

Planning and Zoning Commission Meeting Minutes of March 12, 2013:

13-033SP Conduct a Public Hearing to Consider/Discuss/Act on the Request by Kimley-Horn and Associates, Inc., on Behalf of Castle Hill Partners, for Approval of a Site Plan for a City Elevated Water Storage Tank (Trinity Falls), Being Fewer than 3 Acres, Located Approximately 3,000 Feet East of C.R. 229 on the North Side of F.M. 543 (Weston Road)

Mr. Alex Glushko, Planner II for the City of McKinney, explained the proposed site plan. Mr. Glushko stated that Staff recommends denial of the meritorious exception for the reasons listed in the staff report, but that Staff recommends approval of the proposed site plan as conditioned in the staff report.

Chairman Clark asked Staff to discuss the western adjacent property and the associated sight line heading east on F.M. 543 (Weston Road). Mr. Glushko explained that the western adjacent property is an electrical substation and that both the electrical substation and the subject property have frontage on F.M. 543 (Weston Road).

Chairman Clark stated that the sight line includes a view through the chain linked fencing around the electric substation and asked if there was a method to get the fencing material on the electric substation changed. Mr. Glushko stated that that would be the responsibility of the property owner of the electric substation. Chairman Clark asked if the proposed landscaping would be inside the fence. Mr. Glushko said yes.

Commission Member Bush stated that he drove by the location and did not feel that the chain linked fencing on the subject property would be visible through the electric substation property fencing.

Mr. Russell Kennedy, Kimley-Horn and Associates, 5750 Genesis Ct., Frisco, TX, stated that there is a 100' transmission line that locks in the layout of the electric substation property and because of that did not feel that the proposed fencing would have an adverse impact on current or future development.

Chairman Clark asked what would be located between the electrical substation fence and the proposed fence on the west side of the subject property. Mr. Kennedy explained that it would be an open grassy area that GCEC (Grayson-Collin Electric Cooperative) would maintain.

Commission Member Gilmore asked if the proposed landscape would be located inside the proposed fencing. Mr. Kennedy said yes.

Mr. Kennedy stated that they are proposing a modification to the plan that was originally presented to the Planning and Zoning Commission, which includes an approximately 62' long section of 8' tall wrought iron fence with masonry columns 20' on center with a living plant screen along the western property line, from the southern property line northward, to offset the concerns regarding line of sight into the proposed elevated water storage tank property.

Mr. Opiela stated that if the Planning and Zoning Commission would like to approve the modified plan, with an approved screening device along a portion of the western property line, then that would need to be included in the motion.

Mr. Kennedy and Mr. Opiela discussed the originally proposed plan, which includes chain linked fencing along the entire western property line, and the modified plan, which includes approximately 62' of wrought iron with masonry columns 20' on center with living plant screen along the western property line.

Chairman Clark stated that he preferred the option of having approximately 62' of wrought iron with masonry columns 20' on center with living plant screen along the western property line of the subject property.

Mr. Opiela stated that the landscape plan on the overhead screen indicated CMU as a column material, but to be an approved screening device that it would need to indicate masonry as a column material, and recommended including that in the motion as well.

Chairman Clark opened the public hearing and called for comments. There being none, the Commission unanimously approved the motion with a vote of 5-0-0 by Commission Member Bush, seconded by Commission Member Hilton, to close the public hearing and recommend approval of the proposed site plan and meritorious exception with the added conditions that approved masonry columns be reflected on the landscape plan, and that an approximately 62' long section of wrought iron fencing with masonry columns 20' on center with living plant screen be required along the western property line from the F.M. 543 (Weston Road) right-of-way, northward, in conjunction with a maximum of an approximately 256' long section of chain linked fencing along the western side of the subject property.

Chairman Clark stated that the recommendation of the Planning and Zoning Commission will be forwarded to the City Council meeting on April 2, 2013.