



17-186SUP

TITLE: 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, and Accompanying Ordinance

COUNCIL GOAL: Direction for Strategic and Economic Growth

MEETING DATE: March 20, 2018

DEPARTMENT: Planning

CONTACT: Brian Lockley, Director of Planning, AICP, CPM
Samantha Pickett, Planning Manager, AICP
Danielle Quintanilla, Planner I

RECOMMENDED CITY COUNCIL ACTION: Staff recommends approval of the specific use permit and site plan to allow a meter and flow control facility (North McKinney Pipeline, Phase III), with the following condition:

Prior to the issuance of a building permit:

1. The applicant satisfy the conditions as shown on the Standard Conditions for Site Plan Approval Checklist, attached.

APPLICATION SUBMITTAL DATE: June 27, 2017 (Original Application)
August 8, 2017 (Revised Submittal)
October 25, 2017 (Revised Submittal)
November 20, 2017 (Revised Submittal)
February 6, 2018 (Revised Submittal)

ITEM SUMMARY: The applicant is requesting approval of a specific use permit (SUP) and site plan to allow for a utility substation (meter and flow control facility) on the subject property. The proposed meter and flow control facility is approximately 850 square feet and is located on a 0.47 acre tract of land. This facility will work in conjunction with the future City of McKinney Redbud Pump Station and North McKinney

Pipeline Phase III.

The City of McKinney's Engineering Department received approval of a specific use permit and site plan for the Redbud Pump Station (Case No. 17-125SUP) from City Council on December 5, 2017.

The zoning for the subject property ("AG" - Agricultural District) requires that a specific use permit be granted in order to allow for a utility substation on the subject property. As part of the specific use permit request, the applicant has submitted a site layout exhibit detailing the proposed layout of the meter and flow control facility.

PLATTING STATUS: The subject property is currently unplatted. A record plat or plats, subject to review and approval by the Director of Planning, must be filed for recordation with the Collin County Clerk, prior to issuance of a certificate of occupancy.

ZONING:

Location	Zoning District (Permitted Land Uses)	Existing Land Use
Subject Property	"AG" - Agricultural District (Agricultural Uses)	Undeveloped Land
North	"AG" - Agricultural District (Agricultural Uses)	Undeveloped Land
South	"LI" - Light Industrial District (Industrial Uses)	Undeveloped Land
East	"LI" - Light Industrial District (Industrial Uses)	Undeveloped Land
West	"AG" - Agricultural District (Agricultural Uses) and "CC" - Corridor Commercial Overlay District	Undeveloped Land

SPECIFIC USE PERMITS: When acting on a request for a specific use permit, the following factors should be considered:

- Compatibility with adjacent and neighboring land uses in the immediate area
- Adaptability of building structures to the proposed use
- Infrastructure requirements: roads, sidewalks, access to public streets, parking, and drainage
- Elements such as screening, open space, building heights, and compatibility of existing buildings to the proposed use

Staff has evaluated the request based on the above mentioned parameters and is of the professional opinion that the site is appropriate for a utility substation (meter and

flow control facility). Given that the area is industrial in nature, the Future Land Use Plan (FLUP) calls for this area to be industrial, and that the nearby developments are proposed to be industrial uses, the meter and flow control facility will be compatible with the future surrounding land uses.

SITE LAYOUT: The attached exhibit provides a general layout of the meter and flow control facility. The site circulation, screening, parking, sanitation, and landscaping requirements are in general conformance with the Zoning Ordinance. Approval of the specific use permit shall also constitute approval of the site plan and landscape plan for the proposed development.

IMPACT ON EXISTING DEVELOPMENT: Staff does not anticipate that the specific use permit request would have a negative impact on adjacent developments.

CONFORMANCE TO THE FUTURE LAND USE PLAN (FLUP): The Future Land Use Plan (FLUP) designates this area for Industrial. A utility substation is an allowed use in an agricultural district, with approval of an SUP. The proposed specific use permit request is not in conflict with the FLUP.

ACCESS/CIRCULATION:

Adjacent Streets: Redbud Boulevard, 100' Right-of-Way, Minor Arterial

PARKING: The applicant has satisfied the minimum parking requirements as specified within Section 146-130 (Vehicle Parking) of the Zoning Ordinance.

LOADING SPACES: The applicant has satisfied the minimum loading space requirements as specified within Section 146-131 (Off-Street Loading) of the Zoning Ordinance. No loading spaces are required for this development.

SOLID WASTE CONTAINERS: The sanitation container screening walls will be brick, stone masonry or other architectural masonry finish, including a metal gate, primed and painted, and the sanitation container screening walls, gate, and pad site will be constructed in accordance with the City of McKinney Design Specifications. The applicant has provided the required notation on the proposed site plan. Per the City of McKinney's Sanitation Department, sanitation containers are not required at this location.

LANDSCAPING REQUIREMENTS: The applicant has satisfied all landscaping requirements as specified in Section 146-135 (Landscape Requirements) of the Zoning Ordinance.

SCREENING REQUIREMENTS: The applicant has provided the required notation stating that all mechanical, heating, and air conditioning equipment shall be screened from the public right-of-way and from adjacent residential properties. The applicant has satisfied the minimum requirements as specified in Section 146-132 (Fences, Walls,

and Screening Requirements) of the Zoning Ordinance.

LIGHTING AND GLARE REGULATIONS: The applicant will be responsible for complying with Chapter 58 (Lighting and Glare Regulations) of the City of McKinney Code of Ordinances. The applicant has provided the required notation stating that the lighting will be in conformance to the requirements of the City of McKinney Code of Ordinances on the site plan.

ARCHITECTURAL STANDARDS: The applicant will be responsible for meeting the requirements of Section 146-139 (Architectural and Site Standards) of the City of McKinney Zoning Ordinance. Architectural building elevations are subject to review and approval by the Chief Building Official, prior to issuance of a building permit.

TREE PRESERVATION ORDINANCE: The applicant will be responsible for complying with the Tree Preservation Ordinance. The applicant is required to submit a signed affidavit that there are no protected trees on the subject property or a tree survey, subject to review and approval of the City's Landscape Architect during the Civil review process.

PUBLIC IMPROVEMENTS:

Sidewalks: Required along Redbud Boulevard

Hike and Bike Trails: Not Required

Road Improvements: All road improvements necessary for this development, and as determined by the City Engineer

Utilities: All utilities necessary for this development, and as determined by the City Engineer

Discussion: Under the requirements of the Subdivision Ordinance, the applicant will be required to construct all necessary public improvements prior to filing the accompanying plat, unless otherwise specified in an approved facilities agreement.

DRAINAGE: The applicant will be responsible for all drainage associated with the subject property, and for compliance with the Storm Water Ordinance, which may require on-site detention. Grading and drainage plans are subject to review and approval by the City Engineer, prior to issuance of a building permit.

FEES:

Roadway Impact Fees: Applicable (Ordinance No. 2013-11-108)

Utility Impact Fees: Applicable (Ordinance No. 2017-02-021)

Median Landscape Fees: Not Applicable

Park Land Dedication Fees: Not Applicable

Pro-Rata: As determined by the City Engineer

OPPOSITION TO OR SUPPORT OF REQUEST: Staff has received no comments in support of or opposition to this request.

BOARD OR COMMISSION RECOMMENDATION: On February 27, 2018, the Planning and Zoning Commission voted 6-0-0 to recommend approval of the proposed specific use permit and site plan.

SUPPORTING MATERIALS:

[PZ Minutes 02.27.pdf](#)

[Standard Conditions Checklist](#)

[Location Map and Aerial Exhibit](#)

[Letter of Intent](#)

[Proposed Ordinance](#)

[Proposed Exhibits A-C](#)

[PowerPoint Presentation](#)