



**Minutes
City of Carrollton
Planning & Zoning Commission
June 26, 2024**

Briefing Session and Meeting

A meeting of the City of Carrollton Planning & Zoning Commission was held on Thursday, June 26, 2024 at 6:30 p.m. in the Council Chambers at City Hall.

Commission Members Present:

Scott Windrow, Chair
Mark Yarbrough, 1st Vice Chair
Jim Doyle
Greg Kramer
Al Overholt
Kathleen Foster
Dave Hermon

Commission Members Absent:

Willadean Martin, Vice Chair
John Powell

Staff Members Present:

Loren Shapiro, Planning Manager
Mike McCauley, Senior Planner
Emily Offer, Planner
Ed Green, Plan Review Manager
Lydia Tormos, Admin Support Specialist

Herb Cavanaugh, Fire Marshall
Jared Nations, Capt. Fire Prevention
Tom Hammonds, Transportation
Albert Thomas, Asst. City Attorney

Guests Present:

None

*(Note: * = designation of a motion)*

6. Hold A Public Hearing To Consider An Ordinance Amending The Zoning To **Establish A Special Use Permit To Allow A Communications Tower, Freestanding (Excluding Antennas Or Support Structures For Amateur Radio Communications) On An Approximately 21.08-Acre Tract Zoned PD-005 For The (LR-2) Local Retail District And Located 1213 E Trinity Mills Road And Approximately 850 Feet East of E Trinity Mills Road and Old Denton Road; Amending The Official Zoning Map Accordingly. Case No. PLSUP 2024-074 Walmart Monopole.** Case Coordinator: Emily Offer.

Emily Offer, Planner, explained that this request is to allow a communication tower to be built on the north side of the Walmart property. She advised that a multi-family development is located to the north of the proposed site, approximately 300 feet away. A zoning map was provided. A conceptual site plan was reviewed and it was noted there is a buffer of trees that will screen the site on the north side. The height of the tower will be 150 feet with an 8-foot masonry wall surrounding it. A wrought iron anti-climb device will be at the top of the masonry wall. Staff is recommending

approval with stipulations. No public comment cards were received.

Commissioner Doyle inquired what regulates the height of such towers. Ms. Offer stated that the city's zoning ordinance states that the height of communications towers may be a maximum height of one-half the distance (measured in feet) to the nearest residential property. In this case, the multi-family unit is 300 feet away from the closest residential dwelling unit for the 150 feet pole. Zoning change signage was placed along Trinity Mills.

Commissioner Overholt asked whether the residents in the multi-family unit were notified of the zoning change. Ms. Offer advised that the property owner of the multi-family unit was notified; but staff is not required to notify the individual occupants of the multi-family unit.

Commissioner Kramer requested clarification as to the 200 feet notification requirement as it relates to the 300-foot distance requirement for the pole. Ms. Offer stated that state law requires notification to property owners within 200 feet of a zoning change and the 300 feet distance away from the residential area is the 2:1 fall radius for a 150 feet tall tower. Mr. McCauley repeated what Ms. Offer had explained and Planning Manager Loren Shapiro added that these are two separate regulations.

Chair Windrow asked if the applicant would like to speak. Tony Dawson, 11619 Bristol Chase, Tampa, FL of KCI Technologies was present to represent the applicant, SBA Communications. He reviewed the tower location, stating it is needed for better communications coverage in that area. The first tenant to lease a place for an antenna on the pole will be T-Mobile. Others may lease space on it in the future. He clarified that his company builds towers for power developers who then lease space to communications carriers.

Commissioner Overholt asked Mr. Dawson whether the added antennas will increase the height of the pole beyond 150 feet. Mr. Dawson stated no, they will only be placed below the height of the pole.

Chair Windrow opened the public hearing. There being no speakers he asked if the Commissioners had any questions or a motion.

* ***Commissioner Foster moved to close the public hearing and approve Case No. PLSUP 2024-074 Walmart Monopole with staff stipulations. Commissioner Doyle seconded the motion. The motion was approved with a 7-0 vote (Martin and Powell absent).***