

Planning & Zoning Commission Meeting

DEPARTMENT: Development Services
FROM: Lidon Pearce, Principal Planner
MEETING: August 27, 2024

SUBJECT:

201 S Hurst (Case 24-207): Hold a public hearing and consider a recommendation of approval for an ordinance for a zoning change request from “SF10” Single-family dwelling district 10 and “A” Agricultural to “PD”, Planned Development to allow for an existing school (Centennial High School) and the colocation of an antenna on a stadium light pole. *(Staff Contact: Lidon Pearce, Principal Planner)*

SUMMARY:

On July 8, 2024, a zoning change request was submitted by Bill Bauman representing AT&T on behalf of Steve Logan (Burleson Independent School District) to change the zoning of approximately 154.871 acres of land to PD, Planned Development.

DEVELOPMENT OVERVIEW:

The school district is proposing a PD, Planned Development with a base zoning district of NS, Neighborhood Services to allow for the colocation of a cell tower antenna on a stadium light pole to replace one of the existing football field light poles. The current stadium light pole is approximately 81 feet and 3 inches in height and would be replaced with a 100 foot monopole / stadium light pole. The stadium lights will remain at the same height (81 ft.), with the proposed AT&T antenna being located at approximately 96 ft. and the overall pole being 100 ft. with a lightning rod on top. The proposed tower is setback greater than 200 feet from the nearest residentially zoned parcel. Only one tower will be allowed on the property and must be located in accordance with the proposed exhibit that is attached within the ordinance (Exhibit 3).

Zoning and Land Use Table

	Zoning	Use
Subject Site	SF10, Single-family dwelling district 10 and A, Agricultural	Centennial High School
North	SF10, Single-family dwelling district 10 and A, Agricultural	Undeveloped, Gas Well

East	SFR, Single-family rural and A, Agricultural	Residential
South	E Renfro and SF10, Single-family dwelling district 10	Residential
West	SF10, Single-family dwelling district 10 and SF-16, Single-family dwelling district 16	Residential and a Church

This site is designated in the Comprehensive Plan as Neighborhoods

This category is predominantly residential with traditional development patterns but should allow for a mix of densities, lot sizes, housing types, and styles. The primary uses in this category include single-family residences, including a range of densities from large, agricultural lots to suburban neighborhood lots. Supporting and complementary uses, such as open space, schools and other public or civic uses, and limited small-scale neighborhood commercial uses, are also encouraged in this category.

The following uses may be appropriate at certain locations: NS, Neighborhood Services

Staff has determined the requested zoning and use align with the Comprehensive Plan based on the existing use of a school being complimentary to the adjacent neighborhoods.

Engineering:

Permit reviews will be required prior to the development of the site.

RECOMMENDATION:

Recommend approval to City Council for an ordinance for the zoning change.

PRIOR ACTION/INPUT (Council, Boards, Citizens):

January 20, 2009– Final Plat approved by City Council.

REFERENCE:

[City of Burleson, TX ZONING DISTRICTS \(ecode360.com\)](http://ecode360.com)

[City of Burleson, TX SUPPLEMENTAL REGULATIONS \(ecode360.com\)](http://ecode360.com)

FISCAL IMPACT:

None

STAFF CONTACT:

Lidon Pearce, CNU-A, AICP

burlesontx.com | 817.426.9611 | 141 W Renfro Street, Burleson, Texas 76028

Principal Planner
lpearce@burlesontx.com
817-426-9649