



Wylie Planning & Zoning Commission

AGENDA REPORT

Department: Planning
Prepared By: Kevin Molina

Item Number: 2

Subject

Hold a Public Hearing, consider, and act upon, a recommendation to City Council regarding the writing of an ordinance for an amendment to Planned Development 2001-28 to allow for a telecommunication use on 0.055 acres. Property located at 1401 Country Club Road with the tower site being assigned the address 1451 Country Club Road. **(ZC 2024-10)**.

Recommendation

Motion to recommend **(approval, approval with conditions or disapproval)** as presented.

Discussion

OWNER: Wylie United Methodist Church

APPLICANT: Verizon Wireless

The applicant is requesting a Planned Development amendment for a 15 acre property located at 1401 Country Club Road to allow for telecommunication tower use on 0.055 acres. The telecommunication tower site shall be addressed as 1451 Country Club Road. The current zoning is Planned Development 2001-28.

The proposed amendment to the Planned Development (PD) conditions allow for a Telecommunications tower use. The applicant is requesting for the Zoning Exhibit to act as the site plan for the telecommunication tower development. Approval of the PD shall act as site approval.

The Zoning Exhibit shows a 24' wide fire lane with access to FM 1378. The telecommunication tower site measures 75' X 75' (5,625 sq.ft.) and is screened by an 8' tall cmu wall with landscaping. The telecommunication tower will have a max height of 100'. A gate is proposed to the tower site with a knox padlock that enables for Wylie Fire Department access.

The remaining text of the Planned Development conditions document pertains to the development of the existing Wylie United Methodist Church that was established with the original Planned Development zoning, Ordinance 2001-28.

The surrounding property to the north and west is undeveloped and zoned within a Planned Development for an age restricted living community. The property to the east is zoned residential and neighborhood services. The property to the south is zoned Single Family Estates district.

The site is located within the Medium-Density Residential sector of the future land use map, would be allowed with a SUP permit if not for the existing PD, and does provide a needed service for the surrounding community.

As presented, this Zoning Exhibit is in compliance with the design requirements of the Zoning Ordinance. Approval of the site development is subject to additions and alterations as required by the City Engineering Department.

Notices were sent to 13 property owners within 200 feet as required by state law. At the time of posting, no responses were received in opposition or in favor of the request.