

**CITY OF IRVING
TELECOMMUNICATIONS ANTENNA/TOWER SITING
POLICIES AND GUIDELINES**

POLICIES AND GUIDELINES

Consistent with federal and state law, the City of Irving endeavors to effectively manage the efficient use of land, protect the public safety and welfare, promote high quality telecommunications services and opportunities, safeguard the rights of consumers and citizens, safeguard community land values, require fair compensation from users of the public rights-of-way, promote orderly planning and development, and minimize the size, number and obtrusiveness of antennas/towers.

Requests for rezoning to authorize new towers should document the need of the requested site, the nature of any existing sites, and demonstrate how the request will promote the City of Irving's telecommunications policies and guidelines.

Antennas/towers should not be constructed or used within the City of Irving without all approvals and permits first having been secured.

Antennas/towers shall meet all applicable FAA, FCC, and other federal, state and local codes and standards.

Towers should be constructed to minimize potential safety hazards. Towers should be located in such a manner that if the structure should fall along its longest dimension, it will remain within property boundaries and avoid habitable structures, public streets, utility lines and other towers.

Telecommunications providers shall provide the City of Irving with their respective master antenna plan, including detailed maps, showing the precise locations and characteristics of all antennas/towers and indicating coverage areas for current and future antennas/towers.

Towers shall be located to minimize their number, height and obtrusiveness.

Back haul providers shall be identified and have all necessary approvals to operate as such, including holding necessary franchises, permits and certificates.

Telecommunications providers should, to the maximum extent feasible, promote collocation of antennas by multiple providers through the use of nonexclusive agreements for antenna sites, relocation and configuration of antennas to accommodate additional users, utilization of current technology to maximize antenna separation and minimize tower height and obtrusiveness, and ensure building support structures are of sufficient height and strength.

Zoning Cases

Pursuant to the provisions of the Federal Telecommunications Act of 1996, the following information is necessary to enable the Planning and Zoning Commission and City Council to properly evaluate all applications to locate telecommunications towers in the City of Irving.

Name of Applicant: _____ Zoning Case No. _____

1. Describe the nature of the tower site:
 - a. What type of supporting structure is proposed?
 - 1) A monopole (height: _____);
 - 2) A self-supported structure (height: _____); or
 - 3) A guyed tower (height: _____).
 - b. Attach photos or drawings of all equipment, structures and antennas.
 - c. Will the structure meet all applicable FAA, FCC and other codes and standards? Be specific.
 - d. Given its position on the proposed location, if the structure should fall to the ground along its longest dimension, would it remain within the property boundaries? Would it avoid habitable structures? Would it avoid public streets, utility lines, and other antennas/towers?
2. Why is this tower necessary?
3. State the name(s) of the telecommunications providers or other potential users of the tower and describe the use to be made by each user.
4. Will this tower site be connected to other sites? If so, describe how it will be connected and who will be the back haul provider.
5. Have you made an effort to collocate the facilities proposed for this tower on existing towers or structures in the same general area? Please identify the location of these existing sites.
6. Regarding No. 5 above, if yes, please describe in detail these efforts and explain in detail why these existing sites were not feasible.
7. Attach all studies or tests performed which demonstrate why the existing sites in No. 5 above will not provide sufficient signal coverage.

8. Please provide written documentation from these existing sites' owners and/or operators, which confirm the statements in No. 6 above.
9. Do these existing sites, in No. 5 above, allow/promote collocation and, if not, why not?
10. Will collocation be allowed to other telecommunications providers at the requested site? If not, state every reason and the basis for each reason.
11. Will the applicant or the proposed provider reconfigure its antennas and other equipment to accommodate other telecommunications providers? If not, state every reason and the basis for each reason.
12. What is the proposed provider's current coverage area for the City of Irving?
13. In the response to No. 12, attach separate maps showing:
 - a. What areas the proposed provider's existing antennas currently cover;
 - b. What areas the proposed provider's existing sites and the sites described in No. 5 would cover; and
 - c. What areas the proposed provider's existing sites and the requested site would cover.
14. What is the proposed provider's master telecommunications plan for the City of Irving? Attach maps and other related documentation. Provide information indicating each phase of the plan.
15. Describe the proposed provider's plan to minimize the number of telecommunications towers needed to cover the City of Irving.