



City of Lewisville, TX
Planning and Zoning Commission
Agenda

151 W Church Street
Lewisville, Texas 75057

Tuesday, September 16, 2025

6:30 PM

Council Chambers

Regular Session - 6:30 P.M.

A. Call to Order and Announce that a Quorum is Present.

B. Approval of Minutes

1. [Consider the Minutes of the September 2, 2025 Regular Meeting.](#)

C. Public Hearing

2. [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 Ralph Wyngarden, Faulk and Foster on behalf of Hemphill LLC, the Operator, and TSCA-224 LTD P/S, the Property Owner. \(Case No. 25-06-10-SUP\).](#)

D. Regular Hearing

3. [Consideration of an Alternative Standard Associated With Exterior Lighting for Feather Smash Outdoor Courts; on an Approximately 1.10-Acre Tract Out of the H.H. Smith Survey, Abstract No. 1576; Located on the South Side of East Vista Ridge Mall Drive, Approximately 200-Foot West of Highview Lane; Zoned Light Industrial \(LI\) District, as Requested by Saurabh Shah, PE, of AARI Engineering LLC, on Behalf of FEATHERS SMASH LLC, the Property Owner. \(25-08-12-AltStd\)](#)

E. Adjournment

The Planning and Zoning Commission reserves the right to adjourn into closed session at any time during the course of this meeting to discuss any of the matters listed above, as authorized by Texas Government Code Section 551.071 (Consultation with Attorney).

NOTICE OF ASSISTANCE AT THE PUBLIC MEETINGS

The City will provide appropriate auxiliary aids and services, including sign language interpreters and assisted listening devices, whenever necessary to ensure effective communication with members of the public who have hearing, sight or speech impairments, unless doing so would result in a fundamental alteration of its programs or an undue financial burden. A person who requires an accommodation or auxiliary aid or service to participate in a City program, service or activity, should contact the sponsoring Department, or the Human Resource Department at 972-219-3450 or by Fax at 972-219-5005 as far in advance as possible but no later than 48 hours before the scheduled event.

I do hereby certify that the above notice of meeting of the City of Lewisville Planning and Zoning Commission was posted at City Hall, City of Lewisville, Texas in compliance with Chapter 551, Texas Government Code on _____, 2025 at _____ AM.

Planning Department

**MINUTES
PLANNING AND ZONING COMMISSION
SEPTEMBER 2, 2025**

Item A: Call to Order and Announce that a Quorum is Present

With a quorum present, the Lewisville Planning and Zoning Commission meeting was called to order by Chair Karen Locke at 6:30 p.m. on Tuesday, September 2, 2025, in the Council Chambers, of the Lewisville City Hall, 151 West Church Street, Lewisville, Texas.

Members present: Chair – Karen Locke, Vice-Chair Erum Ali, Jack Tidwell, Rick Lewellen, Ainsley Stelling, Francisca Al-waely

Members absent: Joshua Peterson

Staff members present: Richard E. Ludke, Planning Director; Michele Berry, Planning Manager; Lauren Cook, Planner I; Patty Dominguez, Senior Planning Technician.

Item B: Approval of Minutes

1. Consider the minutes of August 5, 2025, Regular Meeting.

A motion was made by Rick Lewellen to approve the minutes as presented, seconded by Erum Ali. The motion passed unanimously (6-0).

Item C: Regular Hearing

2. Consideration of an Alternative Standard to the IH-35E Corridor Overlay District Standard Associated With Building Orientation; on 1.94 Acres, Located on the Northwest Corner of IH-35E and FM 407; Legally Described as Blake C Bowen Addition, Block A, Lot 2B; Zoned Light Industrial (LI), as Requested by Daniel Stewart, of Development Engineering Consultants LLC, on Behalf of the Property Owner, Lewisville 407 & 35 P/S. (25-07-10-AltStd)

Lauren Cook, Planner I, gave a brief overview and staff's recommendation. The applicant was present and available for questions. There was no discussion. A motion was made by Francisca Al-waely to recommend approval of alternative standard as presented, seconded by Jack Tidwell. The motion passed unanimously (6-0). Richard E. Luedke, Planning Director, stated that this item would be considered by the City Council on Monday, September 15, 2025, at 7:00 p.m. for a final decision.

Item D: Presentation

3. Receive Update and Provide Feedback on the Lewisville 2035 Vision Plan.

Michele Berry, Planning Manager, gave an update and brief presentation on the Lewisville 2035 Vision Plan. There was no discussion.

Item E: Announcements

There were no announcements.

Item F: Adjournment

A motion was made by Rick Lewellen to adjourn the Planning and Zoning Commission meeting. The motion was seconded by Jack Tidwell. The motion passed unanimously (6-0). There being no other business to discuss, the Planning and Zoning Commission meeting was adjourned at 6:40 p.m.

These minutes will be approved by the Planning and Zoning Commission at the next scheduled meeting.

Respectfully Submitted,

Michele Berry, AICP
Planning Manager

Approved,

Karen Locke, Chair
Planning and Zoning Commission

MEMORANDUM

TO: Planning & Zoning Commission

FROM: Lauren Cook, Planner I

DATE: September 16, 2025

SUBJECT: **Public Hearing:** Consideration of a Special Use Permit for Communication Antenna (Over 25 Feet in Height) and Communication Support Structure; on 2.798 Acres of NEC 1171 & Valley Parkway Addition, Lot 3R1-B, Block B, Phase 1; Located at 1093 West Main Street, Zoned General Business District (GB); as Requested by Ralph Wyngarden, Faulk and Foster on behalf of Hemphill LLC, the Operator, and TSCA-224 LTD P/S, the Property Owner. (Case No. 25-06-10-SUP).

BACKGROUND:

Hemphill LLC is proposing a telecommunication tower on the vacant north side of a retail strip center.

ANALYSIS:

The communication support structure and antenna will be located behind a retail strip center. in the southeast corner vacant portion of the lot. The support structure is a 125-foot monopole tower with a 10-foot lightning rod on the top, totaling 135 feet in height. The base area with support equipment 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 where it does not. Verizon Wireless is the current tenant, and the tower can accommodate up to three more carriers.

The following are the criteria for consideration of an SUP per Section III.9.2 of the UDC.

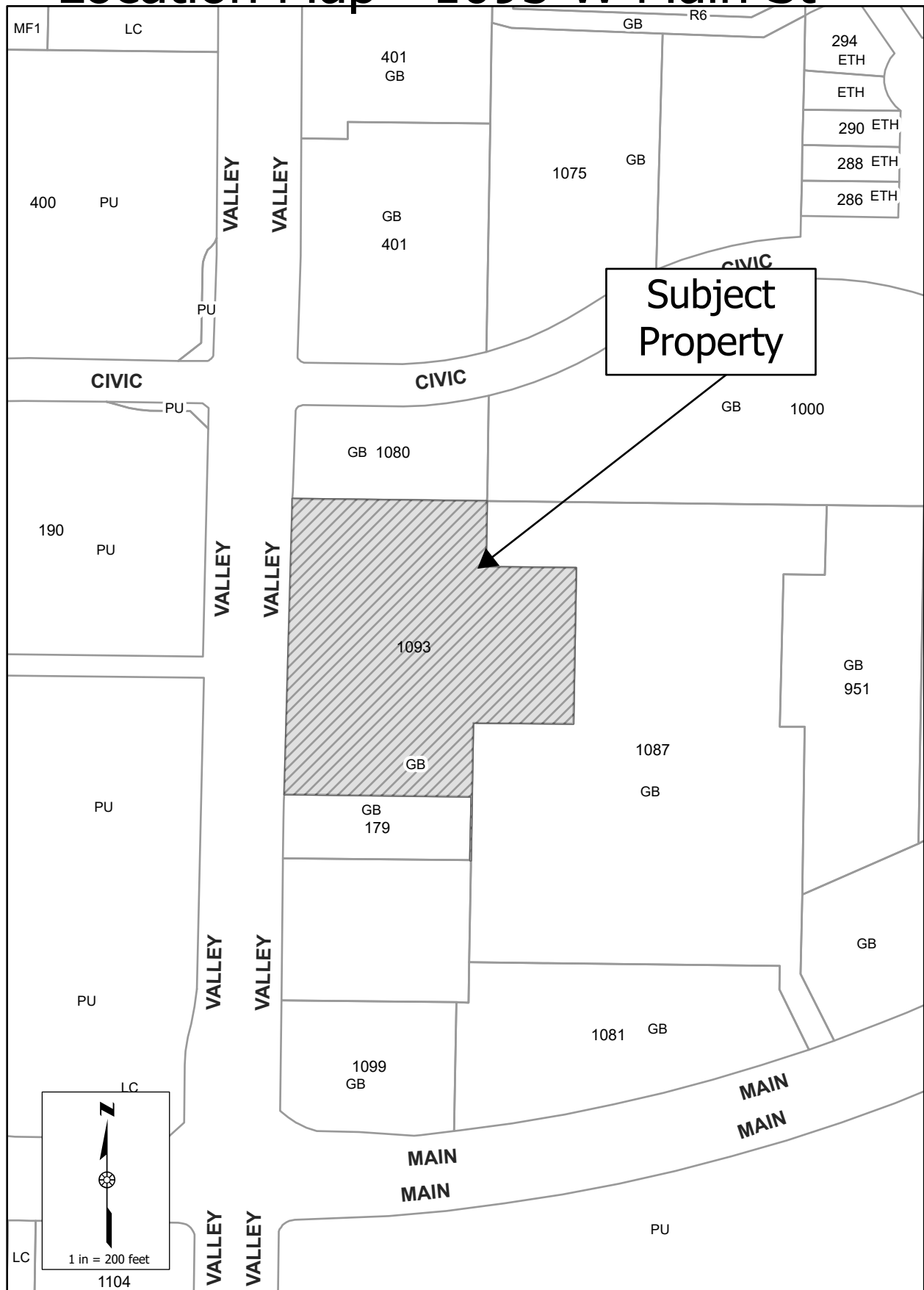
- A. Compatibility with surrounding uses and community facilities;
The property is surrounded retail and civic uses. The closest residential uses are located further than the required 375 feet (three (3) times the height of the monopole tower) away that communication support structures must be (Article VII.3.5).
- 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;
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 where the tower is installed.
- 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, supplemental standards applicable 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.

Location Map - 1093 W Main St



Aerial Map - 1093 W Main St



LEASE AREA
HEMPHILL TOWERS, LLC
SWEETBRIAR
1876

All that tract or parcel of land lying and being in Lot 3R2-B, Block B, NEC 1171 & Valley Parkway Addition, Phase 1, 2nd Replat, as shown on Document No. 2020-17, S. A. Venter Survey, Abstract No. 1309, City of Lewisville, Denton County, Texas, and being a portion of the lands of TSCA-224 Limited Partnership, as recorded in Document No. 2005-52582, Denton County records, and being more particularly described as follows:

To find the point of beginning, COMMENCE at a ½-inch rebar found at the northeast corner of said Lot 3R2-B, having a Texas Grid North, NAD 83, North Central Zone value of N: 7066219.0291 E: 2422076.2450; thence, South 22°34'30" West, 26.51 feet to a point; thence, South 00°40'26" West, 10.00 feet to a point and the true POINT OF BEGINNING;

Thence, South 00°14'30" West, 90.00 feet to a point;

Thence, North 89°45'30" West, 40.00 feet to a point;

Thence, North 00°14'30" East, 90.00 feet to a point;

Thence, South 89°45'30" East, 40.00 feet to a point and the POINT OF BEGINNING.

Bearings based on Texas Grid North, NAD 83, North Central Zone.

Said tract contains 0.0826 acres (3,600 square feet), more or less, as shown in a survey prepared for Hemphill Towers, LLC by POINT TO POINT LAND SURVEYORS, INC. dated January 6, 2025, last revised January 7, 2025.

Date: 01/07/25

Justin Kyle Lawrence
TX RPLS # 6589
Point to Point Land Surveyors, Inc.
100 Governors Trace, Ste. 103
Peachtree City, GA 30269
(p) 678.565.4440
(f) 678.565.4497
(w) pointtopointsurvey.com
TX Registration # 10194197



NARRATIVE & STATEMENT OF EXPECTED IMPACT

Application: Special Use Permit

Applicant: Hemphill, LLC

Hemphill Site Name: 1876 Sweetbriar

Project Description: A Hemphill, LLC Communication Support Structure facility including a 125' monopole tower with 10' lightning rod with antenna centerlines at 120', 105', 90', and 75' (Verizon Wireless is the initial occupant, the site will also accommodate 3 additional future providers). The tower and associated equipment will be within a compound enclosed by a 40' x 90' 8' tall wrought iron fence. Please see the drawings submitted.

Address: 1093 W Main St, Lewisville, TX 75067

Property ID: 773556

R Number: R773556

DCAD Geographic ID: SL0463A-00000B-0000-3R2B-0000

Abstract Subdivision Number: SL0463A

Legal: N E C 1171 & VALLEY PARKWAY ADDN PH 1 BLK B LOT 3R2-B

Zoning: GB General Business

Land Owner: TSCA-224 Limited Partnership

Introduction

Applicant Hemphill, LLC, is a company in the business of helping wireless providers serve the community by building communication sites to accommodate their service objectives. At this location Verizon Wireless will be the initial occupant, and the site will accommodate 3 additional future providers. Ensuring that wireless service in this area keeps up with advances in technology and growing demands on capacity is critical to the daily needs of residents (including working or learning at home) and businesses and directly impacts public safety.

Need

The Engineering Necessity Case provided by Verizon Wireless lists their objectives and demonstrates how the proposed site addresses coverage needs and provides a dominant server to resolve capacity and throughput challenges.

Request

Applicant Hemphill, LLC is requesting a Special Use Permit for a wireless telecommunication facility including a 125' monopole tower with 10' lightning rod with antenna centerlines at 120', 105', 90', and 75' (Verizon Wireless is the initial occupant, the site will also accommodate 3 additional future providers). The tower and associated equipment will be within a compound enclosed by a 40' x 90' 8' tall wrought iron fence. Please see the drawings submitted.

Current Zoning

The subject parcel is zoned GB General Business. Parcels to the north, east, and south are also zoned GB General Business. Parcels across North Valley Parkway to the east are zoned PU Public Use.

Current Conditions

The proposed site is a vacant grassy area. It is level and clear of trees. It is in the rear of the commercial building on the parcel where the access for loading, utility meters, and trash and grease receptacles are located. All surrounding usage is commercial or public. There is no adjacent residential.

Project Details

Applicant Hemphill, LLC is requesting a Special Use Permit for a Communication Support Structure facility including a 125' monopole tower with 10' lightning rod with antenna centerlines at 120', 105', 90', and 75' (Verizon Wireless is the initial occupant, the site will also accommodate 3 additional future providers). The tower and associated equipment will be within a compound enclosed by a 40' x 90' 8' tall wrought iron fence. Access and parking for this project will be the existing drive and parking. Please see the drawings submitted.

Narrative Checklist

☐ **Current Zoning District**

GB – General Business

☐ **Based Zoning District Requested**

No change in base zoning district requested. This is a Special Use Permit request for a Communication Support Structure.

☐ **Explanation of variances or alternative standards, if any.**

No variances or alternative standards are proposed.

☐ **Phasing proposed, if any**

No phasing is proposed.

☐ **Statement of purpose - A special use permit provides a means for evaluating certain land uses to ensure compatibility with adjacent properties. The special use permit process allows consideration of certain uses that may be incompatible or be overly dominant in the area in which they are located, but these characteristics may be addressed through the provisions of additional restrictions and conditions.**

The purpose of this site is to allow Verizon Wireless and other future providers to address service needs in this part of Lewisville. The Engineering Necessity Case provided by Verizon Wireless lists their objectives and demonstrates how the proposed site addresses coverage needs and provides a dominant server to resolve capacity and throughput challenges. The proposed use is appropriate for this location and compatible with adjacent properties.

☐ **The use is compatible with surrounding uses and community facilities.**

This site is located off of an internal drive in a commercially developed area. The subject parcel is zoned GB General Business. Parcels to the north, east, and south are also zoned GB General Business. Parcels across North Valley Parkway to the east are zoned PU Public Use.

The proposed site is a vacant grassy area. It is level and clear of trees. It is in the rear of the commercial building on the parcel where the access for loading, utility meters, and trash and grease receptacles are located. All surrounding usage is commercial or public. There is no adjacent residential.

This site is a passive unstaffed use. It will not generate traffic, noise, odor, glare, vibration, or any other impact that would affect surrounding land uses. In the highly unlikely event of pole failure, it is designed with an engineered fall radius of 20' which is within the fenced compound.

At the height proposed, no lighting of the pole is required by the FAA so this will be a dark site at night.

☐ **The use is compatible with the comprehensive plan and any adopted long-range plans for the area.**

Lewisville 2025 mentions: *"a collaborative effort to define and secure for all neighborhoods the sorts of "essential neighborhood resources and services" that have proven so vital during the Coronavirus pandemic. These essential neighborhood resources and services could include but are not limited to broadband, accessible virtual learning, ... some level of medical access/care, safety from crime, emergency resources..."*

The service to be provided by this site is essential to daily communication and internet needs, remote learning and working from home, assistance in health emergencies and other emergencies and public safety.

The service to be provided also supports the goal to *"Sustain Lewisville's Economic Vitality by assisting its residents, supporting its businesses and enhancing its major employment centers."*

☐ **There is enhancement or promotion of the welfare in the area.**

The service provided will support communication needs in this busy commercial area, benefitting residents, visitors, businesses in their daily shopping, dining and other tasks as well as enhancing their safety. Please also see the section below.

☐ **The use is not detrimental to the public health, safety or general welfare.**

No negative impact is anticipated. In fact, the service to be provided will have a positive impact on the public health, safety and welfare. Improved wireless service in this area will benefit citizens, visitors, and businesses. It will support those who learn or work at home. It will support people who are shopping, dining, or going about other tasks in this busy commercial area. It will provide emergency information such as amber alerts, weather alerts, radar information and other information and instructions during emergencies. It will support 911 calls (most of which are made from wireless devices) in the event of accident, health crisis, fire, natural disaster, or other emergency.

☐ **The use conforms with all zoning regulations.**

Per Section VII.2.4.C. Non-Residential Zoning Districts Use Table, Exhibit VII.2.3-4, a "Communication Support Structure" is allowed in the GB-General Business zoning district with a Special Use Permit subject to the Use Specific Standards in Section VII.3.5. This project is compliant with the requirements of Section VII.3.5.

STATEMENT OF EXPECTED IMPACT

No negative impact is anticipated. This is an appropriate and compatible location which will not burden any public services or any adjacent uses. In fact, the service to be provided will have a positive impact on the health, safety and welfare of the community. Improved wireless service in this area will benefit citizens, visitors, and businesses. It will support those who learn or work at home. It will provide emergency information such as amber alerts, weather alerts, radar information and other information and instructions during emergencies. It will support 911 calls (most of which are made from wireless devices) in the event of accident, health crisis, fire, natural disaster, or other emergency.

Statement of Expected Impact Checklist

☐ **Statement addressing any potential increase or decrease in transportation, police, education, water, sewer, or drainage demands.**

Transportation: This site is not staffed and is not open to the public. It will only need to be visited occasionally by a technician so there will be no transportation impact.

Police/Education: The site will not generate any need for police or education services.

However, the service provided by the site will enhance police and public safety services and also support at-home learning.

Water/Sewer: The site will not have water or sewer service.

Drainage: Existing drainage patterns or volumes will not be significantly impacted.

☐ **Statement addressing compatibility with the Lewisville 2025 Plan and all applicable long-range plans.**

Lewisville 2025 mentions: "a collaborative effort to define and secure for all neighborhoods the sorts of *"essential neighborhood resources and services"* that have proven so vital during the Coronavirus pandemic. These essential neighborhood resources and services

could include but are not limited to broadband, accessible virtual learning, ... some level of medical access/care, safety from crime, emergency resources..."

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☐ Statement addressing compatibility with surrounding land uses and zoning districts.

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At the height proposed, no lighting of the pole is required by the FAA so this will be a dark site at night.

Respectfully submitted,



Date: 6/23/25

Faulk & Foster, by Ralph Wyngarden, for Applicant Hemphill, LLC

PO Box 1371

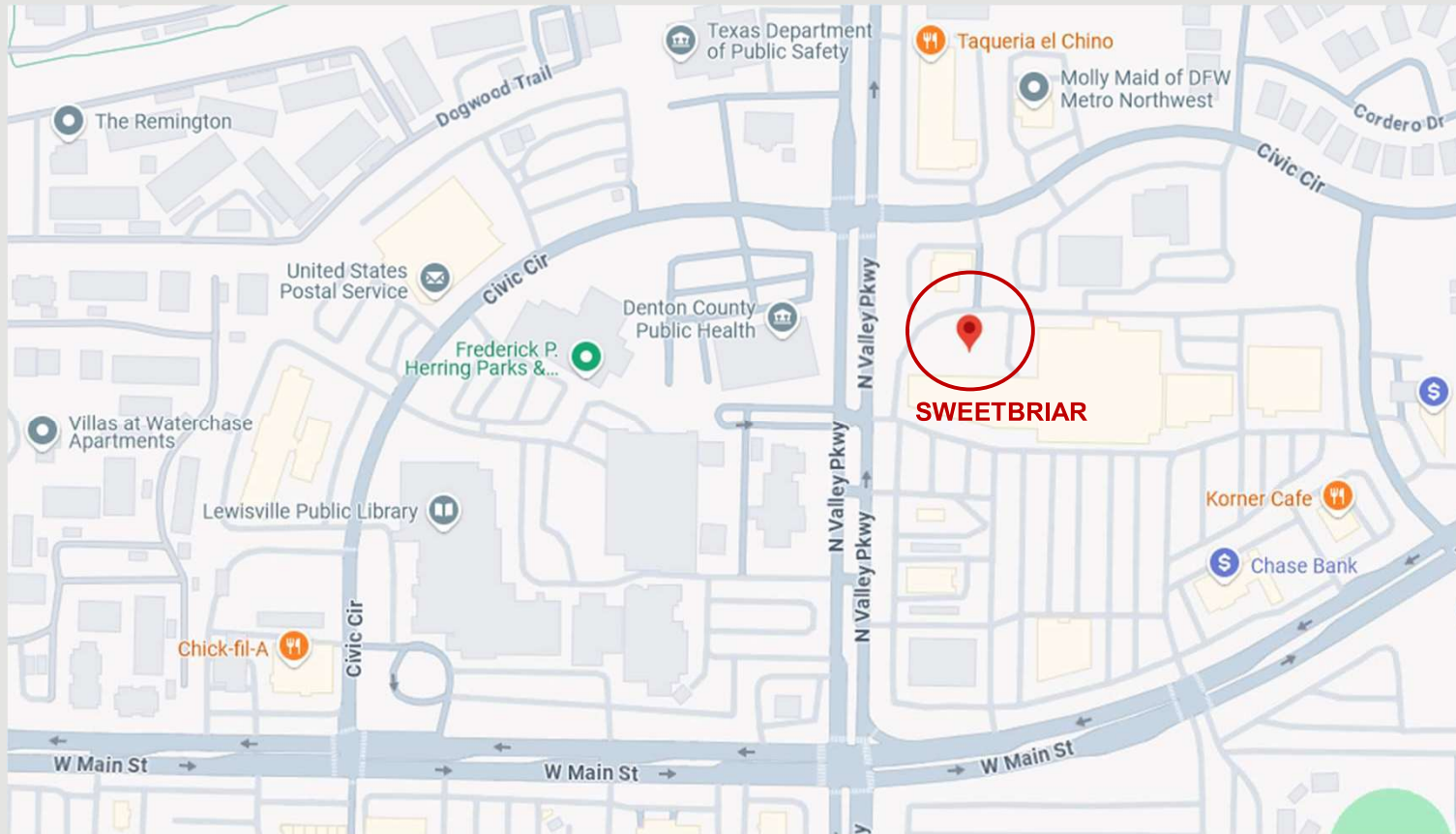
West Monroe, LA 71294-1371

Cell: 616-490-9804

Email: ralph.wyngarden@faulkandfoster.com

Verizon Wireless Communications Facility

Engineering Necessity Case – Proposed Verizon Site (SWEETBRIAR)



Prepared by: RF Engineering

30th April, 2025



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Objectives

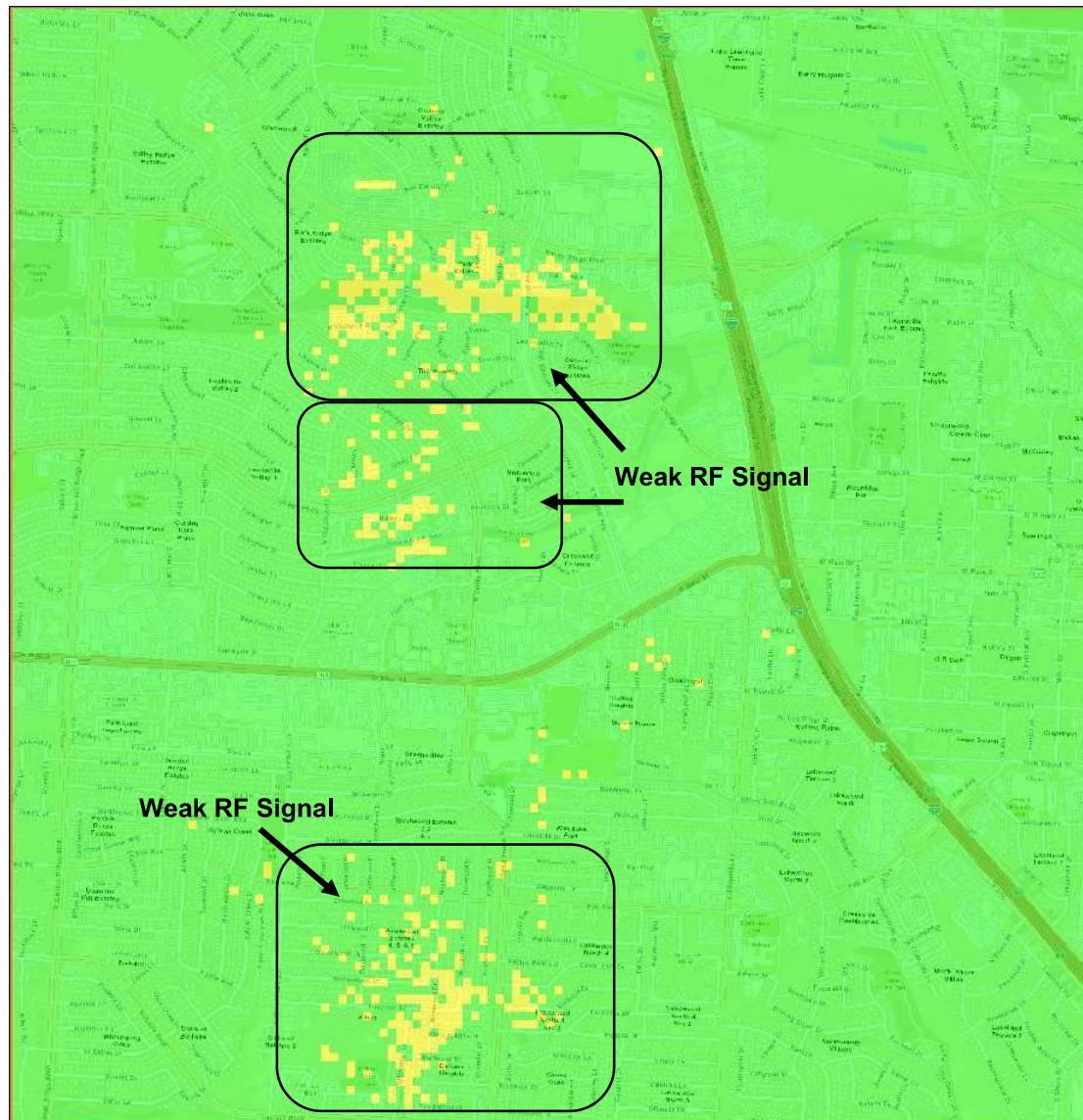
This strategically located site directly addresses key engineering requirements for Verizon, yielding substantial benefits for customers:

- **Enhanced Network Performance:** Significantly improved indoor and outdoor coverage with increased capacity directly addresses current and projected demand. This results in a superior mobile experience with higher speeds and greater reliability.
- **Improved Emergency Services:** Enhanced network capacity ensures reliable 911 and emergency service connectivity, a critical safety measure for all customers.
- **Optimized Network Efficiency:** Strategically offloading traffic from congested sectors optimizes network performance, benefiting users connected to surrounding sites as well.
- **Support for Growth Areas:** The increased capacity effectively serves the civic center area including Lewisville Police Dept, Lewisville Municipal Court, Lewisville Public Library, Denton County Public Health, Fire Station, Texas Dept of Public Safety and other Important offices and Business in the area.
- **Enhanced Educational Resources:** Lewisville High School will benefit from dedicated capacity and throughput, ensuring reliable access to digital learning resources.
- **5G Expansion:** The site facilitates increased reliance on the 5G network, providing customers with faster speeds, lower latency, and a superior mobile experience.
- **Dominant Coverage Solution:** The proposed 90ft tower provides dominant coverage, effectively resolving capacity and throughput challenges while delivering comprehensive coverage to the targeted area.



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Existing 700 LTE Coverage in the Area

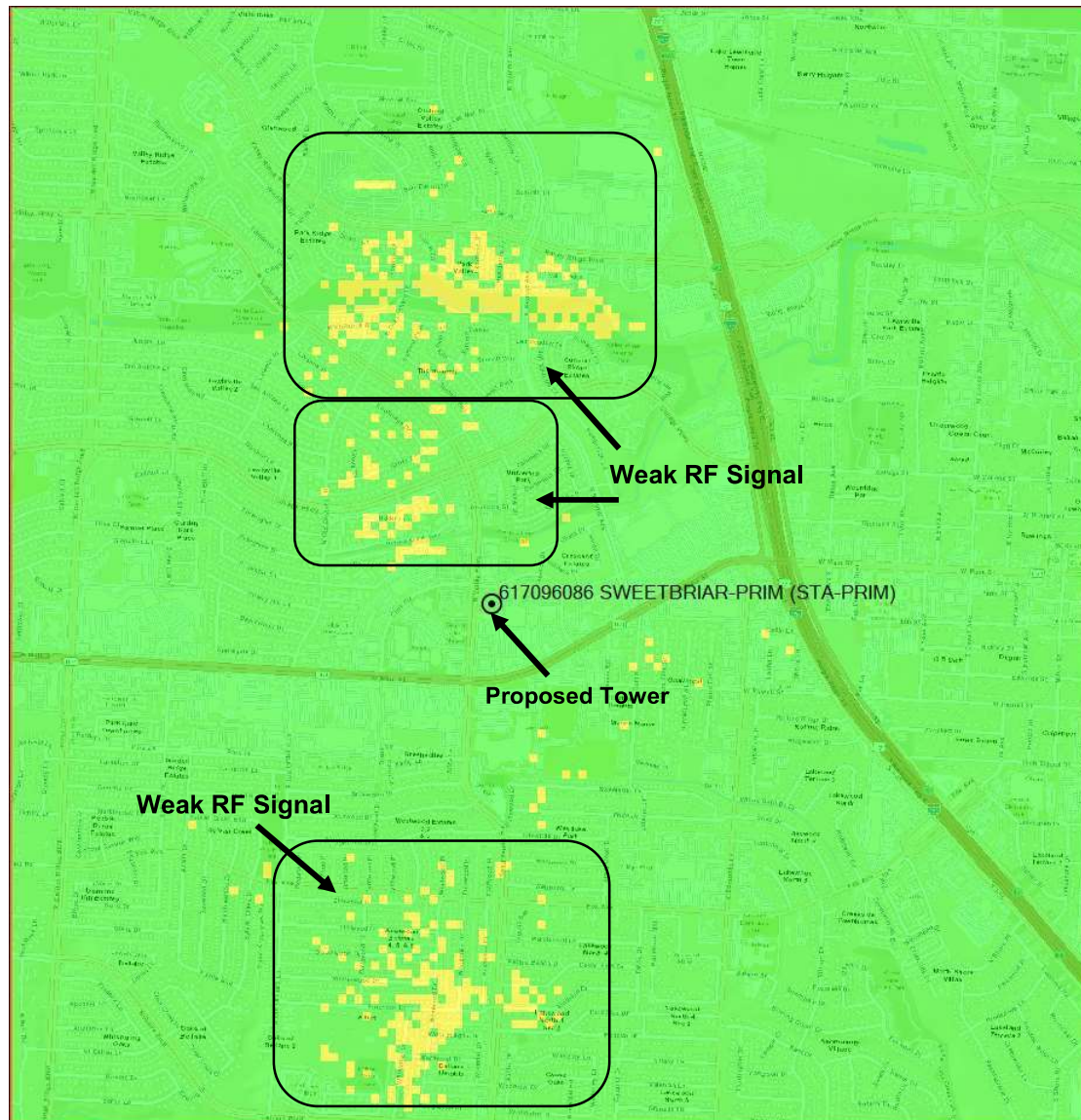


Note: RSRP plots in slides 3-10 are generated Using Forsk's Atoll tool.



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Existing 700 LTE Coverage in the Area

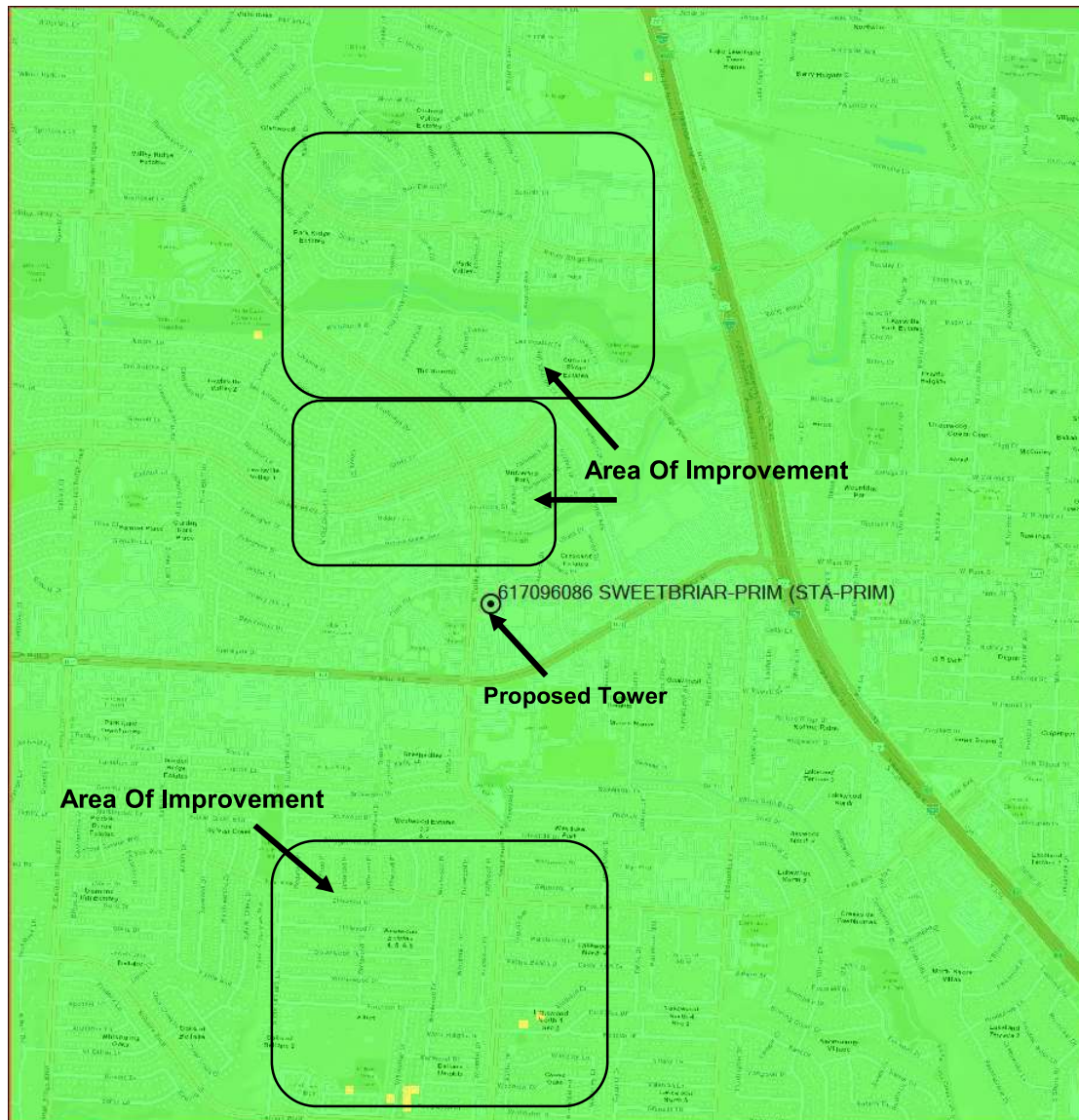


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Proposed 700 LTE Coverage Using VERIZON Tower (SWEETBRIAR) at 90ft

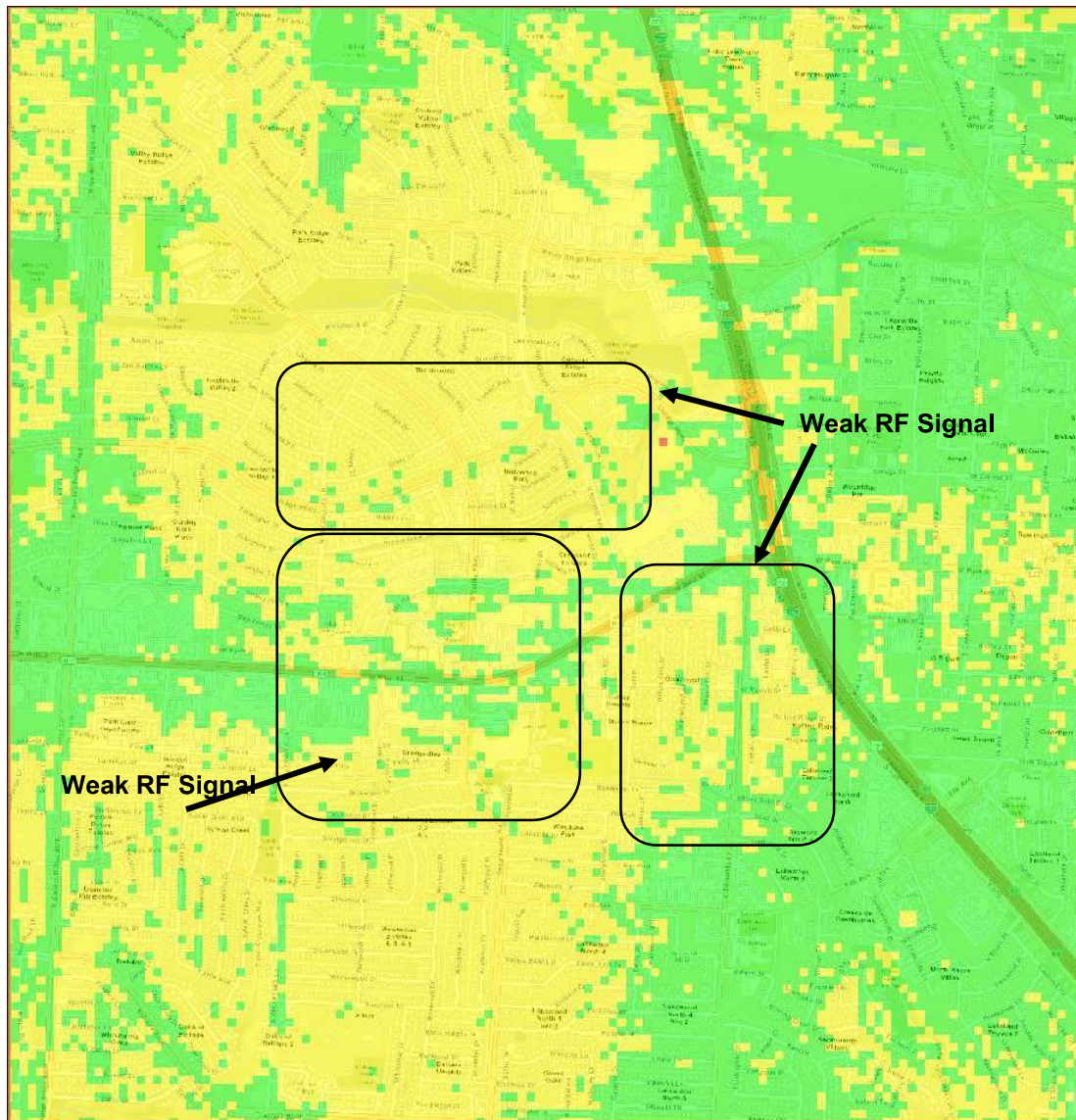


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Existing AWS Coverage in the Area



Legend: RSRP levels(dbm)

 (-85 dbm)

 (-110 dbm)

 (-120 dbm)

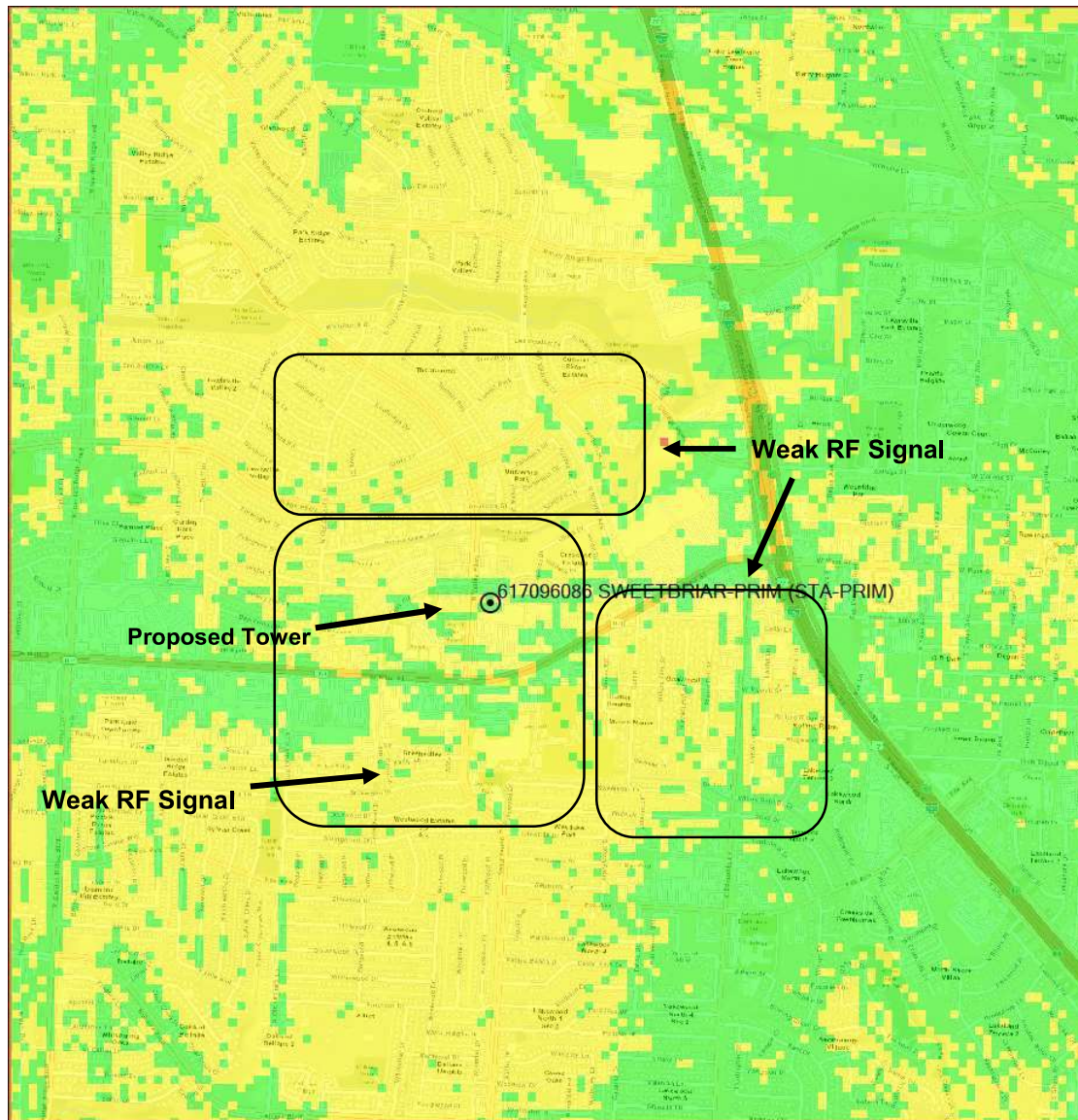
AWS Service

Note: RSRP plots in slides 3-10 are generated Using Forsk's Atoll tool.





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Existing AWS Coverage in the Area



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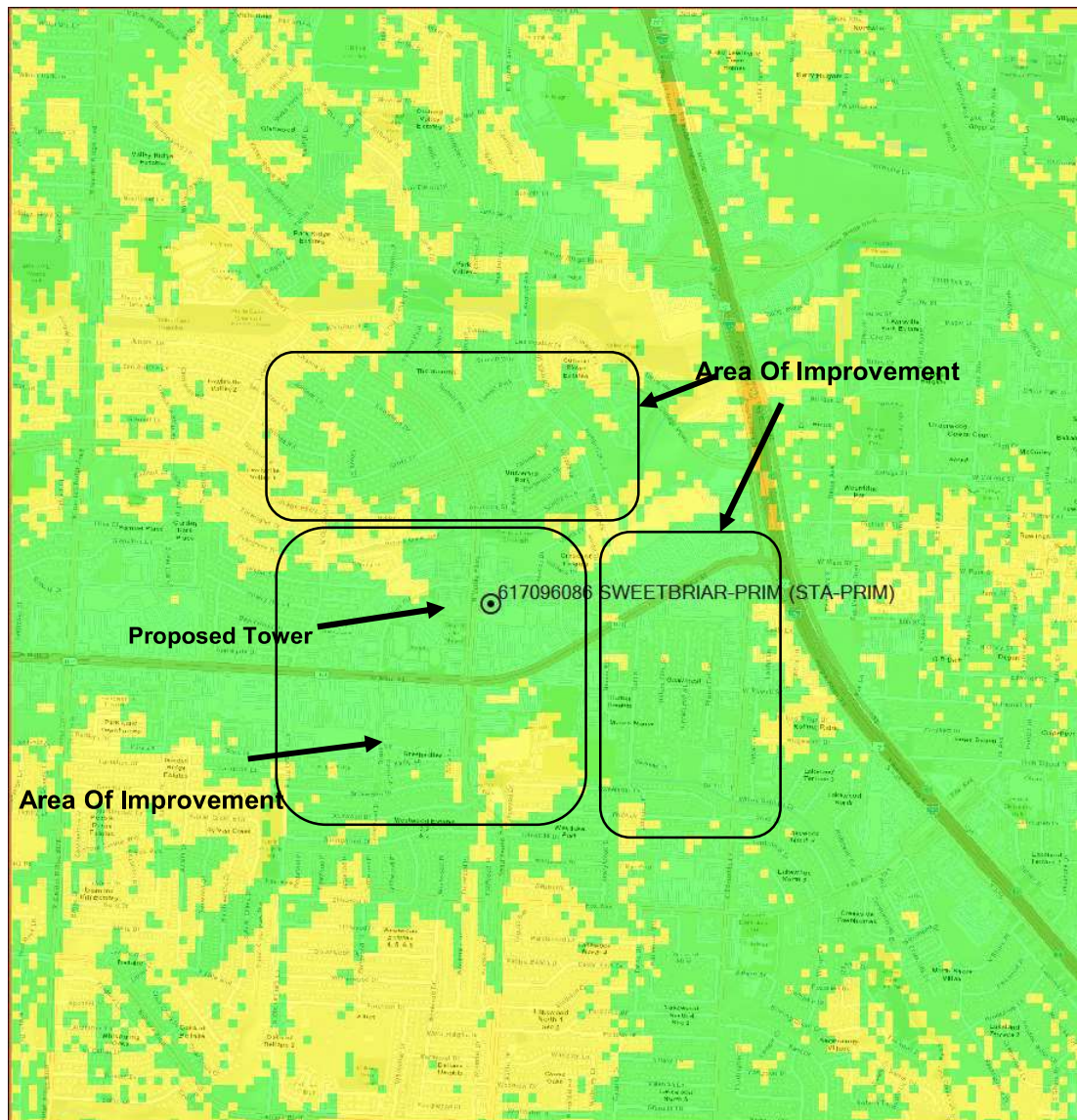
AWS Service

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Proposed AWS Coverage Using VERIZON Tower (SWEETBRIAR) at 90ft



Legend: RSRP levels(dbm)

 (-85 dbm)

 (-110 dbm)

 (-120 dbm)

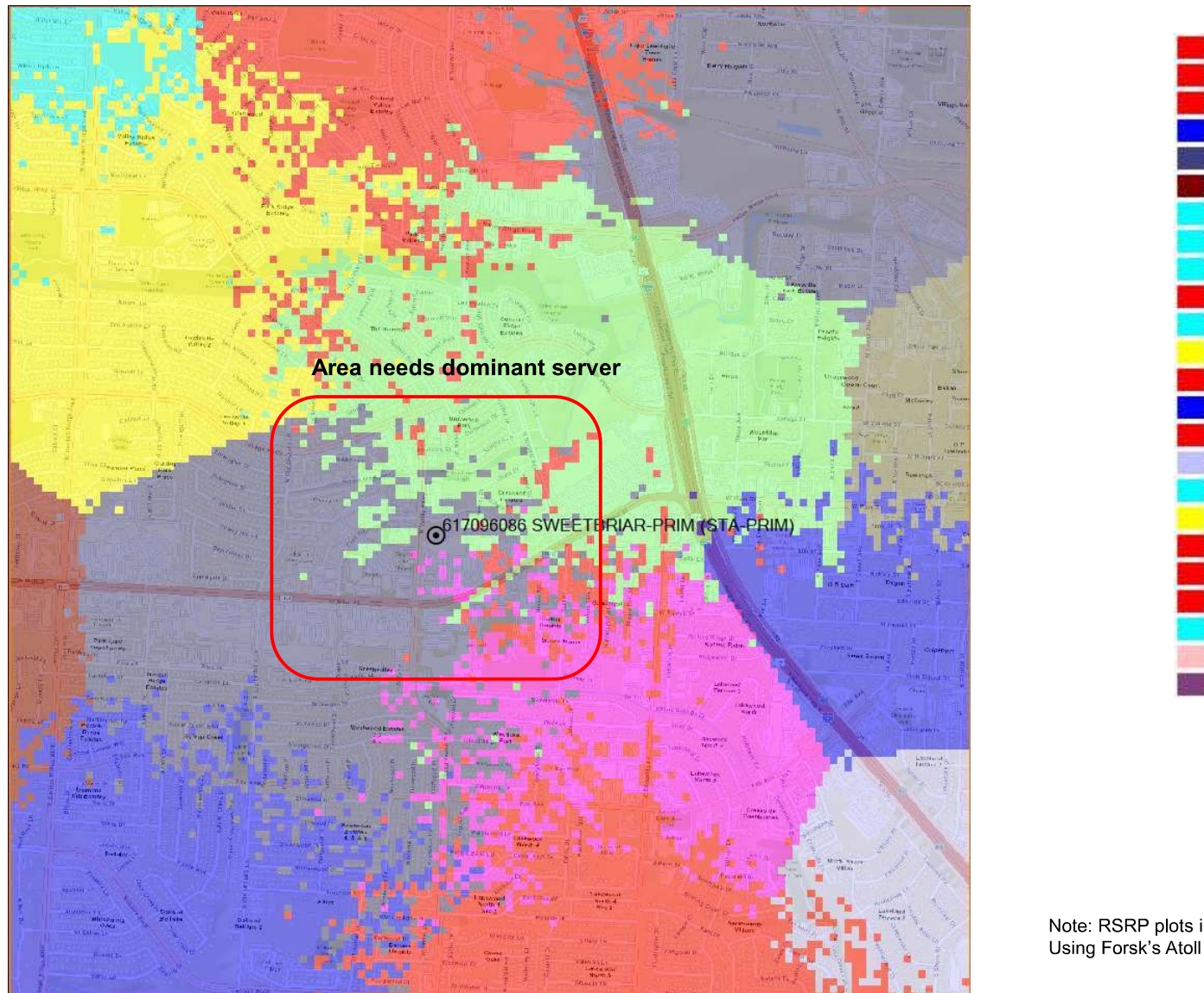
AWS Service

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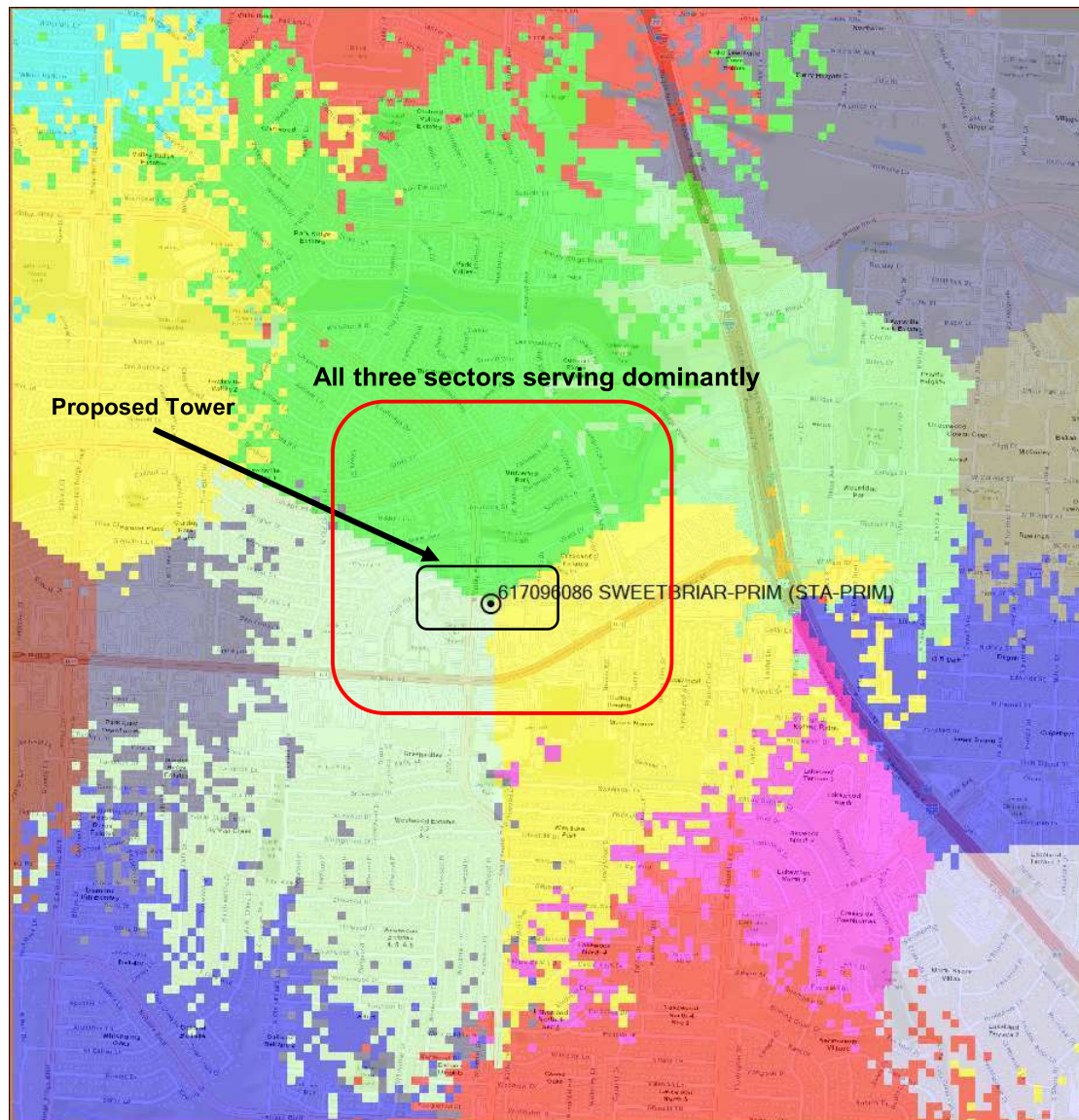
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Serving Sector Maps: Before without Proposed site



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Serving Sector Maps: Best Server with Proposed site



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Thank You



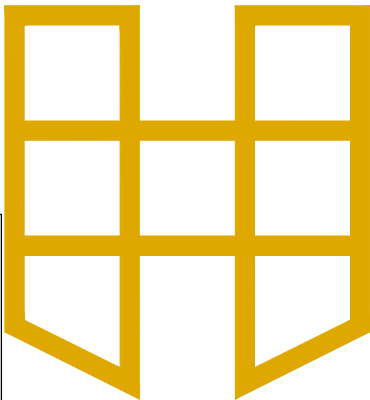
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SWEETBRIAR
SITE: 1876

125' MONOPOLE TOWER

FOR MULTIPLE WIRELESS CARRIERS

PROJECT NAME: 1876 SWEETBRIAR
ADDITION NAME: NEC 1171 & VALLEY PARK
LOT: 3R2-B, BLOCK: B, PHASE: 1, 2ND REPLAT
TOTAL ACERAGE: 2.80
ZONING DISTRICT: GB - GENERAL BUSINESS
USE REQUEST: COMMUNICATION SUPPORT STRUCTURE



VICINITY MAP



CONSULTING ENGINEER



SPECIALTY TELECOMMUNICATIONS
SERVICES, LLC
FIRM NO.: F-16740
13431 BROADWAY EXT., SUITE 120.
OKLAHOMA CITY, OK 73114
405-753-7167

PROJECT DATA

Table with project data including Site Number (1876), Site Name (SWEETBRIAR), Site Address (TBD VALLEY PARKWAY, LEWISVILLE, TX 75067), County (DENTON), Zoning Class, Power Company (ONCOR), Contact Name, Telephone (888-313-4747), Telco Company (TBD), Property Owner (PRESTON DAY), Telephone (469-769-0888), Hemphill Contact (MATT KLINE), Telephone (901-371-1399), Survey Contact (POINT TO POINT SURVEYORS), Telephone (678-565-4440), and 2C Coordinates (LAT: 33° 02' 40.20", LONG: -97° 01' 11.16").

DIRECTIONS

FROM CHICKASAW NATION, OKLAHOMA, DRIVE SOUTH ON INTERSTATE I-35 S. TAKE EXIT 452 TOWARD FARM TO MARKET 1171/MAIN ST, IN 0.1MI. MERGE ONTO N STEMMONS FWY, IN 0.5MI. TURN RIGHT ONTO W MAI ST, IN 0.3MI. TURN RIGHT ONTO N SUMMIT AVE, IN 446FT. TUNR LEFT ONTO CIVIC CIR, IN 0.2MI. TURN LEFT, IN 236FT. TUNR RIGHT, IN 377FT. TURN RIGHT, IN 226FT. SITE AND ACCESS WILL BE ON THE LEFT.

PROJECT NOTES

HEMPHILL TOWER SITE DEVELOPMENT SPECIFICATIONS SUPPLEMENT THE CONSTRUCTION DRAWINGS. FACILITY IS NOT STAFFED AND NORMALLY NOT OCCUPIED. CONTRACTOR SHALL VERIFY ALL PLANS AND EXISTING DIMENSIONS AND CONDITIONS ON THE JOB SITE AND SHALL IMMEDIATELY NOTIFY THE CONSTRUCTION MANAGER IN WRITING OF ANY DISCREPANCIES BEFORE PROCEEDING WITH THE WORK OR BE RESPONSIBLE FOR THE SAME

ENGINEER OF RECORD

ETHAN T. VAN METER
PROFESSIONAL ENGINEER - TEXAS
REGISTRATION NO.: 149870

DRAWING INDEX

Table with 3 columns: SHEET, SHEET TITLE, and REV. It lists drawing sheets from TS (Title Sheet) to G1-2 (General Notes), each with a revision number (0).

CODE COMPLIANCE

ALL WORK AND MATERIALS SHALL BE INSTALLED IN ACCORDANCE WITH THE CURRENT EDITIONS OF THE CODE ADOPTED BY THE LOCAL GOVERNING AUTHORITIES. NOTHING IN THESE PLANS IS TO BE CONSTRUCTED TO PERMIT WORK NOT CONFORMING TO THE FOLLOWING CODES:

- 2018 INTERNATIONAL BUILDING CODE
- 2017 NATIONAL ELECTRIC CODE
- 2018 INTERNATIONAL FIRE CODE

ONE CALL SYSTEM



BEFORE YOU DIG, CALL TEXAS LINE LOCATION FOR LOCATION OF UNDERGROUND UTILITIES. CALL 811



HEMPHILL
1305 NORTH LOUISVILLE AVE
TULSA, OK 74115
(918) 834-2200



DRAFTING SERVICES
9 E 4TH ST. SUITE C-4
TULSA, OK 74103
918-215-7575

Table with project information: PROJECT NO: 1876, PROJECT NAME: SWEETBRIAR, 911 ADDRESS: TBD, DRAWN BY: LSV, CHECKED BY: RGH/MK/SLT.

ISSUED FOR:

APPROVAL

Table with 3 columns: REV, DATE, DESCRIPTION. It shows a revision record for 08/01/25 FOR APPROVAL.

ETHAN T. VAN METER
PROFESSIONAL ENGINEER - TEXAS
REGISTRATION NO.: 149870

SCALE
N.T.S.

TITLE SHEET

Table with 2 columns: SHEET NUMBER: TS, REVISION: 0.

PROJECT NAME: 1876 SWEETBRIAR
ADDITION NAME: NEC 1171 & VALLEY PARK
LOT: 3R2-B, BLOCK: B, PHASE: 1, 2ND REPLAT
TOTAL ACERAGE: 2.80
ZONING DISTRICT: GB - GENERAL BUSINESS
USE REQUEST: COMMUNICATION SUPPORT STRUCTURE



HEMPHILL®

1305 NORTH LOUISVILLE AVE
TULSA, OK 74115
(918) 834-2200

SURVEY PROVIDED BY:

**POINT TO POINT
SURVEYORS
100 GOVERNORS TRACE
SUITE 103, PEACHTREE
CITY, GA 30269
678-565-4440**

PROJECT NO: 1876

PROJECT NAME: SWEETBRIAR

911 ADDRESS: TBD

DRAWN BY: LSV

CHECKED BY: RGH/MK/SLT

ISSUED FOR:

APPROVAL

REV	DATE	DESCRIPTION
0	08/01/25	FOR APPROVAL

SCALE

1"=60'

SITE SURVEY

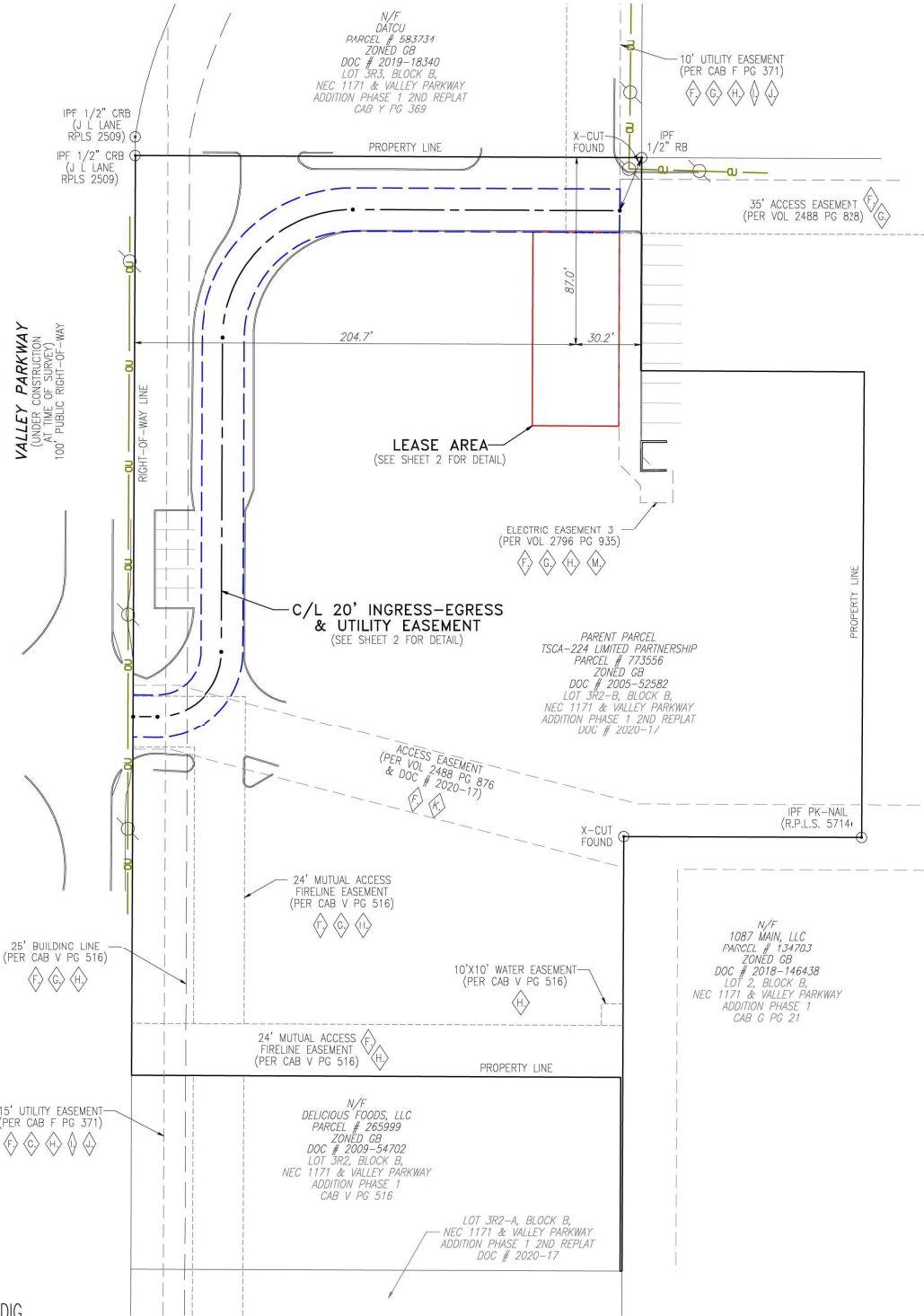
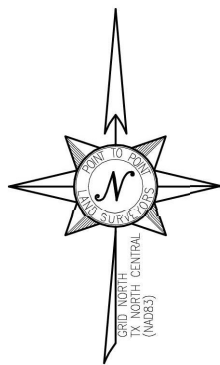
SHEET NUMBER:

C1-1

REVISION:

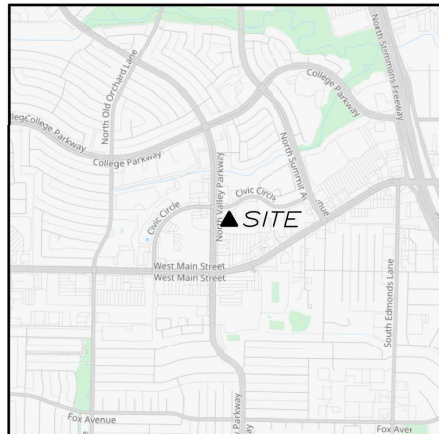
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PROJECT NAME: 1876 SWEETBRIAR
ADDITION NAME: NEC 1171 & VALLEY PARK
LOT 3R2-B, BLOCK B, PHASE 1, 2ND REPLAT
TOTAL ACERAGE: 2.80
ZONING DISTRICT: GB - GENERAL BUSINESS
USE REQUEST: COMMUNICATION SUPPORT STRUCTURE



LEGEND

IPB	POINT OF BEGINNING
POC	POINT OF COMMENCEMENT
IPF	IRON PIN FOUND
RB	REBAR
CRB	CAPPED REBAR
N/F	NOW OR FORMERLY
C/L	CENTERLINE
TYP	TYPICAL
OU	OVERHEAD UTILITY
TR	TRANSFORMER
CP	CONCRETE PAD
EP	EDGE OF PAVEMENT
SC	BACK OF CURB
HH	HANDHOLE
CO	CLEANOUT
WV	WATER VALVE
MH	MANHOLE
⊙	FIRE HYDRANT
⊠	CONCRETE MONUMENT FOUND
○	WATER METER
○	UTILITY POLE
○	GUY WIRE ANCHOR
○	LIGHT POLE
○	BENCHMARK



VICINITY MAP

NOT TO SCALE

GENERAL NOTES

* THIS SPECIFIC PURPOSE SURVEY IS FOR THE LEASED PREMISES AND EASEMENTS ONLY. THIS SPECIFIC PURPOSE SURVEY WAS PREPARED FOR THE EXCLUSIVE USE OF HEMPHILL TOWERS, LLC AND EXCLUSIVELY FOR THE TRANSFER OF THE LEASED PREMISES AND THE RIGHTS OF EASEMENT SHOWN HEREON AND SHALL NOT BE USED AS AN EXHIBIT OR EVIDENCE IN THE FEE SIMPLE TRANSFER OF THE PARENT PARCEL NOR ANY PORTION OR PORTIONS THEREOF. BOUNDARY INFORMATION SHOWN HEREON HAS BEEN COMPILED FROM TAX MAPS AND DEED DESCRIPTIONS ONLY. NO BOUNDARY SURVEY OF THE PARENT PARCEL WAS PERFORMED.

THIS DRAWING DOES NOT REPRESENT A BOUNDARY SURVEY.

BASIS OF BEARING: GNSS OBSERVATIONS CONDUCTED AT THE TIME OF SURVEY.

BASIS OF ELEVATION: GNSS OBSERVATIONS CONDUCTED AT THE TIME OF SURVEY.

EQUIPMENT USED FOR ANGULAR & LINEAR MEASUREMENTS: GEOMAX ZOOM ROBOTIC AND CARLSON BRV7 BASE AND ROVER [DATE OF LAST FIELD VISIT: 12/11/2024]. SEE GNSS NOTES FOR GNSS EQUIPMENT.

THE 1' CONTOURS AND SPOT ELEVATIONS SHOWN ON THIS SPECIFIC PURPOSE SURVEY ARE ADJUSTED TO NAVD 88 DATUM (COMPUTED USING GEOID18) AND HAVE A VERTICAL ACCURACY OF ± 0.5'. CONTOURS OUTSIDE THE IMMEDIATE SITE AREA ARE APPROXIMATE.

BEARINGS SHOWN ON THIS SPECIFIC PURPOSE SURVEY ARE BASED ON TEXAS GRID NORTH (NAD 83) NORTH CENTRAL ZONE.

PER THE FEMA FLOODPLAIN MAPS, THE SITE IS LOCATED IN AN AREA DESIGNATED AS ZONE X (AREA OF MINIMAL FLOOD HAZARD), COMMUNITY PANEL NO. : 48121C0545G DATED: 04/18/2011.

NO WETLAND AREAS HAVE BEEN INVESTIGATED BY THIS SPECIFIC PURPOSE SURVEY.

ALL ZONING INFORMATION SHOULD BE VERIFIED WITH THE PROPER ZONING OFFICIALS.

ANY UNDERGROUND UTILITIES SHOWN HAVE BEEN LOCATED FROM ABOVE GROUND FIELD SURVEY INFORMATION. THE SURVEYOR MAKES NO GUARANTEES THAT ANY UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN-SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT ANY UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED ALTHOUGH THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM INFORMATION AVAILABLE. THE SURVEYOR HAS NOT PHYSICALLY LOCATED ANY UNDERGROUND UTILITIES.

TEXAS REGISTRATION NO. 10194197

GNSS NOTES

THE FOLLOWING GNSS STATISTICS, UPON WHICH THIS SURVEY IS BASED, HAVE BEEN PRODUCED AT THE 95% CONFIDENCE LEVEL:

POSITIONAL ACCURACY: 0.02 FEET (HORZ) 0.20 FEET (VERT)
TYPE OF EQUIPMENT: CARLSON BRV7 BASE AND ROVER, MULTI-FREQUENCY
TYPE OF GNSS FIELD PROCEDURE: ONLINE POSITION USER SERVICE
DATE OF SURVEY: 12/11/2024
DATUM / EPOCH: NAD_83(2011)(EPOCH:2010.0000)
PUBLISHED / FIXED CONTROL USE: N/A
GEOID MODEL: 18
COMBINED GRID FACTOR(S): 0.99984958
CENTERED ON THE BASE POINT AS SHOWN HEREON.
CONVERGENCE ANGLE: 0.80735556
BENCHMARKS USED: DF4385, DF8986, DH7149

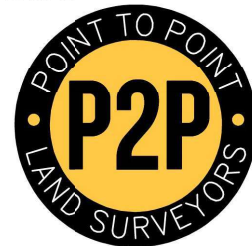


I DO HEREBY CERTIFY THAT THIS SURVEY WAS MADE ON THE GROUND AND UNDER MY SUPERVISION. THE HORIZONTAL DATUM (COORDINATES) ARE IN THE TERMS OF THE NORTH AMERICAN DATUM OF 1983 (NAD83) AND ARE EXPRESSED AS DEGREES, MINUTES AND SECONDS, TO THE NEAREST HUNDREDTH OF A SECOND. THE VERTICAL DATUM (HEIGHTS) ARE IN TERMS OF NORTH AMERICAN VERTICAL DATUM OF 1988 AND ARE DETERMINED TO THE NEAREST TENTH OF A FOOT. I HEREBY CERTIFY THAT THIS MAP IS CORRECT AND THAT ANY VISIBLE ENCROACHMENTS ARE SHOWN HEREON.

DATE: 01/07/2024
JUSTIN KYLE LAWRENCE TEXAS PROFESSIONAL LAND SURVEYOR LICENSE NO. 6589

THIS MAP IS NOT A CERTIFIED SURVEY AND HAS NOT BEEN REVIEWED BY A LOCAL GOVERNMENT AGENCY FOR COMPLIANCE WITH ANY APPLICABLE LAND DEVELOPMENT REGULATIONS. THIS MAP IS ONLY INTENDED FOR THE PARTIES AND PURPOSES SHOWN. THIS MAP IS NOT FOR RECORDATION.

* SPECIFIC PURPOSE SURVEY PREPARED BY:



100 Governors Trace, Ste. 103
Peachtree City, GA 30269
(p) 678.565.4440 (f) 678.565.4497 (w) p2pls.com

SPECIFIC PURPOSE SURVEY PREPARED FOR:



HEMPHILL
1305 N. LOUISVILLE AVENUE
TULSA, OK 74115

**SWEETBRIAR
SITE NO. 1876**

S. A. VENTER SURVEY, ABSTRACT NO. 1309,
CITY OF LEWISVILLE, DENTON COUNTY, TEXAS

PARENT PARCEL

OWNER: TSCA-224 LIMITED PARTNERSHIP, A TEXAS LIMITED PARTNERSHIP

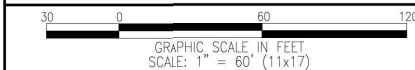
SITE ADDRESS: 1093 W MAIN ST, LEWISVILLE, TX 75067

PARCEL ID: 773556

AREA: 2.80 ACRES (PER TAX ASSESSOR)

ZONED: GB - GENERAL BUSINESS

REFERENCE: DOCUMENT NO. 2005-52582; DOCUMENT NO. 2020-17

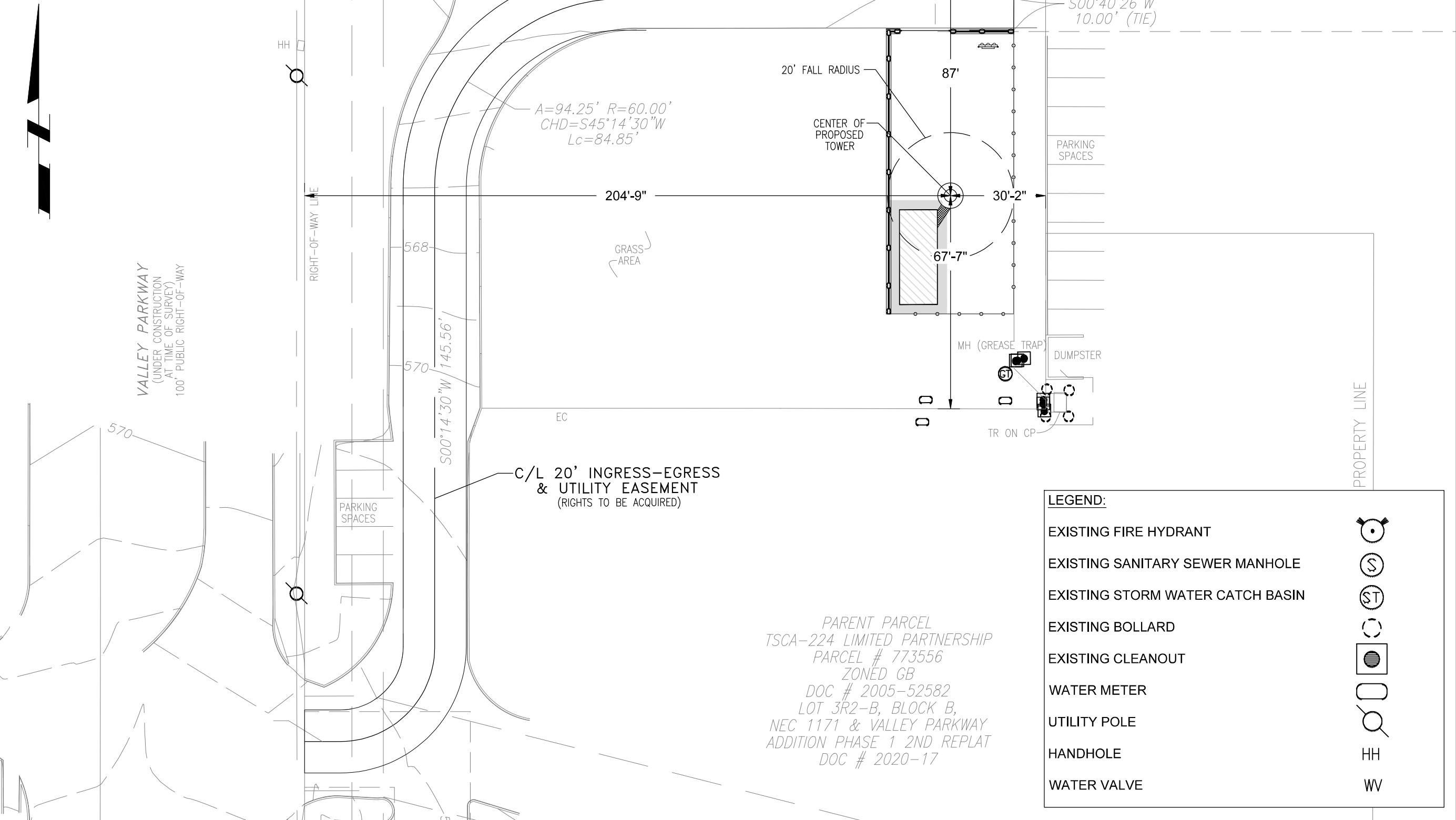


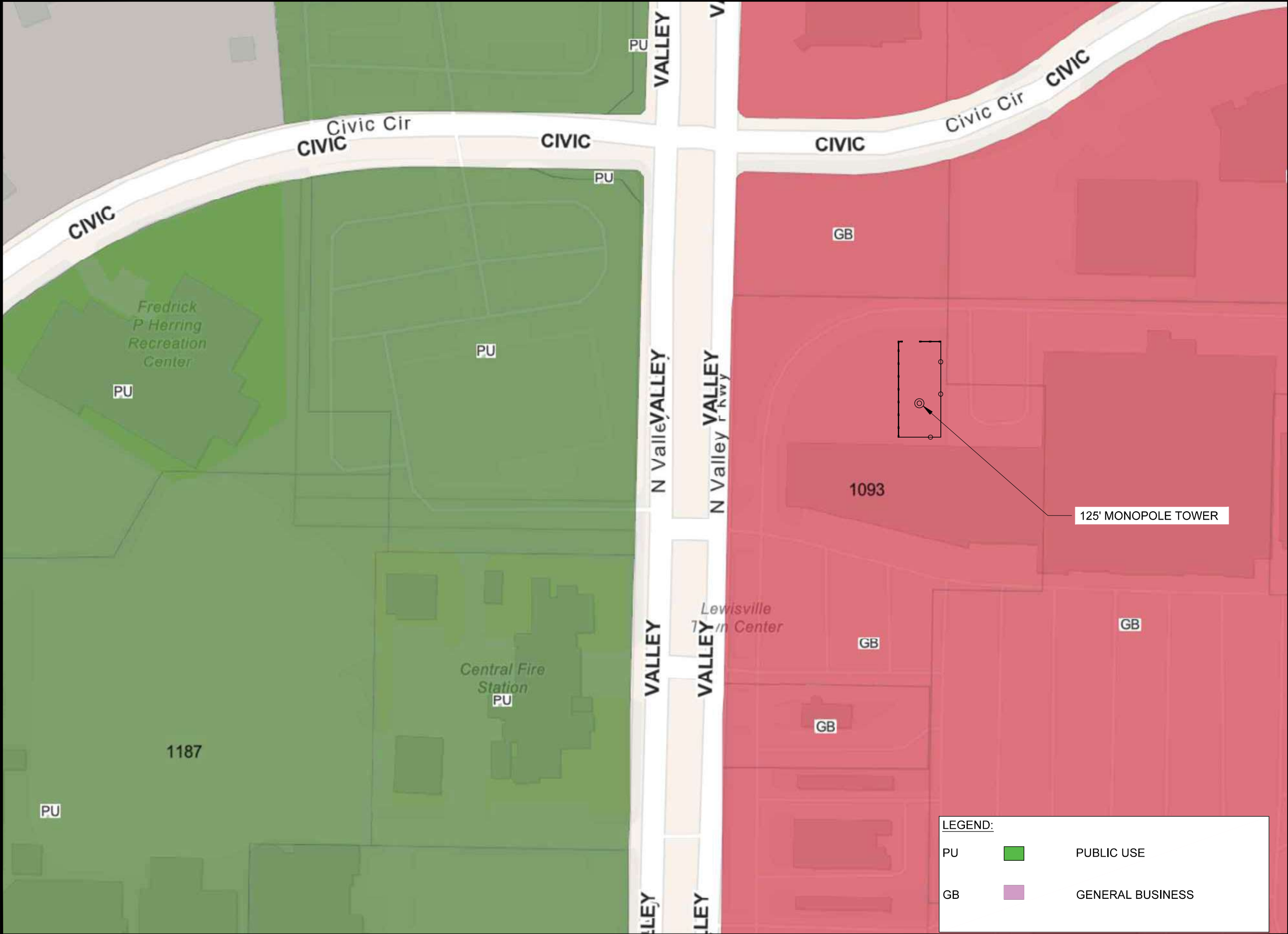
NO.	DATE	REVISION	DRAWN BY: AJT	SHEET:
1.	01/07/25	ESMT REVISION	CHECKED BY: JKL	1
			APPROVED: D. MILLER	
			DATE: 01/06/2024	
			P2P JOB #: 241690TX	OF 3

SURVEY NOT VALID WITHOUT ALL SHEETS

<p><u>SUMMARY TABLE:</u></p> <p>125' HEIGHT MONOPOLE TOWER</p> <p>PROPOSED BUILDINGS - N/A*</p> <p>PARKING SPACE - N/A</p> <p>LANDSCAPE - N/A</p> <p>*NO BUILDING IS PROPOSED. TOWER FOUNDATION AND EQUIPMENT SLABS WILL BE APPROXIMATELY 110' SQ.FT. OF GROUND AREA.</p>

*NO BUILDING IS PROPOSED. TOWER FOUNDATION AND EQUIPMENT SLABS WILL BE APPROXIMATELY 110' SQ.FT. OF GROUND AREA.






LEGEND:


PU

GB

PUBLIC USE

GENERAL BUSINESS

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**SPECIALTY TELECOMMUNICATIONS SERVICES, LLC**
FIRM NO.: F-16740
13431 BROADWAY EXT., SUITE 120.
OKLAHOMA CITY, OK 73114
405-753-7167

PROJECT NO: 1876
PROJECT NAME: SWEETBRIAR
911 ADDRESS: TBD
DRAWN BY: LSV
CHECKED BY: RGH/MK/SLT

ISSUED FOR:
APPROVAL

REV	DATE	DESCRIPTION
0	08/01/25	FOR APPROVAL

ETHAN T. VAN METER
PROFESSIONAL ENGINEER - TEXAS
REGISTRATION NO.: 149870
FIRM NO.: F-16740

SCALE
N.T.S.

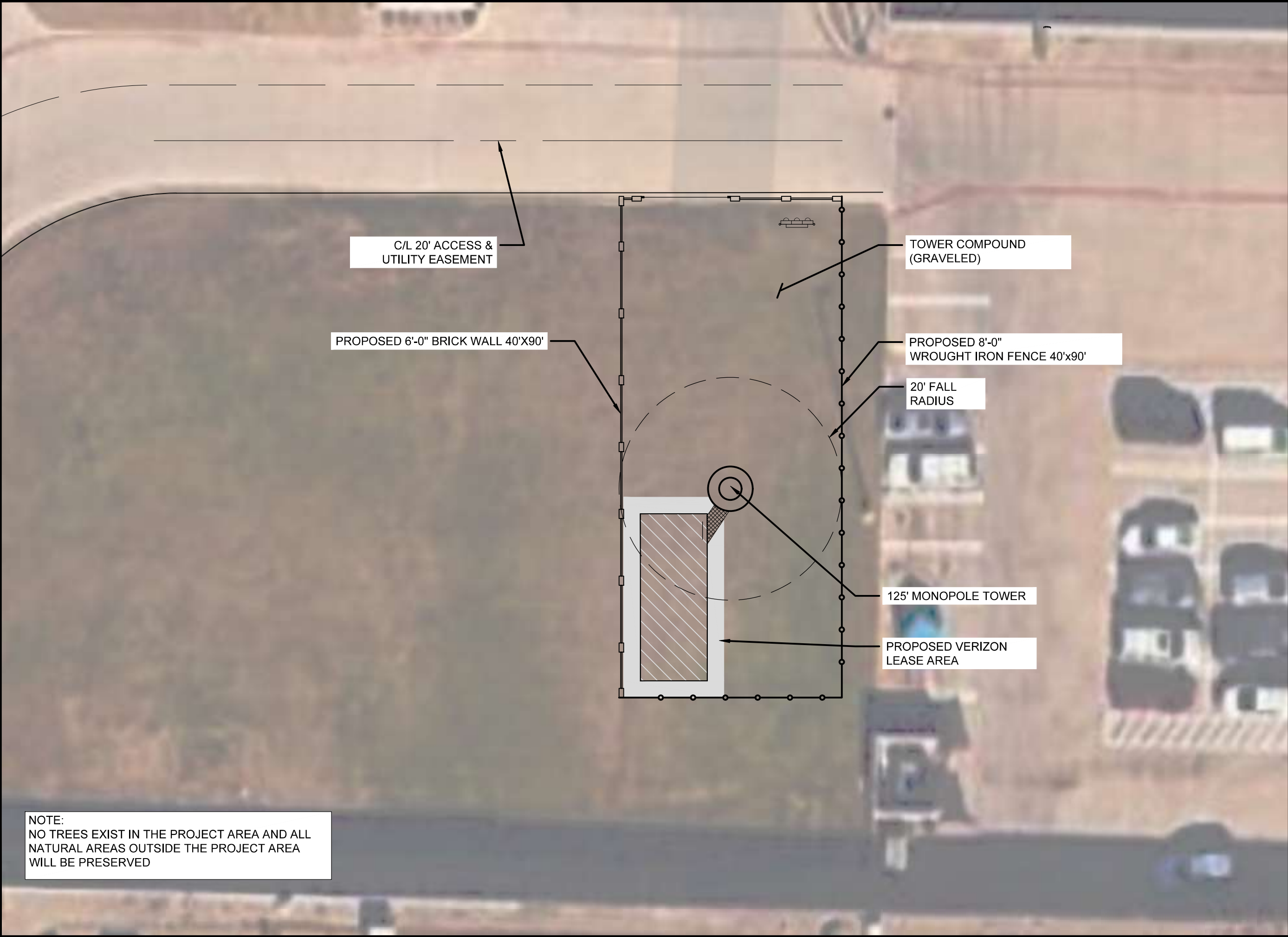
ZONING
MAP

SHEET NUMBER:
C1-5

REVISION:
0

PROJECT NAME: 1876 SWEETBRIAR
ADDITION NAME: NEC 1171 & VALLEY PARK
LOT: 3R2-B, BLOCK: B, PHASE: 1, 2ND REPLAT
TOTAL ACERAGE: 2.80
ZONING DISTRICT: GB - GENERAL BUSINESS
USE REQUEST: COMMUNICATION SUPPORT STRUCTURE

28



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13431 BROADWAY EXT., SUITE 120.
OKLAHOMA CITY, OK 73114
405-753-7167

PROJECT NO:	1876
PROJECT NAME:	SWEETBRIAR
911 ADDRESS:	TBD
DRAWN BY:	LSV
CHECKED BY:	RGH/MK/SLT

ISSUED FOR:

APPROVAL

REV	DATE	DESCRIPTION
0	08/01/25	FOR APPROVAL

ETHAN T. VAN METER
PROFESSIONAL ENGINEER - TEXAS
REGISTRATION NO.: 149870
FIRM NO.: F-16740

SCALE

1"=16'

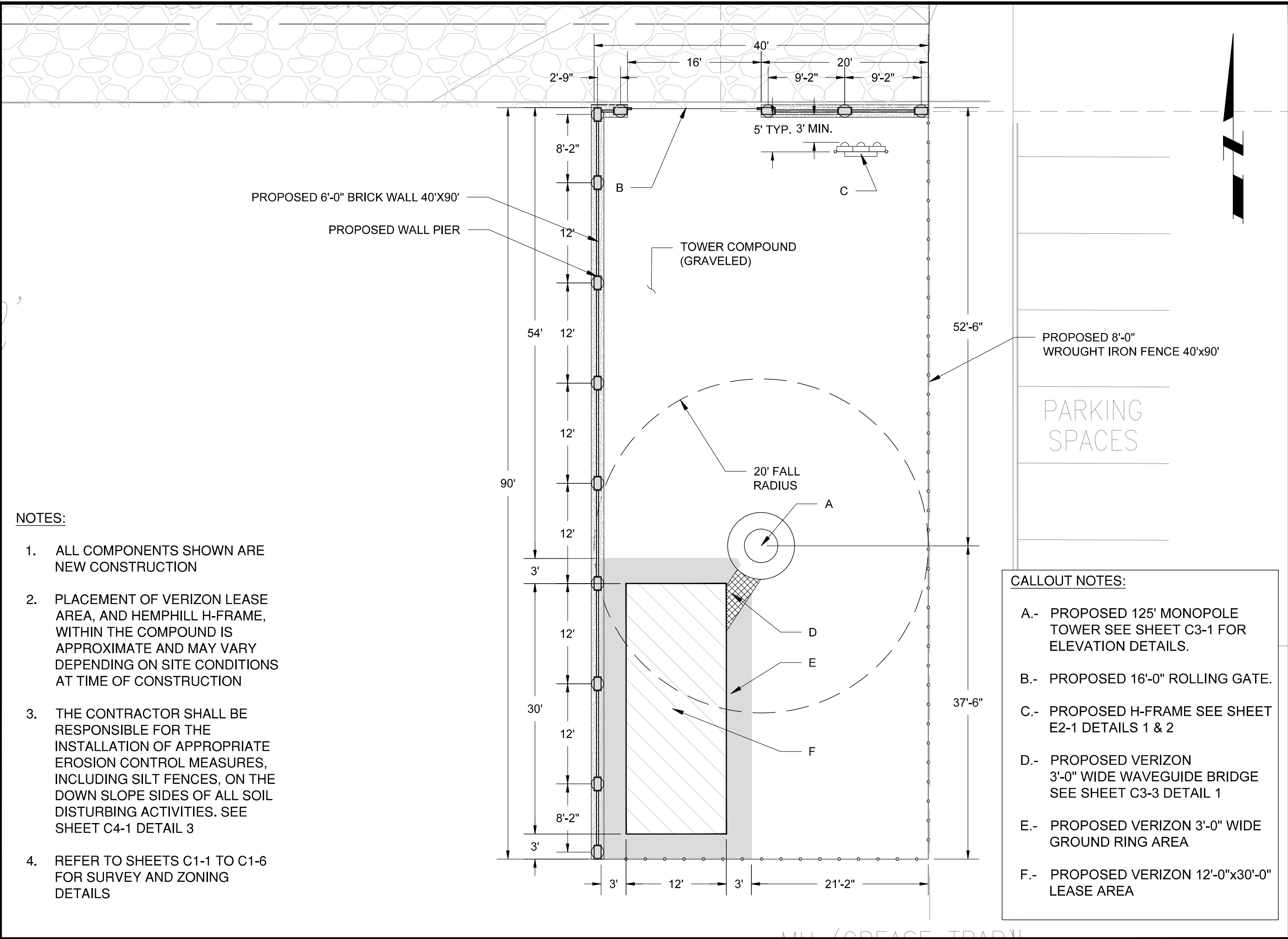
**TREE
EXHIBIT**

SHEET NUMBER: REVISION:

C1-6

0

PROJECT NAME: 1876 SWEETBRIAR
ADDITION NAME: NEC 1171 & VALLEY PARK
LOT: 3R2-B, BLOCK: B, PHASE: 1, 2ND REPLAT
TOTAL ACERAGE: 2.80
ZONING DISTRICT: GB - GENERAL BUSINESS
USE REQUEST: COMMUNICATION SUPPORT STRUCTURE



- NOTES:**
- ALL COMPONENTS SHOWN ARE NEW CONSTRUCTION
 - PLACEMENT OF VERIZON LEASE AREA, AND HEMPHILL H-FRAME, WITHIN THE COMPOUND IS APPROXIMATE AND MAY VARY DEPENDING ON SITE CONDITIONS AT TIME OF CONSTRUCTION
 - THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE INSTALLATION OF APPROPRIATE EROSION CONTROL MEASURES, INCLUDING SILT FENCES, ON THE DOWN SLOPE SIDES OF ALL SOIL DISTURBING ACTIVITIES. SEE SHEET C4-1 DETAIL 3
 - REFER TO SHEETS C1-1 TO C1-6 FOR SURVEY AND ZONING DETAILS

- CALLOUT NOTES:**
- A.- PROPOSED 125' MONOPOLE TOWER SEE SHEET C3-1 FOR ELEVATION DETAILS.
 - B.- PROPOSED 16'-0" ROLLING GATE.
 - C.- PROPOSED H-FRAME SEE SHEET E2-1 DETAILS 1 & 2
 - D.- PROPOSED VERIZON 3'-0" WIDE WAVEGUIDE BRIDGE SEE SHEET C3-3 DETAIL 1
 - E.- PROPOSED VERIZON 3'-0" WIDE GROUND RING AREA
 - F.- PROPOSED VERIZON 12'-0"x30'-0" LEASE AREA

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PROJECT NO: 1876
PROJECT NAME: SWEETBRIAR
911 ADDRESS: TBD
DRAWN BY: LSV
CHECKED BY: RGH/MK/SLT

ISSUED FOR:
APPROVAL

REV	DATE	DESCRIPTION
0	08/01/25	FOR APPROVAL

ETHAN T. VAN METER
PROFESSIONAL ENGINEER - TEXAS
REGISTRATION NO.: 149870
FIRM NO.: F-16740

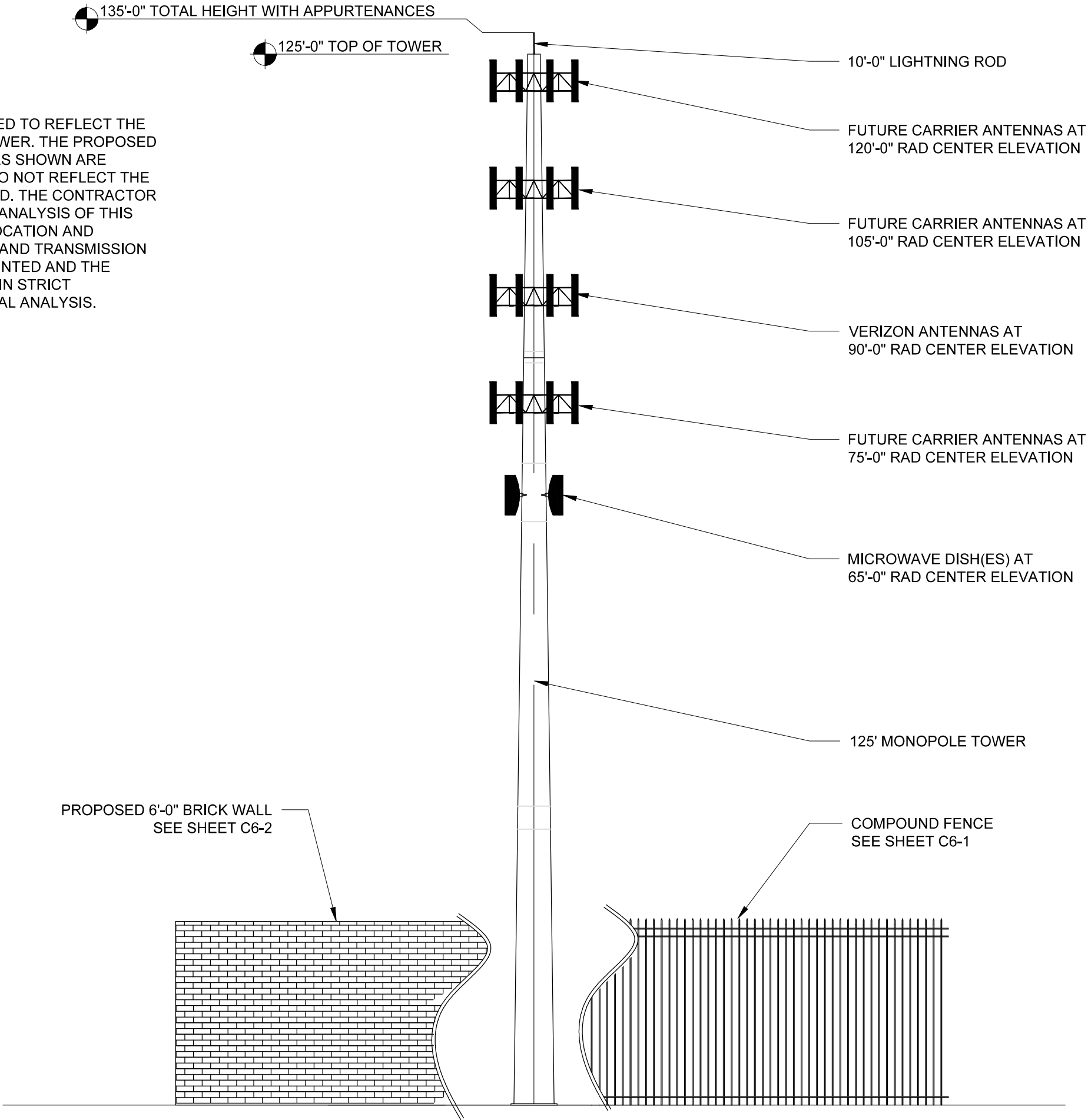
SCALE
1"=5'

COMPOUND LAYOUT

SHEET NUMBER: C2-1	REVISION: 0
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PROJECT NAME: 1876 SWEETBRIAR
ADDITION NAME: NEC 1171 & VALLEY PARK
LOT: 3R2-B, BLOCK: B, PHASE: 1, 2ND REPLAT
TOTAL ACERAGE: 2.80
ZONING DISTRICT: GB - GENERAL BUSINESS
USE REQUEST: COMMUNICATION SUPPORT STRUCTURE

THESE DRAWINGS ARE NOT INTENDED TO REFLECT THE STRUCTURAL INTEGRITY OF THE TOWER. THE PROPOSED ANTENNAS AND TRANSMISSION LINES SHOWN ARE REPRESENTATIVE IN NATURE AND DO NOT REFLECT THE ACTUAL CONFIGURATIONS REQUIRED. THE CONTRACTOR SHALL REFER TO THE STRUCTURAL ANALYSIS OF THIS TOWER SITE FOR THE APPROVED LOCATION AND CONFIGURATION OF ALL ANTENNAS AND TRANSMISSION LINES. ALL ANTENNAS MUST BE MOUNTED AND THE TRANSMISSION LINES CONFIGURED IN STRICT ACCORDANCE WITH THE STRUCTURAL ANALYSIS.



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405-753-7167

PROJECT NO:	1876
PROJECT NAME:	SWEETBRIAR
911 ADDRESS:	TBD
DRAWN BY:	LSV
CHECKED BY:	RGH/MK/SLT

ISSUED FOR:
APPROVAL

REV	DATE	DESCRIPTION
0	08/01/25	FOR APPROVAL

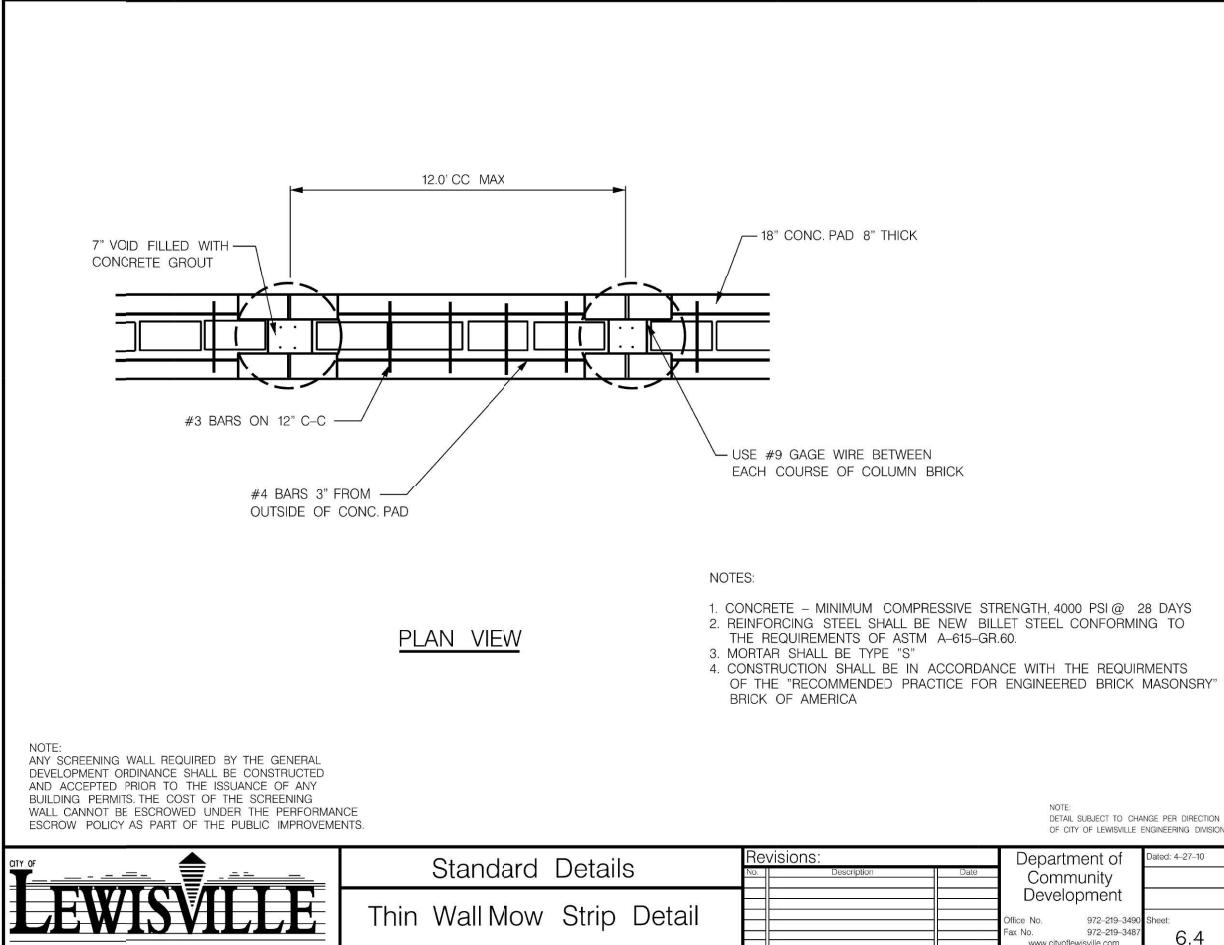
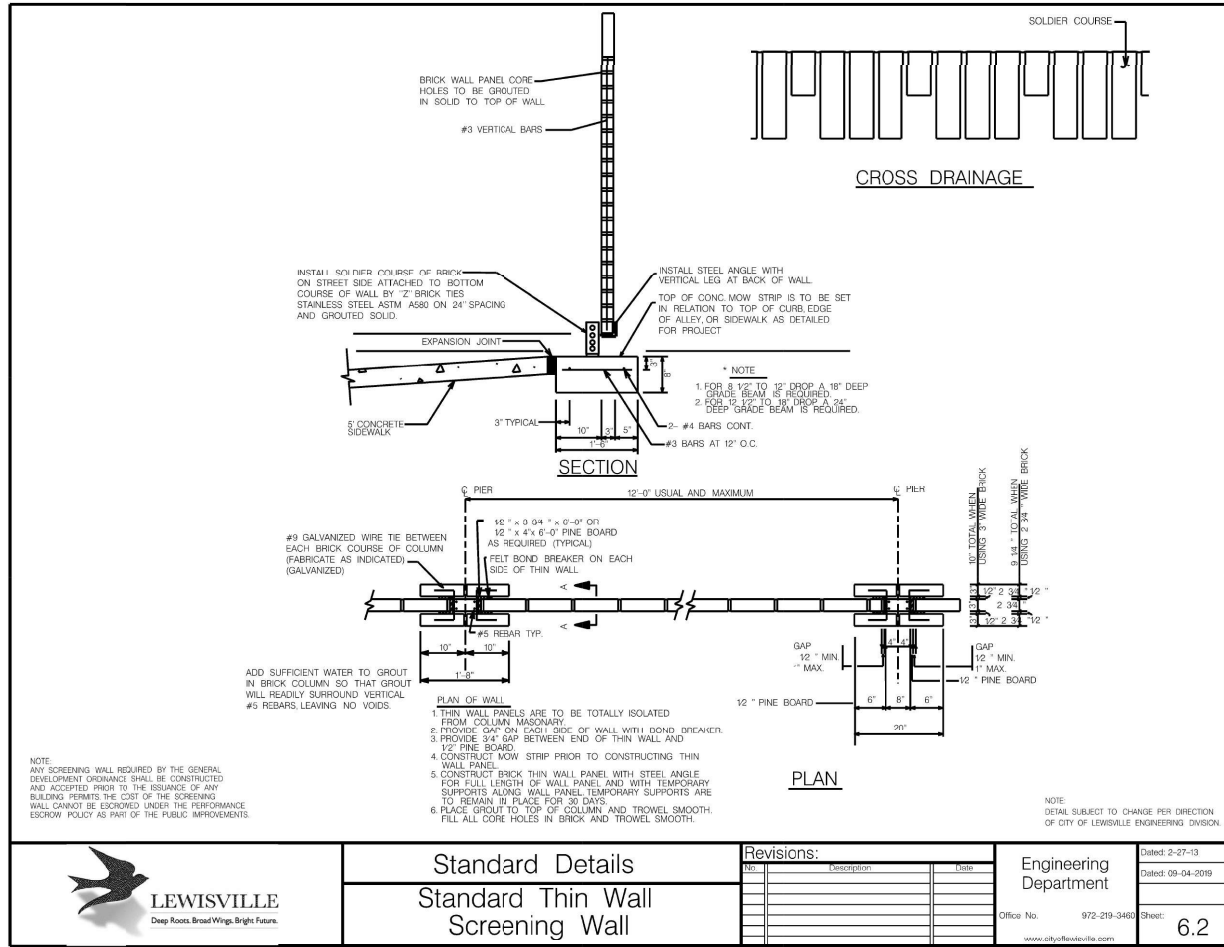
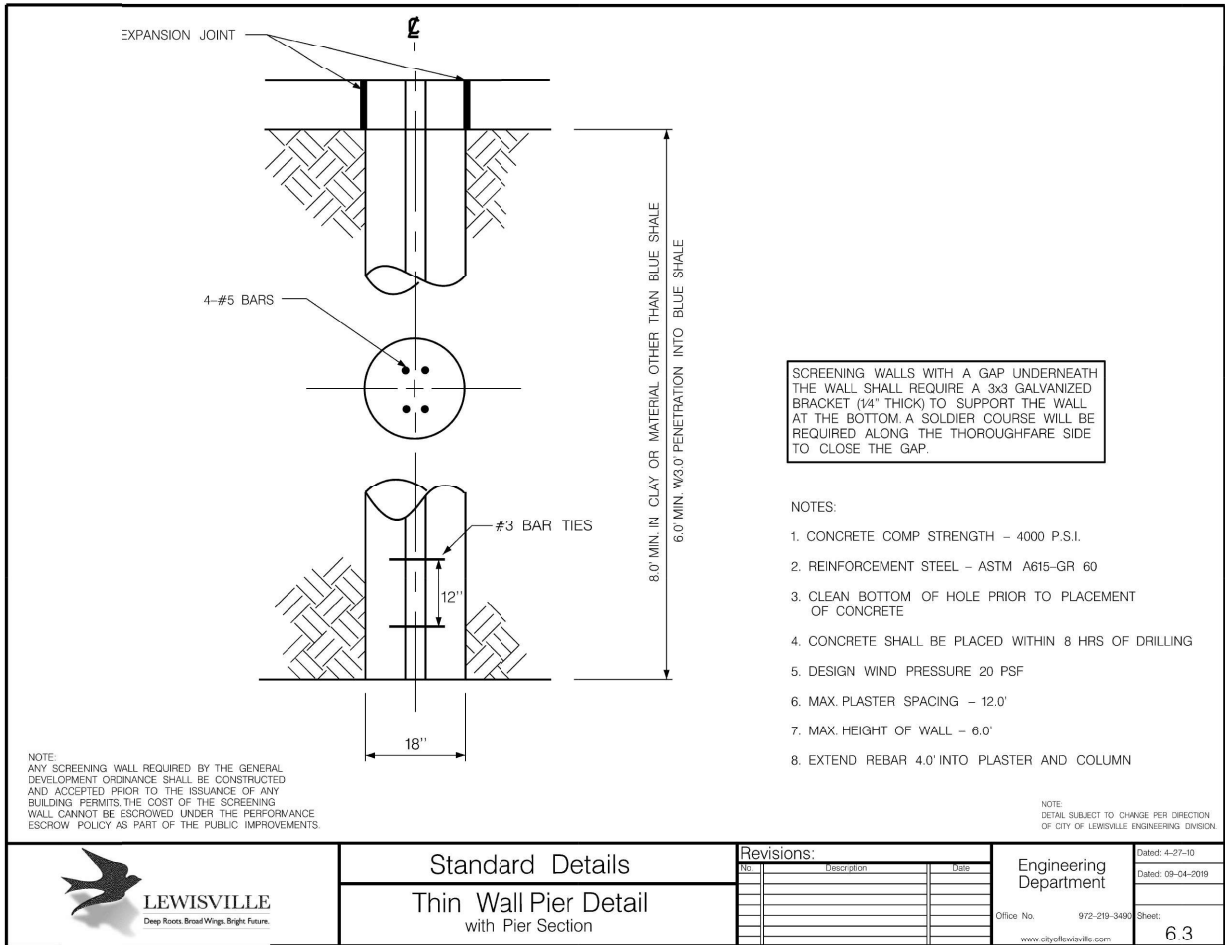
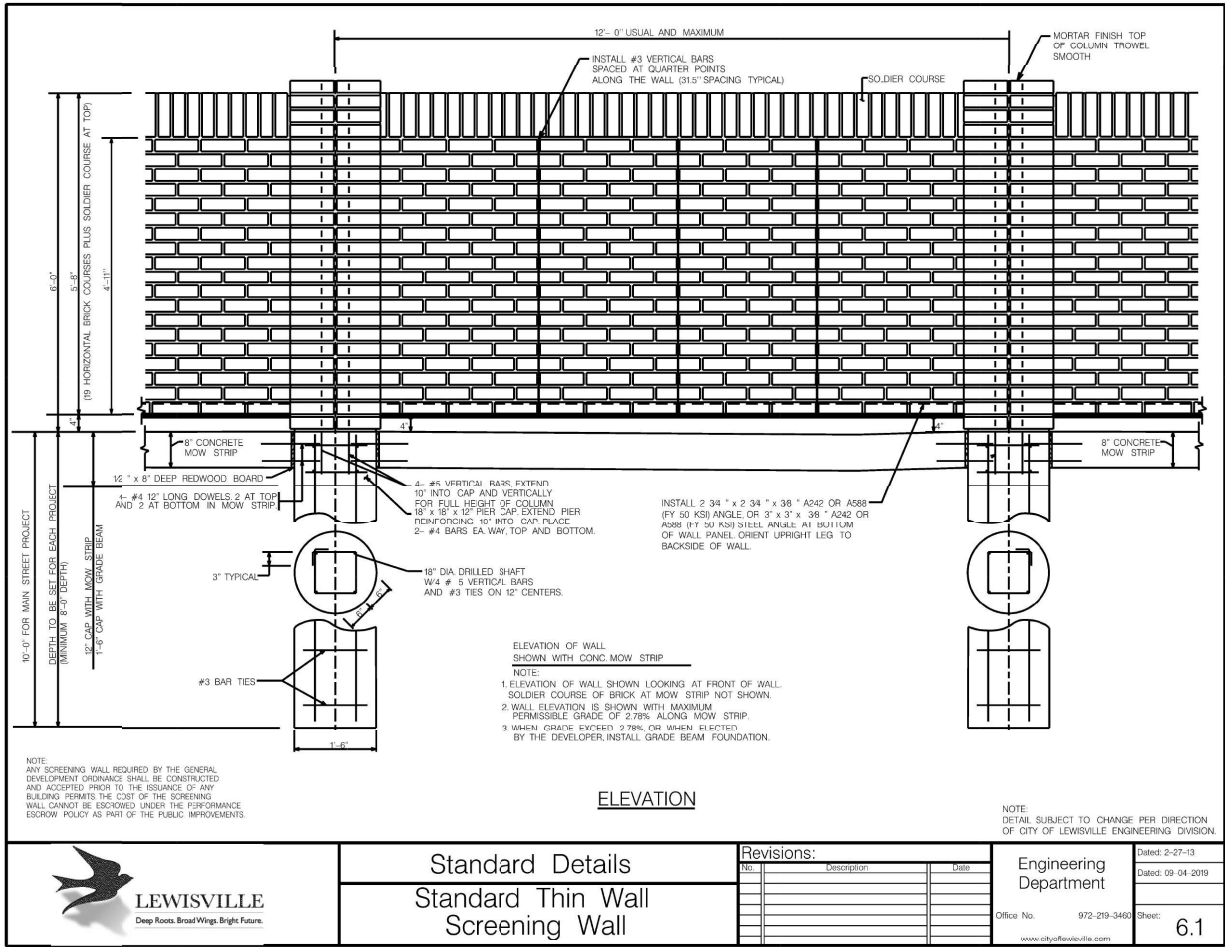
ETHAN T. VAN METER
PROFESSIONAL ENGINEER - TEXAS
REGISTRATION NO.: 149870
FIRM NO.: F-16740

SCALE
N.T.S.

**TOWER
ELEVATION**

SHEET NUMBER:	REVISION:
C3-1	0

PROJECT NAME: 1876 SWEETBRIAR
ADDITION NAME: NEC 1171 & VALLEY PARK
LOT: 3R2-B, BLOCK: B, PHASE: 1, 2ND REPLAT
TOTAL ACERAGE: 2.80
ZONING DISTRICT: GB - GENERAL BUSINESS
USE REQUEST: COMMUNICATION SUPPORT STRUCTURE



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SPECIALTY TELECOMMUNICATIONS SERVICES, LLC
FIRM NO.: F-16740
13431 BROADWAY EXT., SUITE 120.
OKLAHOMA CITY, OK 73114
405-753-7167

PROJECT NO: 1876
PROJECT NAME: SWEETBRIAR
911 ADDRESS: TBD
DRAWN BY: LSV
CHECKED BY: RGH/MK/SLT

ISSUED FOR:
APPROVAL

REV	DATE	DESCRIPTION
0	08/01/25	FOR APPROVAL

ETHAN T. VAN METER
PROFESSIONAL ENGINEER - TEXAS
REGISTRATION NO.: 149870
FIRM NO.: F-16740

SCALE
N.T.S.

SCREENING
WALL DETAILS

SHEET NUMBER: C6-2
REVISION: 0

PROJECT NAME: 1876 SWEETBRIAR
ADDITION NAME: NEC 1171 & VALLEY PARK
LOT: 3R2-B, BLOCK: B, PHASE: 1, 2ND REPLAT
TOTAL ACERAGE: 2.80
ZONING DISTRICT: GB - GENERAL BUSINESS
USE REQUEST: COMMUNICATION SUPPORT STRUCTURE

MEMORANDUM

TO: Planning & Zoning Commission

FROM: Jon Beckham, Senior Planner

DATE: September 9, 2025

SUBJECT: **Consideration of an Alternative Standard Associated With Exterior Lighting for Feather Smash Outdoor Courts; on an Approximately 1.10-Acre Tract Out of the H.H. Smith Survey, Abstract No. 1576; Located on the South Side of East Vista Ridge Mall Drive, Approximately 200-Feet West of Highview Lane; Zoned Light Industrial (LI) District, as Requested by Saurabh Shah, PE, of AARI Engineering LLC, on Behalf of FEATHERS SMASH LLC, the Property Owner. (25-08-12-AltStd)**

BACKGROUND:

Feather Smash is an existing indoor badminton facility which recently had a Special Use Permit approved for commercial amusement (outdoor) to allow the facility to expand with outdoor courts. The property owner is seeking an alternative standard to allow the lighting of these outdoor courts to exceed Lewisville's exterior lighting requirements.

ANALYSIS:

- a) To allow up to 53-foot candles in lieu of the allowed 20-foot candles for a non-residential use

According to Section VIII.7.5 – Maximum Lighting Levels of the city's Unified Development Code (UDC), maximum lighting levels for non-residential uses cannot exceed 20 foot-candles on any portion of a property. While this section allows for up to 30 foot-candles for specific uses like gasoline service station canopies and automobile sales lots, it does not provide specific guidance for outdoor sports fields.

The applicant is requesting lighting levels of up to 53 foot-candles for their outdoor pickleball courts, a level recommended by USA Pickleball Association (USAPA). For comparison, Lewisville's Parks and Recreation Department measured the lighting levels on the city's outdoor tennis courts and found them to have a maximum reading of 49 foot-candles. The lighting is shielded and quickly diminishes approaching the property lines, as shown in the attach photometric plan. The poles will be 22 to 24 feet in height. There are no adjacent residential properties.

CITY STAFF'S RECOMMENDATION:

Staff recommends that the Planning and Zoning Commission recommend approval of the alternative standard as presented.



Date: 09/09/2025

City of Lewisville Planning & Zoning Department
Jonathan Beckham
Senior Planner,
151 W. Church Street, Lewisville, TX 75057

Subject: Authorization and Justification for Photometry Variance Request – Feathers Smash LLC Phase Two

Dear Mr. Beckham,

I hereby authorize AARI Engineering LLC to submit a photometry variance request to the Lewisville Planning & Zoning Department on behalf of Feathers Smash LLC for Phase Two of our development located at 400 W. Vista Ridge Mall Drive, Lewisville, TX 75067.

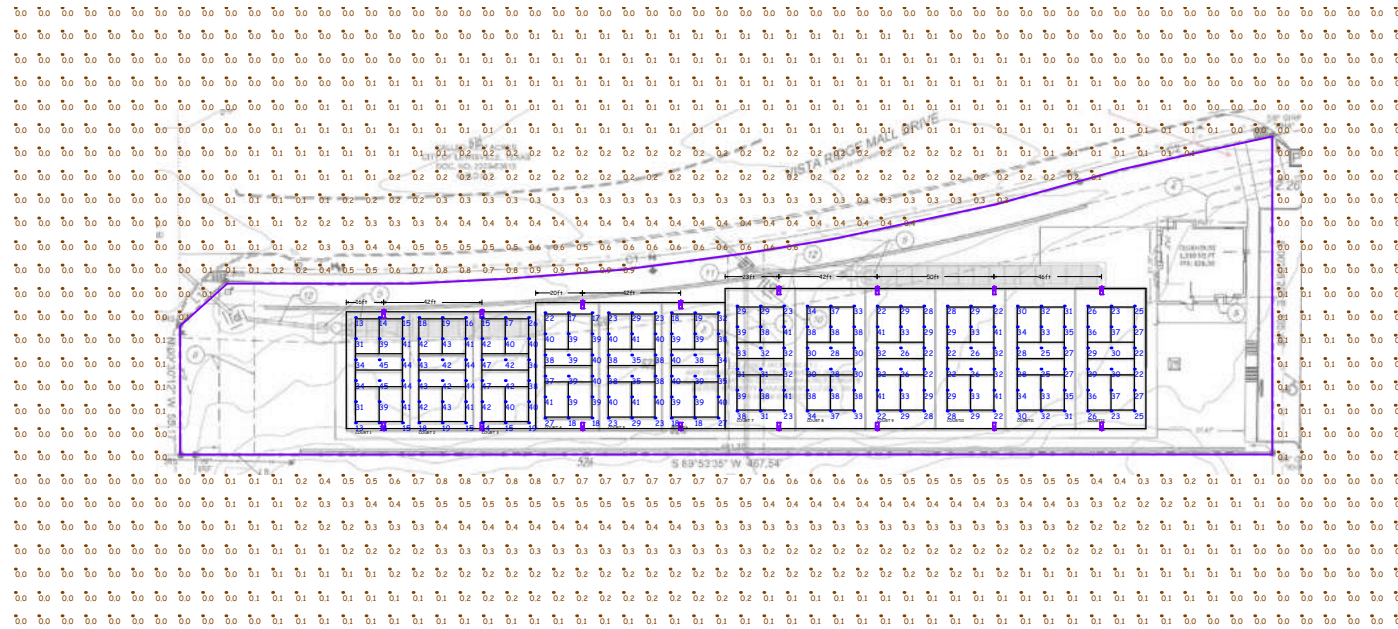
Section VIII.7.5 of the Unified Development Code (UDC) limits outdoor lighting to a maximum of 20 foot-candles. However, the USA Pickleball Association (USAPA), in partnership with LSI Lighting, recommends illumination levels of up to 53 foot-candles for outdoor courts to ensure optimal visibility, safety, and playability. AARI Engineering LLC's lighting design aligns with these nationally recognized standards.

To meet the functional requirements of our facility and deliver a high-quality experience for athletes and guests, we respectfully request approval for an alternative photometry standard allowing up to 53 foot-candles. This variance is essential for both construction feasibility and long-term operational compliance.

Thank you for your consideration and support of this request.

Sincerely,

Harish Reddy,
Member Manager,
Feathers Smash LLC.



ZONE Large - Sport/Court Light

(ZNL)

Note:
The photometric design has been developed in accordance with the USA Pickleball Association (USAPA) recommended guidelines, referencing LSI Lighting's published photometry standards. This ensures that the lighting levels, uniformity, and glare control meet industry-accepted best practices for pickleball play.

Symbol	Qty	Label	Arrangement	Description	LLF	Luminaire Lumens	Luminaire Watts	Total Watts
	16	A2	Single	2x4x76L-CT 50-51 (ZONE LAMPS) @ 22' 4870 LUM.	0.940	44794	848	13568

The light levels shown are maintained using a 0.4 light loss factor (LLF). Light loss factors are used to adjust the light output of a luminaire operating in a controlled laboratory environment to the output delivered under actual field conditions. The LLF used in these calculations includes both recoverable and non-recoverable factors. Recoverable factors include luminaire dirt depreciation (LDD). Non-recoverable factors include optical system variations, and depreciation in initial luminaire lumen output. The use of the light loss factor shown requires making certain assumptions about the lighting system, the specific application, and the maintenance of the system over time. Therefore, actual light levels measured in the field may vary from the calculated value, especially in regards to individual location measurements.

Calculation use CIES Recommended Luminaire Factor based upon 50,000 hours of life, derived from IES TM-22-15

Based on the information provided, all dimensions and luminaire locations shown represent recommended practices. The engineer and / or architect must determine applicability of the layout to existing or future field conditions.

Date: 6/18/2025
Filename: VISTARA SPORTS A2

Label	Qty/Type	Units	Avg	Max	Min	Min/Max
COURT1	Illuminance	Fc	302.97	45	12	0.46
COURT2	Illuminance	Fc	283.7	44	10	0.39
COURT3	Illuminance	Fc	234.4	37	14	0.35
COURT4	Illuminance	Fc	32.72	41	17	0.41
COURT5	Illuminance	Fc	24.11	41	19	0.76
COURT6	Illuminance	Fc	35.89	40	18	0.72
COURT7	Illuminance	Fc	33.33	41	23	0.78
COURT8	Illuminance	Fc	24.00	38	18	0.76
COURT9	Illuminance	Fc	29.11	41	22	0.86
COURT10	Illuminance	Fc	49.31	41	22	0.86
COURT11	Illuminance	Fc	30.56	38	20	0.62
COURT12	Illuminance	Fc	28.33	37	22	0.68
SPILL	Illuminance	Fc	0.13	0.9	0.0	0.14

Photometry Variance Request for an Alternative Standard:
To allow the Pickleball playing court area to have a lighting level of a maximum of 53 foot-candles in lieu of the 20 foot-candles as limited for non-residential use Per Section VIII.7.5 of the Unified Development Code (UDC)

Project: Vistara Sports Pickleball
Location: Lewisville, TX

Frasure Reps
3343 Lookout Drive
Cincinnati, OH 45208
Phone : 513-666-4242
Email: bruce@frasurereps.com



SAURABH SHAH
139617
LICENSED PROFESSIONAL ENGINEER
Date: 06/18/2025
AARI ENGINEERING LLC
F-22358
engineer@aaariengineering.com
314, Gumtree Way, Wylie, Texas, 75098
Engineer: Saurabh Shah

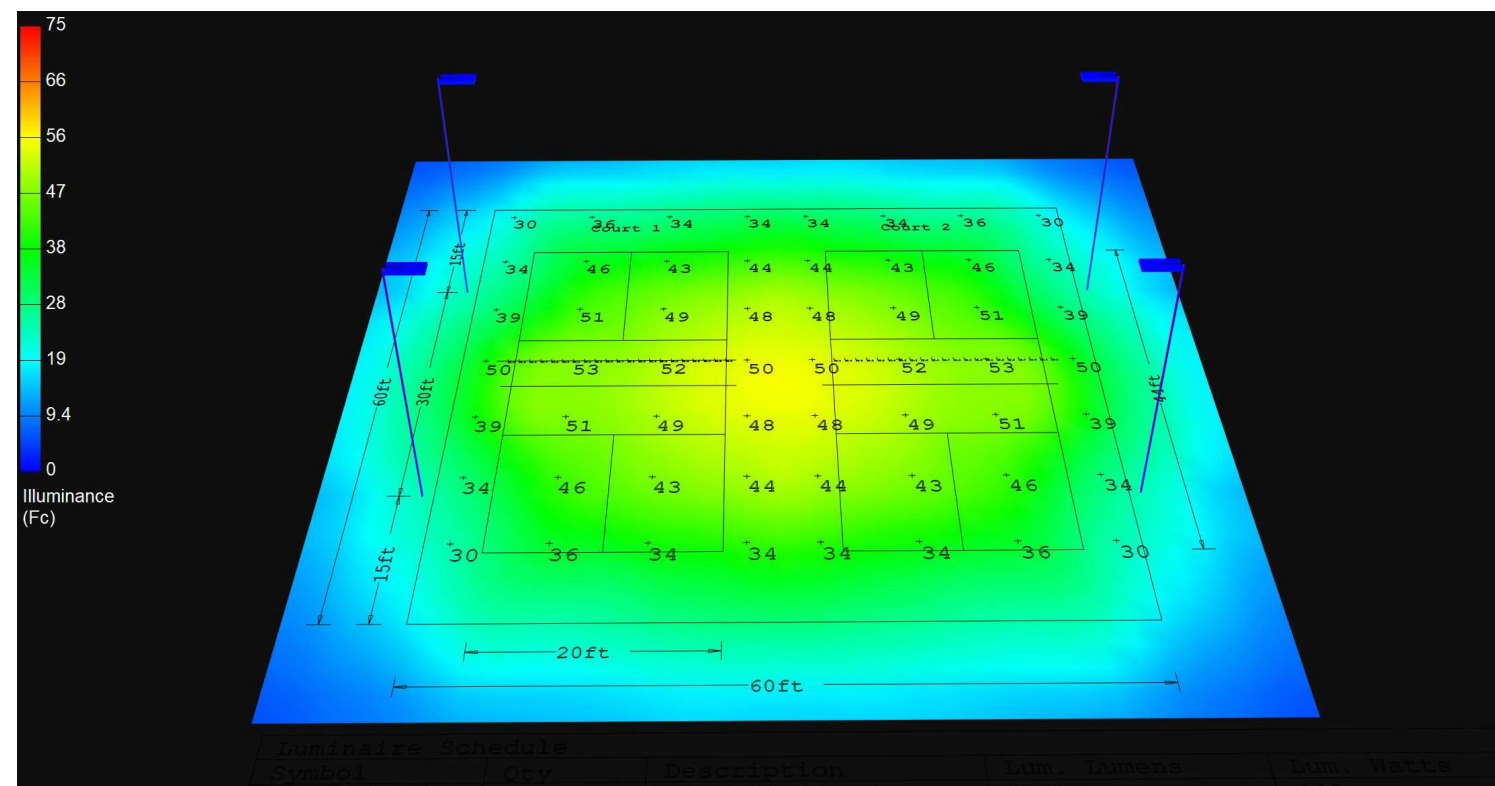
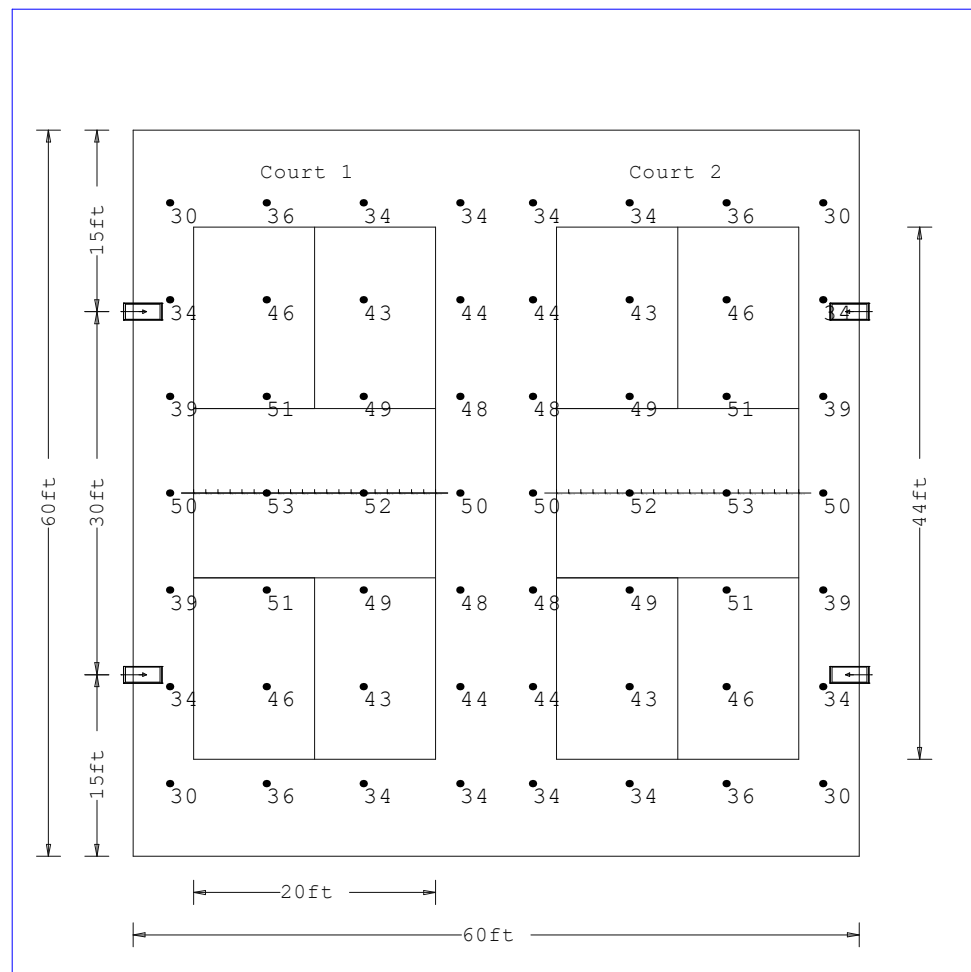
Date: 6/18/2025

Page 1 of 1



Create-A-Court - Pickleball

(2) Courts (60'x60')
(4) ZNL-60L-CT-50 Fixtures
24' Mtg.Ht.
Class 3 Recreation



Luminaire Schedule							
Symbol	Qty	Description	Lum. Lumens	Lum. Watts	LER	Total Watts	LLF
	4	ZNL-60L-CT-50	60978	448	136	1792	0.970

Calculation Summary							
Label	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min
01_Court 1 PPA	Illuminance	Fc	42.18	53	30	1.41	1.77
01_Court 2 PPA	Illuminance	Fc	42.18	53	30	1.41	1.77
02_Court 1 Net Vertical at 3'	Illuminance	Fc	23.13	24.0	22.5	1.03	1.07
02_Court 2 Net Vertical at 3'	Illuminance	Fc	23.12	24.0	22.5	1.03	1.07

Luminaire Location Summary						
LumNo	X	Y	Z	Orient	Tilt	
1	61	15	24	180	0	
2	-1	15	24	0	0	
3	61	45	24	180	0	
4	-1	45	24	0	0	

Based on the information provided, all dimensions and luminaire locations shown represent recommended positions. The engineer and/or architect must determine the applicability of the layout to existing or future field conditions. This lighting plan represents illumination levels calculated from laboratory data taken under controlled conditions in accordance with The Illuminating Engineering Society (IES) approved methods. Actual performance of any manufacturer's luminaires may vary due to changes in electrical voltage, tolerance in lamps/LED's and other variable field conditions.

Calculations do not include obstructions such as buildings, curbs, landscaping, or any other architectural elements unless noted. Fixture nomenclature noted does not include mounting hardware or poles. This drawing is for photometric evaluation purposes only and should not be used as a construction document or as a final document for ordering product.

Feather Smash Outside Courts

AARI

AARI ENGINEERING LLC

314, Gumtree way, Wylie, Texas, 75098
engineer@aariengineering.com

Date
09/09/2025

Report
2

Registration Firm
F-22358

City of Lewisville Planning & Zoning Department
Jonathan Beckham
Senior Planner,
151 W. Church Street, Lewisville, TX 75057

Subject: Request for Approval of **Alternative Photometric Standards** – Exterior Pickleball Court Lighting

Dear Mr. Beckham,

On behalf of Feather Smash LLC, we respectfully request approval to apply an alternative lighting standard for the outdoor pickleball courts at our Phase Two development located at 400 W. Vista Ridge Mall Drive, Lewisville, TX 75067.

Variance Request:

To allow the Pickleball playing court area to have a lighting level of a maximum of 53 foot-candles in lieu of the 20 foot-candles as limited for non-residential use Per Section VIII.7.5 of the Unified Development Code (UDC)

The justification for this request for variance is as per below:

The **USA Pickleball Association (USAPA)**, in collaboration with **LSI Lighting**, has published photometric guidelines recommending up to 53 foot-candles for outdoor courts. These standards are designed to optimize visibility, safety, and player experience. Relevant documentation is available at:

- [LSI Lighting Photometry Guidelines](#) (This PDF document is also attached)
- [USAPA Court Lighting Guidelines](#)

Our lighting plan has been carefully engineered to meet sport-specific performance needs while minimizing light spill into adjacent areas. We believe this approach balances recreational quality with community impact and aligns with nationally accepted standards.

Attached for Review:

1. Completed Lewisville Alternative Standards Application Form
2. Photometric Analysis Report – *VISTARA SPORTS3 Photometry Results*
3. USAPA-endorsed LSI Lighting Guidelines

We appreciate your consideration and look forward to working collaboratively with the City of Lewisville to deliver a safe, well-lit, and professionally designed recreational facility.

Sincerely,

Saurabh Shah, PE
Aari Engineering LLC

