



CITY OF GRAND PRAIRIE COMMUNICATION

MEETING DATE: 12/09/2024

REQUESTER: Monica Espinoza, Administrative Supervisor

PRESENTER: June Sin, Senior Planner

TITLE: SUP-24-09-0036 - Specific Use Permit - Cell Tower at 1355 E Seeton Rd (City Council District 6). Specific Use Permit for a 160-foot Cell Tower on 14.212 acres. Lot 1, Block 1, CRC Mira Lagos Addition, City of Grand Prairie, Tarrant County, Texas, zoned PD-318B, within Lake Ridge Corridor Overlay, with an approximate address of 1355 E Seeton Rd

APPLICANT: Alan Scivally, Broadus Services

RECOMMENDED ACTION: Approve with conditions

SUMMARY:

Specific Use Permit for a 160-foot Cell Tower on 14.212 acres. Lot 1, Block 1, CRC Mira Lagos Addition, City of Grand Prairie, Tarrant County, Texas, zoned PD-318B, within Lake Ridge Corridor Overlay, with an approximate address of 1355 E Seeton Rd.

PURPOSE OF REQUEST:

The applicant seeks a Specific Use Permit to construct a cell tower on the parking lot of an existing church.

ADJACENT LAND USES:

The following table summarizes the surrounding properties' zoning designation and existing use.

Table 1. Zoning and Land Use

Direction	Zoning	Existing Use
North	PD-428	Single Family Residential
South	Agriculture (A)	Undeveloped/Joe Pool Lake
West	City of Mansfield	Single Family/Lake Ridge High School
East	PD-318A	Single Family Residential

HISTORY:

- June 20, 2006: City Council approved PD-318A (Ordinance No. 7419) for single-family residential uses (Case Number Z060603).
- December 14, 2010: City Council approved the Site Plan for a church (Case Number S101201).
- May 16, 2011: The Planning and Zoning Commission approved a final plat for the property (Case Number P101201).
- November 19, 2013: City Council approved an Amendment to PD-318A to allow the use of temporary modular buildings for the duration of either the completion of the second phase build-out or a maximum of five (5) years (Case Number Z131101/S131101).
- February 20, 2018: The City approved the Site Plan for the second phase of the church's addition (Case Number S180103).

TELECOMMUNICATIONS FACILITIES:

Pursuant to the general guidelines provided in the Federal Telecommunication Act of 1996, Article 24 of the Unified Development Code (UDC) provides the following regulations for telecommunication facilities:

Fencing and Screening:

If security fencing is installed, UDC requires a wrought iron or steel chain link fence with an evergreen hedge or a masonry wall, each at least 6 feet tall. The proposed screening is a masonry wall with stucco veneer painted to match the existing church. The proposal meets the screening requirements.

Distance from Residential Zoning:

Telecommunication towers must be at least a 3 to 1 distance-to-height ratio from a single-family residential district. The proposed tower is 160 feet in height. The subject property abuts single-family zoned properties to the east and north, requiring a variance for the minimum distance of 480 feet from single-family zoned properties.

Staff does not object to this request. The nearest single-family residence is to the northeast, located approximately 640 feet from the tower.

Table 2. Distance from Residential Zoning

	Required (ft)	Provided (ft)	Meets
Single-Family (Min. 3 to 1 ratio)	480	0	Variance

Gravel Access Drive:

Article 10, Section 4 of the UDC requires all non-residential private access drives shall be concrete. The applicant is requesting that the 12-foot driveway to access the tower pad be constructed with gravel. The communication tower pad site will only be accessed for routine maintenance and will not generate much vehicular traffic. Staff does not object to this request.

VARIANCES:

The applicant is requesting the following variances:

1. Distance from Residential Zoning – The applicant is requesting a variance to 480 feet distance from Single-Family District to allow 0 feet.
2. Gravel Drive – The applicant is requesting a variance to the required concrete pavement to allow a gravel driveway.

PUBLIC NOTICE:

Notice of this item was published in the Fort Worth Star Telegram and letters were provided to 35 surrounding properties meeting the distance requirements in the Unified Development Code. As of the writing of this staff memo, the following letters have been received:

In Support: None

In Opposition: One

RECOMMENDATION:

The Development Review Committee (DRC) and staff recommends approval with the following conditions:

1. Any temporary storage of materials and fencing associated with the Seeton Road construction shall be removed once the construction is completed.