

PLANNING AND ZONING COMMISSION STAFF REPORT

DATE: June 24, 2025

TO: Planning and Zoning Commission

FROM: Susana Huerta, Planning and Zoning Director

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

SUBJECT: Presentation, Discussion and **Public Hearing** to Consider a Recommendation on a Specific Use Permit Request to Allow 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 - S. Huerta, Planning and Zoning Director

PURPOSE

The purpose of this item is to consider a request to approve a Specific Use Permit 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.

Sec. 15.02.381 - Permitted use table, allows a Telecommunication Antennae/Tower in a B-3 District with an approved 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 will need to comply with all code requirements as outlined in Sec. 15.02.382(b) including setback, 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 as long as the applicant maintains the minimum setbacks and separation requirements from adjacent residential uses.

Notification

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| • 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 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.

RECOMMENDATION

Staff has 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:

Susana Huerta
Planning and Zoning Director