



College Station ~  
Embracing the Past, Exploring the Future

**MINUTES**  
**Regular Meeting**  
**Planning and Zoning Commission**  
**Thursday, April 1, 2004, at 7:00 p.m.**  
**Council Chambers, College Station City Hall**  
**1101 Texas Avenue**  
**College Station, Texas**

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**COMMISSIONERS PRESENT:** Chairman Shafer, Commissioners Davis, Reynolds, Williams, Trapani, and Hall.

**COMMISSIONERS ABSENT:** White.

**CITY COUNCIL MEMBERS PRESENT:** Hazen.

**CITY STAFF PRESENT:** City Planner Kee, Development Manager Ruiz, Assistant Development Manager George, Senior Planner Fletcher, Staff Planners Reeves and Prochazka, Mapping Technician Griffin, Graduate Civil Engineers Thompson and Cotter, Assistant City Manager Brown, Assistant City Attorney Nemcik, Economic Development Director Foutz, Action Center Representative Kelly, and Staff Assistant Hazlett.

Chairman Shafer called the meeting to order at 7:00 P.M.

**6. Public hearing, discussion, and possible action on a Conditional Use Permit for the Wright Stealth Telecommunications Tower consisting of approximately 3.175 acres located on the north side of Krenek Tap Road just east of Dartmouth Drive. (04-62)**

Staff Planner Reeves presented the Staff Report. In her opening remarks, Ms. Reeves stated that the applicant is requesting a Conditional Use Permit for a stealth telecommunications tower designed as an 80' flag pole. She added that Staff does not support the request, pointing out that the Land Use Plan designates this area as Single Family Medium Density. Currently, the subject property is zoned as R-4 Multi-Family and developed as a single family residence, while the majority of the surrounding properties remain undeveloped. Letters of opposition were noted and the Telecommunications Act of 1966 were given to the Commission for further information, guidelines and review.

There was a brief discussion regarding the distance requirements.

Chairman Scott opened the public hearing.

Mike Crain, the Sprint PCS representative, made a presentation, requesting approval of the Conditional Use Permit. A lengthy discussion ensued regarding various issues and concerns. Mr. Crain explained that the equipment will be hidden from view and that the site will be landscaped, exceeding the ordinance by several 100 points, and also include a brick wall, making it aesthetic to the surrounding area. Other sites were considered and rejected due to environmental issues and the terrain. Mr. Crain explained that the tower must be west of the bypass to reach the areas requiring service.

The property owner, Arthur Wright, who resides at 1008 Holt, spoke in favor of the Conditional Use Permit, stating that it is subjective and that he believes there are many people to be served in this area by the tower.

Jim Stewart, managing partner of Waterwood Townhomes, located next door to the site expressed concern over the height of the flagpole, comparing it to the height of telephone poles and the area trees. He believes the tower would have a negative impact on the area and is not in character with the area.

Chairman Shafer closed the public hearing.

Commissioner Williams motioned to deny the Conditional Use Permit. Commissioner Trapani seconded the motion, stating that the proposal doesn't fit in with scheme of what we are trying to do on Krenk Tap Road and suggested a possible alternative should be sought. Commissioner Williams concurred.

Commissioner Hall interjected that a flagpole doesn't make sense in this area currently. Chairman Shafer concurred, stating that he appreciates the need but would prefer to see how the area develops out before doing something like this on that location.

Chairman Shafer called the question. The motion to deny carried by a vote of 5-0-1.

FOR: Shafer, Trapani, Williams, Hall and Reynolds.

AGAINST: None.

ABSTAINED: Davis.

ABSENT: White