



PLANNING

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

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 Prosper Trail, west of Preston Country Lane. (ZONE-22-0001)

Description of Agenda Item:

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

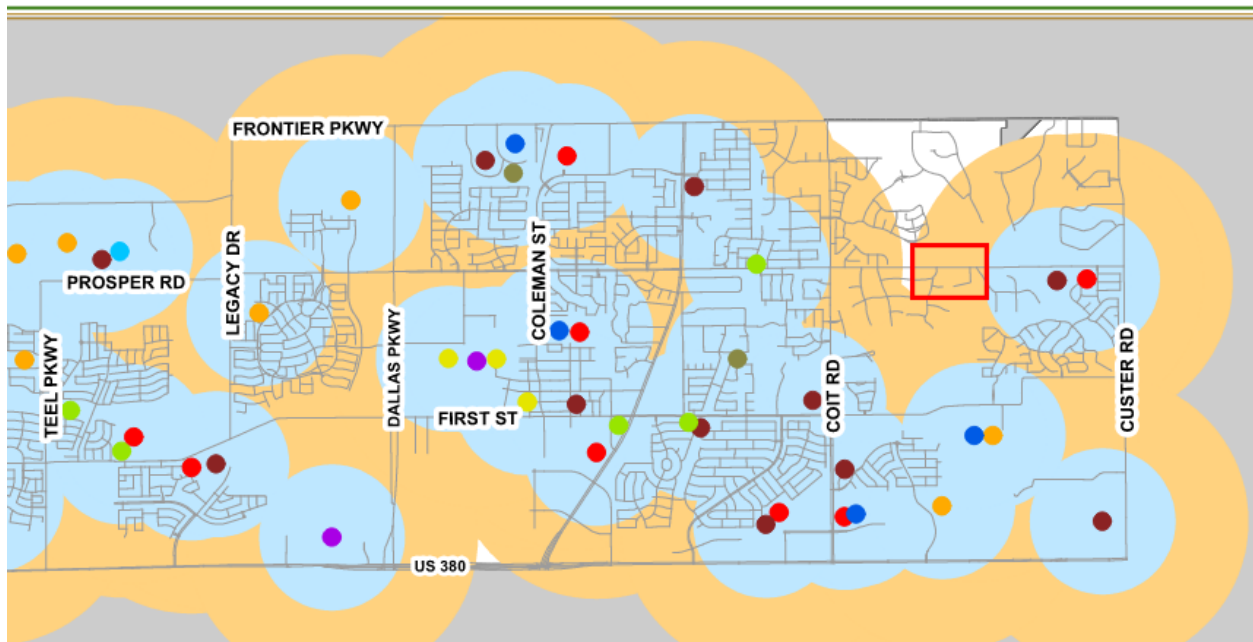
	Zoning	Current Land Use	Future Land Use Plan
Subject Property	Agricultural	Equestrian Center	Low Density Residential
North	Planned Development - 1	Residential (Developed)	Low Density Residential
East	Agricultural	Residential (Developed)	Low Density Residential
South	Planned Development - 90	Not Developed	Low Density Residential
West	Planned Development - 5	Residential (Developed)	Low Density Residential

Requested Zoning – The purpose of this request is to allow construction of a new 105' Wireless Communication and Support Structure. The Specific Use Permit shows four (4) Wireless Communication antennas that would be placed on the structure and their associated 50' by 50' lease area. These antennas would be screened and not visible to the surrounding area. The

ground equipment is in an area currently screened with a CMU wall with stone veneer and living screen.

In 2020, The Town has 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. Regarding this specific request, this area is not one of those areas of opportunities. The applicant will provide reasoning during the presentation.

Wireless Communication Exhibit

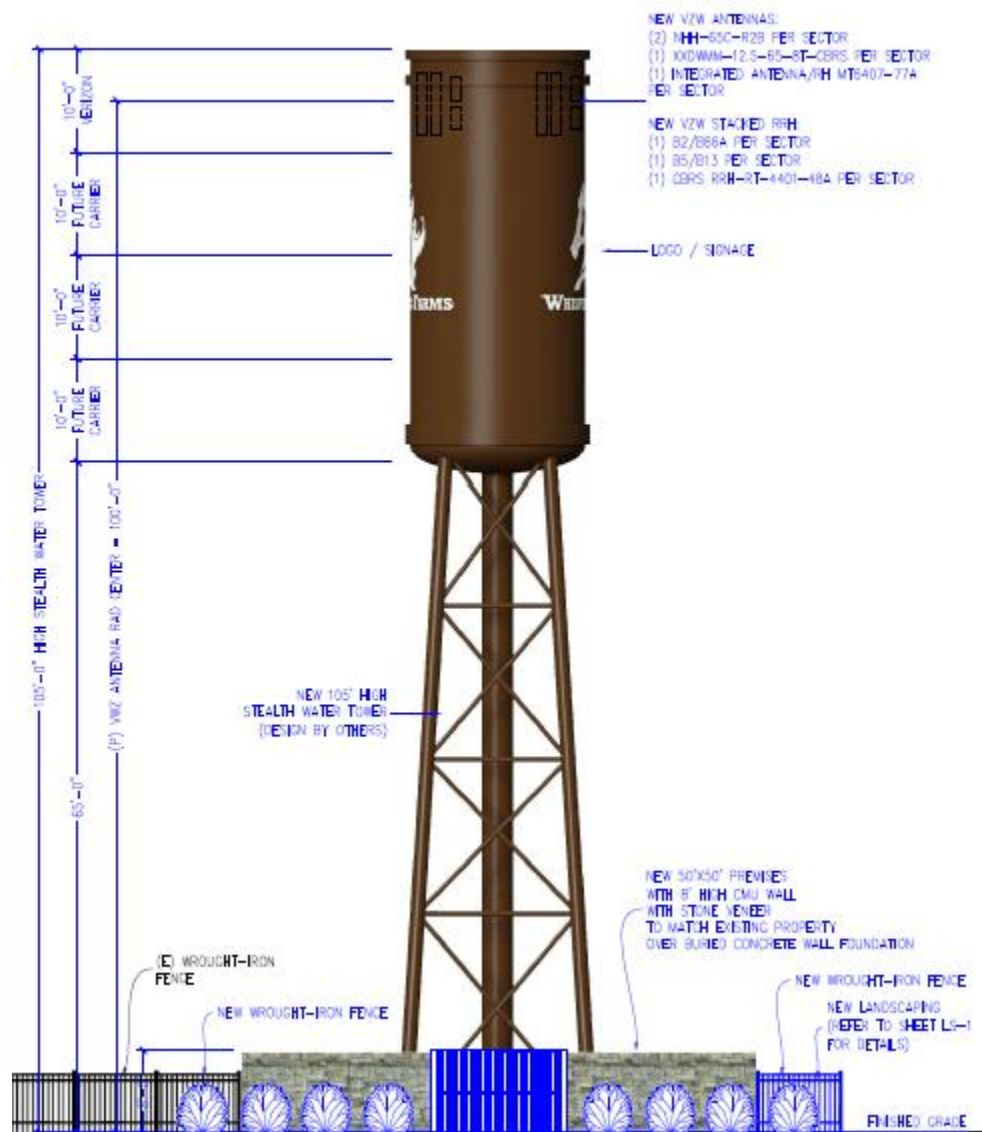


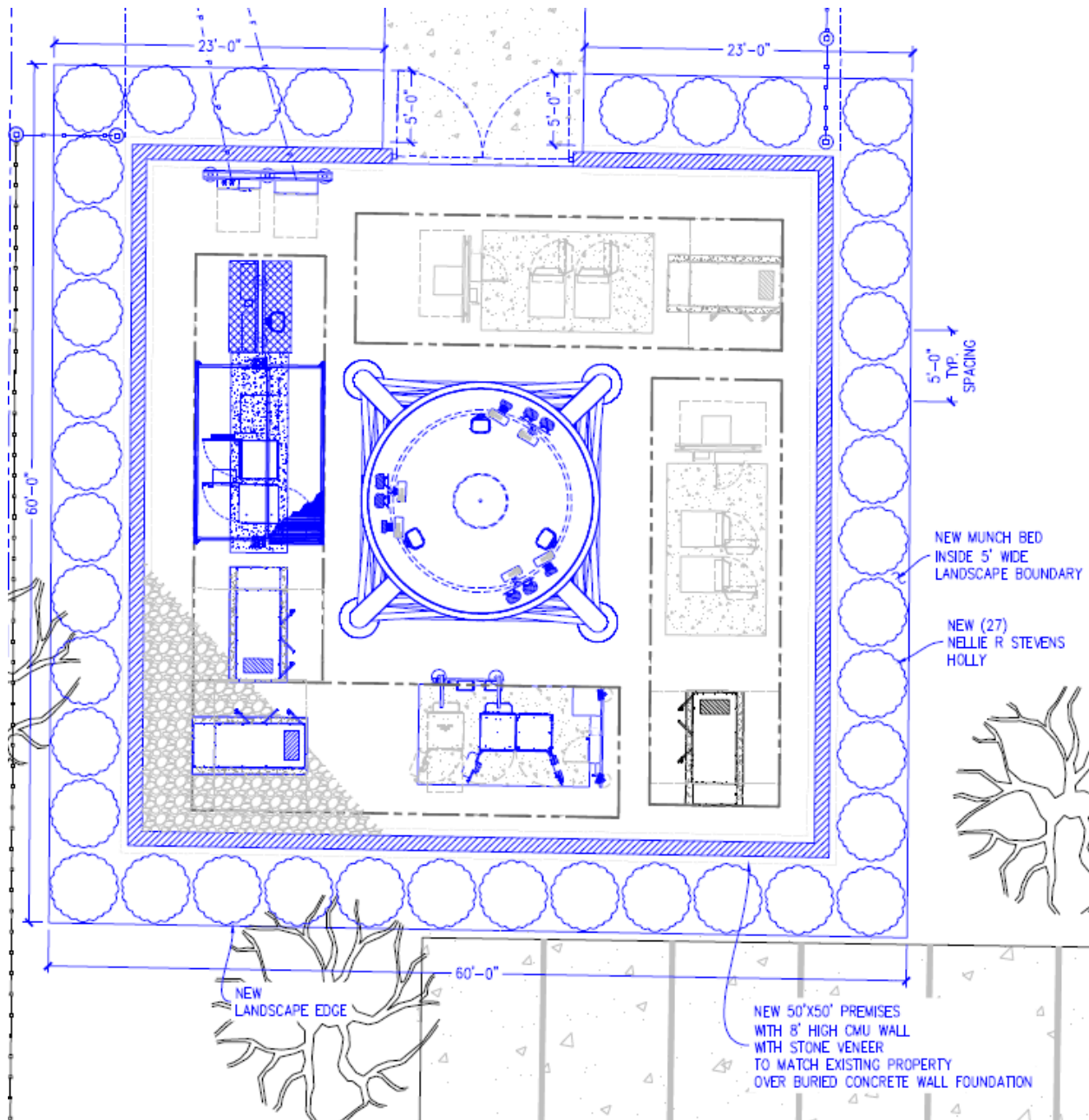
Legend

- | | | | |
|---|------------------------|----------------------|-------------------|
| 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 | |



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 Low Density Residential.

Thoroughfare Plan – This property currently has direct access to Prosper Trail.

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 received one reply form in opposition.

Attached Documents:

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

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 Prosper Trail, west of Preston Country Lane.