

STAFF REPORT

Planning & Zoning:	9/18/20523	Staff Contact:	Kristin Gummelt, Planner I
City Council:	10/10/2023	E-mail:	kristing@pflugervilletx.gov
Case No.:	2023-4-SUP	Phone:	512-990-6300

SUBJECT: To receive public comment and consider an application for a Specific Use Permit for a proposed Wireless Telecommunications Facility in the Falcon Point Planning Unit Development (PUD) zoning district on an approximate 13.208 acre-tract of land generally located east of FM 685 and north of Murchison Ridge Trail; to be known as Point of Grace SUP (2023-4-SUP).

SUMMARY OF THE REQUEST:

The applicant is requesting a Specific Use Permit (SUP) to allow for a Wireless Telecommunication Facility (WTF) in a Planned Unit Development (PUD) on a lot with a base zoning district of Retail (R). The applicant is proposing a 120-foot monopole, designed to allow for colocation of multiple wireless transmission carriers. The applicant has proposed setbacks that are equal to the height of the pole.

LOCATION:

The subject property is located at 19507 FM 685 at the northeast corner of the intersection of FM 685 and Murchison Ridge Trail. The property is zoned PUD with a base zoning district of Retail (R).

HISTORY:

The subject property is located in the Falcon Pointe PUD and platted as part of Section 4A. The Falcon Pointe PUD was established in April 2000 (Ordinance No. 581-00-04-11). The subject property is located in the Commercial District and was designated the base zoning of Transitional Business (TB) at the time of PUD approval. The Transition Business Zoning District was designed to provide for limited commercial uses that were compatible with nearby residential. In 2007, the Unified Development Code was updated (Ord. 874-07-04-10) and the Transitional Business zoning district became the Retail (R) zoning district. The property is currently developed as a Place of Worship, with the Point on Grace Church built on site. Pursuant to Subchapter 4.3.2 of the Unified Development Code (UDC), Wireless Telecommunication Facilities are permitted in the Retail (R) zoning district by Specific Use Permit.

The applicant has proposed a SUP for a Wireless Telecommunication Facility to be located at the subject property. The applicant proposed conditions and a concept plan, which are attached as Exhibit 2 and 3.

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SURROUNDING ZONING AND LAND USE:

Adjacent	Base Zoning District	Existing Land Use
North	Falcon Pointe PUD	Vacant
South	Falcon Pointe PUD	Single-Family Residential
East	Falcon Pointe PUD	Single Family Residential
West	Freeway (SH 130)	

ASPIRE PFLUGERVILLE 2040 COMPREHENSIVE PLAN:

The Aspire Pflugerville 2040 Comprehensive Plan identifies the future land use of this area as Institutional, and it is within the Villages District.

Future Land Use:

The Institutional land use includes a wide range of public and private schools, athletic complexes, recreational facilities, libraries, government office buildings and places of worship. The facilities should project a positive image of the community and be located to provide ample public access and ensures regional recreation and social opportunities.



Figure 3.18. Institutional Residential and Nonresidential Mix



Residential Type Mix



Nonresidential Mix



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Neighborhood District:

The Aspire Pflugerville 2040 Comprehensive Plan identifies the subject property as located within the Villages District. This district is comprised almost entirely of single-family residential subdivisions in a suburban development pattern. The greenspaces along the creek represent an approach to park and open spaces this is replicable in multiple areas of Pflugerville, having been leveraged to create a trail network interconnecting the neighborhoods and school. The surrounding streets of Kelly Lane, Weiss/Hodde and Rowe Lane represent opportunities to use transportation infrastructure to define the character and resolve bike and pedestrian connectivity issues. Residents who reside in this district must look beyond its boundaries to access services, entertainment, and economic opportunities, making connectivity a critical issue.

TRANSPORTATION:

The Transportation Master Plan (TMP) identifies FM 685 in this location as a frontage road. Currently, it is built out to two lanes of traffic with 100-foot right-of-way and access is controlled by TxDOT.

BASE ZONING DISTRICT:

The subject property is zoned PUD. The PUD district is designed to create a unique development that could not otherwise be achieved through straight zoning. The Falcon Point PUD identifies the subject property as part of the Commercial District. The Commercial District was designated as a base zoning of Transitional Business, intended to provide opportunities for neighborhood commercial land uses. The Transitional Business zoning district was reclassified through UDC code amendments in 2007 and became the Retail zoning district that is in today's code. The Retail (R) zoning district allows for consideration of a Wireless Telecommunication Facility (WTF) through a Specific Use Permit. Per Subchapter 4.8 (C) of the UDC, the Retail zoning district does not include provisions to restrict the maximum height or provide setbacks for Wireless Telecommunication Facilities that are greater than 50-feet in height.

PURPOSE OF SPECIFIC USE PERMIT:

A Specific Use Permit (SUP) provides for a case-by-case review of the proposed land use to ensure compatibility with the surrounding uses as well as the Unified Development Code (UDC). A Specific Use Permit is similar to a zoning request in that the application is considered by public hearings and allows for the public, Planning and Zoning Commission, and City Council to review and consider the proposed request based on the specific criteria outlined in the UDC, which allows consideration for creating compatibility for uses that are allowed through a Specific Use Permit.

Since the adoption of the Unified Development Code in 2015 a Specific Use Permit has been required for a new Wireless Telecommunication Facilities. Since that time there has only been one other request for a new Wireless Telecommunication Facility.

PROPOSED SPECIFIC USE PERMIT:

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Per the applicant's letter of intent there is a gap in telecommunications coverage in the area of the subject property. To address the gap in coverage the applicant is requesting consideration of a SUP for the installation of a 120-foot Wireless Telecommunication Facility within the Retail (R) Zoning District. The applicant has proposed setbacks of three-times the height of the tower from the single-family residential and a setback equal to the height of the tower from the public right-of-way that makes up the western boundary of the subject property.

The Unified Development Code (UDC) defines these uses as follows:

WIRELESS TELECOMMUNICATION FACILITY (WTF) An unstaffed facility composed of one or more of the following components: antenna, equipment enclosure, security barrier, and/or communication tower. The facility is used for the transmission and reception of radio, microwave, or electromagnetic signals used for commercial communication by a wireless communication service provider.

The Wireless Telecommunication Facility (WTF) use is permitted by Specific Use Permit within the Retail zoning district. Subchapter 4.8 does not set a height or setback requirement for WTFs in the Retail zoning district.

If approved, the SUP would allow for the WTF use to be permitted at the subject property with conditions. All other requirements of the UDC, including adherence to building and fire codes, would still apply to the structure.

STAFF ANALYSIS:

Per Section 3.8.4 of the UDC, the Planning and Zoning Commission and City Council shall consider the following criteria in determining the appropriateness of the Specific Use Permit request. Staff has reviewed the applicant's proposal against the criteria and included its analysis below:

1. Whether the use is harmonious and compatible with its surrounding existing uses or proposed uses.

Complies: *The proposed WTF is compatible with the adjacent land uses. There is no adverse traffic impact from the proposed project. The proposed concept plan includes a letter and engineered drawings that depict the structural details of the tower. According to the letter, the tower is designed to comply with a 50-foot radius fall zone. This fall zone is located within the proposed setbacks of the tower. The applicant is proposing to set the tower back three-times the height of the monopole from the single-family neighborhood and a setback equal to the height of the tower from the public right-of-way along FM 685. The applicant at the time of site plan will be required to meet design conditions of the concept plan along with UDC Subchapter 4.8, such as the ability to collocate other carriers on the tower and screening of the ground mounted mechanical equipment, and all other site design requirements in the Unified Development Code.*

2. Whether the activities requested by the applicant are normally associated with the requested use.

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Complies: *The applicant intends to construct and operate an unmanned wireless telecommunication facility that will not generate traffic to the site. The facility is to be serviced twice a month and will otherwise not generate site traffic.*

3. Whether the nature of the use is reasonable; and

Complies: *The unmanned wireless telecommunication facility has been designed to meet collocation requirements in Subchapter 4.8 of the UDC and will be required to meet screening requirements of the base on the tower which include a masonry wall to screen the ground mounted mechanical equipment.*

The tower is proposed at this location and with the specific height in order to fill in gaps of wireless transmission coverage in the area. The applicant has provided documentation that details the gap in coverage and indicates that the height is necessary to address this need.

4. Whether any adverse impact on the surrounding area has been mitigated.

Complies: *If approved, the SUP would grant the WTF use to be permitted at the subject property. Other health, safety, and noise requirements would be regulated by the rest of the Unified Development Code, the Fire Code, the Building Code, and the Code of Ordinances. The monopole and site (see the conceptual site plan) have been proposed to meet the required conditions stated in Subchapter 4.8 of the Unified Development Code (UDC). This includes but is not limited to, the masonry wall, the capacity for collocation on the monopole, and the pursuit of this SUP.*

STAFF RECOMMENDATION:

Staff finds that the request for the *Wireless Telecommunication Facility* use complies with all the approval criteria of the Specific Use Permit and that it meets the intent of the Comprehensive Plan. Staff recommends approval of the SUP request with the following conditions:

Item	Conditions of Approval
1.	The tower will be setback three-times the height of the tower from any single-family residential neighborhood.
2.	The tower will be setback a minimum the height of the tower from the public right-of-way.
3.	The height of tower shall not exceed 120-feet.

NOTIFICATION:

Notification letters were sent to property owners within 500-ft. of the proposed site. A sign was placed on the property and a public notice appeared in the newspaper. At time of staff report, there have been three inquiries.



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Planning and Zoning
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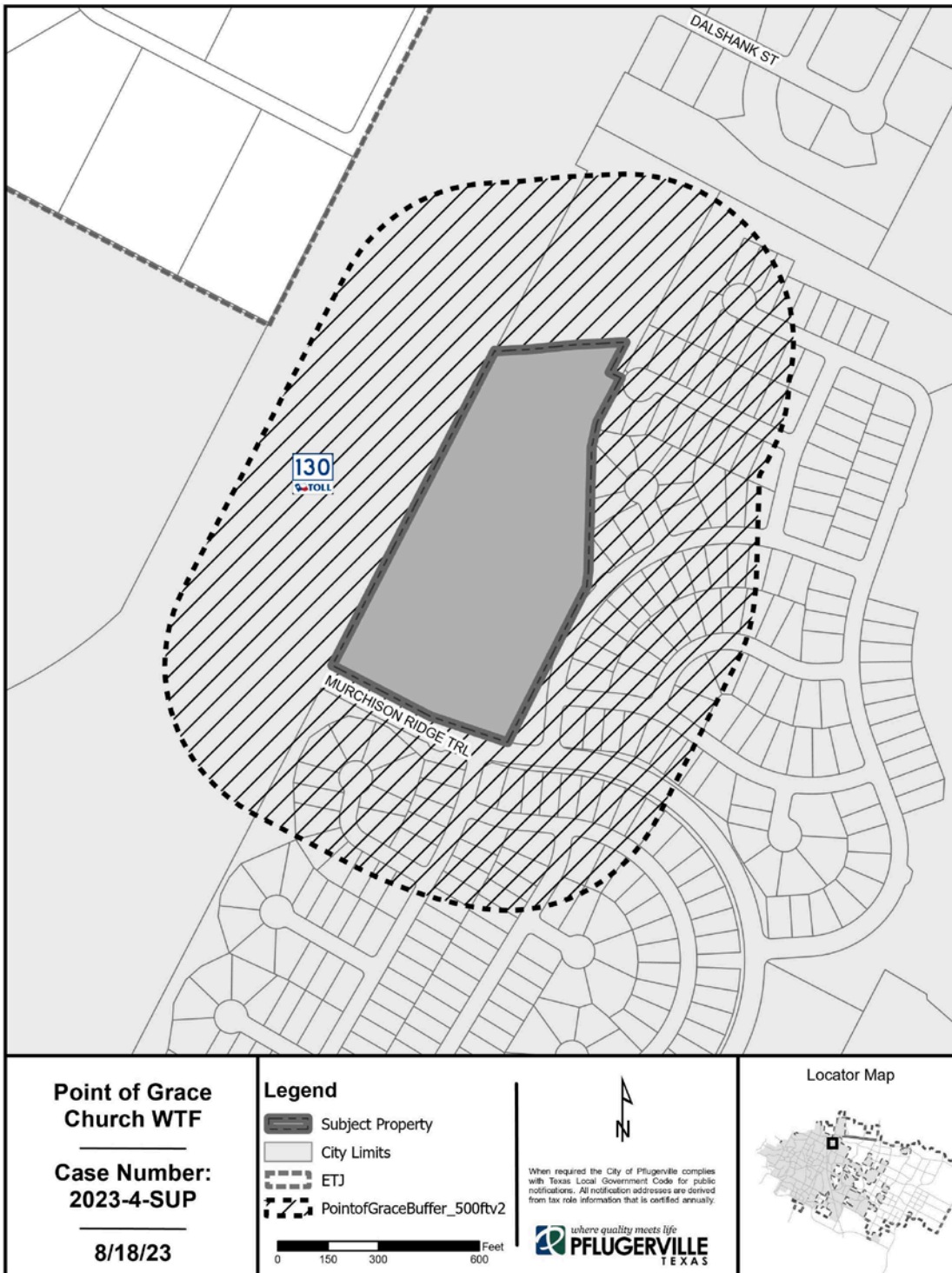
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ATTACHMENTS:

- Notification Map
- Conditions
- Concept Plan
- Rendering of tower
- Coverage Maps

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NOTIFICATION MAP:



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CONDITIONS:

Item	Conditions of Approval
1.	The tower will be setback three-times the height of the tower from any single-family residential neighborhood.
2.	The tower will be setback at lease the height of the tower from the public right-of-way.
3.	The height of tower shall not exceed 120-feet.

CONCEPT PLAN:

NOTES:

1. THIS DRAWING IS BASED ON A SITE SURVEY BY URBAN STRATTEGE, DATED 07/20/2023. CONSTRUCTION SHALL FIELD VERIFY ALL EXISTING CONDITIONS PRIOR TO COMMENCEMENT OF CONSTRUCTION.
2. THE PROPOSED USE DOES NOT REQUIRE FULL OR PART TIME EMPLOYEES AT THE SITE.
3. ALL NORTH ARROWS ON SITE PLANS ARE TRUE NORTH, UNLESS OTHERWISE SPECIFIED.

MANUFACTURERS FALL ZONE LETTER ①

1/6/23

ANY R. HERBST
 59945
 SENIOR DESIGN ENGINEER

Sabre Industries, Inc. • 7101 Southridge Drive • Show City, IA 51111
 P: 712.258.6900 F: 712.279.0814 W: www.sabreindustries.com

BASED ON ANY HERBST MANUFACTURERS FALL ZONE LETTER SET APPROVED TO THE BEST OF OUR KNOWLEDGE AND BELIEF ON 07/20/2023. ANY CHANGES TO THE SITE PLAN IS ACCURATE.

Mr. Christopher Molloy
 Sabre Industries, Inc.
 750 Park of Commerce Drive, Suite 200
 Boca Raton, FL 33487

RE: Proposed 120 Monopole for US-TX-5747 Pflugerville, TX

Dear Mr. Molloy,

Upon receipt of order, we propose to design and supply the above-referenced monopole for a Base Wind Speed 108 mph without ice and 30 mph with 1" ice. Risk II, Exposure Category C, and Topographic Category 1, in accordance with the Telecommunications Industry Association Standard ANS/TIA-222-H, "Structural Standard for Antenna Supporting Structures and Antennas and Small Wind Turbine Support Structures". The monopole will be designed to support (3) carriers.

When designed according to this standard, the wind pressures and steel strength capacities include several safety factors. Therefore, it is highly unlikely that the monopole will fail structurally in a wind event where the design wind speed is exceeded within the range of the built-in safety factors.

Should the wind speed increase beyond the capacity of the built-in safety factors, to the point where the structure is at risk of failure, the most likely form of failure would be a fracture similar to that used to design the monopole, the monopole will buckle at the location of the highest combined stress ratio within the monopole shell. This is likely to result in the portion of the monopole above leaning over and remaining in a permanently deformed condition. Please note that this letter only applies to the above-referenced monopole designed and manufactured by Sabre Industries. This would effectively result in a fall radius less than or equal to 50'.

Sincerely,

January 6, 2023

Sabre Industries
 INNOVATION DELIVERED

DRAWN BY	KMS	CHECKED BY	CAF	
REVISIONS				
0	06/02/2023	KMS	FINAL ISSUE	
1				
2				
3				
4				
5				
6				
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8				
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10				

AT&T

SITE NAME: PFLUGERVILLE
 SITE NUMBER: 710

verticalbridge

SITE NAME: PFLUGERVILLE
 SITE NUMBER: US-TX-5747

CGEN ENGINEERING

THE INFORMATION CONTAINED IN THIS DRAWING IS THE PROPERTY OF CGEN ENGINEERING. ANY USE OF THIS DRAWING FOR ANY OTHER PROJECT WITHOUT THE WRITTEN CONSENT OF CGEN ENGINEERING IS STRICTLY PROHIBITED.

AT&T

SHEET NUMBER: C-101
 REVISION: 0

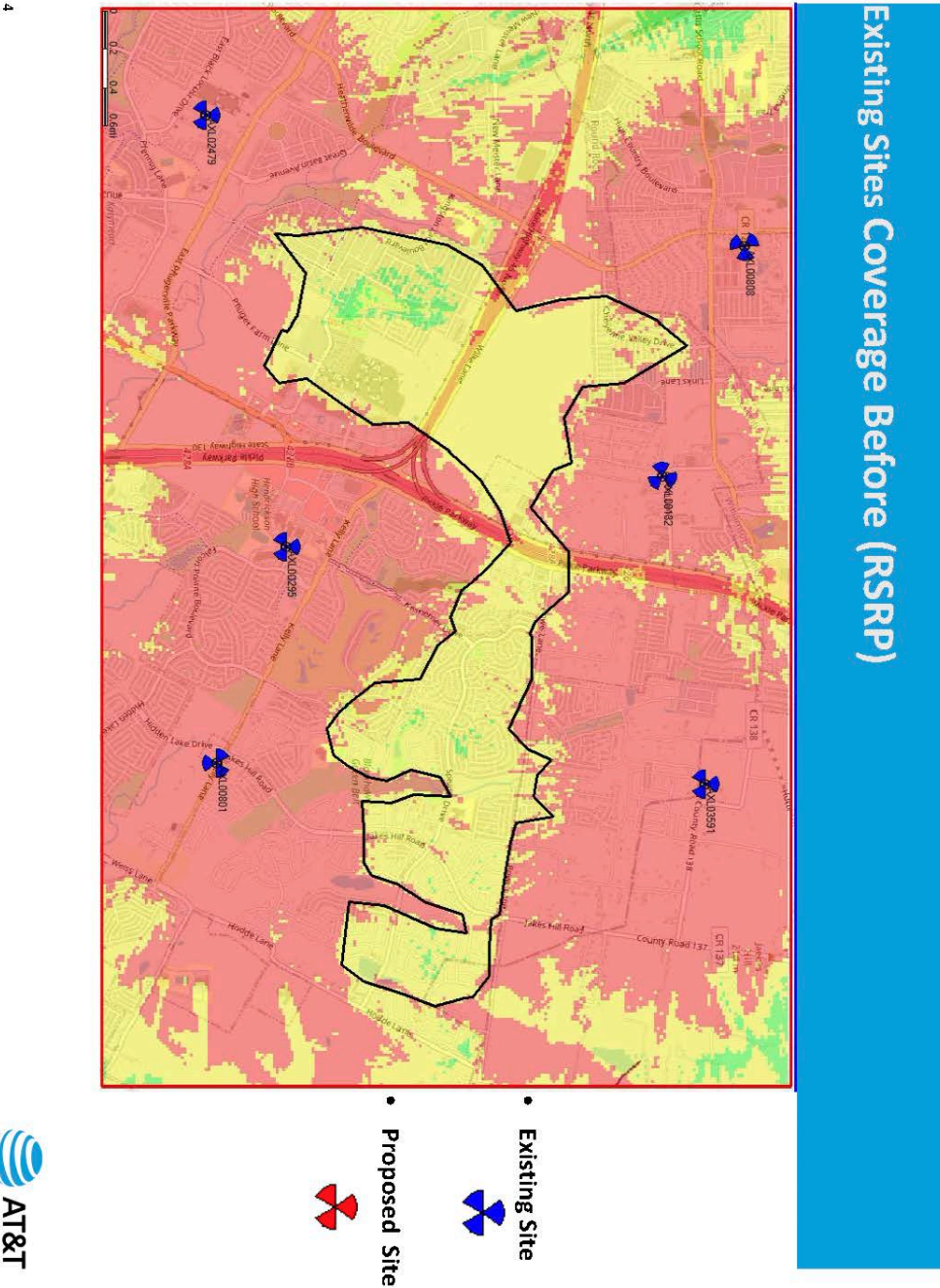
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RENDERING OF TOWER:



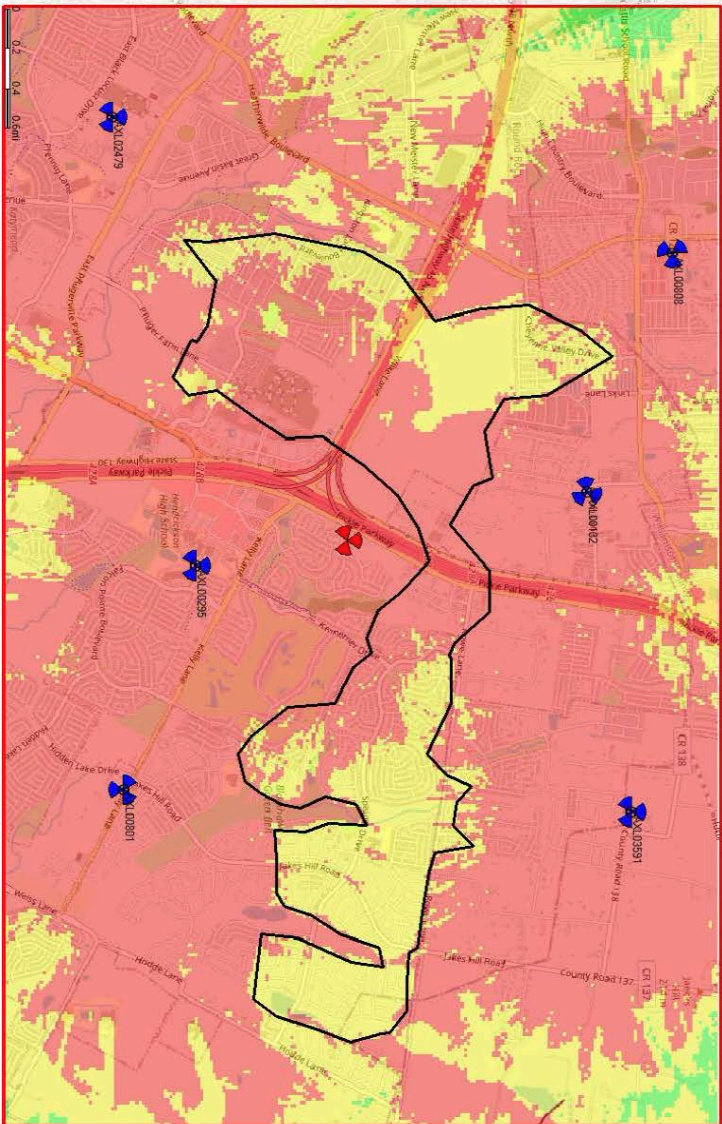
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COVERAGE MAPS:



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Existing/Proposed Sites After Coverage (RSRP)

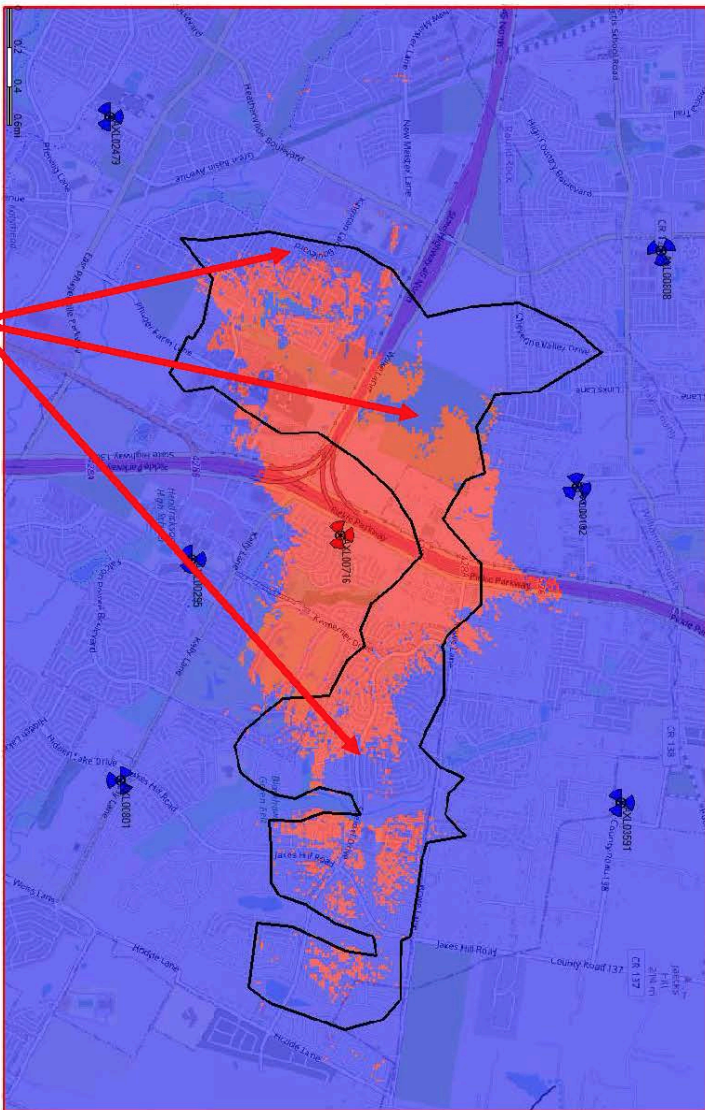


- Existing Site
- Proposed Site

As can be seen on the above plot, coverage improved significantly with the proposed new site and in addition will offload traffic from neighboring sites, especially on the southwest high traffic area on slide 3.





Existing/Proposed Sites Effective Service Area (ESA) at 95'



Coverage footprint reduced significantly at 95'

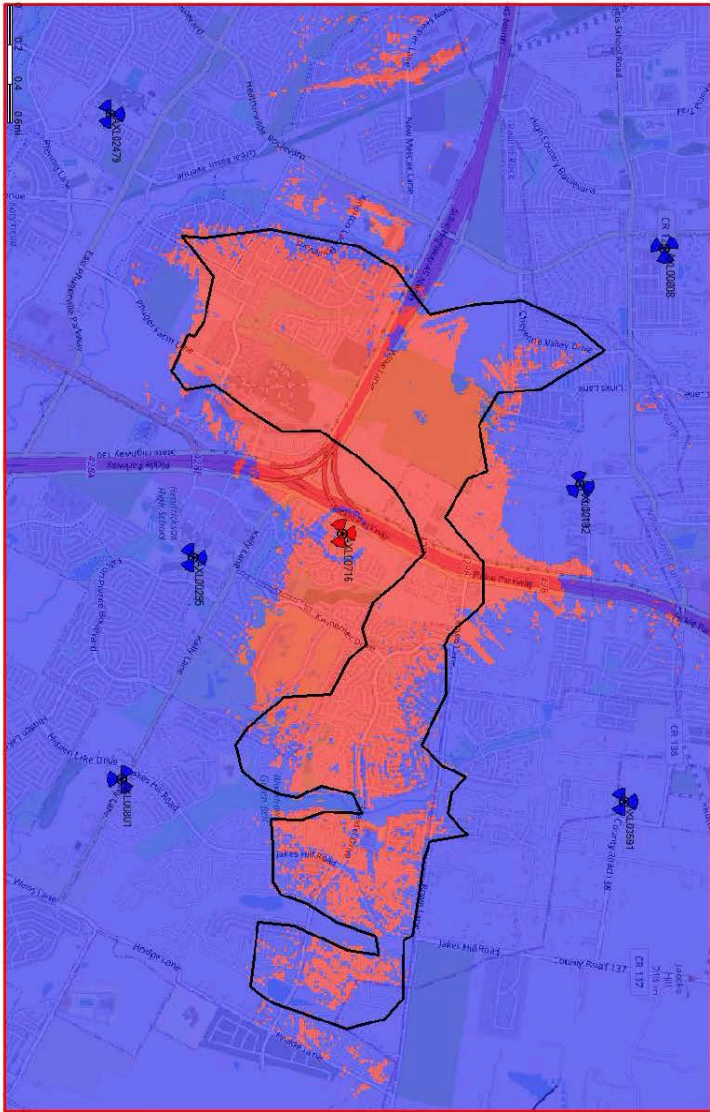
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- Existing Site 
- Proposed Site 



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Existing/Proposed Sites Effective Service Area (ESA) at 115'



- Existing Site 
- Proposed Site 

Above effective service area (coverage footprint) at 115'





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