

ORDINANCE NO. \_\_\_\_\_

AN ORDINANCE AMENDING CHAPTER 12, "UNIFIED DEVELOPMENT ORDINANCE," SECTION 3.13, "DEVELOPMENT REVIEW PROCEDURES, CONDITIONAL USE PERMIT", OF THE CODE OF ORDINANCES OF THE CITY OF COLLEGE STATION, TEXAS, BY CHANGING THE ZONING DISTRICT BOUNDARIES AFFECTING CERTAIN PROPERTIES AS DESCRIBED BELOW; DECLARING A PENALTY; AND PROVIDING AN EFFECTIVE DATE.

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF COLLEGE STATION, TEXAS:

PART 1: That Chapter 12, "Unified Development Ordinance," Section 3.13, "Development Review Procedures, Conditional Use Permit," of the Code of Ordinances of the City of College Station, Texas, be amended as set out in Exhibit "A", attached hereto and made a part of this ordinance for all purposes.

PART 2: That any person, firm, or corporation violating any of the provisions of this chapter shall be deemed guilty of a misdemeanor, and upon conviction thereof shall be punishable by a fine of not less than Twenty-five Dollars (\$25.00) nor more than Two Thousand Dollars (\$2,000.00). Each day such violation shall continue or be permitted to continue, shall be deemed a separate offense. Said Ordinance, being a penal ordinance, becomes effective ten (10) days after its date of passage by the City Council, as provided by Section 35 of the Charter of the City of College Station.

PASSED, ADOPTED, and APPROVED this 29th day of APRIL 2004.

APPROVED:

\_\_\_\_\_  
RON SILVIA, Mayor

ATTEST:

\_\_\_\_\_  
Connie Hooks, City Secretary

APPROVED:

  
\_\_\_\_\_  
City Attorney

**EXHIBIT "A"**

That the Official Zoning Map of the City of College Station, Section 3.13, "Development Review Procedures, Conditional Use Permit", of Chapter 12, "Unified Development Ordinance", is hereby amended as follows:

**That a Conditional Use Permit is hereby granted for a STEALTH TELECOMMUNICATIONS TOWER as provided for in Chapter 12, "Unified Development Ordinance", Section 3.13, "Development Review Procedures, Conditional Use Permit", of the Code of Ordinances of the City of College Station. The property located at 903 KRENEK TAP ROAD is granted a Conditional Use Permit for a STEALTH TELECOMMUNICATIONS TOWER designed as an 80' flagpole, as shown in photo simulation Exhibit "B," the approved site plan shown in Exhibit "C," and shown graphically in Exhibit "D."**

**Sprint. Sprint PCS™**

## Photo-Simulation

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**Sprint. Sprint PCS™**  
Proposed Telecommunications Structure



4/1/2004 Photo-simulation Looking East toward site Proposed South Flagpole 21

This slide shows a photo-simulation of a proposed telecommunications structure. The image features a tall flagpole with an American flag on the left and a tower structure on the right, both set against a blue sky with light clouds. The foreground shows a grassy area with some trees and a fence. The slide includes the Sprint logo and title at the top, and a date, description, and page number at the bottom.

**Sprint. Sprint PCS™**

## Photo-Simulation

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**Sprint. Sprint PCS™**  
Proposed Telecommunications Structure



4/1/2004 Photo-simulation Looking North toward site Proposed South Flagpole 22

This slide shows another photo-simulation of the proposed telecommunications structure. The image shows the same flagpole and tower structure from a different perspective, looking north. The flagpole is on the left, and the tower is on the right. The background shows a blue sky with light clouds and some trees. The slide includes the Sprint logo and title at the top, and a date, description, and page number at the bottom.

**Sprint** Sprint PCS™

## Photo-Simulation

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**Sprint** Sprint PCS™  
Proposed Telecommunications Structure



4/1/2004 Photo-simulation Looking South toward site Proposed South Flagpole 19

**Sprint** Sprint PCS™

## Photo-Simulation

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**Sprint** Sprint PCS™  
Proposed Telecommunications Structure



4/1/2004 Photo-simulation Looking West toward site Proposed South Flagpole 20

**Sprint** Sprint PCS™

## Photo-Simulation

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**Sprint** Sprint PCS™  
Proposed Telecommunications Structure



4/1/2004 Photo-simulation Looking South toward site Proposed South Flagpole 17

This slide shows a photo-simulation of a proposed flagpole. The scene is a park-like area with several large, leafless trees in the foreground and a fence. An American flag is flying from a tall pole in the middle ground. The sky is overcast. The slide includes the Sprint logo and title at the top, a smaller version of the logo and title above the image, and a caption at the bottom with the date 4/1/2004, the word 'Photo-simulation', the direction 'Looking South toward site', the description 'Proposed South Flagpole', and the slide number 17.

**Sprint** Sprint PCS™

## Photo-Simulation

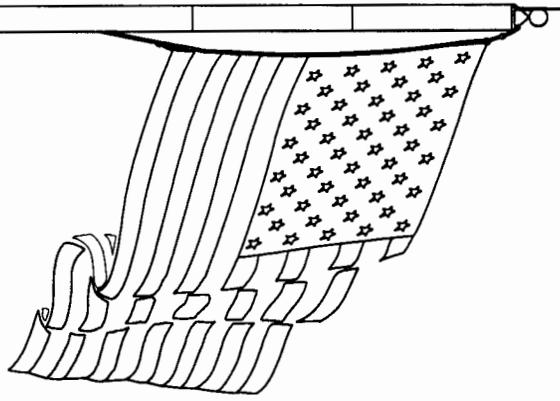
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**Sprint** Sprint PCS™  
Proposed Telecommunications Structure

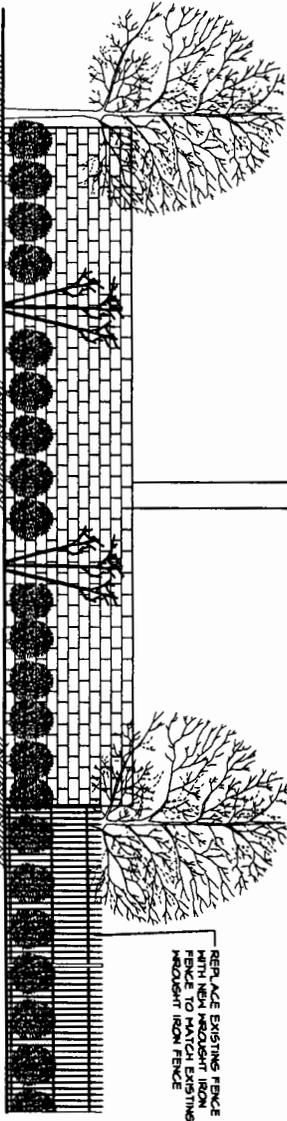


4/1/2004 Photo-simulation Looking South toward site Proposed South Flagpole 18

This slide shows a photo-simulation of a proposed flagpole on a street corner. The scene includes utility poles with power lines, a street sign, and a brick building in the background. An American flag is flying from a tall pole. The sky is overcast. The slide includes the Sprint logo and title at the top, a smaller version of the logo and title above the image, and a caption at the bottom with the date 4/1/2004, the word 'Photo-simulation', the direction 'Looking South toward site', the description 'Proposed South Flagpole', and the slide number 18.



PROPOSED 80'-0"  
FLAG POLE



**ELEVATION VIEW**

0 1' 2' 4' 8' 16'  
GRAPHIC SCALE - 3/16" = 1'-0"

1

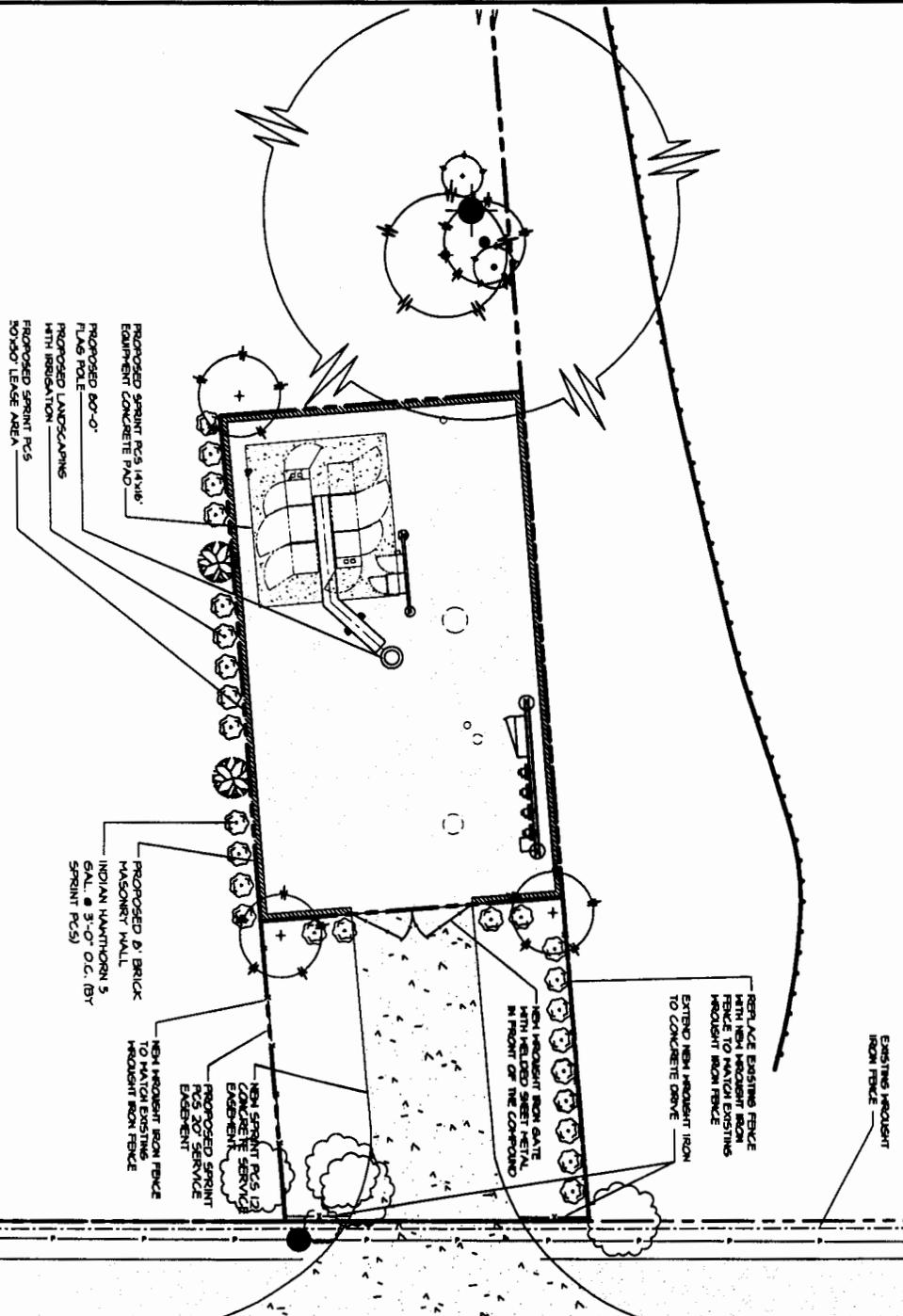
PROPOSED 8' BRICK  
MASONRY WALL

REPLACE EXISTING FENCE  
WITH NEW MASONRY IRON  
MASONRY IRON FENCE

NOTE:  
ALL PLANTING MUST BE IRRIGATED. AN IRRIGATION PLAN MUST  
BE APPROVED PRIOR TO CERTIFICATE OF OCCUPANCY.

NOTE:  
IRRIGATION SYSTEM MUST BE PROTECTED BY EITHER A PRESSURE  
VACUUM BREAKER, A REDUCED PRESSURE PRINCIPLE BACK FLOW  
DEVICE OR A DOUBLE-CHECK BACK FLOW DEVICE AND  
INSTALLED AS PER CITY ORDINANCE 25M.

NOTE:  
ALL BACK FLOW DEVICES MUST BE INSTALLED AND TESTED UPON  
INSTALLATION AS PER CITY ORDINANCE 25M.



PROPOSED SPRINT PCS 14X16'  
EQUIPMENT CONCRETE PAD

PROPOSED 80'-0"  
FLAG POLE

PROPOSED LANDSCAPING  
WITH IRRIGATION

PROPOSED SPRINT PCS  
30'X30' LEASE AREA

PROPOSED 8' BRICK  
MASONRY WALL

INDIAN HANDBORN 5  
SPRINT PCS

NEW MASONRY IRON FENCE  
TO MATCH EXISTING  
MASONRY IRON FENCE

NEW SPRINT PCS 12'  
CONCRETE SERVICE  
EASEMENT

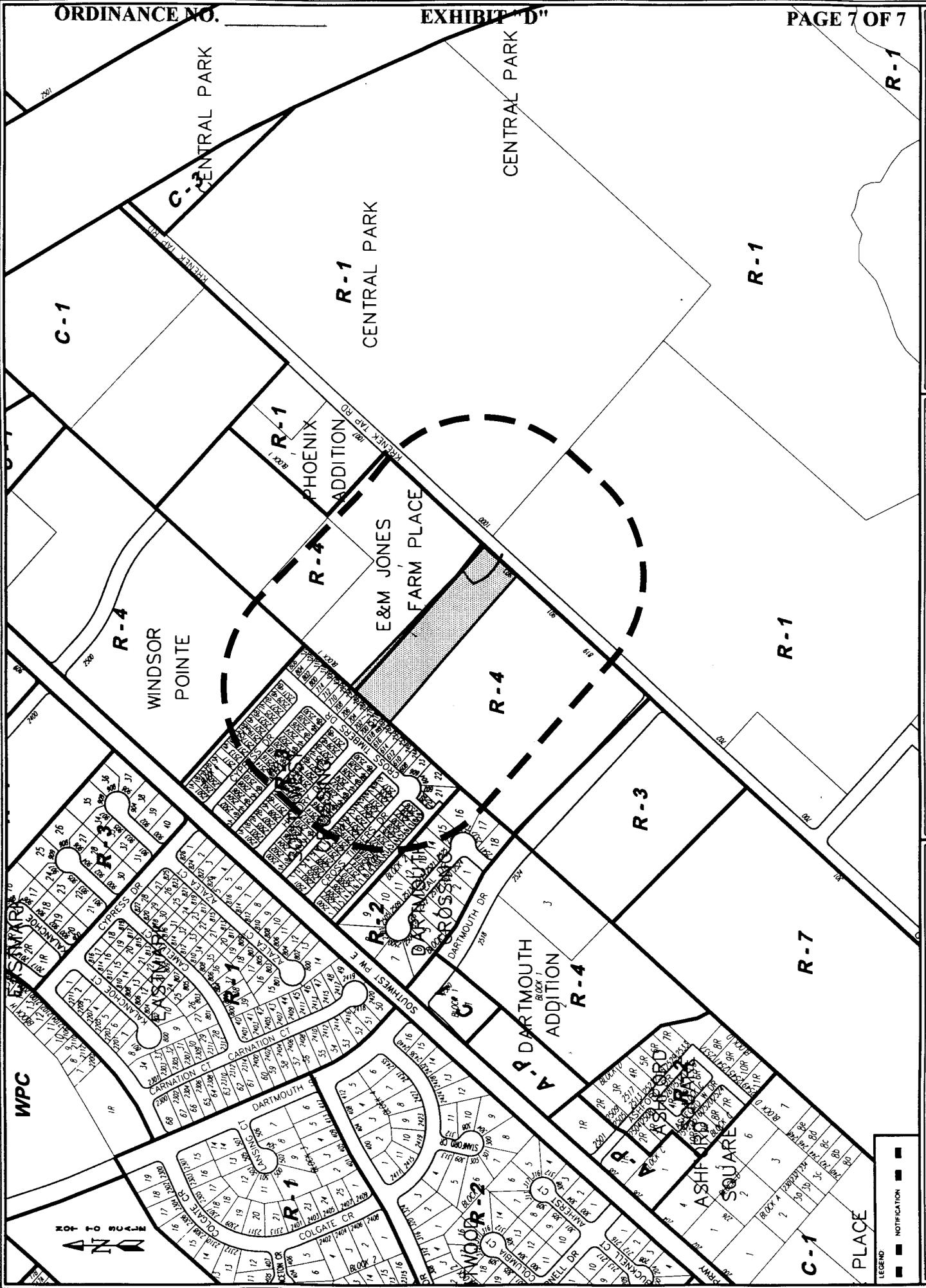
PROPOSED SPRINT  
PCS 20' SERVICE  
EASEMENT

NEW MASONRY IRON GATE  
WITH HELD OPEN MECH.  
IN FRONT OF THE CONDUIT

REPLACE EXISTING FENCE  
WITH NEW MASONRY IRON  
FENCE TO MATCH EXISTING  
MASONRY IRON FENCE

EXTEND NEW MASONRY IRON  
TO CONCRETE DRIVE

EXISTING MASONRY  
IRON FENCE



WRIGHT-COLLEGE STATION

City of College Station, Texas  
DEVELOPMENT REVIEW

Case: 04-62  
CUP