



TITLE: 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 and on the North Side of F.M. 543 (Weston Road)

MEETING DATE: April 2, 2013

DEPARTMENT: Development Services

CONTACT: Michael Quint, Director of Planning
Brandon Opiela, Planning Manager
Alex Glushko, AICP, Planner II

RECOMMENDED CITY COUNCIL ACTION:

- Staff recommends approval of the proposed site plan with the following conditions:
 1. The applicant satisfy the conditions as shown on the Standard Conditions for Site Plan Approval Checklist, attached.

The applicant has requested a meritorious exception which Staff is recommending denial of:

2. The applicant receive approval of a meritorious exception requiring an approximately 62' long section of wrought iron fencing with masonry columns 20' on center with living plant screen 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.

ITEM SUMMARY:

- The applicant is proposing to construct an elevated water storage tank on the north side of F.M. 543 (Weston Road) and approximately 3,000 feet east of C.R. 229 on approximately 2.87 acres. The tank is proposed to be 222 feet tall. The location of the tank is proposed to be located in the southwestern portion of the Trinity Falls Municipal Utility District Planning Unit #1, which is in McKinney's extraterritorial jurisdiction (ETJ).
- Once completed, the proposed elevated water storage tank and associated features will be dedicated to and maintained by the City of McKinney. Site plans

for City-owned and maintained properties are considered by the City Council; therefore, the recommendation of the Planning and Zoning Commission has been forwarded to City Council for consideration.

- The applicant originally proposed a meritorious exception to allow for chain linked fencing along the entire western side of the subject property; however, at the Planning and Zoning Commission meeting on March 12, 2013, the applicant proposed a modified site plan which included an approximately 62' long section of wrought iron fencing with masonry columns 20' on center with living plant screen along the western property line from the F.M. 543 (Weston Road) right-of-way, northward, in conjunction with an approximately 256' long section of chain linked fencing along the western side of the subject property.
- The Planning and Zoning Commission recommended approval of the modified site plan and meritorious exception; however, Staff remains opposed to the proposed section of chain link fence.
- Since the Planning and Zoning Commission meeting, the applicant has further revised the modified site plan to address the minor conditions of approval stated in the Planning and Zoning Commission staff report as well as at the Commission meeting, including indicating approved masonry columns in conjunction with wrought iron fencing and living plant screen on the landscape plan, modifying the subject property boundary on the landscape plan, and adding required sidewalks to both the site and landscape plans.

BACKGROUND INFORMATION:

- See attached Planning and Zoning Commission Staff Report

FINANCIAL SUMMARY:

- N/A

BOARD OR COMMISSION RECOMMENDATION:

- On March 12, 2013 the Planning and Zoning Commission voted unanimously with a vote of 5-0-0 to recommend approval of the proposed site plan with the following conditions:
 1. The applicant satisfy the conditions as shown on the Standard Conditions for Site Plan Approval Checklist, attached.
 2. The applicant receive approval of a meritorious exception requiring an approximately 62' long section of wrought iron fencing with masonry columns 20' on center with living plant screen 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.