

**ITEM 4      CASE #08-02-PD – HOLD PUBLIC HEARING REGARDING A PLANNED DEVELOPMENT AND CONSIDER A RECOMMENDATION REGARDING AN ORDINANCE**

Receive public input regarding a request for a Planned Development of Adam Bradford Survey, A-152, portion of Tract 1A03 from PD 1474 (Planned Development 1474) and CUD 754 (Community Unit Development District 754) zoning to PD (Planned Development) zoning and consider a recommendation regarding an Ordinance. This property is located on the southwest corner of Harwood Road and Bear Creek Parkway.

Chairman McNeese opened the public hearing.

Chris Barker, Assistant Director of Planning and Development, gave a brief description of the case. The applicant, Verizon Wireless, represented by Barry Knight, is seeking approval of a Planned Development Zoning Change for 16.6313 acres located at the southwest corner of Harwood Road and Bear Creek Parkway. The property is currently zoned PD 1474 (Planned Development 1474) and CUD 754 (Community Unit Development District). A Site Plan (08-09-SP) is being considered concurrently with this zone change. Specifically, the applicant intends to construct a 31,370 square foot communications facility with associated and required parking, landscaping and screening. The facility would consist of a single, one-story structure located near the north of the property. The building will feature 100% masonry construction through the use of brick. Ingress and egress points would be provided off of Bear Creek Parkway (primary) and Harwood Road (secondary). Both of these points will be gated controlled access points highlighted by decorative masonry entry walls. A 6' ornamental fence with stone columns will surround the facility on the north, east and south elevations. The west elevation will feature a 6' masonry fence constructed of stone columns with split face masonry block walls. The proposed landscaping will exceed the landscaping requirements found even in TX 121 District Development standards. Staff has worked diligently with both the applicant as well as the Villages of Bear Creek Property Owners Association to insure that the proposed site plan, landscaping and screening meet the VOBCPOA deed restrictions and requirements. Included in your packet is a letter from Shannon Bullard, Association Manager, stating their approval and indicating their support for the project.

Chris stated the applicant's representatives, Michael Hupence, Barry Knight, and Tim Tripp, were available for questions.

Chairman McNeese asked for any proponents/opponents to come forward for any comments. Seeing none the public hearing was closed.

Commissioner Portugal asked if there would be employees on site 24 hours a day.

Barry Knight, 5400 Renaissance Tower, Dallas, Texas, stated this will be a 24 hour operation.

Commissioner Bearden asked if the name Verizon Wireless would be placed on the address block sign.

Barry Knight stated that the name would not be placed on the address block sign.

Commissioner Bearden asked if they were going to propose the tower in the future.

Barry Knight stated the tower is not needed currently. If there is a desire in the future then they would come forth and go through proper process.

Commissioner Bearden asked if the lighting will be an issue for the adjacent apartment complex.

Chris Barker stated that the lighting plan has been certified by a lighting engineer. The lighting plan meets the requirements of the U.D.C. and does not trespass the property.

Mike Collins stated if by chance once the building is constructed and there was a light trespass problem then it would be worked out with the property owner to correct the issue.

Vice Chairman May asked what the purpose of this project will be.

Tim Tripp, 2100 El Dora Drive, Keller, Texas, stated it used as a mobile switching center. The cell towers around the area will tie back to this location and process all the mobile calls.

Vice Chairman May asked if a color rendition for the building was available.

Michael Hupence passed around color samples for the Commission.

Commissioner Bearden asked if there would be substantial utility work for this property to connect to the grid.

Tim Tripp stated it will be typical utility work and that there are fiber optic lines already located there.

Commissioner Huffman made a motion to approve case #08-02-PD. Commissioner Portugal seconded the motion. The vote was as follows:

Ayes: Chairman McNeese, Vice Chairman May, Commissioners Zahn, Huffman, Portugal, Bearden, Mennis

Nays: None

Abstention: None

The motion carried (7-0-0)