



TITLE: 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 1,500 Feet East of Lake Forest Drive and Approximately 230 Feet South of Future Collin McKinney Parkway, and Accompanying Ordinance

MEETING DATE: June 18, 2013

DEPARTMENT: Planning

CONTACT: Michael Quint, Director of Planning
Brandon Opiela, Planning Manager
Samantha Gleinser, Planner I

RECOMMENDED CITY COUNCIL ACTION:

- Staff recommends denial of the proposed rezoning request as the proposed support tower with communication antennas does not meet the required setbacks, exceeds the maximum height allowed for a support tower, and exceeds the maximum allowed height for a screening wall as specified in the City of McKinney’s Zoning Ordinance.

However, should the rezoning request be approved, the following special ordinance provisions shall apply:

1. The use and development of the subject property shall conform to the requirements of “PD” – Planned Development District Ordinance No. 2000-09-064, except as follows:
 - a. Support tower for cellular communication antennas shall be an allowed use.
 - b. The development of a support tower for cellular communication antennas on the subject property shall generally conform to the attached site plan exhibit.

- c. The support tower for cellular communication antennas shall be a maximum height of 130 feet and be located less than three times the height of the support structure from any property line as shown on the attached site plan exhibit.
- d. The masonry screening wall around the perimeter of the support tower for cellular communication antennas shall be ten feet in height as shown on the attached site plan exhibit.
- e. The support tower for cellular communication antennas shall be of stealth monopole design as shown on the attached site plan exhibit.
- f. The support tower for cellular communication antennas shall be designed with canister spaces for three additional carriers.

ITEM SUMMARY:

- The applicant is requesting to rezone approximately 3.15 acres of land 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, generally to modify the development standards to allow for a support tower for cellular communication antennas. The applicant has requested to maintain the base zoning designation of “C” – Planned Center District within the governing Planned Development District Ordinance No. 2000-09-64 for the subject property.
- The applicant is proposing to provide space for at least five cellular communication antennas (including space for three additional carriers) within a 130-foot tall, stealth tower as well as place an associated ground mounted equipment shelter (approximately 300 square feet) on the subject property. The support tower is proposed to be located approximately 230 feet south of Future Collin McKinney Parkway (associated screening wall within 190 feet of the right-of-way), approximately 30 feet from the eastern property line, and approximately 1,500 feet from the western property line.
- It is important to note that support towers for cellular communications antennas are allowed in all zoning districts with a specific use permit; however, the applicant’s proposal does not meet the requirements of the Zoning Ordinance for the base zoning district on the property. As such, the applicant is requesting to rezone the property to reduce the required setbacks from property lines, exceed the maximum allowed height for support towers, and exceed the maximum allowed height for the screening wall.
- At the March 26, 2013 Planning and Zoning Commission meeting, the Commission voted 5-2-0 to forward a recommendation of denial to the City Council. This item was tabled at the April 16, 2013 City Council meeting at the

request of the applicant in order to redesign the site layout. Staff determined that the changes made were significant enough to warrant that the item return to the Planning and Zoning Commission for consideration at the May 28, 2013 meeting, prior to the item being heard at a City Council meeting.

BACKGROUND INFORMATION:

- See attached Planning and Zoning Commission report.

FINANCIAL SUMMARY:

- N/A

BOARD OR COMMISSION RECOMMENDATION:

- On May 28, 2013 the Planning and Zoning Commission voted 5-1 to recommend denial of the proposed rezoning request. Because the Planning and Zoning Commission recommended denial of the proposed rezoning request, the case will need a favorable vote from $\frac{3}{4}$ of the City Council (6 members) in order to be approved.