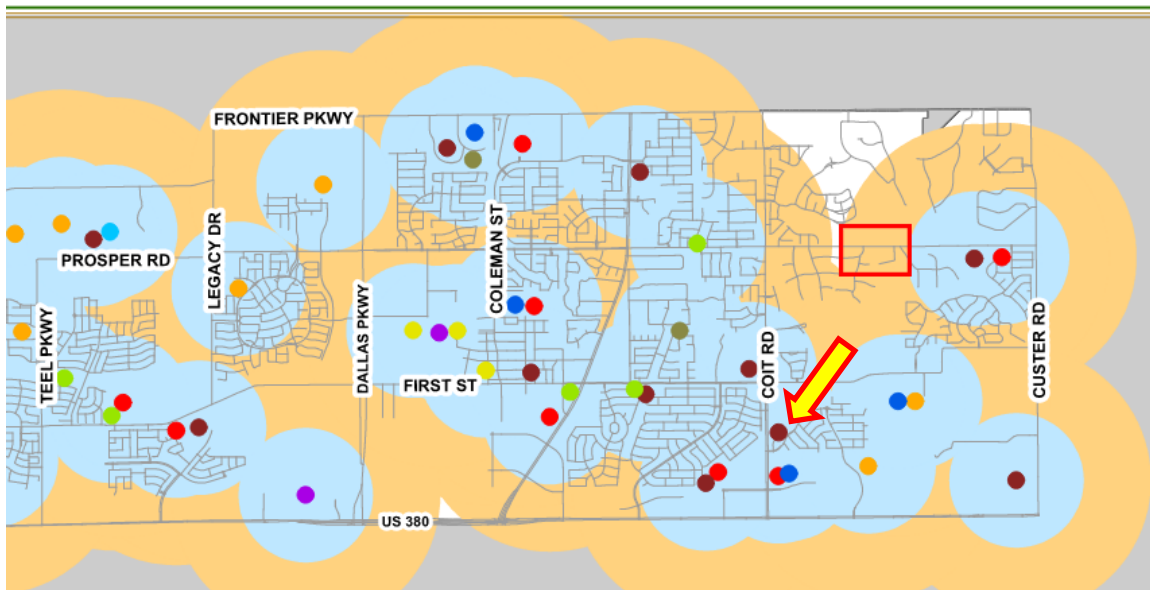
History:

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. As shown below, the tower was located at the southwest corner of the park property, adjacent to Coit Road.



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



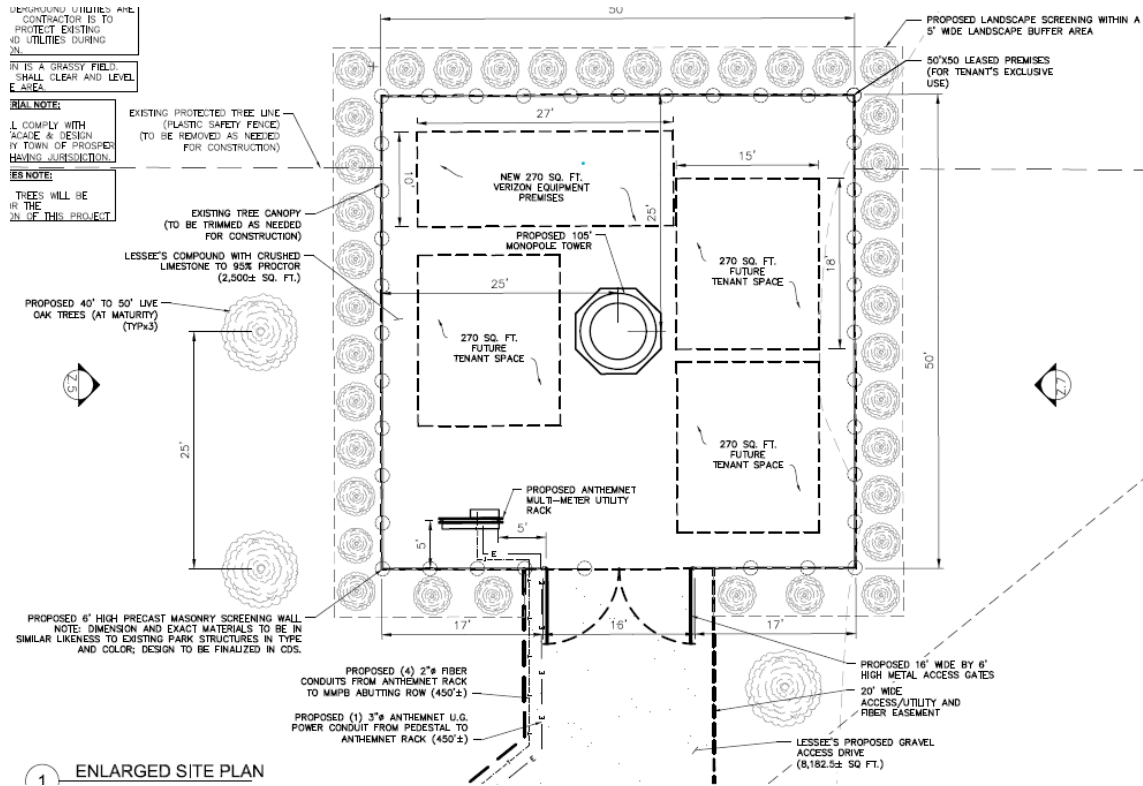
Legend

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

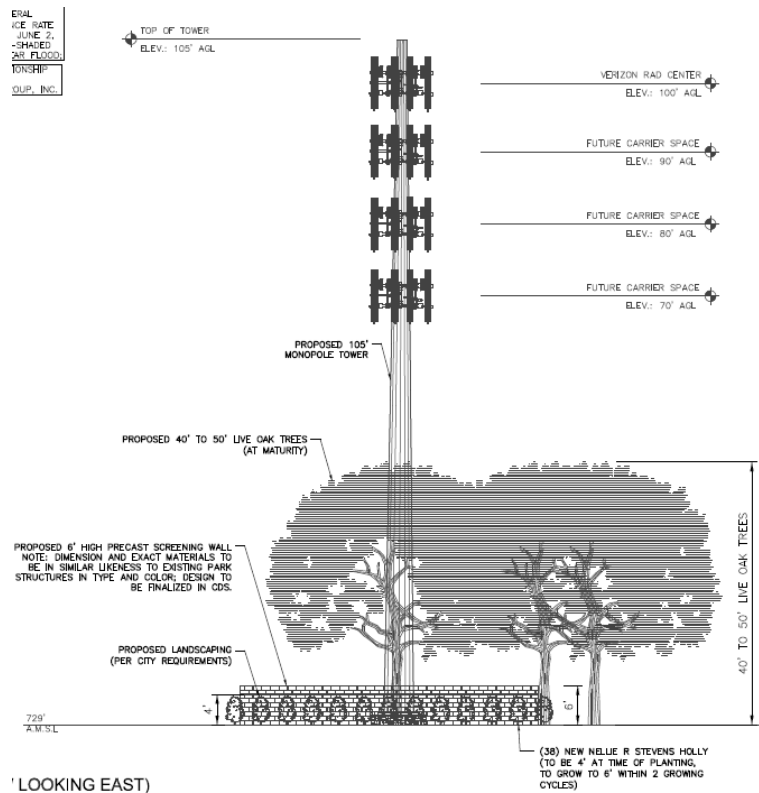
The zoning and land use of the surrounding properties are as follows:

	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

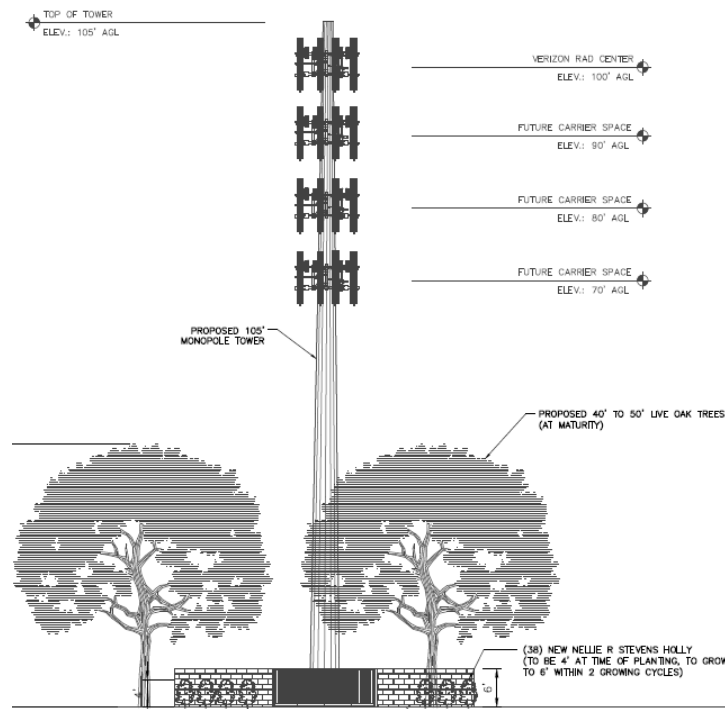
Site Plan for the development of the enclosure and screening:



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.

Budget Impact:

There is no budgetary impact affiliated with this item.

Legal Obligations and Review:

Notification was provided as required by the Zoning Ordinance and state law. During the Public Hearing held at the Planning & Zoning Commission meeting on January 2, 2024, a citizen spoke in opposition to the proposal.

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 recommend approval of a Specific Use Permit (SUP) 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. The Planning & Zoning Commission recommended approval of this item (4-0) at its meeting on January 2, 2024.

Town Council Public Hearing:

I move to approve/deny the request for a Specific Use Permit (SUP) 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.