

FILE NO.: Z0318-0027

P&Z HEARING DATE:

April 23, 2018

COUNCIL DATE:

May 3, 2018

GENERAL INFORMATION

APPLICANT: John J. Gatz, Eco-Site

REQUESTED ACTION: A Conditional Use Permit (CUP) to allow a tri-pole, 100-ft. stealth bell telecommunications tower in the rear yard of the subject property, with up to 3 carriers.

LOCATION: 4401 E. Cartwright Rd.

SITE BACKGROUND

EXISTING LAND USE AND SIZE: The subject property includes approximately 7.58 acres of land and is currently developed with a church; Christian Center of Mesquite. The applicant proposes to lease approximately 3,750 square feet for the proposed telecommunications tower.

SURROUNDING LAND USE AND ZONING (see attached map): The subject property is surrounded by single family homes zoned Agriculture to the north and south. Properties to the west and east are located within a Single Family-Planned Development and are currently undeveloped.

ZONING HISTORY: 1974: Annexed and zoned "AG" Agriculture

PLATTING: The property is platted as Christian Center of Mesquite, Block A, Lot 1. No platting is required for the development proposal.

GENERAL: The applicant is requesting a Conditional Use Permit (CUP) to allow a tri-pole stealth bell telecommunications tower and unmanned equipment on an approximately 3,750-square foot leased space within the 7.58-acre lot. In his letter of intent, the applicant stated that the tower is needed in order to provide adequate RF (radio frequency) signal strength for the T-Mobile network near the intersection of Cartwright Rd. and Lawson Rd., to provide in-building signal strength to residential and school buildings and to enhance e911 coverage in southeast Mesquite. T-Mobile currently owns and operates the following frequency bands in Mesquite:

**REQUEST FOR ZONING
RECLASSIFICATION**

700 MHz & 600 Mhz Bands
Blocks: A, B
1900 MHz & 2100 Mhz Bands
Blocks: A1, A2, C3, C4, C5, D, E, F1, F2

As proposed, the tri-pole tower will be 100 feet in height and will provide service to 3 carriers; T-Mobile and 2 future collocators. Shrouding is proposed to conceal equipment and will be made of fiberglass. The tower site is nearly 700 feet from the front property line; over 400 feet from the rear property line; and 150 feet from the side property lines. The center of the leased space is over 600 feet from the single family residence to the north and nearly 500 feet from the single family residence to the south.

The site plan shows access from an existing asphalt driveway that will tie into a proposed gravel access road into the tower leased area. However, city and fire codes would prevent a gravel access road. Telecommunications facilities are required to provide a secured site which is visually screened and buffered from residential districts and from general public view. The applicant proposes a 6-foot stone veneer screening wall enclosing the facility on all sides, to match the existing church sign/mailbox.

The Mesquite Zoning Ordinance encourages collocation of additional antennas and the location of telecommunications facilities in nonresidential areas. According to the applicant, T-Mobile has searched for collocation opportunities and additional sites within the area. The search area included a ¼ mile radius from the target area and extended from the intersections of Cartwright and Lawson Roads. T-Mobile, along with their engineering team, determined the subject property to be the most adequate site for the tower, given the geographic area in which T-Mobile and their team determined that the base station needs to be located.

The Mesquite Zoning Ordinance requires approval of a CUP for any telecommunications facility that does not meet the conditions and requirements of Sections 1-702 and 1-703 of the ordinance. As proposed, the tower does not meet the locational requirements of Section 1-703.

The requirements of Section 1-703 and the applicant's proposal are illustrated in the table below:

**REQUEST FOR ZONING
RECLASSIFICATION**

Mesquite Zoning Ordinance, Section 1-703, Locational Requirements

Requirement:	Proposal:
<p>Facility shall be located (1) within a nonresidential zoning district or (2) City-owned or DISD-owned property.</p> <p>Applicant’s proposal <u>does not</u> meet this requirement.</p>	<p>(1) The facility will be located on a property zoned Residential, and is surrounded on all sides by residential uses and/or zoning districts. (2) The property is under private ownership.</p>
<p>Separation from residential districts (1) 3 ft./each foot in height from any existing single family/duplex subdivision; and (2) a minimum of at least 1 foot/each foot in height from all other residential zoning districts</p> <p>Applicant’s proposal <u>does not</u> meet this requirement.</p>	<p>(1) The proposed leased area is surrounded by residential zoning districts and/or residential uses on all sides. The center of the lease space will be over 600 feet from the existing single family home to the north and 486 feet from the existing single family residence to the south. The proposed leased area will be 150+ feet from the adjacent single family zoning districts to the north and south. (2) There are no additional residential zoning districts adjacent to the site.</p>
<p>Maximum height for 3 or more user facilities: 150 ft.</p> <p>Applicant’s proposal meets this requirement.</p>	<p>100 ft.</p>
<p>Separation requirements for towers 76 ft. to 125 ft. in height</p> <ul style="list-style-type: none"> • The proposed tower must be a minimum of 1,250 ft. from any tower more than 125 ft. in height. • The proposed tower must be a minimum of 1,000 ft. from any tower 76-125 ft. in height. • The proposed tower must be a minimum of 750 ft. from any tower 75 ft. or less in height <p>Applicant’s proposal meets this requirement.</p>	<p>The proposed tower will be located over 5,000 ft. from any existing tower.</p>

All towers must meet or exceed current standards and regulations of the Federal Aviation Administration (FAA), Federal Communications

REQUEST FOR ZONING RECLASSIFICATION

Commission (FCC) and other state or federal agencies with authority to regulate. An affidavit confirming compliance with all state and federal agencies will be required at the time of building permit.

STAFF COMMENTS

Mesquite Comprehensive Plan

The subject property is located within the *Estate Development* future land use designation of the Comprehensive Plan. The aforementioned designation sets aside areas of semi-rural density to accommodate and protect residential estate development.

Mesquite Zoning Ordinance Sec. 5-303.B Review Criteria for a Conditional Use Permit

- 1. Existing Uses** - The Conditional Use will not be injurious to the use and enjoyment of other property in the immediate area for purposes already permitted, nor substantially diminish and impair property values within the immediate vicinity.
It is not anticipated that the Conditional Use will be injurious to the use and enjoyment of other property in the immediate area for purposes already permitted, nor substantially diminish and impair property values within the immediate area.
- 2. Vacant Properties** - The Conditional Use will not impede the normal and orderly development and improvement of surrounding vacant property for uses predominant in the area.
The Conditional Use will not impede the normal and orderly development and improvement of surrounding vacant property for uses predominant in the area.
- 3. Services** - Adequate utilities, access roads, drainage, and other necessary facilities have been or are being provided.
Adequate utilities, access roads and drainage facilities exist or will be provided as part of the development of the site. Services to accommodate the proposed use will be minimal.
- 4. Parking** - Adequate measures have been or will be taken to provide sufficient off-street parking and loading spaces to serve the proposed uses.
No additional parking will be required for the telecommunications tower.
- 5. Performance Standards** - Adequate measures have been or will be taken to prevent or control offensive odor, fumes, dust, noise, and vibration, so that none of these will constitute a nuisance and to control lighted signs and other lights in such a manner that no disturbance to neighboring properties will result.
Staff does not anticipate any nuisances or other disturbances to nearby properties.

**REQUEST FOR ZONING
RECLASSIFICATION**

Mesquite Zoning Ordinance Sec. 1-704.C Review Criteria Telecommunications Facilities

In addition to the general review criteria for a Conditional Use Permit referenced in Section 5-300 (above) of the zoning ordinance, the following factors shall be considered.

1. Preferred Locations

- a. On existing structures such as buildings or other communications towers.
A stand-alone tri-pole telecommunications tower is proposed. According to T-Mobile and their engineering team, every effort has been made to utilize existing infrastructure to support the network. However, based on where the base station needs to be located, there are no existing towers or suitable structures available that will meet T-Mobile's engineering requirements.
- b. In locations where the existing topography, vegetation, buildings or other structures provide the greatest amount of screening.
The proposed tower will be located in the rear yard on an approximately 3,750-square foot leased space within the 7.58-acre lot. The tower will be behind existing buildings on site and setback nearly 700 feet from the front property line; over 400 feet from the rear property line; and 150 feet from the side property lines. The center of the leased space is over 600 feet from existing single family residences to the north and nearly 500 feet from the single family residence to the south.
- c. In nonresidential zoning districts.
The proposed tower will be located in a residential zoning district which is developed with a nonresidential use; a church. The property is surrounded by residential zoning districts and/or uses on all sides.
- d. On towers providing for collocation with multiple users.
The applicant proposes to erect a new tower. However, the tower will accommodate collocation of up to 3 users.
- e. In locations providing the maximum separation distance from residential and the maximum separation between towers.
Although the property is located within a residential zoning district; AG, pursuant to Section 1-703.A.2 of the Mesquite Zoning Ordinance, for the purpose of applying separation distances as referenced in this section, "residential district" shall exclude nonresidential uses which are permitted in a residential district such as schools, parks, churches, neighborhood utilities, etc. The tower will be over 150 feet from the side property lines adjacent to residential districts and residential uses. The center of the leased space is over 600 feet from the existing single family residence to the north and nearly 500 feet from the single family residence to the south. The proposed tower exceeds the separation requirements from existing towers.

REQUEST FOR ZONING RECLASSIFICATION

2. Review Items

The following items shall be reviewed as a basis for determining appropriateness and locational preference.

- a. The height of the proposed structure.
Based on a 3 or more user facility, the maximum height permitted is 150 ft. The applicant is proposing the facility to be 100 ft. in height.
- b. The proximity to residential districts and uses.
The property is surrounded by residential districts on all sides. There are 2 existing single family homes on either side of the subject property. The center of the leased space is over 600 feet from existing single family residences to the north and nearly 500 feet from the single family residence to the south. All other adjacent properties zoned for single family are undeveloped.
- c. The nature of uses on adjacent and nearby properties, surrounding topography and surrounding tree coverage and vegetation.
The property is surrounded by residential districts on all sides. The properties to the north and south of the site are developed with single family homes. The site is heavily landscaped in the rear with existing large trees and steep slopes.
- d. The design of the proposed tower and site, with particular reference to characteristics which have the effect of reducing or eliminating visual obtrusiveness, such as monopole construction, neutral colors, screening and buffering.
The proposed tower will be located in the rear yard of the lot behind existing buildings on site. A stealth tower is proposed which is defined as any telecommunications tower that is disguised or hidden to blend in with nature and existing structures. Shrouding is proposed to conceal equipment and will be made of fiberglass.

Analysis

The Mesquite Zoning Ordinance allows for approval of a CUP in order to allow for the erection of a telecommunications tower which does not meet the four (4) locational requirements of Section 1-703A of ordinance (See chart on page 3 of this report). Although the tower is proposed in a residential district (AG), for the purpose of separation requirements residential districts excludes nonresidential uses which are permitted in a residential district, such as schools, parks, churches, neighborhood utilities, etc. The tower is proposed on a lot in which a nonresidential use is constructed; a church. Additionally, the proposed tower site is nearly 700 feet from the front property line; over 400 feet from the rear property line; and 150 feet from the side property lines and will be erected behind existing buildings on site. The center of the leased space is over 600 feet from the single family residence to the north and nearly 500 feet from the single family residence to the south. The proposed location of the tower meets the criteria for approval of a CUP.

REQUEST FOR ZONING RECLASSIFICATION

Finally, according to the applicant, the tower is needed in order to provide adequate RF (radio frequency) signal strength for the T-Mobile network near the intersection of Cartwright Rd. and Lawson Rd., to provide in-building signal strength to residential and school buildings and to enhance e911 coverage in southeast Mesquite, and T-Mobile and their team determined that the subject property is the most adequate site for the tower given the geographic area in which T-Mobile and their team determined that the base station needs to be located.

RECOMMENDATION

Staff recommends approval of the CUP to allow a tri-pole, 100-ft. stealth bell telecommunications tower in the rear yard of the subject property, with up to 3 carriers.

PUBLIC NOTICE

Notices were mailed to property owners within 200 feet of the subject property. As of the date of this writing, no notices have been returned.

ATTACHMENTS

- 1 – Aerial Map
- 2 – Public Notification Map
- 3 – Zoning Map
- 4 – Application Materials and Supporting Documentation
- 5 – Site Photos



**REQUEST FOR ZONING
RECLASSIFICATION**



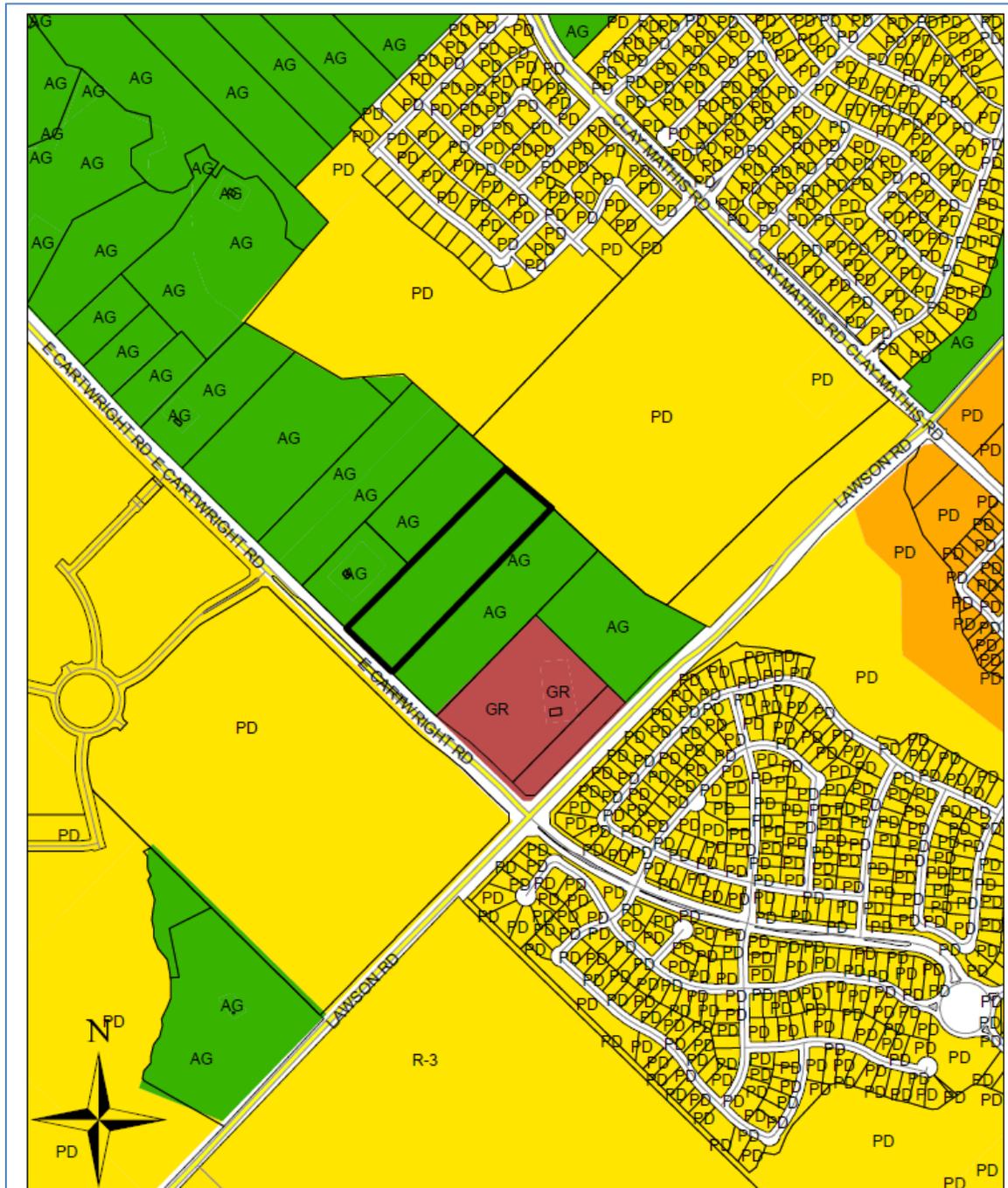
ATTACHMENT 2: NOTIFICATION MAP



REQUEST FOR ZONING RECLASSIFICATION



ATTACHMENT 3: ZONING MAP



Request: CUP to allow a telecommunications tower 100 ft. in height
Applicant: John J. Gatz, Eco-Site
Location: 4401 E. Cartwright Rd.

Legend
 Subject Property



Planning and Zoning Commission
c/o Garrett Langford
1515 N. Galloway Avenue
Mesquite, Texas 75149

November 15, 2017

Subject: City of Mesquite 1-700 TELECOMMUNICATIONS TOWERS AND
ANTENNAS

Site Address: 4401 E Cartwright Road, Mesquite, Texas 75181
Eco-Site Site Number: TX-0062

To Whom It May Concern:

T-Mobile South LLC ("T-Mobile") respectfully submits this letter in an effort to site a new telecommunications tower at 4401 E Cartwright Road, Mesquite, Texas 75181. The proposed new stealth bell tower is required to provide adequate RF signal strength for the T-Mobile network within the City of Mesquite near the intersection of Cartwright Road and Lawson Road.

T-Mobile Engineering has determined that the proposed site is need in order to provide in-building signal strength to the residential and school buildings surrounding the Cartwright Road area. Previous optimization efforts in the area were not able to improve the area coverage and it T-Mobile developed a search area for a new site to maintain our network coverage.

The search area included a 1/4 mile radius from the target area. This radius extended from the intersection of Cartwright and Lawson Road.

T-Mobile looks for co-location opportunities and has made every effort to utilize existing infrastructure to support its network. Given the geographic area in which the T-Mobile Engineering Team determined that the base station needs to be located, there were no opportunities to co-locate on existing structures. The following are the results of a thorough evaluation of this area:

- a) No existing towers or suitable structures of any sort were observed within the 1/4 mile radius from the proposed site that meet T-Mobile's requirement to cover the target objectives.
- b) No towers or other structures existed within the 1/4 mile radius from the proposed site that could be reasonably altered for substantial additional height to meet T-Mobile's engineering requirement.
- c) Co-location was not an option, as there were no existing towers or other structures within the 1/4 mile radius from the proposed site required to meet T-Mobile's engineering needs.

Additionally, this new site will maintain access to T-Mobile's enhanced E911 services as required by the FCC and local PSAP and maintain safety to the citizens of the City of Mesquite, Texas.

T-Mobile owns and operates the following frequency bands in Dallas County:

700MHz & 600Mhz Bands
Blocks: A, B
1900MHz & 2100Mhz Bands
Blocks: A1, A2, C3, C4, C5, D, E, F1, F2

If you have any further technical questions related to this application, you may contact me at

Sincerely,



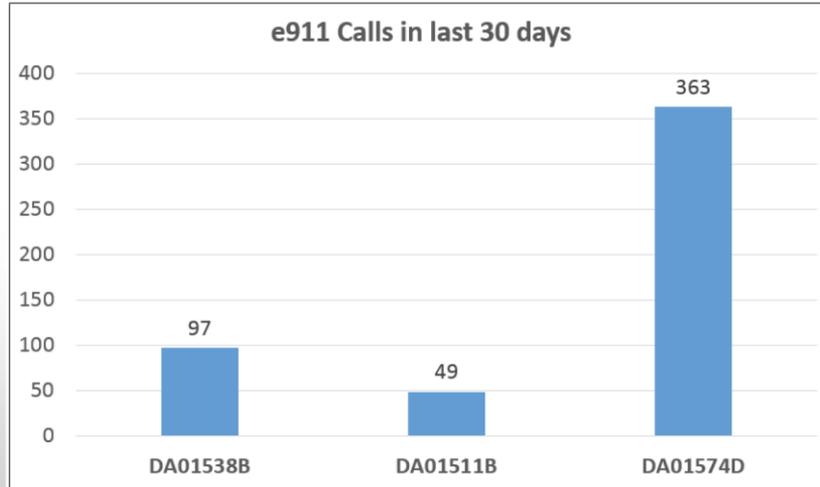
Larry West

cc: Site File,
enclosure: Current coverage propagation map
Proposed coverage propagation map

REQUEST FOR ZONING RECLASSIFICATION

E911 Data

Graph represents the number of E911 calls being handled per site in the area of concern. DA01538B & DA01574D handles the most number of Emergency calls. One of the objectives for building DA03611 is to enhance e911 coverage in the south east area of Mesquite.



T-Mobile Confidential



DA03611 – ACTUAL ZONE COVERAGE (RSRP)

CURRENT RSRP



LTE: Best RSRP

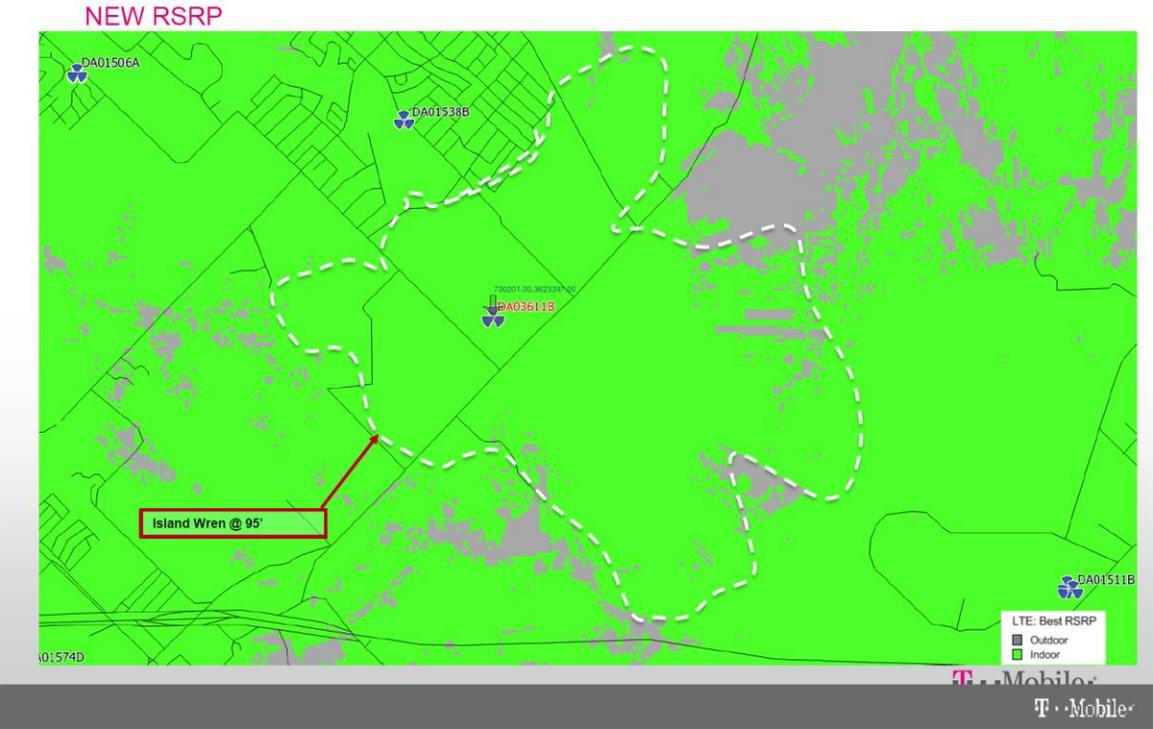
Outdoor

Indoor



REQUEST FOR ZONING RECLASSIFICATION

DA03611B - Island Wren – NEW COVERAGE @ 95' (RSRP)



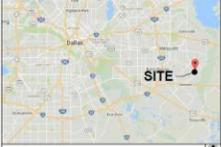


240 LEIGH FARM ROAD, SUITE 415
DURHAM, NC 27707

ISLAND WREN/TX-0062
T-MOBILE: DA03611

SITE ADDRESS
E911 NOT PROVIDED
MESQUITE, TX 75181
DALLAS COUNTY
LATITUDE: N 32° 43' 27.63" (32.724341°)
LONGITUDE: W 96° 32' 37.21" (-96.543669°)
TAX/PIN #: 380436500A0010000
ZONING: AGRICULTURAL

TEXAS ONE-CALL
STATE WIDE 811
CALL BEFORE YOU DIG



DIRECTION FROM DALLAS, TX: HEAD ONTO I-45 AND TAKE EXIT 283-D IN 0.3 MI. IN 0.3 MI. CONTINUE TOWARD US-175 E FOR 1.4 MI. KEEP RIGHT AT THE FORK TO STAY ON US-175 E. FOLLOW SIGN FOR KAUFMAN AND TAKE THE EXIT ONTO I-20 E IN 0.4 MI. IN 4.1 MI. TAKE EXIT 483 AND MERGE ONTO I-20 FRONTAGE RD IN 0.3 MI. IN 194 FT. TURN LEFT ONTO LAWSON RD AND TURN LEFT ONTO E. CASTNIGHT RD IN 2.0 MI. DESTINATION WILL BE ON THE RIGHT (APPROX. 0.2 MI.).

MUNICIPALITY: CITY OF MESQUITE
STATE: TEXAS
TOWER TYPE: STEALTH
TOWER HEIGHT: 100'
NUMBER OF CARRIERS: (3) PROPOSED CARRIERS
USE: PROPOSED TELECOMMUNICATION TOWER AND UNMANNED EQUIPMENT
CONSULTANT: SMW ENGINEERING GROUP
158 BUSINESS CENTER DRIVE
BIRMINGHAM, AL 35244
JEREMY SHARIT, P.E.
(205) 453-1892

DEVELOPER: ECO-SITE
240 LEIGH FARM ROAD, SUITE 415
DURHAM, NC 27707
PHONE: (214) 425-3021
ATTN: RICHARD TAYLOR
EMAIL: RTAYLOR@ECO-SITE.COM

POWER COMPANY: ERCOT
PHONE: 1-888-313-6862
ATTN: CUSTOMER SERVICE

TELEPHONE COMPANY: AT&T
PHONE: 1-800-331-0500
ATTN: CUSTOMER SERVICE

PROPERTY OR TOWER OWNER: CHRISTIAN CENTER MESSI
4401 E. CARTWRIGHT RD
MESQUITE, TX 75181
PHONE: 1-214-797-8195
ATTN: DAN MURPHY

PROJECT SUMMARY

CONTACTS

SUBJECT PROPERTY IS LOCATED IN PANEL #40113053398 DATED 07/07/2014 AND IS IN THE BASE FLOOD ZONE "X" AND IS NOT IN A SPECIAL FLOOD ZONE.

REV	DATE	DESCRIPTION	BY
T1	01/15/2018	COVER SHEET	JDS
G01	11/21/17	GENERAL NOTES	JDS
G02	12/04/17	GENERAL NOTES	JDS
C1	06/04/18	OVERALL SITE PLAN	JDS
C2	06/15/18	SITE PLAN	JDS
C3	06/15/18	CARRIER EQUIPMENT PAD DETAILS	JDS
C4	06/15/18	EQUIPMENT PAD PLAN	JDS
C5	06/15/18	FENCE, GATE, AND COMPOUND DETAILS	JDS
C6	06/15/18	GRADING AND EROSION CONTROL PLAN	JDS
C7	06/15/18	GRADING AND EROSION CONTROL DETAILS	JDS
C8	06/15/18	ACCESS ROAD DETAILS	JDS
C9	06/15/18	SITE SIGN DETAILS	JDS
C10	06/15/18	DETAILS	JDS
C11	06/15/18	ANTENNA AND TOWER ELEVATION DETAILS	JDS

SHEET INDEX

ALL CONSTRUCTION SHALL COMPLY WITH THE LATEST EDITION OF THE (AS ADOPTED BY LOCAL JURISDICTION):

- INDUSTRIAL CODE (IANS)
- OCCUPATIONAL SAFETY AND HEALTH STANDARDS (OSHA)
- NATIONAL ELECTRICAL CODE
- INTERNATIONAL BUILDING CODE
- UNIFORM MECHANICAL CODE
- INTERNATIONAL ENERGY CONSERVATION CODE

BUILDING CODES

Eco-Site
240 LEIGH FARM ROAD
SUITE 415
DURHAM, NC 27707
OFFICE: (219) 200-6448

DESIGNED BY: **SMW ENGINEERING GROUP, INC.**
VICTORIANO ALVARADO - SENIOR REGISTERED PROFESSIONAL ENGINEER
158 BUSINESS CENTER DRIVE
BIRMINGHAM, AL 35244
TEL: 205-453-1892 www.smweng.com

REVISIONS

REV	DATE	DESCRIPTION	BY
1	11/21/17	ISSUED FOR CLIENT REVIEW	JDS
2	12/04/17	REVISED FOR CLIENT COMMENTS	JDS
3	06/04/18	ISSUED FOR PERMITTING ONLY	JDS
4	06/15/18	REVISED FOR CLIENT COMMENTS	JDS

SCALE: CA# = TX F-9617



ISLAND WREN
DA03611
E911 NOT PROVIDED
MESQUITE, TX 75181

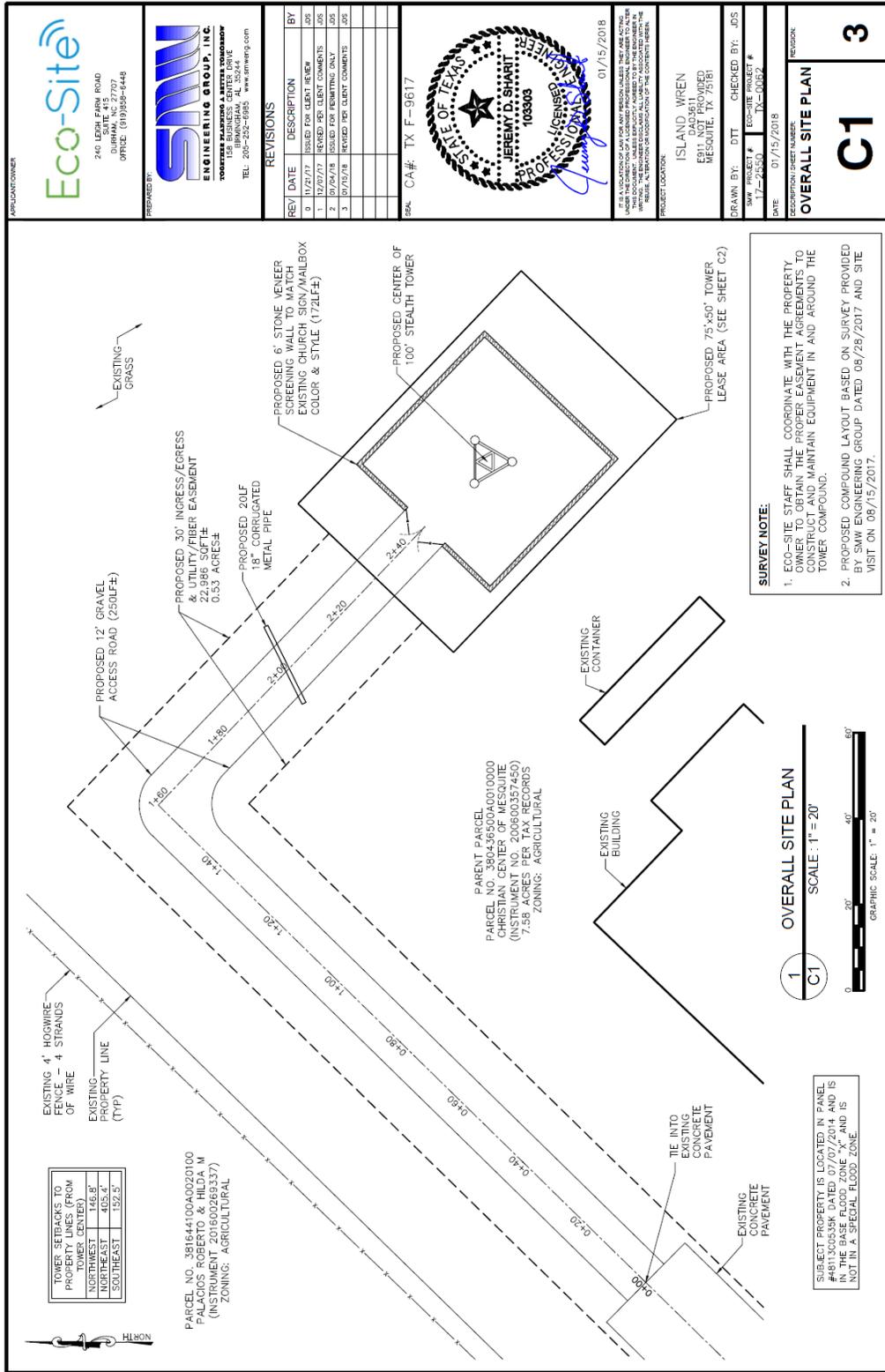
DRAWN BY: DTT CHECKED BY: JDS
DATE: 01/15/2018
PROJECT # 17-240000
JOB # TX-0062

COVER SHEET

T1 3

REQUEST FOR ZONING RECLASSIFICATION

ATTACHMENT 4: APPLICATION MATERIALS



REQUEST FOR ZONING RECLASSIFICATION

Eco-Site
240 LEON FARM ROAD
SUITE 415
DALLAS, TX 75244
OFFICE: (919)855-6448

SMW
ENGINEERING GROUP, INC.
YOUR FUTURE PLANNING A PARTNER TODAY
11500 BRANSHAW, SUITE 415
IRVING, TX 75039
TEL: 202-232-6885 www.smweng.com

REV	DATE	DESCRIPTION	BY
9	11/27/17	ISSUED FOR CLIENT REVIEW	JOS
1	12/07/17	REVISED FOR CLIENT COMMENTS	JOS
2	11/24/18	ISSUED FOR PERMITTING ONLY	JOS
3	12/12/18	REVISED FOR CLIENT COMMENTS	JOS

STATE OF TEXAS
PROFESSIONAL ENGINEER
JEREMY D. SHART
108808
01/15/2018

ISLAND WREN
6511 DAGUERRE
MOUNTAIN VIEW
MESQUITE, TX 75181

PROJECT LOCATION

DATE: 01/15/2018
DRAWN BY: DTT
CHECKED BY: JOS
SMW PROJECT # 17-2950
ECO-SITE PROJECT # TX-0062

DESCRIPTION SHEET NUMBER: **FENCE GATE AND COMPOUND DETAILS**
VERSION: **C5**
3

1 STONE VENEER WALL AND GATE ELEVATION
C5
NOT TO SCALE

2 MUSHROOM STOP
C5
NOT TO SCALE

3 SITE COMPOUND SURFACE DETAIL
C5
NOT TO SCALE

FENCE NOTES

- USE 3,000-PSI CONCRETE FULLY CONSOLIDATED AROUND THE POST. POST IS SET IN ROCK OR CONCRETE CORE A HOLE 12" DEEP AND 1" LARGER IN DIAMETER THAN THE POST. SETTING SHALL BE DONE IN PLACE USING NON-SHINK GROUT.
- POSTS MUST BE PLUMB AND ALIGNED WITH ONE ANOTHER IN BOTH HORIZONTAL AND VERTICAL PLANES. POSTS FOR CHAIN LINK FENCES SHALL EXTEND ABOVE THE TOP STRAND OF THE FENCE AND BE TENSIONING FOR THE BARBED WIRE.
- IF WALL CORNER POSTS BEARING THE FENCE CHANGES DIRECTION BY MORE THAN 30 DEGREES, INSTALLATION OF THE FENCE SHALL PROVIDE FOR NO MORE THAN A 90 DEGREE TURN IN THE MATERIAL AND FINISH GRADE.
- CONTRACTOR SHALL PROVIDE DIMENSIONS FOR ALL SPECIFIED OPEN POSITIONS, DRIVEN PIPE TYPE AND AUTHORIZED.
- CONTRACTOR SHALL ALSO PROVIDE A MUSHROOM TYPE POSITION AT THE "CLOSE POSITION."

REQUEST FOR ZONING RECLASSIFICATION

APPLICANT/OWNER



240 LEDLE FARM ROAD
DURHAM, NC 27707
OFFICE: (919) 559-6448

PREPARED BY



ENGINEERING GROUP, INC.
1008 BUSINESS CENTER DRIVE
DURHAM, NC 27703
TEL: 202-262-4925 www.semeng.com

REV	DATE	DESCRIPTION	BY
0	11/27/17	ISSUED FOR CLIENT REVIEW	JDS
1	12/27/17	REVISED FOR CLIENT COMMENTS	JDS
2	12/27/17	ISSUED FOR PERMITTING ONLY	JDS
3	12/15/18	REVISED FOR CLIENT COMMENTS	JDS

DATE: CA# TX F-9617



01/15/2018

PROJECT LOCATION: ISLAND WREN
E911 NOT PROVIDED
MESQUITE, TX 75181

PROJECT NUMBER: 18-0002

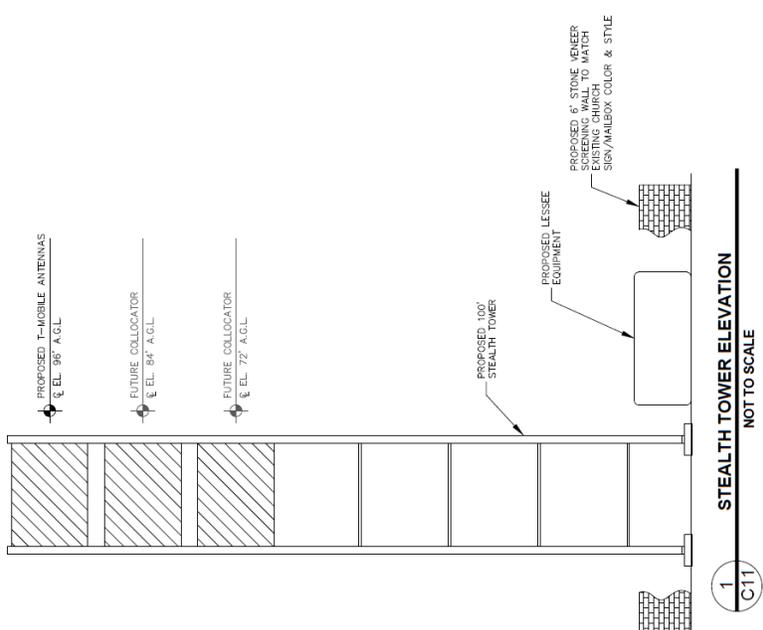
DATE: 01/15/2018

DRAWN BY: DTT CHECKED BY: JDS

SCALE: 1" = 25'-0"

REGION: 3

NOTE:
ALL INFORMATION ON THIS PAGE IS FOR ILLUSTRATIVE PURPOSES ONLY. CONTRACTOR SHALL CONTACT THE CLIENT FOR ALL INFORMATION PRIOR TO CONSTRUCTION FOR ALL DETAILED ANTENNA, MOUNT, AND COAX CABLE INFORMATION.





**AERIAL VIEW
TX-0062
ISLAND WREN
DA03611
T-MOBILE**

For visual reference only. Actual visibility is dependant upon weather conditions, season, sunlight and viewer location.

REQUEST FOR ZONING RECLASSIFICATION



For visual reference only. Actual visibility is dependant upon weather conditions, season, sunlight and viewer location.

BEFORE
VIEW 1
TX-0062
ISLAND WREN
DA03611
T-MOBILE



For visual reference only. Actual visibility is dependant upon weather conditions, season, sunlight and viewer location.

AFTER
VIEW 1
TX-0062
ISLAND WREN
DA03611
T-MOBILE



REQUEST FOR ZONING RECLASSIFICATION



BEFORE

For visual reference only. Actual visibility is dependant upon weather conditions, season, sunlight and viewer location.

**VIEW 2
TX-0062
ISLAND WREN
DA03611
T-MOBILE**



**PROPOSED 100'
STEALTH TOWER**

AFTER

For visual reference only. Actual visibility is dependant upon weather conditions, season, sunlight and viewer location.

**VIEW 2
TX-0062
ISLAND WREN
DA03611
T-MOBILE**



REQUEST FOR ZONING RECLASSIFICATION



For visual reference only. Actual visibility is dependant upon weather conditions, season, sunlight and viewer location.

**VIEW 3
TX-0062
ISLAND WREN
DA03611
T-MOBILE**



For visual reference only. Actual visibility is dependant upon weather conditions, season, sunlight and viewer location.

**VIEW 3
TX-0062
ISLAND WREN
DA03611
T-MOBILE**



REQUEST FOR ZONING RECLASSIFICATION



For visual reference only. Actual visibility is dependant upon weather conditions, season, sunlight and viewer location.

VIEW 4
TX-0062
ISLAND WREN
DA03611
T-MOBILE



For visual reference only. Actual visibility is dependant upon weather conditions, season, sunlight and viewer location.

VIEW 4
TX-0062
ISLAND WREN
DA03611
T-MOBILE



**REQUEST FOR ZONING
RECLASSIFICATION**



Street view of subject property.



Photo taken looking at northern-most property line.

**REQUEST FOR ZONING
RECLASSIFICATION**



Photo taken along northern-most property line looking east at existing accessory building.



Photo taken in rear yard.