

Planning and Zoning Commission Meeting Minutes of May 28, 2013:

12-234Z4 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

Ms. Samantha Gleinser, Planner for the City of McKinney, explained the proposed rezoning request. She discussed the revised site layout. Ms. Gleinser stated that Staff felt that this revision was an improvement over the previous request. She stated that 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.

Commission Member Bush asked Staff to show where the tower was previously proposed on the property. Ms. Gleinser pointed it out on the aerial shown on the overhead projector and explained that it was initially proposed to be 70-75' from Collin McKinney Parkway and further from the Brazos Substation.

Commission Member Bush asked Staff how far the current proposed tower location had moved. Ms. Gleinser stated that it moved back approximately

160'. Vice-Chairman Franklin asked if that was as far back as they could have moved it on the property. Ms. Gleinser said yes.

Commission Member Gilmore asked about the required setbacks for the tower. Ms. Gleinser stated that the support tower should be located at least three times the height of the structure, 390' in this case, from any property line.

Commission Member Thompson asked if the proposed tower fell over if it would cross the property line. Ms. Gleinser stated that if the 130' tower fell at this proposed location that it could cross the property line near the substation.

Commission Member Thompson asked if anything was proposed on the east side of the property. Vice-Chairman Franklin stated that the property to the east of this site was in the floodplain.

Chairman Clark asked about the surround properties. Ms. Gleinser stated that some of the property is zoned "PD" – Planned Development District and could be built upon at a later time.

Commission Member Hilton asked if there are buildings near the tower on Eldorado Parkway. Ms. Gleinser said yes.

Mr. Peter Kavanagh, Verizon Wireless, 1620 Handley, Ste. A, Dallas, TX, explained the proposed rezoning request. He felt that retail development could be proposed on the front side of the property near State Highway 121. Mr. Kavanagh stated that the ideal location would be to locate the communication antennas in the substation; however, they do not allow them on their property. He stated that they would be adjacent to the substation property and felt most people would think that they were located on the substation's property. Mr.

Kavanagh stated that the towers rarely go down during a storm. He felt that the setback requirement of three times the height of a tower wastes a lot of property. Mr. Kavanagh felt that towers should be located on the corners of properties and not in the middle of a property.

Chairman Clark asked Mr. Kavanagh what it would take for a tower to be built on this property and conform to the City's regulations. Mr. Kavanagh stated that the tower would need to be moved back to the previous location towards the center of the property and the tower would need to be shorter.

Chairman Clark asked Mr. Kavanagh how a shorter tower would affect their service. Mr. Kavanagh stated that the service would not be as good. He stated that they need to be able to get service into buildings, so people can use their phones inside. Mr. Michael Quint, Director of Planning for the City of McKinney, stated that the ordinance does require that new towers allow for three additional carrier location opportunities. He stated that a shorter tower would not allow for the required three additional carriers. Mr. Quint explained that the various carrier locations are at different elevations on the tower.

Commission Member Bush stated that he liked the proposed location over the previous location. He asked Mr. Kavanagh if there is a reason that the substation does not allow poles on their property. Mr. Kavanagh felt that it was a security issue.

Vice-Chairman Franklin asked Mr. Kavanagh how close the tower would be to the substation. Mr. Kavanagh stated that they were more than 130' from the wall of the substation.

Commission Member Thompson asked how many towers had fallen over recently. Mr. Kavanagh did not know of any towers falling recently.

Commission Member Bush asked Mr. Kavanagh if they could use some existing monopoles near State Highway 121 to place their antennas. He felt it might save money to lease those spaces instead of purchasing property. Mr. Kavanagh stated that Verizon Wireless only leases spaces for their antennas. He stated that they had utilized some monopoles along U.S. Highway 75.

Commission Member Hilton asked how many monopoles are located in McKinney other than the one located on Eldorado Parkway. Ms. Gleinser was not sure. Commission Member Thompson stated that there was one located in the Toyota dealership's parking lot. Mr. Brandon Opiela, Planning Manager for the City of McKinney, thought that there were at least six to seven monopoles in McKinney. Mr. Michael Quint, Director of Planning for the City of McKinney, stated that he felt there may be more than that number in McKinney.

Commission Member Gilmore asked about the tower at the Stonebridge Methodist Church. Mr. Opiela stated that it was different since they have a monument structure around their tower. He stated that the proposed tower would be similar to the tower on Eldorado Parkway and Orchid Drive.

Chairperson Clark opened the public hearing and called for comments. There were none.

Chairman Clark asked Mr. Quint to explain why Staff is recommending denial of this request. Mr. Quint stated that this request does not meet the City's ordinance requirements. He also felt that once the City starts making exceptions

to the ordinance for these towers, then we would keep getting more towers that did not meet the ordinance requirements. Mr. Quint gave an example of having multiple antennas together that are more noticeable.

The Commission voted on a motion by Commission Member Bush, seconded by Commission Member Hilton, to recommend denial of the proposed rezoning request as recommended by staff, with a vote of 5-1-0. Commission Member 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 June 18, 2013.