

Draft Planning and Zoning Commission Meeting Minutes of April 12, 2022:

- 22-** Conduct a Public Hearing to Consider/Discuss/Act on a Specific Use
- 0005SUP** Permit to Allow for Telecommunications Tower Uses, Located on the North Side of Hidden Haven Drive and Approximately 640 Feet West of Independence Parkway.

Ms. Kaitlin Sheffield, Planner II for the City of McKinney, explained the proposed specific use permit request. She stated that an exhibit has been submitted, which details the telecommunications tower location, ingress and egress points, landscaping, and screening. Ms. Sheffield stated that the exhibit aligns with the development regulations in the previous rezoning request (# 22-0026Z) for the subject property. She stated that Staff has evaluated the request based on the parameters listed in the Staff Report and feels that the proposed telecommunications tower location would not interfere and will not negatively impact adjacent developments. Ms. Sheffield stated that the telecommunications tower was approximately 330' from the elementary school property line to the west and more than 550' for the residential property lines to the north and south. She stated that the proposed screening wall for the telecommunications tower compound will be an 8' masonry screening wall with proposed landscaping around the masonry wall enclosure. Ms. Sheffield stated that the remainder of the subject property is proposed to be developed as a public park by the City of McKinney. She stated that Staff recommends approval of the proposed specific use permit request and offered to answer questions. There were none. Chairman Cox opened the public hearing and called for comments. He stated that the written comments received by Staff would be forwarded on to City Council at the May 3, 2022 meeting. Ms. Jacqueline Sicotte, 10101 Old Eagle River Lane, McKinney, asked where the telecommunications tower would be located on the subject property. Ms. Sheffield showed the location on the overhead display. Ms. Sicotte was concerned that

additional telecommunications towers could be installed on the property or additional tiers to the proposed tower if this request is approved. She stated that it would be difficult to hide an 80' tower from view. Mr. Gary Harnack, 10105 Sailboard Drive, McKinney, TX, asked about a possible facade design on the proposed tower that could blend in more with the adjacent residential development. Mr. Luc Sicotte, 10101 Old Eagle River Lane, McKinney, TX, referred to the subject property as a scorched piece of flat earth. He expressed concerns about the proposed location of the telecommunications tower to the play structure on the elementary school property and the adjacent residential properties, health concerns regarding radioactive waves, appearance of the proposed tower, and he didn't feel that the proposed tower would blend in anytime soon. Mr. Mason Griffin; Griffin Harris, PLLC; 4908 Spyglass Drive, Dallas, TX; stated that he was representing Hemphill Towers. He offered to discuss the proposed telecommunications tower with the residents and address their concerns after the meeting. Mr. Griffin stated that the proposed tower was proposed to be the furthest distance from the elementary school. He stated that there is approximately 640' or eight times the height of the proposed tower to the school's property line. Mr. Griffin stated that the previous tower request was located closer to the adjacent property owners than the current proposed request. He stated that their goal was to address the concerns raised at the previous City Council meeting and provide necessary infrastructure for growing cities and communities. Mr. Griffin stated that Verizon Wireless was not in the business of building towers where they were not needed. He stated that the projects were based upon their analysis of data that identifies where needs will be in the near future. Mr. Griffin stated that the last thing they want to do is wait until a problem is terrible before addressing it. He stated that they need to be in front of these issues. Vice-Chairman Mantzey asked if the lease would be for one telecommunications tower. Mr. Griffin stated that to his understanding the proposed specific use permit request was drafted to allow for one telecommunications tower on a specific location on the subject property, with a maximum height of 80', and must look like the drawings submitted with the request. He stated that it was

his understanding that the proposed specific use permit would not open the door to other towers on the subject property or installing the Christmas tree-like structure on the proposed tower. Commission Member Kuykendall asked about the proposed screening for the site. Mr. Griffin stated that it would have an 8' masonry fence surrounding the tower with landscaping around the exterior of the fence to screen the equipment at the base of the cell tower. He stated that the City of McKinney would be responsible for maintaining the landscaping. Chairman Cox stated that it appears that the landscaping is proposed to be 36" height and 5' on center at planting. Ms. Sheffield stated that was correct. Mr. Griffin stated that if you place something 80' tall to screen the 80' tall tower, then you have two 80' tall structures. Vice-Chairman Mantzey stated that some of the previous citizen concerns were addressed with the proposed request. He stated that the proposed 80' tower would not be hidden, since there are not any mature trees located on the property. Commission Member Kuykendall felt that once some of the resident's questions were answered that would address some of their concerns. On a motion by Vice-Chairman Mantzey, seconded by Commission Member Doak, the Commission unanimously voted to close the public hearing and recommend the proposed specific use permit request per Staff's recommendation, with a vote of 7-0-0. Chairman Cox stated that the recommendation of the Planning and Zoning Commission will be forwarded to the City Council meeting on May 3, 2022.