



Planning and Zoning Commission Agenda Item Summary Report

Meeting Date:
June 2, 2022

Submitted by:
P. Morgan

Item Title:

Hold a public hearing and discuss and consider approval of a conditional use permit for a communication tower taller than thirty-six feet (36'). The property is located at 1110 N Kaufman Street.

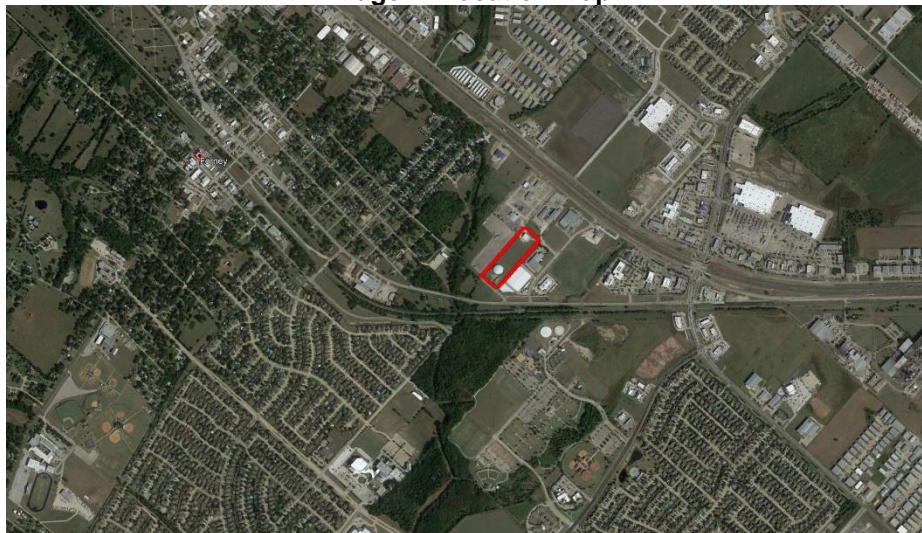
Public Hearing Item **Consent/Action Item**

Documentation Attached:
Site Plan

Item Summary:

NTMWD, requests approval of a conditional use permit for a communication tower taller than thirty-six feet (36'). The property is located at 1110 N Kaufman Street.

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.

CUP Request:

The applicant is requesting construct a 195' 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.

Accessibility:

The property provides direct access to the Kaufman Street. The property has rear access to Hunters Circle, which connects to Regal Drive.

Comprehensive Plan:

The 2016 Comprehensive Plan does not provide a future land use designation but does note that the current land use is Commercial.

Direction	Existing Use	Existing Zoning	Future Land Use
Subject Property	Commercial Antenna	C	N/A
North	Excavation Contractor	GR/C	N/A
South	Vacant	C	N/A
East	Self Storage	C	N/A
West	Excavation Contractor	GR/C	N/A

Image 2: Zoning Map Details



Zoning Ordinance Considerations:

When considering applications for a Conditional Use Permit, the City of Forney Zoning Ordinance provides the following considerations for the Planning and Zoning Commission and City Council:

1. The proposed use at the specified location is consistent with the goals, objectives and policies contained in the adopted Comprehensive Plan;
2. The proposed use is consistent with the general purpose and intent of the applicable zoning district regulations;
3. The proposed use meets all supplemental standards specifically applicable to the use as set forth in Article V of this Ordinance;
4. The proposed use is compatible with and preserves the character and integrity of adjacent development and neighborhoods and, as required by the particular circumstances, includes improvements or modifications either on-site or within the public rights-of-way to mitigate development-related adverse impacts, including but not limited to:
 - a. Adequate ingress and egress to property and proposed structures thereon with particular reference to vehicular and pedestrian safety and convenience, and access in case of fire;
 - b. Off-street parking and loading areas;

- c. Refuse and service areas;
 - d. Utilities with reference to location, availability, and compatibility;
 - e. Screening and buffering, features to minimize visual impacts, and/or setbacks from adjacent uses;
 - f. Control of signs, if any, and proposed exterior lighting with reference to glare, traffic safety, economic effect, and compatibility and harmony with properties in the district;
 - g. Required yards and open space;
 - h. Height and bulk of structures;
 - i. Hours of operation;
 - j. Exterior construction material and building design; and
 - k. Roadway adjustments, traffic control devices or mechanisms, and access restrictions to control traffic flow or divert traffic as may be needed to reduce or eliminate development-generated traffic on neighborhood streets.
5. The proposed use is not materially detrimental to public health, safety, convenience and welfare, or results in material damage or prejudice to other property in the vicinity.

Public Notification:

Staff provided notification of this public hearing to adjacent property owners (within City limits) and the notice was published in the Forney Messenger. Staff did not receive any public comment.