



**PLANNING AND ZONING  
CASE SUMMARY**

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**BACKGROUND**

**APPLICANT:** John J. Gatz, Eco-Site

**REQUESTED ACTION:** CUP to allow a tri-pole, 100-ft. in height stealth bell telecommunications tower in the rear yard of the subject property, with up to 3 carriers.

**LOCATION:** 4401 E. Cartwright Rd.

**CASE NUMBER:** Z0318-0027

**COMMUNITY RESPONSES:** No notices were returned.

**STAFF COMMENTS AND ANALYSIS**

The applicant is requesting a Conditional Use Permit (CUP) to allow a tri-pole stealth bell telecommunications tower and unmanned equipment on an approximately 3,750-square foot leased space within the 7.58-acre lot. The Mesquite Zoning Ordinance allows for approval of a CUP in order to allow for the erection of a telecommunications tower which does not meet the four (4) locational requirements of Section 1-703A of ordinance (See chart on page 3 of this report). Although the tower is proposed in a residential district (AG), for the purpose of separation requirements residential districts excludes nonresidential uses which are permitted in a residential district, such as schools, parks, churches, neighborhood utilities, etc. The tower is proposed on a lot in which a nonresidential use is constructed; a church. Additionally, the proposed tower site will be nearly 700 feet from the front property line; over 400 feet from the rear property line; and 150 feet from the side property lines and will be erected behind existing buildings on site. The center of the leased space is over 600 feet from the single family residence to the north and nearly 500 feet from the single family residence to the south. The proposed location of the tower meets the criteria for approval of a CUP.

In his letter of intent, the applicant stated that the tower is needed in order to provide adequate RF (radio frequency) signal strength for the T-Mobile network near the intersection of Cartwright Rd. and Lawson Rd., to provide in-building signal strength to residential and school buildings and to enhance 911 coverage in southeast Mesquite. The proposed tower will provide service to 3 carriers' T-Mobile and 2 future co-locators.

All towers must meet or exceed current standards and regulations of the Federal Aviation Administration (FAA), Federal Communications Commission (FCC) and other state or federal agencies with authority to regulate. An affidavit confirming compliance with all state and federal agencies will be required at the time of building permit.

Staff recommended approval of the request.



**RECOMMENDATION**

At the April 23, 2018, meeting, the Planning and Zoning Commission recommended approval of the request by a 6 to 1 vote, with Commissioner Vidler dissenting.