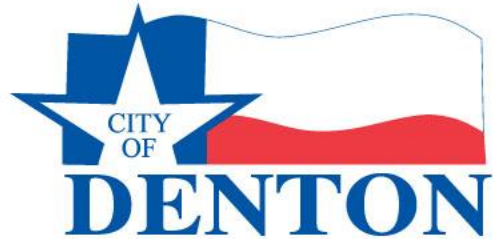


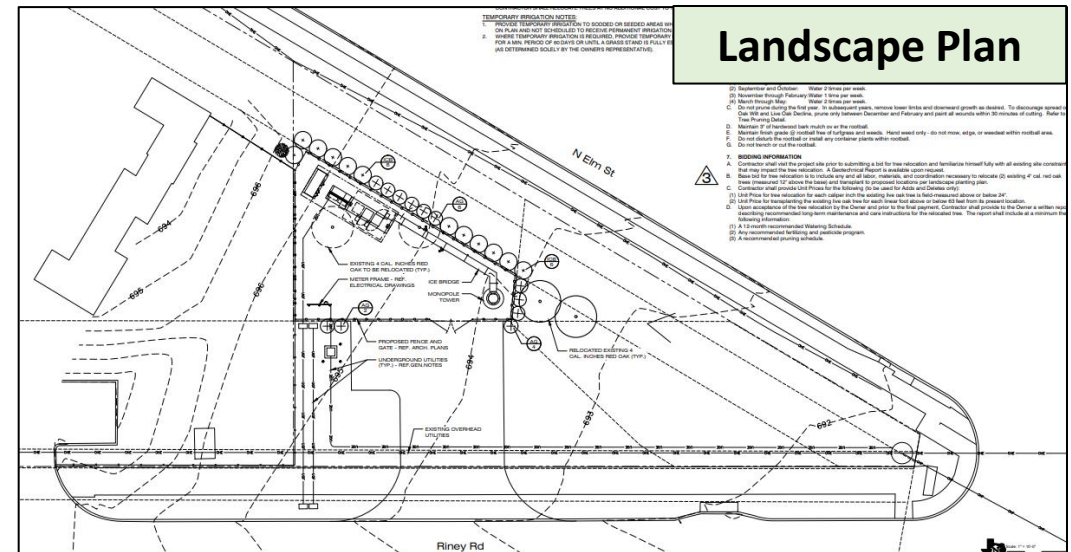
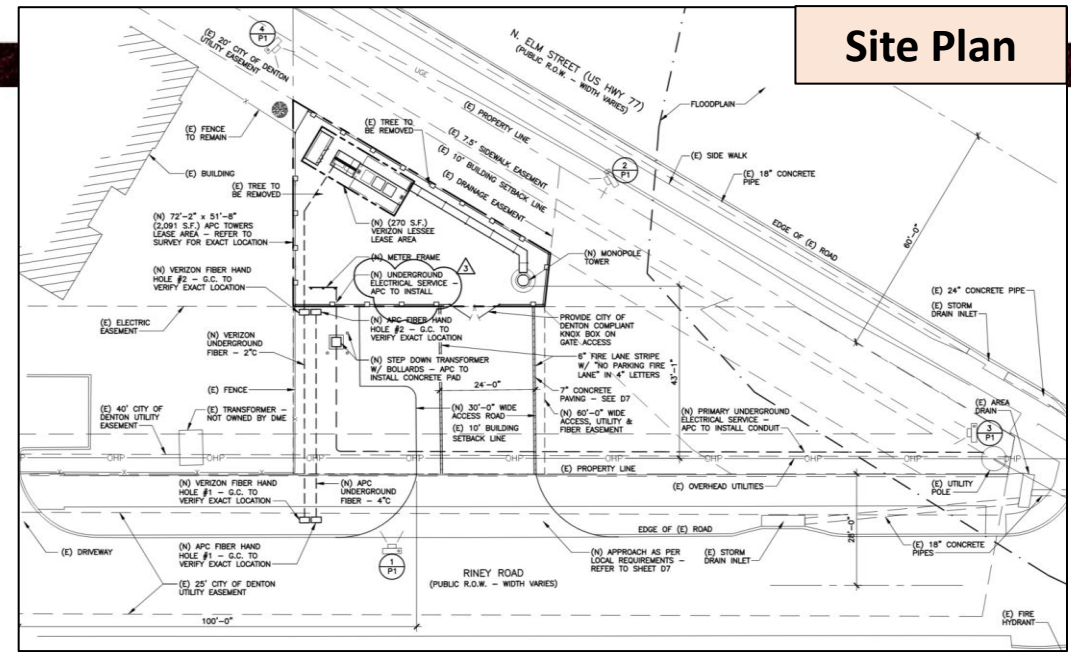
S25-0008a APC Towers

Matt Bodine
Assistant Planner
June 2, 2026



Request

- **Specific-Use Permit** for a Monopole Tower over 85 feet in height.
- **Location:** Western corner of North Elm Street and Riney Road
- **Zoning:** Mixed-Use Neighborhood (MN)
- **Surrounding Area:** Multifamily and Public Facilities.
- **Development Plans:**
- 105 ft tall cell tower
- Row of shrubs along N Elm St.



Criteria for Approval – Development Code

General Approval Criteria for All Applications (Sec. 2.4.5E)

1. General Criteria
2. **Prior Approvals**
3. **Consistent with the Comprehensive Plan and Other Applicable Plans**
4. Compliance with this DDC
5. Compliance with other regulations
6. Consistent with Interlocal and Development Agreements
7. Minimizes Adverse Environmental Impacts
8. **Minimizes Adverse Impacts on surrounding Property**
9. Minimizes Adverse Fiscal Impacts
10. Compliance with Utility, Service, and Improvement Standards
11. Provides Adequate Road Systems
12. Provides Adequate Public Services and Facilities
13. Rational Phasing Plan

Specific Use Permit Criteria for Approval (Sec 2.5.2D)

1. The specific use proposed is compatible with the surrounding area;
2. The specific use proposed has no negative impacts on future development of the area; and
3. Any impacts associated with access, traffic, emergency services, utilities, parking, refuse areas, noise, glare, and odor have been adequately mitigated.

Summary:

- ✓ Proposal is consistent with the goals and policies of the Denton 2040 Comprehensive Plan and the Future Land Use Map.
- ✓ Proposal is consistent with Use Specific Standards for Monopole Towers over 85 feet.
- ✓ Approval of the Specific Use Permit is not expected to generate significant adverse environmental, infrastructure, or fiscal impacts.

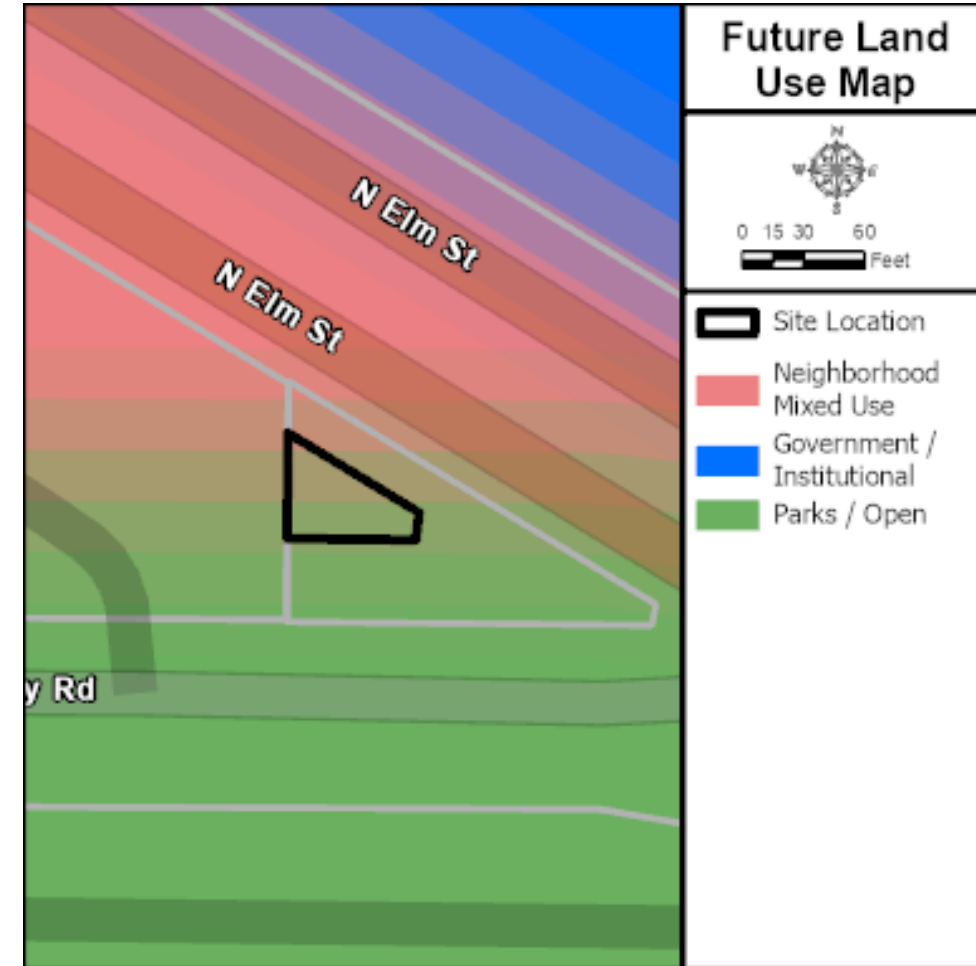
Denton 2040 Comprehensive Plan

FLUM: Transitional area between Parks/Open Space and Neighborhood Mixed Use

- **Neighborhood Mixed Use** applies to the areas of Denton which are predominately residential, but with a mix of compatible housing types and densities.
- This designation is also applied in areas of future development suited primarily to single-family development, but where **neighborhood-serving** retail and **services** are **critical to achieving balanced, accessible neighborhoods**

Proposed Use:

- Telecommunications Tower- Monopole Tower over 85 feet
 - Compatible with surrounding area.
 - Use supports established uses
 - Adequately spaced and buffered from sensitive land uses.
- ✓ **Proposed use conforms** to FLUM goals and purpose



Notification

Newspaper posted: April 12, 2026

City website posted: April 8, 2026

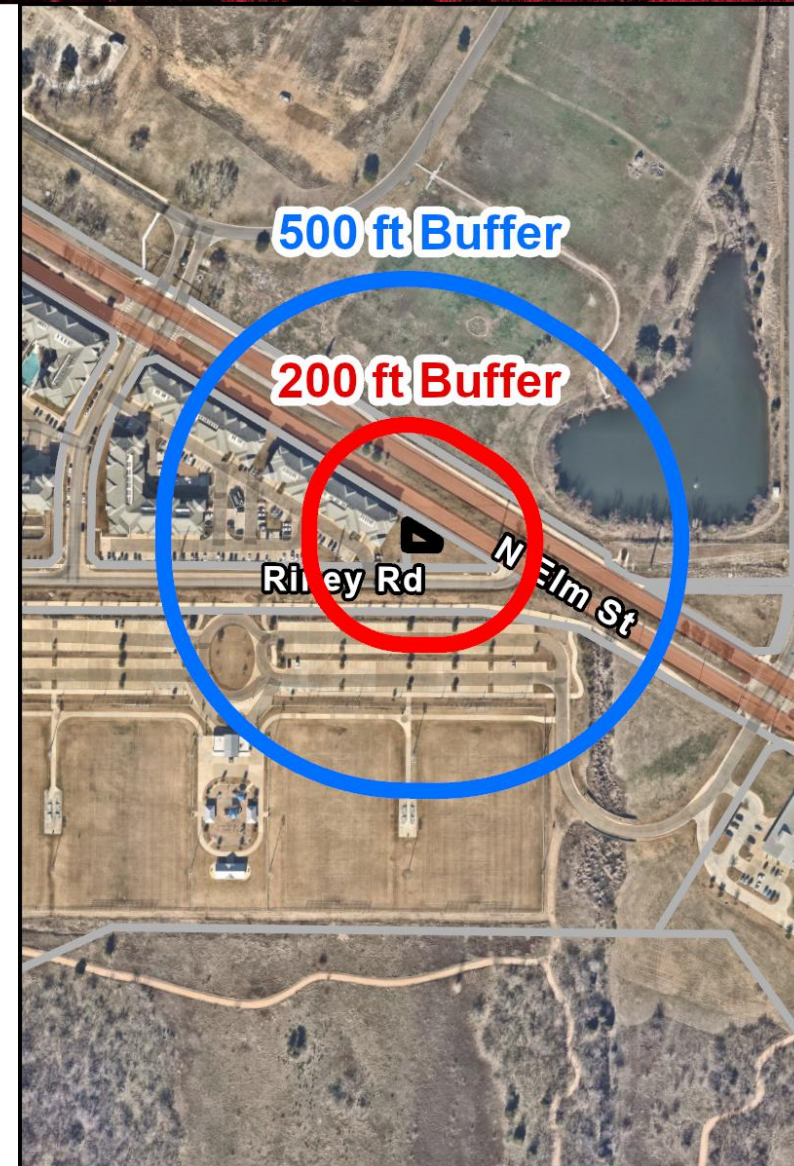
Property posted: April 17, 2026

Mailed notices:

- 200 ft. Public Hearing Notices mailed: 47
- 500 ft. Courtesy Notices mailed: 96

Responses:

- In Opposition:
- In Favor: 0
- Neutral: 0



Notification Map



0 90 180 360
Feet

Recommendation

Staff recommends approval of the SUP with the following conditions:

1. Development of the site shall substantially comply with the attached Site Plan and Landscape Plan. Administrative approval of changes that do not increase the size, height, and number of the Telecommunications Tower buildings and equipment, change the number of parking spaces, decrease the buffer and screening requirements, or result in a decrease of more than 5 percent in the landscape area for the whole site may be administratively approved, if such changes are permissible per the Denton Development Code. All other changes shall require a Specific Use Permit amendment in accordance with the Denton Development Code.
2. The City reserves the right to require approval by ordinance of any amendments or alterations to the SUP, the attached site plan, and the attached landscape plan. The attached site plan and landscape plan are incorporated as requirements of the SUP.
3. The zoning map shall reflect the Specific Use Permit on the property consistent with the DDC.

Planning and Zoning Commission recommended approval of the SUP with the conditions above at their April 29, 2026 meeting.



QUESTIONS?

Matt Bodine
Assistant Planner
Development Services

