



February 15, 2025

McKinney City Planning Zoning Department  
221 N. Tennessee Street  
McKinney, Texas 75069

**RE: Re-Zoning of Advantage Storage 4877 W. University Drive/ Proposed 120' Cellular Tower**

Dear McKinney Planning Staff:

I am writing to propose the re-zoning of Parcel Number R-8535-00A-0050-1 to a PD that incorporates a 120' high-rise cellular monopole on the western side of the Advantage Storage property located at 4877 W. University Drive in McKinney.

We believe that the attached zoning exhibit addresses all the staff comments dated 2/101/25 and it is our understanding that city staff recommends application for a new PD in lieu of amending the existing PD.

The Advantage Storage property presents an ideal location for this installation due to its strategic positioning and minimal impact on the surrounding landscape. The western side of the property offers a unique opportunity to construct the monopole without hindering the Advantage Storage day-to-day operations.

Moreover, the installation of the monopole will bring several benefits to the community:

1. **Improved Cellular Coverage:** The monopole will enhance cellular coverage and capacity, ensuring residents, businesses, and visitors have access to reliable communication services. We have attached to this letter, propagation maps showing the extent of signal improvement that this proposed monopole site would provide.
2. **Enhanced Emergency Response:** Reliable cellular coverage is crucial for effective emergency response operations. The monopole will contribute to public safety by providing uninterrupted communication during emergencies.
3. **Economic Growth:** Access to robust telecommunications infrastructure is essential for attracting businesses and fostering economic growth. By improving cellular connectivity, we can support local businesses and promote economic development in the area.
4. **Minimal Visual Impact:** The sleek design of the monopole will blend seamlessly with the surroundings, minimizing visual impact and preserving the aesthetic appeal of the area.

We are committed to ensuring that the installation process adheres to all relevant regulations and guidelines, including those pertaining to safety, environmental impact, and zoning ordinances. Our team will work closely with city officials to address any concerns and ensure a smooth implementation process. We have followed your current Development Guide PD Template in preparing our on-line application. As a matter of convenience, we have attached a summary of the recommended Template development standards to this letter, as well as the Metes-and-Bounds description for your use in drafting the Ordinance that the P&Z Commission and City Council will consider.

In conclusion, we believe that the proposed PD re-zoning allowing the installation of a 120' stealth cellular monopole at the Advantage Storage property will greatly benefit the community by enhancing cellular coverage and supporting economic growth. We are excited about the opportunity to contribute to the development of McKinney's telecommunications infrastructure and look forward to working collaboratively with the city planning staff to bring this project to fruition.

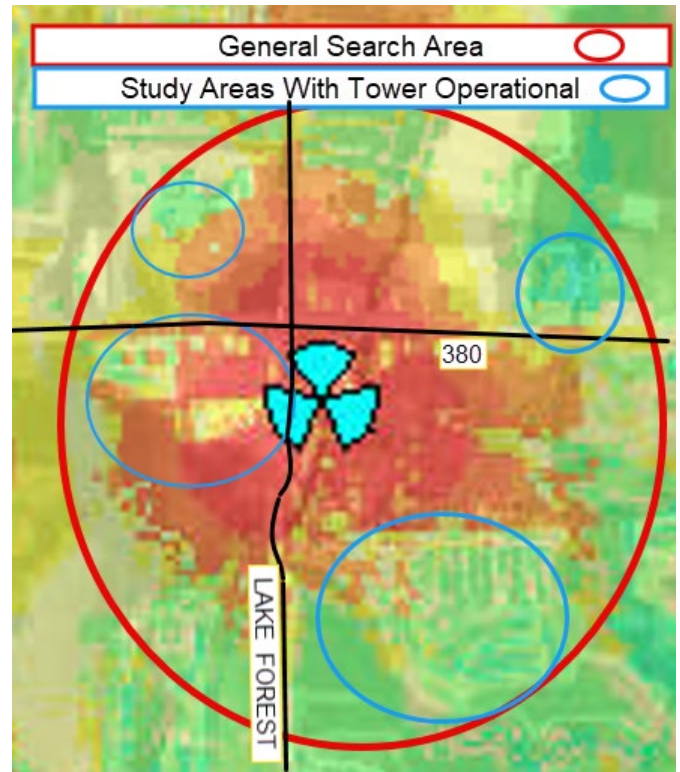
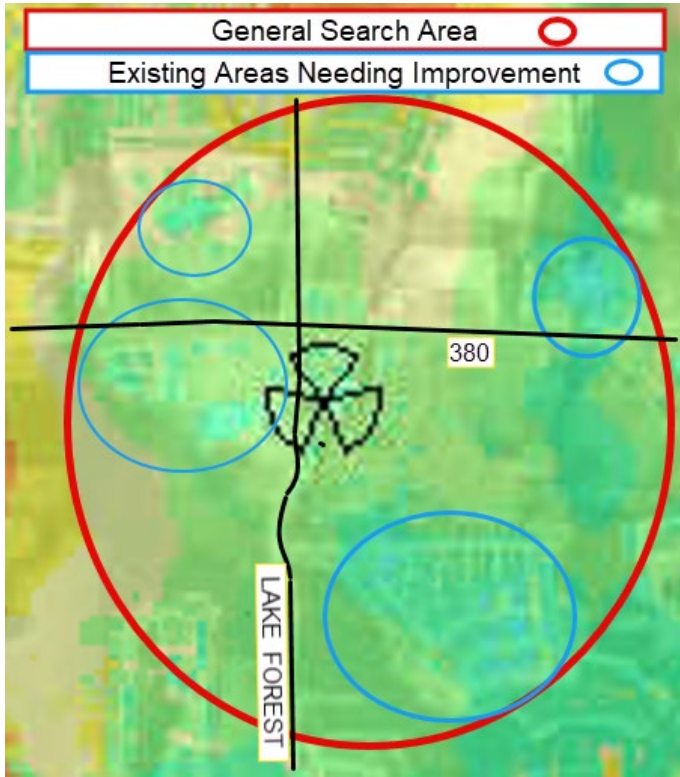
Thank you for considering our proposal. Should you have any questions or require further information, please do not hesitate to contact me at your earliest convenience.

Sincerely,

M. David Prejean  
Chief Operating Officer  
Crafton Communications, Inc.  
Dallas, Texas  
214.886.4440 Cell

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**Signal strength improvement study  
in the vicinity of the proposed SUP on Lot 5, Block A, 380/Lake Forest Addition.**



There are three commercial areas and one residential neighborhood in the general search area needing improvement as indicated by the light blue shading, indicating "Fair" signal strength. The proposed SUP will improve all these areas to A "Good" or "Excellent" standard. The light blue remaining in the commercial area northeast of the SUP is actually in the deep sections of a creek running through the area. As a noted bonus, there is an increase to "Excellent" for the rapidly growing commercial development at the US 380 and Lake Forest intersection.

EXCELLENT	Red	RSRP Level (DL) (dBm) $\geq -72$
	Orange	RSRP Level (DL) (dBm) $\geq -76$
	Light Orange	RSRP Level (DL) (dBm) $\geq -80$
GOOD	Yellow	RSRP Level (DL) (dBm) $\geq -84$
	Light Yellow	RSRP Level (DL) (dBm) $\geq -88$
	Light Green	RSRP Level (DL) (dBm) $\geq -92$
	Green	RSRP Level (DL) (dBm) $\geq -96$
	Dark Green	RSRP Level (DL) (dBm) $\geq -100$
	Very Dark Green	RSRP Level (DL) (dBm) $\geq -104$
FAIR	Cyan	RSRP Level (DL) (dBm) $\geq -108$
	Light Blue	RSRP Level (DL) (dBm) $\geq -112$
		RSRP Level (DL) (dBm) $\geq -116$