



# PLANNING AND ZONING COMMISSION MEETING

Thursday, October 17, 2024 at 6:00 PM  
213 North Race Street Everman, TX 76140

## AGENDA

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**1. MEETING CALLED TO ORDER**

**2. INVOCATION**

**3. PLEDGE OF ALLEGIANCE**

**4. CONSENT AGENDA**

**1. MINUTES**

- October 7, 2024

**5. CITIZEN'S COMMENTS**

**6. CONSIDERATION AND POSSIBLE ACTION**

- 1.** Case # PZ24-001 - Application for Variance - 202 Shelby Rd., Everman, Texas 76140 by Synergy Towers. Contractor is requesting a variance to current standards requiring 500 feet clearance surrounding cellular towers.

**7. EXECUTIVE SESSION**

**8. ADJOURN**

I hereby certify that this agenda was posted on the City of Everman bulletin board at or before 5:00 p.m. on Monday October 14, 2024.

/s/ Mindi Parks  
City Secretary

*Citizens may watch meetings live on YouTube. A link to the City of Everman YouTube channel is provided on the city website at: [www.evermantx.us/government/citycouncil/](http://www.evermantx.us/government/citycouncil/)*

*Pursuant to Texas Government Code Sec. 551.127, on a regular, non-emergency basis, members may attend and participate in the meeting remotely by video conference. Should that occur, a quorum of the members, including the presiding officer, will be physically present at the location noted above on this Agenda.*

*Pursuant to Section 551.071, Chapter 551 of the Texas Government Code, Boards & Commissions reserve the right to convene into Executive Session(s) from time to time as deemed necessary during*

*this meeting, to receive advice from its attorney on any posted agenda item, as permitted by Law. Additionally, Boards & Commissions may convene into Executive Session to discuss the following:*

- A. Section 551.071 - Pending or Contemplated Litigation or to Seek Advice of the City Attorney.
- B. Section 551.072 - Purchase, Sale, Exchange, Lease, or Value of Real Property.
- C. Section 551.073 - Deliberation Regarding Prospective Gift.
- D. Section 551.074 - Personnel Matters.
- E. Section 551.087- Deliberation Regarding Economic Development Negotiations.
- F. Section 551.089 - Deliberations Regarding Security Devices or Security Audits.

*According to the City of Everman Policy on Governance Process, individual citizen comments will be restricted to three (3) minutes unless otherwise determined by a majority vote of the Council. The Presiding Officer of the Board or Commission is responsible to enforce the time limit. Citizens may address the Board or Commission either during the Citizen Comments portion of the meeting or during deliberation of a listed agenda item. Members of the Board or Commission are only permitted by Law to discuss items that are listed on the agenda. Citizens wishing to make comments should notify the City Secretary as soon as possible.*

*City Hall is wheelchair accessible. Parking spaces for disabled citizens are available. Requests for sign interpretative services must be made 48 hours prior to the meeting. To make arrangements, call 817.293.0525 or TDD 1.800.RELAY TX, 1.800.735.2989.*



# PLANNING AND ZONING COMMISSION MEETING

Monday, October 07, 2024 at 6:00 PM  
213 North Race Street Everman, TX 76140

## MINUTES

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### 1. MEETING CALLED TO ORDER

PRESENT:

Tony Young

Brenda Edmond

Judy Welborne

Ora Mae Hill

ABSENT

Richard Isarraraz

### 2. INVOCATION

### 3. PLEDGE OF ALLEGIANCE

### 4. CITIZEN'S COMMENTS

1. **PUBLIC HEARING** - Public hearing to receive sworn testimony and citizen's comments concerning a proposed ordinance amending the Comprehensive Zoning Ordinance of the City of Everman as previously amended, at Article 3 "Administration", Section 3.2 "Board of Adjustment" by amending section 3.2.2 "Members; Terms of Office". This ordinance would essentially appoint the City of Everman Planning and Zoning Commission to serve as the Board of Adjustments.

Public Hearing was opened at 6:05 pm. City Manager Craig Spencer provided a staff report regarding the proposed ordinance. There were no public comments. Public Hearing closed at 6:07 pm.

### 5. CONSIDERATION AND POSSIBLE ACTION

1. ORDINANCE # 823 - AN ORDINANCE OF THE CITY OF EVERMAN, TEXAS, AMENDING THE COMPREHENSIVE ZONING ORDINANCE OF THE CITY OF EVERMAN, AS PREVIOUSLY AMENDED, AT ARTICLE 3 "ADMINISTRATION", SECTION 3.2 "BOARD OF ADJUSTMENT" BY AMENDING SECTION 3.2.2 "MEMBERS; TERMS OF OFFICE"; PROVIDING A REPEALING CLAUSE; PROVIDING A SEVERABILITY CLAUSE; AND PROVIDING AN EFFECTIVE DATE.

## 6. DISCUSSION ITEMS

### 1. Discussion and Review of the Capital Improvement Plan Update Process

City Manager Spencer provided an update to the Commission regarding staff progress on the Capital Improvement Plan.

## 7. EXECUTIVE SESSION

## 8. ADJOURN

I hereby certify that this agenda was posted on the City of Everman bulletin board at or before 5:00 p.m. on Friday October 4, 2024.

/s/ Mindi Parks  
City Secretary

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Wednesday, September 11, 2024



# Application For Variance/Special Use Permit

**Type of Request**

Variance Request

**Property Address/Location**

202 Shelby Rd  
Everman, TX, 76140

**Current Zoning**

D Light Industrial

**Applicant Name**

Kermit Burdette

**Applicant E-mail**

kd@synergytowers.site

**Property Owner**

Mark Davenport

**Property Owner Address**

202 Shelby Rd  
Everman, TX, 76140

In accordance with the provisions of the City of Everman Code of Ordinances, appeal is now made to the Honorable Board of Adjustments/Appeals to grant the following request:

## Describe Request

We are applying for a variance in relation to the Permit Request: 6571 for a Cell Tower on the property located at 202 Shelby Rd, Everman, TX 76140. The property is currently zoned light industrial, and we have attempted to keep our proposed location as far away from residential structures as possible. However, due to the 500' rule regarding cell towers and residential structures, we need to ask for a variance in this case. We are approximately 300' from residential at this location which we feel is a good compromise between achieving the coverage objective of our carrier partners along with eliminating any inconvenience for the constituents of Everman. Please see attached Lease Exhibit for your review and feedback. We have also spoken with Chief Whatley who engaged the city planning office, and both seem supportive of the project moving forward. Thank you for your consideration.

**Please upload any attachments you would like considered with this application**



SHELBY ROAD STORAGE Lea... .pdf

**I understand that filing fee in the amount of three hundred and fifty dollars (\$350) is non-refundable after hearing date is set.**

Agree & Understand

**Signature**



City of Everman Councilmembers:

Our firm is proposing to build a 120' cellular tower at 202 Shelby Rd in the City of Everman. This is currently a light industrial parcel with no immediately adjacent homes. This tower will be built for multiple carriers, however the first carrier to install will be AT&T. We understand that AT&T coverage in and around this area has been a cause of concern for your constituents as well as emergency services. This installation will serve to improve the experience for both consumers as well as first responders utilizing the FirstNet Network powered by AT&T.

Increased coverage and capacity will improve e911 capabilities and enhance the overall experience for all users in the area. Should this variance not be approved, it could delay improvements in not only voice aspects of the cellular network, but also cellular based broadband availability. These services are imperative at times of such growth and our goal is to build an installation that will service all the major operators and potentially WISPs in your city.

We appreciate your attention and consideration in this matter. We are submitting drawings depicting the tower itself as well as a propagation analysis produced by our AT&T partners showing the vast improvement that will be made in the city of Everman by allowing for this site to move forward.

KD Burdette  
Principal  
Synergy Towers LLC

# DDL00640 Signal Level Plots

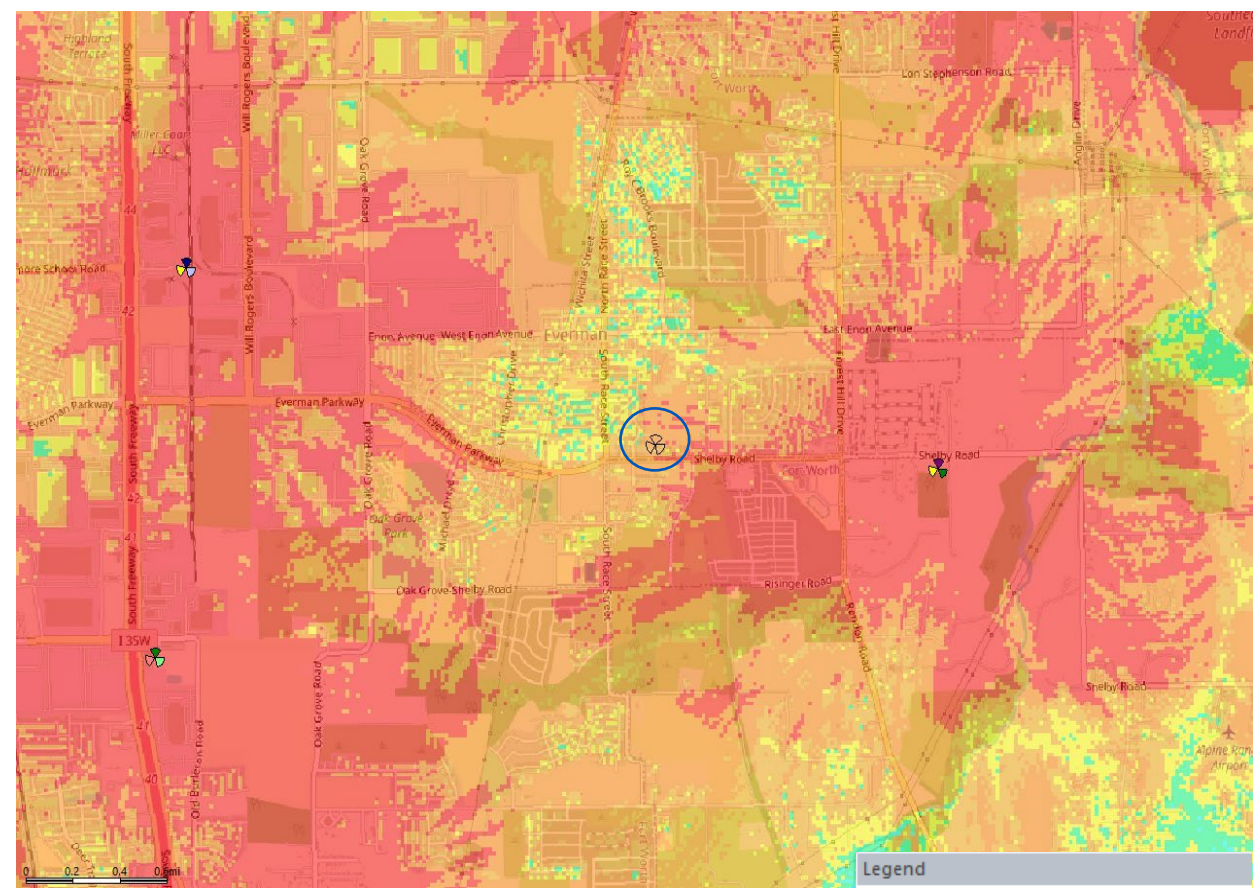
Bobby Wells

10/4/2024

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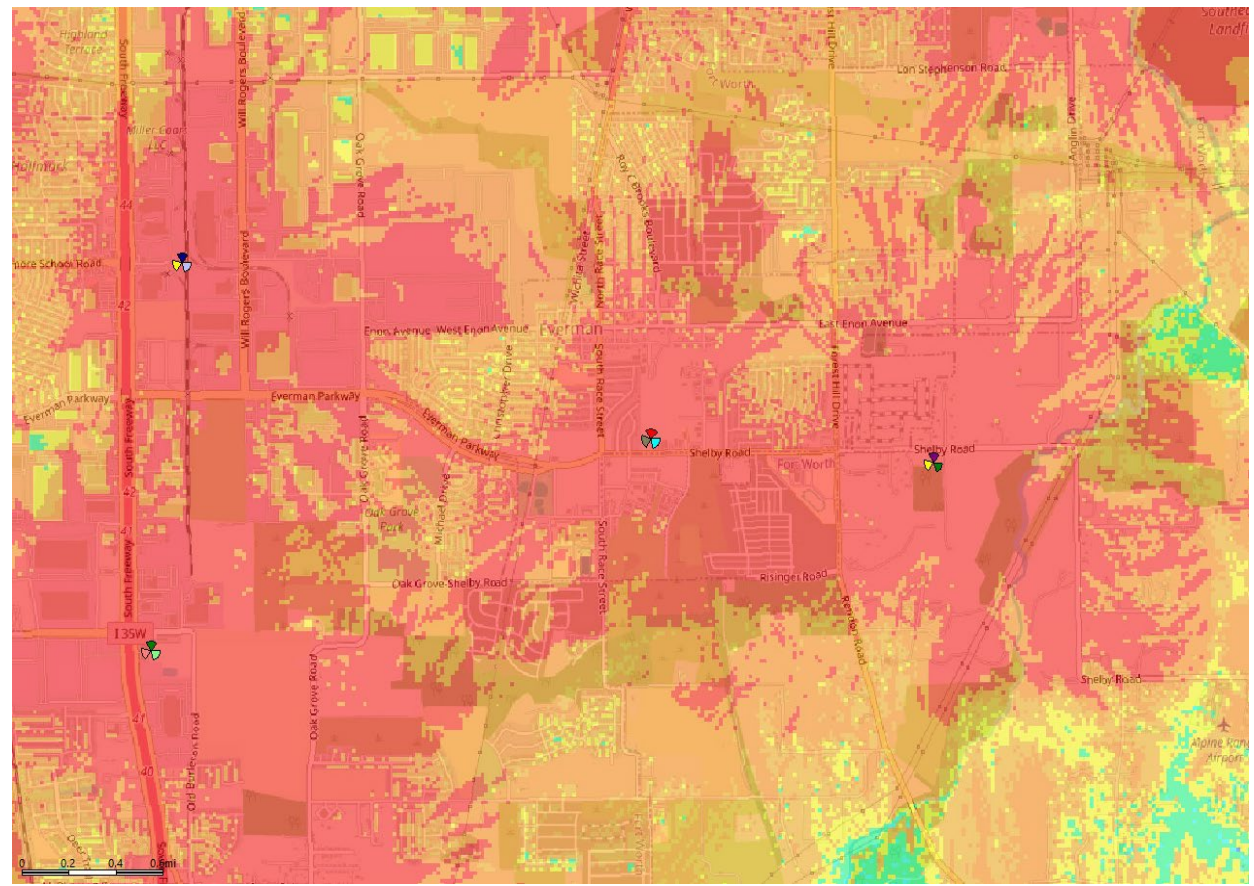
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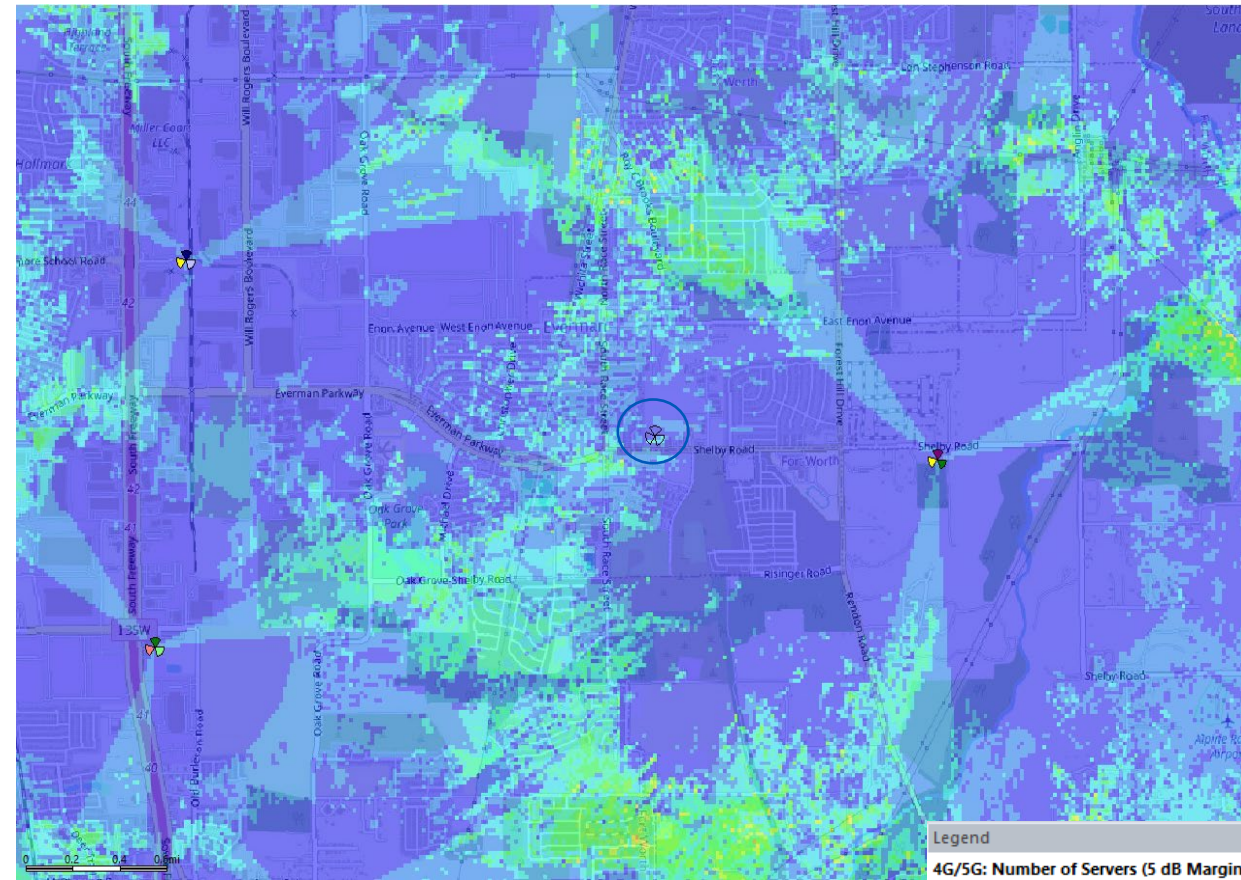
 Proposed NSB

- Legend**
- LTE: 1 Copy of LTE: RSRP (dBm) - Indoor Best RSRP (RS EPRE) Level (dBm) >=-90
  - Best RSRP (RS EPRE) Level (dBm) >=-98
  - Best RSRP (RS EPRE) Level (dBm) >=-103
  - Best RSRP (RS EPRE) Level (dBm) >=-108
  - Best RSRP (RS EPRE) Level (dBm) >=-113
  - Best RSRP (RS EPRE) Level (dBm) >=-116
  - Best RSRP (RS EPRE) Level (dBm) >=-118
  - Best RSRP (RS EPRE) Level (dBm) >=-126

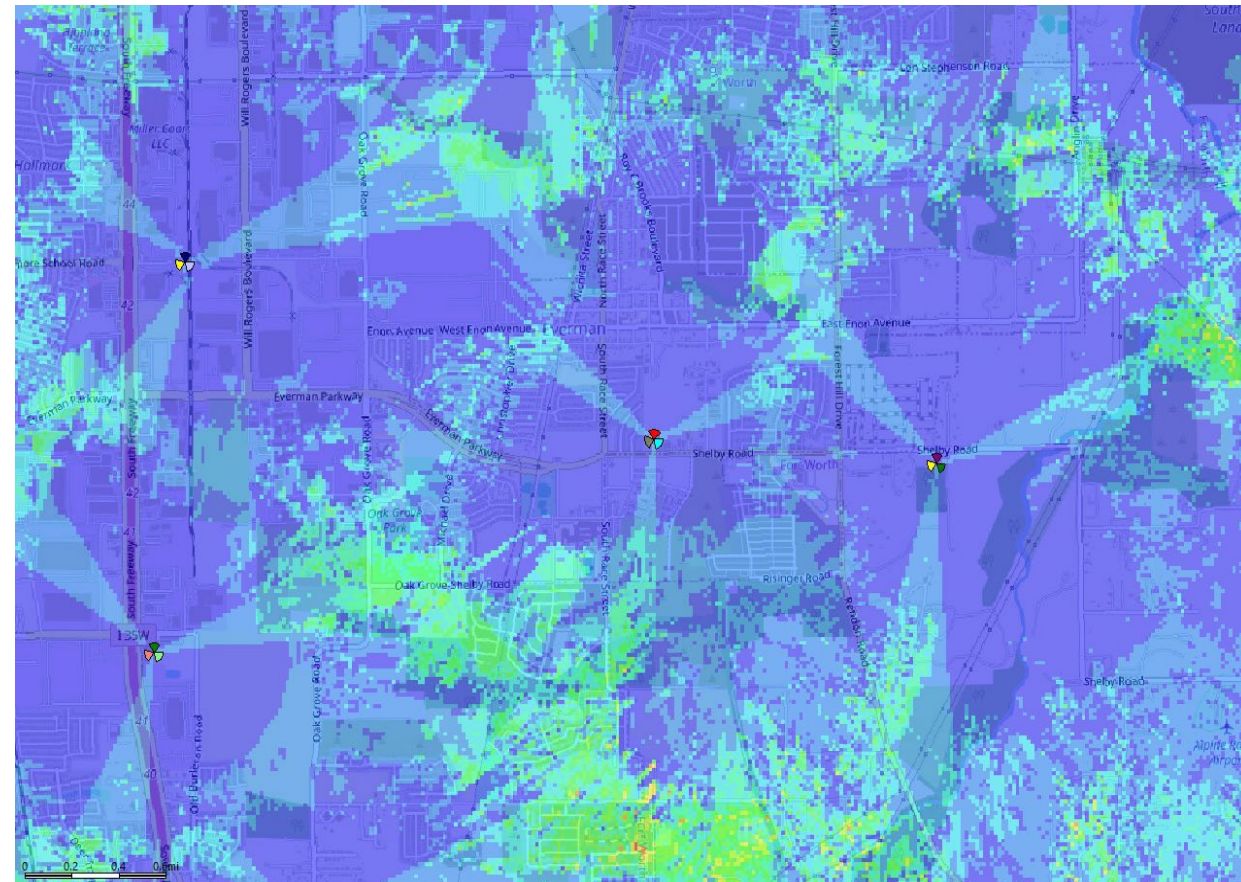




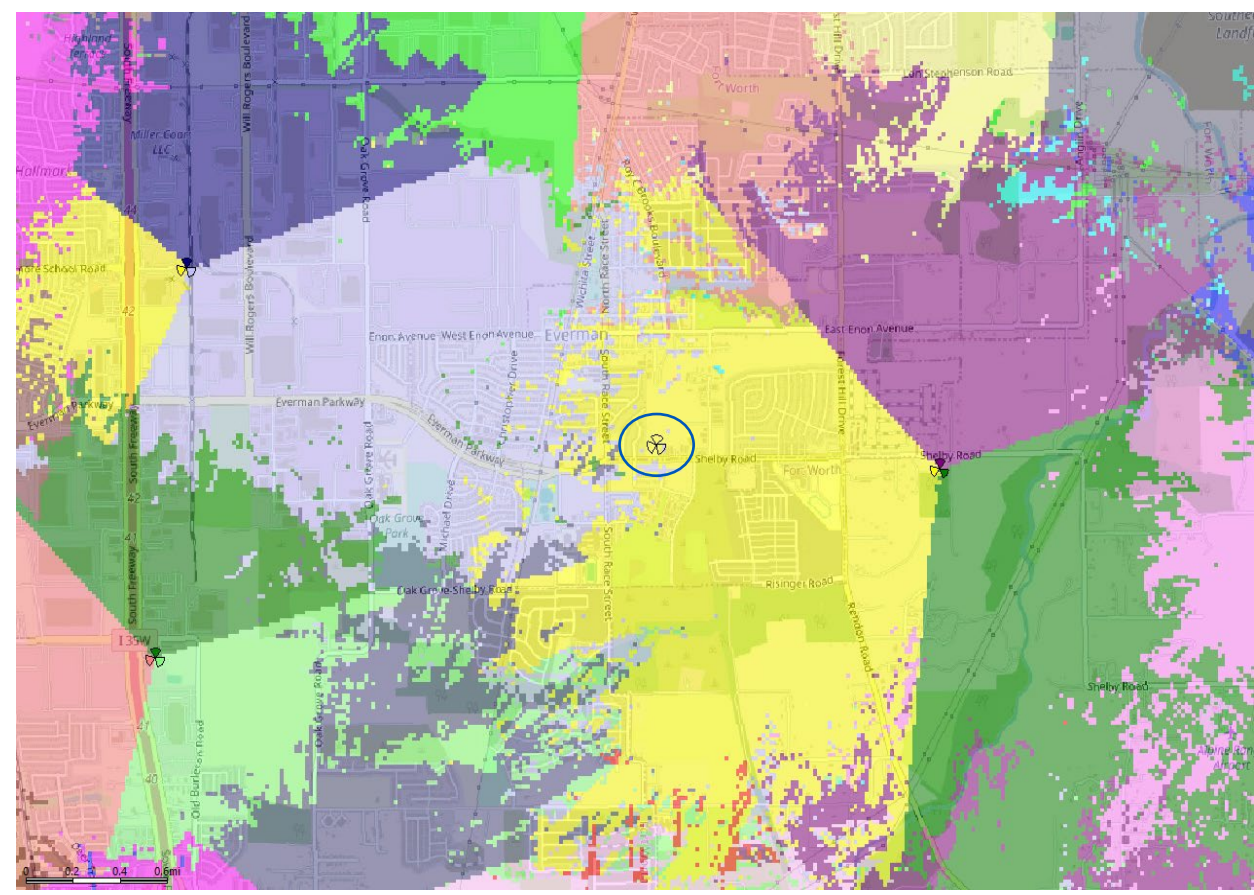
# Number of Servers (Dominance) 700Mhz



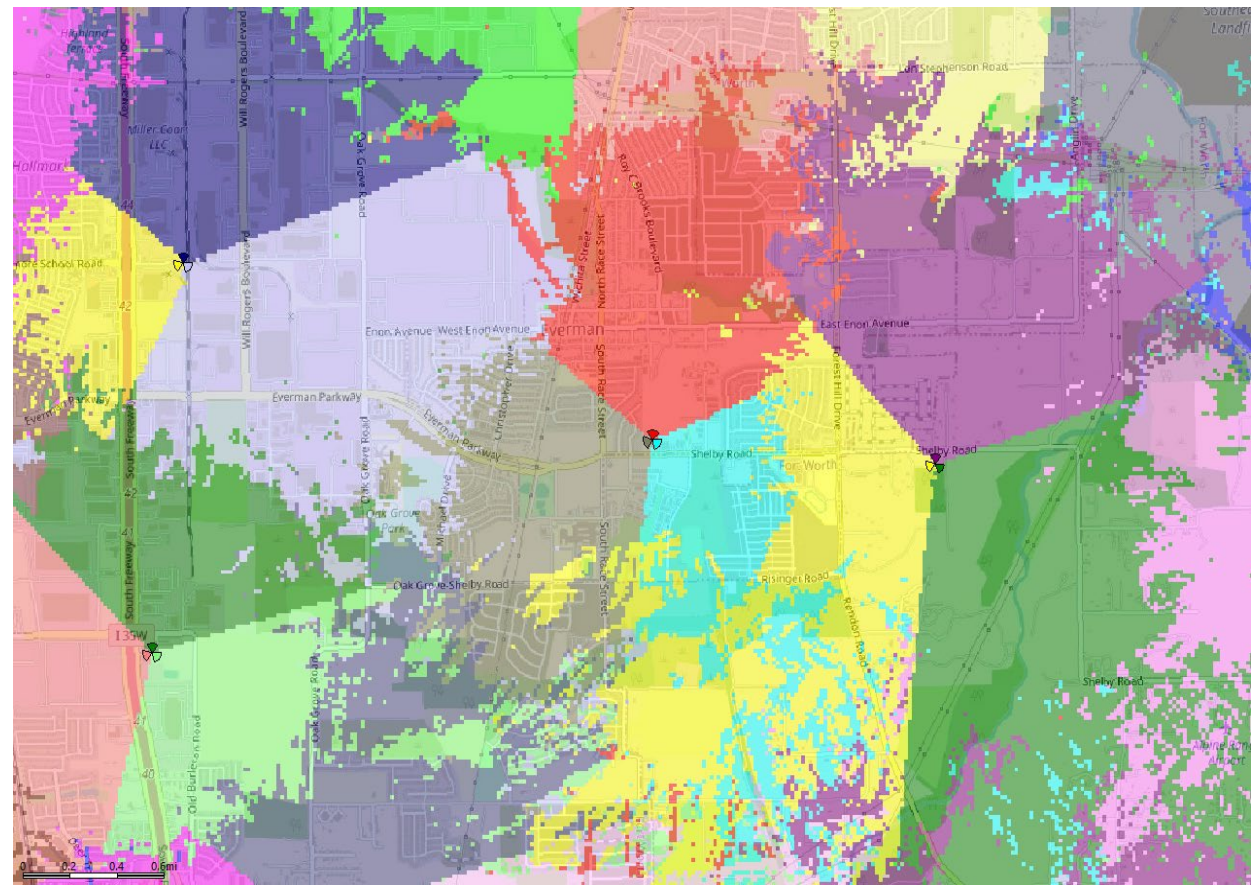
 Proposed NSB



# Coverage by Transmitter



 Proposed NSB



# IQI Connected Users near proposed site

Section 6, Item 1.

