

SPECIAL USE PERMIT

Case Coordinator: Lorri Dennis

GENERAL PROJECT INFORMATION

SITE ZONING: (LR-2) Local Retail District with SUP-293 for an antenna support structure.

SURROUNDING ZONING

SURROUNDING LAND USES

NORTH	(LR-2) Local Retail District	Commercial Uses
SOUTH	(LR-2) Local Retail District	Commercial Uses
EAST	(LR-2) Local Retail District	Commercial Uses
WEST	PD-21 for the (SF-7/14) Single Family Residential District	Single Family Residential Subdivision

REQUEST: Allow a 20-foot increase in height for the existing 62-foot cellular telephone antenna monopole

PROPOSED USE: Cellular telephone antenna monopole

ACRES/LOTS: Approximately 1,841 square foot lease space on an approximately 3.7-acre tract (unplatted)

LOCATION: 3065 N. Josey Lane

HISTORY: The shopping center has never been platted.
The current zoning was established in December 1998. Prior to that time the tract was zoned PD-21 for the (LR-2) Local Retail District.
Per the Appraisal District, the shopping center was built in 1980.
SUP-293 was approved in 2002.

COMPREHENSIVE PLAN: Low Intensity Commercial Uses

TRANSPORTATION PLAN: Josey Lane is designated as an (A6D) Six-Lane Divided Arterial

OWNER: Double Horseshoe, LLC

REPRESENTED BY: Clinton Earnhart, SBA Communications Corp.

STAFF ANALYSIS

PROPOSAL/BACKGROUND

- A. This is a request for a 20-foot tower extension section to be added to the existing 62-foot monopole to accommodate at least two (2) new wireless carriers. The extension will bring the height of the tower to approximately 82 feet.
- B. Freestanding cellular towers are allowed within the (LR-2) Local Retail District upon approval of a Special Use Permit.
- C. The existing Woodlake Village Shopping Center has parking lot light poles that are approximately 35 feet in height.

ORDINANCE REQUIREMENTS

- D. The Comprehensive Zoning Ordinance requires the approval of a Special Use Permit for an antenna support structure in all zoning districts.

ELEMENTS TO CONSIDER

OTHER SUPS FOR SIMILAR ANTENNAS

- 1. SUP 69 (2387 Midway Rd., just north of Kellway Dr.): Enacted in 1996, allows for a 95-foot antenna located behind the building.
- 2. SUP 117 (1421 W. Main St., just west of IH-35E): Enacted in 1989, allows for a 117-foot monopole located at the rear of the lot.
- 3. SUP 126 (2601 E. Belt Line Rd., Halliburton, at the northwest corner of Columbian Club Dr.): Enacted in 1990, allows for a 420-foot-tall antenna with guy wires, located on the north end of the site.
- 4. SUP 140 (1225 W. Trinity Mills Rd., just west of Camp Ave.): Enacted in 1991, allows for a 92-foot monopole.
- 5. SUP 176 (2445 N. Broadway St., opposite the DART Trinity Mills Station): Enacted in 1994, allows for a 75-foot monopole.
- 6. SUP 204 (2760 E. Trinity Mills Rd., just west of Marsh Ln.): Enacted in 1997, allows for a 100-foot monopole located behind the building.
- 7. SUP 205 (3733 N. Josey Ln., at the northwest corner of Rosemeade Pkwy.): Enacted in 1997, allows for a 92-foot monopole.
- 8. SUP 217 (1420 Westway Cir.): Enacted in 1996, allows for an 85-foot monopole located behind the building.
- 9. SUP 218 (2734 N. IH-35E, Classic Buick/GMC): Enacted in 1996, allows for a 100-foot monopole located at the rear corner of the property.
- 10. SUP 222 (2320 Luna Rd., - site is actually on the west side of the PGBT, between Belt Line Rd. and Valley View Ln.): Enacted in 1997, allows for a 130-foot monopole.

11. SUP 223 (2808 Trinity Square Dr., just east of Marsh Ln.): Enacted in 1997, allows for an 85-foot monopole located at the rear of the building.
12. SUP 230 (1725 Sandy Lake Rd., just west of IH-35E): Enacted in 1998, allows for a 75-foot monopole located at the rear of the building.
13. SUP 259 (1706 Peters Colony Dr., Blalock Middle School, at the southeast corner of Standridge Dr.): Enacted in 2000, allows for a 60-foot monopole located between the building and the football field.
14. SUP 264 (1700 Columbian Club Dr., north of Belt Line Rd.): Enacted in 2000, allows for a 100-foot monopole located to the south of the building.
15. SUP 287 (2013 N. Broadway St., just north of Whitlock Ln.): Enacted in 2002, allows for an 85-foot monopole located at the rear of the property.
16. SUP 293 (3065 N. Josey Ln., at the southwest corner of Frankford Rd.): Enacted in 2003, allows for a 60-foot monopole located in front of the building.
17. SUP 303 (2140 Hutton Dr., just north of Champion Dr.): Enacted in 2003, allows for a 130-foot monopole located to the side of the building.
18. SUP 398 (4020 Nazarene Dr., near SH 121 and Marchant Blvd.): Enacted in 2012, allows for a 120-foot monopole with multiple antenna sets.

**ADDITIONAL INFORMATION DEVELOPED
AFTER THE FEBRUARY 5, 2015 MEETING**

The applicant and staff have worked out the following landscaping package proposed for the SUP. Landscaping on the subject tract is difficult due to the odd shape of the tract and the number of existing parking spaces and driveways along Josey Lane.

The applicant will remove a minimum of three parking spaces along Josey Lane (as shown in the landscaping exhibit) and replace them with landscaping islands containing Crepe Myrtles, Mexican Feather Grass and decorative natural stone boulders. Once established, these species should be low-maintenance and drought tolerant.

These new islands will be visually consistent with the City-maintained landscape buffer further north in front of the CVS pharmacy.

The applicant will be responsible for replacing any plants that die, but the City can provide routine maintain for these new islands since City crews will already be nearby maintaining the buffer in front of the CVS pharmacy.

Finally, the applicant will “dress up” the other existing landscape islands in the shopping center by installing decomposed granite gravel to replace the dead/dying turf grass.

CONCLUSION

The site has had a 62-foot monopole since 2002. The proposal for the extension will allow for other carriers to co-locate. New landscaping will improve the look of the shopping center. Co-locating carriers on existing antenna monopoles (as opposed to erecting new monopoles) is encouraged by City policy, therefore the request seems appropriate.

**ACTION BY CITY COUNCIL
AT THE APRIL 7, 2015 MEETING**

Following is an excerpt from the minutes of the April 7, 2015 City Council meeting regarding this case.

Hold A Public Hearing And Consider An **Ordinance To Repeal And Re-Establish Special Use Permit 293 To Allow For An Increase In Height For An Existing Antenna Support Structure With Special Conditions; Amending Accordingly The Official Zoning Map. The Approximately 3.7-Acre Tract Is Located At 3065 North Josey Lane And Is Currently Zoned For The (LR-2) Local Retail District. Case No. 02-15SUP1 AT&T Cell Tower/Clinton Earnhart/SBA Communications. Case Coordinator: Christopher Barton.**

Christopher Barton, Chief Planner, stated the request was to replace an existing SUP for a cellular antenna monopole located at the southwest corner of Josey Lane and Frankford Road. The request would increase the height of the existing pole approximately 20 ft to allow the applicant to add additional carriers. Without the additional height, another antenna would be requested. He described enhanced landscaping that would occur. Staff received no comments from the public and he advised that the Planning Commission recommended unanimously in favor of the request.

Peter Kavanagh, 1620 Handley, Suite A, Dallas, representing Verizon Wireless advised that the antenna currently belongs to Sprint and explained that Verizon was requesting the 20 ft extension which would allow Verizon Wireless to be at the top of the pole and AT&T would be between Verizon and Sprint. He explained where the equipment would be placed and explained that there would be a total of three tiers of antenna like the one that was existing. He explained that allowing the T arms would allow for more carriers and more antennas in a lower profile. He guessed that flush mount antennas would require a 100 ft pole. Discussion was held about various types of antenna, locations and the need to get more data through to address customer need. Mayor Marchant felt the pole was detrimental to the view and the corridor and discussion was held with regard to aesthetics and alternative structures. Mr. Cavanaugh stated he does not see fewer or shorter poles in the future. He stated they would be agreeable to a six week continuation to allow them time to review options.

Councilmember Falconer moved to continue the case to May 19; second by Councilmember Babick.

As of May 14, 2015, the applicant had not finalized new exhibits or options.