

Draft Planning and Zoning Commission Meeting Minutes of February 14, 2023:

- 22-** Conduct a Public Hearing to Consider/Discuss/Act on a Specific Use
- 0022SUP3** Permit to Allow for Telecommunications Tower Uses, Located on the South Side of Collin McKinney Parkway and Approximately 1,250 Feet East of Piper Glen Road

Ms. Kaitlin Sheffield, Senior Planner for the City of McKinney, distributed a citizen comment in support of the request to the Commission prior to the meeting. She explained the proposed Specific Use Permit request to allow for a 115' monopole with a 4' lightening rod telecommunication structure and a 6' masonry screening wall with evergreen shrubs around the proposed tower and associated ground equipment. Ms. Sheffield stated that the applicant is requesting to reduce the setback requirement from 115' to approximately 30' on the property. She stated that the proposed tower would be located approximately 230' from the nearest residential structure. Ms. Sheffield briefly spoke about the Telecommunications Act of 1996. She stated that Staff is supportive of the proposed setback reduction and recommended approval of the request. Ms. Sheffield offered to answer questions. There were none. Mr. Jay Grogan, 2808 Fairmount, Dallas, TX, explained the proposed request, concurred with the Staff Report, and offered to answer questions. Commission Member Woodruff asked if the Salesmanship owns the property. Mr. Grogan said yes, through a different entity. Vice-Chairman Mantzey asked how far the proposed tower would serve. Mr. Grogan stated that it would cover the normal range and estimated approximately 1 ½ miles. Vice-Chairman Mantzey asked if it would cover the Craig Ranch Corporate Office Center. Mr. Grogan said yes. Chairman Cox opened the public hearing and called for comments. There was none. On a motion by Commission Member Lebo, seconded by Commission Member Woodruff, the Commission unanimously voted to close the public hearing and recommend approval of the

proposed request as recommended by Staff, with a vote of 7-0-0. Chairman Cox stated that the recommendation of the Planning and Zoning Commission would be forwarded to City Council for consideration at the February 21, 2023 meeting.