

Planning and Zoning Commission Meeting Minutes of February 27, 2018:

17-186SUP Conduct a Public Hearing to Consider/Discuss/Act on a Specific Use Permit and Site Plan for a Meter and Flow Control Facility (North McKinney Pipeline, Phase III), Located Approximately 1,500 Feet South of Bloomdale Road and on the West Side of Redbud Boulevard

Ms. Danielle Quintanilla, Planner I for the City of McKinney, explained the proposed specific use permit and site plan request. She stated that the applicant is requesting approval of a specific use permit (SUP) and site plan to allow for a utility substation, a meter and flow control facility, on the subject property. Ms. Quintanilla stated that the proposed meter and flow control facility is approximately 850 square feet. She stated that this facility will work in conjunction with the future City of McKinney Redbud Pump Station and North McKinney Pipeline Phase III. Ms. Quintanilla stated that the zoning for the subject property is "AG" – Agricultural District and requires that a specific use permit (SUP) be granted in order to allow for a utility substation. She stated that given that the area is industrial in nature, the Future Lane Use Plan (FLUP) calls for this area to be industrial, and the nearby developments are proposed to be industrial uses, the meter and flow control facility will be compatible with the future surrounding land uses. Ms. Quintanilla stated that Staff combined the specific use permit (SUP) and site plan as one request. She stated that approval of the specific use permit (SUP) will constitute approval of the site plan and landscape plan for the development. Ms. Quintanilla stated that Staff recommends approval of the specific use permit (SUP) and site plan request. Ms. Quintanilla offered to answer questions. There were none.

Ms. Colleen Howard, 600 W. 6th Street, Fort Worth, TX, stated that she was one of the engineers on the project and was representing the North Texas Municipal Water District. She stated that this would be a water flow control facility. Ms. Howard stated that it was going to connect the pipeline to the future McKinney Redbud Pump Station and the future North Texas Pump Station. She stated that it was critical to provide enough water to the City of McKinney. Ms. Howard offered to answer questions. There were none.

Chairman Cox opened the public hearing and called for comments. There being none, on a motion by Commission Member McCall, seconded by Alternate Commission Member McReynolds, the Commission unanimously voted to recommend approval of the proposed specific use permit and site plan as recommended by Staff, with a vote of 6-0-0.

Chairman Cox stated that the recommendation of the Planning and Zoning Commission will be forwarded to the City Council meeting on March 20, 2018.