



Zoning Staff Report

Date: October 21, 2025

Case Number: SP-25-010

Council District: 7

Zoning Map Amendment

Case Manager: [Beth Knight](#)

Owner / Applicant: Bowie Place Properties, LLC/Andrea Lynes

Site Location: 3700 Camp Bowie Boulevard

Acreage: 1.92 acres

Request

Proposed Use: To add 15-foot tall stealth antennas that exceed the maximum height allowed by PD 1289

Request: To: Revise site plan for PD 1289 “PD/C” Planned Development for all uses in “C” Medium Density Multifamily plus boutique hotel with development regulations to add concealed/stealth rooftop cellular antennas; site plan included

Recommendation

Staff Recommendation: Approval of the antennas to be a minim of 10 feet from all roof edges.

Zoning Commission Recommendation: Approval by a vote of 10-0

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Project Description and Background

The subject property developed as a hotel located along the north side of Camp Bowie Boulevard, less than 700 feet southwest of the Montgomery Street and Lancaster Avenue intersection. The current zoning of this site is Planned Development PD 1289, approved in 2020 to allow the hotel in a base “C” Medium Density Multifamily district, with various development standards including. The hotel’s maximum height was 51 feet to the top of the flat roof, where 36 feet would have been allowed by right. The surrounding townhouses to the northwest are also located within PD 1289, created as a buffer to the single family houses further to the north and west. Commercial buildings lie to the east and south. The applicant is requesting to amend the approved site plan by adding 2 sets of 15-foot tall stealth antennas and 10-foot tall equipment cabinets, causing the 29% height increase to be considered a major site plan amendment. The antennas are shown at both the northeastern and southwestern corners.

The site plan depicts the stealth antennas on the hotel’s roof 30 feet from the eastern property line and 39 feet from the northern property line. A parapet wall approximately 6 feet tall surrounds most of the hotel’s roof. The equipment cabinets are set in the middle of the building behind the parapet wall and should be unlikely to be viewed from the street. However, taller stealth antenna structures are placed on the edges of the building that are viewable more than 500 feet away. More than half the antenna shielding cabinets would be visible above the parapet walls. The flat paneled antenna enclosures set a few feet away from the building’s edges contrast significantly with the long horizontal lines of the roof and are not compatible with the hotel’s brick façade. Moving the antennas to be a minimum of 10 feet away from all roof edges would make the structures less noticeable.

Surrounding Zoning and Land Uses

North: “A-5” One Family / single family houses

East: “F” General Commercial / commercial uses

South “ER” Neighborhood Commercial Restricted, “E” Neighborhood Commercial, “PD 666” Planned Development for uses for bank drive thru lanes / commercial uses

West: “A-5” One Family, “ER” Neighborhood Commercial Restricted / single family, vacant land

Zoning History

- ZC-14-006: from A-5, C, F to PD for MU-1 uses plus brewpub, withdrawn 12/16/2013.
- ZC-14-058: from A-5, C, F to PD for PD for E uses plus bar/pub, denied without prejudice 6/3/2014.
- ZC-15-151: from A-5, C to PD/E for office/bank uses only with no drive through or ATM, approved 12/2/2015.
- ZC-20-040: from A-5, F, and PD 1222, to PD for C uses, plus hotel, with dev. regs; site plan included, approved, 9/17/2020.

Public Notification

300-foot Legal Notifications were mailed on August 29, 2025.

The following organizations were notified: (emailed August 27, 2025)

Organizations Notified	
North Hi Mount NA *	Cultural District Alliance
West Side Alliance	Arlington Heights NA
Crestline Area NA	Monticello NA
Sixth & Arch Adams HA	Fort Worth ISD
Camp Bowie District, Inc.	Streams and Valleys Inc
Trinity Habitat for Humanity	

**Located within this Neighborhood Association*

Development Impact Analysis

Site Plan Comments

Zoning and Land Use

The site plan as submitted is not in general compliance with the Zoning Ordinance regulations.

1. Note the site's legal description.
2. Add the project's title in the lower righthand corner of the plan.
3. Add a vicinity map.
4. Use only 1 scale on the site plan sheets.
5. Update the site's zoning case number to SP-25-010 in the lower right corner.
6. Provide a signature line labeled: "Director of Development Services" with a "Date" line above the project title.
7. Label the building's use where the stealth antennas are being placed.
8. Revise the building's southeastern edge to show the non-parapet roof area, instead of the ground items several floors below.
9. Include an elevation sheet with a view from the east. How will the stealth tower interact with the building's architecture?
10. What is the change in the parapet screening materials on sheet 4 of 5?
11. Label the zoning of the surrounding sites, instead of their development intensity.
12. Relabel title of Sheet 3 of 5 to roof detail with equipment cabinets.

(Comments made by Platting (Subdivision Ordinance), Transportation/Public Works, Fire, Park & Recreation, and Water Department staff cannot be waived through the Zoning Commission and City Council. Approval of the zoning site plan does not constitute the acceptance of conditions.)

DS - Transportation

1. None noted.

Fire

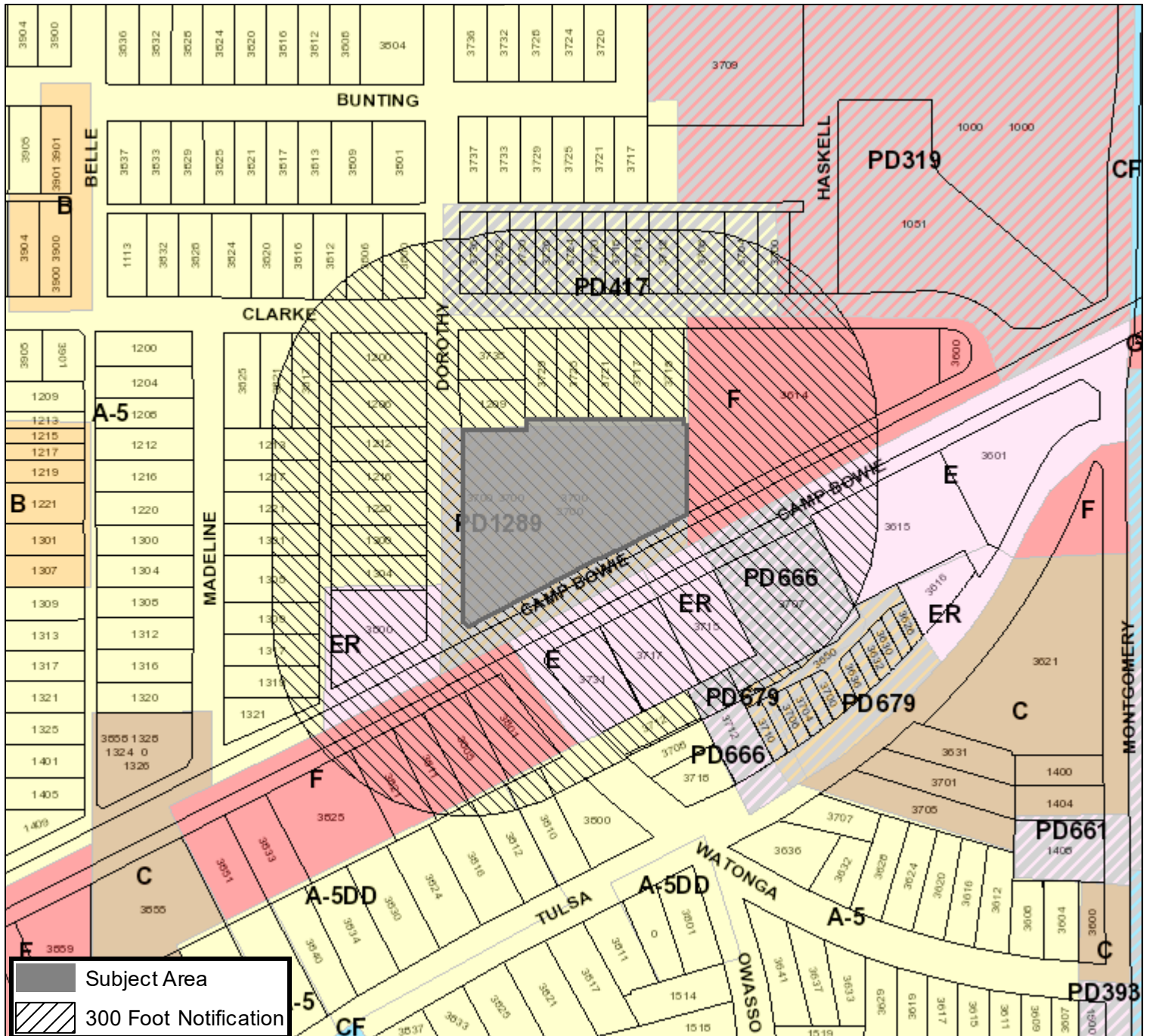
1. None noted.



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

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:

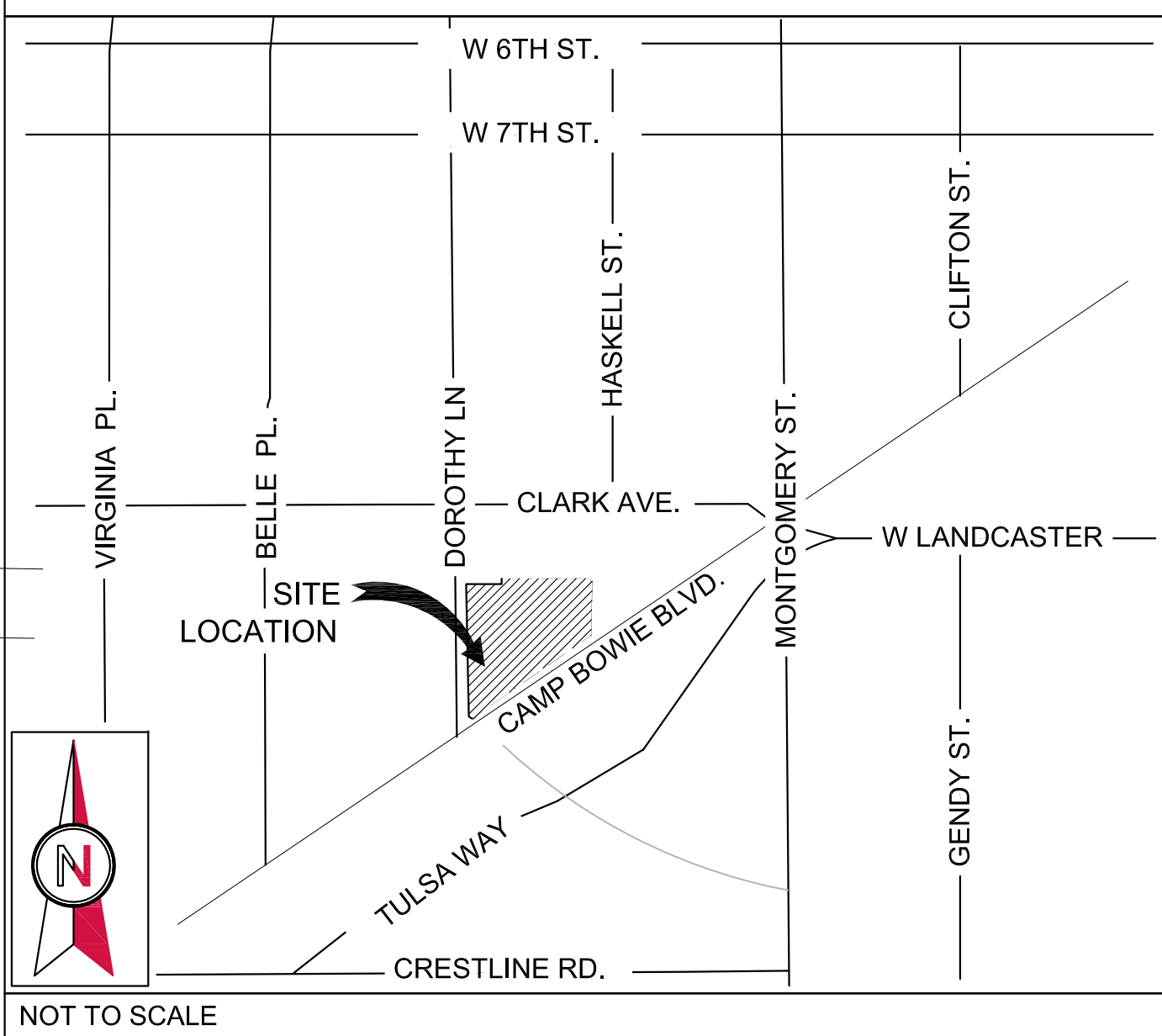
- THERE ARE NO PROPOSED BUILDINGS
- THERE ARE NO PROPOSED CHANGES TO PARKING, PAVEMENT OR ROADWAY
- THERE ARE NO PROPOSED CHANGES TO LOT LINES OR LOCATIONS
- THERE ARE NO PROPOSED CHANGES TO EASEMENTS

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



Parcel Id 01652400
Address 1200 DOROTHY Ln
Owner HENCKELL MARCIA J
Acreage 0.17 (deeded), 0.26 (calculated) Land Cover Developed Open Space: 0.17ac (63.5%), Developed Low Intensity: 0.10ac (36.5%)
SINGLE STORY Bldg Sft - 1,812

Legal Desc: MATTHEW'S ADDITION TO H-MOUNT Block 2 Lot 1 & 1/2 LT 2
Latitude 32.747621
Longitude -97.373842

Parcel Id 01652419
Address 1206 DOROTHY Ln
Owner SILV GLEN
Acreage 0.17 (deeded), 0.25 (calculated) Land Cover Developed Open Space: 0.16ac (64.8%), Developed Low Intensity: 0.09ac (35.2%)
SINGLE STORY Bldg Sft - 2,800
Ups Residential Residential

Legal Desc: MATTHEW'S ADDITION TO H-MOUNT Block 2 Lot 3 & 5 1/2 LT 2
Latitude 32.747403
Longitude -97.373847

Parcel Id 01652427
Address 1212 DOROTHY Ln
Owner OSUORJI OBINNA
Acreage 0.17 (deeded), 0.19 (calculated) Land Cover Developed Medium Intensity: 0.12ac (63.7%), Developed Low Intensity: 0.07ac (36.3%)
SINGLE STORY Bldg Sft - 2,474
Ups Residential Residential

Legal Desc: MATTHEW'S ADDITION TO H-MOUNT Block 2 Lot 4 1/2 LT 2
Latitude 32.747238
Longitude -97.373847

Parcel Id 01652435
Address 1216 DOROTHY Ln
Owner JER NAZER R
Acreage 0.17 (deeded), 0.17 (calculated) Land Cover Developed Open Space: 0.11ac (64.5%), Developed Medium Intensity: 0.06ac (35.5%)
SINGLE STORY Bldg Sft - 2,572

Legal Desc: MATTHEW'S ADDITION TO H-MOUNT Block 2 Lot 5 1/2 LT 2
Latitude 32.747096
Longitude -97.373850

Parcel Id 01652443
Address 1220 DOROTHY Ln
Owner CONWAY JONATHAN
Acreage 0.17 (deeded), 0.18 (calculated) Land Cover Developed Open Space: 0.11ac (64.3%), Developed Medium Intensity: 0.06ac (35.7%)
SINGLE STORY Bldg Sft - 2,229

Legal Desc: MATTHEW'S ADDITION TO H-MOUNT Block 2 Lot 6 1/2 LT 2
Latitude 32.746820
Longitude -97.373851

Parcel Id 01652451
Address 1300 DOROTHY Ln
Owner FORESTER-RICHKENSIN REVOCAB
Acreage 0.17 (deeded), 0.17 (calculated) Land Cover Developed Medium Intensity: 0.17ac (100%)
Elevation Ft 652
SINGLE STORY Bldg Sft - 2,192

Legal Desc: MATTHEW'S ADDITION TO H-MOUNT Block 2 Lot 7 & 8 1/2 LT 2
Latitude 32.746820
Longitude -97.373853

Parcel Id 01652478
Address 1304 DOROTHY Ln
Owner MJBW TEXAS RE LLC
Acreage 0.17 (deeded), 0.19 (calculated) Land Cover Developed Medium Intensity: 0.19ac (100%)
Elevation Ft 650
SINGLE STORY Bldg Sft - 1,214
Ups Residential Commercial

Legal Desc: MATTHEW'S ADDITION TO H-MOUNT Block 2 Lot 8 1/2 LT 2
Latitude 32.746876
Longitude -97.373855

County Tarrant, TX
Muni Name Fort Worth
Census Place Fort Worth city
Parcel Id 01652494
Address 3800 CAMP BOWIE Blvd
Zip Code 76107
Owner MJBW TEXAS RE LLC
Acreage 0.45 (deeded), 0.40 (calculated) Land Cover Developed Medium Intensity: 0.29ac (72.0%), Developed High Intensity: 0.11ac (28.0%)
Elevation Ft 649
Ups Residential Commercial

Legal Desc: MATTHEW'S ADDITION TO H-MOUNT Block 2 Lot 9 & 10 1/2 LT 2
Latitude 32.746434
Longitude -97.373862

Parcel Id 01652400
Address 1200 DOROTHY Ln
Owner HENCKELL MARCIA J
Acreage 0.17 (deeded), 0.26 (calculated) Land Cover Developed Open Space: 0.17ac (63.5%), Developed Low Intensity: 0.10ac (36.5%)
SINGLE STORY Bldg Sft - 1,812

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SINGLE STORY Bldg Sft - 2,192

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Address 1304 DOROTHY Ln
Owner MJBW TEXAS RE LLC
Acreage 0.17 (deeded), 0.19 (calculated) Land Cover Developed Medium Intensity: 0.19ac (100%)
Elevation Ft 650
SINGLE STORY Bldg Sft - 1,214
Ups Residential Commercial

County Tarrant, TX
Muni Name Fort Worth
Census Place Fort Worth city
Parcel Id 01652494
Address 3800 CAMP BOWIE Blvd
Zip Code 76107
Owner MJBW TEXAS RE LLC
Acreage 0.45 (deeded), 0.40 (calculated) Land Cover Developed Medium Intensity: 0.29ac (72.0%), Developed High Intensity: 0.11ac (28.0%)
Elevation Ft 649
Ups Residential Commercial

Parcel Id 01309687
Address 3801 CAMP BOWIE Blvd
Owner DEAN MARGARET
Acreage 0.24 (deeded), 0.29 (calculated) Land Cover Developed High Intensity: 0.23ac (80.8%), Developed Medium Intensity: 0.06ac (19.2%)
Elevation Ft 645 Bldg Sft: 4211
Ups Residential Commercial

Legal Desc: H-MOUNT ADDITION Block 5 Lot 16
Latitude 32.745918
Longitude -97.373417

Parcel Id 01652309
Address 3735 CLARKE Ave
Owner WICKETT FREDERICK H
Acreage 0.18 (deeded), 0.20 (calculated) Land Cover Developed Low Intensity: 0.20ac (100%)
Ups Residential Residential

Legal Desc: MATTHEW'S ADDITION TO H-MOUNT Block 1 Lot 15R
Latitude 32.747007
Longitude -97.373285

Parcel Id 01652338
Address 1209 DOROTHY Ln
Owner SMART JAMES A
Acreage 0.21 (deeded), 0.18 (calculated) Land Cover Developed Low Intensity: 0.18ac (100%)
Bldg Sft 1789

Legal Desc: MATTHEW'S ADDITION TO H-MOUNT Block 1 Lot 14R
Latitude 32.747407
Longitude -97.373281

Parcel Id 01652331
Address 3729 CLARKE Ave
Owner HRF CAROL
Acreage 0.17 (deeded), 0.16 (calculated) Land Cover Developed Low Intensity: 0.16ac (100%)
Elevation Ft 663
Bldg Sft 1428

Legal Desc: MATTHEW'S ADDITION TO H-MOUNT Block 1 Lot 13
Latitude 32.747536
Longitude -97.372830

Parcel Id 01652303
Address 3725 CLARKE Ave
Owner HALL LOUISE
Acreage 0.17 (deeded), 0.16 (calculated) Land Cover Developed Low Intensity: 0.16ac (100%)
Elevation Ft 663
Bldg Sft 1588

Legal Desc: MATTHEW'S ADDITION TO H-MOUNT Block 1 Lot 12
Latitude 32.747523
Longitude -97.372850

Parcel Id 01652281
Address 3721 CLARKE Ave
Owner BLARATO LINDA
Acreage 0.17 (deeded), 0.16 (calculated) Land Cover Developed Low Intensity: 0.16ac (100%)
Elevation Ft 663
Bldg Sft 2152

Legal Desc: MATTHEW'S ADDITION TO H-MOUNT Block 1 Lot 11
Latitude 32.747519
Longitude -97.372688

Parcel Id 01652273
Address 3717 CLARKE Ave
Owner LAMARZ CARMEN G
Acreage 0.17 (deeded), 0.16 (calculated) Land Cover Developed Low Intensity: 0.16ac (100%)
Elevation Ft 663
Bldg Sft 2152

Legal Desc: MATTHEW'S ADDITION TO H-MOUNT Block 1 Lot 10
Latitude 32.747518
Longitude -97.372525

Parcel Id 01652265
Address 3715 CLARKE Ave
Owner BOWE PLACE PROPERTIES LLC
Acreage 0.17 (deeded), 0.16 (calculated) Land Cover Developed Low Intensity: 0.16ac (100%)
Elevation Ft 662
Bldg Sft 143

Legal Desc: MATTHEW'S ADDITION TO H-MOUNT Block 1 Lot 9
Latitude 32.747528
Longitude -97.372360

Parcel Id 11548231
Address 3614 CAMP BOWIE Blvd
Owner CVS CORPORATION
Acreage 0.00 (deeded), 1.75 (calculated) Land Cover Developed High Intensity: 1.67ac (95.7%), Developed Medium Intensity: 0.07ac (4.3%)
Ups Residential Commercial
Latitude 32.747439
Longitude -97.371664

Legal Desc: MATTHEW'S ADDITION TO H-MOUNT Block 1 Lot 1A
Latitude 32.747439
Longitude -97.371664

Parcel Id 01309773
Address 3615 CAMP BOWIE Blvd
Owner CAMP BOWIE ASSOCIATES LTD
Acreage 0.77 (deeded), 0.87 (calculated) Land Cover Developed High Intensity: 0.67ac (77.6%), Developed Medium Intensity: 0.19ac (22.0%), Developed Low Intensity: 0.00ac (0.4%)
Elevation Ft 643
Bldg Sft 11998
Ups Residential Commercial

Legal Desc: H-MOUNT ADDITION Block 6 Lot 2 BLK 6 LTS 2.3,4 & W40' E59' 8" 16
Latitude 32.746881
Longitude -97.371167

Parcel Id 13669176
Address 3707 CAMP BOWIE Blvd STE 280
Owner EAST CREEK MANAGEMENT LLC
Acreage 0.00 (deeded), 0.78 (calculated) Land Cover Developed High Intensity: 0.45ac (57.4%), Developed Medium Intensity: 0.33ac (42.6%)
Elevation Ft 642
Latitude 32.746576
Longitude -97.371763

Legal Desc: H-MOUNT ADDITION Block 6 Lot 5R1
Latitude 32.746576
Longitude -97.371763

Parcel Id 12329045
Address 3715 CAMP BOWIE Blvd
Owner PRIMARY REALTY CORP INC
Acreage 0.00 (deeded), 0.34 (calculated) Land Cover Developed Medium Intensity: 0.20ac (56.9%), Developed High Intensity: 0.15ac (43.1%)
Elevation Ft 641
Ups Residential Commercial
Latitude 32.746446
Longitude -97.372188

Legal Desc: H-MOUNT ADDITION Block 6 Lot 7R
Latitude 32.746446
Longitude -97.372188

Parcel Id 42559331
Address 3731 CAMP BOWIE Blvd
Owner PRIMARY REALTY CORP INC
Acreage 0.35 (deeded), 0.35 (calculated) Land Cover Developed Medium Intensity: 0.25ac (73.0%), Developed Low Intensity: 0.09ac (27.0%)
Bldg Sft 7760

Legal Desc: H-MOUNT ADDITION Block 6 Lot 8R
Latitude 32.746338
Longitude -97.372470

Parcel Id 41668154
Address 3731 CAMP BOWIE Blvd
Owner FORT WORTH CITY OF
Acreage 0.30 (deeded), 0.31 (calculated) Land Cover Developed Medium Intensity: 0.19ac (60.3%), Developed Low Intensity: 0.12ac (39.7%)

Legal Desc: H-MOUNT ADDITION Block 6 Lot 10-1R
Latitude 32.746246
Longitude -97.372743

Parcel Id 01309687
Address 3801 CAMP BOWIE Blvd
Owner DEAN MARGARET
Acreage 0.24 (deeded), 0.29 (calculated) Land Cover Developed High Intensity: 0.23ac (80.8%), Developed Medium Intensity: 0.06ac (19.2%)
Elevation Ft 645 Bldg Sft: 4211
Ups Residential Commercial

Legal Desc: H-MOUNT ADDITION Block 5 Lot 1 E54' 9" LOT 1
Latitude 32.745997
Longitude -97.373209

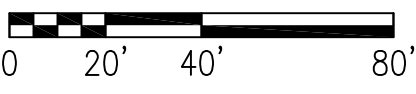
NEW T-MOBILE ALPHA & BETA SECTOR ANTENNAS ON NEW 12'x12' CONCEALMENT ENCLOSURE PAINT TO MATCH BUILDING COLOR AND TEXTURE TYP. (V.I.F.) SEE SHEET 5 FOR DETAILS

NEW T-MOBILE 10'x10' NON-PENETRATING EQUIPMENT PLATFORM ON ROOFTOP (V.I.F.)

NEW T-MOBILE GAMMA SECTOR ANTENNAS IN NEW 8'x8' CONCEALMENT ENCLOSURE. PAINT TO MATCH BUILDING COLOR AND TEXTURE TYP. (V.I.F.) SEE SHEET 5 FOR DETAILS

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
PRISCO, 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: SHIQIANG (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 76010
CONTACT: EARL FONVILLE
TEL: (214) 673-6512
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

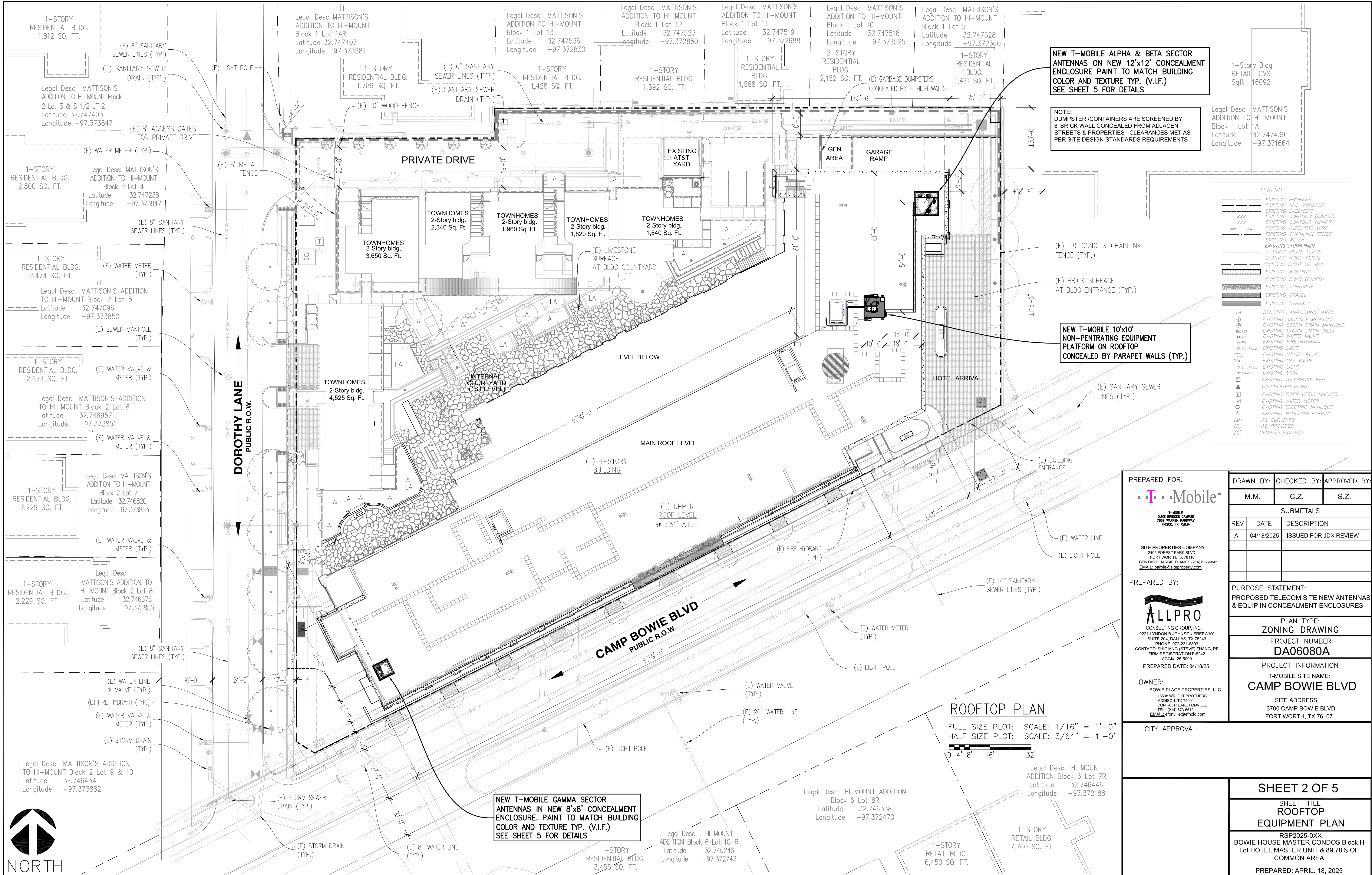
PURPOSE STATEMENT:
PROPOSED TELECOM SITE NEW ANTENNAS & EQUIP IN CONCEALMENT ENCLOSURES

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



PREPARED FOR:

T-MOBILE

DUKE WICKS CAMPUS

7008 WARREN PARKWAY

FRISCO, TX 75034

SITE PROPERTIES COMPANY

2405 FOREST PARK BLVD

FORT WORTH, TX 76110

CONTACT: BARBIE THAMES (214) 697-6845

EMAIL: barbie@allproproperty.com

PREPARED BY:

CONSULTING GROUP, INC.

9221 LYNDON B JOHNSON FREEWAY

SUITE 204, DALLAS, TX 75243

PHONE: 972-231-8893

CONTACT: SHIJIANG (STEVE) ZHANG, PE

FIRM REGISTRATION F-6242

ACG# 25-0090

PREPARED DATE: 04/18/25

OWNER:

BOWIE PLACE PROPERTIES, LLC

15508 WRIGHT BROTHERS

ADDISON, TX 75001

CONTACT: EARL FONVILLE

TEL: (214) 673-6512

EMAIL: efonville@ethold.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 2 OF 5

SHEET TITLE

ROOFTOP

EQUIPMENT PLAN

RSP2025-0XX

BOWIE HOUSE MASTER CONDOS Block H

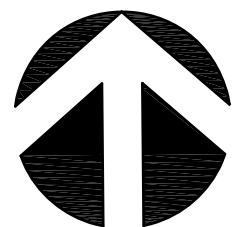
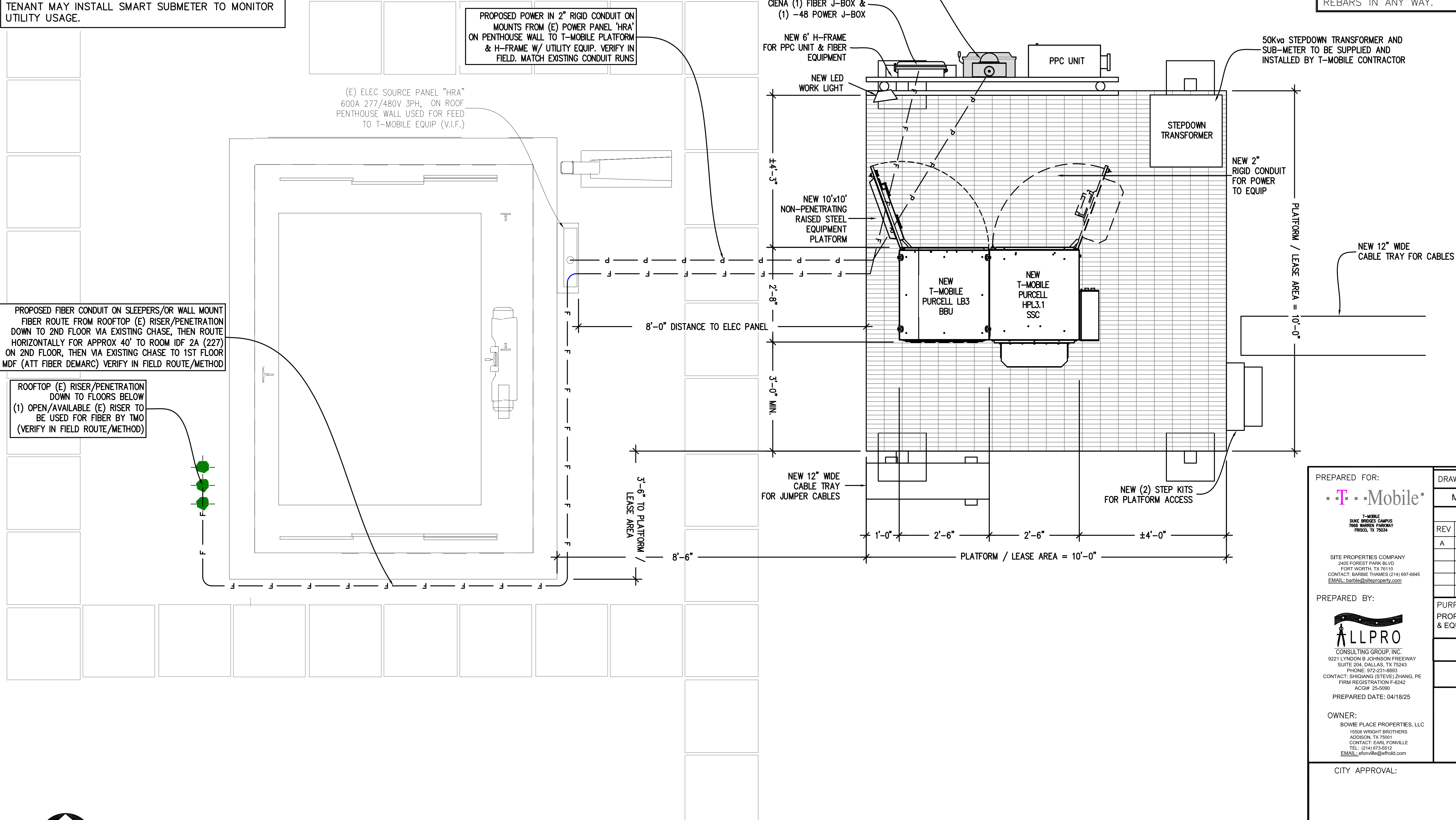
Lot HOTEL MASTER UNIT & 89.78% OF COMMON AREA

PREPARED: APRIL. 18, 2025

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.

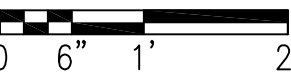
NOTE:
TENANT MAY INSTALL SMART SUBMETER TO MONITOR
UTILITY USAGE.

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:					

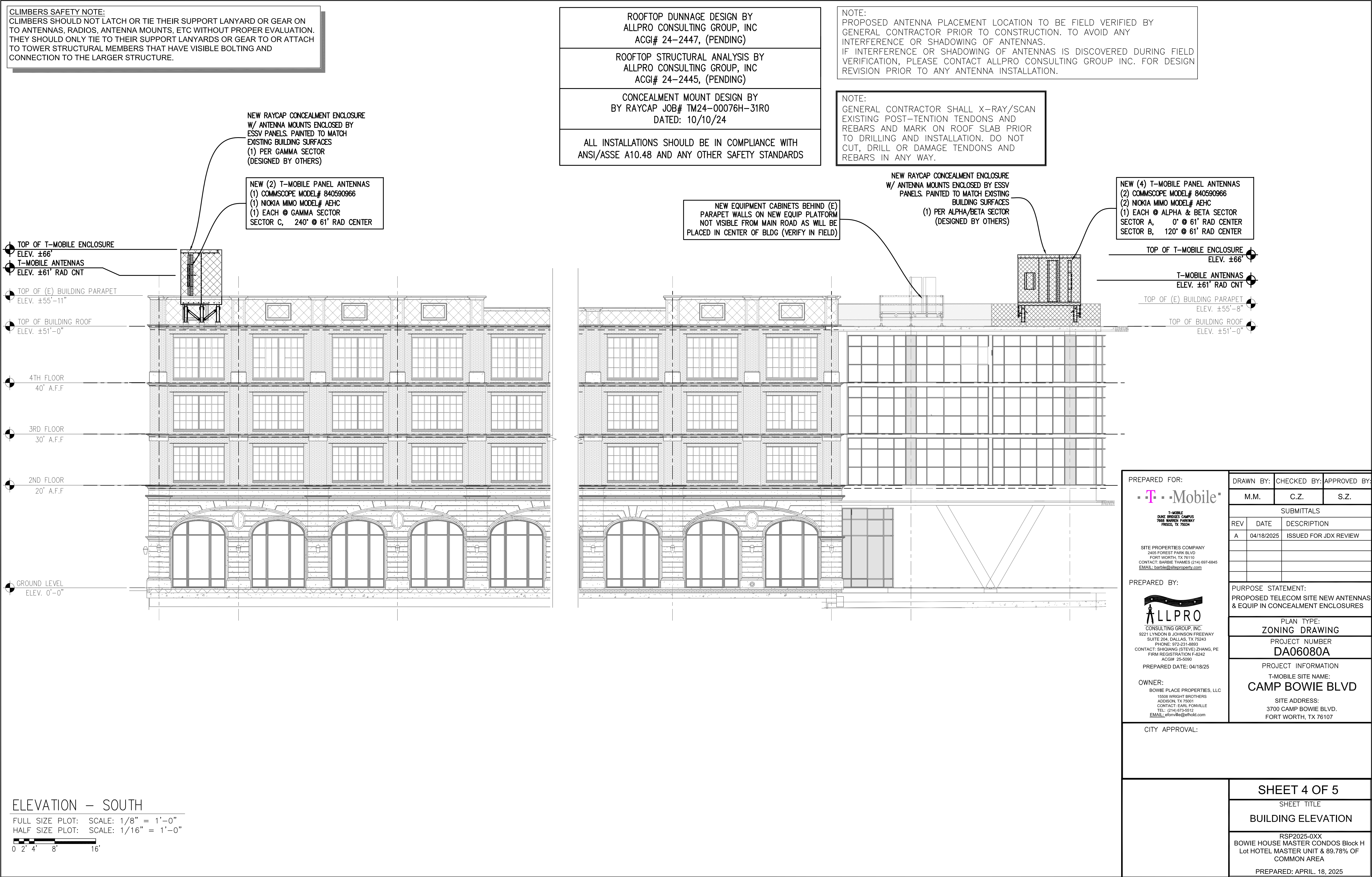
SITE PROPERTIES COMPANY 2405 FOREST PARK BLVD FORT WORTH, TX 76110 CONTACT: BARBIE THAMES (214) 697-6845 EMAIL: barbie@slsproperty.com		
PREPARED BY:		
		
CONSULTING GROUP, INC. 9221 LYNDON B JOHNSON FREEWAY SUITE 204, DALLAS, TX 75243 PHONE: 972-231-6893 CONTACT: SHANGHAI (STEVE) ZHANG, PE FIRM REGISTRATION F-6242 ACGI# 15-0590 PREPARED DATE: 04/18/2025		
OWNER:		
BOWIE PLACE PROPERTIES, LLC 15506 WRIGHT TROTTERS ADDISON, TX 75001 CONTACT: EARL FOWVILLE TEL: (214) 673-5512 EMAIL: efowville@efhold.com		

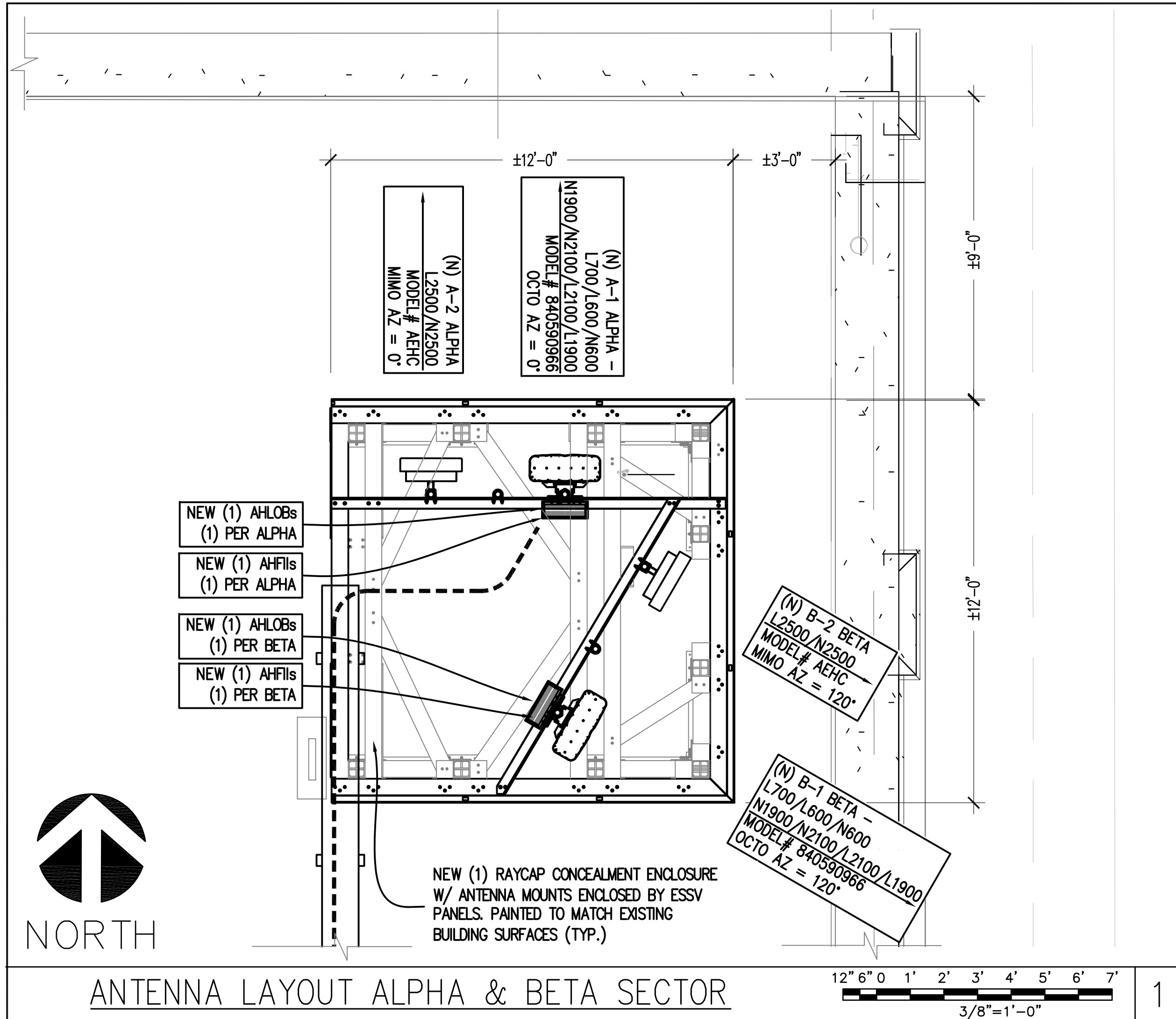
SHEET 3 OF 5

SHEET TITLE
EQUIPMENT PLAN

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

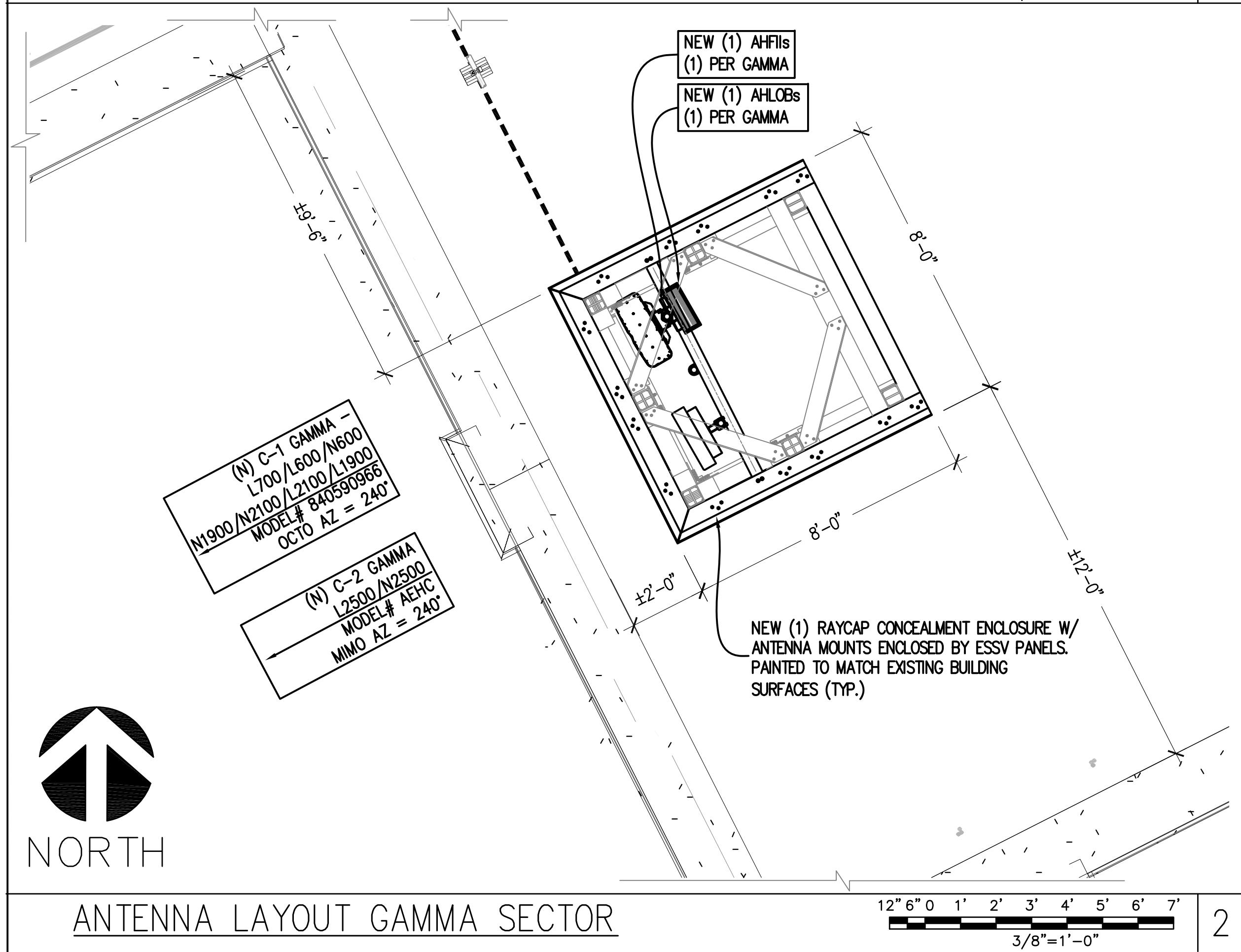
PREPARED: APRIL, 18, 2025





ANTENNA LAYOUT ALPHA & BETA SECTOR

1



ANTENNA LAYOUT GAMMA SECTOR

2

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.

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)

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

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:
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.

NEW (6) T-MOBILE PANEL ANTENNAS
(3) COMMSCOPE MODEL# 840590966
(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

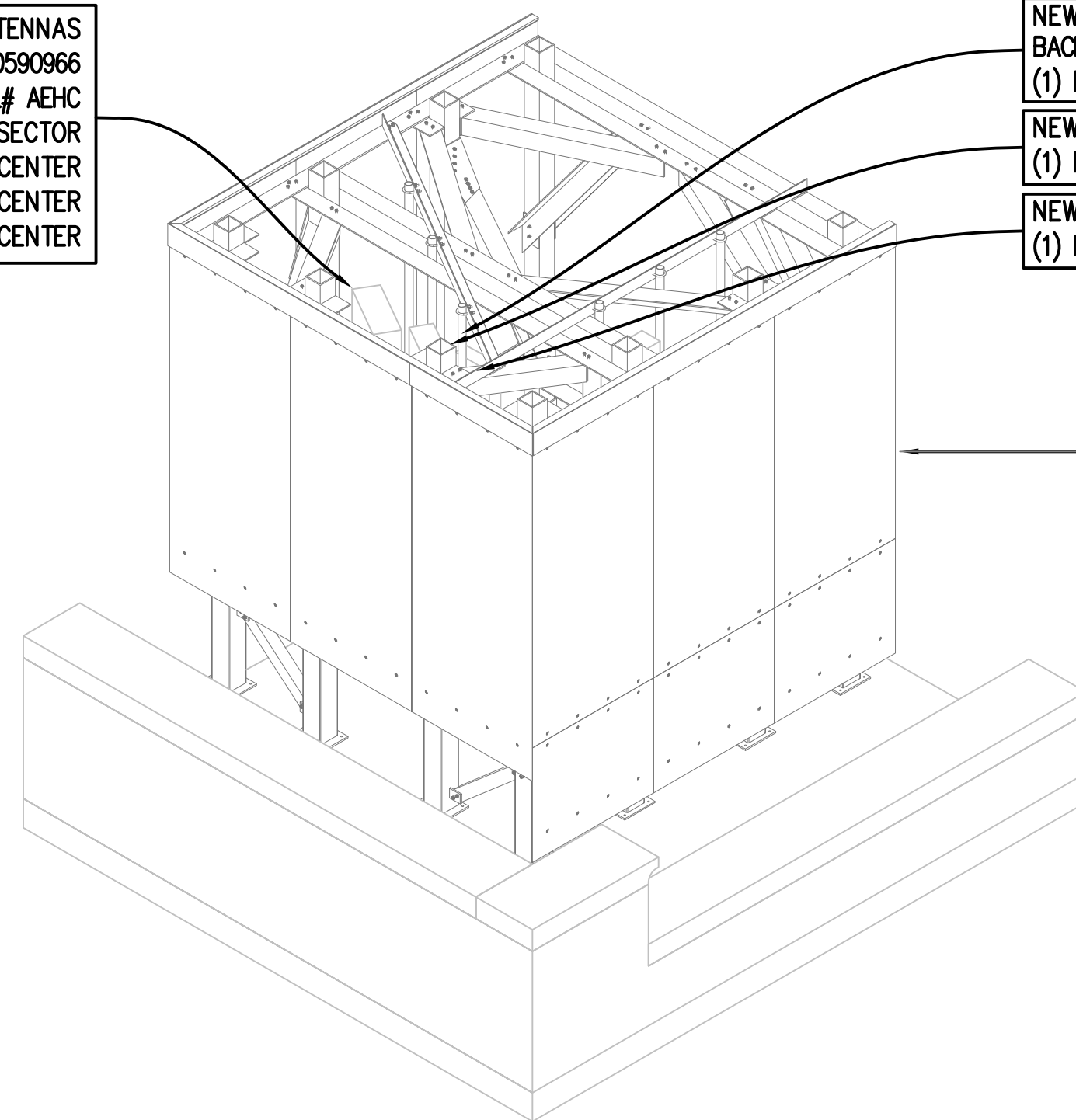
NEW (3) COMMSCOPE RR-B2B-LP
BACK TO BACK RADIO MOUNT
(1) PER SECTOR

NEW (3) AHFIs
(1) PER SECTOR

NEW (3) AHLOBs
(1) PER SECTOR

NEW (2) RAYCAP CONCEALMENT ENCLOSURES W/
ANTENNA MOUNTS ENCLOSED BY ESSV PANELS.
PAINTED TO MATCH EXISTING BUILDING SURFACES
(1) PER ALPHA/BETA SECTOR
(1) PER GAMMA SECTOR

DESIGNED BY OTHERS

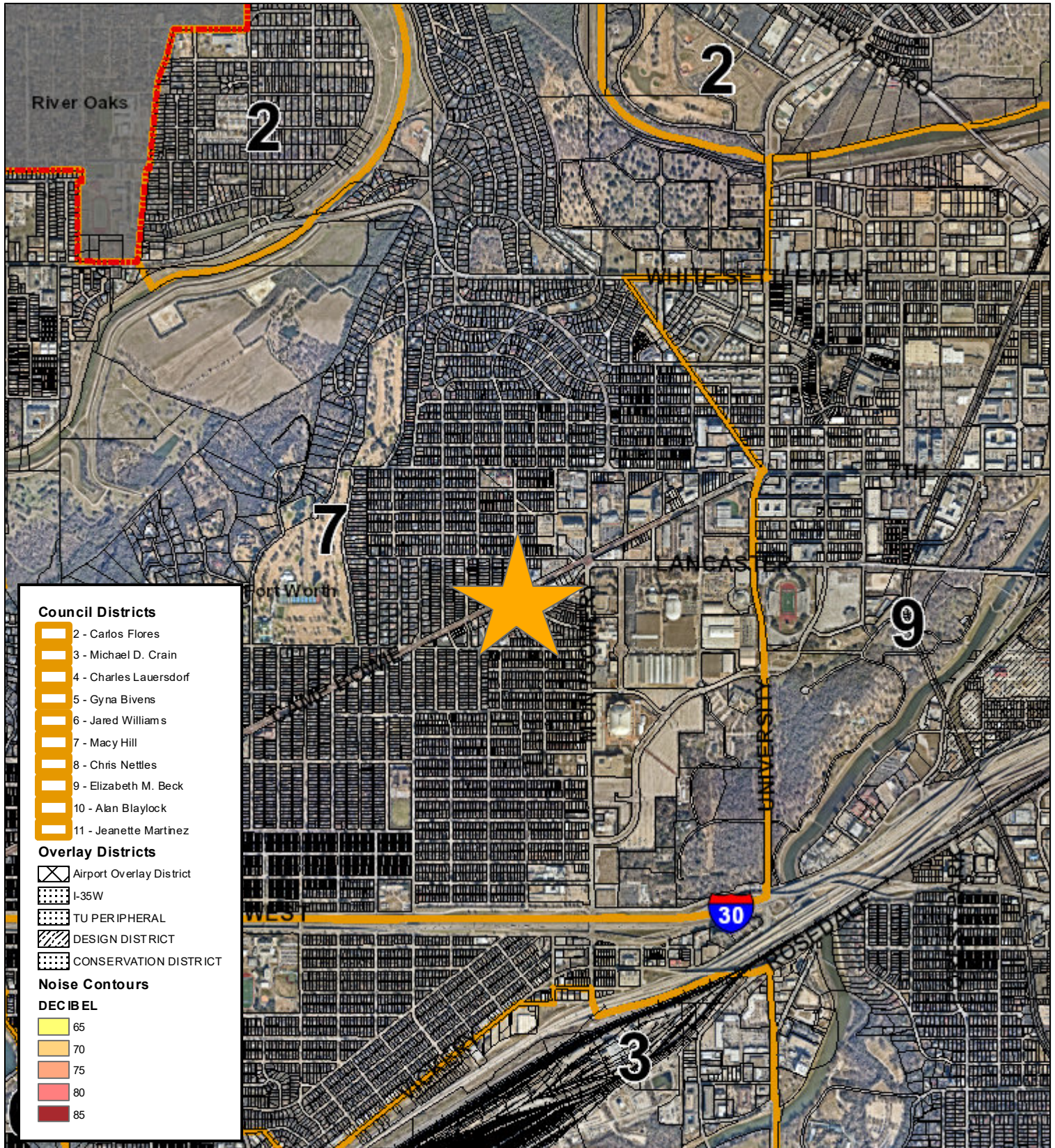


MOUNT DIAGRAM

PREPARED FOR:			DRAWN BY:	CHECKED BY:	APPROVED BY:
T-Mobile			M.M.	C.Z.	S.Z.
T-MOBILE DUKE BRIDES CAMPUS 7065 BOWIE PARKWAY FORSYTH, TX 75054			SUBMITTALS		
SITE PROPERTIES COMPANY 2405 FOREST PARK BLVD FORT WORTH, TX 76110 CONTACT: BARBIE THAMES (214) 697-6845 EMAIL: barbie@allproproperty.com			REV	DATE	DESCRIPTION
PREPARED BY:			A	04/18/2025	ISSUED FOR JDX REVIEW
PURPOSE STATEMENT: PROPOSED TELECOM SITE NEW ANTENNAS & EQUIP IN CONCEALMENT ENCLOSURES			PLAN TYPE: ZONING DRAWING		
OWNER: BOWIE PLACE PROPERTIES, LLC 15508 WRIGHT BROTHERS ADDISON, TX 75002 CONTACT: EARL FONVILLE TEL: (214) 673-5512 EMAIL: efonville@bphold.com			PROJECT NUMBER DA06080A		
CITY APPROVAL:			PROJECT INFORMATION T-MOBILE SITE NAME: CAMP BOWIE BLVD		
			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		

3

Area Map

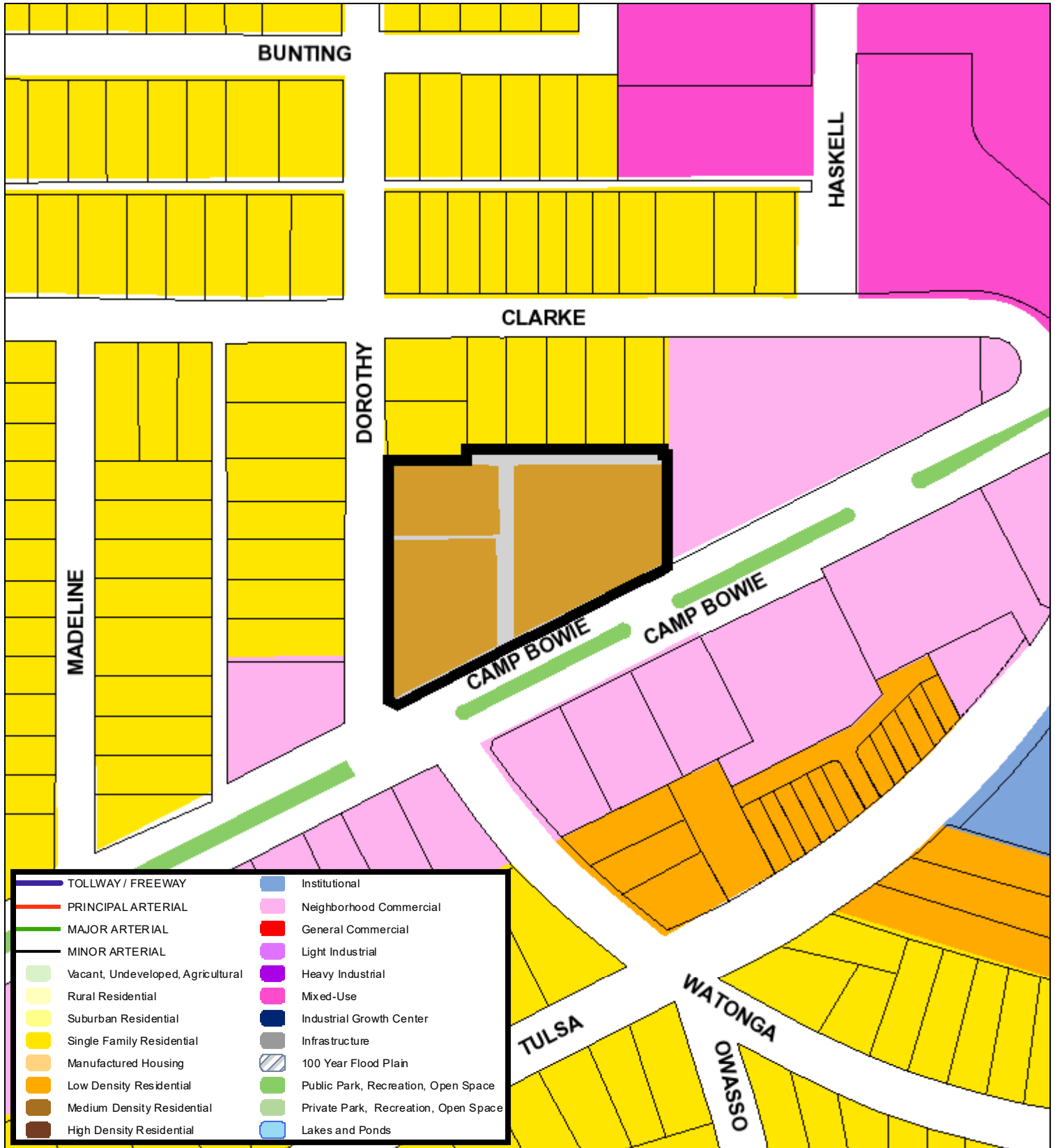


0 1,000 2,000 4,000 Feet



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.





SP-25-010

Aerial Photo Map



0 105 210 420 Feet

