



ZONING BOARD OF ADJUSTMENT COMMUNICATION
July 25, 2013

SUBJECT: Hold Public Hearing and Consider a Request for Telecommunications Setback Variances

SUBMITTED BY: Mike Collins, Director of Planning and Economic Development

REFERENCE NO: 13-02-ZBA

ACTION REQUESTED:

Receive public input and motion to approve a Telecommunication Variance for Lot 2R, Block 1 Westpark Professional Centre Addition, 200 Block of Dock McGinnis Road. The applicant is requesting variance to the minimum setback distance of a cell phone tower and minimum separation distance from adjacent cell phone tower requirements. This property is zoned Community Business District (C-2).

ALTERNATIVES:

1. Open the Public Hearing and continue it to the next meeting.
2. Open, conduct, and close the Public Hearing.
3. Approve the request – *simple majority*.
4. Approve the request with modifications – *simple majority*.
5. Deny the request – *simple majority*.

SUMMARY OF SUBJECT:

Applicant: Mr. Mason Griffin, applicant representative on behalf of Verizon Wireless

Location/Zoning: 200 Block of Dock McGinnis Road – Zoned Community Business District (C-2).

Request Description: The applicant is requesting the following variances:

- Variance of cell tower setback from adjacent buildings: Section 84-85(ai)(2)(a)(5) "Telecommunication towers must be a minimum of 200 feet or three to one distance to height ratio, whichever is greater."

- Variance of cell tower separation distance from adjacent towers: Section 84-85(ai)(2)(a)(6) “New telecommunication towers must be a minimum distance of 5,000 feet from another telecommunication tower, including from those towers located in an adjacent municipality. The service provider must provide information that identifies other facilities that are owned by the service provider.”

Verizon Wireless is seeking the above referenced variances for a proposed cell tower location on Dock McGinnis Drive south of the intersection with W. Airport Freeway. Construction and location of the cell tower requires approval of a Specific Use Permit by the Planning and Zoning Commission and City Council.

The proposed tower height is one hundred ten (110') feet. A three to one ratio setback would require a three hundred thirty (330') foot setback from surrounding structures. The closest structure is the Dixie House restaurant structure. The proposed tower location is proposed to be setback approximately two hundred thirty (230') feet from the restaurant. The applicant states in their application that the tower location at this spot provides optimal cell coverage, particularly for areas south of Airport Freeway.

In reviewing the site, moving the tower south along the undeveloped property would encumber the development potential of the property. The site is located north of an existing drainage swale on the property. The proposed tower is a monopole design in accordance with city standards and would not require additional footprint with guy-wires. An 8' masonry wall would be constructed to screen the equipment shelter, with external landscaping provided as well. .

In support of the variance of the tower-to-tower setback distance, the applicant states that “the telecommunications pole will provide emergency 911 service to the residential area surrounding the site, and telecommunications coverage will be improved along Hwy 183. Additionally, by providing additional space on the tower for other carries, the tower will reduce the need for multiple other towers to address coverage needs in the area.”

By ordinance, the tower must be constructed in a way to allow multiple users with multiple antenna arrays within the monopole design. The applicant has also stated that co-locating on existing towers is not a viable option due to the lack of physical antenna space on the other towers and that the immediate geography of the other towers would not solve the gap coverage in which this tower location is attempting to alleviate.

The Euless Unified Development Code provides the opportunity for the City to contract with a consultant that is versed in the demands and requirements of the telecommunications industry and provide analysis and feedback on the tower location. The consultant has examined the application and has provided feedback that the tower location is an acceptable location to fill gaps in cell tower coverage and that the conditions describing the hardships requiring the two above variances exist.

If the variances are approved by the Zoning Board of Adjustments, the applicant will

move forward with their Specific Use Permit to the Planning and Zoning Commission and City Council.

Staff has reviewed the submitted information regarding the request for variances and recommends approval of the variances.

SUPPORTING DOCUMENTS:

- Application
- Exhibit(s)
- Map 1, Map 2, and Map 3

APPROVED BY:

Mike Collins

Director of Planning and Economic Development

Stephen Cook

Senior Planner