

MAYOR AND CITY COUNCIL COMMUNICATION

DATE: September 16, 2025

TO: Mayor and City Council

FROM: Susana Huerta, Planning and Zoning Director

THROUGH: Crystal Caldera, Ph.D., City Manager

SUBJECT: Discussion and Possible Action to Approve an Ordinance Approving a Specific Use Permit Request for the Construction and Operation of a Telecommunication Antennae/Tower in a B-3 Commercial Zoning District Located at 6004 Grissom Road; and More Specifically Described as Lot 4, CB 5955, Leon Valley Ranches Subdivision

PURPOSE

The purpose of this item is to consider approval of an Ordinance approving a Specific Use Permit request to allow construction and operation of a Telecommunication Antennae/Tower in a B-3 Commercial Zoning District on approximately 1.0 acres of land in a B-3 Commercial District, located at 6004 Grissom Road.

Sec. 15.02.381 - Permitted use table, allows a Telecommunication Antennae/Tower in a B-3 District with a Specific Use Permit and in compliance with Sec. 15.02.382 - Permitted uses, with additional regulations.

The applicant, APC Towers TX, is proposing to construct a 160-foot-tall monopole tower and related antennas and equipment within a 50' by 50' square foot fenced area. They have a total leased area of approximately 10,000 square feet within the 1.0-acre parent tract.

Sec. 15.02.382 - Permitted uses which require additional regulation

(b) Antenna, tower, and/or alternative tower structures. Antennas, towers and alternative tower structures, other than receive-only antennas, are permitted only in the B-3 or I-1 zoning districts and only if the minimum requirements as established herein are met, or any other applicable requirements of the specific use permit, if so required:

(1) Purpose and goals. The purpose of this section is to establish regulations for the placement of towers and antennas on public and private property. The goals of this section are to:

(A) Encourage the location of towers in nonresidential areas and minimize the total number of towers throughout the community;

(B) Encourage strongly the joint use of the new and existing tower sites;

- (C) *Require users of towers and antennas to locate them, to the extent possible, in areas where the adverse impact on the community is minimal;*
- (D) *Require users of towers and antennas to configure them in a way that minimizes the adverse visual impact of the towers and antennas, and*
- (E) *Enhance the ability of the providers of telecommunications services to provide such services to the community quickly, effectively, and efficiently.*

STAFF COMMENTS

The proposed tower must comply with all code requirements as outlined in Sec. 15.02.382(b) including setbacks, fencing, signage, and lighting regulations. A building permit will be required prior to construction.

Surrounding Zoning

- North: B-3 Commercial, B-2 Retail and R-3 Multiple-Family Dwelling District
- West: B-3 Commercial and R-3 Multiple-Family Dwelling District
- East: B-3 Commercial District
- South: R-1 Single-Family Dwelling District

Master Plan

The Master Plan, Grissom Road Corridor, suggests promoting primarily retail uses with some Multiple Family Dwelling, Townhouse Dwelling and Garden Home Uses. The request is compatible with the City's Master Plan if the applicant maintains the minimum setbacks and separation requirements from adjacent residential uses.

Notification

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| • Letters mailed to property owners within 1000' | 25 |
| • Letters received in favor | 0 |
| • Letters received in opposition | 0 |
| • Letters returned undeliverable | 0 |

FISCAL IMPACT:

The developer has paid all fees associated with the processing of this Specific Use Permit request. The development of a Telecommunication Antennae/Tower may increase property taxes in the city. Mobile telecommunications services are subject to state and local sales tax based on the place of primary use.

P&Z RECOMMENDATION

The Planning and Zoning Commission recommended approval of this request by a vote of 6 – 0.

RECOMMENDATION

Staff have no objection to the approval of the Specific Use Permit request to allow a Telecommunication Antennae/Tower at 6004 Grissom Road.

APPROVED: _____ DISAPPROVED: _____

APPROVED WITH THE FOLLOWING AMENDMENTS:

ATTEST:

Saundra Passailaigue, TRMC
City Secretary