



STAFF REPORT

DATE: May 16, 2017

TO: Ronald L. Olson, City Manager

FROM: Dr. Ray Shanaa, Exec. Dir. of Planning and Development Services

SUBJECT: CONSIDER AN ORDINANCE AMENDING CITY OF KILLEEN CODE OF ORDINANCES CHAPTER 31, DIVISION 6, TOWER REGULATIONS

BACKGROUND AND FINDINGS:

Staff has worked with the Planning and Zoning Commission (Commission) to create a draft ordinance that updates various sections of the City's existing tower regulations contained in Chapter 31, Division 6 of the Code of Ordinances. The Commission conducted multiple workshops between February and April regarding the possible amendments to the City's communication tower regulations and received feedback from industry analysts. A public hearing was conducted on the evening of May 1 regarding the proposed changes to Division 6, and no additional feedback was received. The draft ordinance identifies towers as an allowable use in the 'A' Agricultural District and the "M-1" Manufacturing District; provides for a 1:1 fall radius (setback) against residential properties; adds language regarding guy wires and support systems; and provides for the setback to be reduced to a minimum of fifty (50') feet if additional engineering specifications are satisfied. Additionally, the draft ordinance still allows for a Conditional Use Permit if towers do not meet the criteria contained in section 31-602 of the Code.

THE ALTERNATIVES CONSIDERED:

Which alternative is recommended?

At this time, no alternatives have been considered.

Why?

The purpose of the ordinance changes is to update city rules to reflect the changing technology involving tower construction and engineering standards.

CONFORMITY TO CITY POLICY:

This action conforms to City policy and procedures as detailed in Chapter 31 of the Killeen Code of Ordinances.

FINANCIAL IMPACT:

What is the amount of the expenditure in the current fiscal year?

This is not applicable.

For future years?

This is not applicable.

Is this a one-time or recurring expenditure?

This is not applicable.

Is this expenditure budgeted?

This is not applicable.

If not, where will the money come from?

This is not applicable.

Is there a sufficient amount in the budgeted line-item for this expenditure?

This is not applicable.

RECOMMENDATION:

The Planning and Zoning Commission recommended approval of the proposed amendments to Chapter 31, Division 6, Tower Regulations by a vote of 6 to 0.

DEPARTMENTAL CLEARANCES:

Legal Department

ATTACHED SUPPORTING DOCUMENTS:

Ordinance
Minutes