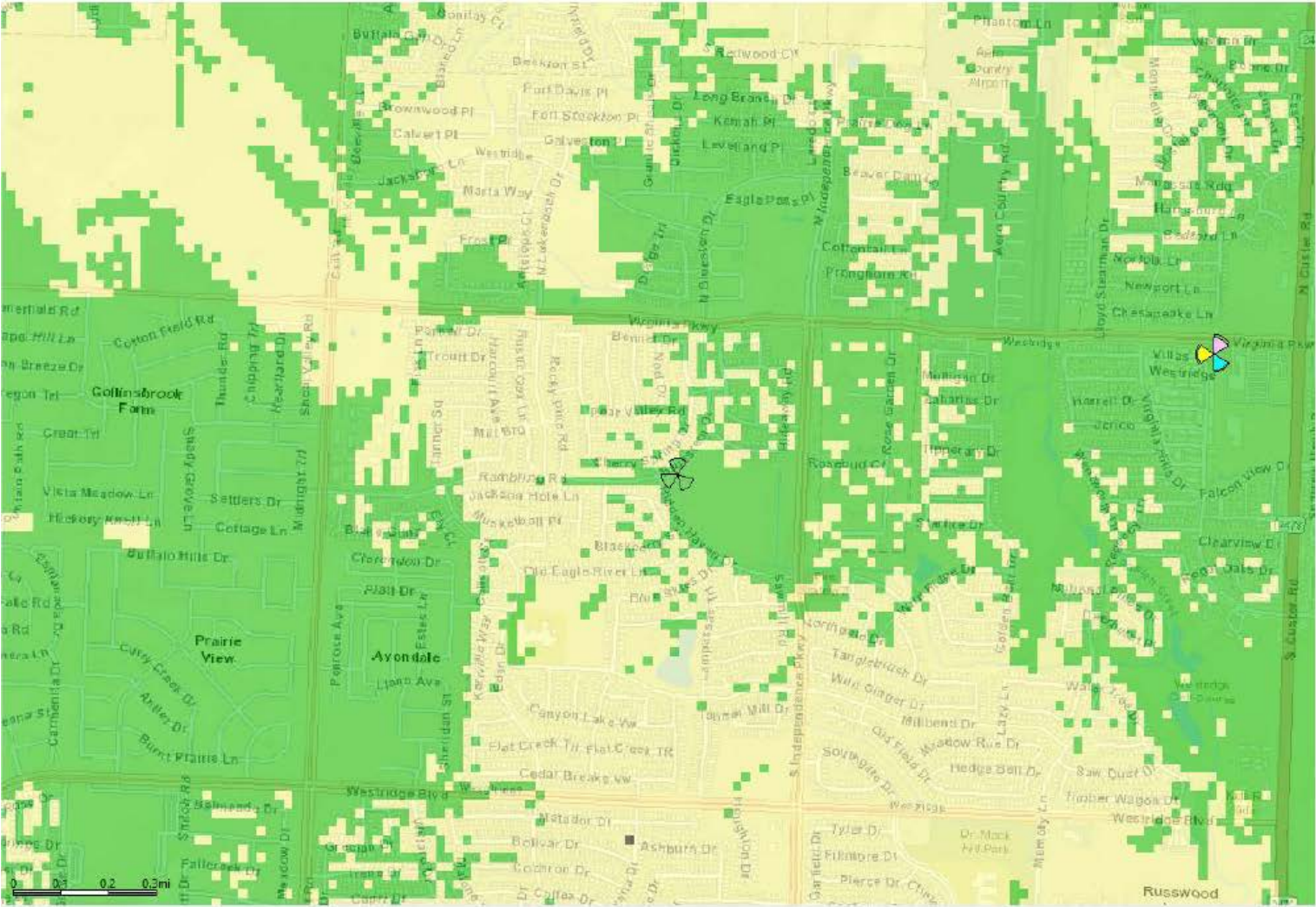

**City of McKinney
City Council Meeting
July 6, 2021**

Hemphill Towers: 551 South Bluestem

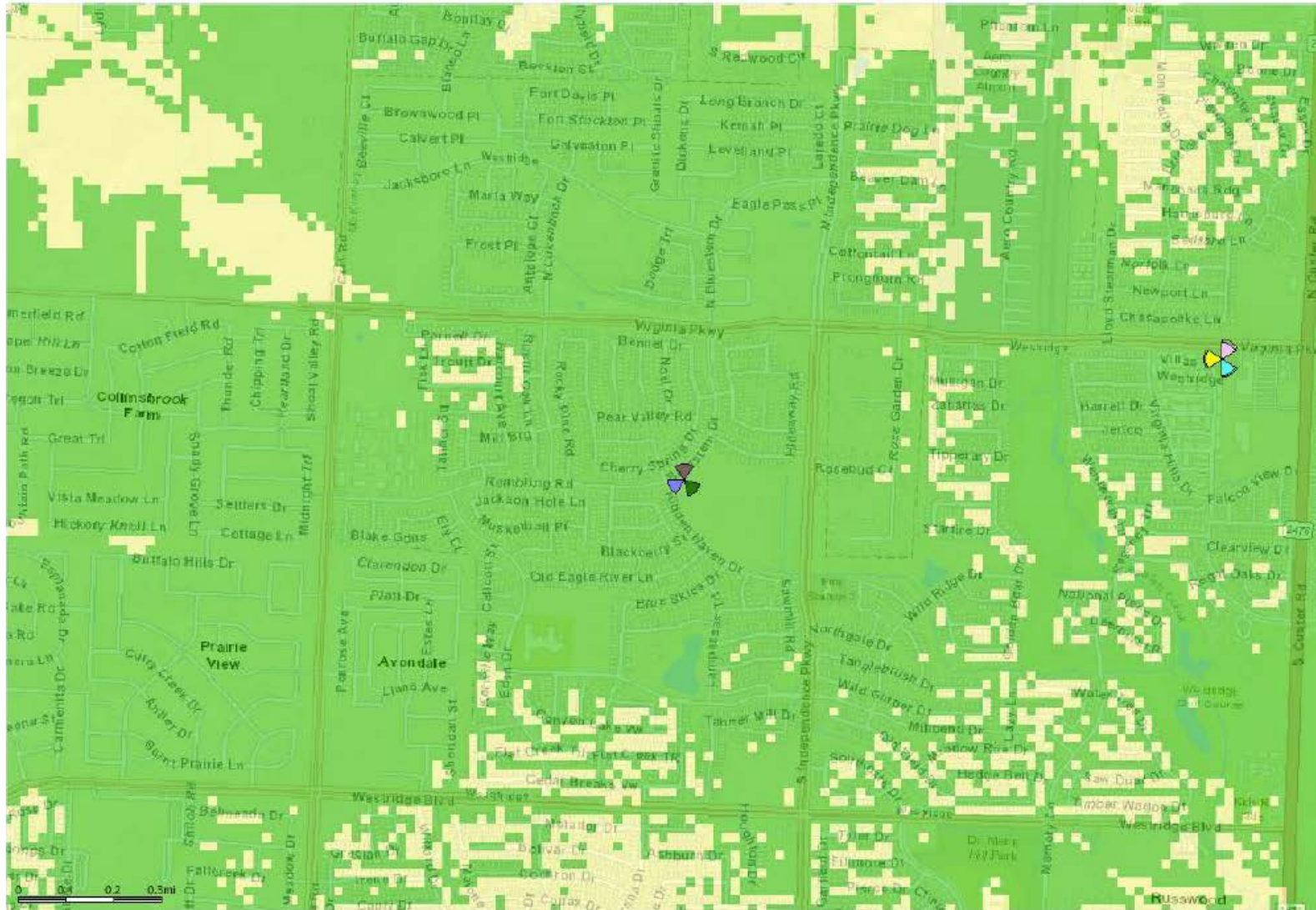
Verizon Wireless existing coverage



RSRP 700 MHz

-  Best Indoor Coverage
-  In-Vehicle/Outdoor Coverage

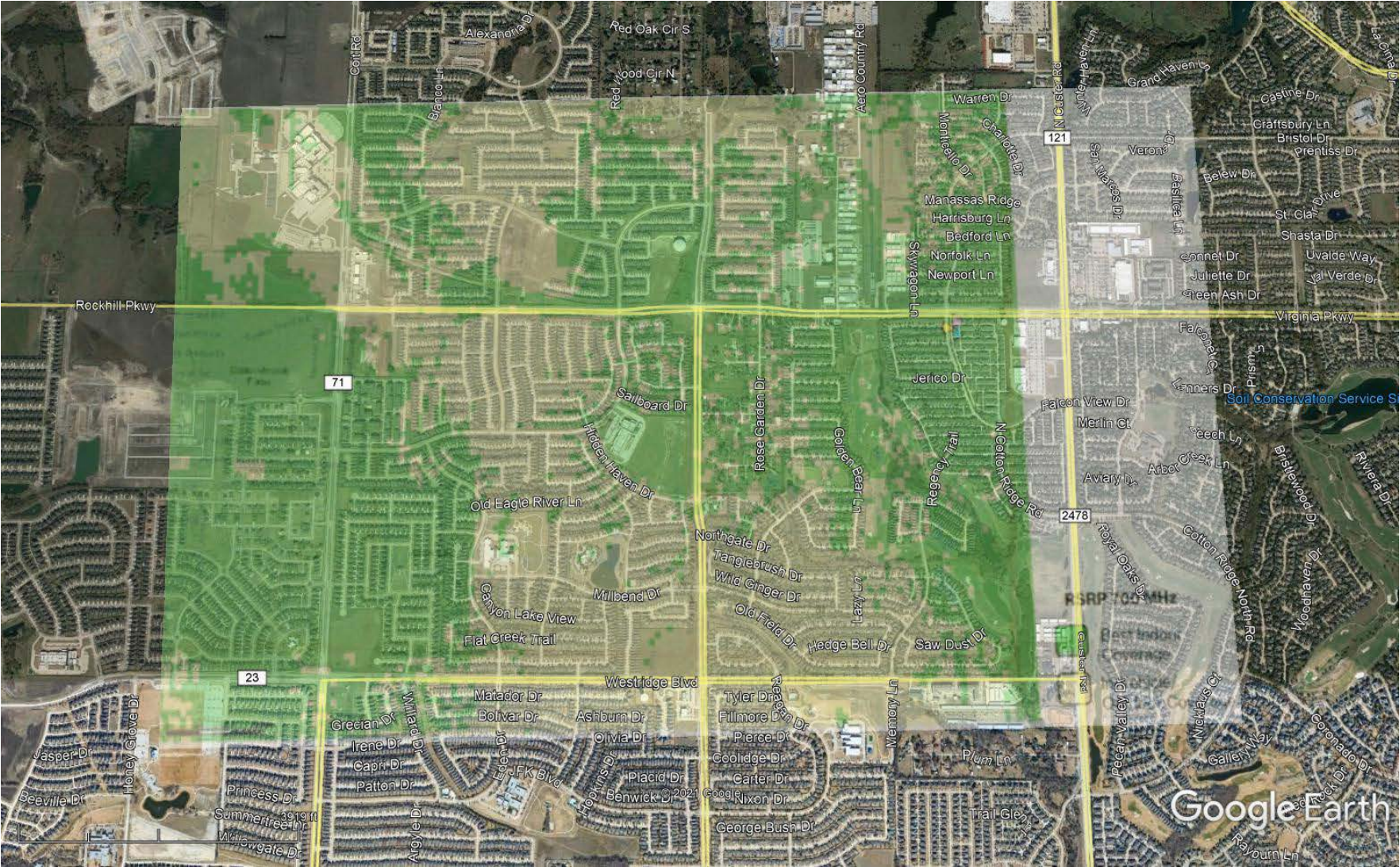
Verizon Wireless with proposed 80' tower



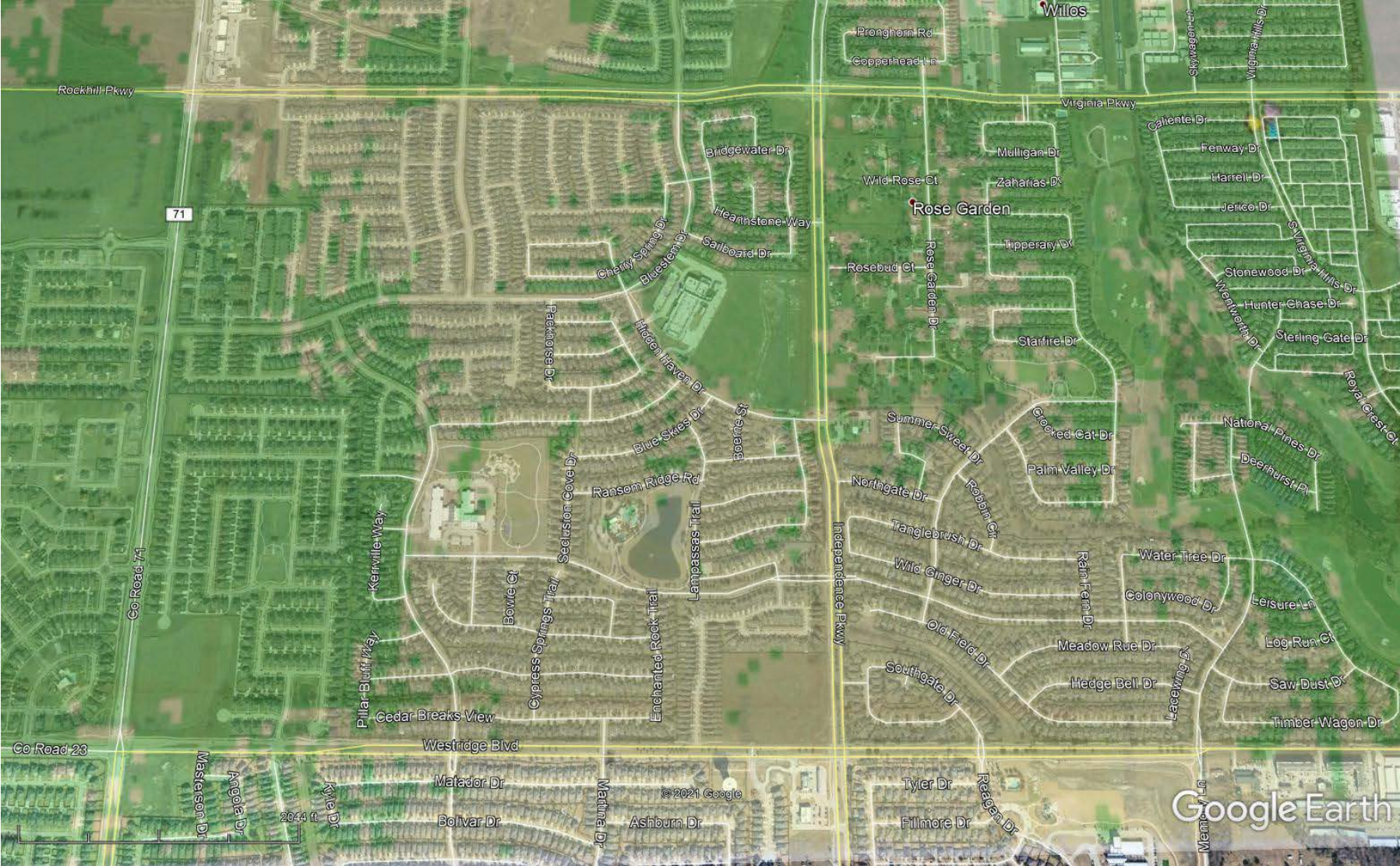
RSRP 700 MHz

-  Best Indoor Coverage
-  In-Vehicle/Outdoor Coverage

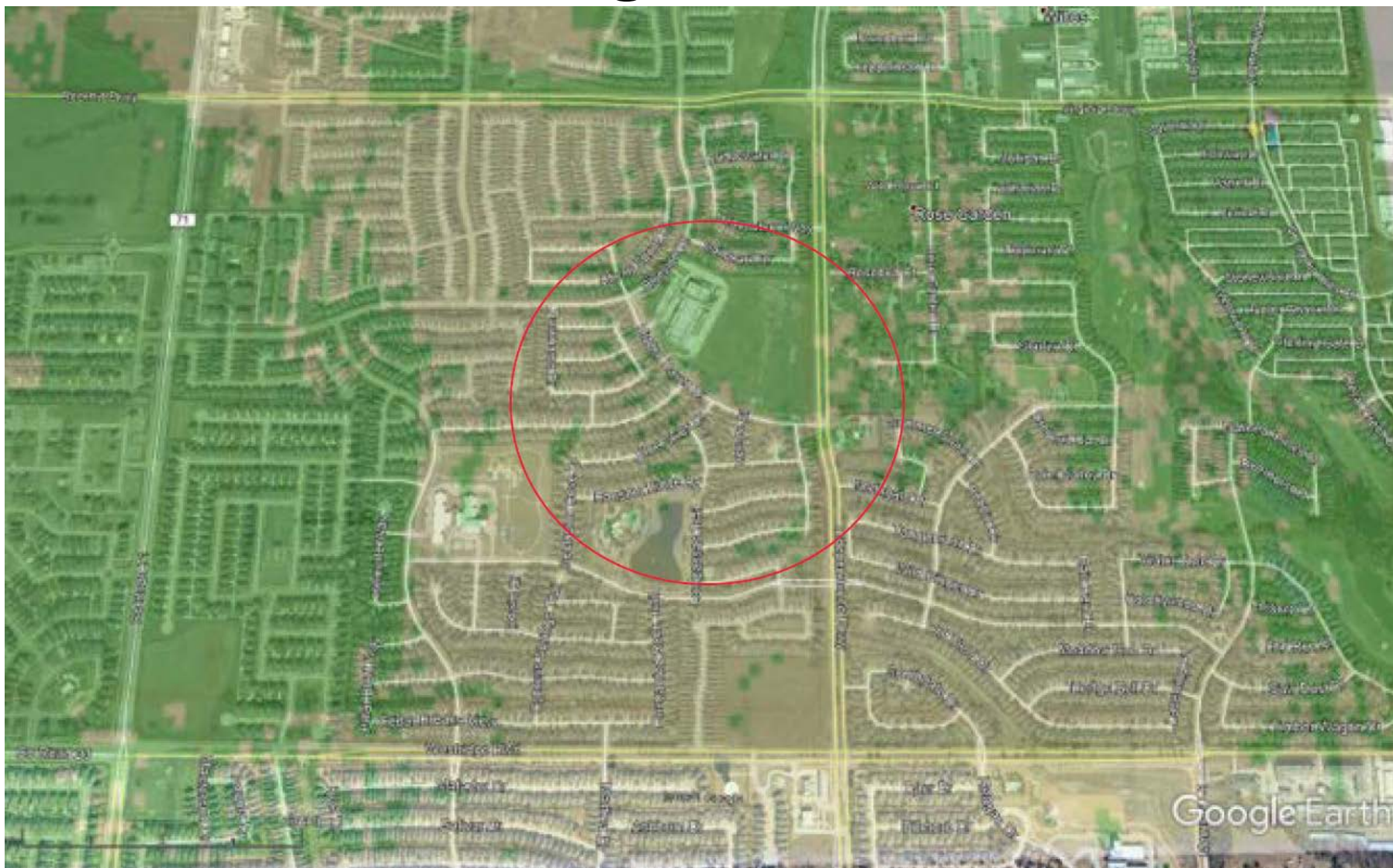
Verizon Wireless existing coverage



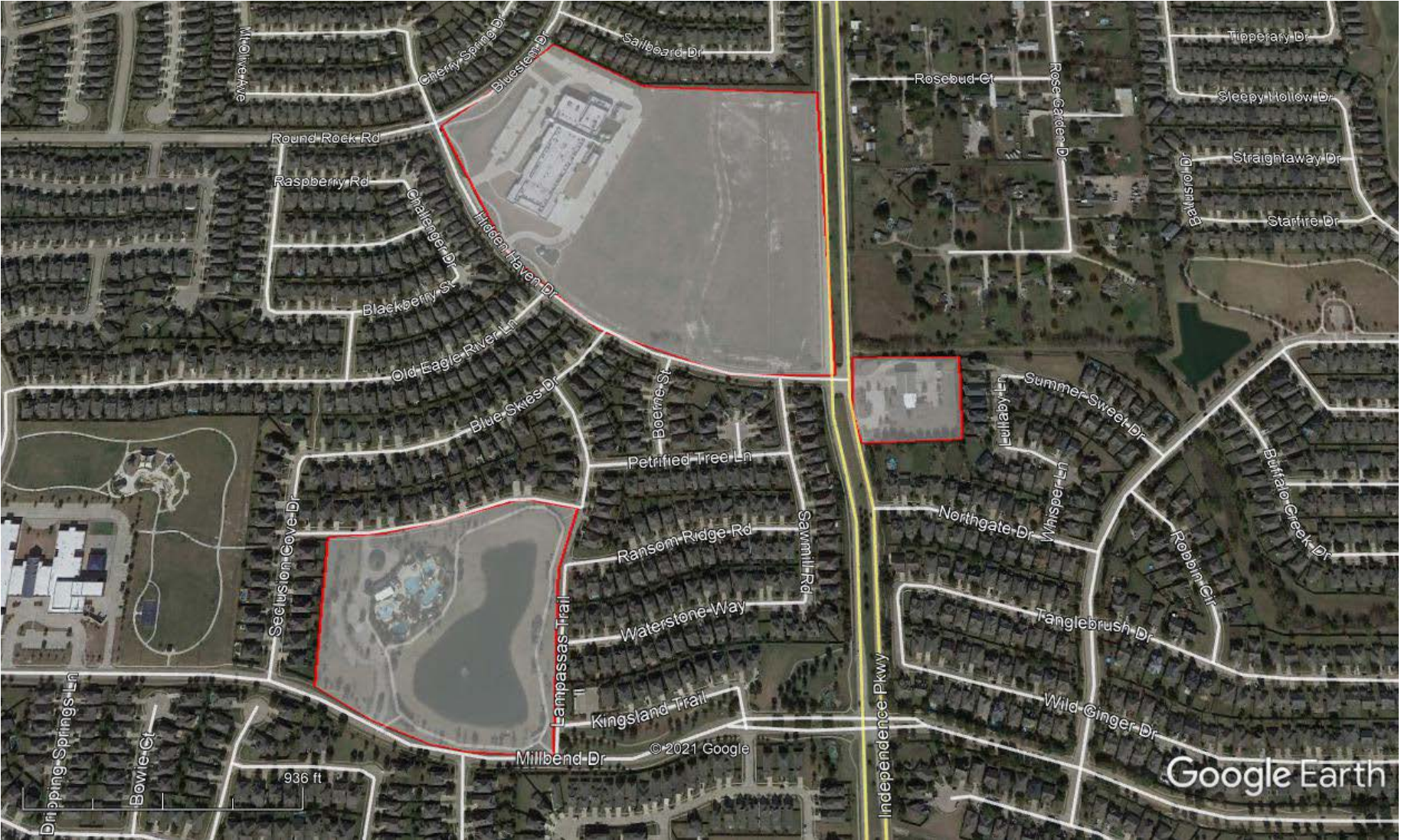
Verizon Wireless existing coverage



Verizon Wireless target area for tower



Three possible locations



Option 1: Fire Station

- This site was considered, and Hemphill made a proposal to the City**
- City policy prohibits leases on city property used for public safety purposes**
- Size of property makes distance setbacks unworkable (tract is approximately 320' x 400') so an 80' tower would have to be sited almost dead center of the property to meet a 2:1 setback requirement.**

Option 2: Amenity Center

- Hemphill has not approached this candidate**
- The pond makes the site very problematic from a tower siting standpoint**
- Approximate location of a tower would have to be outside of the running track to avoid flooding issues (fails 2x1 setback requirement)**
- Most of the balance of the tract is already utilized**

Option 3: Furr Elementary School

- Lease negotiated with a willing landlord**
- Provides best possible coverage with least impact on neighborhood**
- Only remaining option that addresses coverage need**
- Eastern end of property is within flood plain and is therefore unusable**
- Middle section is owned by a residential developer**

Other considerations

- **AT&T has similar needs in the area, but this site is not in their budget until it has been approved by McKinney City Council**

- **Proposed Hemphill tower uses slimmest pole design available**

- **According to ISD, tower has been sited to provide least amount of disruption to school**

- **Tower design meets or exceeds City requirements (wall height, tower height, and property line setback)**

- **Aesthetics will match school gymnasium**

Other considerations

- **Fall risk: At City-required wind load capacity (106 mph, EF-1 tornado), tower would be stressed to 58% of its load capacity; also, the tower is designed to buckle at 40'**

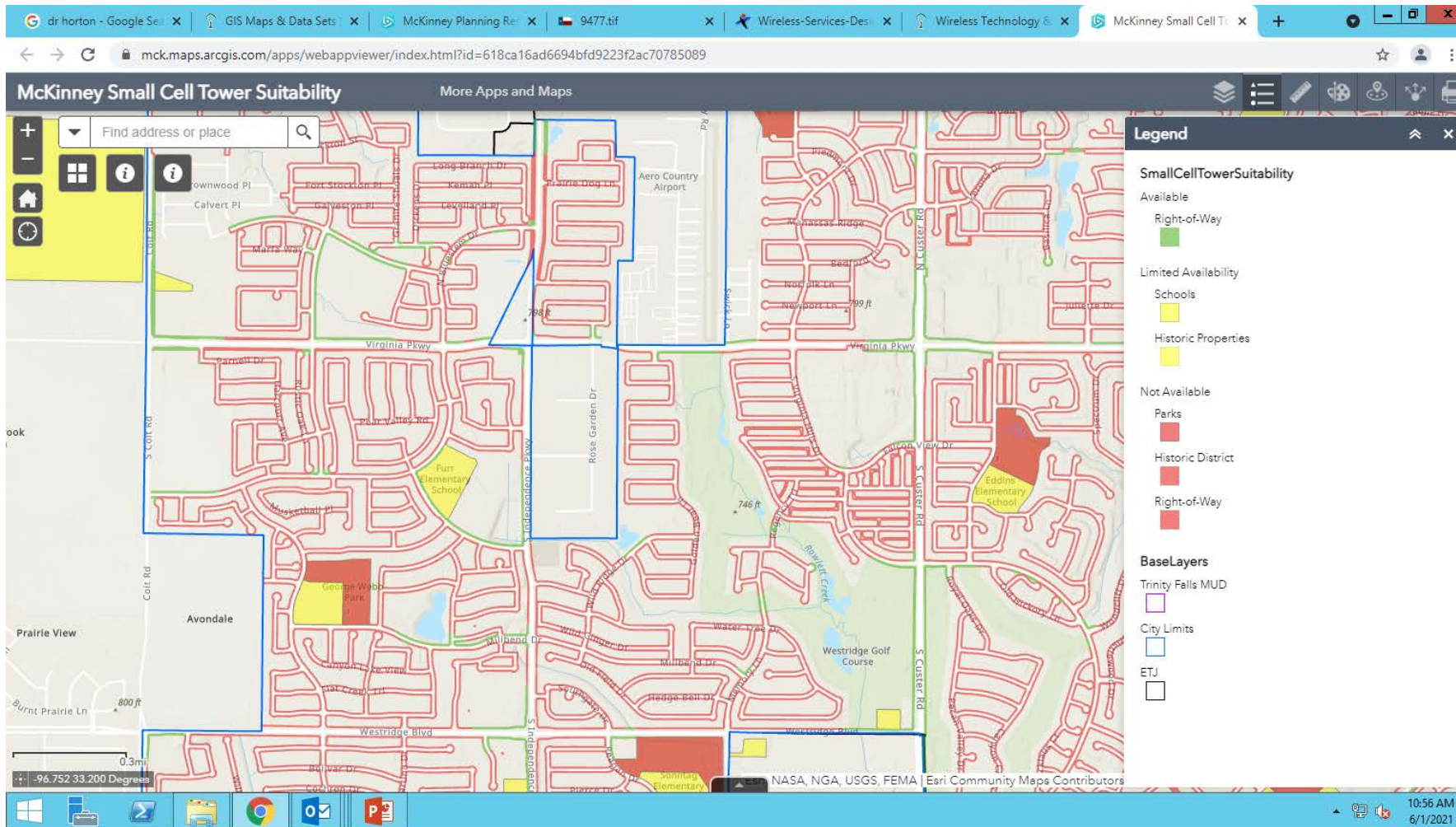
- **Intended to address coverage and capacity deficiencies in area (Top 5 site for VZW in the North Texas market)**

- **Provides safe and secure 911 service to neighborhood and school**

- **Necessary infrastructure for growing city**

- **Increase in “work from home” demands better coverage and higher capacity**

Other considerations: McKinney Small Cell Suitability Map



Other schools with towers

- Two proposed towers on Prosper ISD**

property

- Cobb MS (Frisco ISD)**

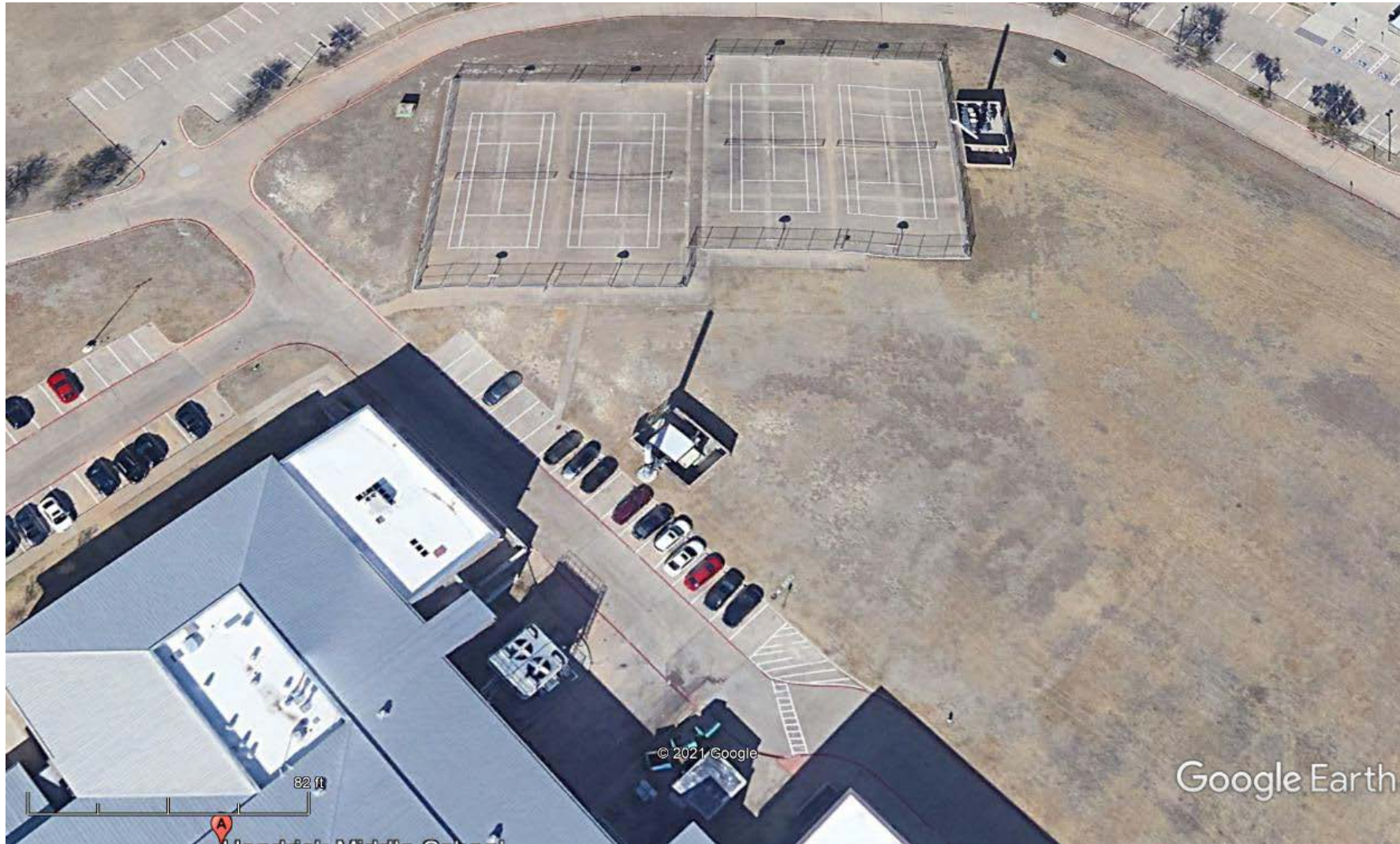
- Hendrick MS (Plano ISD) – two towers on**

property

- Kerr ES, Vaughan ES, and Kerr MS (Allen**

ISD)

Other schools with towers: Hendrick MS (Plano)



Other schools with towers: Hendrick MS (Plano)



Other schools with towers: Kerr ES (Allen)



Other schools with towers: Kerr ES (Allen)



Other schools with towers: Vaughan ES (Allen)



Other schools with towers: Vaughan ES (Allen)

