

MEMORANDUM

TO: Planning & Zoning Commission

FROM: Lauren Cook, Planner I

DATE: June 19, 2026

SUBJECT: **Public Hearing: Consideration of a Special Use Permit for Communication Antenna (Over 25 Feet in Height) and Communication Support Structure; on a 0.0826-Acre Portion of NEC 1171 & Valley Parkway Addition, Lot 3R2-B, Block B, Phase 1; Located at 1093 West Main Street, Zoned General Business District (GB); as Requested by Hemphill LLC, the Applicant and Operator on Behalf of TSCA-224 LTD P/S, the Property Owner. (Case No. 26-03-5-SUP)**

BACKGROUND:

Hemphill LLC is proposing a telecommunication antenna and tower on a vacant area on the north side of an existing retail strip center.

ANALYSIS:

The communication support structure and monopole will be located behind a retail strip center at the southeast corner of the vacant portion of the lot. The tower is a 125-foot monopole tower with a 10-foot lightning rod on the top, totaling 135 feet in height. The tower 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 on the other sides. Verizon Wireless is the current tenant, but the site has the ability to accommodate up to three additional tenants.

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) from a that communication support structure. (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 Identity, Place, and Communication, Economic Vitality, and Diverse and Thriving Neighborhoods of the Lewisville 2025 Vision Plan 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 the proposed tower location.

- 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 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.