

Sec. 2.441 Wireless Telecommunication Facilities

Wireless Telecommunication Facilities may be permitted in all zoning districts if it is demonstrated that:

1. **Attached telecommunications facilities.** Attached telecommunications facilities are installed on existing wireless communication facilities, agricultural, educational, governmental buildings or facilities or structures owned by a utility provider, churches or other similar non-residential structures in a residential district.
2. **Fenced enclosure required.** An opaque fence that not less than 8 feet in height and not more than 10-feet in height encloses the base of all wireless telecommunications towers and related facilities.
3. **Setbacks.** These setbacks shall apply in all zones. Setbacks may be modified as part of the Special Use process when such process is required. These setbacks are for new towers only. The utilization of an existing structure does not require the creation of a separate lot.
 - Wireless telecommunications towers shall be set back from all property lines:
 - A distance equal to 110% of the height of the tower; or
 - For towers with preformed collapse points, 110% of the height of the tallest section.
 - All accessory structures to wireless telecommunications towers, wireless telecommunications structures, and wireless telecommunications facilities (excluding required fence and guy wires) shall be set back 15 feet from property lines.
4. **Height.** Wireless telecommunication facilities do not exceed the following heights: **Separation.** New towers are separated from existing towers a minimum distance of two miles measured in a straight line from base to base, irrespective of jurisdictional boundaries. The distance requirement does not apply to antennas being located on an existing tower.
 - Towers.
 - BP and GC districts: 100 feet.
 - I and AG districts: 120 feet.

- S, AU, UR, NC, UU and CN districts: 20 feet above the maximum building height permitted in the zoning district.
- Support facilities are subject to the maximum building height permitted in the zoning district.

5. **Access.**

- Vehicular access shall be provided to all towers. Such access shall be improved with asphalt, concrete or a similar material and a minimum pavement width of 20 feet. Caliche shall not be an acceptable material.
- Adequate space must be provided for maneuvering maintenance vehicles at the base of the tower

6. **Appearance.**

- Towers shall be of an inconspicuous stealth design. The applicant shall provide an artist rendering of the proposed stealth tower. The design of a stealth tower shall be compatible with the architecture of structures in the area of the proposed tower. If an applicant does not use a stealth design, the applicant shall demonstrate why such a design is not feasible.
- Where stealth design is not feasible, towers shall be monopoles, painted a non-contrasting gray or similar color, minimizing their visibility, unless otherwise required or requested by the Federal Communications Commission, Federal Aviation Administration, or City.
- Guyed towers may be permitted for radio or television facilities if monopole design is not possible.
- No advertising is permitted anywhere on the wireless telecommunications antennas, wireless telecommunications equipment shelters, wireless telecommunications facilities, or wireless telecommunications towers.

7. **Location in areas of need.** Wireless telecommunications antennas, towers, structures and facilities are located only in areas of need, that is, poor coverage that will be corrected by the tower or antenna. The applicant shall demonstrate need by submitting a needs study that identifies the location, or group of locations, where a facility will meet the communications need. Among the locations identified, the applicant shall locate the facility according to the following priority locations, listed from

greatest priority (1) to least priority (5): **UC district.** In the UC district, wireless telecommunications facilities are permitted on existing towers, and as provided in Section A. and F.1. No new freestanding wireless telecommunications towers are permitted.

- Co-location on another tower that meets the requirements of this section.
- On an existing utility structure such as a water tower or power pole.
- On an existing structure such as a steeple where the antenna can be camouflaged to retain the appearance of the structure.
- On a site where the tower will largely be screened from view from residential property and public rights-of-way by distance, intervening buildings, and vegetation.
- On another location, with screening as approved.

8. **Structure.** The applicant must provide a Texas licensed engineer's sealed certification

9. **Documentation.** Documentary evidence of compliance with all Federal Aviation Administration and Federal Communications Commission requirements.

- The structures' (pole and equipment) ability to withstand a 200 m.p.h. wind load.
- The structural integrity and safety of the proposed facility and the existing structure with the application.
- For new structures/towers the ability of the structure/tower to accept the co-location of at least two additional wireless telecommunications facilities from structural, safety, and operations perspectives.

10. **Temporary towers.** Upon notification to the Planning, Zoning & Engineering Department, operational, temporary test towers/antennas may be erected for a period not exceeding 72 hours per parcel.

11. **Abandonment/termination of use.** The owner of the property shall dismantle the tower and all associated structures if no functioning antenna is attached to the towers for 18 consecutive months, and shall restore the site as nearly as possible to pre-existing site conditions.

12. **Permit Fees.** Permit fees for new towers and co-location of wireless telecommunications facilities shall be paid in accordance with the fee schedule established by the City. Co-location of wireless

telecommunications facilities on city facilities shall require additional compensation as agreed upon by the City.