



Item ORD-0533

Verizon Land Lease

901 Old Austin-Hutto Road



# Location

**Pflugerville Resident Services**  
 Click on a map feature to see more information about it. Some layers are not visible when map is zoomed out to full extent. To activate non-visible layers, zoom in to the area of interest.

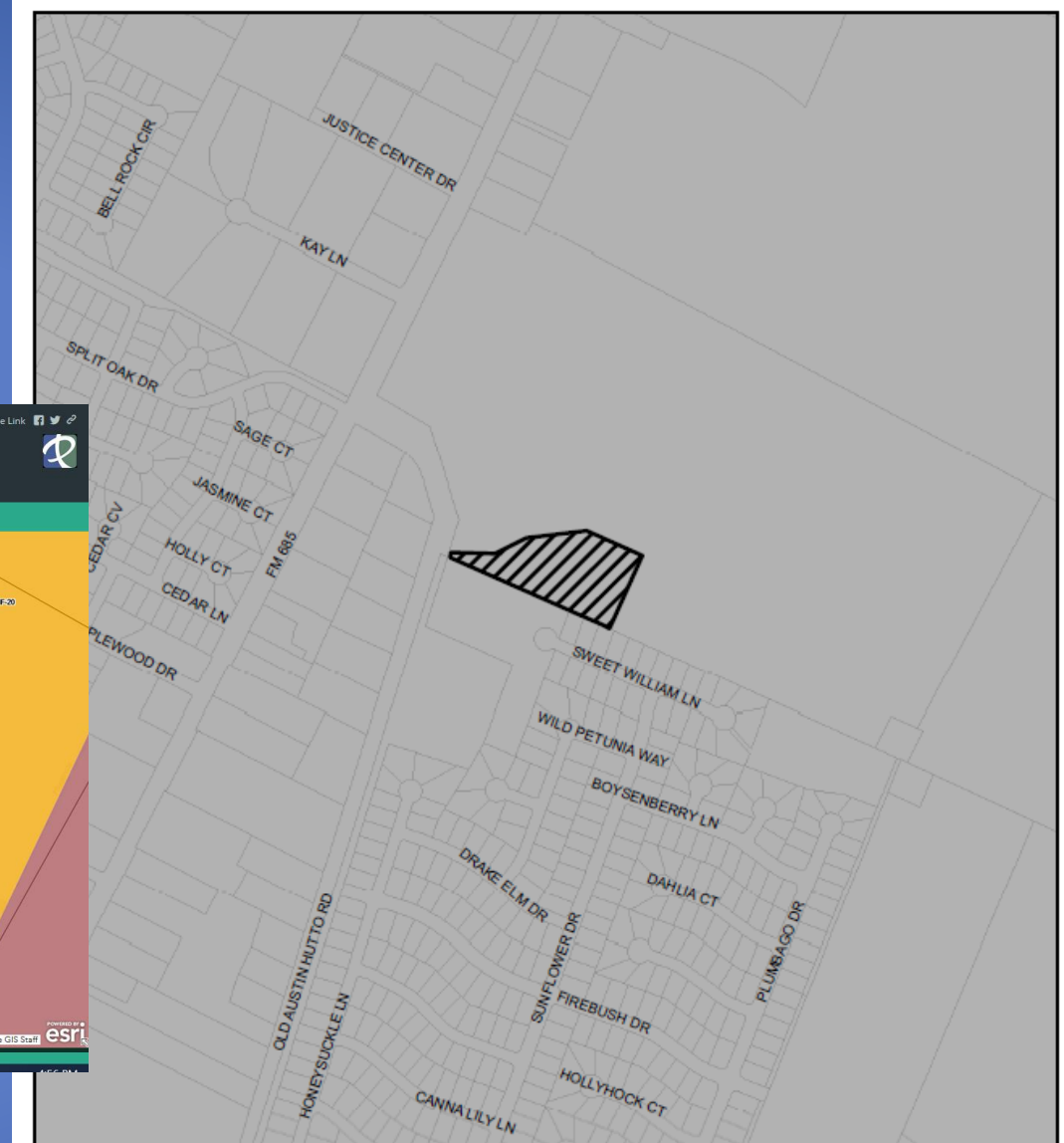
Map Services Web Page Link

Parks and Trails | Street Map | **Zoning Districts** | Trash & Recycle Collection | Floodplain Information | Chipping Schedule

Current Zoning Districts for Pflugerville, TX | Contact: (512) 990-6300 or [text](#) | Please try using a different browser if having difficulty with the search option.

Find address or place

Map data © OpenStreetMap contributors, CC-BY-SA | City of Pflugerville GIS Staff | esri



Verizon Land Lease

**Subject Property**

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**Legend**

- Subject Property
- City Limits
- ETJ

0 350 700 Feet

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**Locator Map**



# Site Images

		<p><b>PENNIG</b> *** 901 OLD AUSTIN HUITTO RD PFLUGERVILLE, TRAVIS COUNTY, TEXAS 78660 (454884)</p>
<p>① <b>SITE PHOTOGRAPH</b></p>	<p>NOTE: REFER TO SHEET A1 AND/OR A1.5 FOR LOCATIONS FROM WHICH PHOTOS WERE TAKEN</p>	<p>② <b>SITE PHOTOGRAPH</b></p>
		<p>APPROVAL SIGNATURES LANDLORD _____ LEASING _____ CONSTRUCTION _____</p>
<p>③ <b>SITE PHOTOGRAPH</b></p>	<p>④ <b>SITE PHOTOGRAPH</b></p>	<p>THIS IS AN INCOMPLETE SET NOT FOR CONSTRUCTION OR PERMITTING. APPROPRIATE PROFESSIONAL SEAL WILL BE APPLIED TO FINAL CONSTRUCTION SET</p>
		<p>ARCHCOMM, LLC. 1006 Beckett San Antonio, Texas 78213 210.388.8968 TBPE NO. F-15659</p>
		<p>SHEET TITLE <b>SITE PHOTOGRAPHS</b> SHEET HISTORY 10.30.19 JCD</p>
		<p><b>P1</b></p>

H:\VERIZON SOUTH TEXAS\Temp\454884\017169203-NRLCAND-1\PFENNIG-03-P1 PHOTOS.dwg, 10/31/2019 10:58:25 AM, J.Pagola

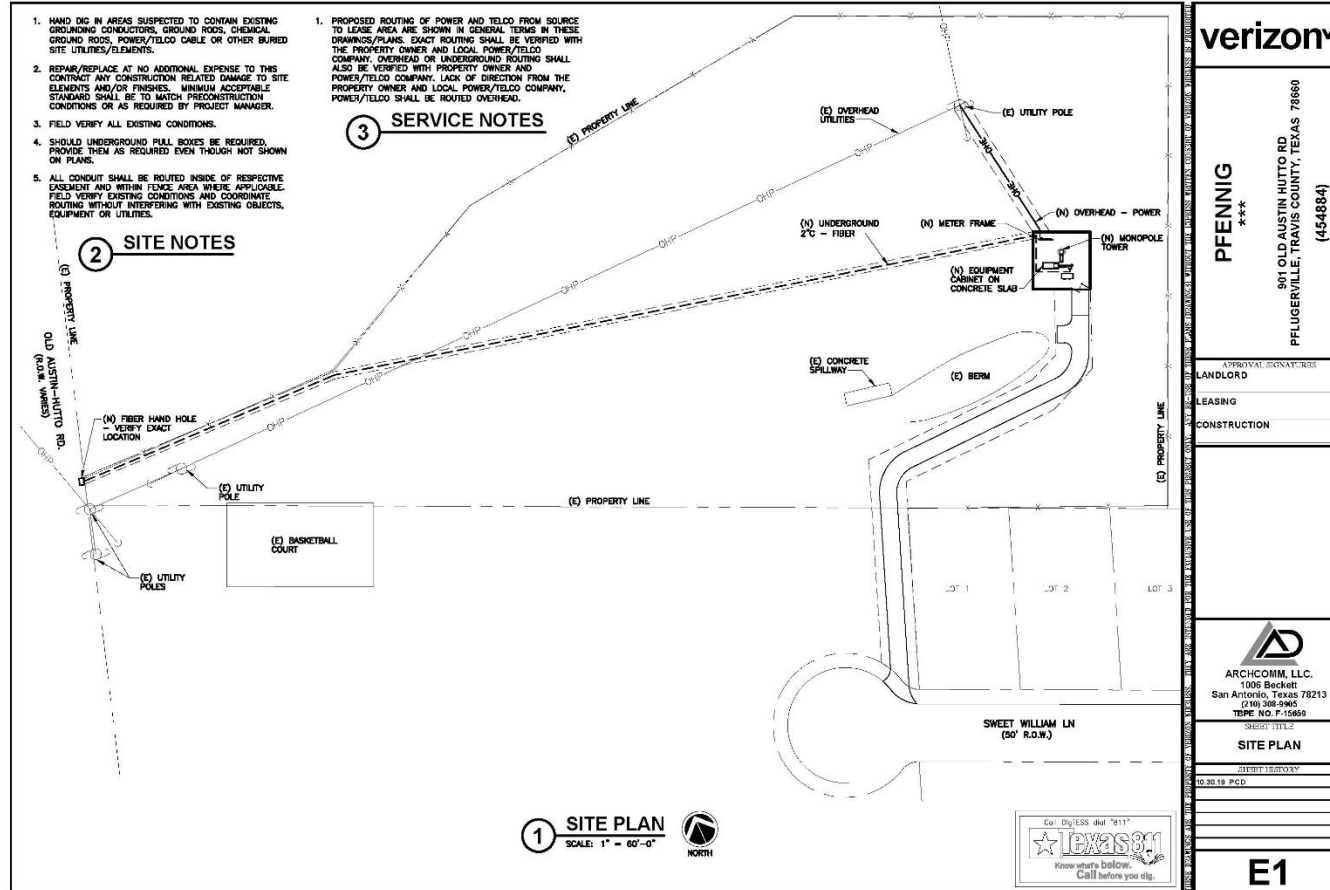


# Land Lease

- Terms:
  - 1,600 sf site, access easements
  - \$18,000 / year / 5 years
  - Automatic extensions for 4 additional 5-year terms
  - Annual rent increases 10% with each 5-year term
- Contingencies
  - Obtaining permits / entitlements
  - Satisfactory geotechnical and environmental studies

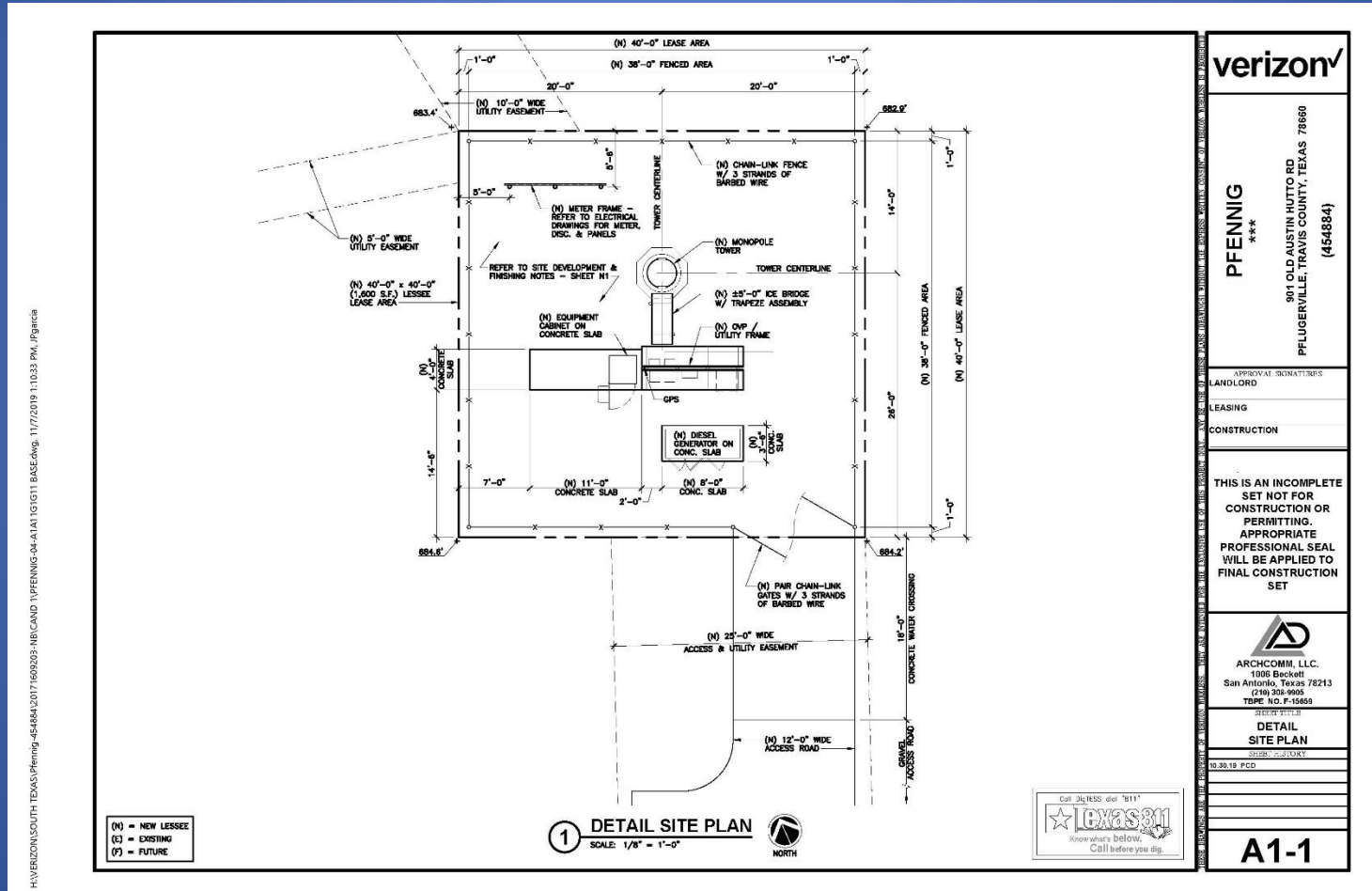


# Proposed Monopole





# Detail Site Plan



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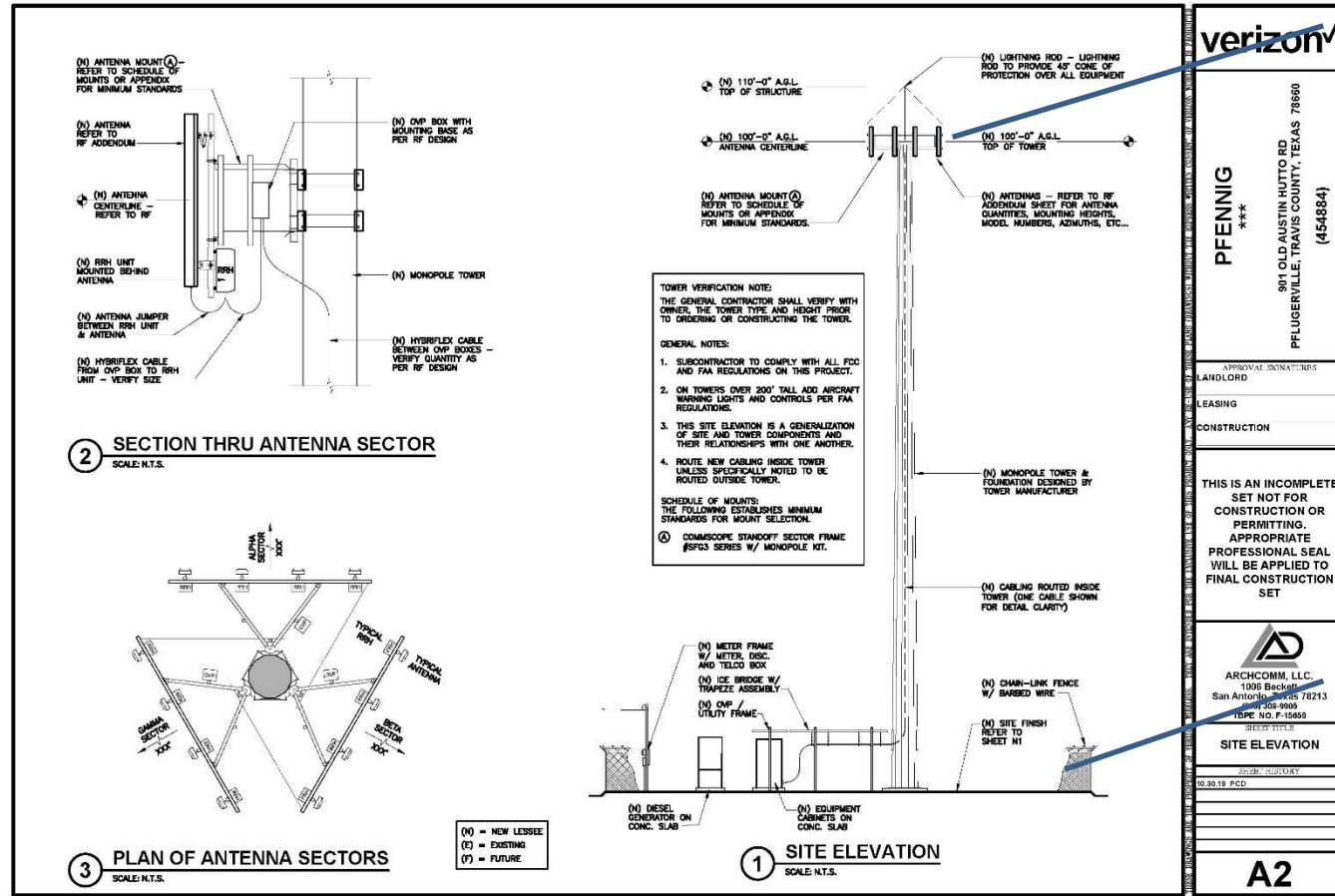
<b>verizon</b> <sup>®</sup>	
<b>PFENNING</b> ***	
901 OLD AUSTIN HUTTO RD PFLUGERVILLE, TRAVIS COUNTY, TEXAS 78660 (454884)	
APPROVAL SIGNATURES	
LANDLORD	
LEASING	
CONSTRUCTION	
THIS IS AN INCOMPLETE SET NOT FOR CONSTRUCTION OR PERMITTING. APPROPRIATE PROFESSIONAL SEAL WILL BE APPLIED TO FINAL CONSTRUCTION SET	
 <b>ARCHCOM, L.L.C.</b> 1006 Beckett San Antonio, Texas 78213 (214) 305-9005 TDPE NO. P-15665	
SHEET TITLE <b>DETAIL SITE PLAN</b> 10.30.19 PCD	
<b>A1-1</b>	





# Site Elevation

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**verizon**

**PEFINING**  
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901 OLD AUSTIN HUITTO RD  
PFLUGERVILLE, TRAVIS COUNTY, TEXAS 78660  
(454884)

APPROVAL SIGNATURES

LANDLORD

LEASING

CONSTRUCTION

THIS IS AN INCOMPLETE SET NOT FOR CONSTRUCTION OR PERMITTING. APPROPRIATE PROFESSIONAL SEAL WILL BE APPLIED TO FINAL CONSTRUCTION SET

**ARCHCOMB, LLC**  
1005 Beckett  
San Antonio, Texas 78213  
761-69-9669  
TDRP NO. F-15689

SHEET TITLE  
**SITE ELEVATION**

DATE: 10/30/19  
10.30.19 PCD

**A2**

Proposed 100' Monopole

6' Masonry Wall required



# UDC – General Conditions of Use

- Wireless telecommunication facilities (WTF) are limited to freestanding monopoles, self-enclosed monopoles, stealth and attached WTFs to existing buildings or structures.
- All WTFs above 75' shall be structurally designed for the co-location of multiple carrier antenna arrays.
- All new construction of WTF monopoles exceeding seventy-five (75) feet in height shall be screened, around the base of the pole and related appurtenances, with a masonry wall of a height no less than six (6) feet.
- The new construction of freestanding monopoles and stealth facilities shall follow the site development and building permit processes.
- Unless authorized by a specific use permit, all wireless telecommunication facilities in the City Limits, where permitted by right with land use conditions in the applicable zoning district, shall conform to the provisions stated herein.





## UDC – Setback and Heights

- In ...Corridor Urban Level 4 (CL4) ..., WTFs may extend to a height of not more than one hundred fifty (150) feet in height, provided the monopole tower is setback from any single-family residentially zoned property line or conforming single-family use, and arterial and freeway rights-of-way a minimum distance equal to three (3x) times the maximum height of the tower, unless otherwise permitted by a specific use permit.



## UDC – Prohibitions

- ✓ Interference with City and public safety communication systems and/or area television or radio broadcast;
- ✓ Lattice towers
- ✓ Advertising signage is prohibited, with the exception of the minimum signage required by the Federal Communications Commission (FCC) regulations or necessary for the operation of WTF.
- ✓ The use of guy wires are prohibited unless utilized in conjunction with an attached WTF to an existing building.



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