



**16-257M**

**TITLE:** Conduct a Public Hearing to Consider/Discuss/Act on a Request by the City of McKinney to Amend Chapter 146, Appendix F-4 (Schedule of Uses) and Appendix G (MTC - McKinney Town Center Zoning District) of the Zoning Regulations

**COUNCIL GOAL:** Direction for Strategic and Economic Growth

**MEETING DATE:** September 13, 2016

**DEPARTMENT:** Planning

**CONTACT:** Matt Robinson, AICP, Planning Manager  
Brian Lockley, AICP, Director of Planning

**RECOMMENDED CITY COUNCIL ACTION:**

- Staff recommends approval of the proposed amendments to the Zoning Ordinance.
- The recommendation of the Planning and Zoning Commission will be forwarded to the City Council for consideration at the September 20, 2016 meeting.

**ITEM SUMMARY:**

- Staff is proposing to amend Section 146, Appendix F-4 (Schedule of Uses) to modify the use table to require a Specific Use Permit (SUP) for Utility Substation or Regulating Stations in all zoning districts.
- In addition, Appendix G (Section G-2.6 McKinney Town Center Zoning District - Schedule of Permitted Uses) is being modified to add a use category for Utility Substation or Regulation Station and to require a SUP in all character districts.

**BACKGROUND INFORMATION:**

- Recently, the City was approached by Brazos Electric Power Cooperative (BEPC) about the possibility of having another power substation along one of McKinney's prime commercial development corridors along State Hwy 121. Given that utility substations are currently permitted in every zoning district within the City, if BEPC moves forward with their plans, the City would not have much

say in the site selection process. Having another substation along a prime commercial corridor creates several issues for the City as it creates unsightly development that impacts the potential for future development around the site and reduces the amount of available land for non-residential development. By requiring an SUP in all areas of the City, the City Council will be given the opportunity to weigh in on any site selections before they are concluded.

- Staff surveyed several neighboring cities (Plano, Frisco, Allen, The Colony) to provide a comparison on how these cities handle utility substations. Below is a brief summary for each city:
  - Plano:
    - An Electrical Substation requires an SUP in all zoning districts, except their Agricultural District where it is permitted by right.
  - Frisco:
    - Electrical substations are classified as a Private Utility and are a permitted use in all districts.
  - Allen:
    - Electrical substations are classified as a Public Service Facility, which encompasses a variety of public service structures. An SUP is required in their office and corridor commercial districts and is permitted by right in their remaining industrial, office and retail/commercial districts. Public Service Facilities are not a permitted use in any residential districts.
  - The Colony:
    - Electrical Substations are a permitted use in all commercial and industrial districts. An SUP is required in all other zoning districts.

#### **SUPPORTING MATERIALS:**

[Proposed Appendix F-4 Changes](#)

[Proposed Appendix G-2.6 Changes](#)