



Wylie City Council

AGENDA REPORT

Department: Planning
Prepared By: Jasen Haskins, AICP

Account Code: _____

Subject

Hold a Public Hearing to consider, and act upon, a change of zoning from Light Industrial (LI) to Light Industrial - Special Use Permit (LI-SUP), to allow for the installation of an updated communications tower, property located at 200 Regency Drive. (ZC 2021-25)

Recommendation

Motion to approve Item as presented.

Discussion

OWNER: Farmers Electric Cooperative

APPLICANT: Raymond Electric Cooperative

The applicant is requesting a Special Use Permit (SUP) for an existing Electric Substation Use on 2.946 located at 200 Regency Drive to install a 120' tall communications tower on the site. The site was originally constructed in 2000-2001, is zoned Light Industrial, and is currently legally non-conforming due to the lack of a SUP as required for an Electric Substation Use.

The Zoning Ordinance requires an expansion of a non-conforming use, in this case the expansion is the proposed installation of a 120' tall communications tower, to become legally conforming, which approval of this SUP would accomplish.

The proposal includes SUP conditions for the aforementioned upgrade to the communication tower, landscaping to be maintained at the current level, no required on-site parking, and the access drive will be improved to city standards. The current communications tower is approximately 60' tall (see exhibit). The proposed upgraded tower is 120' tall and will allow for enhanced power grid control and site security (see zoning exhibit).

Staff discussed with the applicant the concreting of the drive near Springwell and Regency (see Exhibit) and the installation of screening along Springwell adjacent to the ongoing residential development. Additional screening from the residential development to the west across Springwell was declined by the applicant due to the costs involved, an existing drainage easement, and the 20-year old substation being in place before the residential development, which is still under construction. Concreting the access drive was ultimately included in the zoning exhibit and SUP Conditions at the request of the P&Z Commission.

The surrounding properties the north, east, and south zoned Light Industrial. The properties to the west across Springwell are residential including a City park.

Disapproval of the SUP allows the substation to continue operations under the current conditions. Additionally, the substation owners and operators can continue to repair or replace equipment as needed.

A replat that combines the two lots the substation sits on was approved in November 2021.

Notifications/Responses: 17 notifications were mailed; with zero responses returned in favor or in opposition to the request.

P&Z Commission Discussion

After some discussion regarding improving the access drive and the landscaping around the area the Commission voted 6-0 to recommend approval with the condition that the access drive be improved in conjunction with the installation of the new communications tower.

Financial Summary/Strategic Goals

Planning Management.