

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;

APPROVED: _____ DISAPPROVED: _____

APPROVED WITH THE FOLLOWING AMENDMENTS:

ATTEST:

Susana Huerta
Planning and Zoning Director