
STAFF REPORT

Planning and Zoning: 04/05/2021 **Staff Contact:** Emily Draughon, Planner II
City Council: 04/27/2021 **E-mail:** emilyd@pflugervilletx.gov
Case No.: SUP2103-01 **Phone:** 512-990-6306

SUBJECT: To receive public comment and consider an application for a Specific Use Permit for a proposed Verizon Wireless Telecommunications Facility in the Urban Center Level 4 (CL4) zoning district on an approximate 4 acre-tract of land generally located east of Old Austin Hutto Rd and north of Sweet William Lane; to be known as Verizon at Heritage Park SUP (SUP2103-01)

PURPOSE OF SPECIFIC USE PERMIT:

A specific use permit 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 at 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.

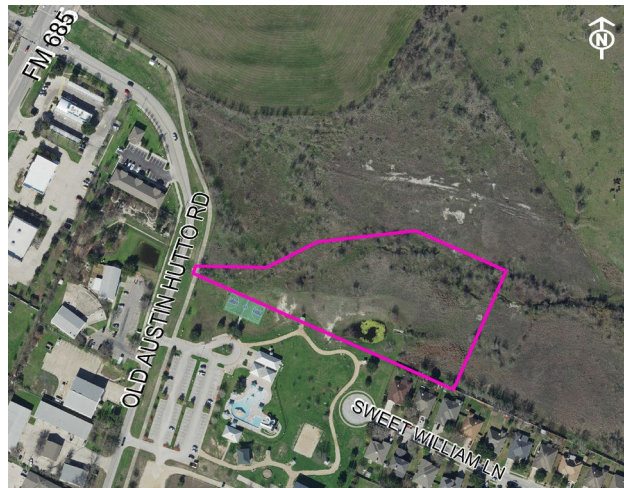
The Planning and Zoning Commission and City Council shall consider the following criteria in determining the appropriateness of the specific use permit request:

1. Whether the use is harmonious and compatible with its surrounding existing uses or proposed uses.
2. Whether the activities requested by the applicant are normally associated with the requested use.
3. Whether the nature of the use is reasonable; and
4. Whether any adverse impact on the surrounding area has been mitigated.

In granting a specific use permit, the City Council may impose conditions upon the proposed use.

LOCATION:

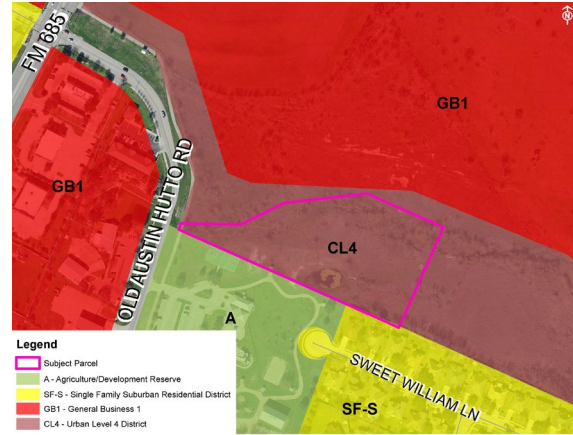
The subject property is located just north of Heritage Park, east of Old Austin Hutto Rd, north of Sweet William Lane in the Bohls Place Subdivision. The subject property is currently owned by the City of Pflugerville and a lease agreement has been issued to the applicant for the purpose of constructing a wireless telecommunication facility (WTF) but is subject to all approvals including this SUP and site development review.



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ZONING:

The property is zoned Urban Level 4 (CL4).



Adjacent	Base Zoning District	Existing Land Use
North	General Business 1 (GB1)	Vacant
South	Single-Family Suburban	Bohls Place Subdivision
East	General Business 1 (GB1)	Office building
West	Urban Level 4 (CL4)	Vacant

PROJECT DESCRIPTION:

The proposed project is a wireless telecommunication facility (WTF), a monopole tower for Verizon. Pursuant to Subchapter 4.8C of the Unified Development Code (UDC), in the CL4 zoning district WTFs may extend to a maximum height of 150 feet, provided that the monopole is setback from any single-family property line a minimum distance equal to three (3x) times the height of the tower. An applicant may request a reduction in this setback through a specific use permit (SUP) (UDC 4.8C).

The applicant is requesting to install a monopole tower that will be 100 feet in height. Per Subchapter 4.8C this tower height would require the pole to be setback at least 300 feet (3x100) from the adjacent residential properties to the south. The applicant is proposing to construct the monopole 153 feet setback from the southern property line, which is approximately 1.5 times (1.5x100) the height of the tower.

Land Use: Pursuant to the UDC, WTFs are permitted in the CL4 zoning districts with conditions and through SUP. The conditions are laid out in Subchapter 4.8 of the UDC.

Parking: WTFs require one (1) parking space per facility plus one (1) space for every 250 square feet of habitable building space. The proposed project will be required to meet these requirements as prescribed in Subchapter 10.4.6 of the UDC. Currently the proposal includes one (1) space for the facility and does not include any habitable building space.

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Structural Modifications and Landscaping: The site will construct an access road to reach the WTF as well as a masonry wall for screening the ground mounted electrical equipment and parking. This masonry wall will include an access gate to restrict access into the site. The access road will be constructed per the Fire Code standards and will be reviewed by the Fire Marshall prior to site approval.

LAND USE COMPATIBILITY:

The proposed WTF is compatible with the adjacent land uses. The traffic impact to the Bohls Place Neighborhood and Heritage Park will be minimal. The applicant has provided a letter including the details of an engineered study to depict the safety of the height of the pole with the reduced setback, to ensure the safety of the homes to the south. In the letter, the engineer indicates that if the pole does fail it will buckle at a stress point in the shaft, bending in a deformed manner but not separating from the base plate and subsequently falling onto the homes to the south.

COMPREHENSIVE PLAN & TRANSPORTATION, WATER & WASTEWATER

MASTER PLAN COMPATABILITY: The Land Use Vision Plan created in 2009 for the Pflugerville 2030 Comprehensive Plan, identifies the area for medium to high residential land uses. The infrastructure master plans call out this area for Urban Level 4 uses, this is similar to the Comprehensive Plan. A WTF would be appropriate for these land use designations and does not have an impact on the master plans or the Comprehensive Plan.



STAFF RECOMMENDATION:

Subchapter 4.8C of the UDC allows for a monopole to extend up to 150 feet so long as it is setback from any adjacent single-family residential property 3 times (3x) the height of the tower with a variation from this requirement permitted through Specific Use Permit (SUP). The applicant is requesting an SUP for a monopole tower to extend to a height of 100 feet (with a 10-foot antenna on top), setback 153 feet from the adjacent single-family neighborhood. This is a setback distance equal to roughly 1.5 times (1.5x) the height of the tower.

The land use is compatible with the surrounding land uses. On average, Verizon services their monopole towers twice a month and will access this tower via a service road located off Sweet William Lane within the Bohls Place Subdivision. The base of the tower will be surrounded on all four sides by a six (6) foot tall masonry wall and will be accessible through a secure gate. The City has also advised the applicant to place a gate at the entrance of the road to prevent non-WTF traffic from the temptation of using the access road. The applicants have provided an engineered report to depict how, in the event of an accident, the tower is not a danger to the homes to the south. Furthermore, the proposed land use is compatible with the Comprehensive Plan as well as the Transportation, Water, and Wastewater Master Plans which call-out this region for urban level uses.

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.

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Furthermore, the monopole has been designed to allow for collocation per Subchapter 4.8, to allow for multiple carriers to utilize the pole thereby limiting the overall number of monopole towers constructed. The site will be reviewed at time of site development and will be required to meet all the conditions stated in Subchapter 4.8 of the UDC.

In August 2020, the City entered into a lease agreement with the applicant, Verizon, for this piece of property, subject to the approvals of an SUP and site development. In this agreement, it was determined that the construction of the tower would take place off Old Austin Hutto Rd and not through the Bohls Place Subdivision.

Staff recommends approval of the Verizon at Heritage Park Specific Use Permit (SUP) with the following conditions:

- Access for the construction of the monopole is from Old Austin Hutto Rd and not through the Bohls Place Subdivision.
- A gate will be installed at the road entrance where it meets the cul-de-sac of Sweet William Lane.
- All ground mounted equipment associated with the cell tower be located within a masonry enclosure.

NOTIFICATION:

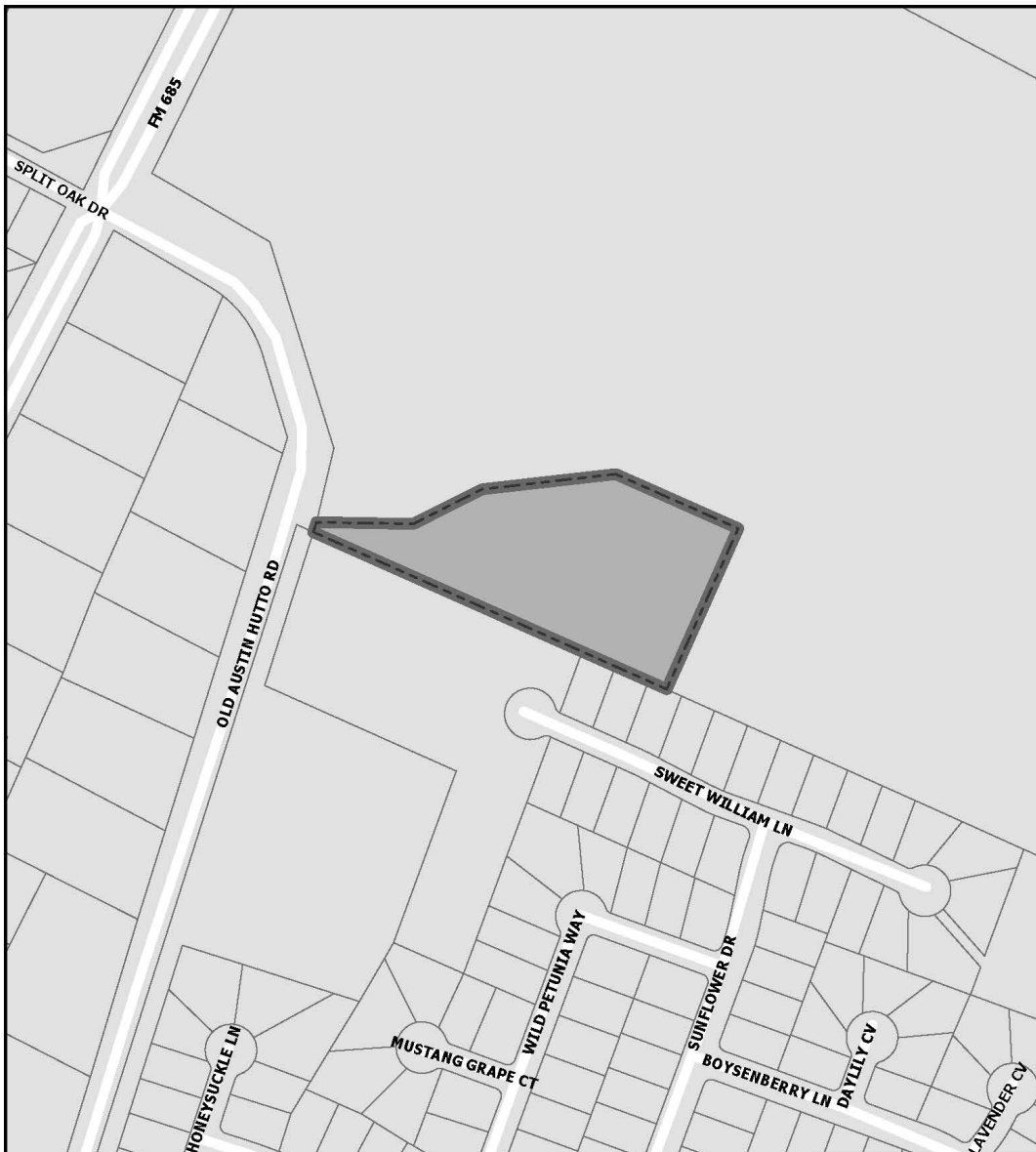
Notification letters were sent to property owners within 500-ft. of the proposed site. A sign was placed on the property and a public notice appeared in the Pflugerville Pflag newspaper. At time of staff report, staff has met with three residents from the Bohls Place Subdivision who were concerned about what would be constructed.

ATTACHMENTS:

- Notification Map
- Applicant Project Description
- Conceptual Site Plan
- Survey
- Subject Site Photos

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NOTIFICATION MAP:



<p>Verizon at Heritage Park</p> <p>Case Number: SUP2103-01</p> <p>3/1/2021</p>	<p>Legend</p> <ul style="list-style-type: none"> Specific Use Permit City Limits Notification Area <p>0 150 300 Feet</p>	<p style="text-align: center;"></p> <p><small>When required the City of Pflugerville complies with Texas Local Government Code for public notifications. All notification addresses are derived from tax role information that is certified annually.</small></p> <p style="text-align: center;"></p>	<p style="text-align: center;">Locator Map</p>
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APPLICANT PROJECT DESCRIPTION:



VINCENT GERARD & ASSOCIATES, INC.

Ms. Emily Barron, AICP
Planning Director
Development services Department
Planning & Zoning Commissioners
Mayor & City Council
City of Pflugerville Texas.

March 1, 2021

RE: Verizon Wireless Specific Use Permit for Verizon Wireless, Summary Letter

Ms. Barron, Commissioners and Councilmembers,
We have a request from Verizon Wireless for a wireless communications facility at the City owned property located adjacent to 901 Old Austin Hutto Road. We hereby respectfully request full review and agenda hearing to allow Verizon Wireless to construct a critical communications facility at this location. This will improve and continue to provide communications for the community of Pflugerville Texas & first responders. We have also included a recent letter from Texas State Senators urging all municipalities to expedite and approve critical wireless sites such as this due to current Pandemic. Data volumes have increased on all networks in Texas since March 2020. All other carriers will have the option to collocate at this location as well. The documents discussed for review & approval process to be uploaded are as follows;

- 1) Specific Use Application signed by preparer (VGA) & to be signed by the landowner,
- 2) SUP Site Plan for full review, once completed and cleared by your staff, to be included in the zoning review and made as an exhibit to the SUP approval documents with existing and/or proposed conditions,
- 3) Parent tract Survey and legal description of the land lease area specific to the wireless use,
- 4) Landowner Deed for owner confirmation,
- 5) Verizon agent authorization form.

Additional Radio Frequency Propagation Maps for evidence of lack of coverage, before and after on-air simulations and capacity issues of surrounding sites will be forthcoming. It is our understanding that the City of Pflugerville will review the Specific Use Application (SUP) and site plan and when, in approvable form, place the SUP on a Planning and Zoning commission agenda and Council agenda for approval. The Engineered site plan drawings will be filed separately and are not included within this application. Regarding utilities, electrical and fiber is the only required utility for this unmanned structure.

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Narrative Memo

Based on the customer demand for wireless in building coverage and the growth rate in Pflugerville Texas, Verizon Radio Frequency engineers have designated the above site location as a preferred location for a Wireless structure for their customers & future growth. We will provide the Radio Frequency engineers study for coverage in this immediate vicinity to the planning staff prior to the zoning hearing.

This site will be a standard monopole structure, with the capability to serve up to 2 other carriers on the structure, complying with current Pflugerville code. This is based on “4.8A1-4 *General Conditions of Use*. Within Section 4.8, colocations are strongly encouraged by Pflugerville. Item 5 will be determined by the decision makers on City Council. With regards to “4.8.C(2) *Setbacks and Height*, the distances from the adjoining tracts can be determined within the Specific Use Permit review. Further, no other vertical structures or tall buildings are within 1 mile of this location that would allow Verizon Wireless to collocate their antenna and accommodate the coverage gap within this ring. The closest structure is an older City water tower around 6,400’ SW of this location.

Current design is proposed as a 110’ (top of lightning rod antenna) and 105’ height monopole. Verizon will utilize the top antenna centerline at 100’. There is a 10’ required height separation from other carriers’ antenna. It would benefit Pflugerville to allow the 110’ height so as to increase the likelihood for another carrier to collocate on this structure and eliminating the probability of another structure needed within the area. The site area will be fenced by a masonry wall and access will be constructed from Sweet William Lane and meet Pflugerville fire code standards. This land use generates almost zero traffic, averaging approximately 2 trips per month.

If there are any questions on this application please let us know.

Respectfully



Vincent G. Huebinger

Attached – Tx Senate Hancock Letter

Xc: Bryan Elrod - KGI

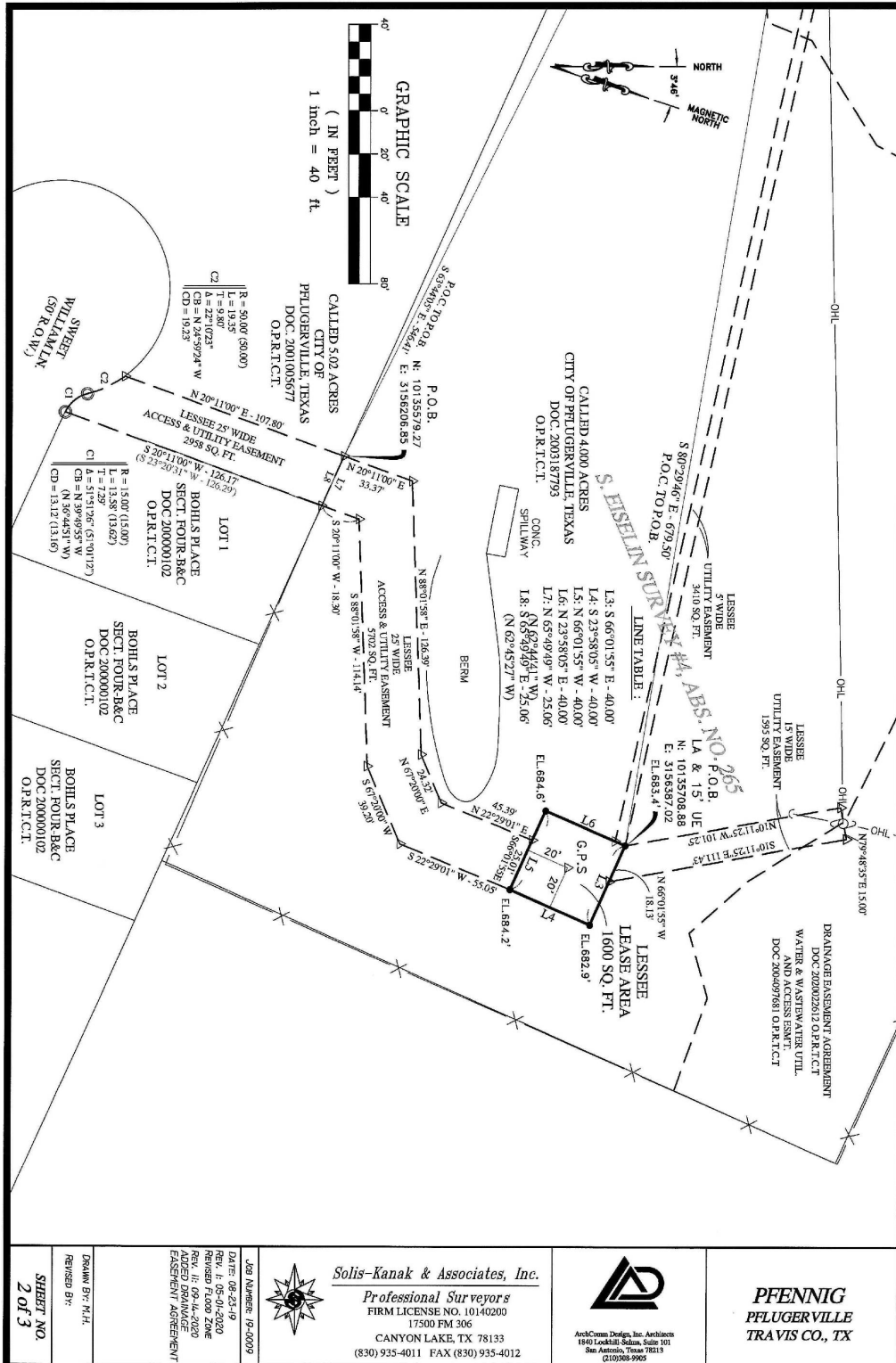
CONCEPTUAL SITE PLAN:

<p>TOWER - TYPICAL</p> <p>NOT TO SCALE</p>	<p>ZONING MAP</p> <p>Legend: SF-3 - SINGLE FAMILY CL-4 - COMMERCIAL LIGHT GB-1 - GENERAL BUSINESS</p>
<p>SITE PLAN</p> <p>Scale: 1" = 100'</p>	<p>SITE INFORMATION</p> <p>JURISDICTION: CITY OF PFLUGERVILLE, TEXAS 78680 COUNTY: TRAVIS COUNTY Latitude: 30°28'37.80"N Longitude: -97°56'16.81"W OCCUPANCY: NOT APPLICABLE (N/A) EXISTING USE: PUBLIC UNDEVELOPED LAND PROPOSED USE: TELECOMMUNICATIONS FACILITY ZONING: CL-4 ZONING</p> <p>APPLICANT VERIZON COMMUNICATIONS INC 1100 WOODBRIDGE TOWER SITE PFLUGERVILLE, TX 78681 PHONE: (710) 448-2033 FAX: (710) 448-2033 EMAIL: VERIZON@VERIZON.COM</p> <p>DESCRIPTION TOWER (110' MONOPOLE)</p> <p>SPECIFIC USE TOWER SITE PLAN</p> <p>PROJECT TYPE 110' MONOPOLE TOWER SITE</p> <p>DATE FEBRUARY 28, 2021</p> <p>SITE ADDRESS 901 OLD AUSTIN-HUTTO RD. PFLUGERVILLE, TX 78681-0389</p> <p>LEGAL DESCRIPTION APT 203 SUR + E0281 S. 40E, S.02D PFLUGERVILLE, TEXAS 78681</p> <p>SITE NAME: VERIZON Verizon Pflugerville COMMERCIAL</p> <p>LANDLORD CITY OF PFLUGERVILLE P.O. BOX 569 PFLUGERVILLE, TX 78681</p> <p>OWNER AGENT VINCENT GERARD & ASSOCIATES 1715 S. CAPITAL OF TEXAS HWY AUSTIN, TEXAS 78746 PHONE: (512) 328-2833</p>
<p>VICINITY MAP</p> <p>AERIAL IMAGERY</p>	<p>TOWER SITE PLAN</p> <p>Scale: 1" = 120'</p>

VINCENT GERARD & ASSOCIATES
 LAND PLANNING & ZONING CONSULTANTS
 1715 CAPITAL OF TEXAS HWY SOUTH, STE. 207
 AUSTIN, TEXAS 78746
 (512)328-2833 • vgerard@vincentgerard.com

SPECIAL USE TOWER SITE PLAN
VERIZON WIRELESS
 901 OLD AUSTIN- HUTTO ROAD
 CITY OF PFLUGERVILLE, TEXAS 77007





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SUBJECT SITE PHOTOGRAPHS:



Looking northeast onto the subject property.

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Looking more east onto the subject property.

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Viewing the neighboring property to the south from the trail in Heritage Park.

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Viewing the proposed future entrance of the access road to the proposed monopole tower.