

Planning and Zoning Commission Meeting Minutes of July 10, 2018:

17-0024Z Conduct a Public Hearing to Consider/Discuss/Act on a Request to Rezone from "C"- Planned Center District and "CC" - Corridor Commercial Overlay District to "PD" - Planned Development District and "CC" - Corridor Commercial Overlay District to Allow for a Telecommunication Tower, Located Approximately 985 Feet South of Bloomdale Road and on the East Side of U.S. Highway 75 (Central Expressway). Ms. Melissa Spriegel, Planner I for the City of McKinney, explained the proposed rezoning request. She stated that the applicant is requesting to rezone approximately 0.022 acres to allow for a support tower with communication antennas. She stated that typically commercial antennas and support structures are allowed by specific use permits (SUP) in most non-residential zoning districts if the proposed tower complies with certain requirements set forth within the Zoning Ordinance. Ms. Spriegel stated that the proposed support tower does not meet all of the requirements and must therefore request a rezoning of the subject property in order to allow the support tower with communication antennas. She stated that the applicant is proposing to place antennas on a 125-foot tall monopole tower support system, in the northeastern portion of the subject property. Ms. Spriegel stated that the proposed tower is approximately 21 feet from the northern property line and over 100 feet from the southern, eastern, and western property lines.

She stated that the properties to the north and west are currently undeveloped and are zoned for commercial uses. Ms. Spriegel stated that the property to the south and east is undeveloped and zoned for commercial and industrial uses. She stated that Staff feels comfortable with the property line setbacks as proposed given the subject property is located within an area designated for more intense commercial and industrial uses. Ms. Spriegel stated that Staff recommends approval of the proposed rezoning request and offered to answer questions. There were none. Mr. Ward Wilson, 7422 Centenary, Dallas, TX, stated that they intend to build a communications tower to support the growing technologies for the four major wireless carriers and offered to answer questions. There were none. Chairman Cox opened the public hearing and called for comments. There being none, on a motion by Vice-Chairman Mantzey, seconded by Commission Member McCall, the Commission unanimously voted to close the public hearing and recommend approval of the proposed rezoning request as recommended by Staff. Chairman Cox stated that the recommendation of the Planning and Zoning Commission will be forwarded to the City Council meeting on August 6, 2018.