



# City of Pflugerville

## Legislation Details (With Text)

**File #:** ORD-0723    **Version:** 3    **Name:** Point of Grace SUP  
**Type:** Ordinance    **Status:** Approved  
**File created:** 7/3/2023    **In control:** Planning Dept  
**On agenda:** 10/24/2023    **Final action:**

**Title:** Approving an ordinance on second reading with a caption reading: An Ordinance of the City Council of the City of Pflugerville, Texas amending Ordinance No. 1203-15-02-24 of the City of Pflugerville, Texas, as amended by approved in a Specific Use Permit for a Wireless Telecommunication Facility on an approximately 12.203-acre tract of land zoned Planned Unit Development (PUD) generally located east of FM 685 and north of Murchison Ridge Trail, situated in Falcon Pointe Section 4A, Lot 1A, Pflugerville. Texas, to be known as the Point of Grace Specific Use Permit (2023-4-SUP); providing a cumulative and repealer clause; providing for a non-severability clause; and providing an effective date.

**Sponsors:**

**Indexes:**

**Code sections:**

**Attachments:** 1. Staff Report, 2. Ordinance, 3. Concept Plan, 4. Location Map

Date	Ver.	Action By	Action	Result
10/24/2023	3	City Council	Approved on Second Reading	Pass
10/10/2023	2	City Council	Approved on First Reading	Pass
9/18/2023	1	Planning and Zoning Commission		

Approving an ordinance on second reading with a caption reading: An Ordinance of the City Council of the City of Pflugerville, Texas amending Ordinance No. 1203-15-02-24 of the City of Pflugerville, Texas, as amended by approved in a Specific Use Permit for a Wireless Telecommunication Facility on an approximately 12.203-acre tract of land zoned Planned Unit Development (PUD) generally located east of FM 685 and north of Murchison Ridge Trail, situated in Falcon Pointe Section 4A, Lot 1A, Pflugerville. Texas, to be known as the Point of Grace Specific Use Permit (2023-4-SUP); providing a cumulative and repealer clause; providing for a non-severability clause; and providing an effective date.

The applicant is requesting a Specific Use Permit (SUP) for a Wireless Telecommunication Facility on a 13.208-acre lot located in the Falcon Pointe Planned Unit Development (PUD). The base zoning for the lot was designated Transitional Business (TB) at the time of the adoption of the PUD. Through code updates in 2007, the Transitional Business (TB) zoning district was reclassified as the Retail zoning district (R). The Retail zoning district allows for a Wireless Telecommunication Facility upon the approval by City Council of an SUP. It does not specify height or setback conditions. The SUP process is the mechanism by which these standards are set.

The applicant is proposing a 120-foot Wireless Telecommunications Facility on the property in a location that is three times (3x) the height of the tower from the single-family subdivision and is at least the height of the tower from the public right-of-way.

Staff finds that the requested Wireless Telecommunication Facility (WTF) 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:

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 of the height of the tower from the public right-of-way.
3. The height of tower shall not exceed 120-feet.

City Attorney approved the ordinance as to form.

### **Planning & Zoning Commission Action**

On September 18, 2023 the Planning & Zoning Commission conducted a public hearing and recommended approval of the ordinance with a vote of 7-0.

### **Prior City Council Action**

The City Council held a public hearing and approved the ordinance on first reading on October 10, 2023.

**Funding Expected:** Revenue  Expenditure  N/A

**Budgeted Item:** Yes  No  N/A

**Amount:** \_\_\_\_\_

**1295 Form Required?** Yes  No

**Legal Review Required:**  Required  Date Completed: September 7, 2023

### **Supporting documents attached:**

1. Staff Report
2. Ordinance
3. Concept Plan
4. Location Map

### **Recommended Actions**

1. Motion to approve the ordinance on second reading approving a Specific Use Permit for a Wireless Telecommunication Facility.