

MEMORANDUM

TO: Claire Powell, City Manager

FROM: Richard E. Luedke, AICP, Planning Director

DATE: July 21, 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) on Approximately 1.544 Acres out of the S. Riggs Survey, Abstract Number 1088, Located at 1550 North Stemmons Freeway, and Zoned General Business (GB) District; Providing for a Savings Clause, Repealer, Severability, Penalty, and an Effective Date; 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 to construct a telecommunication tower collocated at the rear of the existing Dalton & Son Funeral Home. This site was chosen due to a gap in service in this area, which is illustrated in the attached propagation maps. Originally, the applicant looked for collocation opportunities in the general area, but determined a new tower was needed. The Planning and Zoning Commission recommended unanimous approval (7-0) on July 1, 2025.

ANALYSIS:

The communication antenna will be located in the northeast corner of the parking lot situated behind the funeral home building. The proposed 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.

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 electric power line transmission towers supporting electric wires 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 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 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;
Improved 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 City Council approve the ordinance as set forth in the caption above.