



PLANNING

To: Planning & Zoning Commission **Item No. 7**

From: Doug Braches, Planner

Through: David Soto, Planning Manager

Re: Specific Use Permit – Wireless Communications and Support Structure
Planning & Zoning Commission Meeting – June 06, 2023

Agenda Item:

Conduct a Public Hearing and consider and act upon a request for a Specific Use Permit for a new Wireless Communications and Support Structure, on .1± acre, located on the south side of Frontier Parkway, west of Talon Lane. (ZONE-23-0008)

History:

Since the proposed use is on Town property, a lease agreement was signed between the applicant and the Town of Prosper in early 2023.

Description of Agenda Item:

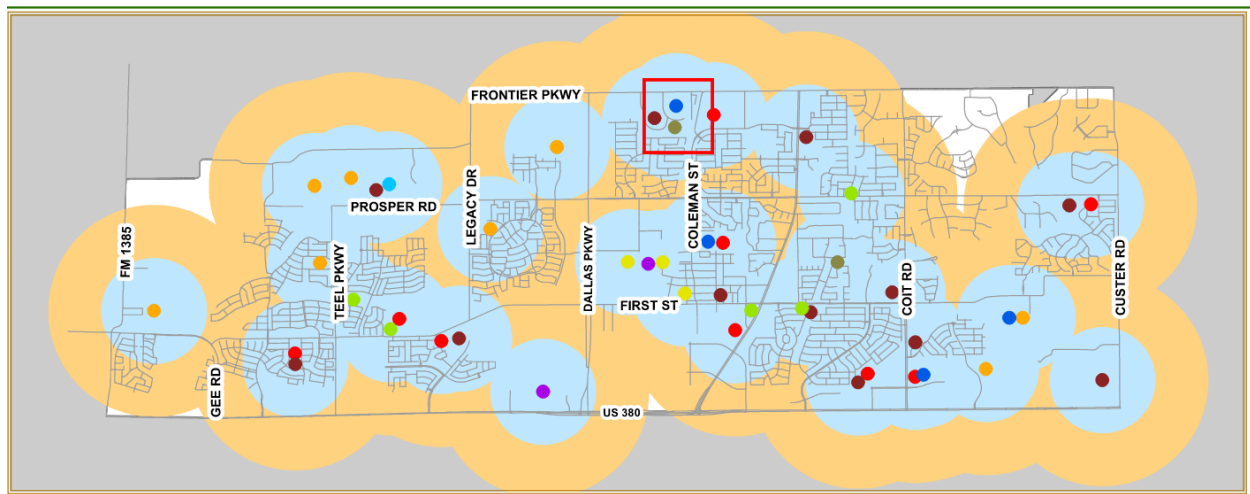
The zoning and land use of the surrounding properties are as follows:

	Zoning	Current Land Use	Future Land Use Plan
Subject Property	Agricultural	Athletic Stadium	Low Density Residential
North	Agriculture	Park Land	N/A
East	Commercial	Non-Residential Developed	Medium Density Residential
South	Agriculture	Park Land	Medium Density Residential
West	Agriculture	Park Land	Medium Density Residential

Requested Zoning – The purpose of this request is to allow construction of a new 100' Wireless Communication and Support Structure. The Specific Use Permit shows two (2) Wireless Communication antennas that would be placed on the structure and their associated 10' by 15' lease area.

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 schools, sites, parks, or town properties. Regarding this specific request, this area is within one of those areas of opportunities.

Wireless Communication Exhibit



Legend

- | | | | |
|---|--|---|---|
| ● Existing & Proposed Stadium Lights | ● ISD Existing School | ● Town Facility | 1/2 Mile Coverage |
| ● 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 | |

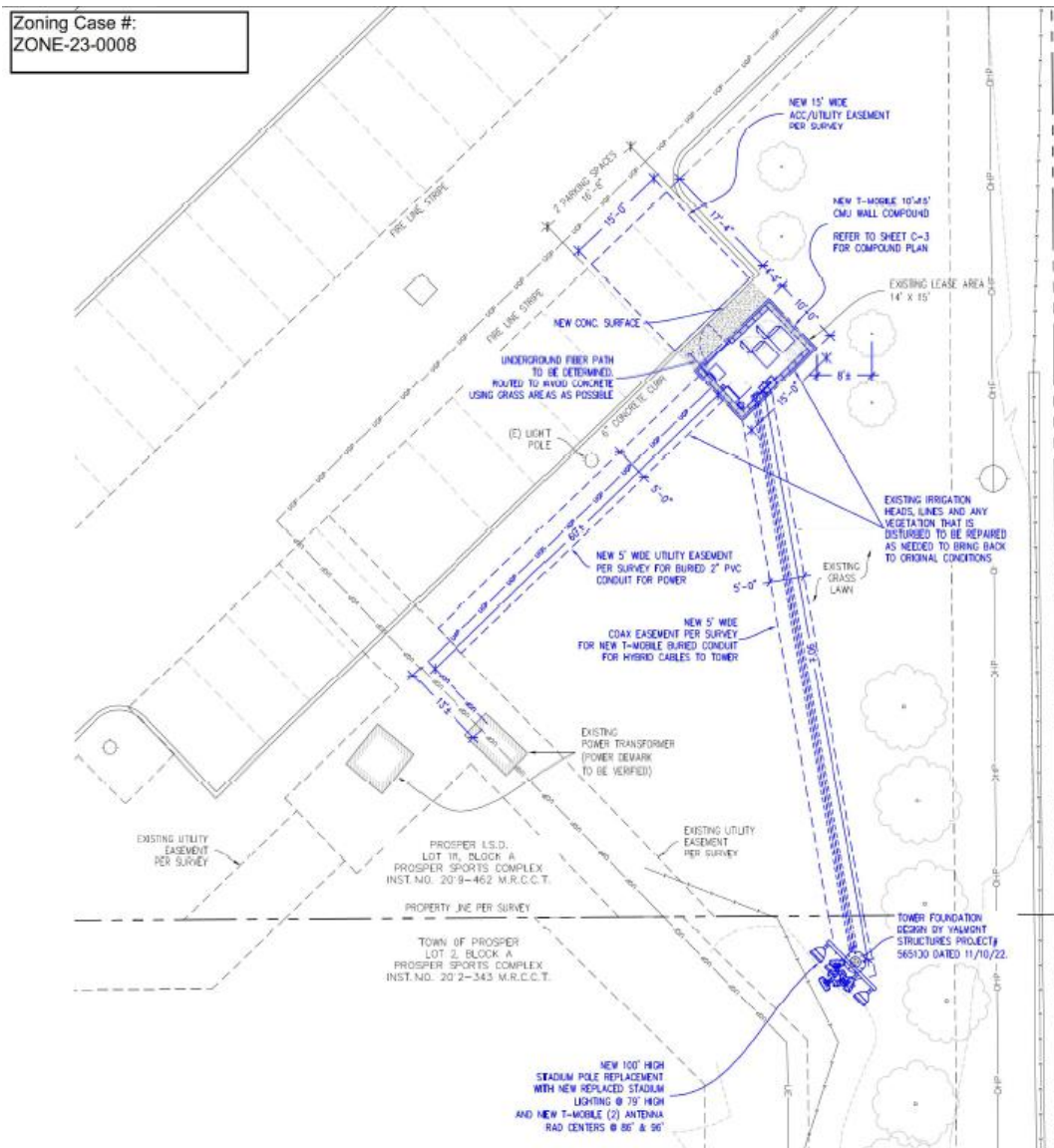


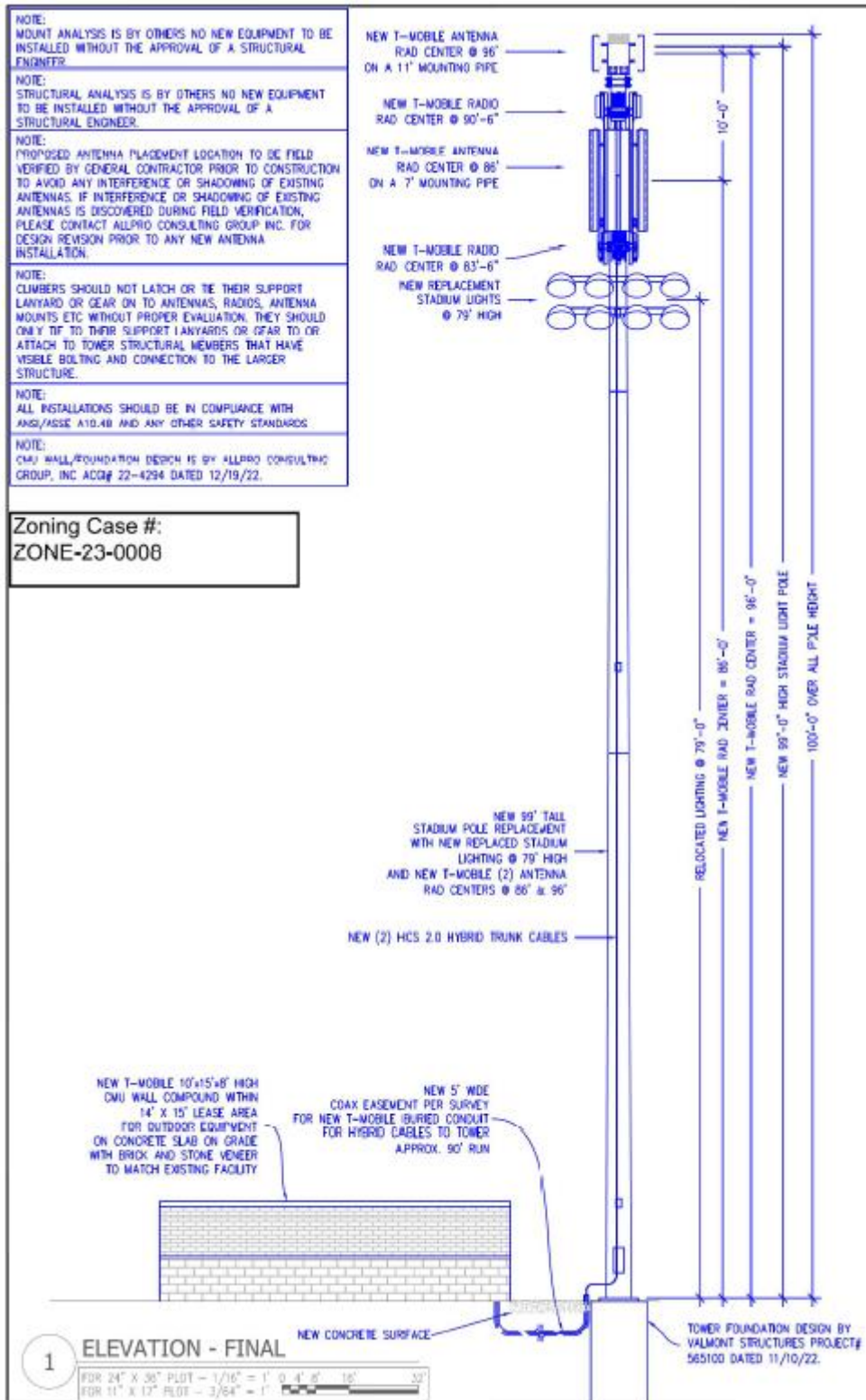
Updated March 29, 2021

0 0.5 1 2 Miles

This map is produced for informational purposes only and is intended to only depict public properties that could be considered for wireless communication sites.

Below are pictures of the site.





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

1. *Is the use harmonious and compatible with its surrounding existing uses or proposed uses?*
2. *Are the activities requested by the applicant normally associated with the requested use?*
3. *Is the nature of the use reasonable?*
4. *Has any impact on the surrounding area been mitigated?*

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

Future Land Use Plan – The Future Land Use Plan recommends Medium Density Residential

Thoroughfare Plan – This property currently has direct access to Frontier Parkway.

Parks Master Plan – The Parks Master Plan does not indicate a park is needed on the subject property.

Legal Obligations and Review:

Notification was provided as required by the Zoning Ordinance and state law. To date, staff has not received any reply forms.

Attached Documents:

1. Aerial and Zoning Maps
2. Exhibits
3. Areas of opportunities map

Town Staff Recommendation:

Town staff recommends approval of the Specific Use Permit request for a new Wireless Communications and Support Structure, on .1± acre, located on the south side of Frontier Parkway, west of Talon Lane.

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 June 27, 2023.