



PLANNING AND ZONING COMMISSION MEMORANDUM

FROM: The Office of the City Manager **DATE:** January 4, 2018

SUBJECT: SUP 2017-12 Public hearing and consideration of a request from Archer Western/Herzog JV for a special use permit for a 60-foot tall communications tower in the railroad right-of-way in the 6400 block of Smithfield Road, being described as a portion of Tract 16, John H. Barlough Survey, Abstract 130.

PRESENTER: Clayton Comstock, Planning Manager

SUMMARY:

On behalf of the Fort Worth Transportation Authority, Archer Western/Herzog JV is requesting a special use permit for a 60-foot tall communications tower associated with the TEXRail project. The tower site is located in the railroad right-of-way on the east side of Smithfield Road and north of Mid-Cities Boulevard.

GENERAL DESCRIPTION:

The applicant is requesting approval of a special use permit (SUP) to authorize the construction of a 60-foot tall communications tower in the railroad right-of-way adjacent to the Smithfield TEXRail station. Article VI of the Zoning chapter of the Code of Ordinances requires approval of an SUP for any communications tower over 45 feet in height. Communication towers are permitted by SUP in all nonresidential zoning districts. The zoning ordinance also includes regulations and standards for communication towers. These standards are intended to minimize the adverse visual effect of the towers, provide careful siting of tower structures, and maximize the opportunities for co-location of multiple service providers.

The user associated with this application is the Fort Worth Transportation Authority. The purpose for the tower is for the TEXRail radio subsystem equipment, which provides voice communication between the rail control centers, trains, and maintenance personnel along the TEXRail corridor.

The area for the communication tower is a 750-square-foot area located northeast of the Smithfield station platform on the south side of the tracks. Planned improvements to the site include a 60-foot tall tilt-down tower with associated equipment sheds. The design of the tilt-down tower has a hinge-type pivot and ratchet system that allows the tower to be raised and lowered for maintenance. The tower design is the same as planned for the other TEXRail stations. All equipment would be located within the



railroad right-of-way. A complete site plan package and description of the proposed tower is attached.

COMPREHENSIVE PLAN & CURRENT ZONING: This area is designated on the Comprehensive Land Use Plan and is currently zoned Transit Oriented Development. The purpose of the transit oriented development code is to support the development of the community's station areas into pedestrian-oriented, mixed-use urban neighborhoods, with convenient access to rail transit, shopping, employment, housing, and neighborhood retail services. The goal of each station area is to encourage an efficient, compact land use pattern; encourage pedestrian activity; reduce the reliance on private automobiles; promote a more functional and attractive community through the use of recognized principles of urban design; and allow property owners flexibility in land use, while prescribing a high level of detail in building design and form.

PROPOSED ZONING: The applicant is requesting a special use permit for a communication tower over 45 feet in height. A change in the base zoning of TOD is not requested or required.

SURROUNDING ZONING | LAND USE:

North: TOD Transit Oriented Development | Transit Oriented Development

West: TOD Transit Oriented Development | Transit Oriented Development

South: TOD Transit Oriented Development | Transit Oriented Development

East: TOD Transit Oriented Development | Transit Oriented Development

PLAT STATUS: The property is currently unplatted as it is part of the right-of-way for the regional rail corridor.

CITY COUNCIL: The City Council will consider this request at the January 8, 2018, meeting following a recommendation by the Planning and Zoning Commission.

RECOMMENDATION:

Approve SUP 2017-12.