

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 _____

New Site or Tower Submittal Requirements



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Supplement K

Site plans submitted must show the following items. All drawings shall be to scale, clear and complete to obtain site plan approval.

1. Copies of a site plan (the site plan is not the same as the WTF facility plan) as per site development review committee requirements (see Supplement D); including signature lines for both the owner of the WTF and/or the owner of the property indicating an agreement to remove the entire WTF and any related equipment within 60 days of abandonment. Any information of an engineering nature that the applicant submits, whether civil, mechanical, or electrical shall be certified by a licensed professional engineer. Upon receipt of the above items, the site development review committee will process the application and review the site plan. Upon site development review committee approval, and where a conditional use permit is required, the site plan will be forwarded along with a development services department staff recommendation to the Planning and Zoning Commission for consideration.
2. A drawing and any supporting documents that identifies:
 - The location of existing applicant-owned wireless telecommunication facilities in the county;
 - The type and height of each existing facility;
 - The current proposed facility;
 - The type and height of the proposed facility;
 - At least three collocation alternatives to the applicant's own development along with proof of a genuine effort in collocating on or attaching to an existing support structure; a certified letter addressed to potential lessors is recommended in addition to evidence that demonstrates that no existing tower or support structure can accommodate the applicant's proposed WTF. Any of the following may be submitted as evidence:
 - No existing structures are located within the geographic area required to meet applicant's engineering requirements.
 - Existing structures are of insufficient height to meet applicant's engineering requirements.
 - Existing structures do not have sufficient structural strength to support applicant's proposed antenna and related equipment.
 - The applicant's proposed antenna would cause electromagnetic interference with the antenna on the existing structures, or the antenna on the existing structures would cause interference with the applicant's proposed antenna.
 - The fees, costs, or contractual provisions required by the owner in order to share an existing structure or to adapt an existing support structure for sharing are unreasonable. Costs exceeding those for new tower development are presumed to be unreasonable.

- The applicant demonstrates that there are other limiting factors that render existing structures unsuitable. It is not necessary to reveal future plans or locations for additional proposed facilities. The plan will assist the city in understanding the need for any new wireless telecommunication facility, assess the land use impacts, and aid in comprehensive land use planning.
3. Visual impact analysis; presented by one of two methods, photographs, or drawings. In either case, four views or elevations shall be submitted looking toward the site (typically north, south, east, and west) including site and the surrounding properties measured from the center point of the tower out a distance equal to three times the height of the proposed tower. This drawing will depict a “skyline” view showing the entire height of the proposed tower and the surrounding structures, trees, or any other objects contributing to the skyline profile. The applicant shall draw the proposed tower directly on the photographs in black ink or use Photoshop.
 4. Proof of compliance with FCC regulations.
 5. Notification of an impending environmental assessment required by the National Environmental Protection Agency (NEPA) and a copy when the assessment is completed (if applicable).
 6. A letter addressed to the city declaring an intent and willingness to build out a proposed tower to allow at least two other service providers.

Within 150 days of the date on which the applicant submits a complete application seeking approval of a new site or tower under this Section, the City will review and act upon the application, subject to the tolling provisions, Section 62-661(3)(b).