



**Environmental  
Planning  
Commission**

**Agenda Number: 11  
Project Number: 1008517  
Case Number: 10EPC-40056  
February 10, 2011**

**Supplemental Staff Report**

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

**Staff Recommendation**

**DEFERRAL, for 60 days, as requested by  
the applicant, to the April 14, 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 March 14, 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 a 60-day deferral of the landscape waiver request.