

# Development Services Application

"To assist development and improve the quality of life for the citizens of Bryan."



CITY OF BRYAN  
The Good Life, Texas Style.™

## Type of application:

- Rezoning - \$550 (Supplement A)
- Variance - \$300 (Supplement B)
- ZBA Variance - \$300 (Supplement B)
- Building Design Review (Supplement H)
- Exception - \$300 (Supplement C)
- Site Plan - \$250 (Supplement D)
- Conditional Use Permit - \$400 (Sup. E)
- Color Palette Review (Supplement J)

## If Plat – Type of plat:

- Preliminary Plan - \$250
- Final Plat - \$300\*
- Amending Plat - \$300\*
- Replat - \$300\* (Supplement F)
- Master Plan - \$150  
\* includes Brazos County filing fee

## Stormwater:

- Floodplain Development Permit -\$150 (Supplement G)
- Stormwater Quality Compliance

## Wireless Communication Facility:

The City will conclusively presume that the Applicant's project is neither a collocation project qualified under 47 U.S.C Section 322(c)(7) nor is it an "eligible facility" request for modification under Section 6409(a), unless the Applicant clearly asserts that it is.

- New Site or Tower - \$250 (Supplements D & K)
- Eligible Facilities Request (Supplement M)
- Collocation (Supplement L)

## Property Owner Information

Name \_\_\_\_\_

Mailing Address \_\_\_\_\_

City \_\_\_\_\_ State \_\_\_\_\_ Zip Code \_\_\_\_\_

Phone Number \_\_\_\_\_ Fax Number \_\_\_\_\_

E-mail Address \_\_\_\_\_

## Applicant Information

Name \_\_\_\_\_

Mailing Address \_\_\_\_\_

City \_\_\_\_\_ State \_\_\_\_\_ Zip Code \_\_\_\_\_

Phone Number \_\_\_\_\_ Fax Number \_\_\_\_\_

E-mail Address \_\_\_\_\_

**Agent or Engineer Information**

Name \_\_\_\_\_

Mailing Address \_\_\_\_\_

City \_\_\_\_\_ State \_\_\_\_\_ Zip Code \_\_\_\_\_

Phone Number \_\_\_\_\_ Fax Number \_\_\_\_\_

E-mail Address \_\_\_\_\_

**Site Information**

Address \_\_\_\_\_

R Number \_\_\_\_\_

Legal Description \_\_\_\_\_

Total Acreage \_\_\_\_\_

Current Use \_\_\_\_\_

Proposed Use \_\_\_\_\_

Current Zoning \_\_\_\_\_

Proposed Zoning \_\_\_\_\_

Is any of the property in the floodplain? \_\_\_\_\_ Yes \_\_\_\_\_ No

Is this property under a conditional use permit? \_\_\_\_\_ Yes \_\_\_\_\_ No

**Certification**

I hereby certify that I am the owner of the above described property for the purposes of this application. I am respectfully requesting processing and approval of the above referenced request. I agree to comply with the requirements in all applicable codes. I agree to provide all necessary information concerning this request. I certify that I have been informed and understand the regulations regarding this process as specified by City Ordinance.

\_\_\_\_\_  
Owner's Signature

\_\_\_\_\_  
Owner's Printed Name

I also hereby authorize the Applicant, Agent, and/or Engineer listed on this application to act on my behalf during the processing and presentation of this request. They shall be the principal contacts with the City in processing this application.

\_\_\_\_\_  
Owner's Signature

\_\_\_\_\_  
Owner's Printed Name

\_\_\_\_\_  
Applicant's Signature

\_\_\_\_\_  
Applicant's Printed Name

\_\_\_\_\_  
Agent/Engineer's Signature

\_\_\_\_\_  
Agent/Engineer's Printed Name

**For Office Use Only**

Case Contacts \_\_\_\_\_

Case Number \_\_\_\_\_

# Eligible Facilities Request Submittal Requirements



## Supplement M

**Definition:** An Eligible Facilities Request is any request for modification of an existing tower or base station that does not “substantially change” the physical dimension of such tower or base station, involving:

1. Collocation of new transmission equipment;
2. Removal of transmission equipment; or
3. Replacement of transmission equipment.

A modification “substantially changes” the physical dimensions of an eligible support structure if it meets any of the following criteria:

A. For existing towers NOT in the public rights-of-way:

1. An increase in the height of the tower by more than 10% or by the height of one additional antenna array with the separation from the nearest existing antenna not to exceed twenty feet (20’), whichever is greater, or
2. The addition of any appurtenance to the body of the tower that would protrude from the edge of the tower more than twenty feet (20’), or more than the width of the tower at the level of the appurtenance, whichever is greater, or
3. Any excavation or deployment outside the current site, or
4. It would defeat the concealment elements of the structure, or
5. It does not comply with conditions associated with the siting approval of the construction or modification of the eligible support structure, however, this limitation does not apply to any modification that is non-compliant only in a manner that would not exceed the thresholds identified in the Code of Federal Regulations CFR 47, Chapter 1, Subchapter A, Part 1, 1.40001(b)(7)(i) through (iv).

B. For base stations NOT in the public rights-of-way:

1. An increase in the height of the structure by more than 10% or more than 10 feet (10’), whichever is greater, or
2. The addition of any appurtenance that would protrude from the edge of the structure by more than six feet (6’); or
3. The installation of more than four (4) new equipment cabinets; or
4. Any excavation or deployment outside the current site, or

5. It does not comply with conditions associated with the siting approval of the construction or modification of the eligible support structure, however, this limitation does not apply to any modification that is non-compliant only in a manner that would not exceed the thresholds identified in the Code of Federal Regulations CFR 47, Chapter 1, Subchapter A, Part 1, 1.40001(b)(7)(i) through (iv).

### **Eligible Facilities Request for Modification, Section 6409(a).**

If the Applicant asserts that this Project is an eligible facility request for modification under Section 6409 (a) as it does not “substantially change the physical dimensions” of an existing tower or base station, as those terms are defined in FCC 2014 Wireless Infrastructure Order and FCC Rules, please attach a detailed written statement describing the basis of the assertion that Section 6409(a) applies to this Project and why it meets the applicable requirements as set forth in FCC Rules, 47 CFR Sec. 1.4001 Wireless Facility Modifications, et al, to include complete answers to the questions and statements below.

1. Is the Project an “eligible facility” as either a “tower” or a “base station” as defined in FCC Rules, 47 C.F.R. § 1.40001 (b) (1) and (9)? Explain in detail.
2. Provide detailed information on how the tower or base station to be modified as the Project meets the definition of “existing” in FCC Rules, 47 C.F.R. § 1.40001 (b) (5). Include with this explanation copies of the initial application and permit of the tower or base station, and any subsequent modification applications and permits, even if denied, and any City required conditions placed on the initial or subsequent permits, such as, but not limited to, safety, setbacks, fencing, landscaping, and concealment or stealth requirements.
3. Provide detailed information and documents on the “site” of the tower or base station to be modified by the Project as “site” is defined in FCC Rules, 47 C.F.R. § 1.40001 (b) (6), to allow the City to determine the “site” for purposes of compliance with Section 6409 (a) eligibility. Please include a detailed map depicting the sites’ boundary of the property owned or leased for purposes of the Project, and the location of the Project within that boundary, and depicting the tower or base station as it is at the time of the application, and after the requested modifications, in both an overhead format, and in elevations from each side.
4. If the Project is located in the public right-of-way, describe by providing maps and drawings to fully depict the area asserted to be in proximity to the structure and to other transmission equipment already deployed on the ground, to include the location of the tower or base station and transmission equipment already deployed on the ground within that proximity area, depicting the tower or base station as it is at the time of the application, and after the requested modification, in both an overhead format, and in elevations from each side. Include the basis of the assertion as to the area in proximity to the eligible structure, 47 C.F.R. § 1.40001 (b) (6). Explain in full detail to include maps and drawings to allow the City to determine the “site” for purposes of compliance with Section 6409 (a) eligibility.
5. Is the request to modify a “collocation”, as defined in FCC Rules, 47 C.F.R. § 1.40001 (b) (2), or a removal or replacement of “transmission equipment”, as defined in FCC Rules, 47 C.F.R. § 1.40001 (b) (8)? Explain in detail.
6. To the extent the modification Project includes replacement in the form of “hardening” of the tower or base station; please provide analysis by a licensed engineer as to why this hardening is necessary for an eligible Section 6409 (a) collocation, replacement, or removal of transmission

equipment, and percentage of the structure that is being replaced, FCC 2014 Wireless Infrastructure Order. Replacement may be of “transmission equipment”, and may include hardening of the structure as a whole “where such hardening is necessary for a covered collocation, replacement, or removal of transmission equipment, but does not include replacement of the underlying structure.

7. Provide detailed information on how the requested modification of the tower or base station to be modified by the Project does not “substantially change the physical dimensions” of the existing tower or base station, as those terms are defined in FCC Rules, 47 C.F.R. § 1.40001 (b). Explain in detail, specifically, including detailed licensed engineer sealed drawings, on how the requested modification of the tower or base station Project is to be modified, to include:
  - a. Increases in the height of the tower or base station to be modified;
  - b. Increases in the width and/or protrusions of appurtenances and/or transmission equipment from the tower or base station to be modified;
  - c. Increases in the transmission equipment/cabinets on the ground of the site of the tower or base station to be modified;
  - d. Detail on any excavations and deployment outside the current site including any physical, wireline, interconnections to other locations, noting existing wireline connections and new ones.
  - e. How the requested modification of the tower or base station does not defeat any previously required concealment (stealth) conditions from prior permits;
  - f. How the requested modification of the tower or base station complies with any other previously required City conditions from prior permits, other than those allowed by the “substantial change” thresholds identified in FCC Rules, 47 C.F.R. § 1.40001(b) (7) (i)-(iv).

*Within 60 days of the date on which an applicant submits a complete application seeking approval of an Eligible Facilities Request under Section 62-661, the City will review and act upon the application, subject to the tolling provisions, Section 62-661(1)(b)*