



AGENDA
ZONING BOARD OF ADJUSTMENT
REGULAR MEETING
7105 WHITLEY ROAD, WATAUGA, TEXAS 76148
WEDNESDAY, JULY 17, 2019
5:30 PM

CALL TO ORDER

APPROVAL OF MINUTES

1. Approval of Minutes from the October 2, 2018 Regular Meeting of the Zoning Board of Adjustment

PUBLIC HEARING

1. ZBA Case No. 19-01: Request for Special Exception to Watauga City Code of Ordinances, Chapter 115 - Zoning, Article V, Section 115-116, Paragraph (e) stating the maximum height for an antenna facility permitted without a special exception in any CF, GU, LB, GB, C, or I district shall be 65 feet. The applicant is seeking special exception for height to increase from 65 feet to 100 feet and for use of a Lattice or Decorative type cellular antenna tower. The property is located at 6600 Starnes Road, Block A of the Foster Village Addition (Foster Village Park). The property owner is City of Watauga. The applicant is CLQ, LLC Tower Consultants dba Wild West Towers Corporation.
 - a. Open Public Hearing - allow for staff comments
 - b. Public Comments
 - c. Close Public Hearing

NEW BUSINESS

1. Discussion and action on Zoning Board Of Adjustment Case No.19-01: Request For A Special Exception To Watauga City Code Of Ordinances, Chapter 115 - Zoning, Article V, Section 115-116, Paragraph (e) stating the maximum height for an antenna facility permitted without a special exception in any CF, GU, LB, GB, C, or I district shall be 65 feet. The applicant is seeking special exception for height to increase from 65 feet to 100 feet and for use of a Lattice or Decorative type cellular antenna tower. The property is located at 6600 Starnes Road, Block A of the Foster Village Addition (Foster Village Park). The property owner is City of Watauga. The applicant is CLQ, LLC Tower Consultants dba Wild West Towers Corporation.

ADJOURNMENT

Meeting Notices and Reservation of Rights

The Zoning Board of Adjustment may retire to executive session any time between the meeting's opening and adjournment for the purpose of consultation with legal counsel pursuant to Chapter 551.071 of the Texas Government Code; discussion of personnel matters pursuant to Chapter 551.074 of the Texas Government Code if the requisite information is otherwise posted; deliberation regarding real property pursuant to Chapter 551.072 of the Texas Government Code; deliberation regarding economic development negotiations pursuant to Chapter 551.087 of the Texas Government Code; and/or deliberation regarding the deployment, or specific occasions for implementation of security personnel or devices pursuant to Chapter 551.076 of the Texas Government Code (as applicable) when determined necessary by the to address a subject matter on the agenda. Action, if any, will be taken in open session.

This agenda has been reviewed and approved by the City's legal counsel and the presence of any subject in any Executive Session portion of the agenda constitutes a written interpretation of Texas Government Code Chapter 551 by legal counsel for the governmental body and constitutes an opinion by the attorney that the items discussed therein may be legally discussed in the closed portion of the meeting considering available opinions of a court of record and opinions of the Texas Attorney General known to the attorney. This provision has been added to this agenda with the intent to meet all elements necessary to satisfy Texas Government Code Chapter 551.144(c) and the meeting is conducted by all participants in reliance on this opinion.

Attendance by Other Elected or Appointed Officials: It is anticipated that members of other governmental bodies, and/or city council, boards, commissions and/or committees may attend the meeting in numbers that may constitute a quorum of the body, board, commission and/or committee. Notice is hereby given that the meeting, to the extent required by law, is also noticed as a possible meeting of the other body, board, commission and/or committee, whose members may be in attendance, if such numbers constitute a quorum. The members of the city council, boards, commissions and/or committees may be permitted to participate in discussions on the same items listed on the agenda, which occur at the meeting, but no action will be taken by such in attendance unless such item and action is specifically provided for on an agenda for that city council, body, board, commission or committee subject to the Texas Open Meetings Act.

NOTICE

THIS FACILITY IS WHEELCHAIR ACCESSIBLE AND ACCESSIBLE PARKING SPACES ARE AVAILABLE. REQUESTS FOR ACCOMMODATIONS OR INTERPRETIVE SERVICES MUST BE MADE 48 HOURS PRIOR TO THIS MEETING. PLEASE CONTACT THE CITY SECRETARY'S OFFICE AT (817) 514-5825, OR FAX (817) 281-1991 FOR FURTHER INFORMATION.

I, Terri Johnson, Interim City Secretary for the City of Watauga, hereby certify that this agenda was posted on the bulletin boards at City Hall, 7105 Whitley Road, Watauga, Texas, on Friday, July 12, 2019, before 5:30 p.m., in accordance with Chapter 551 of the Texas Government Code.

Terri Johnson
Terri Johnson, Interim City Secretary





AGENDA MEMORANDUM

DATE: July 3, 2019

TO: Zoning Board of Adjustment Members

FROM: Randy Richards, Building Official
Paul Hackleman, P.E., CFM, Director of Public Works

SUBJECT: Approval of Minutes from the October 2, 2018 Regular Meeting of the Zoning Board of Adjustment

BACKGROUND/INFORMATION:

This item contains Meeting Minutes draft for Zoning Board of Adjustment review and approval

FINANCIAL IMPLICATIONS:

NA

RECOMMENDATION/ACTION DESIRED:

Respectfully recommend the Zoning Board of Adjustment review and take action on the item presented.

ATTACHMENTS/ SUPPORTING DOCUMENTATION:

1. October 2, 2018 MINUTES

REVIEWED BY:

Randy Richards, Building Official
Paul Hackleman, P.E., CFM, Director of Public Works
Andrea Gardner, City Manager
Approved as to form for inclusion on Agenda

Approved - 7/9/2019
Approved - 7/12/2019
Final Approval - 7/12/2019



**MINUTES
ZONING BOARD OF ADJUSTMENT
TUESDAY, OCTOBER 2, 2018
CITY HALL-COUNCIL CHAMBER, 7105 WHITLEY ROAD
REGULAR MEETING
6:00 P.M.**

MEMBERS PRESENT:

James Kite, Chairperson
Pete Beierschmitt, Vice-Chairperson
Karen Isbell, Secretary
David Villafuerte, Alternate, Place 1
Mel Eperthener, Alternate, Place 2

And

Randy Richards, Building Official
Paul Hackleman, Director of Public Works
Denise Wilkinson, Economic Development Specialist

With

Robert Daniel, Place 5, absent with notice
Barry Sullivan, Alternate, absent

CALL TO ORDER:

Chairperson Kite called the meeting to order at 6:00 PM.

APPROVAL OF MINUTES:

1. Regular Meeting Minutes of October 2, 2018

Ms. Isbell made a motion to approve the minutes of September 5, 2017 as presented. Mr. Beierschmitt seconded the motion with all members present voting aye.

AYES: Kite, Beierschmitt, Isbell, Villafuerte, Eperthener
NAYS: None
ABSENT: Daniel

NEW BUSINESS:

1. Discussion and action on selection of Zoning Board of Adjustment Officers.

Mr. Kite volunteered to serve as Chairperson, Ms. Isbell motioned, Mr. Eperthener seconded to nominate Mr. Kite for Chairperson. No other nominations were made, Mr. Kite was elected Chairperson with all members present voting aye.

AYES: Kite, Beierschmitt, Isbell, Villafuerte, Eperthener
NAYS: None
ABSENT: Daniel

Ms. Isbell made a motion to elect Mr. Beierschmitt for Vice-Chairperson, Chairperson Kite seconded the motion. No other nominations were made, Mr. Beierschmitt was elected Vice-Chairperson with all members present voting aye.

AYES: Kite, Beierschmitt, Isbell, Villafuerte, Eperthener
NAYS: None
ABSENT: Daniel

Mr. Kite nominated Ms. Isbell for secretary, Mr. Beierschmitt seconded, no other nominations were made. Ms. Isbell was elected Secretary with all members present voting aye.

AYES: Kite, Beierschmitt, Isbell, Villafuerte, Eperthener
NAYS: None
ABSENT: Daniel

ADJOURNMENT:

With no further business to discuss, Mr. Kite adjourned the meeting at 6:05.

APPROVED: this the _____ day of _____ 201_.

SIGNED: this the _____ day of _____ 201_.

APPROVED: _____
James Kite, Chairperson

ATTEST: _____
Karen Isbell, Secretary



AGENDA MEMORANDUM

DATE: July 3, 2019

TO: Zoning Board of Adjustment Members

FROM: Randy Richards, Building Official
Paul Hackleman, P.E., CFM, Director of Public Works

SUBJECT: ZBA Case No. 19-01: Request for Special Exception to Watauga City Code of Ordinances, Chapter 115 - Zoning, Article V, Section 115-116, Paragraph (e) stating the maximum height for an antenna facility permitted without a special exception in any CF, GU, LB, GB, C, or I district shall be 65 feet. The applicant is seeking special exception for height to increase from 65 feet to 100 feet and for use of a Lattice or Decorative type cellular antenna tower. The property is located at 6600 Starnes Road, Block A of the Foster Village Addition (Foster Village Park). The property owner is City of Watauga. The applicant is CLQ, LLC Tower Consultants dba Wild West Towers Corporation.

- a. Open Public Hearing - allow for staff comments
- b. Public Comments
- c. Close Public Hearing

BACKGROUND/INFORMATION:

The Public Hearing Notice for Zoning Board of Adjustment Case No. ZBA 19-01 was duly posted at City Hall and published in the Star Telegram by the City Secretary's Office.

FINANCIAL IMPLICATIONS:

If we pursue an agreement with Wild West Towers, it may eventually provide lease payments to the City's General Fund in the amounts of:
\$1200 per month for 1st Carrier (estimated)
\$ 250 per month for each additional Carrier (assume three carriers max-estimated.)
These are assumed numbers and would be negotiated as part of a lease agreement.

RECOMMENDATION/ACTION DESIRED:

Respectfully recommend allowing for citizen participation as published and posted.

ATTACHMENTS/ SUPPORTING DOCUMENTATION:

None



AGENDA MEMORANDUM

REVIEWED BY:

Randy Richards, Building Official

Paul Hackleman, P.E., CFM, Director of Public Works

Andrea Gardner, City Manager

Terri Johnson, City Secretary

Approved as to form for inclusion on Agenda



AGENDA MEMORANDUM

DATE: July 3, 2019

TO: Zoning Board of Adjustment Members

FROM: Randy Richards, Building Official
Paul Hackleman, P.E., CFM, Director of Public Works

SUBJECT: Discussion and action on Zoning Board Of Adjustment Case No.19-01: Request For A Special Exception To Watauga City Code Of Ordinances, Chapter 115 - Zoning, Article V, Section 115-116, Paragraph (e) stating the maximum height for an antenna facility permitted without a special exception in any CF, GU, LB, GB, C, or I district shall be 65 feet. The applicant is seeking special exception for height to increase from 65 feet to 100 feet and for use of a Lattice or Decorative type cellular antenna tower. The property is located at 6600 Starnes Road, Block A of the Foster Village Addition (Foster Village Park). The property owner is City of Watauga. The applicant is CLQ, LLC Tower Consultants dba Wild West Towers Corporation.

BACKGROUND/INFORMATION:

This application is a request for a special exception to allow an increase in height from 65 feet to 100 feet for a Lattice or Decorative type cellular antenna tower to be placed at 6600 Starnes Road within the Foster Village Park. The proposed antenna tower location is separated from residential property by a distance of 200 feet or more in every direction.

Notice of Public Hearing letters were sent to all properties within 200 feet of proposed antenna location on June 26, 2019.

Sec. 2-168. - Additional requirements for board members.
(a) Any member of the planning and zoning commission or zoning board of adjustment having interest or having a relative with any interest in any property within 200 feet of the property which is the subject of an amendment to the comprehensive zoning ordinance or on which a change of zoning is requested shall file a written affidavit with the city secretary stating the nature and extent of such interest and shall disqualify themselves from voting or participating in a decision relative to any amendment to the city's comprehensive zoning ordinance or any change in the zoning classification of subject property. Any such member who has any such interest is legally disqualified from



AGENDA MEMORANDUM

participating in any vote or decision to the change in zoning.

FINANCIAL IMPLICATIONS:

If we pursue an agreement with Wild West Towers, it may eventually provide lease payments to the City's General Fund in the amounts of:

- \$1200 per month for 1st Carrier (estimated)
- \$ 250 per month for each additional Carrier (three carriers max - estimated.)

These are assumed numbers and would be negotiated as part of a lease agreement.

RECOMMENDATION/ACTION DESIRED:

Discussion and approval or denial for ZBA Case No. 19-01 Special Exception.

ATTACHMENTS/ SUPPORTING DOCUMENTATION:

1. ZBA-19-01 Application for Special Exception
2. T-Mobile Request Submittal
3. Antenna - Ordinance Requirements
4. Foster Village Park Photo-sims
5. Lease Site Plan
6. Wild West Watauga letter to neighboring citizens
7. Wild West Watauga photo sim sent to neighboring citizens
8. ZBA PUBLIC HEARING NOTICE

REVIEWED BY:

Randy Richards, Building Official
Paul Hackleman, P.E., CFM, Director of Public Works
Andrea Gardner, City Manager
Terri Johnson, City Secretary
Approved as to form for inclusion on Agenda



Zoning Board of Adjustment Application

(PLEASE PRINT)

CASE NO. ZBA 19-01

DATE PAID: 6/17/2019

ZBA FEE: \$250.00

RECEIPT #: 19-00694

I, THE UNDERSIGNED APPLICANT, HEREBY MAKE APPLICATION FOR A _____ VARIANCE OR X SPECIAL EXCEPTION FROM THE ZONING ORDINANCE OF THE FOLLOWING DESCRIBED REAL PROPERTY LOCATED IN THE CITY OF WATAUGA, TEXAS:

LOT: _____ BLOCK: _____ IN THE: Foster Village 14610 ADDITION

I AM THE _____ OWNER _____ LESSEE X OTHER OF SAID PROPERTY. (IF NOT THE OWNER PLEASE PROVIDE OWNER'S AUTHORIZATION)

NAME OF APPLICANT: Peter Kavanagh, Zone Systems, Inc.

APPLICANT ADDRESS: 1620 Handley Drive, Suite A, Dallas TX 75208

PHONE: (214) 941-4440 E-MAIL ADDRESS: PeterK@zonesystems.com

LIST PERTINENT SECTION (S) OF ZONING ORDINANCE AND INDICATE THE SPECIFIC VARIANCE OR SPECIAL EXCEPTION AMOUNTS BEING REQUESTED. (ATTACH A SEPARATE SHEET IF NECESSARY)

Telephone switching facilities permitted on GU districts (Article V). Transmission towers permitted in adjacent SF6 district. Maximum height of 65'. See Attachment

STATE GROUNDS FOR THE REQUEST AND DETAIL ANY SPECIAL CONDITIONS WHICH CAUSE HARDSHIPS THAT IN YOUR OPINION JUSTIFY THE VARIANCE OR SPECIAL EXCEPTION (S) YOU ARE REQUESTING.

The height of the antenna is necessary to enable the cellular service to operate efficiently.

(ATTACH A DETAILED DIAGRAM OF SITE DRAWN TO SCALE AND ANY OTHER DRAWINGS OR PICTURES NECESSARY TO HELP EXPLAIN THE CASE.)

*I have read the completed application and know the same is true and correct and hereby agree that if a permit is issued all provisions of the City Ordinances and State Laws will be complied with whether herein specified or not. I agree to comply with all property restrictions. I am the owner of the property or the duly authorized agent.

*Submittal of false information or omission as required by this application may result in any permit, license, or approval being revoked.

*Signatures certify that all information provided is true and correct

SIGNATURE: [Signature]

OFFICE USE ONLY: THIS APPEAL HAS BEEN APPROVED _____ DISAPPROVED _____ BY THE ZONING BOARD OF ADJUSTMENT ON THIS _____ DAY OF _____, 20____.

CHAIRMAN, ZONING BOARD OF ADJUSTMENT



Zoning Board of Adjustment Application

(PLEASE PRINT)

SPECIAL EXCEPTION REQUEST

PERTINENT SECTION (S) OF ZONING ORDINANCE AND INDICATE THE SPECIFIC VARIANCE OR SPECIAL EXCEPTION AMOUNTS BEING REQUESTED:

- A. Requesting a special exception per Watauga Zoning Ordinance Section 115-34 (e) (6) where the maximum height for a Cellular Antenna Facility is 65 feet.
- B. Request a variance of 35 feet to the height limit of 65 feet, for a total of 100 feet to accommodate the Antenna Facility.

Gary Brundage
CLQ, LLC Tower Consultants
Wild West Towers Corporation
3200 S. Hiawassee Road
Orlando, FL 32835

April 16, 2019

Jeannette Garcia
Planning and Zoning Coordinator
City of Watauga
Development Services
7800 Virgil Anthony Blvd.
Watauga, TX 76148

RE: Zoning Board of Adjustment Application
Foster Village Park

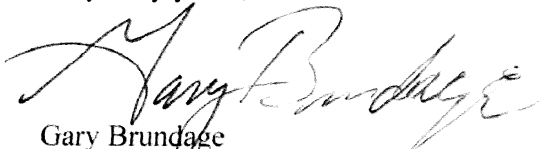
Dear Ms. Garcia,

I authorize Peter Kavanagh, Zone Systems, Inc. to make application to the City of Watauga Board of Adjustment for the construction of a cellular antenna monopole on the property located at Foster Village Park.

This authorization is for the Zoning Board of Adjustment application only and for no other activity relating to our property.

Thank you for your consideration.

Very truly yours,


Gary Brundage
Wild West Towers Corporation

State of FLORIDA

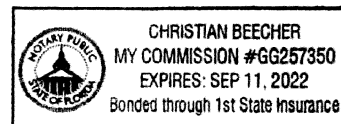
County of PINELLAS

The instrument was acknowledged before me on APRIL 17th, 2019 by
DRIVERS LICENSE FL B653-298-SS-252-0.



Notary

Seal:





City of Watauga
Planning and Zoning
7800 Virgil Anthony Blvd
Watauga, TX 76148

April 10, 2019

Subject: Foster Village Park
Wireless Telecommunications Facilities
Site Address: 6600 Starnes Rd, Watauga, TX 76148
WWTC Site Number: DFW351 Foster Park Village – DA03511

To Whom It May Concern:

T-Mobile South LLC (“T-Mobile”) respectfully submits this letter in an effort to site a new telecommunications tower at 6600 Starnes Rd, Watauga, TX 76148. The proposed new Bell Tower Antenna Facility is required to provide adequate RF signal strength for the T-Mobile network within the City of Watauga in the area of Starnes Rd and Rufe Snow Drive.

T-Mobile Engineering has determined that the proposed site is need in order to provide in-building signal strength to the residential and commercial buildings surrounding the area S of Starnes Rd West of Rufe Snow Dr, and N of Hightower Dr. and East of Whitley Rd. Previous optimization efforts in the area were not able to improve the area coverage and it T-Mobile developed a search area for a new site to maintain our network coverage.

The search area included a ½ mile radius from the target area. This area stretches from S of Bursey Rd until North of Chapman Rd, just between Windhaven Rd and Denton Hwy.

T-Mobile looks for co-location opportunities and has made every effort to utilize existing infrastructure to support its network. Given the geographic area in which the T-Mobile Engineering Team determined that the base station needs to be located, there were no opportunities to co-locate on existing structures. The following are the results of a thorough evaluation of this area:

- a) No existing towers or suitable structures of any sort were observed within the ½ mile radius from the proposed site that meet T-Mobile’s requirement to cover the target objectives.
- b) No towers or other structures existed within the ½ mile radius from the proposed site that could be reasonably altered for substantial additional height to meet T-Mobile’s engineering requirement.
- c) Co-location was not an option, as there were no existing towers or other structures within the ¼ mile radius from the proposed site required to meet T-Mobile’s engineering needs.

Additionally, this new site will maintain access to T-Mobile's enhanced E911 services as required by the FCC and local PSAP and maintain safety to the citizens of the City of Watauga, Texas.

T-Mobile owns and operates the following frequency bands in Tarrant County:

700MHz & 600Mhz Bands
Blocks: A, B
1900MHz & 2100Mhz Bands
Blocks: A1, A2, C3, C4, C5, D, E, F1, F2

If you have any further technical questions related to this application, you may contact me Haider Tawfeq at haider.tawfeq@t-mobile.com

Sincerely,

Haider Tawfeq
RF Engineer

cc: Site File,
enclosure: Current coverage propagation map
 Proposed coverage propagation map

Sec. 115-116. - Antenna facilities.

(e) Commercial or industrial zoned districts. Radio, television, microwave broadcast relay, receiving towers, transmission, and retransmission facilities, satellite receive-only earth stations (home dish antenna), and any electronic emission equipment of a commercial nature shall be allowed in the CF, GU, LB, GB, C, or I zoning districts; if it complies with the following regulations:

(1) Only one antenna facility per premises.

(2) Antenna facilities shall be limited to building-attached and monopoles only.

(3) An antenna facility, exclusive of the height of any attached antenna, shall not exceed 35 feet in height. Provided, however, that an antenna facility shall be permitted additional height at the ratio of one added foot in height for each additional foot of setback beyond the minimum setback required of an accessory building in the zoning ordinance. Regardless of the above, the maximum height for an antenna facility permitted without a special exception in any CF, GU, LB, GB, C, or I district shall be 65 feet.

(4) The height of an antenna, including the height of any antenna facility to which they may be fastened or attached shall not exceed 65 feet in height without a special exception.

(5) An antenna not fastened to an antenna facility shall not exceed 50 feet, except for an antenna which does not extend more than eight feet above a building to which it is attached.

(6) An antenna facility shall be limited to having the number and size of antennas attached to it that are allowed by the antenna facility manufacturer's designs and specifications for maximum wind load requirements.

(7) Setbacks.

a. Antennas and antenna facilities shall not be permitted in front or side yards.

b. Antennas and antenna facilities shall be set back from residential districts a minimum distance equal to two times the height of the tower, but in no instance shall the setback be less than 200 feet from any residentially zoned district.

(8) Separation. There shall be no minimum or maximum separation requirements for antenna facilities from other structures on the same lot of record. With the exception of structure-mounted antenna, there shall be a separation of 1,500 feet from antenna facilities.

(9) Antenna facilities shall not be permitted in any easement.

(10) Lights. No auxiliary or outdoor lighting shall be allowed on antennas located on residentially zoned property except such lights or lighting as may be required by the Federal Aviation Administration or the Federal Communications Commission.

(11) Construction standards. A building permit must be obtained prior to the construction and/or installation of a tower, antenna, or mast. An antenna facility must be installed as per the manufacturer's recommendations or under the seal of a registered professional engineer of the State of Texas.

(12) Maintenance. Antenna facilities and antennas obviously not in use or obviously in need of maintenance as determined by the building official, shall be removed or brought into compliance within 30 days following notice given by the building official. This shall not preclude immediate action by the building official to safeguard life, limb, health, property, and public welfare.

(13) No part of an antenna facility and antennas or any attachment thereto may extend beyond the property lines of the owner of such antenna or antenna facility.

(14) No permit shall be issued for the installation of an antenna or antenna facility on a multifamily structure or property unless a notarized statement of permission from the owner is presented to the building department.

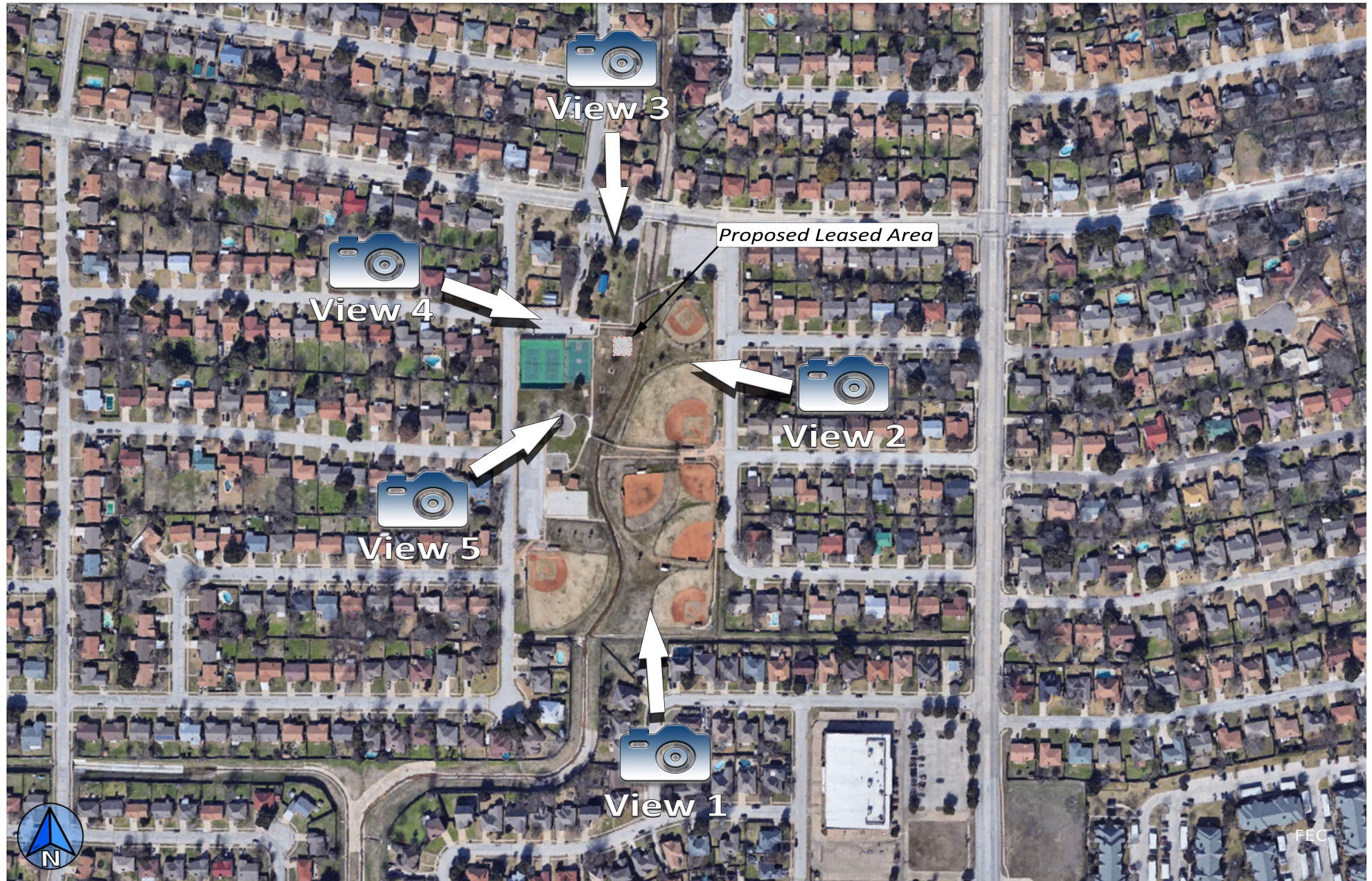
(15) All antennas or antenna facilities shall be subject to an inspection every five years by a qualified expert. Such inspection may be conducted and charged for by the city in accordance with provisions in the building code.

(16) A special exception must be obtained from the zoning board of adjustment for any antenna or tower which does not comply with the regulations specified hereinabove. See [section 115-34\(e\)](#), Authorized special exceptions.

Sec. 115-34. - Board of adjustment.

(e) *Authorized special exceptions.* The following privately owned or privately operated uses may be permitted as special exceptions by the board in the districts indicated below, subject to full and complete compliance with any and all conditions listed, together with such other conditions as the board may impose for protection of public health or safety:

Special Exception		District Where Permitted
(6)	Antenna facilities which do not meet the requirements of section 115-116 , Antenna facilities. See section 115-116 , Antenna facilities.	



Vicinity Area

These depictions are for demonstrative purposes only. They are to be used in addition to the engineering drawings for an accurate representation of the site.



View 1- Before [Looking North from 870']

These depictions are for demonstrative purposes only. They are to be used in addition to the engineering drawings for an accurate representation of the site.



View 1- After [Looking North from 870']

These depictions are for demonstrative purposes only. They are to be used in addition to the engineering drawings for an accurate representation of the site.



View 2- Before [Looking Northwest from 280']

These depictions are for demonstrative purposes only. They are to be used in addition to the engineering drawings for an accurate representation of the site.



View 2- After [Looking Northwest from 280']

These depictions are for demonstrative purposes only. They are to be used in addition to the engineering drawings for an accurate representation of the site.

**WILD WEST
TOWERS, LLC**

3200 S. HIAWASSEE RD.
ORLANDO, FL 32835

Site Name: Foster Village Park

Site Number: DFW351

Address: 6600 Starnes Rd

Watauga, TX 76148

FULLERTON
ENGINEERING · DESIGN



View 3- Before [Looking South from 360']

These depictions are for demonstrative purposes only. They are to be used in addition to the engineering drawings for an accurate representation of the site.



View 3- After [Looking South from 360']

These depictions are for demonstrative purposes only. They are to be used in addition to the engineering drawings for an accurate representation of the site.



View 4- Before [Looking Southeast from 300']

These depictions are for demonstrative purposes only. They are to be used in addition to the engineering drawings for an accurate representation of the site.



View 4- After [Looking Southeast from 300']

These depictions are for demonstrative purposes only. They are to be used in addition to the engineering drawings for an accurate representation of the site.



View 5- Before [Looking Northeast from 380']

These depictions are for demonstrative purposes only. They are to be used in addition to the engineering drawings for an accurate representation of the site.



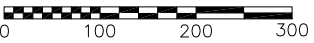
View 5- After [Looking Northeast from 380']

These depictions are for demonstrative purposes only. They are to be used in addition to the engineering drawings for an accurate representation of the site.



OWNER: CITY OF WATAUGA
6600 STARNES / 01002031
FOSTER VILLAGE ADDITION
BLOCK A
FOSTER VILLAGE PARK &
REC BLDG
NEIGHBORHOOD:
COMMUNITY FACILITY
GENERAL

1 OVERALL SITE PLAN
LE-1 SCALE: 1" = 200'-0"



WILD WEST
TOWERS, LLC
3200 S. HIAWASSEE RD.
ORLANDO, FL 32835

FULLERTON
ENGINEERING • DESIGN
1100 E. WOODFIELD ROAD, SUITE 500
SCHAUMBURG, ILLINOIS 60173
TEL: 847-908-8400
COA# 13554
www.FullertonEngineering.com

#	DATE	DESCRIPTION	INT.
LE	03/19/19	90% REVIEW	MH

I HEREBY CERTIFY THAT THESE DRAWING
WERE PREPARED BY ME OR UNDER MY
DIRECT SUPERVISION AND CONTROL, AND
TO THE BEST OF MY KNOWLEDGE AND
BELIEF COMPLY WITH THE REQUIREMENTS
OF ALL APPLICABLE CODES.

PRELIMINARY NOT FOR CONSTRUCTION

SITE NAME
DFW351
SITE NO.
FOSTER VILLAGE PARK
SITE ADDRESS
6600 STARNES RD WATAUGA, TX 76148
SHEET NAME
OVERALL SITE PLAN
SHEET NUMBER
LE-1

ABBREVIATIONS

AFF

AGL

AMSL

APPROX

AWG

AWS

BLDG

CLR

COL

CONC

CND

DWG

FT

EGB

ELEC

EMT

ELEV

EQUIP

E

EXT

FND

GA

GALV

GPS

GND

HCS

LTE

MAX

MFR

MGB

MIN

MMBS

NTS

O.C.

OE/OT

PCS

RFDS

RGS

IN

INT

LB.(#)

SF

STL

TYP

UE/UT

UMTS

UNO

VIF

W/

XFMR

PL

ABOVE FINISHED FLOOR

ABOVE GROUND LEVEL

ABOVE MEAN SEA LEVEL

APPROXIMATE

AMERICAN WIRE GAUGE

ADVANCE WIRELESS SERVICE

BUILDING

CLEAR

COLUMN

CONCRETE

CONDUIT

DRAWING

FOOT(FEET)

EQUIPMENT GROUND BAR

ELECTRICAL

ELECTRICAL METALLIC TUBING

ELEVATION

EQUIPMENT

EXISTING

EXTERIOR

FOUNDATION

GAUGE

GALVANIZED

GLOBAL POSITIONING SYSTEM

GROUND

HYBRID CABLE SOLUTION

LONG TERM EVOLUTION

MAXIMUM

MANUFACTURER

MASTER GROUND BAR

MINIMUM

MULTI MODAL BTS

NOT TO SCALE

ON CENTER

OVERHEAD ELECTRIC/TELCO

PERSONAL COMMUNICATION SERVICE

RF DATA SHEET

RIGID GALVANIZED STEEL

INCH(ES)

INTERIOR

POUND(S)

SQUARE FOOT

STEEL

TYPICAL

UNDERGROUND ELECTRIC/TELCO

UNIVERSAL MOBILE TELECOMMUNICATION SYSTEM

UNLESS NOTED OTHERWISE

VERIFY IN FIELD

WITH

TRANSFORMER PLATE

SYMBOLS

#

+

⊕

REVISION

WORK POINT

UTILITY POLE

BRICK

COMPRESSED STONE

CONCRETE

EARTH

GRAVEL

CENTERLINE

PROPERTY LINE

LEASE LINE

EASEMENT LINE

FENCE

CHAINLINK

WOOD

WROUGHT IRON

ELECTRIC

OVERHEAD

UNDERGROUND

FIBER

OVERHEAD

UNDERGROUND

TELEPHONE

OVERHEAD

UNDERGROUND

DCPOWER

SECTION REFERENCE

1

LE-2

SITE PLAN

SCALE: 1" = 50'-0"

WILD WEST TOWERS, LLC

3200 S. HIAWASSEE RD.

ORLANDO, FL 32835

FULLERTON

ENGINEERING • DESIGN

1100 E. WOODFIELD ROAD, SUITE 500

SCHAUMBURG, ILLINOIS 60173

TEL: 847-908-8400

COA# 13554

www.FullertonEngineering.com

#	DATE	DESCRIPTION	INT.
LE	03/19/19	90% REVIEW	MH

I HEREBY CERTIFY THAT THESE DRAWING WERE PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND CONTROL, AND TO THE BEST OF MY KNOWLEDGE AND BELIEF COMPLY WITH THE REQUIREMENTS OF ALL APPLICABLE CODES.

PRELIMINARY NOT FOR CONSTRUCTION

SITE NAME

DFW351

SITE NO.

FOSTER VILLAGE PARK

SITE ADDRESS

6600 STARNES RD

WATAUGA, TX 76148

SHEET NAME

SITE PLAN

SHEET NUMBER

LE-2

Agenda Page 30 of 33

FEC# 2019.0174.0001

May 21, 2019

RE: Antenna Facility
Foster Village Park

Dear Neighbor:

My name is Peter Kavanagh. I am working with Gary Brundage and with the City on a request for approval for an antenna facility in Foster Village Park. We plan to locate the facility on the east side of the tennis and basketball courts. The facility will include a stealth antenna structure enclosed by a six-foot solid fence with a hedge around the fence.

The structure will be a three-sided structure with solid panels around the top. The antennas are inside the panels. Most people will not know that this structure contains antennas. The structure will initially contain antennas that serve the T-Mobile mobile telephone system. The structure will be designed to hold other cellular carriers' antennas as well. Adding other carriers' antennas will not change the appearance of the structure.

The top solid panels will have the city's logo on them. Attached are two items. The first is an aerial photo showing the location of the facility in the Park. The second is a photo simulation that shows the appearance of the facility.

If your home is within the notice distance for the city's notification of our hearing before the City's Board of Adjustment, then you will receive a notice of our request from the city. We are sending this letter to let you know about what we are doing. My phone number is 214-941-4440. My mobile phone number is 214-957-6188. My email is peterk@zonesystems.com. Please feel free to call day or night and of course email any questions and I will get right back to you.

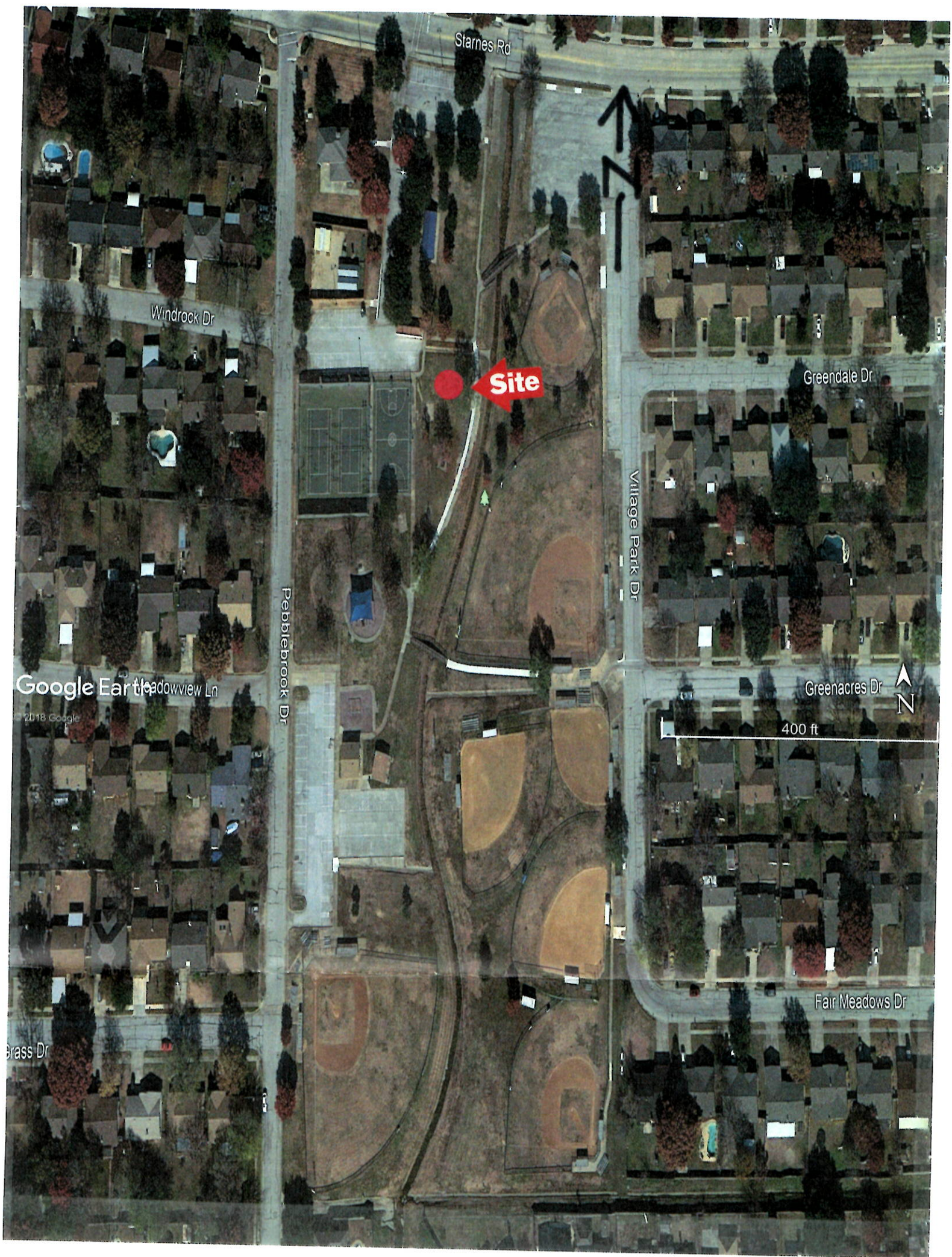
Thanks for your time.

Sincerely,



Peter Kavanagh

Enc.





NOTICE OF PUBLIC HEARING

**ZONING BOARD OF ADJUSTMENT
CITY HALL COUNCIL CHAMBER
7105 WHITLEY ROAD, WATAUGA, TEXAS 76148
JULY 17, 2019
5:30 P.M.**

Notice is hereby given of a Public Hearing to be held in the City of Watauga Council Chamber located at 7105 Whitley Road, on Wednesday, July 17, 2019 at 5:30 p.m. for the purpose of hearing the following Zoning Board of Adjustment Case:

Zoning Board of Adjustment Case No. ZBA-19-01: Request for a Special Exception to Watauga City Code of Ordinances, Chapter 115 Zoning, Article V, Section 115-116, Paragraph (e), stating that the maximum height for an antenna facility permitted without a special exception in any CF, GU, LB, GB, C, or I district shall be 65 feet. The applicant is seeking a special exception on the height to increase from 65 feet to 100 feet and for the use of Lattice or Decorative type cellular antenna tower. The property is located at 6600 Starnes Road, Block A of the Foster Village Addition (Foster Village Park). The property owner is City of Watauga. The applicant is CLQ, LLC Tower Consultants dba Wild West Towers Corporation.

Published on Friday, June 28, 2019, in the Fort Worth Star Telegram, Legal Notices Section.

I, Terri Johnson, Interim City Secretary for the City of Watauga, Texas, hereby certify that this notice was posted on the official bulletin board at City Hall, 7105 Whitley Road, Watauga, Texas, on Friday, June 28, 2019 before 5:30 p.m., in accordance with Chapter 551 of the Texas Government Code.




Terri Johnson, Interim City Secretary