

**CITY OF COPPELL
PLANNING DEPARTMENT**

STAFF REPORT

CASE NO.: PD-280-R, Verizon

P&Z HEARING DATE: April 16, 2015

C.C. HEARING DATE: May 12, 2015

STAFF REP.: Gary L. Sieb, Director of Planning

LOCATION: 1005 E. Sandy Lake Road

SIZE OF AREA: One acre of property (actual site is 525 square feet)

CURRENT ZONING: R (Retail)

REQUEST: A zoning change request to PD-280-R (Planned Development-280-Retail), to allow an 80-foot telecommunication tower, antenna and facilities.

APPLICANT: **REPRESENTING LEASEE (VERIZON)**

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HISTORY: There has been no development history on this parcel for a number of years. It is owned by the city and has been partially occupied with a sewage pump station for over 50 years.

HISTORIC COMMENT: There is no historic significance other than the lift station is over 50 years old.

TRANSPORTATION: Sandy lake Road is a four-lane divided, concrete road contained within an approximate 110 foot right-of-way.

SURROUNDING LAND USE & ZONING:

North: non-conforming plant nursery; R, Retail

South: Universal Academy; PD-97R-3-R, Planned Development for a charter school

East: St. Joseph's Retirement Village; PD-114-R-SF-7, Planned Development for a retirement community

West: Universal Academy; PD-97R-3-R, Planned Development for a charter school

COMPREHENSIVE PLAN:

Coppell 2030, A Comprehensive Master Plan, shows this property as suitable for Mixed Use Neighborhood.

DISCUSSION:

This is a pretty straight-forward request for construction of a cell tower on city owned land behind the Universal Academy charter school at Sandy Lake and MacArthur Boulevard. The tower will be located behind an existing six-foot tall masonry screening fence and will be at least 300 feet south of Sandy Lake Road. The city has an existing sanitary sewer pump station on the site (it has been there in excess of 50 years), and as seen in the included exhibits, the cell tower will be so located as to not interfere with any pump station activities. In addition, the applicant has agreed to place a concrete access drive to the site, and construct a six-foot tall masonry fence with gate at the site entrance that will totally screen the tower equipment from public view. The tower equipment will be enclosed by a chain-link fence, and although we do not generally advocate chain link, it will be totally surrounded by a six foot brick wall. Finally, this cell tower will be of stealth design, basically an 80-foot tall cylinder with antennas interior to the tower, and of an off-white or buff color. It is a somewhat isolated site, the tower will be designed as a tall cylinder, the facility equipment will be totally screened from public views, and the lease will bring additional monthly income to the city. The lease is structured in five year increments, for a total of 25 years with a final expiration date of 2040. Support of this request is recommended with conditions listed below.

RECOMMENDATION TO THE PLANNING AND ZONING COMMISSION:

Staff is recommending APPROVAL of this request with the following condition:

1. The property will need to be platted.

ALTERNATIVES:

1. Recommend approval of the request
2. Recommend disapproval of the request
3. Recommend modification of the request
4. Take under advisement for reconsideration at a later date

ATTACHMENTS:

1. Tower Elevation (Sheet A-1)
2. Site Plan (Sheet C-1)
3. Enlarged Site Plan (Sheet C-2)
4. Brick Wall Detail (Sheet SE-4)
5. Wall Detail (Sheet C-8)