



# Planning and Zoning Commission Agenda Item Summary Report

**Meeting Date:**  
June 2, 2022

**Submitted by:**  
A.C. Dixon

**Item Title:**

Discuss and consider approval of a revised site plan for the Hailey Pump Station, located at 1110 N Kaufman Street.

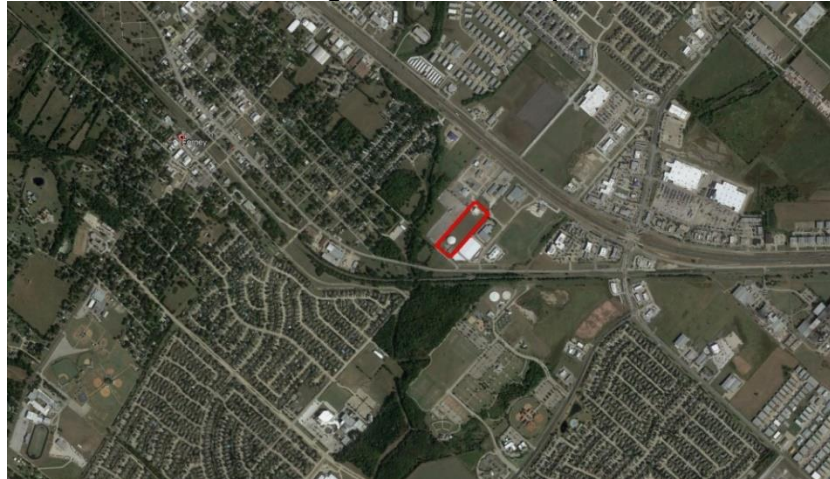
**Public Hearing Item [ ]**  
**Consent/Action Item [X]**

**Documentation Attached:**  
Site Plan

**Item Summary:**

NTMWD requests approval of a revised site plan for the Hailey Pump Station. The purpose of the request is to establish the site design for a communications tower.

**Image 1: Location Map**



**Current Standards:**

The property consists of 6.72 acres of land and is currently used as a pump station by North Texas Municipal Water District. Access to the property is provided from Kaufman Street. The property also has access to Hunters Circle on the south side of the property. This property is located in the C, Commercial District.

**Site Plan:**

The applicant is requesting construct a 195-foot communications tower. A communications tower that exceeds the height allowed in the nonresidential zoning district may be allowed by Conditional Use Permit (CUP). The purpose of this tower is to improve signal by redirecting communication to a localized point. A proposed 10'x12' building will be constructed to house the electrical equipment for the tower and a proposed access driveway will also be constructed on the site.

**Future Requirements:**

If approved, future development of the property will require approval of:

1. Building Plans (staff approved)

**Recommendation:**

Staff recommends approval of this request.