

Stewart Starry, Planner
Director of Planning
Development Services Division
City of McKinney
221 N. Tennessee St
McKinney, TX 75069

May 21, 2025

972-547-7405

LETTER OF INTENT

Application: Rezoning to PD Planned Development District to Allow for a 155' Monopole High-Rise Telecommunication Structure with 5' Lightning Rod

Applicant: Hemphill, LLC & Tammy June Rogers

Project Description: A Hemphill, LLC High-Rise Telecommunication Structure facility including a 155' monopole tower with 5' lightning rod with Verizon Wireless antennas at a 150' centerline and space for 3 additional future provider antennas, all concealed internally within the pole. The facility will be within a 40' x 70' masonry wall and landscape screened compound as shown in the drawings submitted

Address: TBD Trinity Falls Pkwy, McKinney, TX 75071

Property ID: 2119967

Geographic ID: R-6371-002-0890-1

Legal: ABS A0371 MEREDITH HART SURVEY, BLK 2, TRACT 89, ACRES 1.6974

Zoning: C2 – Local Commercial

Land Owner: Tammy June Rogers

Dear Mr. Starry,

Hemphill, LLC submits this PD rezoning application to allow for a proposed High-Rise Telecommunication Structure that will provide Verizon Wireless and other future wireless providers with the critical infrastructure needed to serve this rapidly growing area of McKinney.

Introduction

Applicant Hemphill, LLC, is a company in the business of helping wireless providers serve the community by building communication sites to accommodate their service objectives. At this location Verizon Wireless will be the initial occupant, and the site will accommodate 3 additional future providers. Ensuring that wireless service in this area keeps up with advances in technology and growing demands on capacity is critical to the daily needs of residents (many who work or learn at home) and businesses and directly impacts public safety.

Location

The proposed facility will be located on a 1.6974 acre parcel on the west side of Trinity Falls Parkway which is currently zoned C2 – Local Commercial. Tammy June Rogers is the owner of this parcel and Hemphill, LLC has leased 2,800 square feet in the SW corner of the parcel for its proposed High-Rise Telecommunication Structure facility.

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This parcel has 310 feet of frontage on Trinity Falls Parkway and the location of the proposed facility in the SW corner of the parcel allows plenty of room for future commercial development along this Trinity Fall Parkway frontage. The parcel to the west is zoned PD and allows for both nonresidential and multi-family residential uses. The parcels to the north and south and across Trinity Falls Parkway are still zoned AG Agricultural but will likely be rezoned to commercial in the future.

In the ONE McKinney 2040 Land Use and Development Plan, this parcel is part of the Honey Creek Entertainment District. The relevant placetypes are MU Mixed-Use blending into EC Entertainment Center to the south. The PD rezoning and proposed facility is consistent with this plan and the C2 base district zoning and will be essential infrastructure necessary to serve this part of the community along the Trinity Falls Parkway corridor.

Proposed Rezoning

The parcel is currently zoned C2 – Local Commercial. 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 204O (C2 – Local Commercial) and Section 206H (Communication Antennas, Support Structure, and Satellite Dishes) of the City of McKinney Unified Development Code except as set out in the proposed Planned Development District Development Regulations.

The C2 – Local Commercial is an appropriate base district because it already allows for Specific Use Permit approval of a High Rise Telecommunication Structure and such a structure is consistent with anticipated future commercial development along the Trinity Falls Parkway corridor. However, the Specific Use Permit process does not allow for a height exceeding 125'. As noted below, the proposed height is the minimum necessary to achieve service objectives. A rezoning to a PD Planned Development District is the only mechanism available to permit the necessary height.

The positioning of the facility in the southwest corner of the parcel avoids conflict with future development of the parcel. The minimum setback in the proposed Planned Development District Development Regulations of 24.5 feet from the center of the monopole to the nearest property line is supported by the engineer signed and stamped fall radius letter indicating design for a 0' fall radius.

Justification

This site location will address both coverage and capacity objectives. The 155' tower height requested is critical to the viability of the site. Verizon has advised Hemphill that the proposed height is already significantly less than they would like and that a shorter tower cannot meet their needs. Coverage and best-server plots from Verizon Wireless Radiofrequency Engineer Steve Nies are provided with this letter. The coverage plots show the signal strength with and without the site. The proposed location fills in the gap between Verizon's 3 surrounding locations with strong signal that will provide in-building coverage in the target area.

The best-server plots show the service footprint of each location. The first best-server plot shows which areas are served by each existing Verizon location. The second best-server plot shows the new footprint served by each sector at the proposed location in yellow, pink,

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and gray. The proposed location provides capacity relief for each of the surrounding Verizon locations because users in the yellow, pink, and gray sectors of the new site no longer need to be served by the surrounding locations. The new location will have capacity for future growth within its service area and the relief provided to surrounding locations adds capacity for each of those locations to handle future growth in their service areas.

An aerial photo map showing the proposed site (blue triangle) in relation to the surrounding 3 Verizon Wireless locations is also provided with this letter. These surrounding Verizon locations have antenna centerlines of 190', 194', and 196'. Verizon prefers a similar centerline in this location. The proposed 150' Verizon antenna centerline is the minimum necessary height to meet service objectives and properly serve the targeted portions of Hwy 75 and Trinity Falls Parkway and surrounding and future residential and commercial development while balancing the capacity load appropriately with the 3 adjacent sites.

The proposed site will not just address Verizon's service to the community, it will also be essential infrastructure for future providers to serve the community as well. The site is designed to accommodate three additional future providers as required by city ordinance.

There are no towers or alternative support structures within the 1,500' specified in the ordinance. There are no alternatives beyond this either. The following are not viable alternatives:

- The Skyway Towers LLC 195' self-supporting lattice tower west of CR 202 – about 2km northwest – 6,560' away (Verizon is already located on this tower at a centerline of 190')
- The 222' City of McKinney elevated water storage tank (EST) at 4710 FM 543 1.584km northwest – 5,196' away. (It is too close to the existing Skyway Tower location above.)
- The Oncor substation west of Laude Howell Pkwy/Trinity Falls Pkwy about .996km south – 3268' away. (Oncor will not lease space at this substation.)

Site Details

This proposed Hemphill, LLC High-Rise Telecommunication Structure facility will include a 155' monopole tower with 5' lightning rod with Verizon Wireless antennas internally concealed within the pole at a 150' centerline. The tower is also designed to accommodate 3 additional future providers internally concealed within the pole at centerlines of 135', 120', and 105'.

The tower and associated ground equipment will be located within a 2,800 square foot leased area in the SW corner of the parcel. This area will be enclosed by an 8' high masonry wall. The masonry wall will be screened with low evergreen shrubs and ornamental grasses. There will also be three canopy trees within the 10' wide residential adjacency buffer on the south side of the compound.

Access will run straight back to the site from Trinity Falls Parkway parallel with the south property line. Access will be via a 12" thick non-bituminous aggregate-surface access drive capable of supporting an 85,000 lb emergency vehicle until such time as the parcel is developed with a final parking and driveway plan which includes access to the High-Rise Telecommunication Structure. Within the Trinity Falls Parkway ROW the access will be a concrete driveway apron.

Supporting Documents

Applicant presents the following supporting documents with this PD Rezoning Application and Letter of Intent:

- Fall Radius Letter supporting proposed setback
- Coverage and Best-Server Plots from Verizon Radiofrequency Engineer Steve Nies
- Aerial Photo Map of Existing Verizon Locations/Lack of Alternatives
- PD Zoning Exhibit
- Drawings
- Metes & Bounds Description

Conclusion

This proposed PD Rezoning and High-Rise Telecommunication Structure are consistent with the ONE McKinney 2040 Land Use and Development Plan and the Honey Creek Entertainment District. It is also consistent with C2 Local Commercial base zoning and with the future development of this part of Trinity Fall Parkway as a commercial corridor. The internal concealment of antennas within the pole, the lack of tower lighting, and the screening with masonry wall and landscape plantings all enhance the site's compatibility. It is critical infrastructure necessary to support daily voice and data needs, working at home, learning at home, and public safety. Consequently, applicant, LLC respectfully requests PD Planned Development District approval.

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

Sincerely,



Ralph Wyngarden, Sr. Zoning Specialist

Faulk & Foster

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