



NEIGHBORHOOD GROUP NOTICES

A zoning change is requested for the property shown on the attached map. You are listed as an organization within a ½ mile of the proposed change. The purpose of this notice is to provide you with an opportunity for public comment.

You may:

1. Attend the public hearing to present your views and opinions or just merely to observe the proceedings; or
2. Provide a written statement to the Chair of the Commission expressing your support, concerns, or opposition to this case; or
3. Take no further action

Approval or denial of the proposed zoning change by the Zoning Commission is only a recommendation to the City Council. City Council makes the final determination on the outcome of a zoning change.

If you want to comment on this case, please return the form below with any additional written commentary. Letters can be submitted via mail or email as described below. Please submit your response by the Monday before the hearing by 5:00 pm. All letters should reference the relevant case number.

Email: zoninglanduse@fortworthtexas.gov

Mail: Chair of the Zoning Commission
c/o Development Services, City Hall
100 Fort Worth Trail, Fort Worth, TX 76102

Members of the public may attend in person to address the Zoning Commission regarding an item listed on the agenda. Sign-up sheets are located at the entrance to the Council Chambers and can be filled out prior to the start of the meeting. For questions or assistance with registration, please contact Laura Ruiz at Laura.Ruiz@fortworthtexas.gov or 817-392-8047.

To register to speak at the City Council hearing, please visit fortworthtexas.gov or contact the City Secretary's Office at 817-392-6150.

PUBLIC HEARING DATES	
Zoning Commission	
City Council	
Location: 100 Fort Worth Trail; Council Chambers	
LOCATION MAP	

Case Number:		
Applicant:	Site Address:	Council District:
Current Zoning:	Proposed Zoning:	Proposed Use:

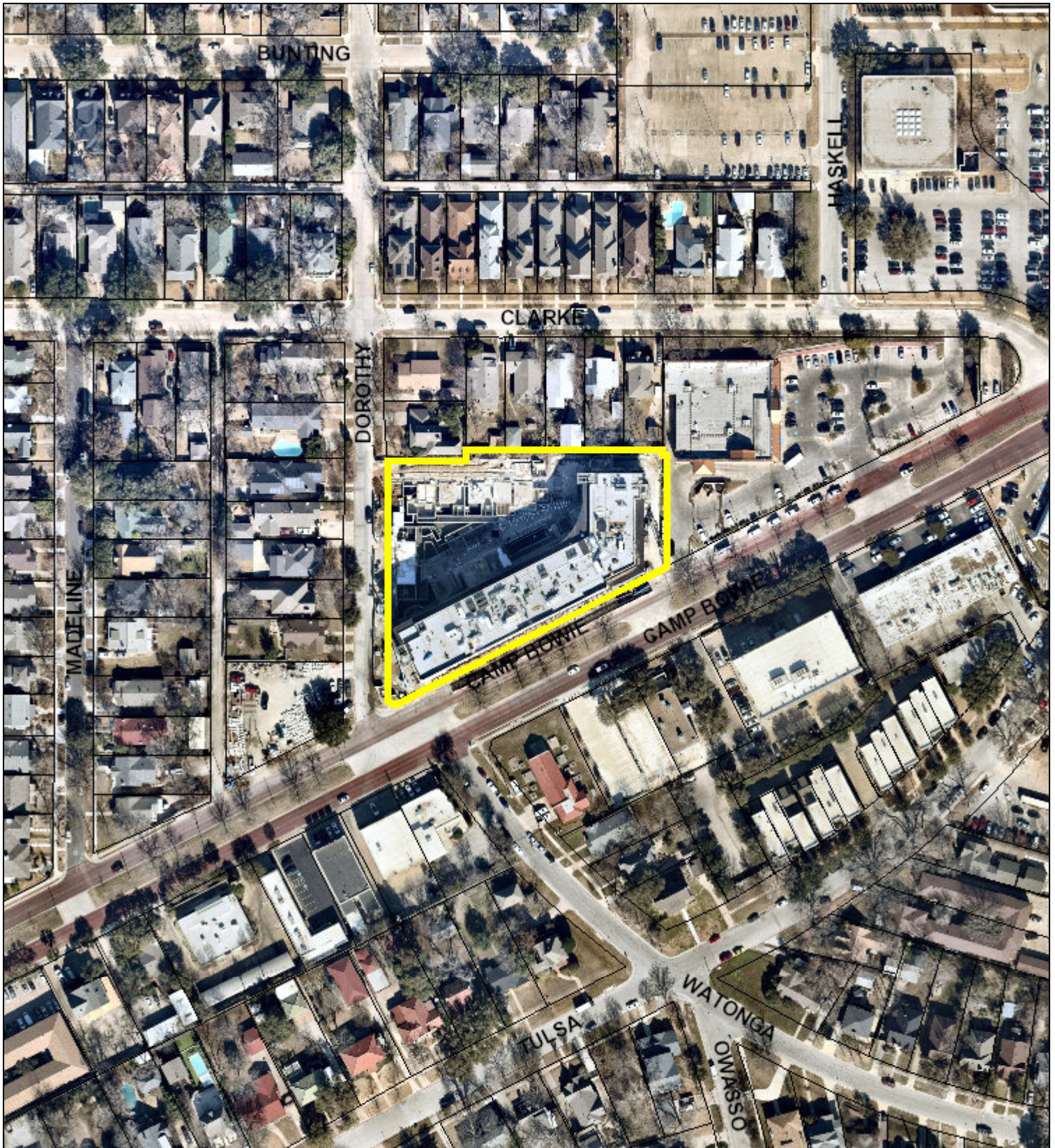
Please complete the section below for your organization, or send a separate letter to the email or mailing address listed above.

Organization Name:	Oppose	Support
Signature of Representative:	Printed Name of Representative:	



SP-25-010

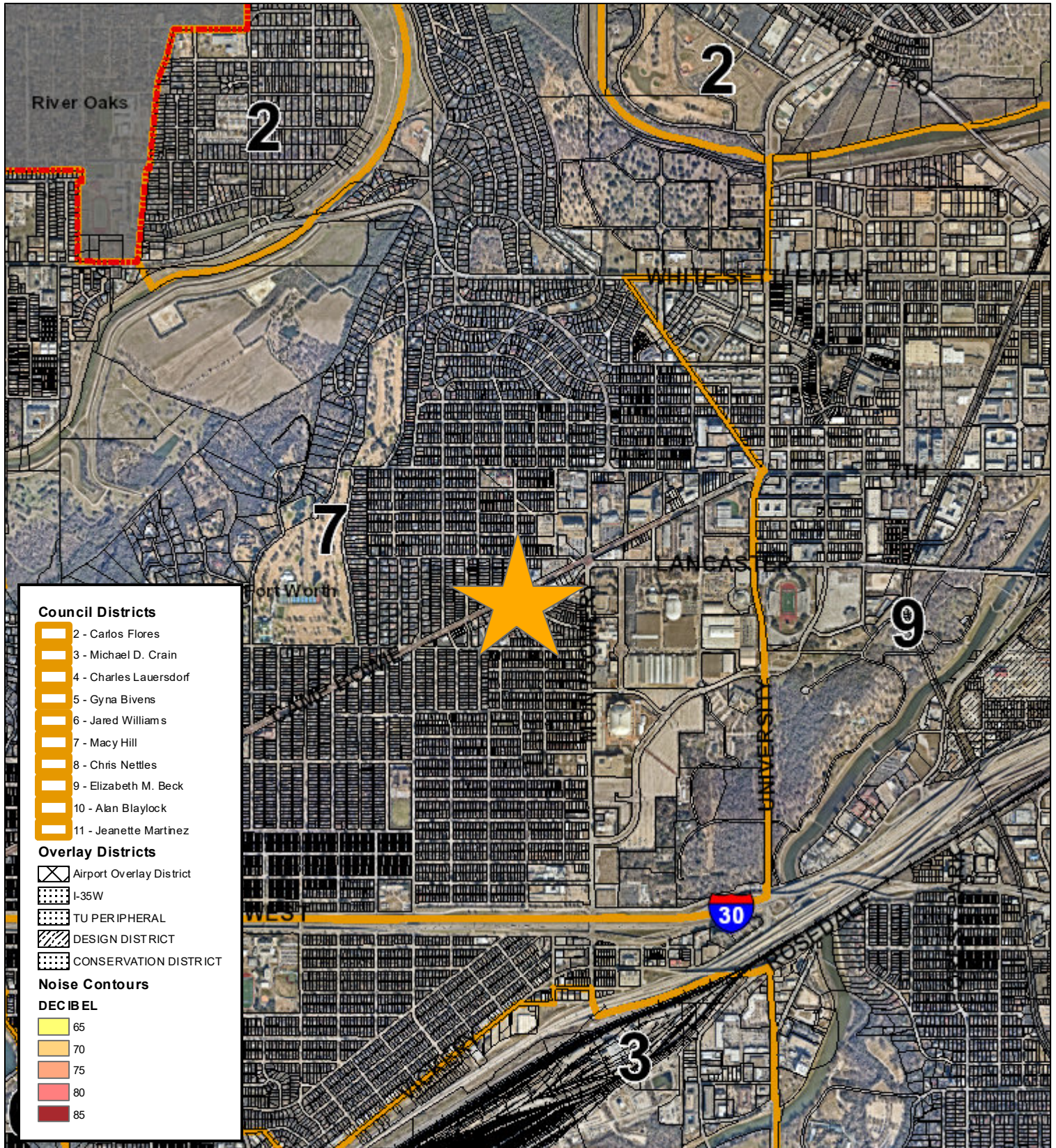
Aerial Photo Map



0 105 210 420 Feet



Area Map



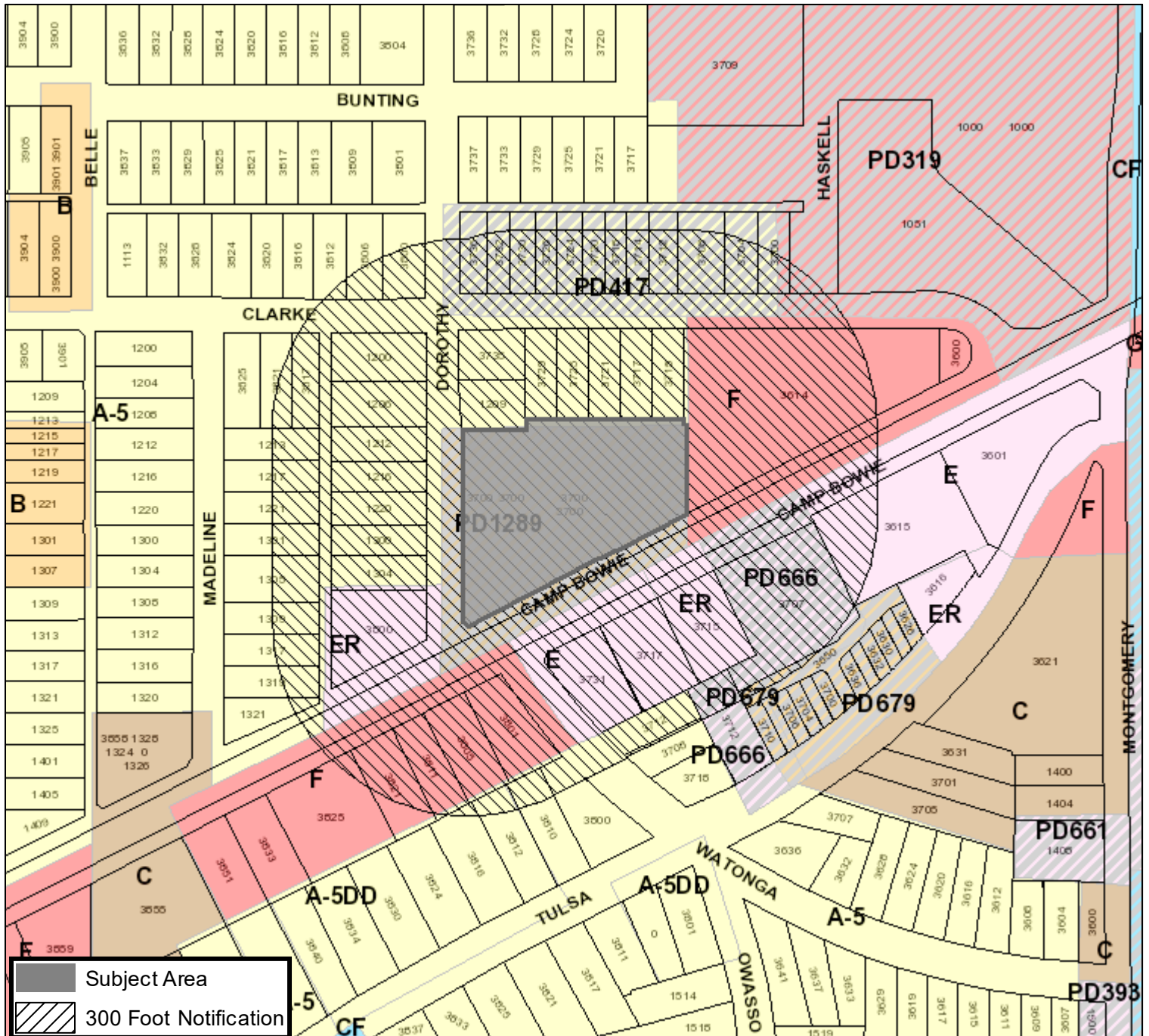
0 1,000 2,000 4,000 Feet



SP-25-010

Area Zoning Map

Applicant: Bowie Place Properties, LLC/Andrea Lynes
Address: 3700 Camp Bowie Boulevard
Zoning From: PD 1289 for C uses plus hotel with waivers
Zoning To: Amend PD 1289 to add stealth antennas on hotel roof with waiver to increase height
Acres: 1.918
Mapsc0: Text
Sector/District: Arlington Heights
Commission Date: 9/10/2025
Contact: 817-392-8190



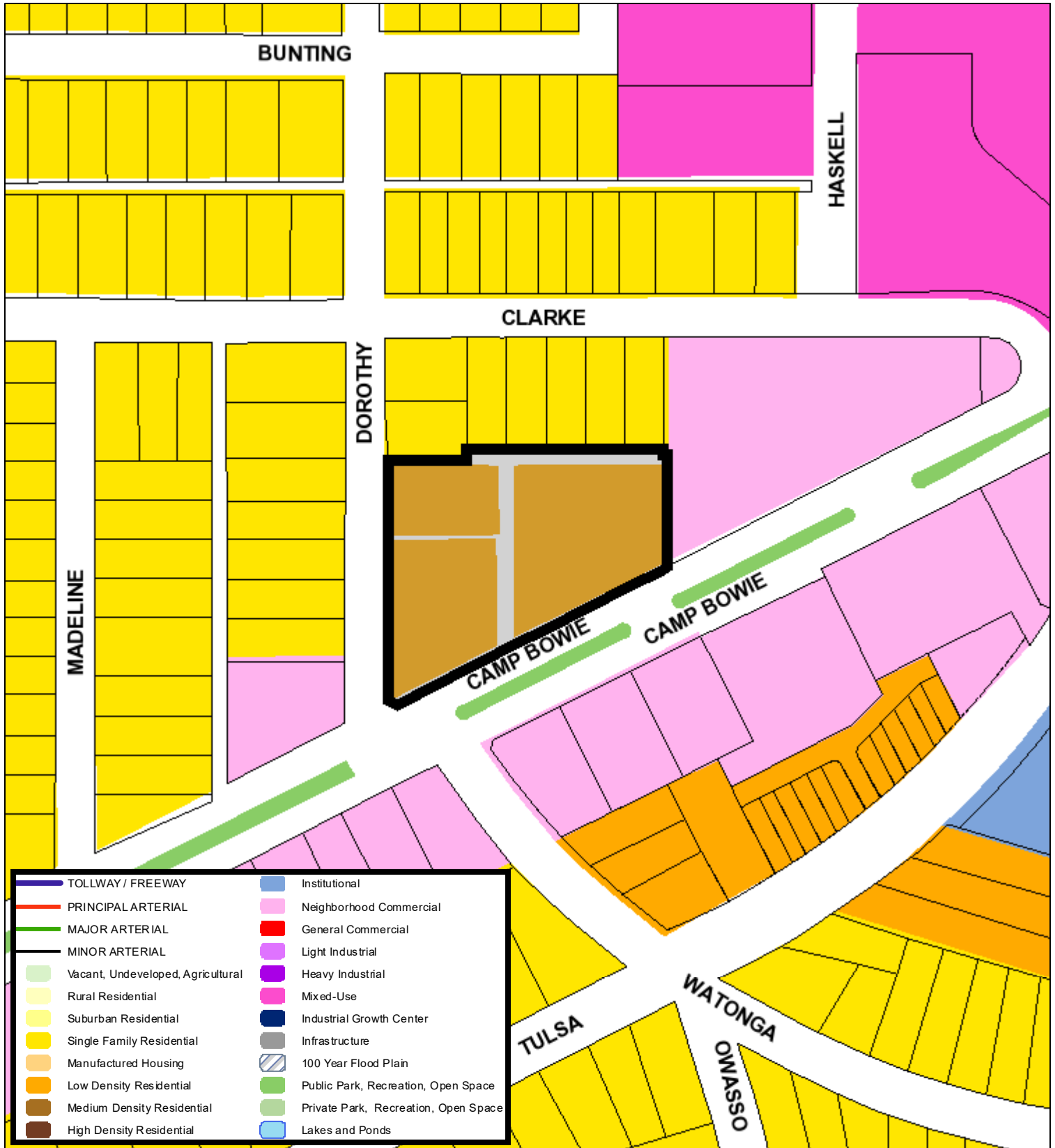
0 112.5 225 450 Feet

Created: 8/26/2025 11:30:43 AM



SP-25-010

Future Land Use



170 85 0 170 Feet

A Comprehensive Plan shall not constitute zoning regulations or establish zoning district boundaries. (Texas Local Government Code, Section 213.005.) Land use designations were approved by City Council on March 6, 2018.

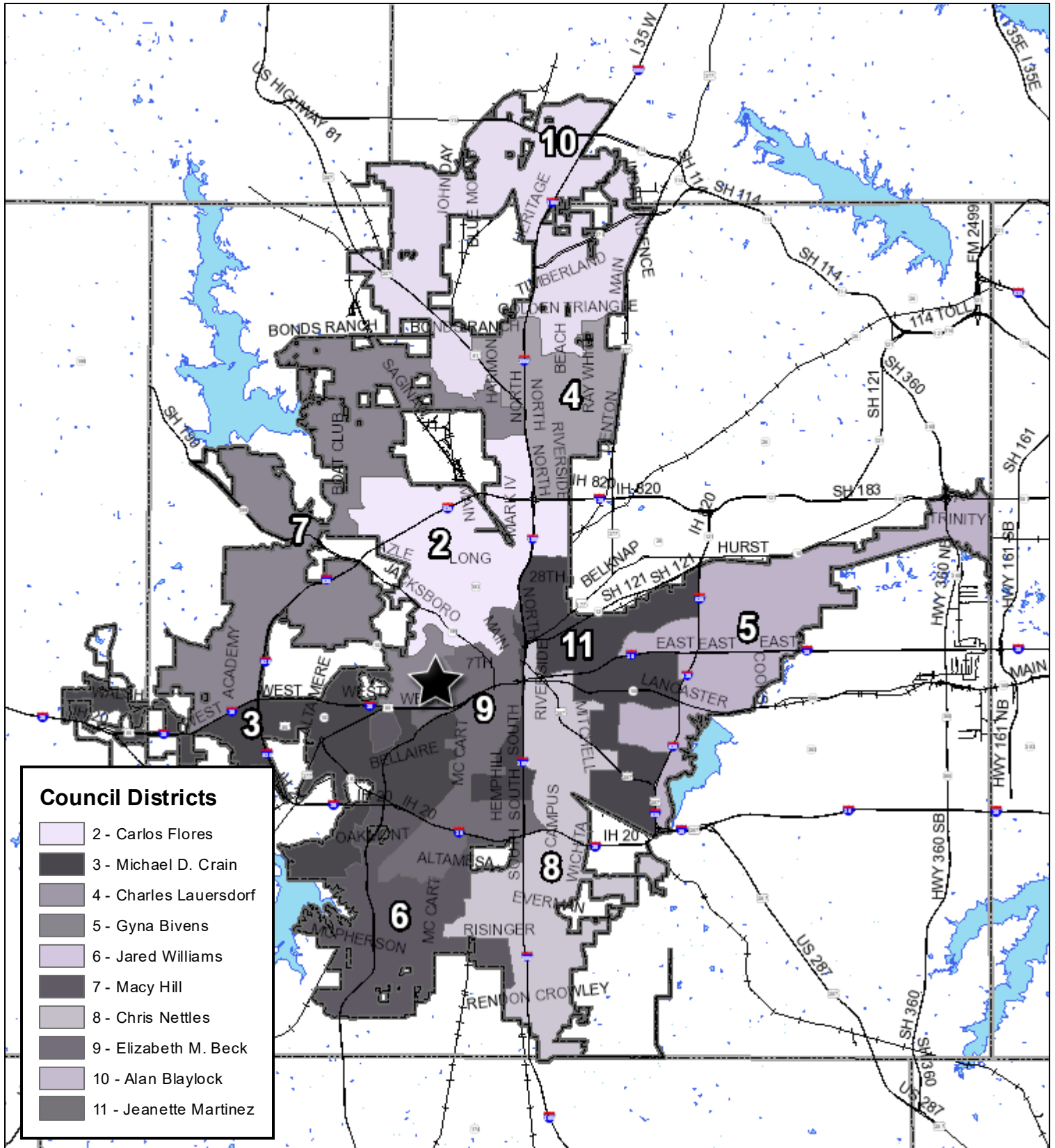


Created: 8/26/2025 11:30:48 AM



SP-25-010

Location Map



0 2.5 5 10 Miles



ZONING CHANGE / SITE PLAN APPLICATION

CONTACT INFORMATION

PROPERTY OWNER Bowie Place Properties, LLC

Mailing Address 15508 Wright Brothers City, State, Zip Addison TX 75001

Phone 214-673-5512 Email efonville@efhold.com

APPLICANT Andrea Lynes

Mailing Address 5816 Monterrey Drive City, State, Zip Fort Worth, TX, 76112

Phone 817-343-4145 Email nate@siteproperty.com

AGENT / OTHER CONTACT _____

Mailing Address _____ City, State, Zip _____

Phone _____ Email _____

Note: If the property owner is a corporation, partnership, trust, etc., documentation must be provided to demonstrate that the person signing the application is legally authorized to sign on behalf of the organization.

PROPERTY DESCRIPTION

Site Location (Address or Block Range): 3700 Camp Bowie Blvd

Total Rezoning Acreage: 1.918 acres ☒ I certify that an exhibit map showing the entire area to be rezoned is attached.

If multiple tracts are being rezoned, the exhibit map must clearly label each tract and the current and proposed zoning districts. A platted lot description or certified metes and bounds description is required for each tract, as described below.

Is the property platted?

☒ **YES - PLATTED**

Subdivision, Block, and Lot (list all): Lot 16R, Block 1, Mattisons Addition to Hi -Mount

Is rezoning proposed for the entire platted area? ☒ Yes ☐ No Total Platted Area: 1.918 acres acres

Any partial or non-platted tract will require a certified metes and bounds description as described below.

☐ **NO - NOT PLATTED**

A Registered Texas Surveyor's certified metes and bounds legal description is required. The boundary description shall bear the surveyor's name, seal, and date. The metes and bounds must begin at a corner platted lot or intersect with a street. All metes and bounds descriptions must close. If the area to be rezoned is entirely encompassed by a recorded deed, a copy of the deed description is acceptable. The certified metes and bounds description must be provided in Microsoft Word format.

Total Area Described by Metes and Bounds: _____ acres

APPLICATION TYPE

Please check the box next to the description that applies to your project. Make sure to select the corresponding application type when submitting your application in Accela (Zoning Change or Site Plan Amendment).

Zoning Change Application	Site Plan Amendment
<input type="checkbox"/> Rezoning from one standard zoning district to another <input type="checkbox"/> Rezoning to Planned Development (PD) District <input type="checkbox"/> Adding a Conditional Use Permit (CUP) Overlay <input type="checkbox"/> Modifying development standards, waivers, and/or land uses for an existing PD or CUP	<input type="checkbox"/> Submitting a required site plan for an existing PD <i>(no change to development standards or waivers)</i> <input checked="" type="checkbox"/> Amending a previously approved PD or CUP site plan Existing PD or CUP Number: <u>PD - 1289</u> Previous Zoning Case Number: _____

DEVELOPMENT INFORMATION

Current Zoning District(s): PD - C Proposed Zoning District(s): PD - C

Current Use of Property: Rooftop lease site

Proposed Use of Property: Stealth Tower/Concealed Cellular Antenna & Equipment Site

For Planned Development (PD) Requests Only

First, reference Ordinance [Section 4.300](#) to ensure your project qualifies for PD zoning. If so, complete the following:

Base Zoning District Proposed for PD: PD-C

Land Uses Being Added or Removed: Stealth Tower/Antenna Site

Are Development Standards or Waivers being requested? ☒ Yes ☐ No If yes, please list below:

We kindly request a waiver granting authorization for the construction of a Stealth Tower/Antenna Site within an existing PD with a base zoning of C—which currently does not permit Stealth Towers by right. Additionally we kindly request a waiver of maximum height standards (51') to permit this use with an overall height of 66'

☒ Site Plan Included (completed site plan is attached to this application)

☒ Site Plan Required (site plan will be submitted at a future time for approval by Zoning Commission and City Council)

☒ Site Plan Waiver Requested (in the box above, explain why a waiver is needed)

For Conditional Use Permit (CUP) Requests Only

Current Zoning of Property: _____

Additional Use Proposed with CUP: _____

Are Development Standards or Waivers being requested? ☐ Yes ☐ No If yes, please list below:

☐ A site plan meeting requirements of the attached checklist is included with this application (required for all CUP requests)

DETAILED PROJECT DESCRIPTION

Please provide a detailed summary of your proposal below. This should include a detailed description of the proposed use and reason for rezoning, how this use is compatible with surrounding land uses and the City's Comprehensive Plan, and any other details relevant to your request. Feel free to attach additional pages, concept plans, etc. as needed.

For PD or CUP requests, please explain why your proposal cannot be accommodated by standard zoning districts, clarify if any waivers are being requested and why, and detail any changes from previously approved site plans or development standards.

A cellular antenna site which will increase network density and cellular reception in the surrounding area. Cellular antenna sites are ubiquitous features of modern rooftops, so much so that most hardly notice them, but especially so when they are designed to occupy a concealed enclosure that matches the surrounding rooftop color and material, such that from the street the enclosure appears entirely contiguous with the original structure. This is the type of stealthed antenna site planned for this installation, having been designed so as to match and blend into the existing building facade.

Such a use is entirely compatible with existing uses since it only nominally increases the height of the existing building. These stealth enclosures will not increase the height of the entire building but instead only "cap" the ends of the building and thus will not alter the overall height of the structure for the majority of its length, instead the height will only be increased by 10' at the two 12'x12' enclosures on each end of the building.

ADDITIONAL QUESTIONS

1. Is this property part of a current Code Compliance case? ☐ Yes ☒ No If yes, please explain:

2. Is the purpose of this request to provide a reasonable accommodation for a person(s) with disabilities? ☐ Yes ☒ No

If yes, this application will be directed to the Development Services Director or Zoning Administrator for review pursuant to Ordinance No. 22098-03-2016, "Reasonable Accommodation or Modification for Residential Uses." Applications under a Reasonable Accommodation Ordinance review will not be heard by the Zoning Commission. Please see Ordinance No. 22098-03-2016 (Chapter 17, Division V) for more information. *(Note to staff: If yes, send a copy of this application and any attachments to the Zoning Administrator as soon as possible.)*

3. Have you contacted the relevant Council Member to discuss your proposal? ☐ Yes ☒ No [Click to find your Council District.](#)

4. Have you contacted nearby neighborhood organizations and property owners to discuss your proposal? ☐ Yes ☒ No

The [Fort Worth Neighborhood Database](#) includes contact information for each registered organization. To find a list of organizations in close proximity to your site, please use the [Online Zoning Map](#) or contact [Community Engagement](#). All registered groups within ½ mile of your site and property owners within 300 feet will be notified of the request.

5. Would you need Translation Services to explain your case and answer questions at either the Zoning Commission and/or at City Council hearing? (at no cost to you)

¿Va usted a necesitar servicios de traducción para explicar y contestar preguntas sobre su caso ante la Comisión de Zonificación y/o frente al Consejo de la Ciudad? (sin coste para usted) ☐ Sí ☒ No

If yes, please explain in which language you need translation/ *Si así lo quiere, explique en qué idioma:* _____

6. The following items are required with your application. Please confirm submittal by checking each item below.

- ☒ Completed copy of Zoning Change Application with original signatures (pages 2-6)
- ☒ Corporate documents demonstrating signature authority if property owner is a corporation, partnership, trust, etc.
- ☒ A copy of the recorded plat or certified metes and bounds description (page 2)
- ☒ An exhibit map showing the entire area to be rezoned with labels for current and proposed zoning districts
- ☒ If requesting Planned Development (PD) zoning or a Conditional Use Permit (CUP):
 - ☒ Site Plan meeting requirements of attached checklist (pages 7-8)
 - ☒ A list of all waiver requests with specific ordinance references

ACKNOWLEDGEMENTS / LETTER OF AUTHORIZATION FOR ZONING CASE REPRESENTATION

I certify that the above information is correct and complete to the best of my knowledge and ability and that I am now, or will be, fully prepared to present the above proposal before the Zoning Commission and City Council public hearings. I further certify that I have read and understand the information provided, concerning the policies and procedures regarding consideration of my zoning request.

I understand that Planning staff will not conduct a plan review for this development and any and all development / design standards must be adhered to unless otherwise specified through a waiver.

I understand that all recommendations of the Zoning Commission will be forwarded to the City Council for final determination, normally scheduled for the second Tuesday of the following month. I further understand that any actions of the Zoning Commission are considered recommendations to the City Council and that I may be heard by the City Council at the prescribed Council hearing date where a final decision will be made.

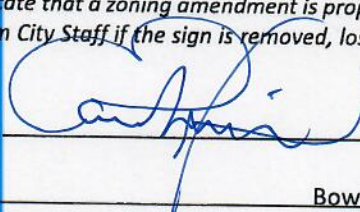
I further understand that if I am not present nor duly represented at the Commission's public hearing, the Zoning Commission may dismiss my request, which constitutes a recommendation that the request be denied. I further understand that if I am not present, or duly represented, at the City Council public hearing, the City Council may deny my request.

I reserve the right to withdraw this proposal at any time, within 14 days of the deadline filing date, upon written request filed with the Executive Secretary of the Commission. Such withdrawal shall immediately stop all proceedings thereon; provided, however, case withdrawal, filed any time after the 14 days following the filing deadline, shall constitute a denial by the Commission and City Council. I understand my filing fee is not refundable upon withdrawal of my case application after public notice, nor following denial by the Commission or Council of my case. I / we respectfully request approval and adoption of the proposed zoning / land use of property, within the City of Fort Worth, as identified in this application.

SIGN INSTALLATION AUTHORIZATION

Authority is hereby granted to the City of Fort Worth, or its agent, to install upon the above described property, sign or signs in a conspicuous place, or places, at a point, or points nearest any right-of-way, street, roadway or historic designation, or, special exception or public thoroughfare abutting said property. Such sign or signs indicate that a zoning amendment is proposed and that further information can be acquired by telephoning the number indicated. I shall inform City Staff if the sign is removed, lost, or otherwise ceases to be displayed on my property during the processing of the zoning case.

Owner's Signature (of the above referenced property):



Owner's Name (Printed): Earl Fonville

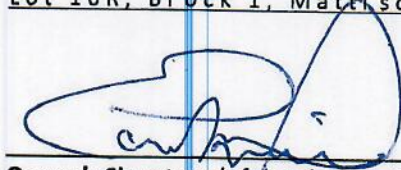
Bowie Place Properties, LLC

If application is being submitted by an applicant or agent other than the property owner, complete the section below:

AUTHORITY IS HEREBY GRANTED TO (NAME) Andrea Lynes ACTING ON MY BEHALF AS THE OWNER OF THIS PROPERTY AS INDICATED AT THE APPRAISAL DISTRICT, TO FILE AND PRESENT AN APPLICATION TO THE CITY OF FORT WORTH, TEXAS, TO REQUEST A CHANGE IN ZONING CLASSIFICATION FOR THE FOLLOWING PROPERTY:

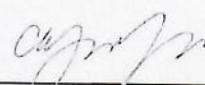
Lot 16R, Block 1, Mattisons Addition to Hi-Mount

(CERTIFIED LEGAL DESCRIPTION)



Owner's Signature (of the above referenced property)

Earl Fonville
Owner's Name (Printed)



Applicant or Agent's Signature

Andrea Lynes

Applicant or Agent's Name (Printed):



SITE PLAN CHECKLIST AND REQUIREMENTS

Planned Development (PD) and Conditional Use Permit (CUP) Requests

Items to be Shown on All Site Plans

Project Identification:

- ☐ Site Address and Legal Description
- ☐ Title of project or development (in bold letters) in the lower righthand corner of the plan
- ☐ Date of preparation or revision, as applicable
- ☐ Name, address, and telephone number of engineer, architect, surveyor, and developer/owner
- ☐ Vicinity map, north arrow, and scale
- ☐ Label the zoning case number in the lower righthand corner of the plan, below the title
- ☐ Provide a signature line labeled: "Director of Development Services" with a "Date" line above the project title

Site Conditions:

- ☐ Buildings and Structures – The location and dimensions of all existing and proposed buildings and structures on the site, including those proposed for removal; the specific category of land/occupancy use(s) to be contained therein; the gross floor area, number of stories, land density per net acre of any residential buildings to remain or proposed, building height and separation, exterior construction material(s); and the location of all entrances and exits to buildings.
- ☐ Streets, Parking, and Drives – The location, paving and Right-of-Way widths, dimensions, and type(s) of all existing and proposed surface materials of perimeter and internal public and private streets, driveways, entrances, exits, parking and loading areas, including the number of off-street parking and ADA spaces, access ramps, wheel stops/curbing, and internal vehicular circulation pattern(s) or flow diagrams.
- ☐ Supplemental Surfaces – The types of surfacing i.e. grass turf, gravel, walks, etc. elsewhere existing or proposed on the site that is not proposed for vehicular paving and circulation.
- ☐ Dumpsters/Air Conditioners/Compactors – The size and location of all garbage containers, compactors, ground mounted air conditioners, etc., including the screening material identification and height thereof.
- ☐ Fences and Screening – Location, material, and height of all screen fences, walls, screen plantings, or bufferyards.
- ☐ Setbacks and Easements – Show all utility, drainage, and other easements, and all setbacks as appropriate to the zoning district and recorded plats.
- ☐ Land Use and Zoning – Label the land use and zoning classifications of both the site area and the immediately adjacent properties abutting the site.
- ☐ For Multifamily Site Plans - Provide a diagram showing areas being counted towards open space. If a waiver is required, provide a specific minimum percentage or other language defining how open space will be calculated for your project.

General Notes:

The following notes should be included on all site plans:

- ☐ This project will comply with [Section 6.301, Landscaping](#).
 - Note: For multifamily projects, revise this note to state: "This project will comply with Enhanced Landscaping Requirements for Section ____." (reference section for your specific zoning district)
- ☐ This project will comply with [Section 6.302, Urban Forestry](#).
- ☐ All signage will conform to [Article 4, Signs](#).
- ☐ All provided lighting will conform to the Lighting Code.

For multifamily projects in CR, C, or D districts, also include the following note:

- ☐ This project will comply with the Multifamily Design Standards (MFD) and an MFD Site Plan shall be submitted.

Please make sure to carefully review the development and design standards for your zoning district in [Chapter 4](#) of the Zoning Ordinance. If any waivers from these requirements are being requested, they must be clearly listed on the application and site plan. Once a site plan is approved by City Council, a PD or CUP Amendment will be required to add or modify any waivers. This is a full rezoning (public hearing) process that cannot be approved administratively.

Note: Approval of a zoning site plan does not waive health and safety requirements from Platting, Transportation/Public Works, Fire, Park & Recreation, and Water Department. These items cannot be waived through the Zoning Commission and City Council. Approval of the zoning site plan does not constitute the acceptance of conditions from these departments.

NOTE:
SITE LAYOUT IS BASED ON SITE WALK BY ALLPRO CONSULTING GROUP.ACI# 24-2444 DATED 07/18/24 & BUILDING DRAWINGS BY BOKA ARCHITECTURE No. 20142.00 DATED 03/25/22 FOR REFERENCE. IF ANY DISCREPANCY IS NOTICED BETWEEN THE ACTUAL SITE LAYOUT AND THESE DRAWINGS, PLEASE NOTIFY ALLPRO CONSULTING GROUP, INC. FOR A REDESIGN.

NOTE:
ALL INSTALLATIONS SHOULD BE IN COMPLIANCE WITH ANSI/ASSE A10.48 AND ANY OTHER SAFETY STANDARDS.

NOTE:

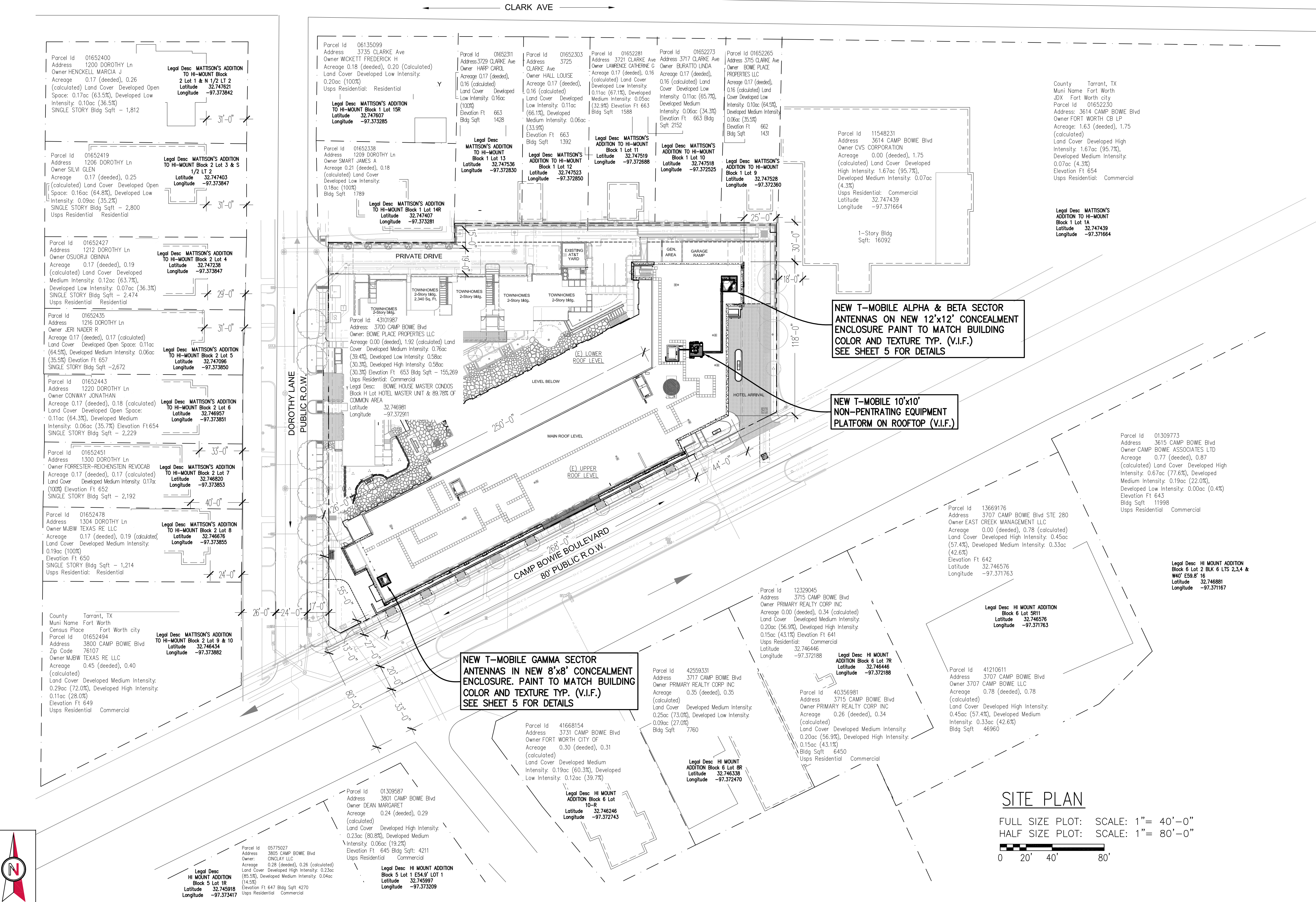
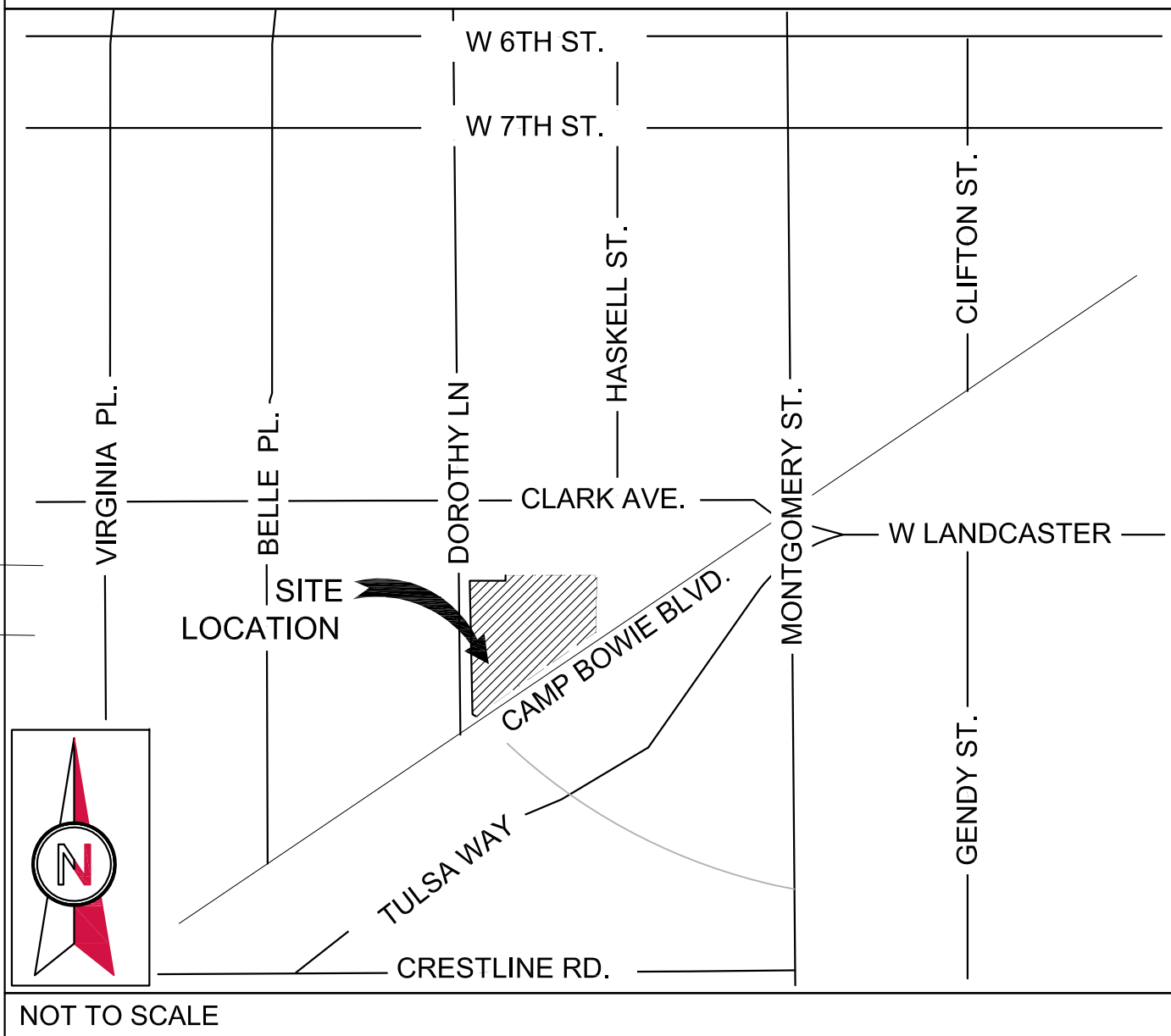
- THERE ARE NO PROPOSED BUILDINGS
- THERE ARE NO PROPOSED CHANGES TO PARKING, PAVEMENT OR ROADWAY
- THERE ARE NO PROPOSED CHANGES TO LOT LINES OR LOCATIONS
- THERE ARE NO PROPOSED CHANGES TO EASEMENTS

SECTION 15.200.5G.IV
FRONT YARD SET BACK: 30'
SIDE YARD SET BACK: MIN. 10'
REAR YARD SET BACK: MIN. 10'

PARKING SCHEDULE-STALL		
Stall Label	COUNT	PERCENTAGE
ACCESSIBLE	4	2%
ACCESSIBLE (EV)	2	1%
ACCESSIBLE (VAN)	2	1%
ELECTRIC VEHICLE	8	5%
EXTENDED PARALLEL	23	14%
STANDARD	128	76%
GRAND TOTAL:	169	100%

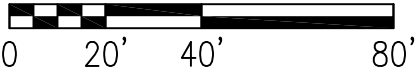
NOTE:
PARKING AREA IS LOCATED ON BASEMENT LEVEL
CEILING MOUNTED FIXTURES LIT WITH LED FIXTURES
MAX. VEHICLE HT. IS 8'-2"

VICINITY MAP

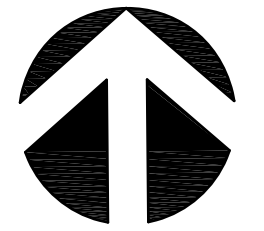


SITE PLAN

FULL SIZE PLOT: SCALE: 1"= 40'-0"
HALF SIZE PLOT: SCALE: 1"= 80'-0"



PREPARED FOR: T-Mobile T-MOBILE ONE BRIDGE CAMPUS 7606 WARREN PARKWAY PRISCA, TX 75034 SITE PROPERTIES COMPANY 2405 FOREST PARK BLVD FORT WORTH, TX 76110 CONTACT: BARBARA THAMES (914) 697-6845 EMAIL: barbie@allproproperty.com PREPARED BY: ALLPRO CONSULTING GROUP, INC. 9221 LYNDON B JOHNSON FREEWAY SUITE 204 DALLAS, TX 75243 PHONE: 972-231-8893 CONTACT: SHIOANG (STEVE) ZHANG, PE FIRM REGISTRATION F-6242 ACGI# 25-5980 PREPARED DATE: 04/18/25 OWNER: BOWIE PLACE PROPERTIES, LLC 15508 WRIGHT BROTHERS ADDISON, TX 75001 CONTACT: EARL FONVILLE TEL: (214) 673-5612 EMAIL: efonville@earthlink.com CITY APPROVAL:	DRAWN BY: M.M.	CHECKED BY: C.Z.	APPROVED BY: S.Z.
	SUBMITTALS		
	REV	DATE	DESCRIPTION
	A	04/18/2025	ISSUED FOR JDX REVIEW
PURPOSE STATEMENT: PROPOSED TELECOM SITE NEW ANTENNAS & EQUIP IN CONCEALMENT ENCLOSURES			
PLAN TYPE: ZONING DRAWING			
PROJECT NUMBER DA06080A			
PROJECT INFORMATION T-MOBILE SITE NAME: CAMP BOWIE BLVD SITE ADDRESS: 3700 CAMP BOWIE BLVD. FORT WORTH, TX 76107			
SHEET 1 OF 5			
SHEET TITLE OVERALL SITE PLAN			
RSP2025-0XX BOWIE HOUSE MASTER CONDOS Block H Lot HOTEL MASTER UNIT & 89.78% OF COMMON AREA PREPARED: APRIL, 18, 2025			



NORTH

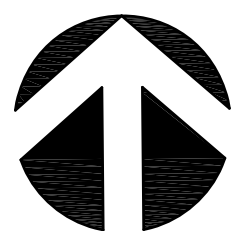
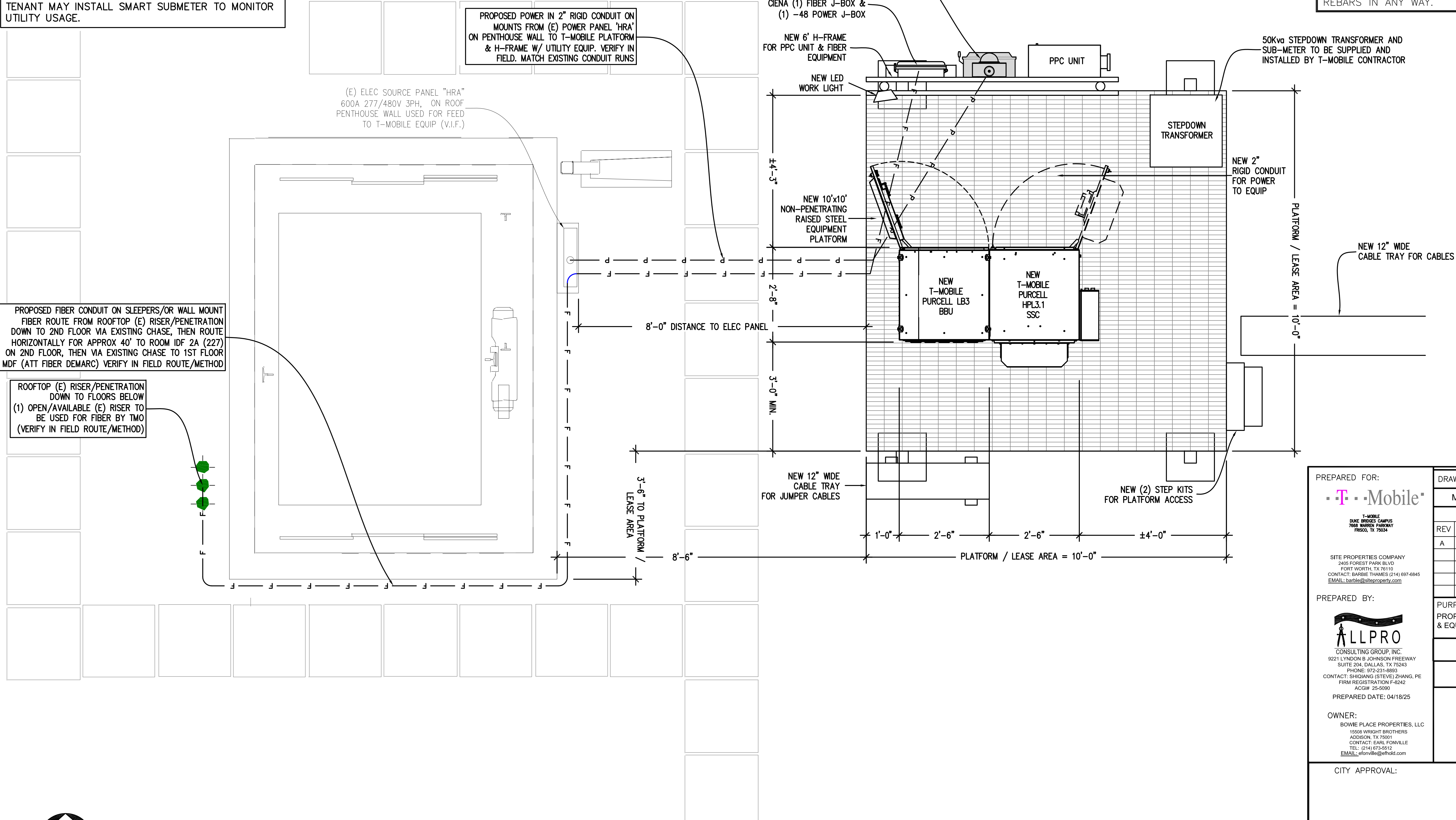
PREPARED FOR:

<

NOTE:
STRUCTURAL ANALYSIS BY ALLPRO CONSULTING GROUP INC.
ACGI# 24-2445 (PENDING). NO EQUIPMENT TO BE INSTALLED
ON THE BUILDING WITHOUT APPROVAL OF A STRUCTURAL
ENGINEER.

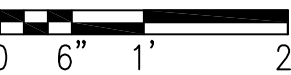
NOTE:
TENANT MAY INSTALL SMART SUBMETER TO MONITOR
UTILITY USAGE.

NOTE:
GENERAL CONTRACTOR SHALL X-RAY/SCAN
EXISTING POST-TENSION TENDONS AND
REBARS AND MARK ON ROOF SLAB PRIOR
TO DRILLING AND INSTALLATION. DO NOT
CUT, DRILL OR DAMAGE TENDONS AND
REBARS IN ANY WAY.



NORTH ENLARGED EQUIP PLAN

FULL SIZE PLOT: SCALE: 3/4" = 1'-0"
HALF SIZE PLOT: SCALE: 3/8" = 1'-0"



PREPARED FOR:			DRAWN BY:	CHECKED BY:	APPROVED BY:
.T. Mobile			M.M.	C.Z.	S.Z.
SUBMITTALS					
REV	DATE	DESCRIPTION			
A	04/18/2025	ISSUED FOR JDX REVIEW			
PURPOSE STATEMENT:					
PROPOSED TELECOM SITE NEW ANTENNAS & EQUIP IN CONCEALMENT ENCLOSURES					
PLAN TYPE:					
ZONING DRAWING					
PROJECT NUMBER					
DA06080A					
PROJECT INFORMATION					
T-MOBILE SITE NAME:					
CAMP BOWIE BLVD					
SITE ADDRESS:					
3700 CAMP BOWIE BLVD. FORT WORTH, TX 76107					
CITY APPROVAL:					

SITE PROPERTIES COMPANY 2405 FOREST PARK BLVD FORT WORTH, TX 76110 CONTACT: BARBIE THAMES (214) 697-6845 EMAIL: barbie@slsproperty.com		
PREPARED BY:		
T-MOBILE		
CONSULTING GROUP, INC. 9221 LYNDON B JOHNSON FREEWAY SUITE 204, DALLAS, TX 75243 PHONE: 972-231-6893 CONTACT: SHANGHAI (STEVE) ZHANG, PE FIRM REGISTRATION F-6242 ACGI# 52-0590 PREPARED DATE: 04/18/25		
OWNER:		
BOWIE PLACE PROPERTIES, LLC 15506 WRIGHT TROTTERS ADDISON, TX 75001 CONTACT: EARL FOWVILLE TEL: (214) 673-5512 EMAIL: efowville@efhold.com		

SHEET 3 OF 5

SHEET TITLE
EQUIPMENT PLAN

RSP2025-0XX
BOWIE HOUSE MASTER CONDOS Block H
Lot HOTEL MASTER UNIT & 89.78% OF
COMMON AREA

PREPARED: APRIL, 18, 2025

CLIMBERS SAFETY NOTE:
CLIMBERS SHOULD NOT LATCH OR TIE THEIR SUPPORT LANYARD OR GEAR ON TO ANTENNAS, RADIOS, ANTENNA MOUNTS, ETC WITHOUT PROPER EVALUATION. THEY SHOULD ONLY TIE TO THEIR SUPPORT LANYARDS OR GEAR TO OR ATTACH TO TOWER STRUCTURAL MEMBERS THAT HAVE VISIBLE BOLTING AND CONNECTION TO THE LARGER STRUCTURE.

NEW RAYCAP CONCEALMENT ENCLOSURE
W/ ANTENNA MOUNTS ENCLOSED BY
ESSV PANELS. PAINTED TO MATCH
EXISTING BUILDING SURFACES
(1) PER GAMMA SECTOR
(DESIGNED BY OTHERS)


NEW (2) T-MOBILE PANEL ANTENNAS
(1) COMMSCOPE MODEL# 840590966
(1) NOKIA MIMO MODEL# AEHC
(1) EACH @ GAMMA SECTOR
SECTOR C, 240° @ 61' RAD CENTER

TOP OF T-MOBILE ENCLOSURE
ELEV. $\pm 66'$
T-MOBILE ANTENNAS
ELEV. $\pm 61'$ RAD CNT

TOP OF (E) BUILDING PARAPET
ELEV. $\pm 55'-11"$

TOP OF BUILDING ROOF
ELEV. $\pm 51'-0"$

4TH FLOOR
40' A.F.F



3RD FLOOR
30' A.F.F.

2ND FLOOR
20' A.F.F.



GROUND LEVEL
ELEV. 0'-0"

ROOFTOP DUNNAGE DESIGN BY
ALLPRO CONSULTING GROUP, INC
ACGI# 24-2447, (PENDING)

ROOFTOP STRUCTURAL ANALYSIS BY
ALLPRO CONSULTING GROUP, INC
ACGI# 24-2445, (PENDING)

CONCEALMENT MOUNT DESIGN BY
BY RAYCAP JOB# TM24-00076H-31R0
DATED: 10/10/24

ALL INSTALLATIONS SHOULD BE IN COMPLIANCE WITH
ANSI/ASSE A10.48 AND ANY OTHER SAFETY STANDARDS

NOTE:
PROPOSED ANTENNA PLACEMENT LOCATION TO BE FIELD VERIFIED BY
GENERAL CONTRACTOR PRIOR TO CONSTRUCTION. TO AVOID ANY
INTERFERENCE OR SHADOWING OF ANTENNAS.
IF INTERFERENCE OR SHADOWING OF ANTENNAS IS DISCOVERED DURING FIELD
VERIFICATION, PLEASE CONTACT ALLPRO CONSULTING GROUP INC. FOR DESIGN
REVISION PRIOR TO ANY ANTENNA INSTALLATION.

NOTE:
GENERAL CONTRACTOR SHALL X-RAY/SCAN
EXISTING POST-TENSION TENDONS AND
REBARS AND MARK ON ROOF SLAB PRIOR
TO DRILLING AND INSTALLATION. DO NOT
CUT, DRILL OR DAMAGE TENDONS AND
REBARS IN ANY WAY.

NEW RAYCAP CONCEALMENT ENCLOSURE
W/ ANTENNA MOUNTS ENCLOSED BY ESSV
PANELS. PAINTED TO MATCH EXISTING
BUILDING SURFACES
(1) PER ALPHA/BETA SECTOR
(DESIGNED BY OTHERS)

NEW (4) T-MOBILE PANEL ANTENNAS
(2) COMMSCOPE MODEL# 840590966
(2) NOKIA MIMO MODEL# AEHC
(1) EACH @ ALPHA & BETA SECTOR
SECTOR A, 0° @ 61' RAD CENTER
SECTOR B, 120° @ 61' RAD CENTER

TOP OF T-MOBILE ENCLOSURE
ELEV. $\pm 66'$

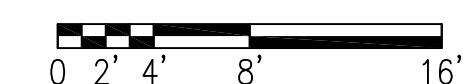
T-MOBILE ANTENNAS
ELEV. $\pm 61'$ RAD CNT

TOP OF (E) BUILDING PARAPET
ELEV. $\pm 55'-8"$

TOP OF BUILDING ROOF
ELEV. $\pm 51'-0"$

ELEVATION - SOUTH

FULL SIZE PLOT: SCALE: $1/8" = 1'-0"$
 HALF SIZE PLOT: SCALE: $1/16" = 1'-0"$



PREPARED FOR:

· · T · · Mobile'

T-MOBILE
DUKE BRIDGES CAMPUS
7868 WARREN PARKWAY
FRISCO, TX 75034

SITE PROPERTIES COMPANY
2405 FOREST PARK BLVD
FORT WORTH, TX 76110
CONTACT: BARBIE THAMES (214) 697-6845
EMAIL: barbie@siteproperty.com

PREPARED BY:



CONSULTING GROUP, INC.
9221 LYNDON B JOHNSON FREEWAY
SUITE 204, DALLAS, TX 75243
PHONE: 972-231-8893
CONTACT: SHIQIANG (STEVE) ZHANG, PE
FIRM REGISTRATION F-8242
ACGI# 25-5090

PREPARED DATE: 04/18/25

OWNER:
BOWIE PLACE PROPERTIES, LLC
15508 WRIGHT BROTHERS
ADDISON, TX 75001
CONTACT: EARL FONVILLE
TEL: (214) 673-5512
EMAIL: efonville@efhold.com

CITY APPROVAL:

DRAWN BY:	CHECKED BY:	APPROVED BY:
M.M.	C.Z.	S.Z.

SUBMITTALS

REV	DATE	DESCRIPTION
A	04/18/2025	ISSUED FOR JDX REVIEW

PURPOSE STATEMENT:
PROPOSED TELECOM SITE NEW ANTENNAS
& EQUIP IN CONCEALMENT ENCLOSURES

PLAN TYPE:
ZONING DRAWING

PROJECT NUMBER
DA06080A

PROJECT INFORMATION

T-MOBILE SITE NAME:
CAMP BOWIE BLVD

SITE ADDRESS:
3700 CAMP BOWIE BLVD.
FORT WORTH, TX 76107

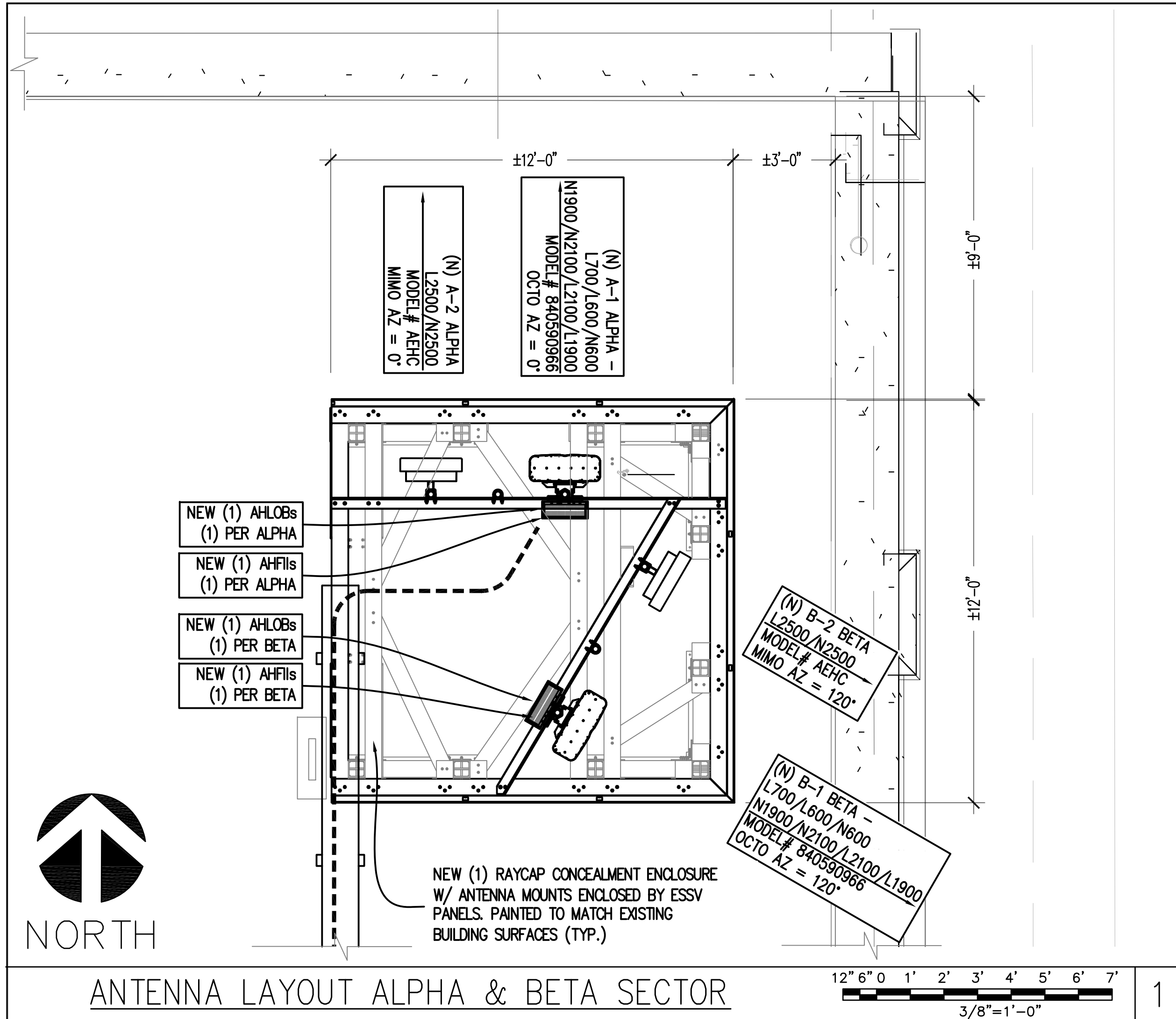
SHEET 4 OF 5

SHEET TITLE

BUILDING ELEVATION

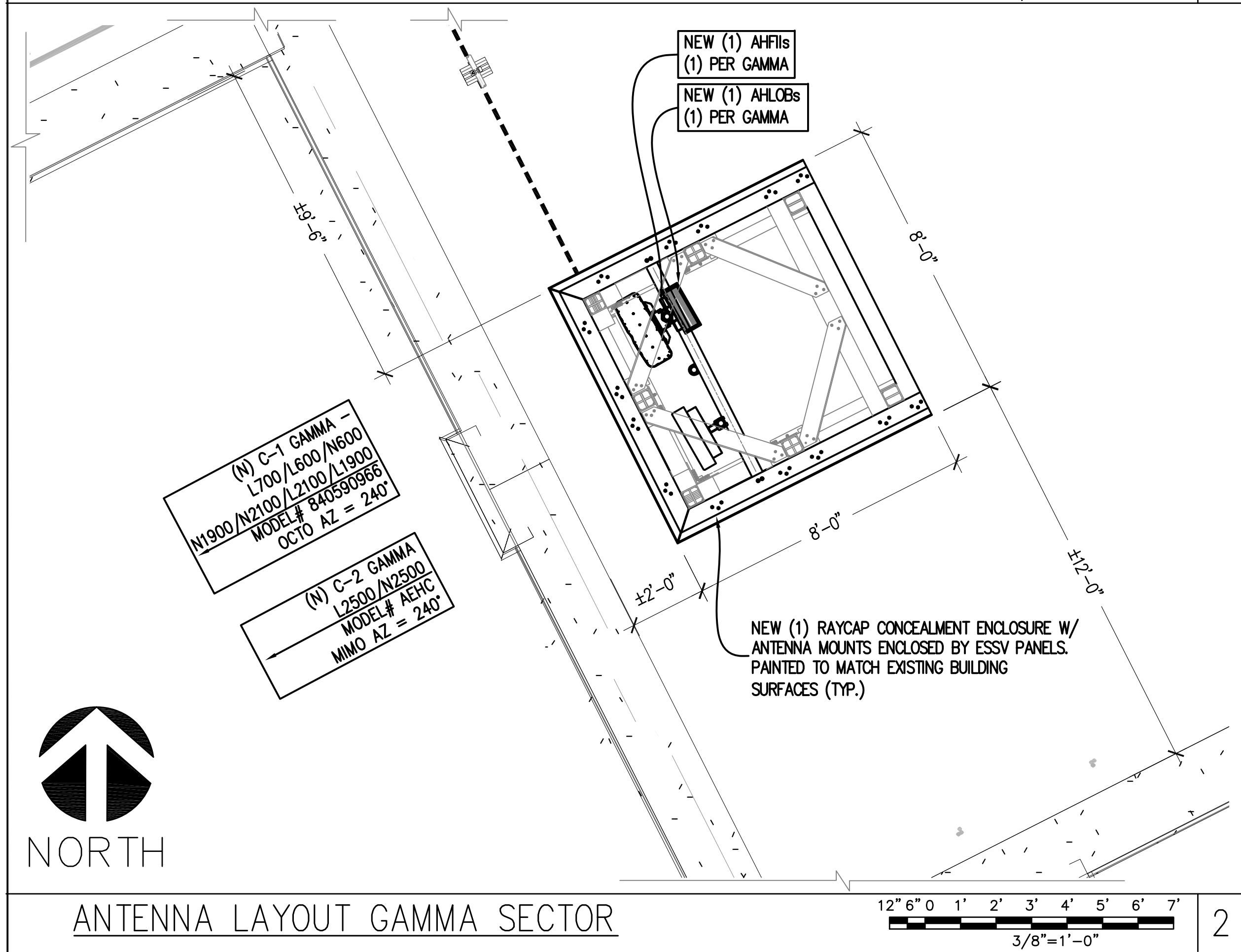
RSP2025-0XX
BOWIE HOUSE MASTER CONDOS Block H
Lot HOTEL MASTER UNIT & 89.78% OF
COMMON AREA

PREPARED: APRIL. 18, 2025



ANTENNA LAYOUT ALPHA & BETA SECTOR

1



ANTENNA LAYOUT GAMMA SECTOR

2

NOTE:
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SITE LAYOUT IS BASED ON SITE WALK BY ALLPRO CONSULTING GROUP, INC. ACGI#24-2443 DATED 10/18/2024. IF ANY DISCREPANCY IS NOTICED BETWEEN THE ACTUAL SITE LAYOUT AND THESE DRAWINGS, PLEASE NOTIFY ALLPRO CONSULTING GROUP, INC. FOR A REDESIGN.

ROOFTOP DUNNAGE DESIGN BY
ALLPRO CONSULTING GROUP, INC
ACGI# 24-2447, (PENDING)

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ACGI# 24-2445, (PENDING)

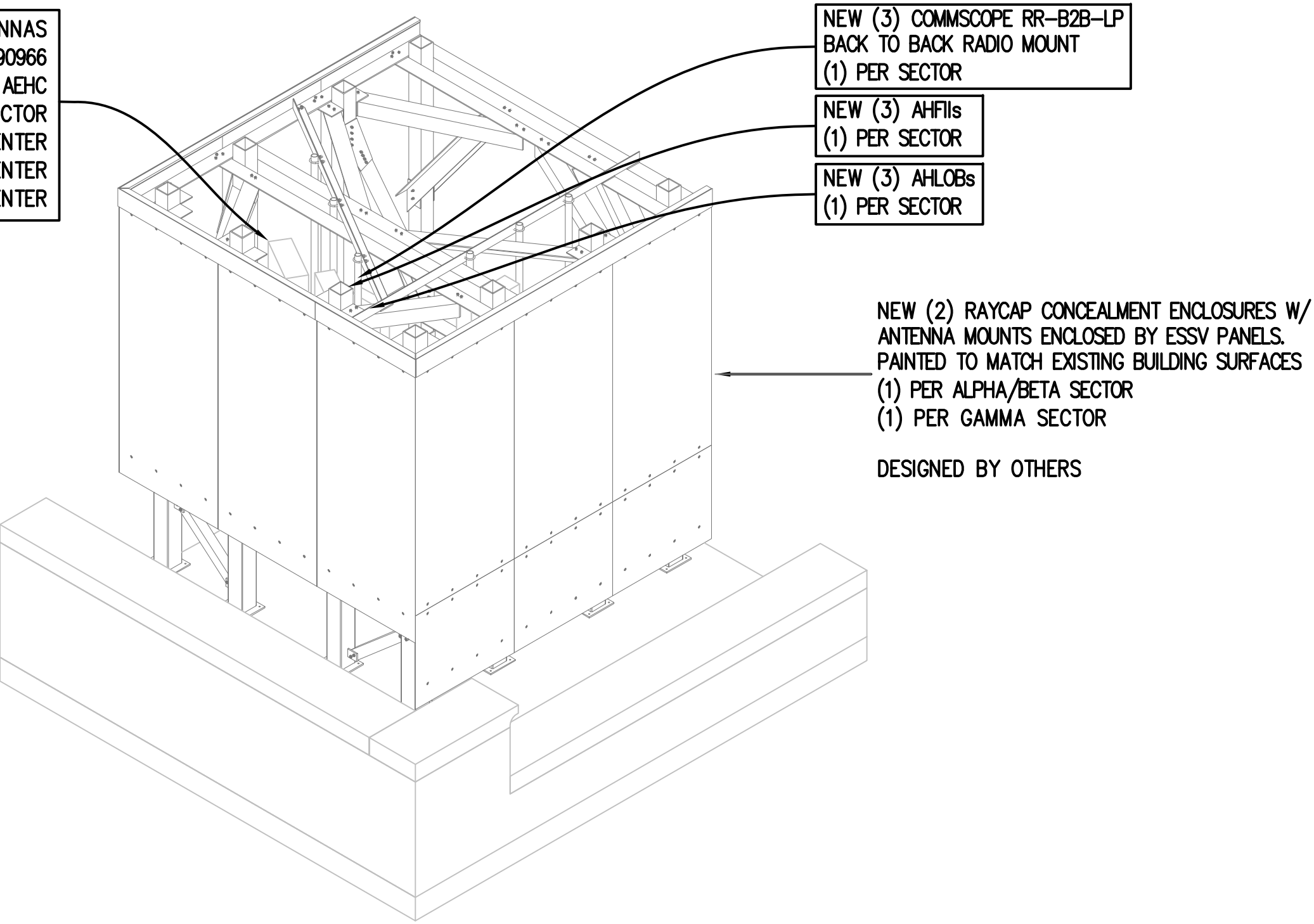
CONCEALMENT MOUNT DESIGN BY
BY RAYCAP JOB# TM24-00076H-31R0
DATED: 10/10/24

ALL INSTALLATIONS SHOULD BE IN COMPLIANCE WITH
ANSI/ASSE A10.48 AND ANY OTHER SAFETY STANDARDS

CLIMBERS SAFETY NOTE:
CLIMBERS SHOULD NOT LATCH OR TIE THEIR SUPPORT LANYARD OR GEAR ON TO ANTENNAS, RADIOS, ANTENNA MOUNTS, ETC WITHOUT PROPER EVALUATION. THEY SHOULD ONLY TIE TO THEIR SUPPORT LANYARDS OR GEAR TO OR ATTACH TO TOWER STRUCTURAL MEMBERS THAT HAVE VISIBLE BOLTING AND CONNECTION TO THE LARGER STRUCTURE.

NOTE:
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(3) NOKIA MIMO MODEL# AEHC
(1) EACH @ ALL SECTOR
SECTOR A, 0° @ 61' RAD CENTER
SECTOR B, 120° @ 61' RAD CENTER
SECTOR C, 240° @ 61' RAD CENTER



MOUNT DIAGRAM

PREPARED FOR:

T-Mobile

T-MOBILE
DUKE BRIDGES CAMPUS
7065 BOWIE PARKWAY
FORSYTH, TX 75054

SITE PROPERTIES COMPANY
2405 FOREST PARK BLVD
FORT WORTH, TX 76110
CONTACT: BARBIE THAMES (214) 697-6845
EMAIL: barbie@allproproperty.com

PREPARED BY:

ALLPRO
CONSULTING GROUP, INC.
9221 LYNDON B JOHNSON FREEWAY
SUITE 204, DALLAS, TX 75243
PHONE: 972-231-8893
CONTACT: SHIQUANG (STEVE) ZHANG, PE
FIRM REGISTRATION F-8242
ACGI# 24-5000

PREPARED DATE: 04/18/25

OWNER:

BOWIE PLACE PROPERTIES, LLC
15508 WRIGHT BROTHERS
ADDISON, TX 75002
CONTACT: EARL FONVILLE
TEL: (214) 673-5512
EMAIL: efonville@bphold.com

CITY APPROVAL:

REV	DATE	DESCRIPTION
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SITE ADDRESS:
3700 CAMP BOWIE BLVD.
FORT WORTH, TX 76107

SHEET 5 OF 5

SHEET TITLE
ANTENNA LOCATIONS
LAYOUT

RSP2025-0XX
BOWIE HOUSE MASTER CONDOS Block H
Lot HOTEL MASTER UNIT & 89.78% OF
COMMON AREA

PREPARED: APRIL, 18, 2025