



City of Pflugerville

Legislation Text

File #: ORD-0578, **Version:** 1

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)

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) contingent upon site development approvals as well as this SUP. The property is zoned Urban Level 4 (CL4). 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 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. 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.

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.

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.

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.

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