

**11-068SP** Chairman Clark called for a Public Hearing to Consider/Discuss/Act on the Request by Birkhoff, Hendricks & Carter, L.L.P., on Behalf of the City of McKinney, for Approval of a Site Plan for a City Elevated Water Storage Tank, Approximately 2.43 Acres, Located on the North Side of Virginia Parkway and Approximately 850 Feet West of Hardin Boulevard. Ms. Abra Nusser, Planner for the City of McKinney, explained the application. She stated that the elevated water storage tank is proposed to be 218 feet tall. Ms. Nusser stated that enhanced landscaping and screening is proposed, and the City plans to preserve a significant number of the trees that currently exist on the subject property. She stated that the proposed site plan also reflects four potential future wireless communication equipment shelter pads. Ms. Nusser stated that the placement of the wireless communication equipment is typical on elevated water storage tank sites in the City. She stated that all proposed site plans for City-owned property are considered by the City Council. Ms. Nusser stated that the conditions listed in the staff report are minor and should not be layout changing. She stated that Staff recommends approval of the proposed site plan with the conditions listed in the staff report. Chairman Clark stated that the City has already purchased the property to construct the elevated water storage tank. He stated that the Planning and Zoning Commission is considering the site plan at this meeting, not

the location of where the elevated water storage tank will be located. Chairman Clark opened the Public Hearing and called for comments. The following six citizens spoke in opposition to the proposed site plan. These citizens had concerns about the location of the elevated water storage tank, possible decrease in property values of the Inwood Hills residential subdivision, removal of the trees on the subject property, dust and debris during the building process, and visual appearance of the elevated water storage tank:

- Clint Henderson, 408 Elm Creek Drive, McKinney, TX
- Alma Rodriguez, 4109 Valley Ridge Lane, McKinney, TX
- Mitchell Curry, 400 James Herndon Trail, McKinney, TX
- Donna Maestas, 504 Elm Creek Drive, McKinney, TX
- Carlos Rivera, 4109 Valley Ridge Lane, McKinney, TX
- Julia Jiang, 3817 Lakehill Lane, McKinney, TX

Chairman Clark reiterated that the Commission was not considering the location of the elevated water storage tank. He stated that the Commission was only considering the site plan's conformance to the Zoning Ordinance. Ms. Nusser stated that there are a number of existing trees on the subject property. She stated that the City will try to preserve as many trees as possible. Ms. Nusser stated that tree preservation fencing will be installed, and that the City is installing more trees than what is required. Ms.

Nusser described the proposed landscaping for the subject property. Mr. Michael Hebert, Assistant Director of Engineering for the City of McKinney, stated that construction sites typically produce some dust and debris; however, the City would try to minimize it as much as possible. He described how the site for the elevated water storage tank was selected in relation to the City's water needs and the City's Master Plan. Vice-Chairman Tate asked when the property was purchased. Mr. Hebert stated that he believed it was purchased last year. Commission Member Radke asked if the property was purchased to build the elevated water storage tank. Mr. Hebert said yes. Vice-Chairman Tate stated that the Planning and Zoning Commission does not have the authority to change the location where the elevated water storage tank would be built. He suggested that the homeowners attend the City Council meeting being held on June 21, 2011 to express their concerns. The Commission unanimously approved the motion by Vice-Chairman Tate, seconded by Commissioner Jack Radke, to close the Public Hearing and approve of the proposed site plan as conditioned in the staff report. Chairperson Clark stated that the recommendation of the Planning and Zoning Commission will be forwarded to the City Council meeting on June 21, 2011.