



Wylie Planning & Zoning Commission

AGENDA REPORT

Department: Planning
Prepared By: Kevin Molina

Item Number: 1

Subject

Hold a Public Hearing, consider, and act upon, a recommendation to City Council regarding the writing of an ordinance for a change in zoning from Agricultural (AG/30) to Agricultural - Special Use Permit (AG/30-SUP) on 0.055 acres to allow for Telecommunications Tower. Property located at 5085 Bennett Road (ZC 2024-01).

Recommendation

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

Discussion

OWNER: Wylie Independent School District

APPLICANT: Verizon Wireless

The applicant is requesting a Special Use Permit (SUP) on 0.055 acres to allow for a telecommunication site with a telecommunication tower. The property is located at 5085 Bennett Road and is leased from Wylie ISD within the Wylie East High School platted subdivision. The current zoning is Agricultural (AG/30).

The development consists of a 60'X40' lease area with a 100' monopole tower screened by an 8' tall CMU wall on top of a retaining wall. A 5' landscaping screening strip with flowering trees is proposed along the southern border of the site.

The site is to be accessed by a 30' fire lane access & utility easement that connects to Bennett Road. The applicant has obtained a utility crossing authorization permit from the North Texas Municipal Water District for this proposed driveway.

The Special Use Permit (SUP) is requesting for the Zoning Exhibit to act as the site plan for the development. Approval of the SUP shall act as site approval. 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.

The adjacent property to the south and east are located outside of the city limits and are developed with single family homes and land within FEMA Flood Zone Hazard Zone A . The property to the north and west are developed with the Wylie East High School campus. The subject property lies within the Pubic/Semi Public sector of the Comprehensive Land Use Plan. The proposed zoning is compatible with the Plan.

In accordance with Section 332.c.(7).B of Title 47 of the US Communications Act, any denial of an application must be in writing and supported by substantial evidence and cannot be based on environmental effects of radio transmissions nor the proposed cell service provider.

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