



**19-0001SUP2**

**TITLE:** Conduct a Public Hearing to Consider/Discuss/Act on a Request for a Specific Use Permit 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, and Accompanying Ordinance

**COUNCIL GOAL:** Direction for Strategic and Economic Growth  
(1C: Provide a strong city economy by facilitating a balance between industrial, commercial, residential, and open space)

**MEETING DATE:** December 3, 2019

**DEPARTMENT:** Development Services - Planning Department

**CONTACT:** Jennifer Arnold, AICP, Director of Planning  
Kaitlin Gibbon, Planner I

**RECOMMEND CITY COUNCIL ACTION:** Staff recommends approval of the proposed specific use permit request.

**APPLICATION SUBMITTAL DATE:** March 22, 2019 (Original Application)  
September 3, 2019 (Revised Submittal)  
October 3, 2019 (Revised Submittal)

**ITEM SUMMARY:** The applicant is proposing a specific use permit to allow a Utility Substation, located approximately 850 feet west of the terminus of Laud Howell Parkway and approximately 6,260 feet south of FM 543.

The zoning for the subject property ("C1" - Neighborhood Commercial district) requires that a specific use permit be granted in order for a utility substation to be operated on the subject property.

**ZONING:**

Location	Zoning District (Permitted Land Uses)	Existing Land Use
Subject Property	"C1" - Neighborhood Commercial district (Commercial Uses)	Undeveloped Land

North	"AG" - Agricultural district (Agricultural Uses)	Undeveloped Land
South	"PD" - Planned Development District Ordinance No. 2013-07-65 (Commercial Uses)	Undeveloped Land
East	"AG" - Agricultural district (Agricultural Uses)	Undeveloped Land
West	"AG" - Agricultural district (Agricultural Uses)	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 feels that the site is appropriate for the proposed use. In particular, the location of the proposed utility substation is approximately 840 feet away from future Laud Howell Parkway, leaving room for future development along the street frontage. Additionally, the adjacent surrounding properties are undeveloped at this time. The proposed substation would also connect to existing overhead powerlines that run across the property. Staff understands the need for certain public and private infrastructure to support growth and development and, as such, feels that the proposed use is appropriate in this location.

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

**CONFORMANCE TO ONE MCKINNEY 2040:** A key aspect of the ONE McKinney 2040 Comprehensive Plan is to provide direction related to the desired development patterns and to inform decisions related to the timing and phasing for future infrastructure investments in the City. To assist in guiding these decisions, the Preferred Scenario and Land Use Diagrams establish distinctive districts, each with a clear intent, market focus, and development patterns that are reinforced through character-defining placetypes. Per the Preferred Scenario, the subject property is located in the Honey Creek Entertainment District and is designated for Entertainment Center. General placetypes included in this district also include Professional Campus, Urban Living, Employment Mix, Suburban Living, and Mixed-Use Center.

The One McKinney 2040 Comprehensive Plan acknowledges the need for certain

public and private infrastructure to support growth and development in the City of McKinney. These types of services and private infrastructure are not defined within any particular district; however, should be a considered service throughout the Preferred Scenario. Given its location and the fact that the area is largely undeveloped, Staff does not feel that the proposed specific use permit is in conflict with the Preferred Scenario.

**ACCESS/CIRCULATION:**

Adjacent Streets:       Laud Howell Parkway, 130' Right-of-Way, Greenway Arterial

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

**BOARD OR COMMISSION RECOMMENDATION:** On October 22, 2019, the Planning and Zoning Commission voted 7-0-0 to recommend approval of the proposed specific Use Permit.

**SUPPORTING MATERIALS:**

[PZ Minutes](#)

[Location Map and Aerial Exhibit](#)

[Letter of Intent](#)

[Comprehensive Plan Maps](#)

[Honey Creek Entertainment District](#)

[Placetype Definitions](#)

[Proposed Ordinance](#)

[Exhibit A-C](#)

[Presentation](#)