



AGENDA MEMORANDUM

Public Hearing/First Reading Ordinance for the City Council Meeting 8/20/2019
Second Reading Ordinance for the City Council Meeting 8/27/2019

DATE: July 23, 2019
TO: Peter Zaroni, City Manager
FROM: Nina Nixon-Mendez, FAICP, Director,
Development Services Department
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Rezoning a portion of property at or near 916 South Alameda Street.

CAPTION:

Case No: 0619-02 Texas State Roofing Company, LLC (District 2). Ordinance rezoning property at or near 916 South Alameda from the "CG-2" General Commercial District to the "CG-2/SP" General Commercial District with a Special Permit.

PURPOSE:

The purpose of this item is to allow for the installation of a monopole Cell Tower.

BACKGROUND AND FINDINGS:

The subject property is 2,500 sq. ft. in size. The applicant is proposing to install a monopole Cell Tower. The current "CG-2" General Commercial District allows apartments, restaurants, mini-storage, bars, and vehicles sales/repair. The "CG-2/SP" General Commercial District with a Special Permit will allow the monopole Cell Tower.

Mailing Notification

Number of Notices Mailed
16 within 200-foot notification area
5 outside notification area

As of August 12, 2019:

In Favor
7 inside notification area
0 outside notification area

In Opposition
0 inside notification area
0 outside notification area

Totaling 23.18% of the land within the 200-foot notification area in favor.

ALTERNATIVES:

1. Denial of the change of zoning from the from the “CG-2” General Commercial District to the “CG-2/SP” General Commercial District with a Special Permit with condition.
2. Approve the request of the “CG-2/SP” General Commercial District with a Special Permit without condition.

OTHER CONSIDERATIONS:

None.

CONFORMITY TO CITY POLICY:

The subject property is located within the boundaries of the Downtown Area Development Plan and is planned for Mixed Use. The proposed rezoning to the “CG-2/SP” General Commercial District with Special Permit is consistent with the Future Land Use Map.

EMERGENCY / NON-EMERGENCY:

Non-Emergency

DEPARTMENTAL CLEARANCES:

Legal and Planning Commission

FINANCIAL IMPACT:

Operating Revenue Capital (X) Not applicable

Fiscal Year: 2018-2019	Current Year	Future Years	TOTALS
Line Item Budget			
Encumbered / Expended Amount			
This item			
BALANCE			

Funding Detail:

Fund: N/A
 Organization/Activity: N/A
 Mission Element: N/A
 Project #: N/A
 Account: N/A

RECOMMENDATION:

Planning Commission and Staff Recommendation (June 26, 2019):

Approval of the change of zoning from the “CG-2” General Commercial District to the “CG-2/SP” General Commercial District with a Special Permit with a condition.

Condition: Provide an engineering drawing prepared, signed and sealed by a Texas licensed professional engineer, that the proposed cell tower will be able to withstand a sustained wind speed of 130 mph.

Vote Results:

For: 8
Opposed: 0
Absent: 0
Abstained: 0

LIST OF SUPPORTING DOCUMENTS:

Ordinance
Presentation - Aerial Map
Planning Commission Final Report