

MEMORANDUM

TO: Claire Powell, City Manager

FROM: Richard E. Luedke, FAICP, Planning Director

DATE: June 15, 2026

SUBJECT: **Public Hearing: Consideration of an Ordinance of the Lewisville City Council Amending Ordinance No. 0804-25-SUP in Order to Modify the Special Use Permit Granted Thereby for a Communication Antenna (Over 25 Feet in Height) and a Communication Support Structure on a Portion of an Approximately 2.7980-Acre lot, Legally Described as NEC 1171 & Valley Parkway Addition, Lot 3R2-B, Block B, Phase 1, Located at 1093 West Main Street, and Zoned General Business (GB) District by Amending the Zoning Plan Included Therein; Providing for a Repealer, Severability, a Penalty, and an Effective Date; 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 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. A special use permit (SUP) for the proposed communication antenna and support structure was approved on October 20, 2025; however, the structure was never constructed. The applicant now wishes to revise the zoning plan by shifting the 3,600 square-foot tower compound area more than 10 feet to the west to avoid underground fiber-optic cables, which requires approval of an amendment to the original SUP. 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 (5-0), with one member abstaining, on May 19, 2026.

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 and tower has the ability to accommodate up to three additional tenants.

The following criteria are used for consideration of an SUP per Section III.9.2 of the Unified Development Code (UDC):

- A. Compatibility with surrounding uses and community facilities;
The property is surrounded by 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 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 of 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;
Improved telecommunication services will have a positive impact on 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 City Council approve the ordinance as set forth in the caption above.