

Planning and Zoning Commission Meeting Minutes of March 26, 2013:

12-234Z2 Conduct a Public Hearing to Consider/Discuss/Act on the Request by Verizon Wireless, on Behalf of Roanoke Manor, L.L.C., for Approval of a Request to Rezone Fewer than 4 Acres from "PD" - Planned Development District, "REC" - Regional Employment Center Overlay District, and "CC" - Corridor Commercial Overlay District to "PD" - Planned Development District, "REC" - Regional Employment Center Overlay District, and "CC" - Corridor Commercial Overlay District, to Allow for a Support Tower for Cellular Communication Antennas, Located Approximately 900 Feet East of Lake Forest Drive and on the South Side of Future Collin McKinney Parkway

Ms. Samantha Gleinser, Planner for the City of McKinney, explained the proposed rezoning request. She stated that the proposed support tower with communication antennas did not meet the required setbacks, exceeded the maximum height allowed for a support tower, and exceeded the maximum allowed height for a screening wall as specified in the City of McKinney's Zoning Ordinance. Ms. Gleinser stated that Staff recommends denial of the proposed rezoning request as outlined in the staff report.

Commission Member Thompson asked how high the applicant proposed to build the support tower. Ms. Gleinser stated that the applicant is requesting 130' and the maximum height allowed was 125'.

Commission Member Thompson asked how tall the support tower on Alma Road was located over by Craig Ranch. Mr. Brandon Opiela, Planning Manager for the City of McKinney, stated that the support tower was built prior to

the property being annexed into the City of McKinney and is significantly taller than the proposed tower.

Commission Member Bush stated that the support tower on Eldorado was approximately 150'.

Commission Member Thompson asked about the proposed setbacks. Ms. Gleinser stated that currently the applicant was proposing to locate the support tower approximately 75' to future Collin McKinney Parkway, approximately 200' from the eastern property line, and approximately 900' from Lake Forest. She stated that the setback requirement was 390' from any property line. Commission Member Thompson asked how short the setbacks would be to what is required. Ms. Gleinser stated that the setback to the future Collin McKinney Parkway is short over 300' and the setback to the eastern property line is short approximately 200'.

Mr. Peter Kavanagh, 1620 Handley, Suite A, Dallas, TX, stated that he represented Verizon Wireless. He distributed some handouts showing tower examples located in other neighborhoods. Mr. Kavanagh discussed the propagation map that shows the coverage of surrounding towers. He did not feel that the support tower would have a negative impact on the surrounding properties and did not feel the average person would notice the support tower. Mr. Kavanagh offered to change the setback from the future Collin McKinney Parkway to 100'. He stated that they preferred to have the height of the tower at 130'; however, would be willing to reduce the height of the tower to 125'.

Commission Member Bush asked Mr. Kavanagh if the monopole was designed to carry five carriers. Mr. Kavanagh stated that it could carry up to five carriers; however, he would not say that is how many different carriers this proposed tower would have on it.

Commission Member Bush asked for the elevation for the lowest carrier on the tower. Mr. Kavanagh stated that the centerline of the lowest carrier would be 85'. He stated that the centerlines are typically set at heights of 125', 115', 105', 95', and 85'.

Commission Member Bush asked Mr. Kavanagh if they had considered building a support tower on top of the Valliance Bank located near this property. Mr. Kavanagh stated that they had inquired about this location a few years back; however, were not able to secure that location.

Commission Member Bush did not feel that lowering the height of the support tower would degrade the signal. Commission Member Thompson felt that the height of the nearby Valliance Bank could be an issue with having a support tower with a similar height. Commission Member Bush questioned why that height would not work for them, if the possible lowest carrier on the proposed support tower could operate at that height. Mr. Kavanagh stated that the City requires additional co-location points on the tower. He stated that they plan to use two to three canisters and would lease the remaining canisters.

Chairman Clark asked Mr. Kavanagh if they had considered installing multiple shorter support towers versus one large support tower to cover the same area. Mr. Kavanagh felt having one taller support tower was more efficient than

multiple shorter support towers in an area. Commission Members Bush and Thompson felt it would stand out more to have multiple shorter support towers than one taller support tower in an area.

Chairperson Clark opened the public hearing and called for comments. There being none, on a motion by Commission Member Thompson, seconded by Commission Member Hilton, the Commission voted unanimously, with a vote of 7-0-0, to close the public hearing.

Commission Member Thompson asked about the zoning of the surrounding properties. Ms. Gleinser stated to the northeast there is residential and the remainder of the surrounding properties are zoned "PD" – Planned Development District for commercial uses. She stated that the support tower was required to be two times the height of the pole from any residential properties and that the proposed support tower met this requirement. Ms. Gleinser expressed Staff concerns about having a support tower in such close proximity to a future major thoroughfare.

Commission Member Bush felt the ideal location for the support tower would be on top of the Valliance Bank building. He felt that the applicant should contact the owner of the bank building to see if he would be willing to allow them to build it there.

Chairman Clark mentioned that the applicant could request that the item be tabled, if he would like more time to work out some of the issues. Mr. Kavanagh stated that it was tough to place a project on hold and did not wish to table the item.

Commission Member Hilton asked Mr. Kavanagh how many properties he had requested to be rezoned for similar support towers. Mr. Kavanagh stated that he had rezoned three to four properties in McKinney for similar support towers and a few hundred all over.

Commission Member Hilton asked Mr. Kavanagh how many of those support towers had fallen over. Mr. Kavanagh stated that none of them had fallen over.

Commission Member Hilton asked Mr. Kavanagh about how the tower was constructed. Mr. Kavanagh stated that the base of the tower was about 6' across, made of concrete and steel, and it would be about 18' deep, depending on the soil at the location. He stated that loss of power to a support tower was generally the major issue with a tower during a storm. Mr. Kavanagh stated that the Brazos Electric Substation was located next to the proposed property. He stated that they had already checked with Brazos Electric to see if they could place a tower on their property; however, they do not allow towers on their substation properties.

Commission Member Kochalka expressed concerns over the setback issues. Mr. Kavanagh felt the proposed tower's location was appropriate for the property and stated that the towers were built to address wind loads.

Chairman Clark asked if the proposed tower was built to collapse upon itself if for some reason it was to go down. Mr. Kavanagh stated that the pole should bend a little; however, not fall down.

The motion by Commission Member Thompson, seconded by Commission Member Gilmore, to recommend approval of the rezoning request as requested by the applicant, failed with a vote of 2-5-0. Chairman Clark, Vice-Chairman Franklin, Commission Member Bush, Commission Member Hilton, and Commission Member Kochalka voted against the motion.

The Commission approved the motion by Commission Member Kochalka, seconded by Commission Member Bush, to recommend denial of the rezoning request as recommended by Staff, with a vote of 5-2-0. Commission Members Kochalka and Thompson voted against the motion.

Chairman Clark stated that the recommendation of the Planning and Zoning Commission will be forwarded to the City Council meeting on April 16, 2013. He stated that the request would need a favorable supermajority vote from City Council to approve the rezoning request.