

STAFF REPORT

Case No.: 26-SU-01

Request: Conduct a public hearing and consider the request for a Specific Use Permit (SUP) for a cell tower, including the addition of equipment to said tower for the 1.63-acre property located at 1641 Keenan Bridge Road and located within the Planned Development District No. 77 (PD-77) zoning district; and take appropriate action.

Applicant: Scout Caruthers, Crafton Communications

Planning & Zoning Commission Meeting: April 13, 2026

Background:

The applicant, Scout Caruthers with Crafton Communications, is requesting approval of a Specific Use Permit (SUP) to add additional equipment to the existing cell tower located at 1641 Keenan Bridge Road, an approximately 1.63-acre property located on the north side of Keenan Bridge Road and on the east side of Luna Road. The subject site is located in Planned Development District No. 77 (PD-77), which is governed by Ordinance No. 3618. PD-77 allows for a variety of retail, commercial, industrial and manufacturing oriented uses. SUP approval is required for cell towers within this district. When SUPs are interim in nature per the expiration date noted in the approving ordinance, subsequent approval is required to maintain the use. The most recently approved SUP ordinance regarding this tower expired on March 5, 2011, therefore SUP approval is required to both bring this tower into legal compliance and for this equipment addition.

Adjacent Zoning Districts and Land Uses:

Direction	Zoning District	Land Use
North	Planned Development District No. 22 (PD-22)	Cooks Branch Creek
South	Planned Development District No. 77 (PD-77)/ Planned Development District No. 99 (PD-99)	Office/Warehouse; Single Family Residential
East	Planned Development District No. 77 (PD-77)/Planned Development District No. 88 (PD-88)	Office/Warehouse
West	City of Carrollton; President George Bush Turnpike (PBGT)	Office/Warehouse; Freeway

Property History and Proposed Use:

Currently, there are four approved SUP ordinances for this cell tower and the subsequent equipment upgrades. The chart below outlines the history of these ordinances from newest to oldest.

Ordinance No.	Approval Date	Action	Expiration Date
2754	1/5/2004	Mounting of two microwave dish antennas	3/5/2011
2671	6/3/2002	Addition of six cellular antenna panels	3/31/2011
2552	7/24/2000	Addition of nine cellular panels	3/31/2011
1931	4/1/1991	Original ordinance approving cell tower	3/31/2011

The subject property is currently in use as a recreation complex for The Texans Soccer Club. The applicant is seeking approval of an SUP for the existing cell tower sitting on a portion of this property, including the addition of equipment to this tower. The scope of work includes the removal and replacement of three antennas and modification of the mount to meet current standards. In order to improve efficiency in the permitting process for future equipment upgrades to this tower, staff has written the ordinance so that the SUP for this tower will become permanent. This will allow the applicant to forgo the SUP process for future upgrades, provided these upgrades comply with all applicable City codes and receive the proper permitting approvals. A new SUP would only be required if the existing tower’s height is increased beyond 75 feet or if the tower is moved from its current location as shown on the site plan. No other modifications to the subject property are proposed.

Farmers Branch 2045 Plan Recommendation:

The Farmers Branch 2045 Plan designates the subject property and the surrounding area as Industrial, which recommends a mix of single-use (industrial only) uses focused on business, employment and industry. Recommended land uses include: office, research, industrial, manufacturing, warehousing, distribution. The existing cell tower helps distribute cell phone and internet service, with the equipment upgrade potentially enhancing said services for cell phone users. Therefore, this SUP request is consistent with the recommendations of the Farmers Branch 2045 Plan.

Public Response:

On April 2, 2026, 10 zoning notification letters were mailed to all affected property owners within 300 feet of the subject property in addition to both the Carrollton-Farmers Branch and Dallas

independent school districts. A zoning notification sign was also placed on the property the same day. As of the writing of this staff report, no correspondence regarding this case has been received by staff.