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By Kathy Wright at 9:14 am, Feb 25, 2013

ZONE SYSTEMS, INC.

February 18, 2013

Samantha Gleinser
Planning Department
City of McKinney
221 N. Tennessee
McKinney, TX 75070

RE: Letter of Intent
Verizon Wireless
Proposed Facility near Brazos Electric Substation
East side of Lake Forest Drive, south of Collin McKinney Parkway

Dear Ms. Gleinser:

Verizon Wireless proposes to locate an antenna facility to improve mobile telecommunications services for Verizon Wireless customers in this area of the city. Verizon Wireless has worked on this project for a number of years. There is one logical location for the antenna. That is in the Brazos Electric substation compound. Brazos Electric does not allow mobile telecommunications facilities in its substations. There are no other structures located anywhere near here that provide the height needed for the antennas to function properly.

Property. The property is a 137,333 square foot tract (3.1527 acres) in an undeveloped property adjacent to the flood plain near the Brazos Electric substation. Access will be over a 24 foot access easement (Instrument No. 20090717000900660) that runs from the east side of Lake Forest Drive to the Brazos Electric Substation.

Zoning. The property is zoned as a Planned Development District for commercial uses and was zoned through ordinance No. 2000-09-064.

Proposal. Amendment of the 3.1527 acre tract area of Planned Development District described as the **Property** to provide for the stealth antenna facility is requested. The amendment would provide section B to Section 3 of the Planned Development District. This would provide for the stealth antenna at the location shown on the survey and site plan. The amendment will provide for the location, height and layout of equipment subject to approval of the detailed site plan by the City Council after review and recommendation by the Planning and Zoning Commission. The proposed amendment is attached.

Site details. Site is a 3.1527 acre tract in an undeveloped area near the Brazos Substation. The site will contain one 130' stealth antenna structure with antennas on the inside of the pole. There will be in an equipment shelter that will contain telecommunications equipment and an emergency generator for use when electric service

is not available to the site. The compound is surrounded by a ten foot high masonry wall that will match the appearance of the wall that surrounds the substation. There will be one parking space in the compound. Details:

1. One 130' stealth monopole antenna structure with antennas inside structure.
2. Monopole will be designed to accommodate five levels of antennas for use by Verizon Wireless as well as other carriers.
3. Setbacks will be as shown on the approved site plan.
4. Wall around compound will be ten (10) feet in height.
5. Setbacks from property lines will be as shown on the final site plan.

Benefits. The property is ideally located for this use. Per the flood plain maps this site is at the edge of the flood plain. This is an excellent location for this facility. Verizon Wireless is using a stealth monopole. This the current best and most tasteful method of erecting antennas. It is very difficult to erect antennas in a manner that is not noticeable to the average citizen. This site is further enhanced by the ten foot masonry wall that will match the wall around the electrical substation.

Verizon Wireless strives to provide high quality wireless telecommunications service to the McKinney area. In order to do this antennas must be strategically located throughout the area. The locations of the antennas do two jobs. The first is to provide coverage to the area so that as people who move around (generally in cars) will have phones that will work seamlessly without loss of signal. The second job and more challenging one is to get telecommunications signals into buildings. Most people depend on their phones to operate wherever they are located. More and more people depend on phones to work in their homes. In order to get signals at the proper strength the antennas must be near enough to provide this coverage.

Thank you for your work on our request. Please contact me with any questions.

Sincerely,

A handwritten signature in black ink, appearing to read 'Peter Kavanagh', with a stylized flourish extending to the right.

Peter Kavanagh

Enc.

PROPOSED AMENDMENT TO SECTION 3 OF ORDINANCE NO. 2000-09-064

Section 3. Use and development of the portion of the property designated for commercial uses shall develop according to the City of McKinney Code of Ordinances Section 41-76 "C" - Planned Center District and as amended, except as follows:

- A. Residential uses shall be prohibited.

- B. One Commercial Antenna Support Structure shall be permitted in the 3.1527 acre tract described in the attached legal description subject to the following conditions:
 - 1. The antenna support structure must be of a stealth design to provide for all antennas to be inside the structure.
 - 2. The maximum height of the structure shall be one hundred thirty (130) feet.
 - 3. A site plan that contains the location of the support structure, ground equipment, and masonry walls ten feet in height surrounding the equipment shall be approved by the City Council after review and recommendation by the Planning and Zoning Commission.
 - 4. Location of the support structure and ancillary equipment is permitted only in the 3.1527 acre tract described in the attached legal description in the Planned Development approved by the City Council and not subject to setback requirements contained in section 146-137 of the Zoning Ordinance.

LEGAL DESCRIPTION

BEING a tract of land situated in the George Fitzhugh Survey, Abstract No. 321, City of McKinney, Collin County, Texas, also being the remainder of that certain tract of land conveyed to Roanoke Manor, LLC, and described as Tract One in Special Warranty Deed dated July 14, 2004, and recorded in Volume 5711, Page 1135, Deed Records, Collin County, Texas, and being more particularly described by metes and bounds as follows:

BEGINNING at a 5/8" iron rod found for the northeast corner of the remainder of said Roanoke Manor tract, same being the northwest corner of Lot 2, Block A, Roanoke Manor Addition, an addition to the City of McKinney according to the map or plat thereof recorded in Volume 2009-285, Map Records, Collin County, Texas, and being on the south line of that certain tract of land conveyed to Blackmon Ranch, Ltd. by Volume 4071, Page 698, Deed Records, Collin County, Texas;

THENCE along the westerly line of said Lot 2, Block A, Roanoke Manor Addition, the following three (3) courses:

1. South 17 degrees 50 minutes 22 seconds East, a distance of 113.20 feet to a Point;
2. South 21 degrees 03 minutes 28 seconds East, a distance of 156.15 feet to a Point
3. South 27 degrees 08 minutes 30 seconds West, a distance of 225.37 feet to a , same being on the easterly line of that certain tract of land conveyed to Eldorado Gold Joint Venture by Volume 4680, Page 4385, Deed Records, Collin County, Texas;

THENCE along the easterly line of said Eldorado Gold Joint Venture tract the following three (3) courses:

1. Along a curve to the left having a radius of 577.54 feet, an arc distance of 342.01 feet, through a central angle of 33 degrees 55 minutes 48 seconds, and whose chord bears North 45 degrees 25 minutes 04 seconds West, a distance of 337.04 feet to a Point;
2. North 62 degrees 22 minutes 59 seconds West, a distance of 231.52 feet to a Point;
3. Along a curve to the right having a radius of 171.99 feet, an arc distance of 137.84 feet, through a central angle of 45 degrees 55 minutes 05 seconds, and whose chord bears North 39 degrees 25 minutes 03 seconds West, a distance of 134.18 feet to a Point, same being on the north line of said Roanoke Manor, LLC tract, also being the south line of said Blackmon Ranch, Ltd. tract;

THENCE along the north line of said Roanoke Manor, LLC tract, also being the south line of said Blackmon Ranch, Ltd. tract North 89 degrees 18 minutes 59 seconds East, a distance of 542.46 feet to the POINT OF BEGINNING hereof and containing 3.1527 acres or 137,333 square feet of land, more or less.