

PLANNING AND ZONING COMMISSION

APRIL 12, 2022

The Planning and Zoning Commission of the City of McKinney, Texas met in regular session in the Council Chambers, 222 N. Tennessee Street, McKinney, Texas, on Tuesday, April 12, 2022 at 6:00 p.m.

Commission Members Present: Chairman Bill Cox, Vice-Chairman Brian Mantzey, Hamilton Doak, Deanna Kuykendall, Bry Taylor, Charles Wattley, Scott Woodruff, Russell Buettner – Alternate, and Eric Hagstrom - Alternate

Staff Present: City Secretary Empress Drane; Director of Planning Jennifer Arnold; Development Engineering Manager Matt Richardson; Planning Manager Caitlyn Strickland; Planner II Kaitlin Gibbon; Planners Jake Bennett, Lexie Schrader, and Sofia Sierra; IT Service Desk Technician II Bob Lisenby; and Administrative Assistant Terri Ramey

There were approximately 20 guests present.

Chairman Cox called the meeting to order at 6:00 p.m. after determining a quorum was present.

Chairman Cox called for public comments on non-public hearing agenda items. There were none.

22-0317 Update on 2022 McKinney Board & Commission Member Appointments

Chairman Cox called for the Information Sharing item. Ms. Empress Drane, City Secretary for the City of McKinney, gave a presentation on the Update on 2022 McKinney Board & Commission Member Appointments.

END OF INFORMATION SHARING

22-0318 Minutes of the Planning and Zoning Commission Regular Meeting of March 22, 2022.

Chairman Cox called for consideration of the Consent Item. The Commission unanimously approved the motion by Commission Member Woodruff, seconded by Commission Member Wattley, to approve the above Consent item as recommended by Staff, with a vote of 7-0-0.

END OF CONSENT

Chairman Cox called for the Plat Considerations.

Commission Member Taylor stepped down on the following item due to a possible conflict of interest.

22-0037PF Consider/Discuss/Act on a Preliminary-Final Plat for Ridgeline Addition, Located on the South Side of County Road 1006 and West of County Road 201.

Ms. Lexie Schrader, Planner I for the City of McKinney, explained the proposed preliminary-final plat. She stated that Staff recommended disapproval of the request due to its lack of conformance with the requirements of the Engineering Design Manual and the Subdivision Ordinance. Ms. Schrader offered to answer questions. Chairman Cox asked if the applicator was aware that Staff is recommending disapproval. Ms. Schrader said yes. Chairman Cox asked if Staff was working with applicant to get through the issues. Ms. Schrader said yes. On a motion by Vice-Chairman Mantzey, seconded by Commission Member Doak, the Commission unanimously voted to disapprove the request per Staff's recommendation, with a vote of 6-0-1. Commission Member Taylor abstained.

Commission Member Taylor returned to the meeting.

22-0039PF Consider/Discuss/Act on a Preliminary-Final Plat for Painted Tree Woodlands East Addition, Located Northeast Corner of Future Wilmeth Road and Future Taylor Burk Drive.

Ms. Kaitlin Sheffield, Planner II for the City of McKinney, explained the proposed preliminary-final plat. She stated that Staff recommended approval of the request with the condition listed in the Staff Report. Ms. Sheffield offered to answer questions. There were none. On a motion by Vice-Chairman Mantzey, seconded by Commission Member Woodruff, the Commission unanimously voted to approve the request per Staff's recommendation, with a vote of 7-0-0.

END OF PLAT CONSIDERATION UNDER TEXAS LOCAL GOVERNMENT CODE
CHAPTER 212

Chairman Cox continued the meeting with the Regular Agenda Items and Public Hearings on the agenda.

22-0002M2 Conduct a Public Hearing to Consider/Discuss/Act on a Request by the City of McKinney to Amend Chapter 146 (Zoning Regulations), Appendix G (MTC - McKinney Town Center Zoning District) of the Code of Ordinances.

Ms. Jennifer Arnold, Director of Planning for the City of McKinney, explained the proposed amendments to Chapter 146 (Zoning Regulations), Appendix G (MTC – McKinney Town Center Zoning District) of the Code of Ordinances. She stated that Staff recommends approval of the proposed amendment to modify the approval body for design exception requests involving building heights. Chairman Cox asked if the reason behind the proposed amendment was due to issues with building heights in downtown McKinney. Ms. Arnold said no and that staff has not yet received any design exception requests for building heights; however redevelopment activity in the Town Center has continued to increase and staff has heard of some interest from people to potentially pursue design exceptions for building heights. Ms. Arnold stated that since there is a large range of consideration, Staff felt that City Council might want to have oversight over these particular design exception requests. Chairman Cox opened the public hearing and called for comments. There being none, on a motion by Commission Member Kuykendall, seconded by Commission Member Taylor, the motion was approved to recommend approval of the 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.

22-0003SUP Conduct a Public Hearing to Consider/Discuss/Act on a Specific Use Permit for Automobile Dealership Sales (Best Price Auto Group), Located at 751 North Central Expressway.

Mr. Jake Bennett, Planner I for the City of McKinney, explained the specific use permit request. He stated that this item had previously come before Planning and Zoning and City Council during meetings last October and November. Mr. Bennett stated that City Council, in 2018, had several discussions regarding concerns to the prevalence of auto-related uses along the City's major corridors. He stated that the key takeaways that came out of those discussions, and relate to this case, were directives to discourage the proliferation of automobile sales along major thoroughfares and preserve U.S. Highway 75

(Central Expressway) and State Highway 121 (Sam Rayburn Tollway) for uses that enhance McKinney's presence along those major corridors. Mr. Bennett stated that currently, less than a mile from this location, Staff found that there are seven vehicle dealerships with prominent frontage to U.S. Highway 75 (Central Expressway). He stated that those seven vehicle dealerships take up roughly 1/3 of the entire frontage in that span and were housed on a combined 67 acres. Mr. Bennett stated that while there have been some changes regarding the building and the layout of the site itself, the proposed land use has not changed, and it was because of the land use that Staff must recommend denial of the specific use permit request. He stated that one letter of opposition was received and distributed to the Commission prior to the meeting. Mr. Bennett offered to answer questions. There were none. Mr. Bob Roeder; Abernathy, Roeder, Boyd & Hullett, P.C.; 1700 Redbud Boulevard; McKinney, TX; explained the specific use permit request. He stated that this was not the same case that came before the Commission or City Council last year. Mr. Roeder stated that this is a separate application for a specific use permit. He discussed the space limitations of the site. Mr. Roeder stated that the property was approximately one acre and that the proposed building would take up most of the site. He stated that the building would have offices and interior showrooms. Mr. Roeder stated that there were only 14 designated parking spaces for outside automobile display. He stated that the remaining parking spaces were required by City Code based upon the size of the building. Mr. Roeder stated that it would be automobile sales in a unique environment. He gave examples of allowable automobile uses on the subject property without a specific use permit. Mr. Roeder offered to answer questions. Commission Member Woodruff asked about how the interior would be laid out for the automobile sales and office uses. Mr. Roeder stated that there would be office spaces; however, primarily the interior would be open space for vehicles to be displayed. He mentioned the benefit of having the vehicles protected inside a covered area. Commission Member Wattley asked if there were any bay doors or garage doors planned for the back of the structure. Mr. Roeder stated that there would be garage doors for the vehicles to enter and exit the building. He stated that there would not be any mechanical work done onsite; however, there might be makeready or detail work performed on the vehicles. Chairman Cox opened the public hearing and called for comments. Mr. Alek Chapman, 323 Bois D Arc

Place, McKinney, TX, spoke in opposition to the request. He questioned how the proposed use would affect the adjacent residential neighborhood. Mr. Chapman asked about the proposed aesthetics of the building. He questioned if the use would be a boutique dealership or a used car dealership. Mr. Chapman stated that the front and back doors to McKinney are vehicle dealerships. He asked why another dealership was needed at this location and if any other uses had been considered at this site. On a motion by Vice-Chairman Mantzey, seconded by Commission Member Woodruff, the Commission unanimously voted to close the public hearing, with a vote of 7-0-0. Commission Member Doak asked about the trees on the back of the property. Mr. Roeder stated that those trees were located within the erosion hazard setback and would not be touched. Commission Member Doak asked if the makeready work would take place inside or outside of the building. Mr. Roeder stated that it would be in a limited situation and take place inside the building. Commission Member Doak asked about the proposed lighting on the back of the building near the adjacent residential properties. Mr. Roeder stated that he would not speak to that specifically; however, it would need to follow the City's lighting and glare ordinance. He added that the property sat vacant for years due to significant development issues. Vice-Chairman Mantzey stated that the City could not control facades due to recently passed State Laws. Mr. Bennett stated that was correct and that the City could not control facades within the historically significant area of the city. Commission Member Kuykendall asked about what all Staff considered when making the recommendation for denial for this request. Mr. Bennett stated that there were some differences of the site layout of the building from the last application and the current request; however, the land use did not change. He stated that the over concentration of the use in the area and City Council's directive was why Staff recommended denial. Vice-Chairman Mantzey asked if the City looked at concentration levels of any other uses. Ms. Jennifer Arnold, Director of Planning for the City of McKinney, stated that Staff made the recommendation based upon City Council's clear directive. Commission Member Doak questioned if Staff would push back on a carwash or lube center for this site. Mr. Bennett stated that a carwash would be allowed in a "C" – Planned Center District. Ms. Arnold stated that if a use was allowed by right, then Staff would have no subjective recommendation if the use is allowed by right within that zoning district. Commission

Member Kuykendall stated that we are looking at the proposed use and whether it is the best use for the site. Commission Member Wattley questioned when enough would be enough if we just keep letting more vehicle sale uses development in a concentrated area. Commission Member Wattley agreed with Staff's recommendation for denial of the request. Commission Member Doak stated that the site sat vacant for a long period of time. He stated that there were not a lot of uses that could be developed on this lot. Commission Member Doak felt the request was better than the previous submittal. He stated that he was in support of the request. Commission Member Woodruff stated that the site is challenging. He concurred with Commission Member Doak's comments. Commission Member Woodruff was in support of the request. Commission Member Kuykendall stated that Staff has clear directives from City Council, and she supports Staff's recommendation for denial of the request. Chairman Cox stated that he felt it was unfortunate that the request was lumped in with other automotive sale uses up and down the road. He stated that less than 50% of the site would be utilized. Chairman Cox stated that he was in support of this standalone application. Vice-Chairman Mantzey stated that it is confusing since it is a difficult piece of land, the proposed use will be different than other nearby car dealerships, and Staff has a clear directive from City Council. He stated that he would recommend approval of the request to allow City Council to have a simple majority vote on approval or denial of the request. On a motion by Commission Member Doak, seconded by Commission Member Taylor, the Commission voted to recommend approval of the proposed specific use permit request as requested by the applicant with the special ordinance provisions listed in the Staff Report, with a vote of 5-2-0. Commission Members Kuykendall and Wattley voted against the motion. Chairman Cox stated that the recommendation of the Planning and Zoning Commission will be forwarded to the City Council meeting on May 3, 2022.

21-0187Z Conduct a Public Hearing to Consider/Discuss/Act on a Request to Rezone the Subject Property from "PD" - Planned Development District to "PD" - Planned Development District, Generally to allow for Single Family Residential and Commercial Uses and to Modify the Development Standards, Located on the North Side of Stacy Road and on the East

Side of McKinney Ranch Parkway.

Ms. Kaitlin Sheffield, Planner II for the City of McKinney, explained the proposed rezoning request. She stated that Staff was supportive of the commercial uses proposed on Tract B; however, Staff has concerns with the proposed single family residential uses on Tract A. Ms. Sheffield stated that the subject property, approximately 21 acres, was recently rezoned in 2020 to allow for uses that align with the "C2" – Local Commercial District and it has historically been zoned to allow for office and commercial uses. She gave a brief history of the overall development plan for the approximately 110 acres between McKinney Ranch Parkway, Ridge Road, and Stacy Road. Ms. Sheffield stated that Staff understands that achieving retail uses on the entire 20.99-acre tract may be challenging given the existing and proposed configuration of the boulevard cross-section. She stated that Staff has concerns that the amount of proposed residential uses will eliminate any viability for meaningful commercial opportunities supportive of the urban environment originally envisioned. Ms. Sheffield stated that Staff is unable to support the proposed rezoning request and offered to answer questions. Mr. Martin Sanchez, 2000 N. McDonald Street, McKinney, TX, explained the proposed rezoning request. He gave a brief history for the planning and development for this general area, subject property, and the boulevard. Mr. Sanchez stated that with the boulevard it leaves two 10-acre sites. He discussed the surrounding uses and the proposed residential uses. Mr. Sanchez felt the Fiscal Analysis figures were low. He offered to answer questions. There were none. Chairman Cox opened the public hearing and called for comments. There being none, on a motion by Vice-Chairman Mantzey, seconded by Commission Member Wattley, the Commission unanimously voted to close the public hearing, with a vote of 7-0-0. Vice-Chairman Mantzey stated that he agreed with Staff's recommendation of denial for this rezoning request. He stated that he didn't like residential sandwiched between "C2" – Local Commercial District and apartments. Vice-Chairman Mantzey stated that the carwash abutting single family residential would be unattractive. He questioned if we allow "C2" – Local Commercial District and apartments to be developed adjacent to an existing single family residential development. Chairman Cox stated that he liked what the applicant was proposing. He stated that it was a tough site with the boulevard in place. Commission Members Taylor and Woodruff concurred with Chairman Cox's statements.

Vice-Chairman Mantzey stated that he did not care for “C2” – Local Commercial District or a carwash near single family residential development. He felt that “C1” – Local Commercial District would be better than “C2” – Local Commercial District. Commission Member Kuykendall stated that she agreed with Staff’s recommendation for denial. Commission Member Doak stated that he agreed with some of Chairman Cox and Vice-Chairman Mantzey’s comments. He stated that with the subject property being broken into two lots that he could not see the entire site as “C2” – Local Commercial District; therefore, he would be in support of the proposed rezoning request. On a motion by Commission Member Doak, seconded by Commission Member Woodruff, the Commission voted to approve the proposed rezoning request with the special ordinance provisions listed in the Staff Report, with a vote of 5-2-0. Vice-Chairman Mantzey and Commission Member Kuykendall voted against the motion. Chairman Cox stated that the recommendation of the Planning and Zoning Commission will be forwarded to the City Council meeting on May 3, 2022.

22-0012Z Conduct a Public Hearing to Consider/Discuss/Act on a Request to Zone the Subject Property to "PD" - Planned Development District, Generally to Allow for Commercial and Heavy Machinery Sale and Storage Uses, Located on the West Side of State Highway 5 (McDonald Street) and Approximately 2,800 Feet North of Telephone Road.

Ms. Kaitlin Sheffield, Planner II for the City of McKinney, explained the proposed zoning request. She stated that an associated annexation request would be considered at the May 3, 2022 City Council meeting. Ms. Sheffield stated that although the existing developments surrounding the subject property are not within the city limits and are not subject to the zoning ordinance, the proposed request is of a similar use to the adjacent Bobcat of North Texas – McKinney property to the west as well as the existing storage facilities to the east and west of the subject property. She stated that Staff feels that the proposed zoning request should not negatively impact the surrounding uses. Ms. Sheffield stated that Staff recommends approval of the proposed request and offered to answer questions. Mr. Martin Sanchez, 2000 N. McDonald Street, McKinney, TX, explained the proposed zoning request and stated that there is an associated annexation request. He stated that Kirby Smith Machinery does a lot of work with Texas Department of

Transportation and other developments in this area. Mr. Sanchez offered to answer questions. Commission Member Taylor asked if this use would be like the RDO Equipment Company in McKinney. Mr. Sanchez said yes. Chairman Cox opened the public hearing and called for comments. There being none, on a motion by Vice-Chairman Mantzey, seconded by Commission Member Taylor, the Commission unanimously voted to close the public hearing and recommend approval of the proposed zoning request as recommended by Staff, 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.

22-0026Z Conduct a Public Hearing to Consider/Discuss/Act on a Request to Rezone the Subject Property from "PD" - Planned Development District to "PD" - Planned Development District, Generally to Modify the Development Standards and to Allow for a Telecommunications Tower, 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 zoning request. She stated that the City of McKinney is requesting to rezone approximately 7.44 acres of land, generally to allow for governmental uses, such as a park, and to allow for a telecommunications tower with approval of a specific use permit. Ms. Sheffield stated that part of the development regulations there are special use permit criteria for a telecommunications tower that include minimum setback requirements, screening, maximum height, and landscaping. She stated that the development regulations would modernize the zoning on the subject property to the City's standard "GC" – Governmental Complex zoning district and would add flexibility and specific criteria for allowing a telecommunications tower on the property. Ms. Sheffield stated that given the location and the proposed specific use permit request bringing the subject property into a modernize zoning district, Staff does not have any concerns with the proposal. She stated that the proposed rezoning request is to allow for the governmental complex. Ms. Sheffield stated that the telecommunications tower by the specific use permit is a separate request would be considered later during this meeting's agenda. She offered to answer questions. Vice-Chairman Mantzey stated that a similar request came was considered last

year that was 100'-200' from the Prosper Independent School District school that failed at the City Council meeting. He asked if Staff felt the concerns were met with moving the telecommunications tower to the park area instead of being located by the school. Ms. Sheffield stated that Staff felt that the previous concerns of the cell tower being located near a school and residential properties had been addressed with the proposed request. Vice-Chairman Mantzey stated that residents also had concerns about the cell tower being highly visible and having a cell tower located near them. He stated that the telecommunications tower would still be quite visible and still in the middle of the single-family residential development with the proposed request. Ms. Sheffield stated that there were some health concerns expressed during the previous request. She stated that Staff is not allowed to make recommendations based upon health concerns per the Telecommunications Act of 1996. Chairman Cox stated that there are two approval processes. Ms. Sheffield stated that the request before the Commission is for the zoning of the base district of the governmental complex uses and to allow the telecommunications tower with a specific use permit, which is the following item on the meeting agenda. Mr. Mason Griffin; Griffin Harris, PLLC; 4908 Spyglass Drive, Dallas, TX; stated that he was representing Hemphill Towers. He gave a brief history of the previous request and explained current request. Mr. Griffin stated that they were proposing a stealth pole design tower with interior antennas to minimize the visual impact. He offered to answer questions. Chairman Cox asked what residents will notice about the proposed telecommunications tower if it is allowed to be built. Mr. Griffin stated that the tower will be visible. He stated that as the landscaping and trees grow up around the tower it will become less noticeable. Mr. Griffin stated that they tried to move the telecommunications tower as far away from residents as possible with this request. Chairman Cox opened the public hearing and called for comments. Mr. Luc Sicotte, 10101 Old Eagle River Lane, McKinney, TX, stated that his property is located across the street from the proposed telecommunications tower. He stated that the subject property is completely flat and there are not trees on the site. Mr. Sicotte stated that it might take 40 years for the telecommunications tower to disappear if nursery stock trees are planted on the site. He stated that there is a play structure, used by the children during recess, on the far edge of the school. Mr. Sicotte stated that Hidden Haven Road and the Reserve at Westridge

development is located near the proposed telecommunications tower. Mr. Gary Harnack, 10105 Sailboard Drive, McKinney, TX, expressed concerns about the proposed telecommunications tower. He suggested that the water tower at Westridge Boulevard and Independence Parkway would be a better location for the cellar antennas. Ms. Jacqueline Sicotte, 10101 Old Eagle River Lane, McKinney, TX, expressed health concerns of the telecommunications tower frequencies and having a telecommunications tower at a park where a lot of children would be playing. She found a document that stated that no telecommunications towers would be allowed on park property; however, she was unsure if it was a City of McKinney document. On a motion by Commission Member Doak, seconded by Commission Member Wattley, the Commission unanimously voted to close the public hearing, with a vote of 7-0-0. Vice-Chairman Mantzey asked Staff if they held outreach meetings with the adjacent property owners to discuss the proposed plans for the park and telecommunications tower. Ms. Sheffield stated that the City has not held any outreach for this rezoning request or the specific use permit request with the residents. Vice-Chairman Mantzey asked Staff if they knew anything about the document that Ms. Sicotte mentioned that stated telecommunications tower were not allowed on park property. Ms. Jennifer Arnold, Director of Planning for the City of McKinney, stated that she was not familiar with the document. She stated that the City's legal department had been the lead on these requests and Planning Staff had relied upon their expertise. Ms. Arnold stated that Staff could go back to the legal team to discuss the relationship between the potential small cell versus a telecommunications tower in city parks. Vice-Chairman Mantzey stated that he voted for the previous rezoning request. He stated that a safety report for the stealth tower was include in the previous request. Vice-Chairman Mantzey stated that the Commission could not consider certain health factors due to federal regulations. He stated that telecommunications tower were a utility that was needed and used more and more. Vice-Chairman Mantzey stated that he is in support of the proposed rezoning request; however, he encouraged the City to reach out to the residents about the proposed requests. Commission Member Doak asked if the City of McKinney owns the subject property or if they have an option on it. Ms. Sheffield stated that DR Horton owns the subject property. She stated that the City of McKinney can purchase the property if the rezoning and specific use permit requests are approved. On a motion by Vice-Chairman

Mantzey, seconded by Commission Member Woodruff, the Commission unanimously voted to recommend approval of the proposed rezoning request as recommended by Staff, 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.

- 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.

END OF THE REGULAR AGENDA ITEMS AND PUBLIC HEARINGS

Chairman Cox called for public comments regarding matters not on the agenda. There were none.

Chairman Cox called for Commission and Staff comments. Chairman Cox thanked the City Staff for their hard work.

On a motion by Commission Member Kuykendall, seconded by Vice-Chairman Mantzey, the Commission unanimously voted to adjourn the meeting, with a vote of 7-0-0. There being no further business, Chairman Cox declared the meeting adjourned at 7:52 p.m.

BILL COX
Chairman