



# STAFF REPORT

---

<b>MEETING DATE:</b>	August 15, 2024
<b>MEETING TYPE:</b>	Planning and Zoning Commission
<b>SUBMITTED BY:</b>	Tim Rawlings
<b>AGENDA CAPTION:</b>	Conduct a Public Hearing regarding the requested SUP for the installation and operation of a commercial antenna facility in the (LI) Light Industrial District, located on property described as 83.3691 Acres in the U Wurthrick Abst 1518 Page 030 TR 1.1 more particularly described as 1005 IH-20 by: Tim Rawlings

---

## **Background Information**

Hope Carrico (representing Crafton Communications) has requested a Specific Use Permit (SUP) to allow the installation and operation of a Commercial Antenna on a portion of the property located at 1005 IH-20. The tower site will cover an area approx. 2,500 sq. ft. (50'x50'), the pole itself will be a monolithic pole designed to collapse upon itself should there be a catastrophic failure. This pole will be replacing the current pole located at the eastern end of Langdon Road, the lease on this property is expiring and the current pole will need to be removed. Regulations for these antennas are located in Section 37.6, B, 1 of the Zoning Ordinance, as part of the request they are requesting relief from the rear set back requirement of 25' to 0', the back of the property abuts Dallas Water Utilities property that will never have any structures on it only buried large diameter water transmission lines.

## **37.6**

### **COMMUNICATIONS ANTENNAS AND SUPPORT STRUCTURES/TOWERS:**

#### **B.**

In nonresidential zoning districts (O, R, C, HC, LI and HI), commercial antennas and antenna support structures are allowed as follows:

1. Commercial antenna support structures are allowed by right if they do not exceed the maximum building height allowed for the zoning district in which they are located. Structures in excess of the height allowed in the zoning district may be allowed by Specific Use Permit (SUP). In all nonresidential zoning districts, antenna support structures must meet the setback requirements from residential districts.

At their August 15, 2024, meeting Planning and Zoning Commissioners conducted a public hearing Crafton Communications representative was present and answered Commissioners questions no members of the public spoke. Commissioners deliberated and voted 4-0 to forward a recommendation of approval to the City Council.

## **Budget Implications**

N/A

**Operational Impact**

N/A

**Legal Review**

Yes

**Staff Recommendation**

Staff recommends approval

**Supporting Documentation and Attachments**