

MEMORANDUM

TO: Planning & Zoning Commission

FROM: Lauren Cook, Planner I

DATE: September 16, 2025

SUBJECT: **Public Hearing:** Consideration of a Special Use Permit for Communication Antenna (Over 25 Feet in Height) and Communication Support Structure; on 2.798 Acres of NEC 1171 & Valley Parkway Addition, Lot 3R1-B, Block B, Phase 1; Located at 1093 West Main Street, Zoned General Business District (GB); as Requested by Ralph Wyngarden, Faulk and Foster on behalf of Hemphill LLC, the Operator, and TSCA-224 LTD P/S, the Property Owner. (Case No. 25-06-10-SUP).

BACKGROUND:

Hemphill LLC is proposing a telecommunication tower on the vacant north side of a retail strip center.

ANALYSIS:

The communication support structure and antenna will be located behind a retail strip center. in the southeast corner vacant portion of the lot. The support structure is a 125-foot monopole tower with a 10-foot lightning rod on the top, totaling 135 feet in height. The base area with support equipment will be screened by a 6-foot-tall brick wall where it faces the right-of-way and fenced by an 8-foot-tall wrought iron fence where it does not. Verizon Wireless is the current tenant, and the tower can accommodate up to three more carriers.

The following are the criteria for consideration of an SUP per Section III.9.2 of the UDC.

- A. Compatibility with surrounding uses and community facilities;
The property is surrounded retail and civic uses. The closest residential uses are located further than the required 375 feet (three (3) times the height of the monopole tower) away that communication support structures must be (Article VII.3.5).
- B. Compatibility with the comprehensive plan and any adopted long-range plans addressing the area;
This project aligns with the Identity, Place, and Communication, Economic Vitality, and Diverse and Thriving Neighborhood Big Moves by increasing the quality of communication services in the area therefore improving the quality of life for residents and businesses in the area.

- C. Enhancement or promotion of the welfare of the area;
As mentioned, better telecommunication services help increase the quality of life for residents and businesses in the area. Proposed propagation maps show an improvement in connectivity in the area near where the tower is installed.
- D. Whether the use will be detrimental to the public health, safety, or general welfare; and
There is no expected detrimental effects to the public health, safety, or general welfare of the area.
- E. Conformity with all zoning regulations and standards.
The tower meets all zoning standards required by the zoning district, supplemental standards applicable and meets screening requirements for telecommunication towers.

CITY STAFF'S RECOMMENDATION:

That the Planning and Zoning Commission recommend approval of the Special Use Permit as set forth in the caption above.