

FILE NUMBER: Z201-216(LG) **DATE FILED:** March 23, 2021
LOCATION: East side of Pleasant Drive, north of Lake June Road
COUNCIL DISTRICT: 5 **MAPSCO:** 54 T
SIZE OF REQUEST: +/- 2.627 Acres **CENSUS TRACT:** 92.01

REPRESENTATIVE/

APPLICANT: Alan Scivally

OWNER: Pleasant Grove Christian Church

REQUEST: An application for a Specific Use Permit for a tower/antenna for cellular communication use on property zoned an R-7.5(A) Single Family District.

SUMMARY: The purpose of the request is to allow a 100-foot-tall cellular communication tower onsite.

CPC RECOMMENDATION: Approval for a five-year period, subject to a revised site plan and conditions.

STAFF RECOMMENDATION: Approval for a five-year period, subject to a revised site plan and conditions.

BACKGROUND INFORMATION:

- The area of request is developed as a church [Pleasant Grove Christian Church].
- The applicant seeks to construct a monopole tower for cellular communication on the southeastern portion of the property, behind the existing church building.
- The applicant requested a tower with an overall height of 100 feet: 95 feet for the tower and an additional 5 feet for the lightning rod.
- A monopole cellular tower is allowed by Specific Use Permit only in all residential districts. The Dallas Development Code stipulates that a cellular tower is exempt from residential proximity slope height restrictions if a SUP is required for the cellular use and the impact of the tower height on an adjacent residential district is considered in the SUP process.
- CPC recommended a stealth design at its hearing; however, the applicant did not submit the site plan incorporating the stealth design to include at the time of writing this report. Therefore, a revised plan will be needed to follow CPC recommendation.

Zoning History:

There has been no recent zoning request in the area within the last five years.

Thoroughfares/Streets:

Thoroughfare/Street	Type	Existing ROW
Lake June Road	Principal Arterial	100' ROW with bike plan
Pleasant Drive	Local Street	-

Traffic:

The Engineering Division of the Sustainable Development and Construction Department reviewed the proposed request and determined that the request will not have a negative impact on the existing street system.

STAFF ANALYSIS

Comprehensive Plan:

The *forwardDallas! Comprehensive Plan* was adopted by the City Council in June 2006. The *forwardDallas! Comprehensive Plan* outlines several goals and policies which can serve as a framework for assisting in evaluating the applicant's request.

While the Plan does not specifically address telecommunication coverage, the Plan contains goals and policies for stabilization and strengthening of neighborhoods. Staff recognizes that telecommunication is a part of overall access to service and utilities and therefore, an increase may help accomplish the general goals of *forwardDallas!*

Surrounding Land Uses:

Area	Zoning	Land Use
Site	R-7.5(A)	Church
North	R-7.5(A)	Single Family
East	R-7.5(A), CR	Single Family, Retail
South	RR, CR	Childcare Facility, Restaurant
West	R-7.5(A)	Public School (Elementary), Single Family

Land Use Compatibility:

The area of request is developed with a church and contains two buildings. Surrounding land uses include single family to the north, east and west. Retail and restaurants are located east, south and southwest of the property. There is also a public elementary school to the west of the area of request.

The applicant seeks to construct a monopole tower for cellular communication on the southeast portion of the property, behind the existing church building. The applicant proposed a tower to have an overall height of 100 feet: 95 feet for the tower and an additional 5 feet for the lightning rod.

The proposed location of the stealth monopole tower is within a residential neighborhood

and situated behind another property with direct access from Baywood Street. Staff recognizes the visual impact of the proposed tower located adjacent to single family lots but appreciates the placement in the rear portions of property, away from direct visibility along public streets and building façades.

The general provisions for a Specific Use Permit in Section 51A-4.219 of the Dallas Development Code specifically state: (1) The SUP provides a means for developing certain uses in a manner in which the specific use will be consistent with the character of the neighborhood; (2) Each SUP application must be evaluated as to its probable effect on the adjacent property and the community welfare and may be approved or denied as the findings indicate appropriate; (3) The city council shall not grant an SUP for a use except upon a finding that the use will: (A) complement or be compatible with the surrounding uses and community facilities; (B) contribute to, enhance, or promote the welfare of the area of request and adjacent properties; (C) not be detrimental to the public health, safety, or general welfare; and (D) conform in all other respects to all applicable zoning regulations and standards. The regulations in this chapter have been established in accordance with a comprehensive plan for the purpose of promoting the health, safety, morals, and general welfare of the city.

The applicant proposes to construct a monopole tower at this location to provide cellular coverage to users within the vicinity. The tower and equipment are proposed to be surrounded by an eight-foot-tall wood fence as screening for the tower. The eight-foot-tall wood fence will provide concealment of the tower and equipment at the street level. Overall, the public utility service of increased coverage would significantly improve.

Additionally, Section 51A-4.408 of the Dallas Development Code provides an exception of maximum structure height for utility and public service uses, including a tower/antenna for wireless communication. Therefore, the maximum structure height of 30 feet in the R-7.5(A) Single Family District does not apply to a tower/antenna for cellular communication. However, the impact of the height of the tower should be considered during the SUP process. The distance between the proposed tower and the existing single-family structures is included on the SUP site plan. The closest single family structure is 157.6 feet to the east.

In assessing the height of the proposed tower and the distance to the closest single-family property, staff considers the visual intrusion of the proposed tower to be significant to the surrounding neighborhood. Staff balanced the visual intrusion of the proposed structure with the improvement of the service provided when making the recommendation to support the request. Therefore, to help better assess the compatibility of the proposal with the neighborhood, staff is recommending a shorter period of time, with no eligibility for

automatic renewals. The SUP should be evaluated periodically, allowing more frequent input from the surrounding property owners.

Coverage Maps:

The applicant submitted coverage maps depicting the existing cellular coverage with a 60' tower, a 65' tower and the proposed 100' tower. According to the maps, the proposed tower would provide increased signal coverage in the area.

Parking:

Parking will be provided in accordance with the parking requirements in the Dallas Development Code, as amended, which is one space if the cellular communication tower/antenna has an auxiliary building housing electronic and communication equipment ("auxiliary building") greater than 120 square feet. No auxiliary building is proposed; therefore, no additional parking is triggered by the development of this use.

Landscaping:

In general, landscaping must be provided in accordance with the landscaping requirements in Article X, as amended. Per the current proposal, the area of request will not be required to provide landscaping because less than 2,000 square feet of non-permeable surface will be installed.

Market Value Analysis:

Market Value Analysis (MVA) is a tool to aid residents and policymakers in understanding the elements of their local residential real estate markets. It is an objective, data-driven tool built on local administrative data and validated with local experts. The analysis was prepared for the City of Dallas by The Reinvestment Fund. Public officials and private actors can use the MVA to target intervention strategies more precisely in weak markets and support sustainable growth in stronger markets. The MVA identifies nine market types (A through I) on a spectrum of residential market strength or weakness. As illustrated in the attached MVA map, the colors range from purple representing the strongest markets (A through C) to orange, representing the weakest markets (G through I). Although the area of request is not within an identifiable MVA cluster, it abuts "H" MVA categories to the north, east, and south.

List of Officers/Partners/Principals

Pleasant Grove Christian Church Board Members

Sherwin Hankins, Board Chairman
Andy Carroll, Vice Chairman
Mike Pineda, Treasurer
Mitchell Webb, Parliamentarian
Stacey Tipping, Secretary

**CPC ACTION
JUNE 17, 2021**

Motion: It was moved to recommend **approval** of a Specific Use Permit for a tower/antenna for cellular communication use for a five-year period, subject to a revised site plan and staff's recommended conditions; as briefed, on property zoned R-7.5(A) Single Family District, on the east side of Pleasant Drive, north of Lake June Road.

Maker: Shidid
Second: MacGregor
Result: Carried: 11 to 0

For: 11 - MacGregor, Hampton, Johnson, Shidid,
Carpenter, Jackson, Blair, Jung, Suhler, Garcia,
Rubin

Against: 0
Absent: 3 - Stinson, Schwope, Murphy
Vacancy: 1 - District 10

Notices: Area: 200 Mailed: 25
Replies: For: 0 Against: 0

Speakers: For: Chris Cendrick, 2152 Lakecrest Dr., Grapevine, TX, 76051
Alan Scivally, 2152 Lakecrest Dr., Grapevine, TX, 76051
Against: None

CPC RECOMMENDED SUP CONDITIONS

1. **USE:** The only use authorized by this specific use permit is a tower/antenna for cellular communication.
2. **SITE PLAN:** Use and development of the Property must comply with the attached site plan and elevation.

CPC Recommendation:

3. **TIME LIMIT:** This specific use permit expires on (five years from the passage of the ordinance).

Applicant's Request:

3. **TIME LIMIT:** This specific use permit expires on (ten years from the passage of the ordinance), but is eligible for automatic renewal for additional 10-year periods, pursuant to Section 51A-4.219 of Chapter 51A of the Dallas City Code, as amended. For automatic renewal to occur, the Property owner must file a complete application for automatic renewal with the director before the expiration of the current period. Failure to timely file a complete application will render this specific use permit ineligible for automatic renewal. (Note: The Code currently provides that applications for automatic renewal must be filed after the 180th but before the 120th day before the expiration of the current specific use permit period. The Property owner is responsible for checking the Code for possible revisions to this provision. The deadline for application for automatic renewal is strictly enforced.)

4. **COLOCATION:** Any tower/antenna support structure must be constructed to support the antenna arrays for at least two other wireless communications carriers. The tower/antenna support structure must be made available to other wireless communication carriers upon reasonable terms.

5. **HEIGHT:** The tower/antenna for cellular communication may not exceed 100 feet, including the five-foot lightning rod.

CPC Recommendation:

6. **COMMUNICATION TOWER:** The tower/antenna for cellular communication must be a stealth monopole (cables, antennas, and other similar equipment must be located within the structure) and must be painted or finished in a neutral color. The maximum diameter of the tower is 72 inches.

Applicant's Request:

6. **COMMUNICATION TOWER:** ~~The tower/antenna for cellular communication must be a stealth monopole (cables, antennas, and other similar equipment must be located within the structure) and must be painted or finished in a neutral color. The maximum diameter of the tower is 72 inches.~~

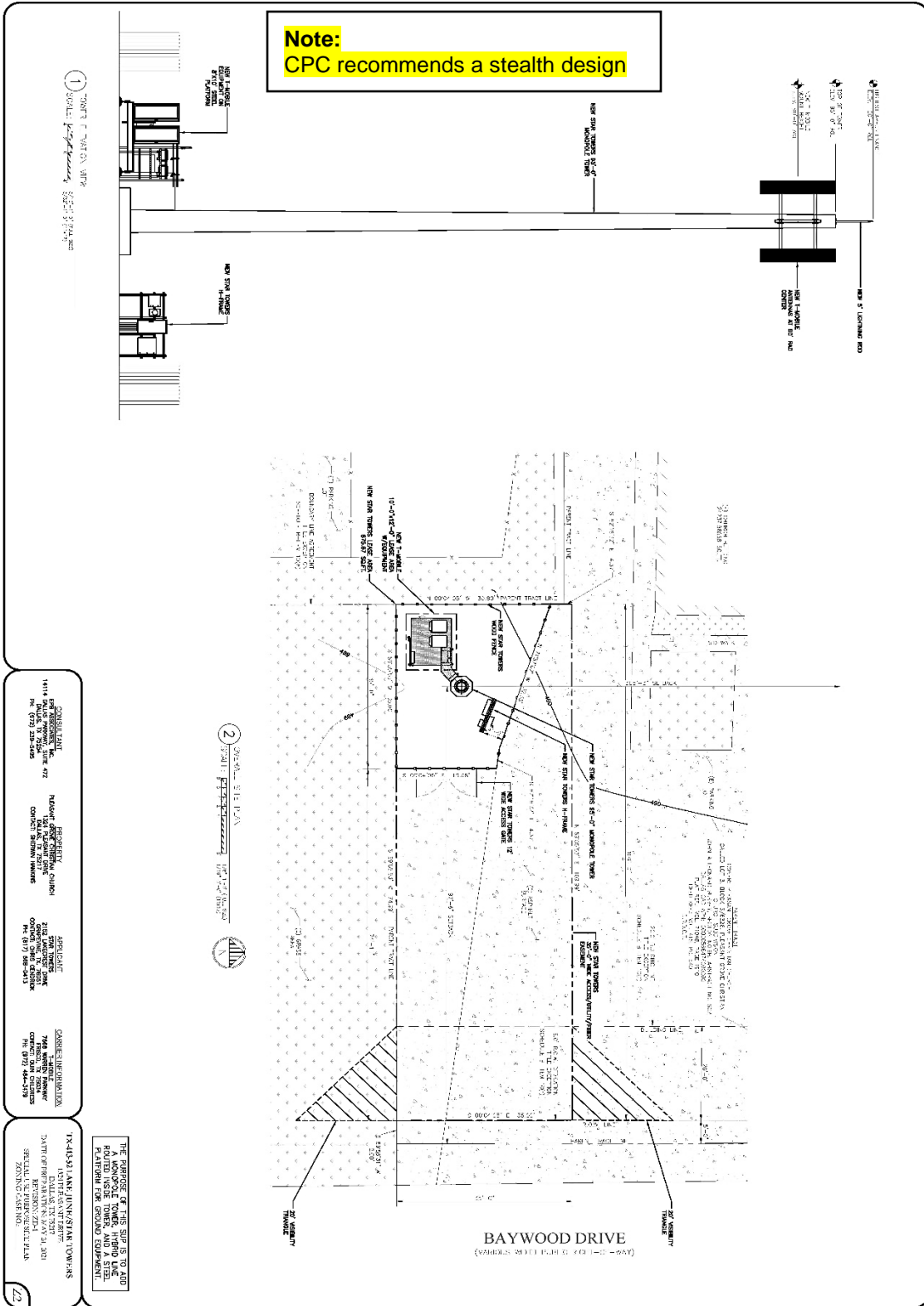
Z201-216(LG)

7. **SCREENING**: The lease area must be screened by an eight-foot-tall solid fence and secured by a 16-foot-wide access gate in the location shown on the attached site plan.

8. **MAINTENANCE**: The Property must be properly maintained in a state of good repair and neat appearance.

9. **GENERAL REQUIREMENTS**: Use of the Property must comply with all federal and state laws and regulations, and with all ordinances, rules, and regulations of the City of Dallas.

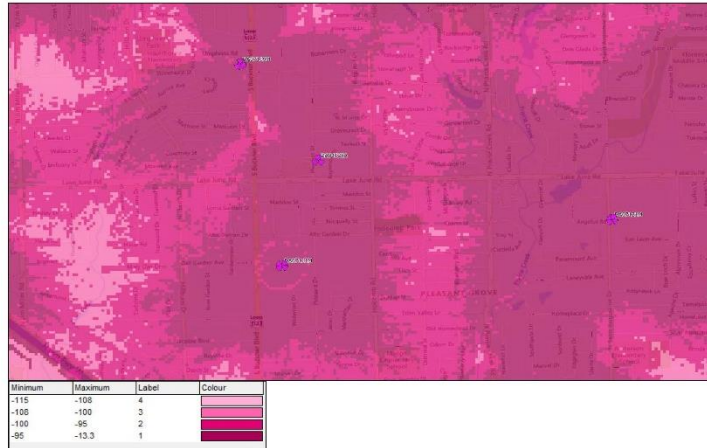
APPLICANT'S PROPOSED ENLARGED SITE PLAN WITH ELEVATIONS



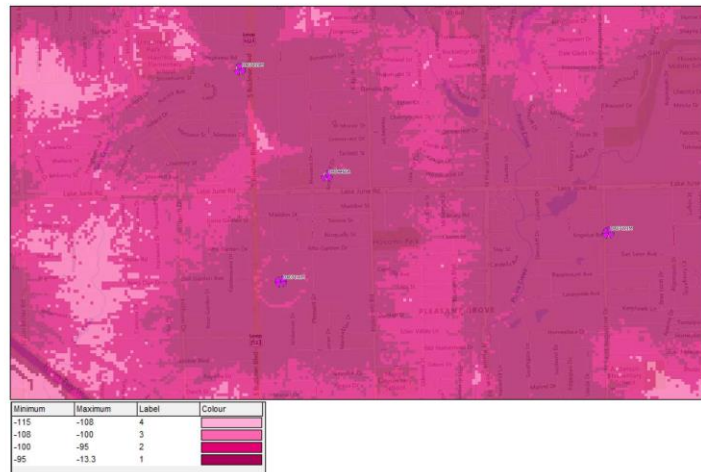
COVERAGE MAPS (FOR ILLUSTRATIVE PURPOSES ONLY)

The magenta (dark pink) represents excellent signal coverage while the light pink represents fair signal coverage.

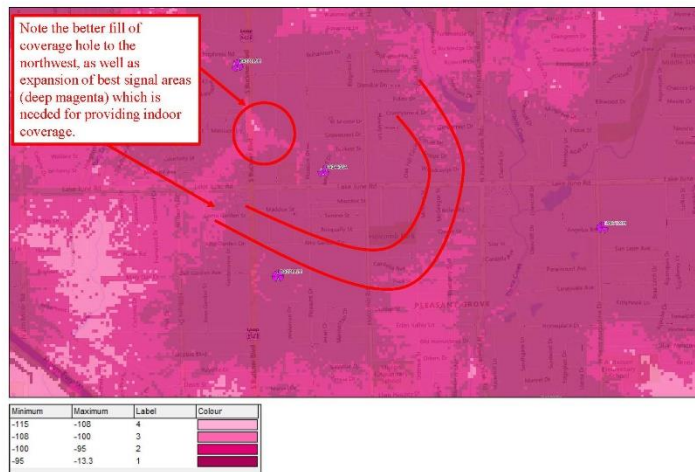
Existing L2100 Coverage w/ DA04128A (COW 60')

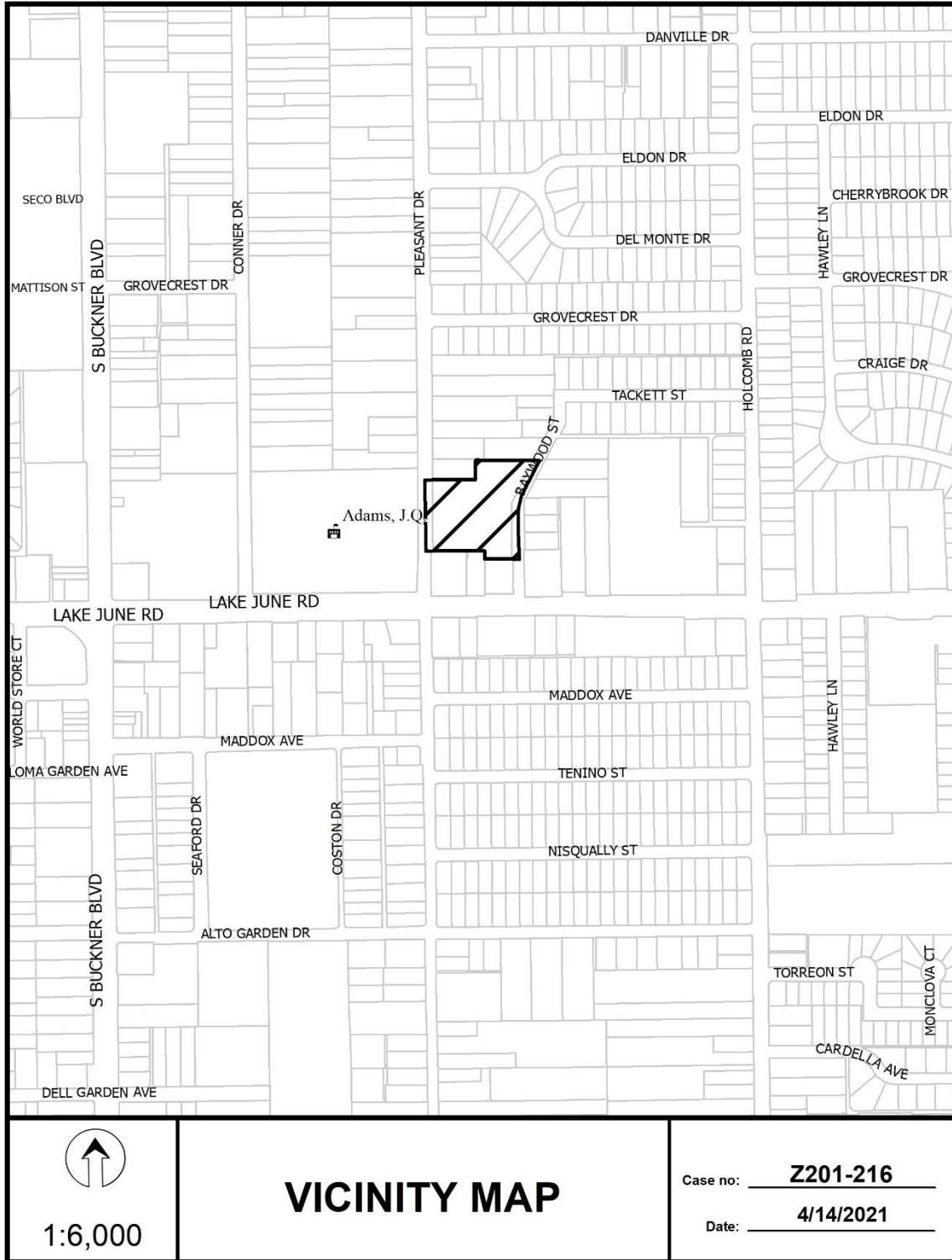


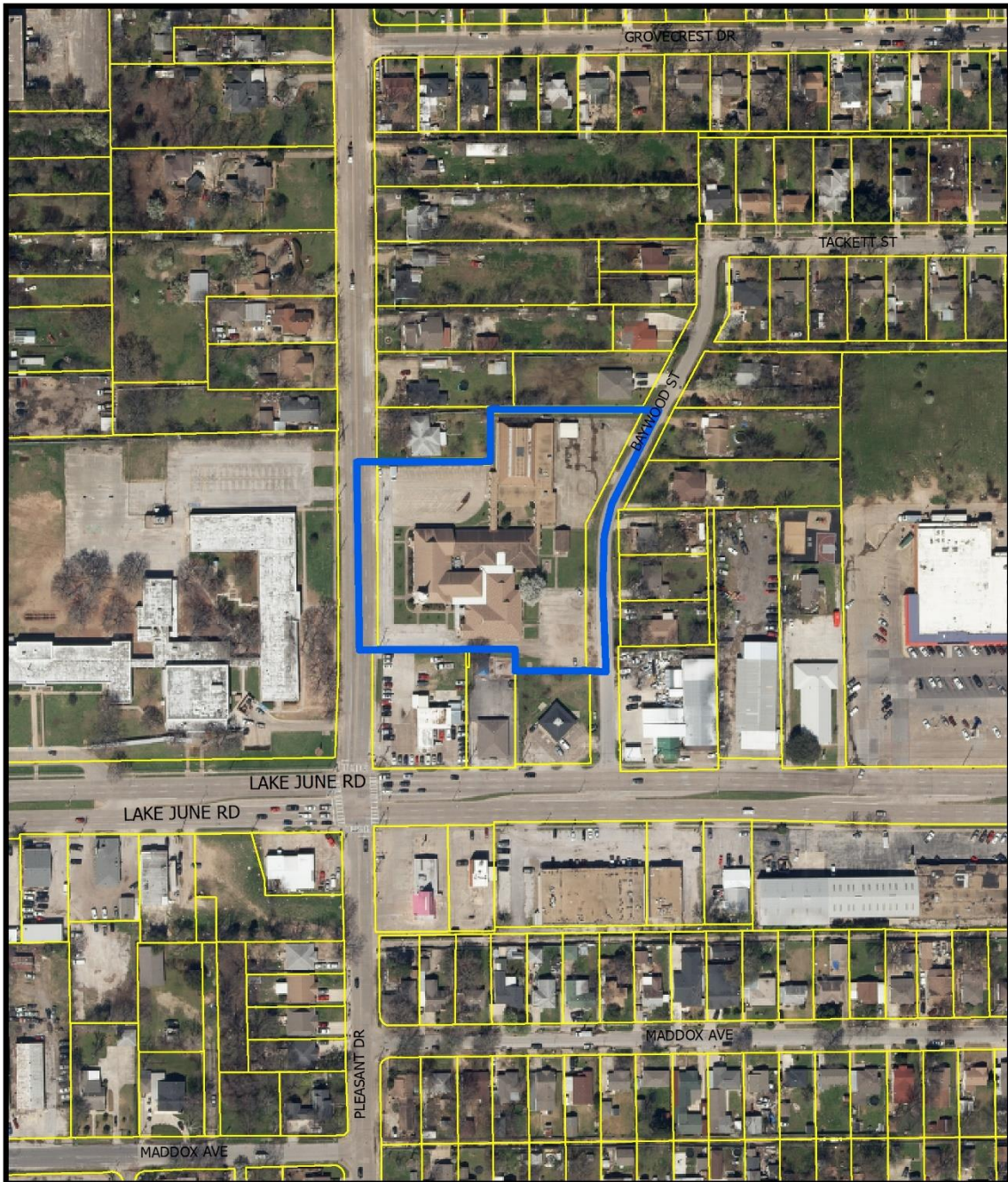
DA04466A – 65' RAD




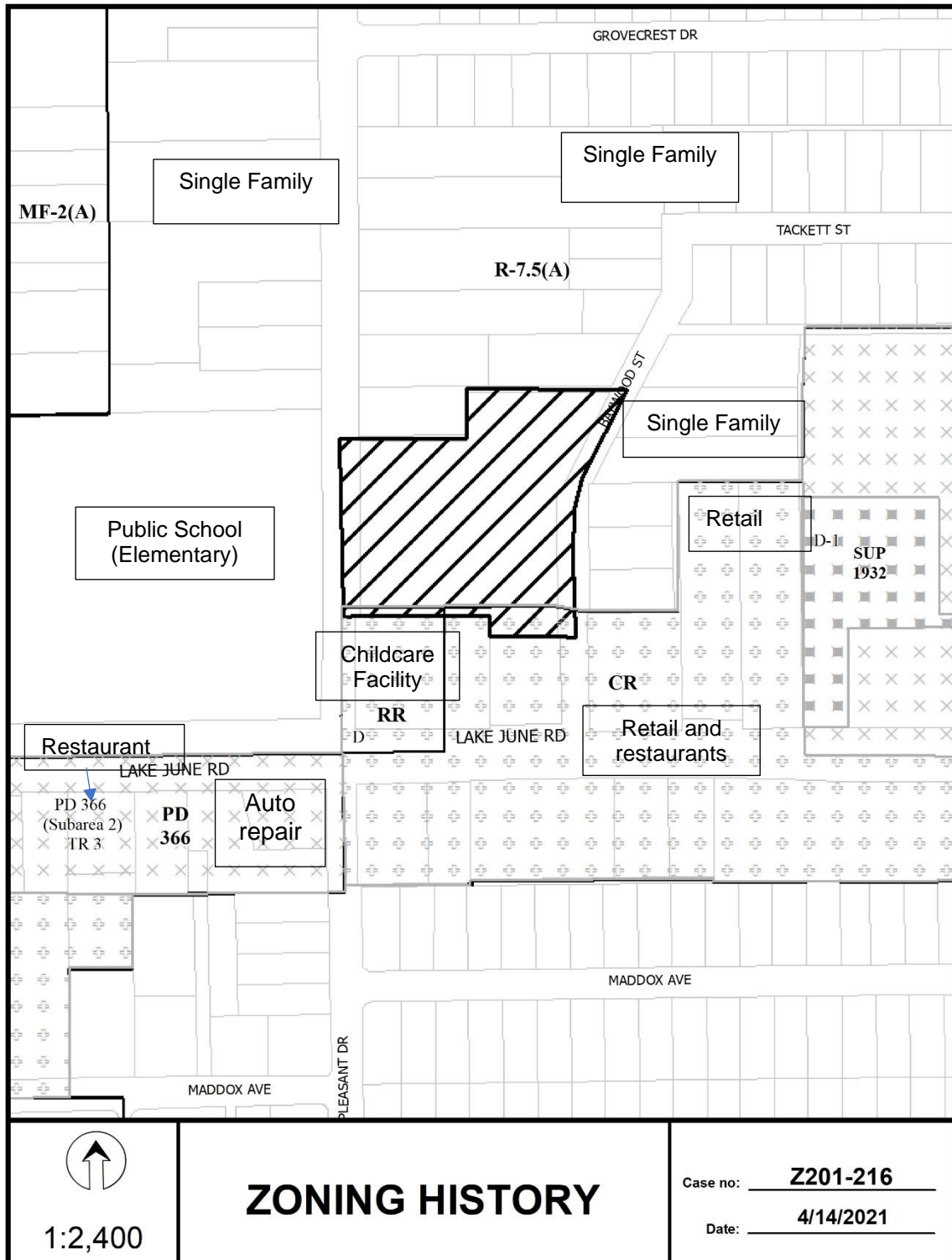
DA04466A – 95' RAD

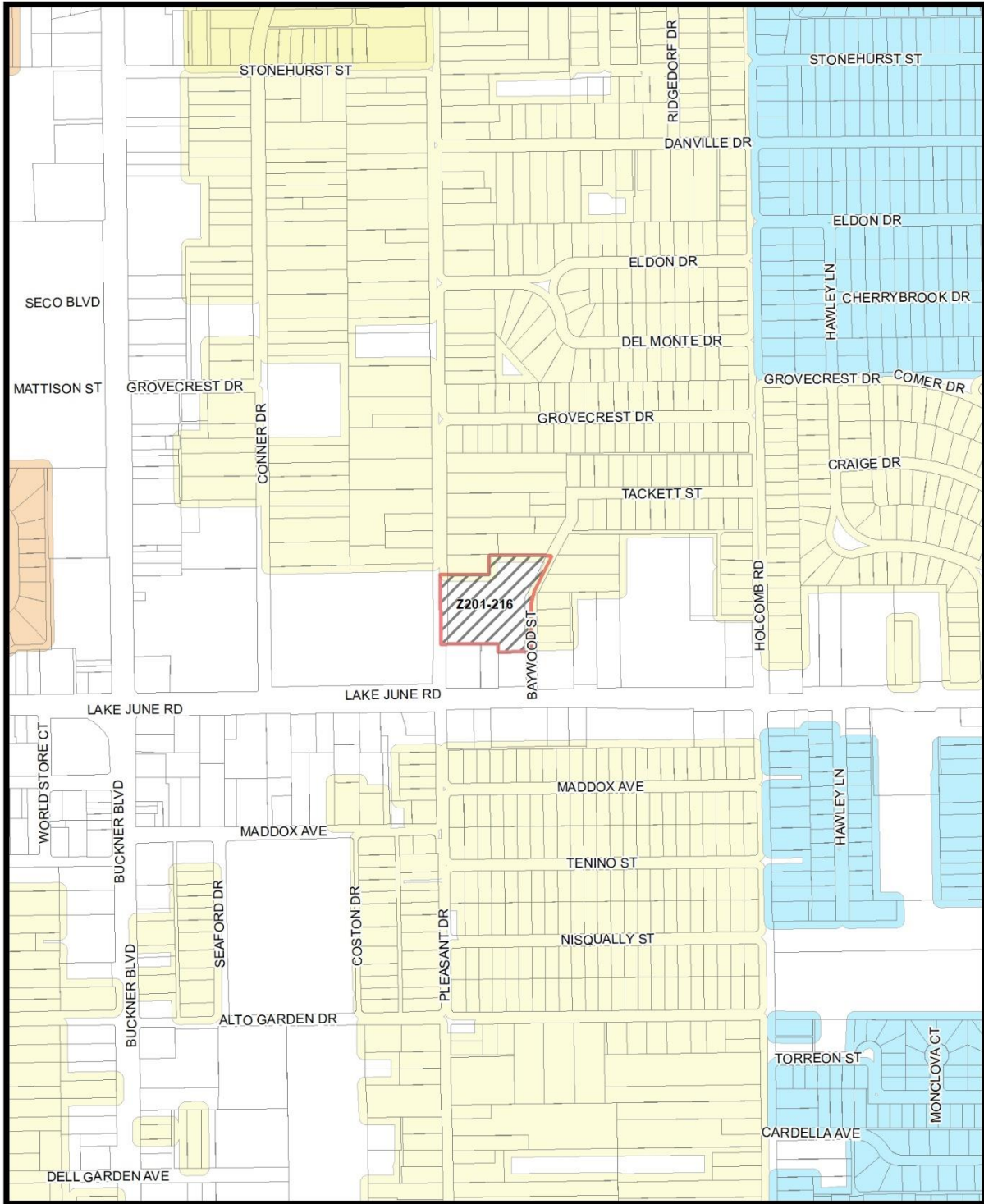






 1:2,400	<h1>AERIAL MAP</h1>	Case no: <u> Z201-216 </u> Date: <u> 4/14/2021 </u>
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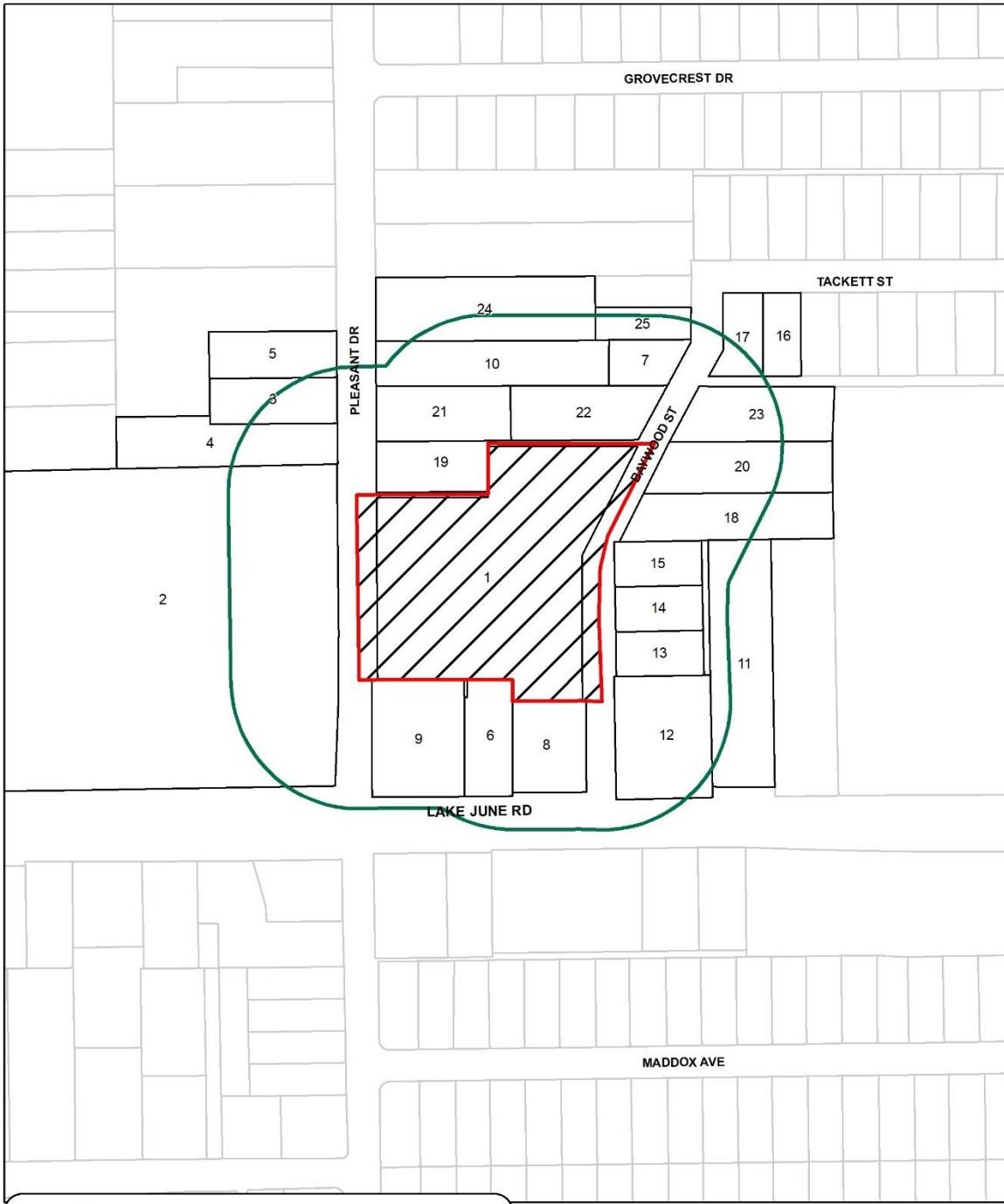
Market Value Analysis A B C D E F G H I NA



Market Value Analysis

Printed Date: 4/14/2021

CPC RESPONSES



<u>25</u>	Property Owners Notified (25 parcels)
<u>0</u>	Replies in Favor (0 parcels)
<u>0</u>	Replies in Opposition (0 parcels)
<u>200'</u>	Area of Notification
<u>6/17/2021</u>	Date

Z201 - 216
CPC



1:2,400

06/16/2021

Reply List of Property Owners***Z201-216******25 Property Owners Notified******0 Property Owners in Favor******0 Property Owners Opposed***

<i>Reply</i>	<i>Label #</i>	<i>Address</i>	<i>Owner</i>
1	1324	PLEASANT DR	PLEASANT GROVE CHRISTIAN CHURCH
2	8239	LAKE JUNE RD	Dallas ISD
3	1411	PLEASANT DR	RUIZ MICHELE
4	1403	PLEASANT DR	RODRIGUEZ GILBERTO
5	1415	PLEASANT DR	AGUILAR MARIA M &
6	8315	LAKE JUNE RD	Taxpayer at
7	1415	BAYWOOD ST	HERNANDEZ MARIA CECILIA
8	8323	LAKE JUNE RD	SUN WEN TSAI & CHING JEN
9	8301	LAKE JUNE RD	DIAZ ROBERTO H &
10	1414	PLEASANT DR	GONZALEZ MARBELLA
11	8341	LAKE JUNE RD	MENDOZA JUAN & MONICA
12	8333	LAKE JUNE RD	MENCHACA GILBERTO
13	1320	BAYWOOD ST	SIERRA LUIS & CLARITA
14	1326	BAYWOOD ST	ANDRADE ALFREDO
15	1332	BAYWOOD ST	CARRANZA OLIVERIO & ROSBELIA ORTIZ
16	8412	TACKETT ST	MUNOZ JOSE GUADALUPE &
17	8406	TACKETT ST	OVALLE CRYSTAL
18	1338	BAYWOOD ST	RUIZ LUISA GOMEZ
19	1338	PLEASANT DR	FLORES PEDRO &
20	1404	BAYWOOD ST	LUVIANO ROGELIO & CRUZ PATRICIA
21	1406	PLEASANT DR	RAMIREZ CELSO &
22	1409	BAYWOOD ST	Taxpayer at
23	1410	BAYWOOD ST	CASTANEDA SEBASTIAN G
24	1418	PLEASANT DR	GONZALES ELEAZAR ALVAREZ
25	1419	BAYWOOD ST	OVALLE NICOLAS &