



22-0009SUP2

TITLE: Conduct a Public Hearing to Consider/Discuss/Act on a Specific Use Permit Request for a Pump Station (North Texas Municipal Water District), Located at 3701 Redbud Boulevard, 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: October 3, 2022

DEPARTMENT: Development Services - Planning Department

CONTACT: Jennifer Arnold, AICP, Director of Planning
Caitlyn Strickland, Planning Manager
Lexie Schrader, Planner I

RECOMMENDED CITY COUNCIL ACTION: Staff recommends approval of the proposed specific use permit request with the following special ordinance provision:

1. The property shall generally develop in accordance with the attached specific use permit exhibit and all applicable development requirements of the city.

APPLICATION SUBMITTAL DATE: May 9, 2022 (Original Application)
August 1, 2022 (Revised Submittal)
August 29, 2022 (Revised Submittal)

ITEM SUMMARY: The applicant is proposing a specific use permit to allow a water pump station (North Texas Municipal Water District) located at 3701 Redbud Boulevard.

The zoning for the property ("AG" - Agricultural District) requires that a specific use permit be granted in order for a pump station to be operated on the subject property.

EXISTING ZONING AND LAND USES:

Location	Zoning District (Permitted Land Uses)	Existing Land Use
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Subject Property	"AG" - Agricultural District (Agricultural uses)	Undeveloped Land
North	"AG" - Agricultural District (Agricultural uses)	Undeveloped Land (City-owned)
South	"LI" - Light Industrial District (Light industrial uses)	Dynacraft
East	"LI" - Light Industrial District (Light industrial uses)	Collin County Public Safety Training Center
West	"AG" - Agricultural District (Agricultural uses) and SUP (Ord. No. 2017-12-104) for a Utility Pump Station	Redbud Pump Station

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 proposed use is appropriate for the site and should be compatible with adjacent proposed and existing land uses.

The site is directly adjacent to the existing Redbud Pump Station to the west, properties that are currently zoned "LI" - Light Industrial to the east and south, and City of McKinney owned property to the north. The proposed pump station and water storage tanks are proposed to be screened from Redbud Boulevard with an 8' steel fence in addition to the required landscape buffer area. With these items in mind, Staff feels that the proposed pump station is compatible with adjacent uses and recommends approval of the proposed specific use permit request.

SITE LAYOUT: The attached exhibit provides a general layout of the proposed building as well as the associated parking and internal site circulation. The site circulation, parking, and sanitation requirements are in general conformance with the Zoning Ordinance.

ACCESS/CIRCULATION:

Adjacent Streets: Redbud Boulevard, 80' Right-of-Way, Minor Arterial

Internal Circulation: Fire lanes are proposed to be constructed on site.

OPPOSITION TO OR SUPPORT OF REQUEST: Staff has not received any letters in support of or opposition to this request. This does not include emails or letters that may have been sent directly to members of the Council or Planning and Zoning Commission. As part of the Planning and Zoning public hearing process, staff has not received any citizen comments through the online citizen portal.

BOARD OR COMMISSION RECOMMENDATION: On September 13, 2022, the Planning and Zoning Commission voted 6-0-0 to recommend approval of the proposed SUP request.

SUPPORTING MATERIALS:

[PZ Minutes 9.13.2022](#)

[Location Map and Aerial Exhibit](#)

[Letter of Intent](#)

[Proposed Ordinance](#)

[Proposed Exhibits A-C](#)

[Presentation](#)