

Letter of Intent to Rezone
Cowtown Towers, LLC

- Property Description Acreage:
958 sq foot leased area, .022 acres

- Property Location:
The Parent property borders N. Central Expressway to the West and 250' from McLarry Dr. to the East. The nearest road to the North 960' is Bloomdale Rd. and to the South 2,365' is Wilmeth Rd.

- Current and Proposed Zoning:
Currently this parcel is zoned "C" - Planned Center District and "CC"-Corridor Commercial Overlay District. Request to rezone to "PD" – Planned Development District and "CC"-Corridor Commercial Overlay District.

- Reason for Change Request:
Current zoning requirement will not allow for the required functional height of a cell tower to be constructed on this property. According to Sec. 146-137(d)(4) the requirement to meet the setbacks of the "C" Planned Center District of 375 feet in this instance is impossible within the boundaries of this property. The tower will be located at the back edge of the property to minimized any disturbance to the existing business.

We are requesting a change to PD so that the height limit of 125' without setbacks may be used. The nearest structure is .15 miles to the South of the proposed structure. The aforementioned structure at latitude 33.234, longitude -96.6284 is at 106% of its structural capacity so it cannot accommodate the additional load of proposed T-Mobile antennas and cabling.

- Exceptional Qualities:
Compound shall have new shrubbery to improve visual aspects above current standards. The proposed cell tower will be built to accommodate up to four carriers.

Tower will be a 125' monopole.