

February 10, 2023

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

### LETTER OF INTENT

**APPLICATION:** Specific Use Permit for telecommunications facility.  
**APPLICANT:** Peter Kavanagh, Zone Systems, Inc.  
**ADDRESS:** 1620 Handley Drive, Suite A, Dallas TX 75208  
**PROJECT:** Construct stealth antenna facility that will be a 14'x14' enclosed 110' Antenna structure. Structure designed to match brick pattern of Existing buildings on site.  
**GEO. ID NUMBER:** 10964-00A-0900-1  
**LAND OWNER:** McKinney Self Storage, LLC

Dear Ms. Arnold,

Zone Systems, Inc. represents Anthemnet, a wireless communications facilities developer, owner and operator. The proposed wireless facility will accommodate up to four wireless carriers. The first carriers will be Verizon Wireless and T-Mobile. The property owner is McKinney Self Storage, LLC

#### LOCATION & ZONING

The property is 4.653 acres. The proposed site is addressed as 8770 West Stacy Road. The property is owned and occupied by McKinney Storage pursuant to a Specific Use Permit approved through ordinance number 2016-01-004 in 2016.

#### PROPOSED SPECIFIC USE PERMIT

The request is to allow for a 110' stealth wireless telecommunications tower to house up to four carriers' equipment. The primary carrier will be Verizon Wireless. Materials will be brick and stone to resemble the adjacent brick storage facilities.

#### JUSTIFICATION

This area of the city is a strong area for use of wireless products. In order for the infrastructure to meet the technical needs of the phone, computers and the like that are used by individuals and businesses the infrastructure must constantly be upgraded.

### **SPECIAL CONSIDERATIONS**

The structure will be designed to match the existing surrounding structures. The facility will be wholly in side the existing mini-warehouse compound. The owner of the property has agreed to modify the layout of the mini-warehouse facility to accommodate the new telecommunication facility.

### **SUPPORTING DOCUMENTS**

1. Specific Use Permit application and documents
2. Proposed Site Plan including elevations
3. Photo-simulations of stealth tower at the proposed site

Please let me know if you have any questions.

Sincerely,

A handwritten signature in blue ink, appearing to read "Peter Kavanagh", with a stylized flourish at the end.

Peter Kavanagh