

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*

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

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Respectfully submitted,



Date: 6/23/25

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