



Jennifer Arnold, Director of Planning
City of McKinney, Development Services Division
221 N. Tennessee St
McKinney, TX 75069

March 1, 2021

972-547-7378

LETTER OF INTENT

Application: PD Rezoning for 80' Stealth Monopole with 5' Lightning Rod

Applicant: Hemphill, LLC

Address: 551 S. Bluestem Drive, McKinney, TX 75072

Project: 80' Hemphill, LLC stealth monopole with 5' lightning rod. Verizon and AT&T antennas to be concealed within pole. Ground equipment will be enclosed within an 8' masonry wall architecturally matching the school building with a landscape buffer of Spartan Juniper.

Hemphill Site Name: 1640 Westridge

Geographic ID Number: R-11576-00A-0010-1

Land Owner: Prosper ISD

Dear Ms. Arnold,

Hemphill, LLC is pleased to present this project that will provide Verizon and AT&T wireless service to the neighborhood while also benefitting the Prosper Independent School District.

Introduction

The applicant is Hemphill, LLC, a company in the business of helping wireless providers serve the community by building communication sites to accommodate their service objectives. At this location both Verizon and AT&T will be accommodated at this site. The property owner is Prosper Independent School District. Ensuring wireless service in this area keeps up with advances in technology and demands on capacity benefits neighborhood residents as well as students and school parents and directly impacts public safety as well.

Location

The subject parcel is bounded by Bluestem Drive on the west and Hidden Haven Drive on the south. The property is occupied by the Jack and June Furr Elementary School. The school is encircled with drive lanes and parking. There are play areas on the east side of the building and enclosed dumpsters on the northeast side of the building. The proposed telecommunications site is on the north side of the school tucked within the drive area and up against the gymnasium wall which is the tallest part of the school building.

Proposed Rezoning

The parcel is currently zoned "PD" pursuant to Ordinance No. 2001-02-024. Applicant and property owner propose the property be rezoned to "PD" – Planned Development District with use and development of the subject property conforming to the regulations contained within Section 146-93 (GC – Government Complex 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 proposed Planned Development District Development Regulations.

The GC – Governmental Complex District is chosen is an appropriate base district because it is consistent with the existing school use, the proposed communications use, and the neighborhood. The Schedule of Uses recognizes a public school as a use permitted by right in the GC District. Communication towers are not dealt with in the Schedule of Uses but Section 146-93(c)(2) anticipates communication towers in the GC District. This is also consistent with the listing of other infrastructure that serves the community in the Schedule of Uses. Utility distribution lines and water storage tanks are uses permitted by right in the GC District. Utility substations are permitted with a Specific Use Permit.

Justification

As wireless service becomes a more and more essential part of our daily lives, wireless providers face challenges when their networks require infill sites in residential areas. This is one of those cases where the target area between existing sites is zoned and built residential. Hemphill, LLC is helping both Verizon and AT&T meet this challenge in a compatible manner as noted below.

Verizon will occupy the top two compartments in the proposed stealth monopole. Their intended service area for this site is bounded roughly by Westridge Boulevard on the south, Colt Road on the west, Fort Davis Place and Long Branch Drive on the north and the Westridge golf course on the east. A site near the center of this intended service area is necessary to meet this objective. Plots from Verizon Wireless RF Engineer Wei David Huang have been submitted and further explanatory testimony and information will be presented at the public hearing. AT&T will have antennas lower within the pole but its objectives are similar.

There are no alternative support structures in the center of this area and almost all parcels are zoned and built residential. We explored the McKinney Fire Station Number 7 property as an alternative but were turned down. The school represents the only available parcel with space and a willingness to accommodate the project.

Compatibility

We have worked diligently to make this site compatible with the neighborhood and the built environment. We have positioned the site next to the gymnasium wall which is the tallest part of the school building. We have limited the height of the pole structure to 80' which is the minimum height that can accommodate the service objectives of Verizon and AT&T. We have used a stealth monopole design where all antennas will be completely concealed from view within the pole. Please see the elevation view on sheet C3-1 of the drawings submitted as well as the photo simulation views.

The telecommunication facility compound will be surrounded by an 8-foot masonry wall as shown in the compound layout on sheet C2-1 of the drawings submitted. The wall is designed to match the brick and stone architecture of the existing school building consistent with sheet C6-1 of the drawings submitted. Around this wall will be a landscape buffer of Spartan Juniper to match existing landscape plantings at the school. Plantings will be at least 36" tall at planting, with layout and 4' spacing in accordance with sheet L1-1 of the drawings submitted.

Supporting Documents

Hemphill presents the following supporting documents with this application:

- Application signed by Prosper ISD Deputy Superintendent Dr. Greg Bradley
- Planned Development District Regulations
- Zoning Exhibit including site survey, elevation view, masonry wall details, and landscaping plan
- Metes & Bounds description of Lease Area
- Photo simulations of the proposed stealth monopole facility
- Hemphill Letter
- Verizon RF Plots

Applicant respectfully requests that the property be rezoned "PD" Planned Development District "PD" – Planned Development District with use and development of the subject property conforming to the regulations contained within Section 146-93 (GC – Government Complex 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 proposed Planned Development District Development Regulations.

Please let me know if you have any questions or need any additional information. Thanks.

Sincerely,



Ralph Wyngarden, Sr. Zoning Specialist
Faulk & Foster
678 Front Ave NW, Suite 215
Grand Rapids, MI 49504
Cell: 616-490-9804