



## PLANNING

**To:** Planning & Zoning Commission **Item No. 4**

**From:** Suzanne Porter, Planning Manager

**Through:** David Hoover, Director of Development Services

**Re:** Specific Use Permit – Wireless Communications and Support Structure  
Planning & Zoning Commission Meeting – November 7, 2023

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**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-23-0021)

**Description of Agenda Item:**

The proposed Wireless Communications and Support Structure is within a City park, located south of East First Street and east of South Coit Road.

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

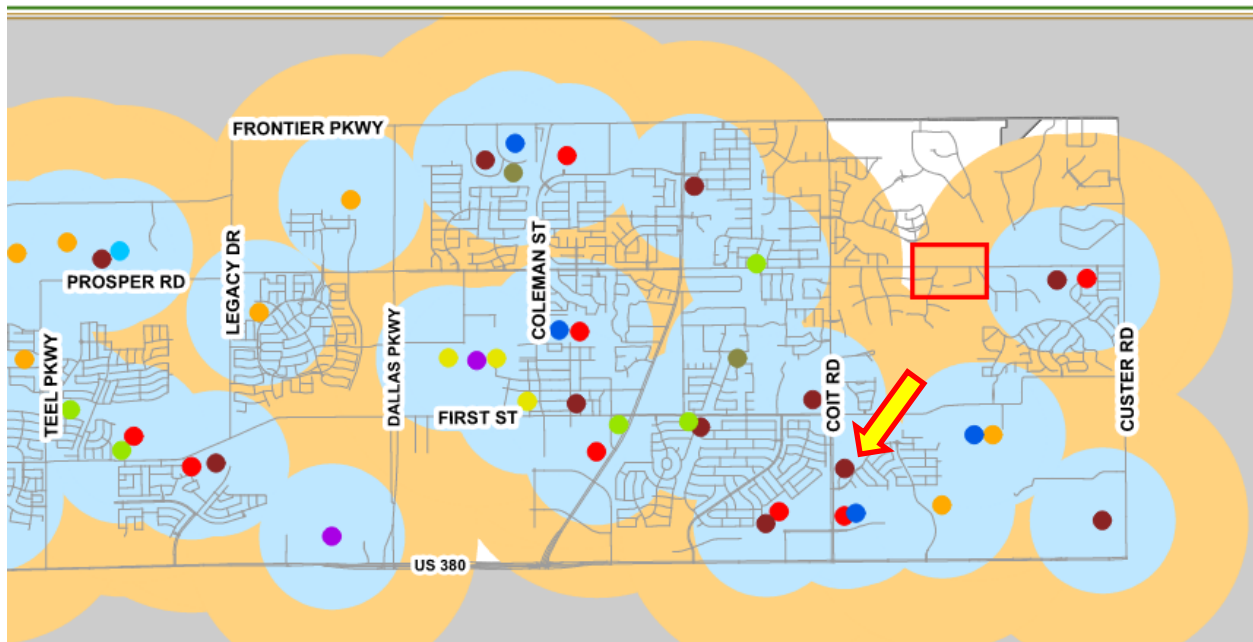
	<b>Zoning</b>	<b>Current Land Use</b>	<b>Future Land Use Plan</b>
<b>Subject Property</b>	Planned Development-87	City Park (Undeveloped)	Low Density Residential
<b>North</b>	Single Family-15 with a Specific Use Permit (S-44) for Private Streets	Undeveloped	Medium Density Residential
<b>East</b>	Planned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

**Requested Zoning** – 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. 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 and living screen. 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.

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

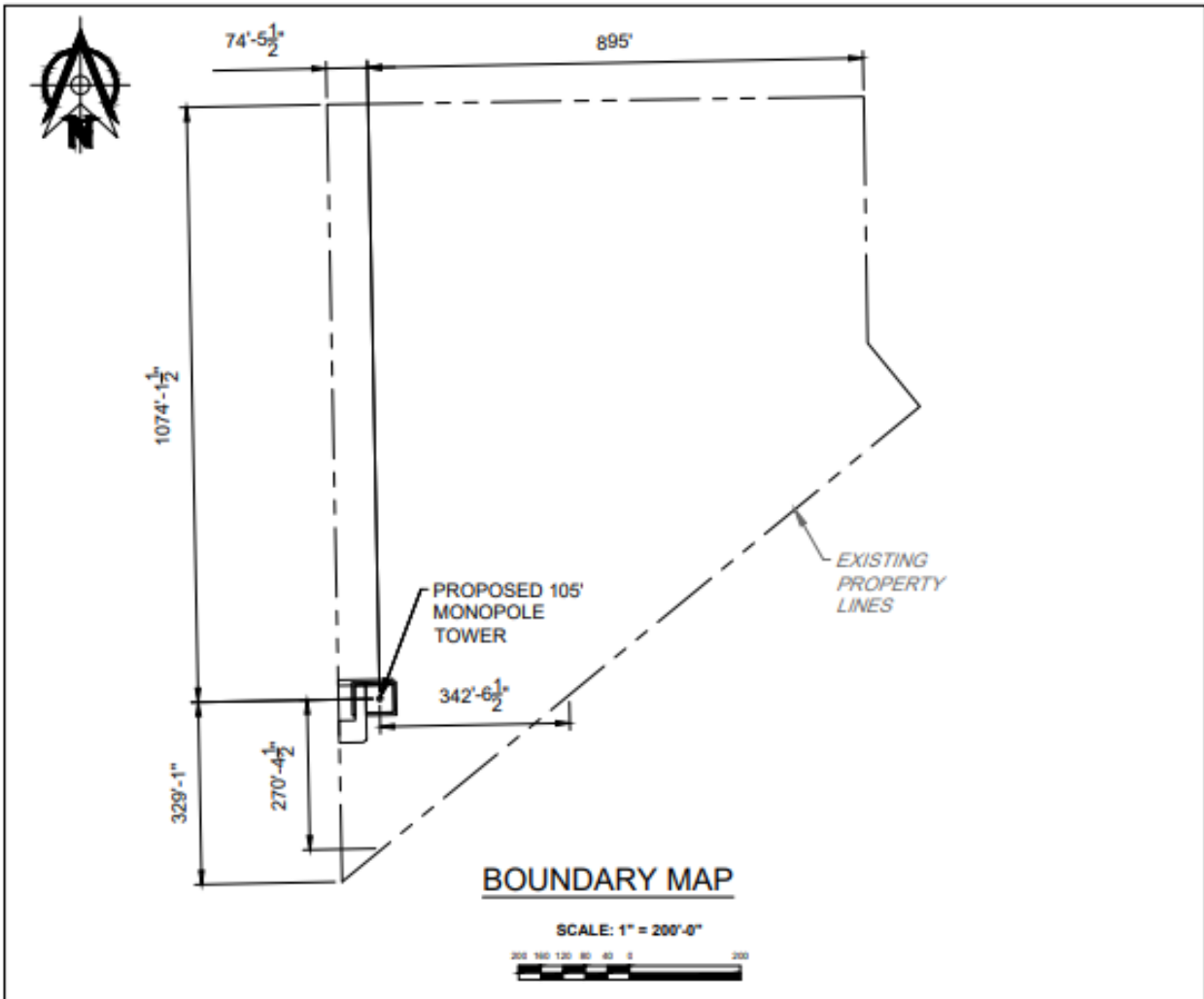


### Legend

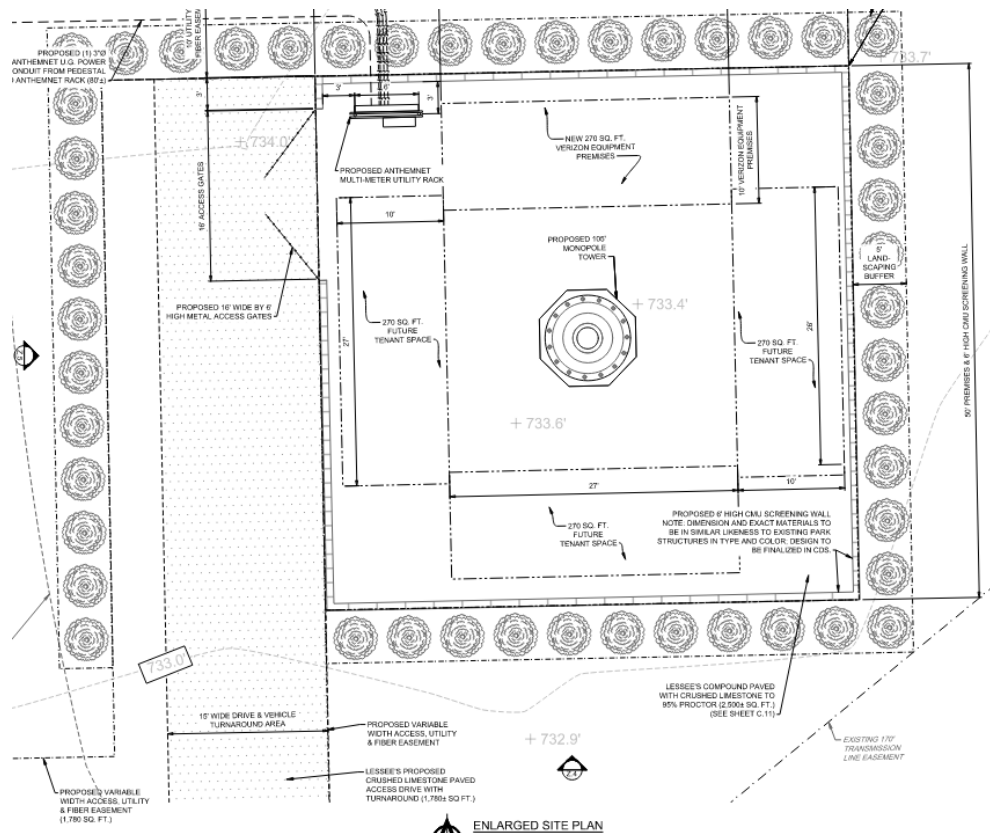
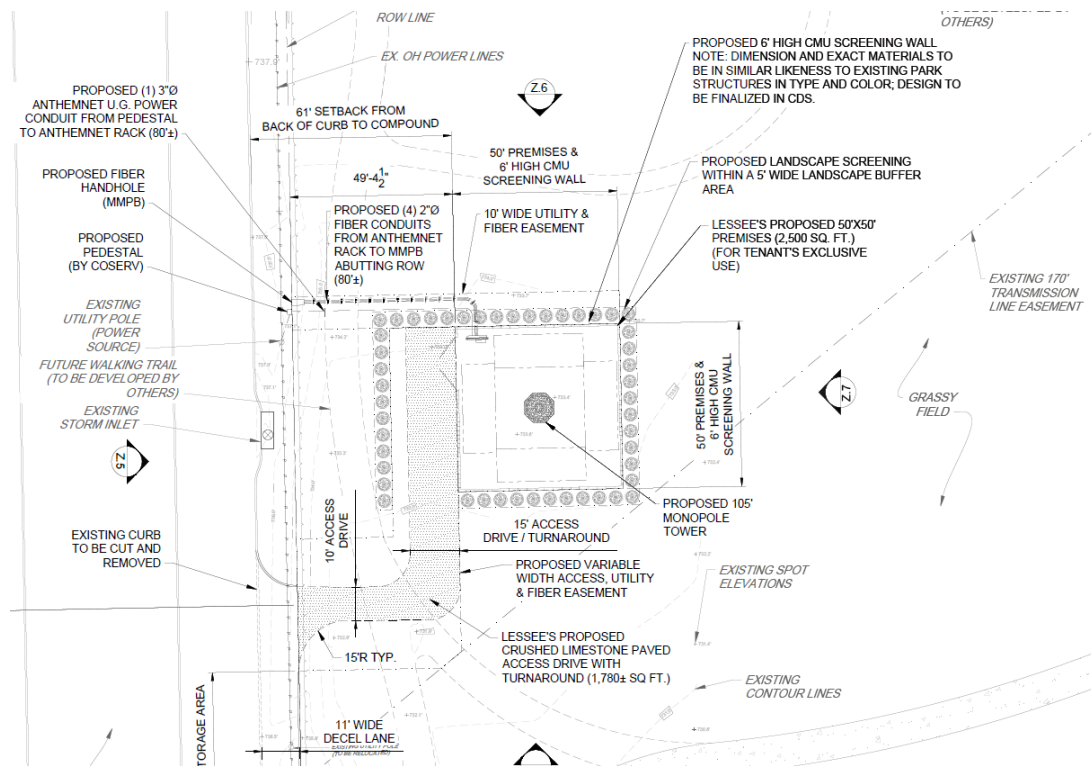
<span style="color: blue;">●</span> Existing & Proposed Stadium Lights	<span style="color: red;">●</span> ISD Existing School	<span style="color: yellow;">●</span> Town Facility	<span style="background-color: lightblue; border: 1px solid black; display: inline-block; width: 20px; height: 10px;"></span> 1/2 Mile Coverage
<span style="color: brown;">●</span> Existing Wireless Communication & Support Structure	<span style="color: orange;">●</span> ISD Future School Site	<span style="color: green;">●</span> Existing Water Tower	<span style="background-color: orange; border: 1px solid black; display: inline-block; width: 20px; height: 10px;"></span> 1 Mile Coverage
<span style="color: purple;">●</span> Proposed Wireless Communication & Support Structure	<span style="color: brown;">●</span> Town Property	<span style="color: cyan;">●</span> Proposed Water Tower	



Location of the cell tower within the City park:

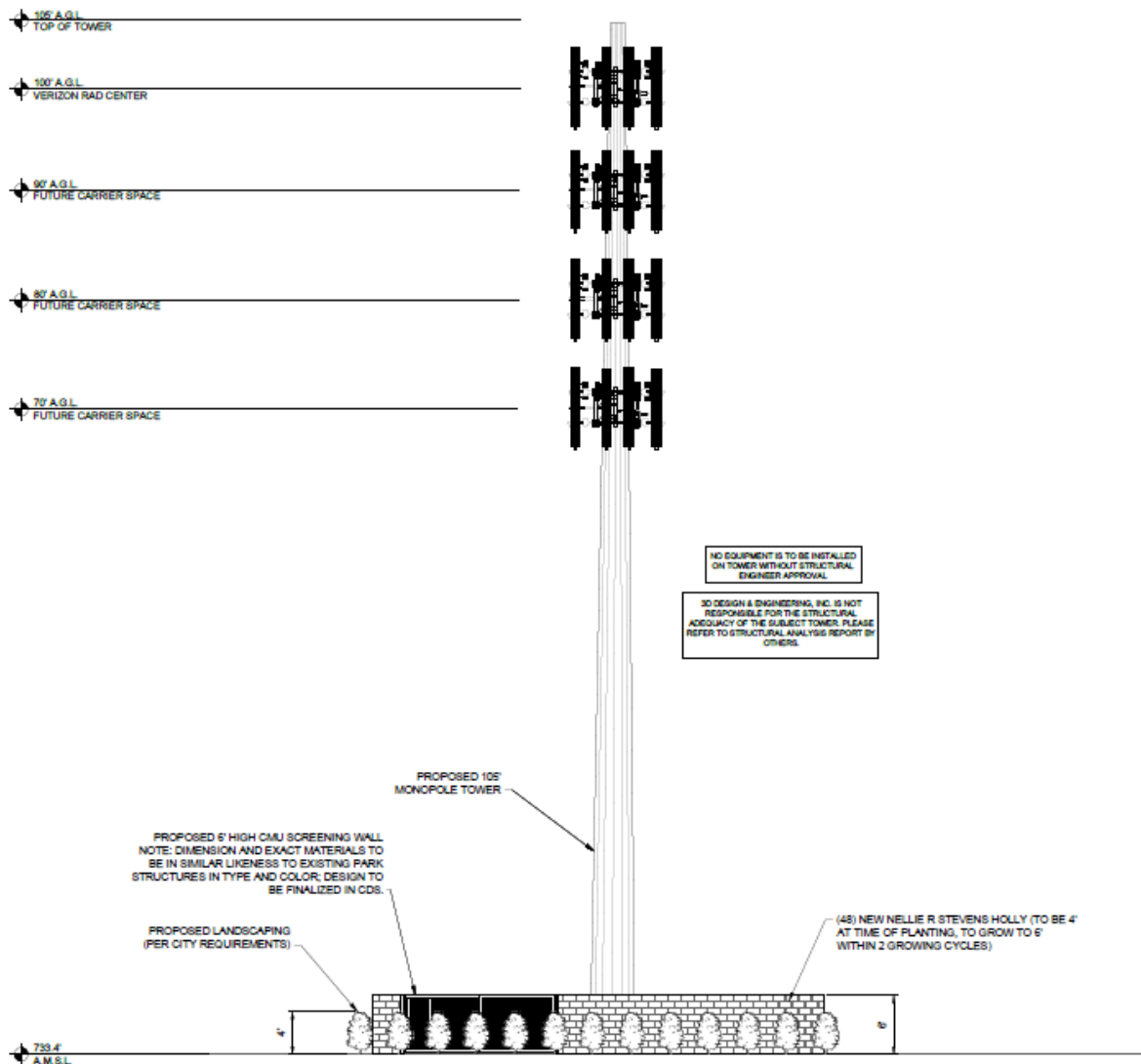


## Site Plan for the development of the enclosure and screening:



ENLARGED SITE PLAN

Cell tower profile with 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 the access drive to the cell tower, the screening wall, and the landscaping to minimize the impact of the use on the property and its visibility from the public right-of-way.

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 Parks.

**Thoroughfare Plan** – This property currently has direct access to Coit Road.

**Parks Master Plan** – The site of the cell tower is within a City Park.

**Legal Obligations and Review:**

Notification was provided as required by the Zoning Ordinance and state law. Staff has received a response in opposition to the proposed Specific Use Permit request.

**Attached Documents:**

1. Aerial and Zoning Maps
2. Proposed Exhibits
3. Letter of Intent
4. Reply Form

**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 November 14, 2023.