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May 11, 2020

Ms. Kaitlin Gibbon
Planner I
City of McKinney
221 N. Tennessee St.
McKinney, TX 75069

Re: Rezoning Request – Planned Development District
2705 Virginia Parkway
McKinney, Texas 75009

Dear Ms. Gibbon:

LETTER OF INTENT

Skyway Towers, LLC (the "Applicant") submits a Request for Rezoning the property located at 2705 Virginia Parkway, McKinney, Texas (the "Property").

The owner of the Property is Revolution Church of McKinney, a Texas Non-Profit Corporation (the "Owner").

1. Revised Site Plans

- A. Confirms the address of the Property – 2705 Virginia Parkway.
- B. Includes the metes and bounds description for the Property.
- C. Revised to create four (4) landscape islands and include a "Parking Table" on Sheet C-2.

2. Existing and Requested Zoning Districts

- A. Pursuant to Ordinance 2001-08-089, the Property is currently zoned “PD – Planned Development District, Generally for RS-84 Single Family Residence Uses”.
- B. The purpose of the Request for Rezoning of the Property is to permit the construction and operation of a 95 foot (top of steel) concealment unipole telecommunications tower with a 4 foot lightning rod (the “Tower”).
- C. Owner and Applicant request that the Property be rezoned to “PD” – Planned Development District with use and development of the subject property conforming to the regulations contained within Section 146-111 (C1 - Neighborhood Commercial District) and Section 146-137 (Communications antennas, satellite dishes and support structures/towers) of the City of McKinney Zoning Ordinance except as set out in the attached Planned Development District Development Regulations.

3. Justification and Supporting Documents

In support of this Request for Rezoning, Applicant submits to the City the following:

- A. Submitted Documents.
 - 1. Application signed by the Owner;
 - 2. Planned Development District Development Regulations;
 - 3. Exhibit with metes and bounds description for the Property;
 - 4. Copy of Ordinance 2001-08-089 establishing the current zoning for the Property;
 - 5. Photo Simulations of the proposed Tower;

6. May 5, 2020 letter from Rowena Capiro, RF Engineer, T-Mobile (the "T-Mobile Letter"); and
7. T- Mobile Propagation Maps.

B. Justification for Application.

As noted in the T-Mobile Letter,

"The proposed new monopole is required to provide adequate RF signal strength for the T-Mobile network within the City of McKinney in the area of North and South Virginia Pkwy just between West of the 75 and East of S Hardin Blvd.

"T-Mobile Engineering has determined that the proposed site is need in order to provide in-building signal strength to the residential and commercial buildings surrounding the area South of W White Ave, and North of Brook Dr. Previous optimization efforts in the area were not able to improve the area coverage and T-Mobile developed a search area for a new site to maintain our network coverage."

Further, at the Planning and Zoning Commission and City Council meetings, Applicant will provide testimony and documents confirming (1) Applicant's exhaustive search of alternative properties within the T-Mobile search area, and (2) that the Property is the only available site in order to address the voice and data needs of T-Mobile as detailed in the T-Mobile Letter.

C. Justification for Property Line and Height Setback Request.

Applicant requests that the maximum height for the telecommunications tower shall be 95 feet with a 4 foot lightning rod. The telecommunications tower shall be setback a minimum of 145 feet from the property line of the adjacent RS 84 - Single Family Residence District.

At the Planning and Zoning Commission and City Council meetings, Applicant will provide testimony and documents confirming that 95 feet (top of steel) is the minimum height required in order for T-Mobile to address and resolve its wireless voice and data needs as set out in the T-Mobile Letter.

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Applicant and Owner have (1) located the antenna support structure to a site on the Property which minimizes its visibility from Virginia Parkway, (2) designed the antenna support structure as a concealment structure (antennas located within the antenna structure – see Exhibit C-4); (3) designed the eight (8) foot compound as a “Decorative Split-Faced Compound Wall to be Painted to Match Existing Church” – see Exhibit C-5; and (4) designed the site to include four (4) landscape islands, and the canopy trees and bushes detailed on Exhibits C-3 and L-1.

Therefore, Applicant requests that the Property be rezoned “PD” – Planned Development District with use and development of the subject property conforming to the regulations contained within Section 146-111 (C1 - Neighborhood Commercial District) and Section 146-137 (Communications antennas, satellite dishes and support structures/towers) of the City of McKinney Zoning Ordinance except as set out in the attached Planned Development District Development Regulations.

Ms. Gibbon, please let me know if either you or the members of the Development Services team have any questions or require any additional information.

Yours very truly,



W. Bebb Francis, III

cc: Mr. Justin Jones
Skyway Towers, LLC