

**Planning and Zoning Commission Meeting Minutes of October 22, 2019:**

**19-0001SUP** Conduct a Public Hearing to Consider/Discuss/Act on a Specific Use Permit Request to Allow for a Utility Substation, Located Approximately 850 Feet West of the Terminus of Laud Howell Parkway and Approximately 6,260 Feet South of FM 543. Ms. Kaitlin Gibbon, Planner I for the City of McKinney, explained the proposed specific use permit request for a utility substation. She stated that the property has “C1” – Neighborhood Commercial District zoning that requires a specific use permit be granted in order for a utility substation to be operated on the subject property. Ms. Gibbon stated that Staff has evaluated the request and feels that the site is appropriate for the proposed use. She stated that there would be room for future development along the future Laud Howell Parkway street frontage. Ms. Gibbon stated that the adjacent surrounding properties are undeveloped at this time. She stated that the proposed substation would connect to existing overhead powerlines that run across the property. Ms. Gibbon stated that Staff understands the need for certain public and private infrastructure to support growth and development. She stated that Staff recommends approval of the proposed specific use permit and offered to answer questions. Commission Member Haeckler asked about the screening requirements for this type of building. He also asked for the overall height of the facility. Ms. Gibbon stated that the applicant labeled the different heights for the various equipment. She stated that the highest pole reaching to the power lines would be approximately 90’. Ms. Gibbon stated that it would need to be screened from the right-of-way. She stated

that the applicant is proposing a masonry screening wall along future Laud Howell Parkway. Ms. Gibbon stated that there is currently a large wooded floodplain area adjacent to the western property line. Commission Member Haeckler asked for clarification on the materials of the proposed masonry screening wall. Ms. Gibbon stated that it would be precast with masonry brick columns. Mr. Brian Satagaj, Halff Associates, Inc., 3803 Parkwood Boulevard, Suite # 800, Frisco, TX, concurred with the Staff Report. He stated that the intent of the screening wall would be to use precast with an integrated form line facade, then painted. Mr. Satagaj 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 Doak, the Commission unanimously voted to close the public hearing and recommend approval of the proposed specific use permit 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 November 19, 2019.