



VINCENT GERARD & ASSOCIATES, INC.

Ms. Emily Delgado
Sr. Planner, Planning and Zoning Division
City of Schertz, Texas

February 23, 2021

RE: Vertical Bridge Specific Use Permit for Verizon Wireless, & Site Plan Certification Applications, 200 Roy Richard Drive (Parent tract). Landowners; Lockaway 200 Roy Richard Drive LLC – Narrative Memo & Letter of Intent– UDC Article 8, Section 21.8.6

Ms. Delgado,

Per our pre-development emails and discussions, we have a request from Verizon Wireless for a wireless communications facility at the Landowner, Lockaway 200 Roy Richard Drive LLC. We hereby respectfully request review and agenda hearing to allow Vertical Bridge (Tower Owner) to construct a critical communications facility at this location to improve and continue to provide communications for the community of Schertz at this high-volume traffic location. Verizon Wireless will be the primary carrier at this site. All other carriers will have the option to collocate as well. The documents discussed for review & approval process to be uploaded are as follows;

- 1) Specific Use Application signed by the landowner and preparer (VGA),
- 2) SUP Site Plan for full review, once completed and cleared by your staff, to be included in the zoning review and made as an exhibit to the SUP approval documents with existing and/or proposed conditions,
- 3) Parent tract Survey and legal description of the land lease area specific to the wireless use, Final Plat, Parent tract is a legal platted lot, all prepared by a licensed surveyor,
- 4) Checklist for the SUP populated and signed by VGA as preparer,
- 5) Agent Authorization letter,
- 6) Tax Certificate for Landowner, &
- 7) Additional RF propagation Maps for evidence of lack of coverage, before and after on air.

It is our understanding that the City of Schertz will review the four Engineered site plan certification drawings with this application. Those were included in this submittal and reviews from Fire, Public Works, Engineering and Landscaping. Each of the site plan certification's will be filed along with the SUP for formal review. All four applications and site plans should be in approvable form. For Public Works, we have included the GVEC letter for service commitment on this site. Electrical and fiber is the only required utility for this unmanned structure.

Narrative Memo-

Based on the customer demand for wireless in building coverage and the growth rate in Schertz Texas, Verizon Radio Frequency engineers have designated the above site location as a perfect location for a Wireless structure for their customers. We have included the Radio Frequency engineers study for coverage in this immediate vicinity. The study clearly shows lack of in-building coverage at the Lockaway location, close to the intersection of Roy Richards Drive and

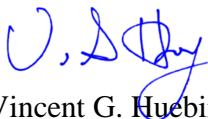
SH 78, a major intersection with an interrupted RR crossing. This site will be a standard monopole structure, with the capability to serve up to 2 other carriers on the structure, complying with current Schertz code. Based on “21.8.6- A Purpose”, the site complies with goals 3, 5 & 6 for collocation & location. With regards to “21.8.6 C – General”- the proposed location is outside 2 miles of any existing or proposed City Water tank or other city owned structures. Further, no other vertical structures or tall buildings are within 1,500’ of the proposed site that would allow Verizon Wireless to collocate their antenna and accommodate the coverage gap within this ring. Finally, “21.8.6 G -Placement”, this proposed location is in Full commercial (GB) and is over 150’ from any major arterials. Also, this site is over 600’ in distance from any existing or proposed residential uses. The RF study includes a 2-page analysis on why the southeast proposed Schertz Water Tower does not work for Verizon coverage in this area. Therefore, this site complies with the 21.8.6 criteria for a standard wireless site location in the City of Schertz code.

The Vertical Bridge team has designed the proposed structure to accommodate up to three (3) carriers, again as per code & purpose. Current design is shown as a 105’ (top of antenna) height monopole. Verizon will utilize the top centerline at 100’. There is a 10’ required height separation from other carriers’ antenna. If the tower is revised to a stealth type facility, it will drastically reduce the collocation opportunities for others and severely limit the 5G capabilities. This can be discussed in greater detail with staff and the decision makers. High traffic areas such as this will likely utilize up to 9 antenna per sector. Height is critical for each carrier, and if the height is reduced, it makes a big coverage difference. It would benefit Schertz to maintain the 105’ height so as not to increase the probability of another site needed within the area and to attract a 2nd & 3rd carrier to this specific location.

We also want to encourage you and your staff to refer to the Telecommunications Act of 1996 and Middle-Class Tax Relief Act (Spectrum) recently passed to guide local authorities with approval and denial specifics for all wireless sites. We have also included a recent letter from Texas State Senators urging all municipalities to expedite and approve critical wireless sites such as this due to current Pandemic data volumes occurring on all networks in Texas since March 2020.

If there are any questions on this application please let us know.

Respectfully



Vincent G. Huebinger

Xc: *Dana Holland - AllPro*
Charmain Sanchez