



**Environmental
Planning
Commission**

**Agenda Number: 4
Project Number: 1008517
Case Number: 10EPC-40056
January 13, 2011**

Supplemental Staff Report

Agent	Melinda Byrnside
Applicant	Verizon Wireless
Request	Waiver- Site Development Plan, Wireless Telecommunications Facility (WTF) Landscaping Requirements
Legal Description	Tract A-2, Plat of Tracts A-1 and A-2, Adobe Wells Subdivision
Location	Approx. NE of the Eagle Ranch Rd. and Irving Blvd. intersection (9620 Eagle Ranch Rd. NE)
Size	Approximately 1.5 acres
Existing Zoning	C-2
Proposed Zoning	No Change

Staff Recommendation

**DEFERRAL, for 30 days, as requested by
the applicant, to the February 10, 2011
EPC hearing.**

Staff Planner

Catalina Lehner, AICP-Staff Planner

Summary of Analysis

This request is for a waiver of the landscaping requirement in the Wireless Telecommunications Facilities (WTF) regulations. Subsection (A)(16)(a) of the WTF regulations expressly gives the EPC authority over a landscaping waiver.

An application for a monopole WTF on the subject site (10AA-10124) was denied administratively on October 28, 2010 and will be heard by the Land Use Hearing Officer (LUHO) on January 13, 2011. Depending upon the outcome, the applicant may still want to pursue the landscaping waiver.

Representatives of the Paradise Hills Civic Association and the Riverfront Estates NA were notified.

The applicant is requesting another 30-day deferral of the landscape waiver request.