

Planning and Zoning Commission Meeting Minutes of October 24, 2017:

17-125SUP Conduct a Public Hearing to Consider/Discuss/Act on a Specific Use Permit and Site Plan for a Pump Station (Redbud Pump Station), Located Approximately 980 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. She stated that the City of McKinney's Engineering Department is requesting approval of a specific use permit and site plan to allow for an 11,533 square foot utility substation (Redbud Pump Station) and four water storage tanks. Ms. Quintanilla stated that the zoning on the property is "AG" – Agricultural District which allows for a utility substation and water storage tanks with the approval of a specific use permit. She stated that given that the area is industrial in nature, the Future Land Use Plan (FLUP) calls for this area to be industrial and the future, adjacent developments are proposed to be industrial uses, it is Staff's professional opinion that the utility substation and water storage tanks will be compatible with the surrounding land uses. Ms. Quintanilla stated that in addition to the specific use permit request, the Engineering Department is requesting approval of a variance. She stated that typically variances are requested during the site plan review process. Ms. Quintanilla stated that Staff combined the specific use permit and the site plan as one request since a site layout exhibit is required for the specific use permit request. She stated that approval of the specific use permit shall also constitute approval of the site plan, landscape plan, and associated variance request. Ms. Quintanilla stated that the Engineering Department is requesting a variance for an alternate screening device to screen the bay door located on the north

side of the building from public right-of-way (McLarry Drive). She stated that the alternate screening consists of an 8' tall chain link fence, Cedar Elm trees, Dwarf Wax Myrtle shrubs, and existing trees on the northwest portion of the property, which will remain until the future phases are constructed. Ms. Quintanilla stated that the chemical building just southwest of the bay door will also provide partial screening. She stated that the Engineering Department has indicated that traditional screening materials with piers and a foundation could interfere with the existing, buried infrastructure located north of the proposed building. Ms. Quintanilla stated that although a chain link fence is not an ideal screening material, it has been indicated as a temporary structure. She stated that it will also be enhanced by the existing trees as well as the proposed Cedar Elm trees and Wax Myrtle shrubs. Ms. Quintanilla stated that during a future phase of construction, an 8' tall wrought iron decorative fence with masonry columns and evergreen shrubs will be constructed along McLarry Drive, satisfying the screening requirement per the ordinance. She stated that once the future water tanks have been constructed, they will also serve as screening. Ms. Quintanilla stated that given the proposed chain link fence, row of shade trees, and shrubs to be planted along a portion of the chain link fence and existing trees to remain in place, it is Staff's professional opinion that the Engineering Department has met the intent of the Zoning Ordinance. She stated that Staff has no objections to the variance request to utilize an alternate screening device. Ms. Quintanilla stated that Staff recommends approval of the specific use permit and site plan variance request. She offer to answer questions.

Commission Member McCall asked where this would be located from the future college training academy. Ms. Quintanilla stated that it would be located to the west of it.

Vice-Chairman Mantzey asked about the construction timeline for the second two tanks. Ms. Quintanilla stated that she would allow the applicant to speak to the timeline for them.

Alternate Commission Member McReynolds asked about the location of the cemetery to the subject property. Ms. Quintanilla stated that it was located just north of the proposed utility substation.

Mr. Sam Meisner, Freese and Nichols, Inc., 2211 N. Haskell Avenue, Dallas, TX, stated that they were the engineering consultant for the City of McKinney on this project. He explained the proposed specific use permit. Mr. Meisner gave examples of when the future tanks might be built on the subject property. He stated that these expansions would be driven by growth and water demand.

Chairman Cox asked for clarification on what areas of the City these tanks would serve. Mr. Meisner stated that the pressure plane # 794 would be for the east side of Highway 75 (Central Expressway) and pressure plane # 850 would be Highway 75 (Central Expressway) to the west. Chairman Cox asked for clarification on a pressure plane. Mr. Meisner explained that was the elevation of the water towers.

Chairman Cox opened the public hearing and called for comments. There being none, on a motion by Commission Member Cobbel, seconded by Alternate Commission Member McReynolds, the Commission unanimously voted to recommend approval of the proposed specific use permit and site plan to allow for a utility substation and four water storage tanks 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 December 5, 2017.