

MEMORANDUM

TO: Planning & Zoning Commission

FROM: Lauren Cook, Planner I

DATE: July 1st, 2025

SUBJECT: **Public Hearing:** Consideration of an Ordinance Granting a Special Use Permit for Communication Antenna (Over 25 Feet in Height); on Approximately 1.544 Acres Out of The S. Riggs Survey, Abstract Number 1088; Located at 1550 North Stemmons Freeway, Zoned General Business District (GB); as Requested by Daniel Pettis, Integrisite Inc. on Behalf of Verizon Wireless, the Operator, and Cecil Dalton Family Funeral Home, Ltd., the Property Owner. (Case No. 24-09-17-SUP).

BACKGROUND:

Verizon Wireless is proposing a telecommunication tower collocated on the lot of the Dalton & Son Funeral Home. Verizon Wireless chose this site due to a gap in service in this area, which can be seen in the propagation map that was submitted with the SUP. Originally, they looked for collocation opportunities but determined a new tower was needed.

ANALYSIS:

The communication antenna will be located behind the Dalton & Son Funeral Home by the northeast corner of the rear lot line. The tower is a 95-foot steel monopole tower with a 10-foot lightning rod on the top, totaling 105 feet in height. The tower will be within a 30-foot by 40-foot fenced area and a tubular steel fence with Crossvine as a living screen is proposed.

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 by boat retailers and outside storage. To the south of the site are transmission towers that span the highway to the west and lead to a substation to the east of the property.
- 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;
Better telecommunication services help increase the quality of life for residents and businesses in the area.
- 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 and meets screening requirements of either an opaque masonry wall or living screen 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.