



PLANNING AND ZONING COMMISSION MEMORANDUM

FROM: The Office of the City Manager **DATE:** September 6, 2018

SUBJECT: SUP 2018-07 Public hearing and consideration of a request from Zone Systems, Inc. for a special use permit for a communications tower at 8825 Bud Jensen Drive, being 2.749 acres described as Lot 2R, Block 1, UICI Addition.

PRESENTER: Clayton Husband, Principal Planner

SUMMARY:

On behalf of 8825 Bud Jensen Drive LLC, Zone Systems, Inc. is requesting a special use permit (SUP) for a 100-foot tall communications tower. The tower site is located on the north side the Sey Tec building lot located at 8825 Bud Jensen Drive, east of Hawk Avenue, and immediately adjacent to the Birdville High School athletic fields.

GENERAL DESCRIPTION:

The zoning ordinance 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 provides for 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.

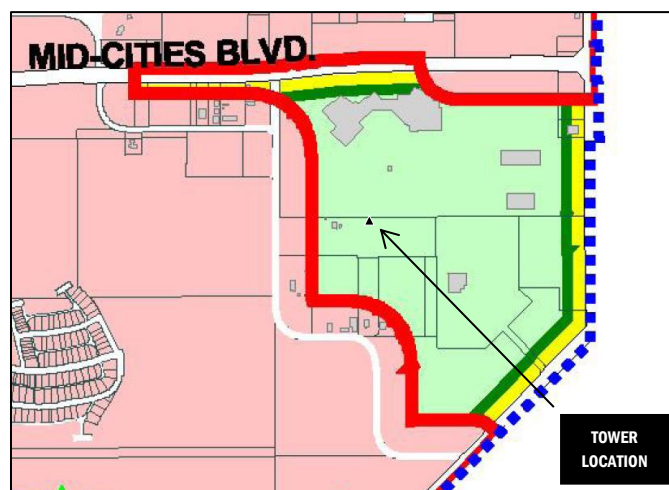
The wireless provider associated with this application is Verizon Wireless. A site plan for the proposed tower is attached. In addition, a letter from the applicant is attached, which provides more detail about the request and compares existing and future cellular coverage.

The total property is 2.75 acres in size, but the lease area for the communication tower is a 520-square-foot pad located near the northeast corner of the property. Planned improvements to the site include a 100-foot concealment tower (stealth tower) with a three-foot lightning rod, resulting in an overall height of 103 feet. The antennas are located inside the tower, so there is not an antenna array at the top. The tower is designed to accommodate two wireless carriers.

A six-foot screening wall already exists on the north side of the site between this property and the high school field and track. A six-foot tall masonry wall enclosure with access gates would be constructed on the other sides of the lease area. A gate would be located

on the front (south) side of the enclosure to provide access to the equipment area. Two ornamental iron gates would be installed on the east and west sides at the rear of the enclosure due to the location of an existing utility easement. There are not any buildings proposed for the site. All equipment would be located in outdoor cabinets.

Section 118-768(b) of the zoning ordinance requires that tower locations conform to the adopted Communication Tower Buffer Zone Map. These standards require a 300-foot buffer from residentially zoned property, a 150-foot buffer from arterial streets and commuter rail lines, and a 1,500-foot buffer from another communication tower. The location of the proposed tower satisfies these setbacks, as shown in the map below. The green areas represent locations that conform to the setback standards.



Due to the tower's proposed location near a public school and residential areas, the Development Review Committee requested that the applicant provide visualizations showing how the area would appear after the construction of the tower. The images provided by the applicant are attached.

Applications for special use permits provide an opportunity to address modifications to specific development standards for the site and consider reasonable conditions on the operation, location, arrangement, and manner of construction. A requested modification to the standards and a recommended landscape enhancement is described in more detail below. All other development standards for communication towers have been satisfied.

Tower setback

The applicant is requesting a modification of the required tower setback for the property. The standards require that the tower be located in such a manner that if the structure should fall along its longest dimension it will remain within the property boundaries and avoid habitable structures and streets.

Based on the proposed tower height, the required setback from all property lines is 103 feet. The tower location meets this standard on the south and west property lines, but not on the north and east property lines. The applicant is requesting a setback of 10 feet on the north side and 25 feet on the east side. For comparison purposes, the field lights on



the Birdville High School field and track that abut the site are approximately 70 feet tall and have a setback of approximately 15 feet.

Landscape enhancement

Communication tower sites are required to be landscaped. While the proposed tower site is on a developed lot, previous SUP approvals have included landscaping designed to screen and soften the view of ground equipment and screening walls. Since the tower site is located adjacent to an existing screening wall and parking lot, the DRC recommends adding two canopy trees and supporting irrigation on the west side of the enclosure. These trees will soften the view of the wall from the current and adjacent property.

COMPREHENSIVE PLAN: This area is designated on the Comprehensive Land Use Plan as “Office.” This designation is intended to permit professional and organizational offices with accessory and related uses.

CURRENT ZONING: The property is currently zoned O-1 Office. The O-1 district is intended to permit the professional and organizational office needs of the community.

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 O-1 Office is not requested or required.

SURROUNDING ZONING | LAND USE:

DIRECTION	ZONING	LAND USE PLAN	EXISTING LAND USE
NORTH	U School, Church, Institutional	Public / Semi-Public	Public school (Birdville High School)
WEST	O-1 Office	Neighborhood Services	Vacant
SOUTH	U School, Church, Institutional	Public / Semi-Public	NRH Centre
EAST	O-1 Office	Office	Vacant

PLAT STATUS: The property is currently platted as Lot 2R, Block 1, UICI Addition.

CITY COUNCIL: The City Council will consider this request at the September 24, 2018, meeting following a recommendation by the Planning and Zoning Commission.

RECOMMENDATION:

Approve SUP 2018-07, subject to two additional canopy trees being installed to the west of the proposed cabinet enclosure.