

MEMORANDUM

TO: Claire Powell, City Manager

FROM: Richard E. Luedke, AICP Planning Director

DATE: October 20, 2025

SUBJECT: **Public Hearing:** Consideration of an Ordinance of the Lewisville City Council, Amending the Zoning Ordinance by Granting a Special Use Permit for a Communication Antenna (Over 25 Feet in Height) and a Communication Support Structure on a 2.798-Acre Lot Legally Described as NEC 1171 & Valley Parkway Addition Phase 1, Lot 3R2-B, Block B, Located at 1093 West Main Street, and Zoned General Business (GB) District; Providing for a Savings Clause, Repealer, Severability, Penalty, and an Effective Date; as Requested by Ralph Wyngarden With Faulk and Foster, on Behalf of Hemphill LLC, the Applicant, and TSCA-224 LP, the Property Owner (Case No. 25-06-10-SUP).

BACKGROUND:

Hemphill LLC is proposing a 135-foot communication antenna and support structure on a vacant area behind an existing retail shopping center at the northeast corner of West Main Street (FM 1171) and Valley Parkway. The proposed antenna and support structure is needed to improve mobile phone signal coverage in the general area. The Planning and Zoning Commission recommended unanimous approval (6-0) on September 16, 2025.

ANALYSIS:

The communication antenna and support structure will be located behind an existing retail shopping center along the east side of the vacant portion of the lot. The support structure is a 125-foot monopole tower with a 10-foot lightning rod/antenna on the top, totaling 135 feet in height. The 40-foot by 90-foot base area with support equipment will be screened by a 6-foot-tall brick wall on sides visible from public right-of-way (west and north sides) and fenced by an 8-foot-tall wrought iron fence on the sides not visible from public right-of-way (east and south sides). Verizon Wireless is the current tenant, and the tower can accommodate up to three additional 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 by retail and civic uses. The closest residential use is located approximately 630 feet from the proposed monopole tower and antenna, exceeding the required 405-foot setback (three (3) times the height of the monopole tower with antenna) required between communication support structures and residential uses (Article VII.3.5).

- B. Compatibility with the comprehensive plan and any adopted long-range plans addressing the area;
This project aligns with the Big Moves of Identity, Place, and Communication; Economic Vitality; and Diverse and Thriving Neighborhoods outlined in the Lewisville 2025 Vision Plan by increasing the quality and reliability of communication services for residents and businesses in the area.
- C. Enhancement or promotion of the welfare of the area;
Improved telecommunication services help increase the quality of life for residents and businesses in the area. The propagation maps for the project show an improvement in connectivity in the area near where the tower is proposed for installation.
- D. Whether the use will be detrimental to the public health, safety, or general welfare; and
There are 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, applicable supplemental standards, and screening requirements for telecommunication towers.

CITY STAFF'S RECOMMENDATION:

That the City Council approve the ordinance as set forth in the caption above.