

PZ-2025-15
Specific Use Permit Request
Telecommunication
Antennae/Tower
6004 Grissom Road

Susana Huerta, AICP
Planning and Zoning Director
Planning and Zoning Commission Meeting
June 24, 2025

Summary

- Question
 - The Commission is being asked to consider a Specific Use Permit Request to allow 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
- Options
 - 1. Recommend approval
 - 2. Recommend denial
 - 3. Other
- Declaration
 - The SUP is compatible with surrounding zoning

Purpose

- Property is zoned B-3 Commercial District
- Applicant wants to construct a 160-foot high monopole tower with related antennas/equipment in a 50' by 50' square fenced area
- Total leased area is approximately 10,000 sq. ft. within the 1.0-acre parent tract

Purpose

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:

Purpose

Sec. 15.02.382 - Permitted uses which require additional regulation (contd.)

- (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.*

Location Map



Aerial View



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

Site and Zoning

- Pink – B-2 Retail with SO
- Brown – R-6 Garden House District
- Blue - R-1 Single Family Dwelling
- Bright Green – B-3 Commercial with SO
- Light Pink - R-3 Multiple-Family Dwelling
- Yellow Outline – Property



Master Plan

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

Staff Comments

- Proposed tower must comply with all code requirements (Sec. 15.02.382(b)) including setback, fencing, signage and lighting regulations
- Building permit required prior to construction

Notification

• Letters mailed to property owners within 200'	16
• Letters received in favor	0
• Letters received in opposition	0
• Letters returned undeliverable	0

Fiscal Impact

- The applicant has paid all fees associated with the processing of this Specific Use Permit request
- The development of a Telecommunication Antenna/Tower may increase ad valorem property taxes
- Mobile telecommunications services are subject to state and local sales tax, based on the place of primary use

Recommendation

- Staff has no objection to the issuance of a Specific Use Permit to allow construction & operation of a Telecommunication Antenna/Tower at 6004 Grissom Rd